CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 7, 2016
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Paul Nelson

Consent Items:

(1) **S156-123**
(CC District 13)

An application to replat a 0.6510-acre tract of land to create one lot from the remainder of Lot 1 in City Block E/4975, and all of Lot 1 in City Block A/5679 on property fronting on Lovers Lane between Taos Street and Elsby Avenue.
Applicant/Owner: 4401 West LL Partners, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: March 10, 2016
Zoning: PD 326, Area A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S156-128**
(CC District 8)

An application to create one 26.108-acre lot, one 31.495-acre lot, one 1.680-acre lot, and 2.442 acres of land for right-of-way dedications from a 61.725-acre tract of land in City Block 8314 on property located on Bonnie View Road between IH-20 and Wintergreen Road.
Applicant/Owners: Joseph H. and Jewel Bluitt, DPF TXI Bonnieview, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: March 10, 2016
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S156-129**
(CC District 6)

An application to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard.
Applicant/Owner: Cypress Waters Land A, Ltd.
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: March 10, 2016
Zoning: PD 741, A-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S156-130**
(CC District 14)

An application to create a 0.509-acre lot from a tract of land located in City Block 2/243 on property located on N. St. Paul Street between Federal Street and San Jacinto Street.
Applicant/Owner: First Baptist Church of Dallas, Texas, William E. Dalton, Jr.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 10, 2016
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S156-131**
(CC District 3)

An application to create one 35.498-acre lot and one 42.570 acre lot from a 78.068-acre tract of land in City Blocks 8722 and 8723 on property located on Mountain Creek Parkway at Camp Wisdom Road, northeast corner.
Applicant/Owner: First Industrial, LP
Surveyor: Pacheco Koch Engineers
Application Filed: March 10, 2016
Zoning: PD 521, S-1C and S-1D, South Zone
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S156-133**
(CC District 14)

An application to create an 8.7224-acre lot from a tract of land in City Blocks 2886 and 2887 on property bordered by Matilda Street, Mockingbird Lane, Del Mar Avenue and Anita Street.
Applicant/Owner: Dallas Independent School District
Surveyor: BDS Technologies
Application Filed: March 10, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S156-134**
(CC District 5)

An application to create a 9.440-acre lot from a tract of land containing part of City Block 6349 on property located on Holcomb Road at Odom Drive, southeast corner.
Applicant/Owner: Dallas Independent School District
Surveyor: ARS Engineers, Inc.
Application Filed: March 10, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S156-135**
(CC District 6)

An application to replat a 4.600-acre tract of land containing all of Lots 1 through 4, and Lots 7 through 10, and part of Lot 6 all in City Block 1/7268; all of Lots 1 through 5 in City Block 6/7268; all of Lots 13 through 24 and Lot 54 in City Block 7087; abandoned Bataan Street, Bedford Avenue, and Beeville Street rights-of-way, and various alley abandonments to create one lot on property located on Singleton Boulevard between Bataan Street and Herbert Street.
Applicant/Owner: West Dallas Investments, LP
Surveyor: Bury –DFW, Inc.
Application Filed: March 10, 2016
Zoning: PD 891, IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S156-136**
(CC District 6)

An application to replat a 2.381-acre tract of land containing all of Lots 1 through 3 in City Block A/6820, all of Robert's and West Addition, and all of Lots 13, 14, 25 and 26, 47, 48, 49, and 50, and a called 67.5 foot wide tract of land lying on the west side of Lots 14, 25, 26, 47, 48, 49, and 50 in City Block 6819, to create one lot on property located on West Commerce Street at Guest Street, northwest corner.
Applicant/Owner: Commerce Properties West, LC; Trinity Groves, LLC
Surveyor: Bury-DFW, Inc.
Application Filed: March 11, 2016
Zoning: PD 714, Subdistrict 1B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S156-137**
(CC District 6)

An application to create one 8.1623-acre lot, one 3.3407-acre lot, one 3.3197 acre lot, one 1.3475 acre lot, one 0.4961-acre lot, and 5.9001 acres of dedicated right-of-way from a 22.5664-acre tract of land in City Block 8466 on property located north of Hackberry Road and east of Belt Line Road.
Applicant/Owner: Billingsley Company
Surveyor: Kimley-Horn
Application Filed: March 11, 2016
Zoning: PD 741, Sub-district A-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S156-138**
(CC District 2)

An application to replat a 0.605-acre tract of land containing part of Lot 2 in City Block 10/740 to create one lot on property located on Haskell Avenue northwest of Swiss Avenue.
Applicant/Owner: Rainier Swiss Avenue
Surveyor: Bury-DFW, Inc.
Application Filed: March 11, 2016
Zoning: PD 298, Subarea 11
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(12) **S156-139**
(CC District 2)

An application to replat a 0.875-acre tract of land containing part of Lot 2 in City Block 10/740 to create a 22 lot Shared Access Development with lot sizes ranging from 1,434-square feet in size to 2,173-square feet in size on property located on Haskell Avenue at Swiss Avenue.
Applicant/Owner: Rainier Swiss Avenue
Surveyor: Bury-DFW, Inc.
Application Filed: March 11, 2016
Zoning: PD 298, Subarea 11
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(13) **S156-141**
(CC District 6)

An application to replat a 0.570-acre tract of land containing part of City Block 8/3985 to create one lot on property located at Seale Street and Ormsby Street, northeast corner.
Applicant/Owner: Dioncio Martines
Surveyor: Gonzalez & Schneeberg
Application Filed: March 11, 2016
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(14) **S156-142**
(CC District 14)

An application to replat a 0.721-acre tract of land containing part of Lot 3 and all of Lot 13 in City G/1319 to create a Shared Access Area Development with 16 lots ranging in size from 1,407-square feet to 2,076-square feet in size with 1 common area on property located on Hall Street between Throckmorton Street and Reagan Street.
Applicant/Owner: HP13911 Investments, LLC
Surveyor: A&W Surveyors, LLC
Application Filed: March 11, 2016
Zoning: PD 193(MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(15) **S156-124**
(CC District 13)

An application to replat a 17,554-square foot tract of land containing part of Lots 16 and 18, and all of Lot 17 in City Block 9/4945 to create one lot on property located at 5423 Neola Drive between West Greenway Drive and East Greenway Drive.
Applicant/Owner: Steven and Jennifer Jorns
Surveyor: Texas Heritage Surveying , LLC
Application Filed: March 9, 2016
Zoning: CD 10
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(16) **S156-126**
(CC District 2)

An application to replat a 0.775-acre tract of land containing Lots 5A through 5E, Lots 6A through 6E, Lots 7A through 7E, and Lots 8A through 8E in City Block E/5713 to revise the Shared Access Easement for Evening Star Place reducing the size of the Shared Access Easement on property located on Kimsey Drive, between Maple Avenue and Denton Drive.
Applicant/Owner: Weekley Homes, LLC
Surveyor: Votex Surveying Company
Application Filed: March 9, 2016
Zoning: PD 907
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(17) **S156-132**
(CC District 10)

An application to replat a 1.031-acre tract of land containing all of Lots 5 and 6A in City Block 10/5445 into one 16,075-square foot lot, one 15,250-square foot lot, and one 13,625 square foot lot on property located at 8020 and 8028 Forest Trail between White Rock Trail and Shoreview Road.
Applicant/Owner: Powell and Moon Investments
Surveyor: Peiser & Mankin Surveying LLC
Application Filed: March 10, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(18) **S156-140**
(CC District 5)

An application to replat a 0.556-acre tract of land containing all of Lots 52 and 53 in City Block 7885 to create one lot on property located at Old Seagoville Road and September Lane, northeast corner.
Applicant/Owner: Humberto Hernandez
Surveyor: Xavier Chapa
Application Filed: March 11, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M156-017
Olga Torres Holyoak
(CC District 14)

An application for a minor amendment to Specific Use Permit No. 1374 for a private school and an open-enrollment charter school on property zoned Tract 1 of Conservation District No. 6, the Hollywood/Santa Monica Conservation District on the east corner of Tenison Memorial Road and Lindsley Avenue.
Staff Recommendation: **Approval**
Applicant: Lumin Education Inc.
Representative: Michael R. Cocker Company

W156-006
Warren Ellis
(CC District 6)

An application for a waiver of the two-year waiting period to submit an application for an amendment and expansion of Planned Development District No. 945 on the south corner of Regal Row and John W. Carpenter Service Road.
Staff Recommendation: **Approval**
Applicant: Bubion Investment Co., LLC
Representative: Robert Miklos

D156-009
Laura Evans
(CC District 13)

An application for a development plan on property zoned Subarea B of Planned Development District No. 885, on the west side of Midway Road, south of Lyndon B. Johnson Freeway.
Staff Recommendation: **Approval**
Applicant: Howard Johnson, Pollo Tropical
Representative: Larae Tucker, Vertical Construction Management

Miscellaneous Items – Under Advisement:

M156-011
Danielle R. Lerma
(CC District 12)

An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street.
Staff Recommendation: **Approval**
Applicant: MDT Caladium, LTD
Representative: Alex W. Lilley
U/A From: March 17, 2016

D156-007
Laura Evans
(CC District 3)

An application for a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road.
Staff Recommendation: **Approval**
Applicant: First Industrial, LP
Representative: Greg Gerbig, Pacheco Koch
U/A From: February 18, 2016 and March 17, 2016

Zoning Cases – Consent:

1. **Z156-167(RB)**
Richard Brown
(CC District 2)

An application for a Specific Use Permit for a Pedestrian skybridge on property zoned an IR Industrial/Research District, on public right-of-way crossing Denton Drive, west of Wyman Street and crossing Wyman Street, south of Denton Drive.
Staff Recommendation: **Approval** for a forty-year period, subject to a site plan and conditions.
Applicant: Southwest Airlines
Representative: Gladys Bowens

2. **Z156-177(RB)**
Richard Brown
(CC District 13)

An application for a Specific Use Permit for a Hotel or motel on property zoned a CR Community Retail District, on property along the south line of Forest Lane, east of Dennis Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Coventry Hospitality, LLC
Representative: Stephen Lindsey

3. **Z156-201(OTH)** Olga Torres Holyoak (CC District 5)
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the east side of North St. Augustine Drive, south of Lake June Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Peymon Enterprises Corp.
Representative: Audra Buckley, Permitted Development

Zoning Cases – Under Advisement:

4. **Z145-326(RB)** Richard Brown (CC District 14)
An application to amend Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers Lane and Matilda Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and revised conditions.
Applicant: Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer
Representative: Dallas Cothrum
U/A From: January 21, 2016, February 18, 2016 and March 3, 2016 and March 17, 2016

5. **Z156-169(RB)** Richard Brown (CC District 13)
An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District, on the south line of Glen Lakes Drive, west of Manderville Lane.
Staff Recommendation: **Approval**, subject to a site/landscape plan and conditions.
Applicant: Glen Lakes Holdings, LLC
Representative: Robert Reeves
U/A From: March 17, 2016

6. **Z156-135(OTH)** Olga Torres Holyoak (CC District 8)
An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.
Staff Recommendation: **Approval**
Applicant: David Booth, DR Horton Homes
Representative: Tom John, JBI Partners
U/A From: January 21, 2016, February 18, 2016 and March 3, 2016

7. **Z145-291(DL)**
Danielle R. Lerma
(CC District 5)

An application for the renewal of and an amendment to Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay on the northeast line of C.F. Hawn Service Road, west of Southeast Drive.
Staff Recommendation: **Hold under advisement until May 5, 2016.**
Applicant: Ruth Hunsinger
U/A From: February 18, 2016 and March 17, 2016

8. **Z145-360(LHS)**
L. Holmes Stringfellow
(CC District 8)

An application for an IR Industrial/Research District on property zoned an MF-1(A) Multifamily District, generally north of South Belt Line Road and northeast of Foothill Road.
Staff Recommendation: **Approval**
Applicant/Representative: Dave Williams
U/A From: November 19, 2015, December 17, 2015 and March 17, 2016

9. **Z145-183(WE)**
Warren Ellis
(CC District 13)

An application for a Planned Development District for MU-2 Mixed Use District and mini-warehouse uses on property zoned an MU-2 Mixed Use District on the south side of Meadow Road and west of Greenville Avenue.
Staff Recommendation: **Hold under advisement until April 21, 2016.**
Applicant: Croesus Greenville Avenue L.P.
Representative: Suzan Kedron and Steven Dimitt, LLP, Jackson Walker
U/A From: March 3, 2016

10. **Z156-174(SM)**
Sarah May
(CC District 11)

An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Park Central Baptist Church
Representative: Robert Reeves & Associates, Inc.
U/A From: March 3, 2016

Zoning Cases – Individual:

11. **Z156-173(SH)** Sharon Hurd (CC District 10)
An application for an amendment to Subarea D of Planned Development District No. 758 on the east line of Skillman Street, south of Sedgwick Drive.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, conceptual lot layout and conditions.
Applicant: David Weekley Homes/PC LH Land Partners, LP
Representative: Rob Baldwin, Baldwin Associates

12. **Z156-189(SM)** Sarah May (CC District 11)
An application for a new subdistrict on property zoned Subdistrict 3 of Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District on the south line of James Temple Drive, east of Noel Road.
Staff Recommendation: **Denial**
Applicant: Dallas Galleria Hotel Venture, LLC
Representative: Jonathan Vinson, Jackson Walker, LLP

Authorization of a Hearing – Under Advisement:

Donna Moorman (CC District 10)
Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally located along both sides of Walnut Hill Lane, east of Skillman Street. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.
U/A From: February 18, 2016 and March 3, 2016

Other Matters:

Minutes: March 17, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 7, 2016

URBAN DESIGN COMMITTEE (UDC) MEETING - Thursday, April 7, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:00 a.m. to consider (1) Preston Center Area Plan

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, April 7, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-001** - Consideration of amending the Dallas Development Code to amend fence requirements to regulate materials used for non-required fences and (2) **DCA 156-002** - Consideration of amending the Dallas Development Code to allow little free library structures within setbacks.

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

EXECUTIVE SESSION NOTICE

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

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

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negations 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 negations with a third person. [Tex. Govt. Code §551.073]

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

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

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

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-123 **Subdivision Administrator:** Paul Nelson

LOCATION: Lovers Lane between Taos Street and Elsby Avenue

DATE FILED: March 10, 2016 **ZONING:** PD 326, Area A

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.6510-acre **MAPSCO:** 34C

APPLICANT/OWNER: 4401 West LL Partners, LP

REQUEST: An application to replat a 0.6510-acre tract of land to create one lot from the remainder of Lot 1 in City Block E/4975, and all of Lot 1 in City Block A/5679 on property fronting on Lovers Lane between Taos Street and Elsby Avenue.

SUBDIVISION HISTORY:

1. S1564-011 was a request east of the present request to replat a 0.495-acre tract of land containing all of Lots 12, 13, and 14 in City Block I/5685 into one lot on property located at 4519 Lovers Lane, west of Thelma Street. The request was approved October 23, 2015 but has not been recorded.

STAFF RECOMMENDATION: Sub-district A allows "…uses similar to the LO-1 Limited Office District, as well as opportunities for Limited neighborhood serving retail uses and single family uses in combination or singularly…" The proposed replat complies with the requirements of PD 326, Area A; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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

plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.” Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)

12. On the final plat dedicate 45-feet of right-of-way from the established center line of Lovers Lane. Sections 51A-8.602(c) and 51A-9.101

13. On the final plat dedicate a 15-foot by 15-foot corner clip at Lovers Lane and Taos Road. Section 51A-8.602(c), and Section 51A-8.604(c)

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

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

16. On the final plat show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines

17. On the final plat show the abstract lines. Platting Guidelines

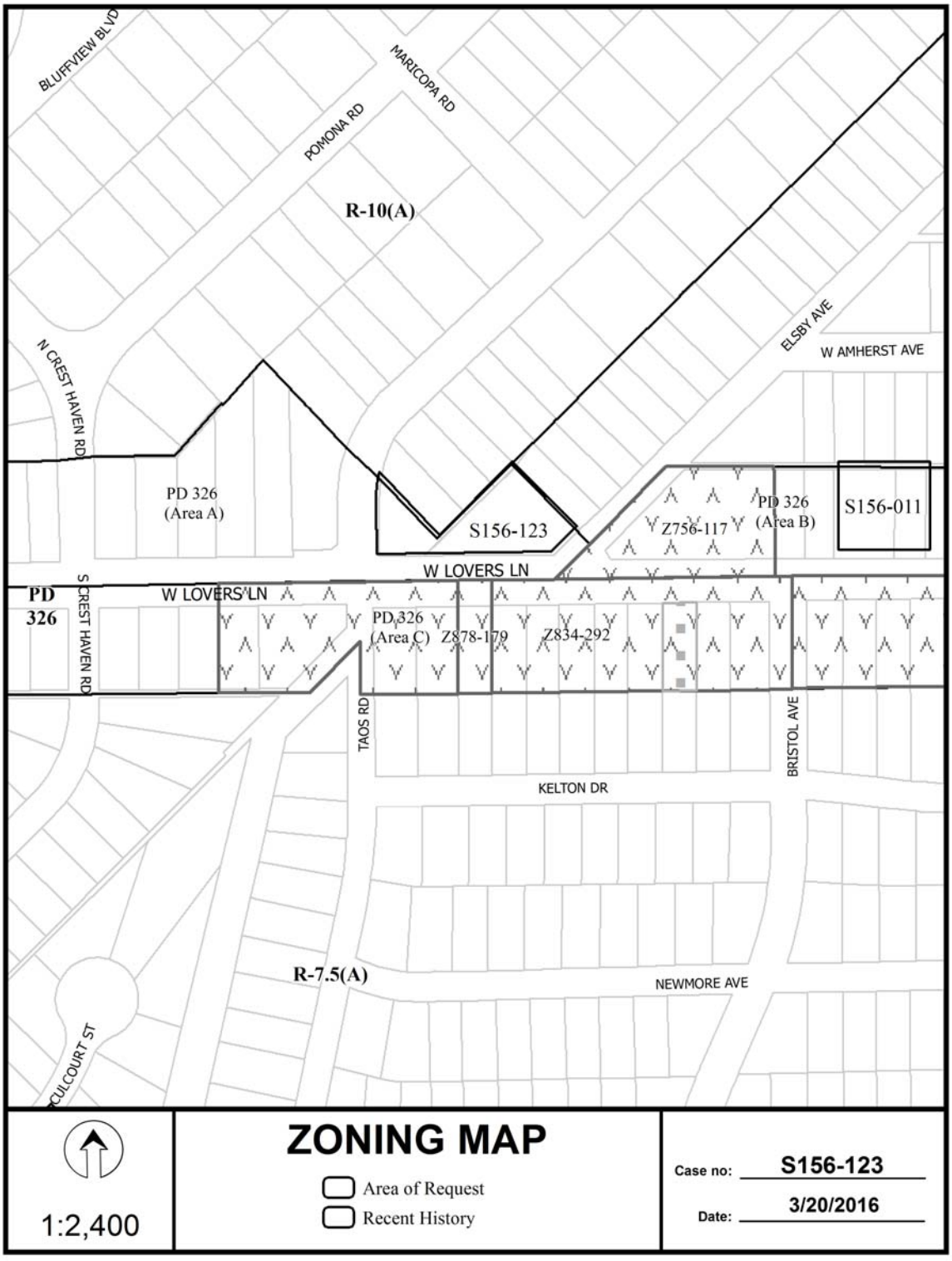
18. On the final plat show the existing 10–foot wide easement along the southeast line of Block E/4975.

19. On the final plat correct the existing plat to show it being created by Volume 3, Page 215, Dallas County, Texas.

20. On the final plat show the street easements contained in Volume 4099, Page 459; and Volume 4068, Page 95, Deed Records, Dallas County, Texas.

21. The number and location of fire hydrants, must comply with the Dallas Fire Code

22. On the final plat identify the property as Lot 1A in City Bock E/4975. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


BLUFFVIEW BLVD
MARICOPA RD
POMONA RD
R-10(A)
ELSBY AVE
W AMHERST AVE
N CREST HAVEN RD
PD 326
(Area A)
S156-123
Z756-117
PD 326
(Area B)
S156-011
W LOVERS LN
PD
326
W LOVERS LN
S CREST HAVEN RD
PD 326
(Area C)
Z878-179
Z834-292
TAOS RD
BRISTOL AVE
KELTON DR
R-7.5(A)
NEWMORE AVE
CULCOURT ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-123
Date: 3/20/2016



AERIAL MAP

1:2,400

Area of Request

Recent History

Case no: S156-123

Date: 3/20/2016

PRELIMINARY PLAT
LOVERS LANE PARTNERS
LOT 1, BLOCK A/5679
being a replat of Lot 1 in Block A/5679 of
LINWOOD PLACE ADDITION, and a portion of
Lot 1 in Block E/4975 of BLUFFWOOD
ESTATES.
being a part of the A. HARWOOD SURVEY,
Abstract No. 582, City of Dallas, Dallas County,
Texas.
0.6510 of an acre.
CITY PLAN FILE NO. S156-123
CITY ENGINEERING FILE NO. _____
TAOS ROAD
(60' RIGHT-OF-WAY)
WEST LOVERS LANE
(80' RIGHT-OF-WAY)
ELSBY AVENUE
(50 FOOT ROW)
P.O.B.
LOT 1, BLOCK 1
0.6464 ACRES
28,158 SQ. FT.
PROJECT LOCATION
VICINITY MAP
N.T.S.
LEGEND
LINE TYPE LEGEND
GENERAL NOTES
OWNER'S CERTIFICATE
OWNER'S DEDICATION
SURVEYOR'S STATEMENT
PRELIMINARY
Kimley»Horn
Kimley»Horn
Tel. No. (817) 335-6511
www.kimley-horn.com
801 Cherry Street Unit 11 # 900
Fort Worth, Texas 76102
Fax No. (817) 335-2801
Scale
1" = 30'
Drawn by
AAA
Checked by
XXX
Date
---/2015
Project No.
AAAAAAAA
Sheet No.
1 OF 1

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-128 **Subdivision Administrator:** Paul Nelson

LOCATION: Bonnie View Road between IH-20 and Wintergreen Road

DATE FILED: March 10, 2016 **ZONING:** PD 761 (LI, Logistics Industrial)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 61.725-acre **MAPSCO:** 76M, R

APPLICANT/OWNER: Joseph H. and Jewel Bluitt, DPF TXI Bonnieview, LLC

REQUEST: An application to create one 26.108-acre lot, one 31.495-acre lot, one 1.680-acre lot, and 2.442 acres of land for right-of-way dedications from a 61.725-acre tract of land in City Block 8314 on property located on Bonnie View Road between IH-20 and Wintergreen Road.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 761; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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

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

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 3. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

13. On the final plat dedicate 30-feet of right-of-way from the established center line of Blanco Drive. Sections 51A-8.602(c) and 51A-9.101

14. On the final plat dedicate 50-feet of right-of-way from the established center line of Bonnie View Road. Sections 51A-8.602(c) and 51A-9.101

15. On the final plat dedicate right-of-way, design, and construct the proposed street and turn-around between proposed lots 1 and 3.

16. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

17. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

18. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

19. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

20. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

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

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

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

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

25. On the final plat show the distances/width of right-of-way across all new right-of-way dedications.

26. Clarify the origin of Blanco Road.

27. On the final plat show Instrument Number 201200363367 and all other Bonnie View Road widening documents.

28. On the final plat clarify how the rights-of-way were dedicated or will be dedicated.

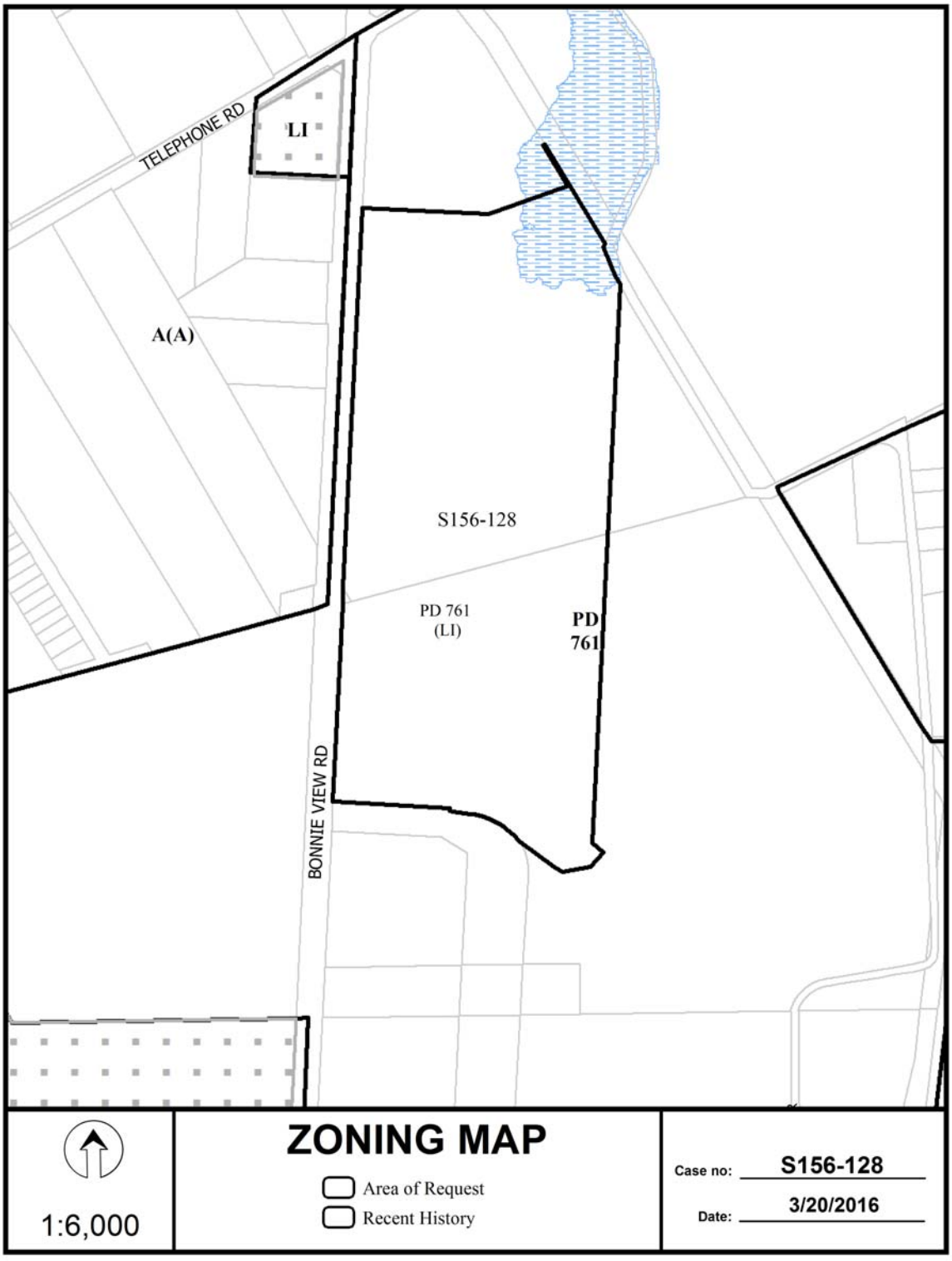
29. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

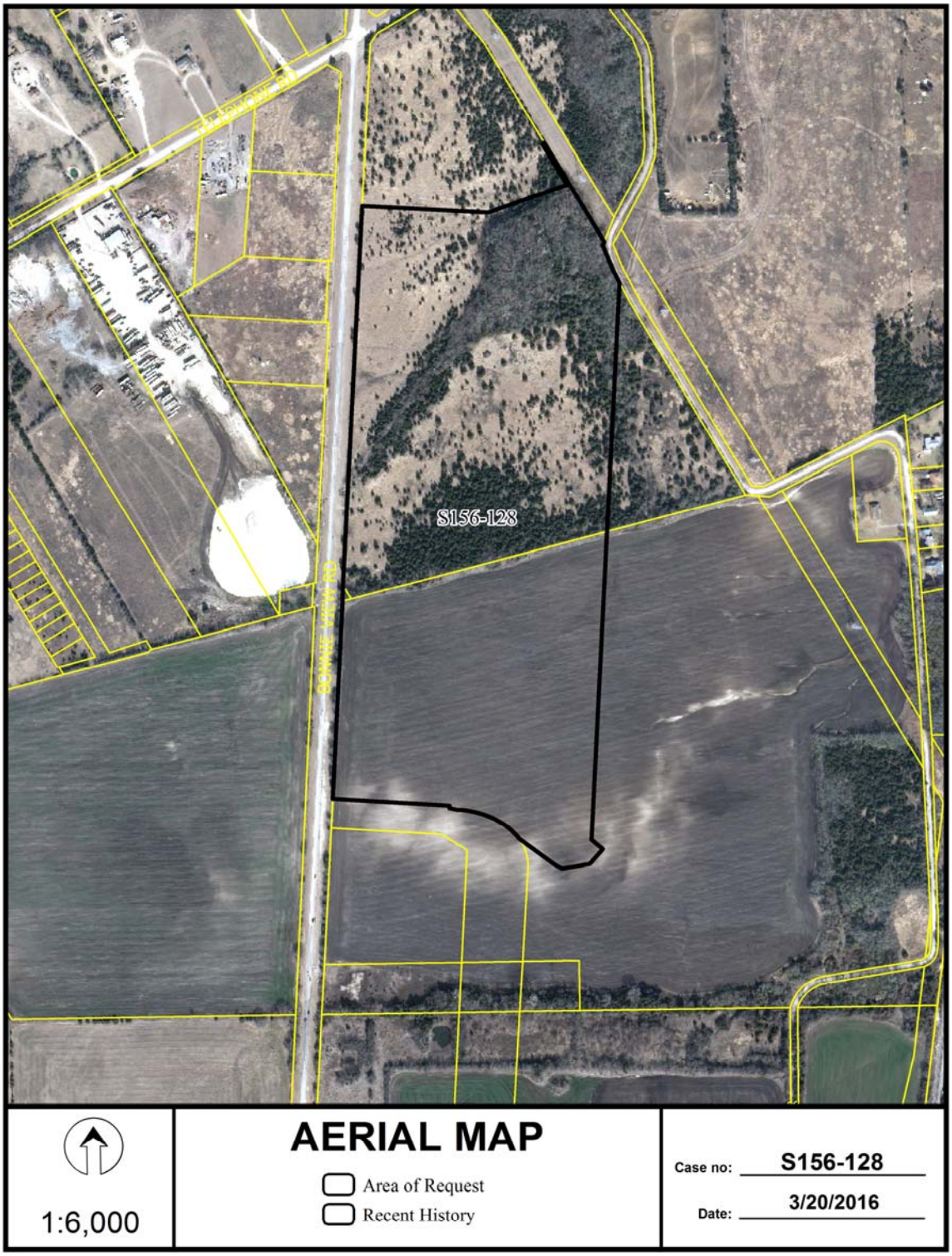
30. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

31. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

32. Contact the City of Dallas Street Name Coordinator for assistance in selecting an appropriate name for the new public right-of-way.

33. On the final plat identify the property as Lots 1 and 2 in City Block A/8213, and Lot 1 in City Block B/8213. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


TELEPHONE RD
LI
A(A)
S156-128
PD 761
(LI)
PD
761
BONNIE VIEW RD
1:6,000
ZONING MAP
Area of Request
Recent History
Case no: S156-128
Date: 3/20/2016


S156-128
BONNIE VIEW RD
1:6,000
AERIAL MAP
Area of Request
Recent History
Case no: S156-128
Date: 3/20/2016

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, EPF TX I BONNIE VIEW, L.L.C. and JOSEPH H.& JEWEL BLUITT are the owners of a tract of land situated in the William H. Newton Survey, Abstract No. 1074, the Henry H. Hickman Survey, Abstract No. 575, the William H. Newton Survey, Abstract No. 1074, the Caswell C. Overton Survey, Abstract No. 1102, City of Dallas, Dallas County, Texas, and being all of that tract of land described in Special Warranty Deed to EPF TX I BONNIE VIEW, L.L.C. recorded in Instrument No. 20130033078 of the Official Public Records of Dallas County, Texas, and being all of that tract of land described in Quitclaim Deed to Joseph H & Jewel Bluitt recorded in Instrument No. 20140013823 of said Official Public Records, and being more particularly described as follows:
BEGINNING AT the intersection of the south right-of-way line of Bonnie View Road (variable width right-of-way) with the west right-of-way line of Telephone Road (variable width right-of-way);
THENCE departing said south right-of-way line of Bonnie View Road, with said west right-of-way line of Telephone Road, said point being South 02°51'20" East, a distance of 2,289.81 feet from the north right-of-way line of Bonnie View Road, the following courses and distances:
South 02°51'20" East, a distance of 791.58 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
South 01°37'20" East, a distance of 1,552.89 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
South 02°51'20" East, a distance of 552.89

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the States of Texas, affirm that this plat was prepared under my direct supervision, from the records of Dallas County, Texas and actual on the ground surveys of the property legally described hereon and that this plat is true and correct; was prepared in accordance with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed under my supervision, and that the corner monuments shown thereon accurately mark the land boundaries and property corners as described herein, and that the drainage area for all streets and drainage ways flowing through the tract is shown hereon. I further affirm that no portion of the property described hereon is located within the 100 year flood zone as shown on the F.I.R.M. Map No. 48113C0415J, dated June 19, 2012 and that this statement is a true and correct representation of this Signed Final Plat.

Dated this the _____ day of _____, 2016

J. Andy Dobbs
Registered Professional Land Surveyor No. 5196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2016

Notary Public in and for the State of Texas

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DPF TX I BONNIE VIEW, L.L.C., acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as LOTS 1-3, BLOCK 8313, CASWELL C. OVERTON SURVEY, CITY OF DALLAS, DALLAS COUNTY, TEXAS, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The undersigned does hereby covenant and agree that all paving, drainage, erosion control, and other improvements shown on this plat will be constructed in accordance with the standards and specifications of the City of Dallas. The undersigned does hereby waive any claims, damages, or causes of action that may arise by reason of the placement of any portion of the improvements within the easements as shown. Said waiver and release shall be binding upon the undersigned, its successors and assigns. The undersigned does hereby covenant and agree that it shall indemnify and hold harmless the City of Dallas, its officers, employees and agents, from any and all claims, damages, or causes of action that may arise by reason of the placement of any portion of any building, fences, trees, shrubs, or other improvements or growths within or any activity on the easements as shown hereon, or by reason of the existence of any encroachment, obstruction, or any other condition that may endanger or interfere with the construction, maintenance or efficiency of the respective system on the easements, and all public utilities shall at all times have the full right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which in any manner endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility performing work in the easement shall repair the paving and grass disturbed in a reasonable manner, but shall not be responsible for the replacement of any improvements in the easement.)

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

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

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2016

DPF TX I BONNIE VIEW, L.L.C., a Delaware limited liability company

By: _____
Name: C. Douglas Lanning
Title: Vice President and Chief Financial Officer

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS AND DEDICATE RIGHT-OF-WAY FROM A 61.725 ACRE TRACT
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION

LEGEND

P.O.B. = POINT OF BEGINNING
IPF = IRON ROD FOUND
IPFC =IRON ROD W/ CAP FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER

PRELIMINARY PLAT
LOGISTICENTER ADDITION
LOTS 1-3, BLOCK 8313
& RIGHT-OF-WAY DEDICATION
BEING 61.725 ACRES OUT OF THE
HENRY H. HICKMAN SURVEY, ABSTRACT NO. 575
WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-128

OWNER/APPLICANT
DPF TX I BONNIE VIEW, L.L.C.
2800 S. RIVER ROAD, SUITE 480
DES PLAINES, ILLINOIS 60018
CONTACT: LOU BORGHESI
PHONE: 224.987.8462

ENGINEER
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: ANDY DOBBS, PE
PHONE: 972.770.1300

OWNER
JOSEPH MARK & ERROL BLUFF
2300 S. RIVER ROAD
DES PLAINES, TEXAS 75115
CONTACT: JOSEPH BLUFF

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 Merit Drive, Suite 1000, Dallas, Texas 75251 Fax No. (972) 770-1393

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAD	DAB	FEB 2016	064048800	2 OF 2

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-129 **Subdivision Administrator:** Paul Nelson

LOCATION: Cypress Waters Boulevard at Olympus Boulevard

DATE FILED: March 10, 2016 **ZONING:** PD 741, A-2

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 17.676-acre **MAPSCO:** 11A, L

APPLICANT/OWNER: Cypress Waters Land A, Ltd.

REQUEST: An application to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard.

SUBDIVISION HISTORY:

1. S156-137 is a request adjacent on the north of the present request to create one 8.1623-acre lot, one 3.3407-acre lot, one 3.3197 acre lot, and one 1.3475 acre lot from a tract of land in City Block 8466 on property located north of Hackberry Road and east of Belt Line Road. This request is also scheduled for a hearing on April 7, 2016.

2. S145-272 was a request east of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 but has not been recorded.

3. S145-032 was a request at Cypress Waters Blvd. and Olympus Blvd. to dedicate an 8.192-acre tract of land in part of City Blocks 8463 and 8466 for right-of-way. The request was approved on December 18, 2014 but has not been recorded.

4. S134-226 was a request west of the present request to create a 10.906-acre tract of land in City Block D/8465 into one lot on property located on Chapel Oaks Drive, west of Scotch Creek Road. The application was approved on September 4, 2014 and recorded March 7, 2016.

5. S134-214 was a request east of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 with Phase A being recorded March 16, 2016.

6. S134-214A was the first Phase of S134-214 and created 3.263 acres of right-of-way for the extension of Cypress Waters Boulevard.

7. S101-111R was a request southwest of the present request to create one 2.91 acre lot, one 1.456 acre lot, one 7.146 acre lot, and one 6.229 acre lot from a 34.222 acre tract of land out of the G.W. Laws Survey, Abstract No. 843, and the Jon L. Whitman Survey, Abstract No. 1521 in the City of Dallas, Dallas County, on property in the vicinity of Belt Line Road north of Hackberry Lane. The request was approved June 16, 2011 and recorded November 20, 2014.

STAFF RECOMMENDATION: The request complies with the requirements of PD 741; therefore; staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 2. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

12. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)

13. On the final plat, dedicate a 20-foot by 20-foot corner clip at Cypress Waters Boulevard and Olympus Boulevard. Section 51A-8.602(d)(1)

14. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

15. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

16. On the final plat include additional paragraph in owner’s certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

18. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

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

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

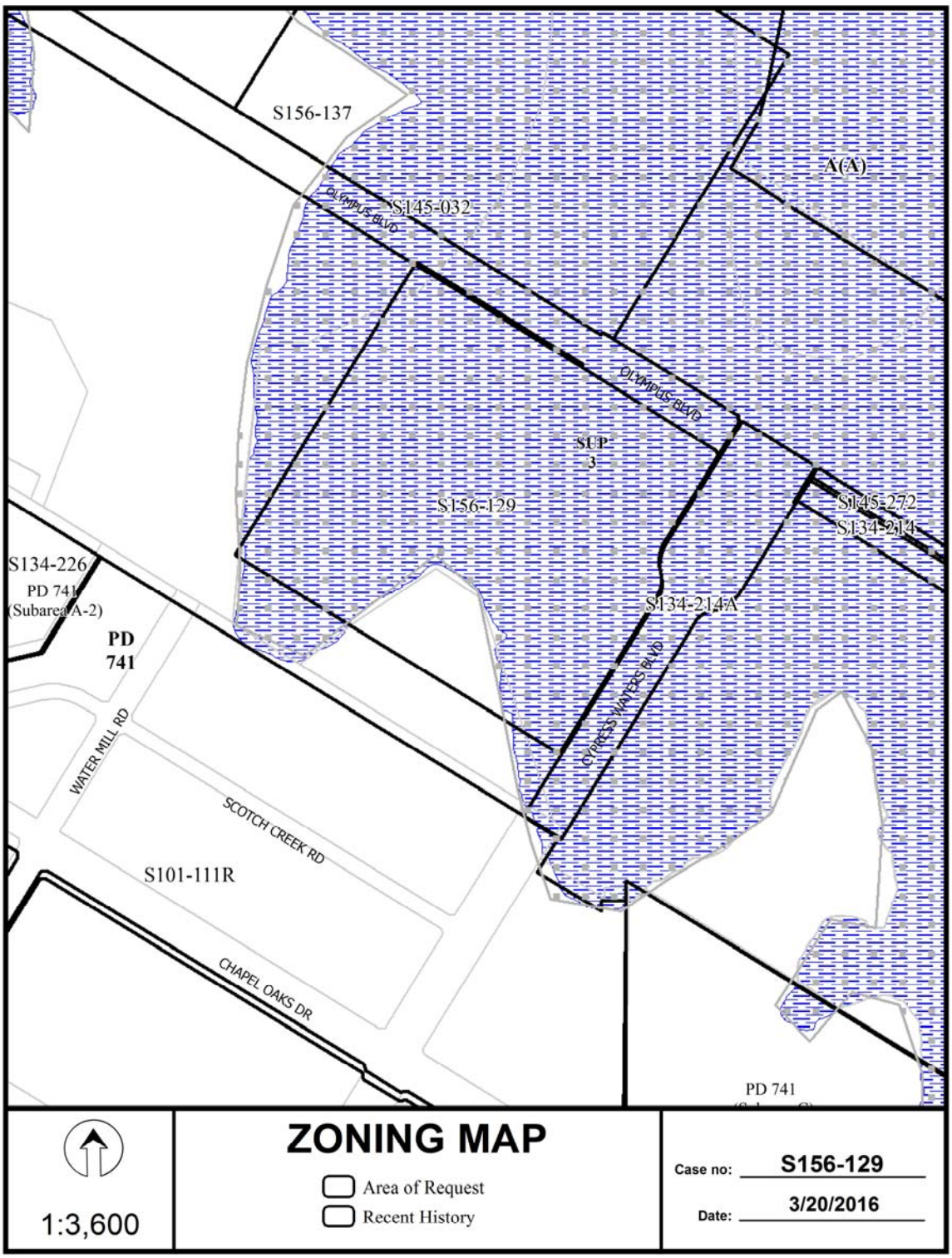
21. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)

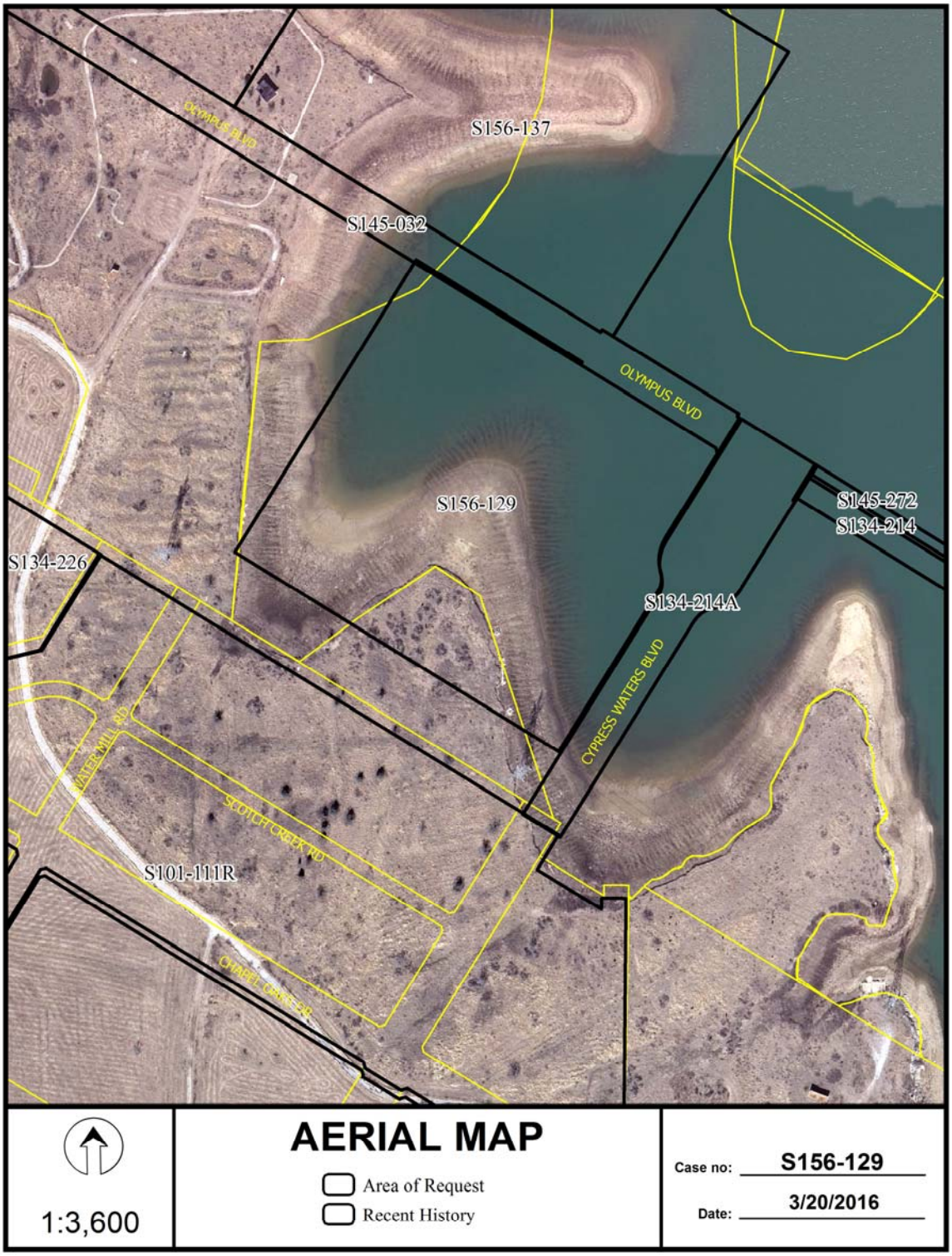
22. Olympus Boulevard must be dedicated prior to submittal of the final plat for the Chairman’s signature.

23. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

24. On the final plat show the proper dedication documents for the new right-of-way.

25. On the final plat identify the property as Lots 1 and 2 in City Block C/8466. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


S156-137
A(A)
S145-032
OLYMPUS BLVD
OLYMPUS BLVD
SUP
3
S156-129
S145-272
S134-214
S134-226
PD 741
(Subarea A-2)
PD
741
S134-214A
CYPRESS WATERS BLVD
WATER MILL RD
SCOTCH CREEK RD
S101-111R
CHAPEL OAKS DR
PD 741
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S156-129
Date: 3/20/2016


S156-137
S145-032
OLYMPUS BLVD
OLYMPUS BLVD
S156-129
S145-272
S134-214
S134-226
S134-214A
CYPRESS WATERS BLVD
WATER MILL RD
SCOTLAND CREEK RD
S101-111R
CHAPEL CREEK DR
AERIAL MAP
Area of Request
Recent History
1:3,600
Case no: S156-129
Date: 3/20/2016

PRELIMINARY PLAT
CYPRESS WATERS NO. 8 ADDITION
LOTS 1 & 2, BLOCK F/8466
BEING LOT 1, BLOCK F/8466, CYPRESS WATERS NO. 7 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 201600093453, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING A PART OF THE JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521, AND G. W. LAWS SURVEY, ABSTRACT NO. 843
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN NO. S156-129
ENGINEERING PLAN NO. _____
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
SURVEYOR
PEISER & MANKIN SURVEYING, LLC
222 S. CANAL ROAD
CARROLLTON, TEXAS 75006
972-484-0645 TEL
972-484-0645 FAX
TBPLS No. 10008900
OWNER
CYPRESS WATERS LAND A, LTD.
1722 ROUTH STREET, SUITE 770
DALLAS, TX 75201
214-270-1000
CONTACT: KENNETH MURRY
ENGINEER
BIRKLEY & BARFIELD - CBBF, INC.
1445 N. BOWSER ROAD, SUITE 101
RICHARDSON, TEXAS 75080
972-444-2800
972-444-2811 F
LEGEND
GRAPHIC SCALE
1 IN. = 100 FT.
VICINITY MAP
N.T.S.
PHASE LOCATOR MAP
NOT TO SCALE
LOT 2, BLOCK F/8466
403,634 SQ. FT. OR 9.269 ACRES
LOT 1, BLOCK F/8466
384,137 SQ. FT. OR 8.819 ACRES
POINT OF BEGINNING
POINT OF COMMENCING
CYPRESS WATERS BOULEVARD
WATER MILL ROAD
BELT LINE ROAD
MOORE
NORTH LAKE
DYNAMO
HASKOVAY
LEGEND
DRAWN BY: JJR
CHECKED: TJ K
JOB NO. SL-0008
DATE: 3/9/2016
REVISED DATE: 3/31/2016
SHEET 1 OF 2

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-130 **Subdivision Administrator:** Paul Nelson

LOCATION: St. Paul Street between Federal Street and San Jacinto Street

DATE FILED: March 10, 2016 **ZONING:** CA-1(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.509-acre **MAPSCO:** 45L

APPLICANT/OWNER: First Baptist Church of Dallas, Texas, William E. Dalton, Jr.

REQUEST: An application to create a 0.509-acre lot from a tract of land located in City Block 2/243 on property located on St. Paul Street between Federal Street and San Jacinto Street.

SUBDIVISION HISTORY:

1. S112-050 was a request northwest of the present request to create a 2.007-acre lot from a tract of land in City Block 242 on property located on Ross Avenue and Harwood Street, south corner. The request was approved January 5, 2012 and recorded April 11, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A) District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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

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

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

12. Provide a turn-around per the City of Dallas Standards at the end of Wenchell Lane. Section 51A-8.506(b)

13. On the final plat show the correct recording information for the property. Platting Guidelines

14. On the final plat show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines

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

16. On the final plat verify that there are no aerial encroachments from adjoining buildings.

17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

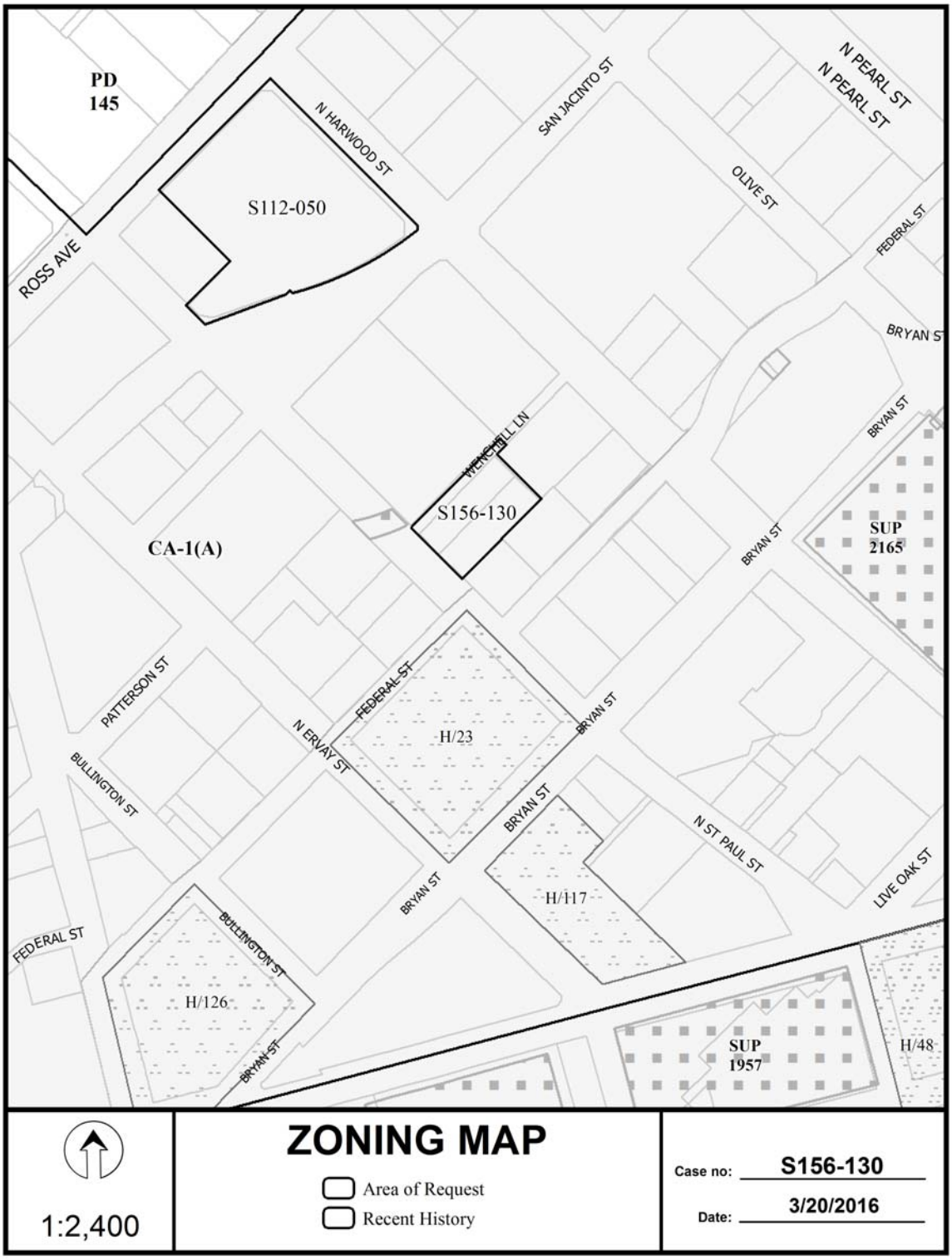
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

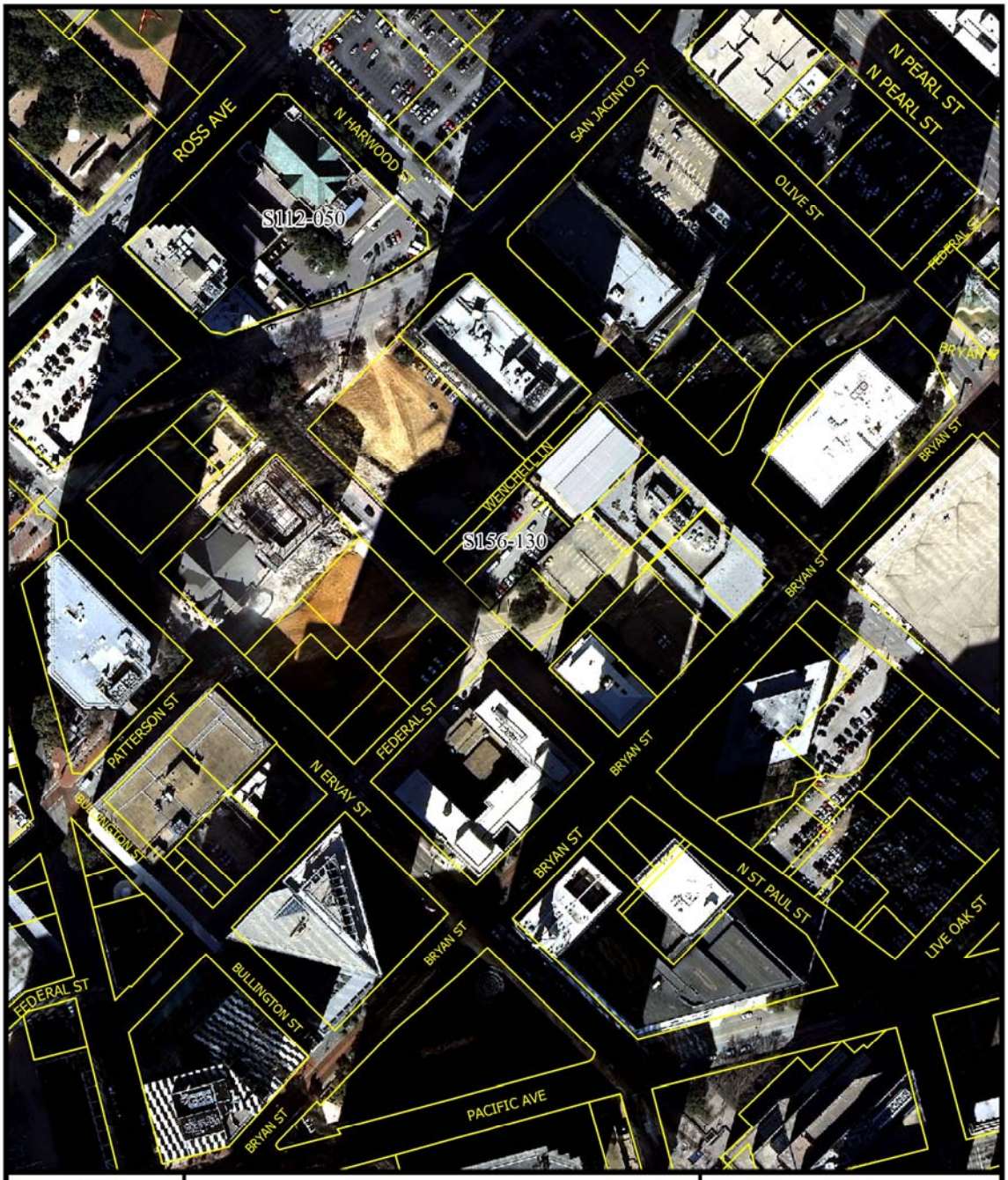
19. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10

20. The abandonment of Wenchell Lane must be processed through the Real Estate Division. On the final plat label the abandonment as: "Abandonment authorized by Ord. No. _____ recorded as Ins. No. _____."

21. On the final plat show and label Wenchell Lane or provide documentation that the street has been abandoned.

22. On the final plat identify the property as Lot 2 in City Block 2/243. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


PD
145
S112-050
N HARWOOD ST
SAN JACINTO ST
N PEARL ST
N PEARL ST
OLIVE ST
ROSS AVE
FEDERAL ST
BRYAN ST
WENCHILL LN
S156-130
CA-1(A)
BRYAN ST
SUP
2165
PATTERSON ST
FEDERAL ST
N ERVAY ST
H/23
BRYAN ST
BULLINGTON ST
BRYAN ST
N ST PAUL ST
LIVE OAK ST
H/117
BRYAN ST
FEDERAL ST
BULLINGTON ST
H/126
BRYAN ST
SUP
1957
H/48
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S156-130
Date: 3/20/2016



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-130

Date: 3/20/2016

VICINITY MAP (NOT TO SCALE)
SCALE 1"=30'
OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
LEGEND
GENERAL NOTES:
SURVEYOR'S STATEMENT
OWNERS
FIRST BAPTIST CHURCH OF DALLAS, TEXAS
1707 SAN JACINTO STREET
DALLAS, TEXAS 75209
WILLIAM E DALTON, JR
6527 ABERDEEN AVENUE
DALLAS, TEXAS 75230
SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
16654 Market Blvd, Suite 102, Dallas, TX 75248
Office: (214) 349-9790 Fax: (214) 349-9795
txheritage.com
Firm #10193924
PRELIMINARY PLAT
FORTIS GARAGE ADDITION
LOT 1, BLOCK 2/243
JOHN GRIGSBY SURVEY, ABSTRACT No 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-130
DATED: 03/30/16 / JOB No: 1160002-2
SCALE: 1" = 30' / DRAWN BY: ERC/HAC

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-131 **Subdivision Administrator:** Paul Nelson

LOCATION: Mountain Creek Parkway at Camp Wisdom Road, northeast corner

DATE FILED: March 10, 2016

ZONING: PD 521 (Subdistricts S-1C and S-1D) South Zone

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 78.068-acres **MAPSCO:** 61A

APPLICANT/OWNER: First Industrial, LP

REQUEST: An application to create one 35.498-acre lot and one 42.570 acre lot from a 78.068-acre tract of land in City Blocks 8722 and 8723 on property located on Mountain Creek Parkway at Camp Wisdom Road, northeast corner.

SUBDIVISION HISTORY:

1. S156-100 was an application on a larger tract of land and included all of the present property and was to create three lots from a 104.499-acre tract of land in City Block 38/3019 on property located on Mountain Creek Parkway at Camp Wisdom Road, northeast corner. The request was withdrawn February 17, 2016 prior to the hearing.

2. S145-057 was an application to create an 18.033-acre lot from a tract of land in City Block 1/8722 on property located on Camp Wisdom Road at Eagle Ford Drive, if extended. The request was approved on January 8, 2015, but has not yet been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 521 (Subdistricts S-1c, S-1d) South Zone; therefore, staff recommends **approval** subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. The maximum number of lots permitted by this plat is 2. Sections 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. On the final plat, place a note that states "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

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

13. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Camp Wisdom Road. Sections 51A-8.602(c) and 51A-8.604(c)

14. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Mountain Creek Parkway. Sections 51A-8.602(c) and 51A-8.604(c)

15. On the final plat, show how all adjoining right-of-way was created. Platting Guidelines

16. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines

17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

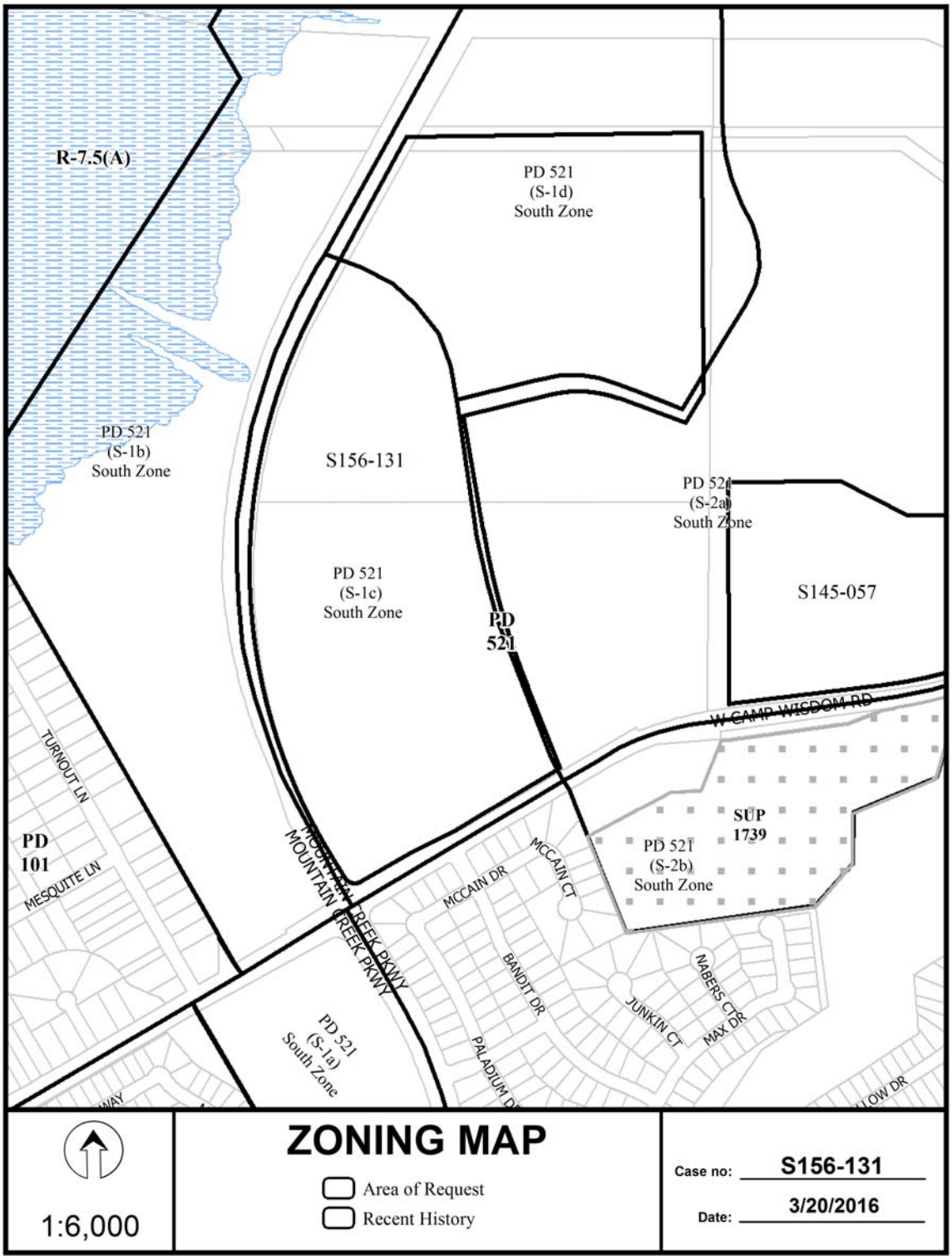
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

19. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

20. A development plan for each phase of development must be approved by the City Plan Commission before issuance of any building permit within that phase. PD 521

21. On the final plat identify the property as Lots 1 and 2 in City Block A/8722. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).

22. On the final plat label “Bandit Drive.”


R-7.5(A)
PD 521
(S-1d)
South Zone
PD 521
(S-1b)
South Zone
S156-131
PD 521
(S-2a)
South Zone
PD 521
(S-1c)
South Zone
PD
521
S145-057
W CAMP WISDOM RD
TURNOUT LN
PD
101
MESQUITE LN
MOUNTAIN CREEK PKWY
SUP
1739
PD 521
(S-2b)
South Zone
MCCAIN DR
MCCAIN CT
BANDIT DR
NABERS CTR
MAX DR
JUNKIN CT
PALADIUM DR
PD 521
(S-1a)
South Zone
ZONING MAP
Area of Request
Recent History
1:6,000
Case no: S156-131
Date: 3/20/2016



1:6,000

AERIAL MAP

Area of Request
Recent History

Case no: S156-131
Date: 3/20/2016

MOUNTAIN CREEK PARKWAY
LOT 1, BLOCK 8722
35,488 ACRES
(1,545,977 SF)
PART OF TRACT 1
FIRST INDUSTRIAL LP
(INST. NO. 20150270154)
(O.P.R.D.C.T.)
LOT 2, BLOCK 8722
42,570 ACRES
(1,854,361 SF)
PART OF TRACT 1
FIRST INDUSTRIAL LP
(INST. NO. 20150270154)
(O.P.R.D.C.T.)
TOTAL AREA
78,058 ACRES
(3,400,338 SF)
BLOCK 8683
(INST. NO. 20130031940)
(O.P.R.D.C.T.)
DALLAS POWER & LIGHT COMPANY
(VOL. 81192, PG. 1461)
(D.R.D.C.T.)
DALLAS POWER & LIGHT COMPANY
(VOL. 81192, PG. 1461)
(D.R.D.C.T.)
DALLAS POWER & LIGHT COMPANY
(VOL. 81043, PG. 3444)
(D.R.D.C.T.)
DALLAS POWER & LIGHT COMPANY
(VOL. 81192, PG. 1461)
(D.R.D.C.T.)
DALLAS POWER & LIGHT COMPANY
(VOL. 9096, PG. 256, D.R.D.C.T.)
105' HL&P
(INST. NO. 20130034483)
(O.P.R.D.C.T.)
N 89°07'40" E 1,210.43'
N 28°22'51" E 778.32'
S 09°44'04" E 470.64'
S 76°07'59" W 305.30'
S 30°28'47" W 141.37'
S 00°16'37" E 1066.76'
MATCH LINE (SEE SHEET 2)
ACCESS
ACCESS
ACCESS

FIRST INDUSTRIAL ADDITION, LOTS 1 AND 2, BLOCK 8722 - PRELIMINARY PLAT

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-133 **Subdivision Administrator:** Paul Nelson

LOCATION: Matilda Street, Mockingbird Lane, Del Mar Avenue and Anita Street

DATE FILED: March 10, 2016 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 8.7224-acre **MAPSCO:** 36K

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to create an 8.7224-acre lot from a tract of land in City Blocks 2886 and 2887 on property bordered by Matilda Street, Mockingbird Lane, Del Mar Avenue and Anita Street.

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

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 proposed lot is larger than most of the residential lots in the area. Nevertheless, it is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-7.5(A) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

12. On the final plat dedicate either 25-feet of right-of-way, street easement, or sidewalk easement from the established center line of Matilda Street. Sections 51A-8.602(c) and 51A-9.101

13. On the final plat dedicate 50-feet of right-of-way from the established center line of Mockingbird Lane. Sections 51A-8.602(c) and 51A-9.101

14. On the final plat dedicate a 10-foot by 10-foot corner clip at Matilda Street at Anita Street and at Anita Street and Delmar Avenue. Sections 51A-8.602(c) and 51A-8.604(c)

15. On the final plat dedicate a 15-foot by 15-foot corner clip at Mockingbird Lane and Delmar Avenue. Sections 51A-8.602(c) and 51A-8.604(c)

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

17. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines

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

19. On the final plat show the distances/widths of right-of-way across Matilda Street and Mockingbird Lane.

20. On the final plat show the Abstract Line.

21. The number and location of fire hydrants, must comply with the Dallas Fire Code

22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

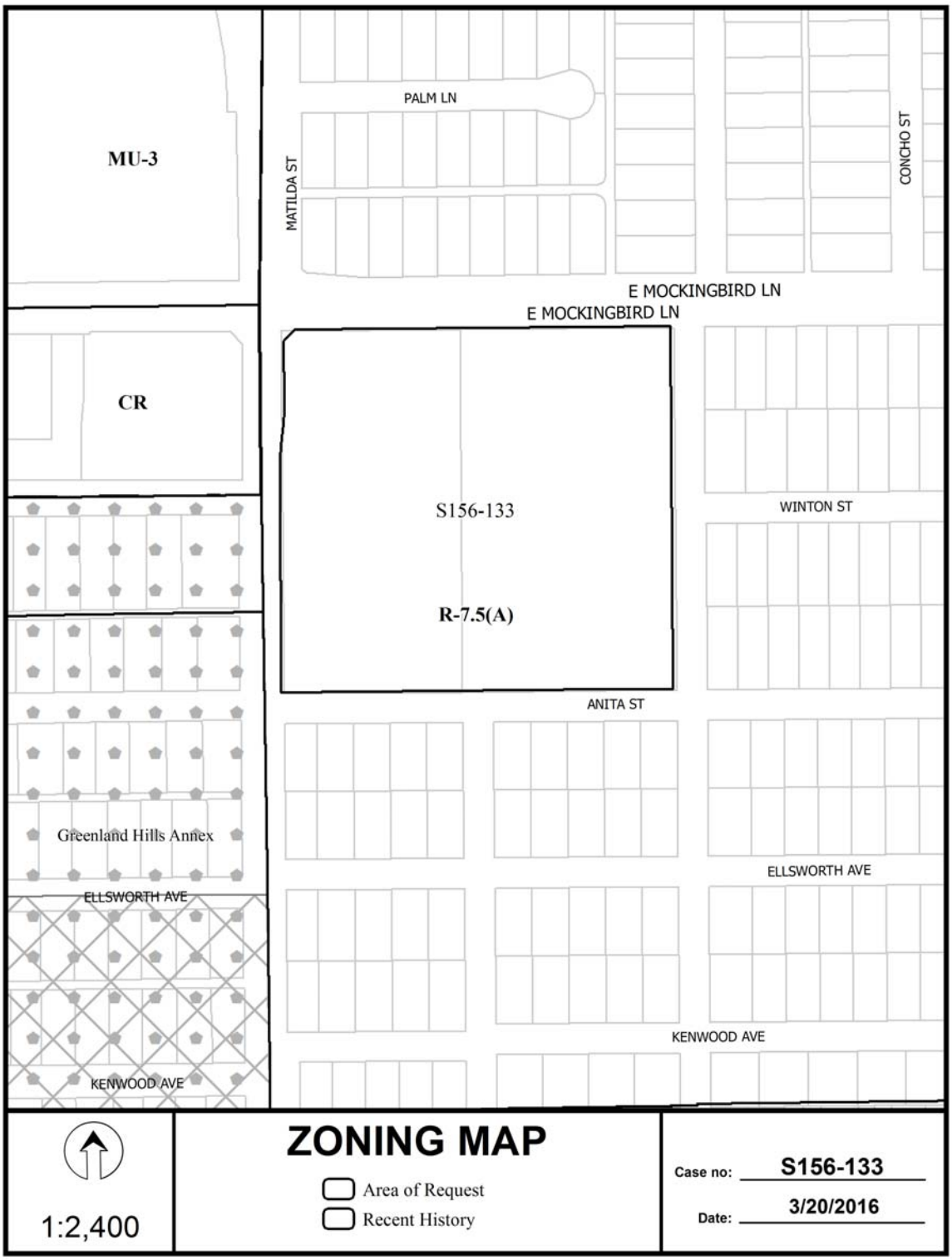
23. On the final plat change “Matilda Drive” to “Matilda Street.”

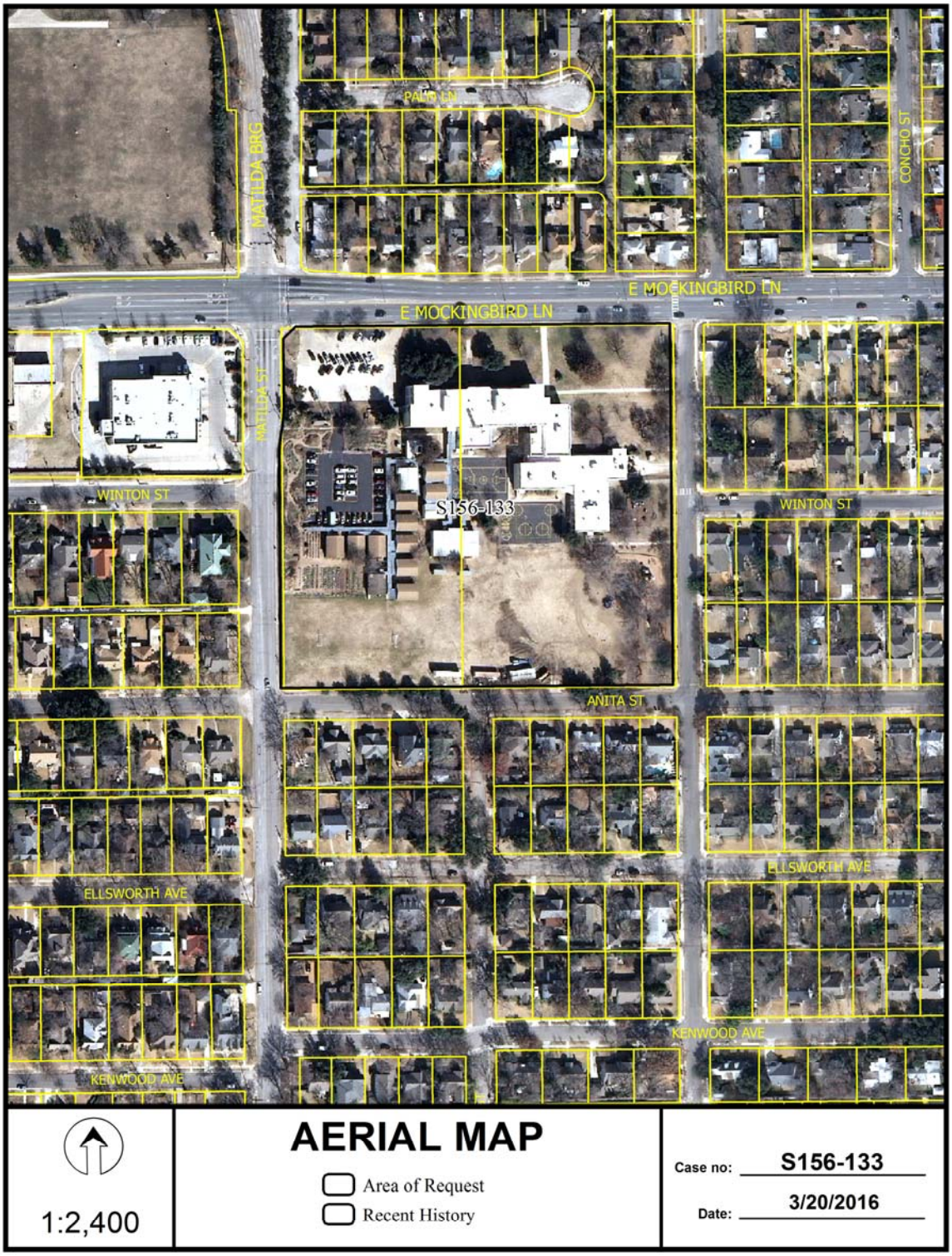
24. On the final plat change “Anita Drive” to “Anita Street.”

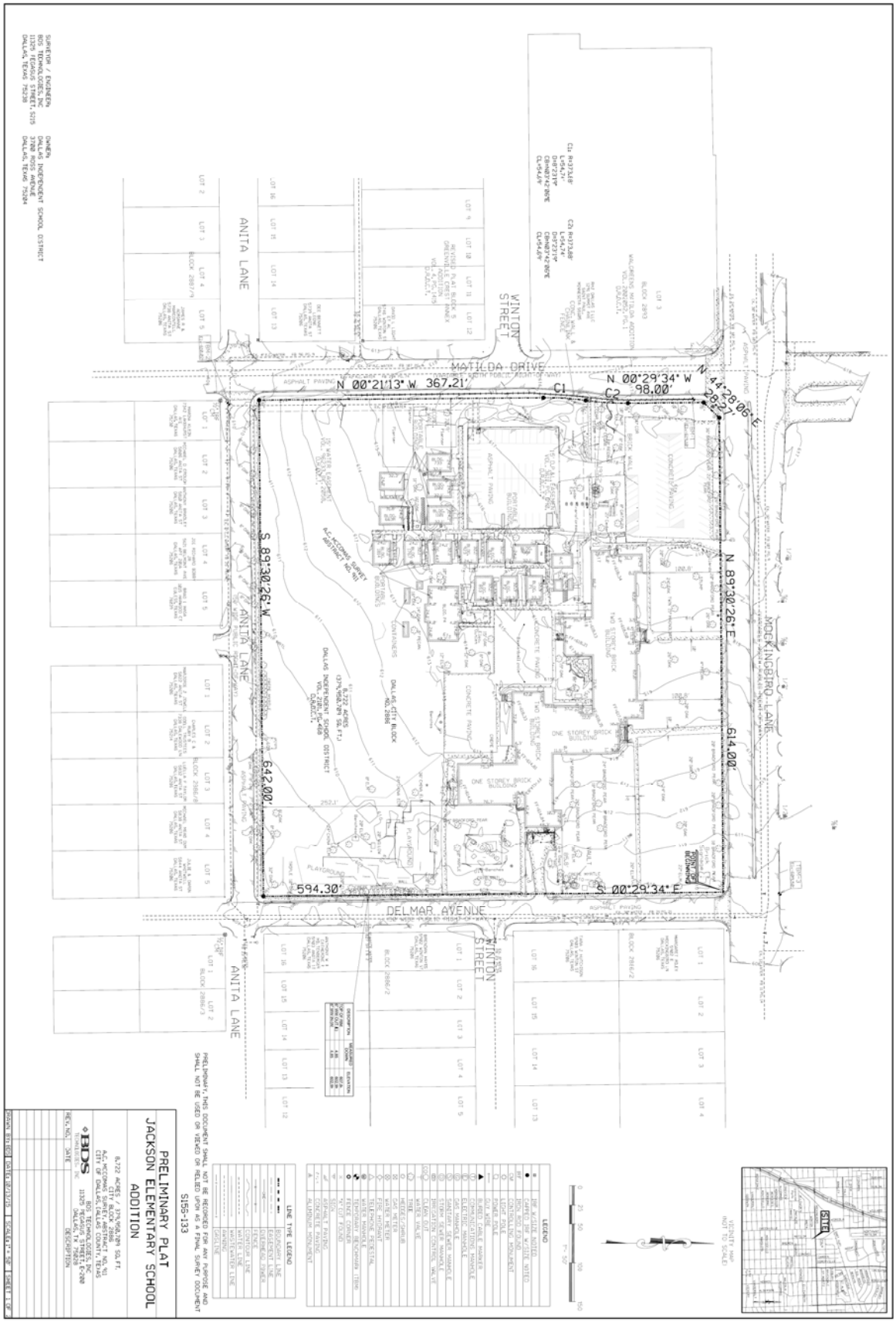
25. On the final plat label “Bremen Street” within its right-of-way.

26. On the final plat add labels for “Matilda Bridge” and “Matilda Street” north of Mockingbird Lane.

27. On the final plat identify the property as Lot 1 in City Bock A/2886. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


MU-3
CR
PALM LN
MATILDA ST
CONCHO ST
E MOCKINGBIRD LN
E MOCKINGBIRD LN
S156-133
R-7.5(A)
WINTON ST
ANITA ST
Greenland Hills Annex
ELLSWORTH AVE
ELLSWORTH AVE
KENWOOD AVE
KENWOOD AVE
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S156-133
Date: 3/20/2016


PALO LN
MATILDA BRG
CONCHO ST
E MOCKINGBIRD LN
E MOCKINGBIRD LN
MATILDA ST
WINTON ST
S156-133
WINTON ST
ANITA ST
ELLSWORTH AVE
ELLSWORTH AVE
KENWOOD AVE
KENWOOD AVE
AERIAL MAP
Area of Request
Recent History
1:2,400
Case no: S156-133
Date: 3/20/2016


PRELIMINARY PLAT
JACKSON ELEMENTARY SCHOOL ADDITION
S155-133
PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
SURVEYOR / ENGINEER:
BDS TECHNOLOGIES, INC
11329 TEGHAS STREET, 5215
DALLAS, TEXAS 75230
OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
ANITA LANE
WINTON STREET
MATILDA DRIVE
DELMAR AVENUE
MOCKINGBIRD LANE
N 00°21'13" W 367.21'
N 00°29'34" W 98.00'
N 44°28'06" E 28.21'
N 89°30'26" E 614.00'
S 89°30'26" W 642.00'
S 00°29'34" E 594.30'
6.722 ACRES (292,868.78 SQ. FT.)
DALLAS INDEPENDENT SCHOOL DISTRICT VOL. 71148, PG. 448 D.R.D.C.T.
DALLAS CITY BLOCK NO. 2888
A.C. MCCOMAS SURVEY ABSTRACT NO. 911
ONE STOREY BRICK BUILDING
TWO STOREY BRICK BUILDING
CONCRETE PAVING
PLAYGROUND
LEGEND
LINE TYPE LEGEND
VICINITY MAP
NOT TO SCALE

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-134 **Subdivision Administrator:** Paul Nelson

LOCATION: Holcomb Road at Odom Drive, southeast corner

DATE FILED: March 10, 2016 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 9.440-acre **MAPSCO:** 58R

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to create a 9.440-acre lot from a tract of land containing part of City Block 6349 on property located on Holcomb Road at Odom Drive, southeast corner.

SUBDIVISION HISTORY:

1. S123-070 was a request southeast of the present request to create one 0.354 acre lot and one 0.637 acre lot from a 0.991 acre tract of land in City Block 6350 on property located at 8725 Elam Road The request was approved February 21, 2013 and expired February 20, 2015.

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 proposed lot is larger than most of the residential lots in the area. Nevertheless, it is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-7.5(A) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Holcomb Road and Odom Drive. Section 51A-8.602(d)(1)

14. On the final plat show the correct recording information for the property.

15. On the final plat show the Abstract Line.

16. On the final plat prove the successor in title.

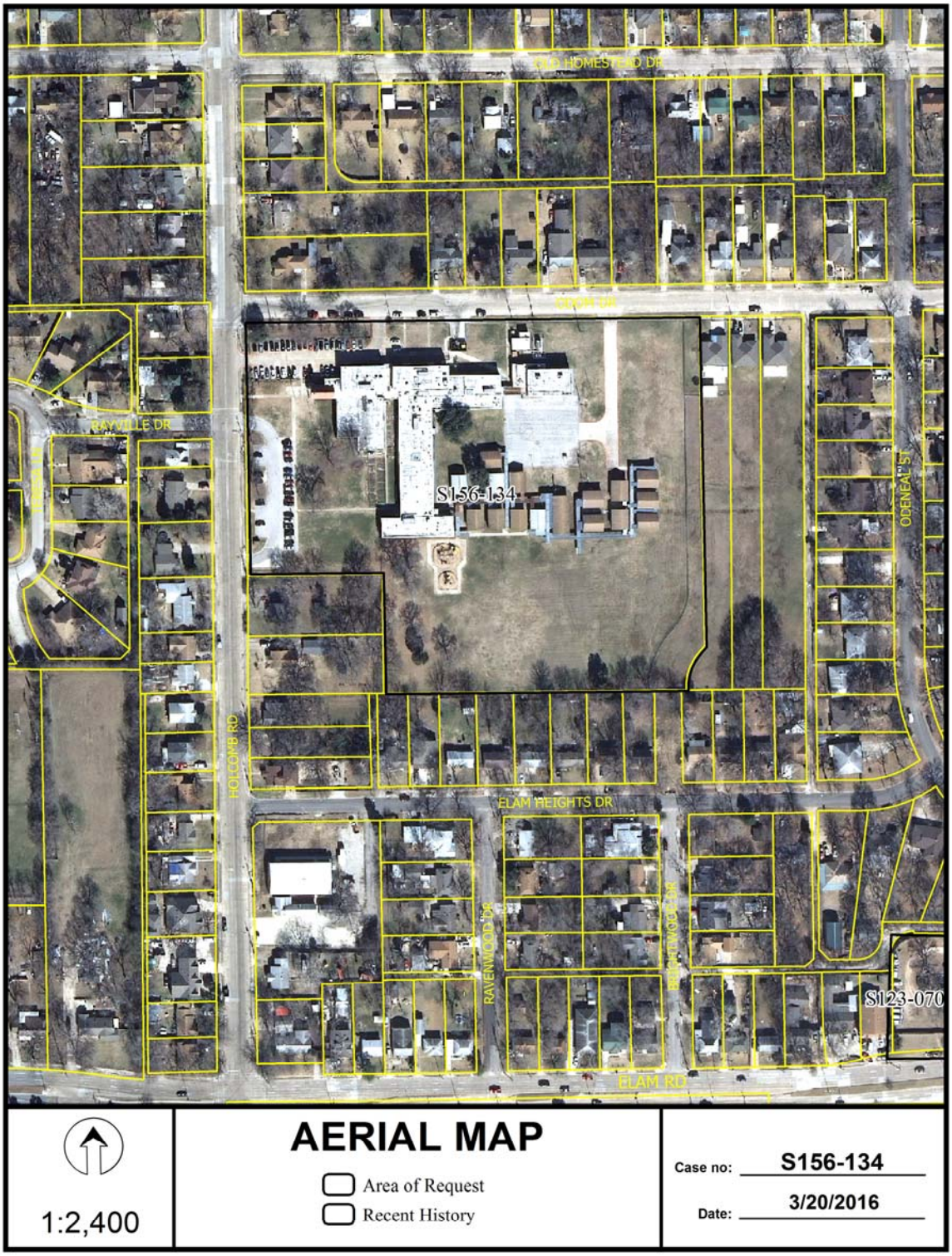
17. The number and location of fire hydrants, must comply with the Dallas Fire Code

18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

19. Water main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

20. On the final plat identify the property as Lot 1 in City Bock A/6349. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


OLD HOMESTEAD DR
ODOM DR
RAYVILLE DR
TERESA LN
S156-134
R-7.5(A)
ODENEAL ST
HOLCOMB RD
ELAM HEIGHTS DR
RAVENWOOD DR
BRIGHTWOOD DR
S123-070
ELAM RD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-134
Date: 3/20/2016



1:2,400

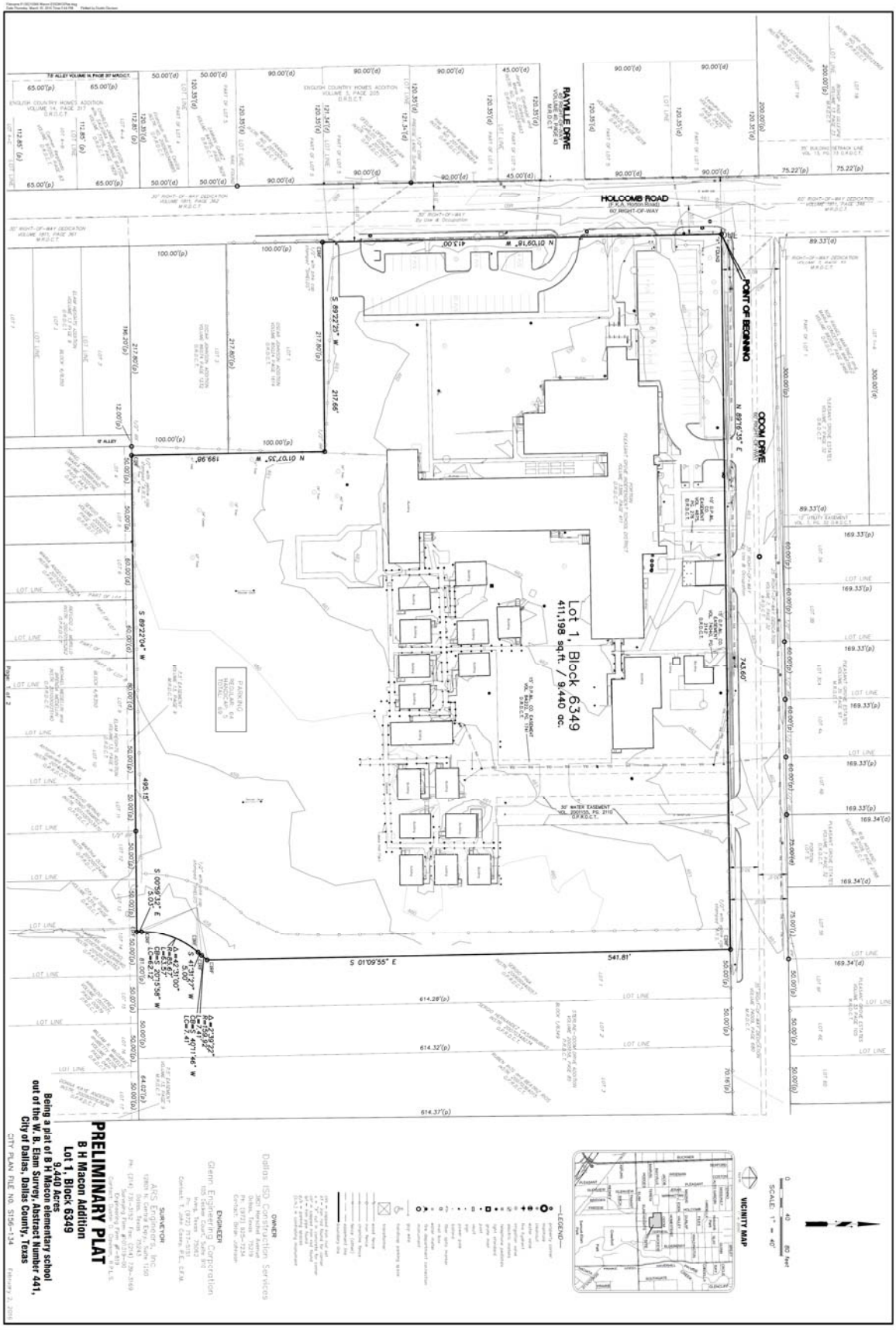
AERIAL MAP

Area of Request

Recent History

Case no: S156-134

Date: 3/20/2016


PRELIMINARY PLAT
B H Macon Addition
Lot 1, Block 6349
9.440 Acres
Being a plat of B H Macon elementary school
out of the W. B. Elam Survey, Abstract Number 441,
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S156-134
HOLCOMB ROAD
(F.K.A. Hutton Road)
60' RIGHT-OF-WAY
RAYKLE DRIVE
ODOM DRIVE
POINT OF BEGINNING
Lot 1, Block 6349
411,198 sq.ft. / 9.440 ac.
N 01°09'18" W 413.00'
S 89°22'25" W 217.66'
N 01°07'35" W 199.98'
N 89°16'35" E 743.60'
S 89°22'04" W 495.15'
S 01°09'55" E 541.81'
VICINITY MAP
SCALE: 1" = 40'
OWNER
ENGINEER
SURVEYOR
LEGEND

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-135 **Subdivision Administrator:** Paul Nelson

LOCATION: Singleton Boulevard between Bataan Street and Herbert Street

DATE FILED: March 10, 2016 **ZONING:** PD 891, IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 4.600-acre **MAPSCO:** 44Q

APPLICANT/OWNER: West Dallas Investments, LP

REQUEST: An application to replat a 4.600-acre tract of land containing all of Lots 1 through 4, and Lots 7 through 10, and part of Lot 6 all in City Block 1/7268; all of Lots 1 through 5 in City Block 6/7268; all of Lots 13 through 24 and Lot 54 in City Block 7087; abandoned Bataan Street, Bedford Avenue, and Beeville Street rights-of-way, and various alley abandonments to create one lot on property located on Singleton Boulevard between Bataan Street and Herbert Street.

SUBDIVISION HISTORY:

1. S145-056 was a request adjacent on the east of the present request to replat a 7.7097-acre tract of land containing all of Lots 1A, Lots 3 through 12 and Lots 25 through 36; the remaining portion of Lots 37 through 48; all of Pastor Street; a portion of Bedford Avenue; a portion of McPherson Street; a portion of Herbert Street; a portion of Amonette Street; and all of a 13-foot alley to be abandoned lying between Amonette Street and Herbert Street, all in City Block A/7087, into three lots: one 4.860-acre lot, one 1.384-acre lot and one 1.266-acre lot, on property located on Singleton Boulevard, between Herbert Street and Amonette Street. The request was approved on January 8, 2015 and recorded August 31, 2015.

2. S145-100 was a request adjacent on the north of the present request to replat a 2.0376-acre tract of land containing part of Lots 1 through 5 and all of Lots 10 through 14, and part of a 20 foot wide private alley easement to be abandoned, all in City Block B/7091 into one 1.519-acre lot, and one 0.4443-acre lot on property located on Herbert Street between Singleton Boulevard and Toronto Street. The request was approved March 5, 2015 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 891 and the IR District requirements; therefore; staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

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

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

13. On the final plat dedicate 28-feet of right-of-way from the established center line of Herbert Street. Sections 51A-8.602(c) and 51A-9.101

14. On the final plat dedicate 27-feet of right-of-way from the established center line of Bataan Street. Sections 51A-8.602(c) and 51A-9.101

15. On the final plat, dedicate a 15-foot by 15-foot corner clip on both sides of Bataan Street at Akron Street. Section 51A-8.602(d)(1)

16. On the final plat, dedicate a 15-foot by 15-foot corner clip on both sides of Akron Street at Herbert Street. Section 51A-8.602(d)(1)

17. On the final plat, dedicate a 20-foot by 20-foot corner clip on Bataan Street at Singleton Boulevard. Section 51A-8.602(d)(1)

18. On the final plat dedicate 39 feet of right-of-way from the established centerline of Singleton Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

19. On the final plat dedicate 45-feet of right-of-way for Akron Street. Sections 51A-8.602(c) and 51A-9.101

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

21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

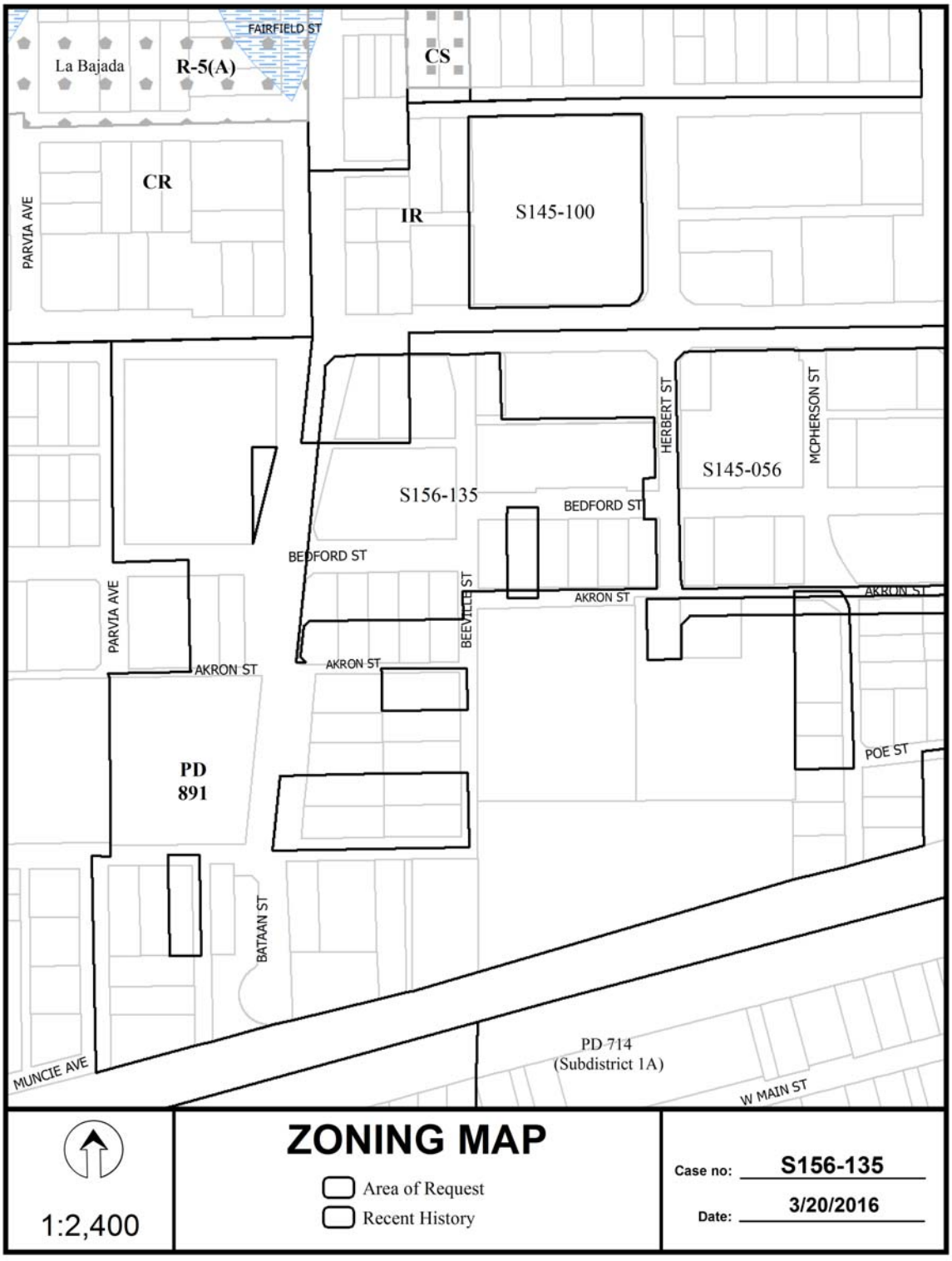
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

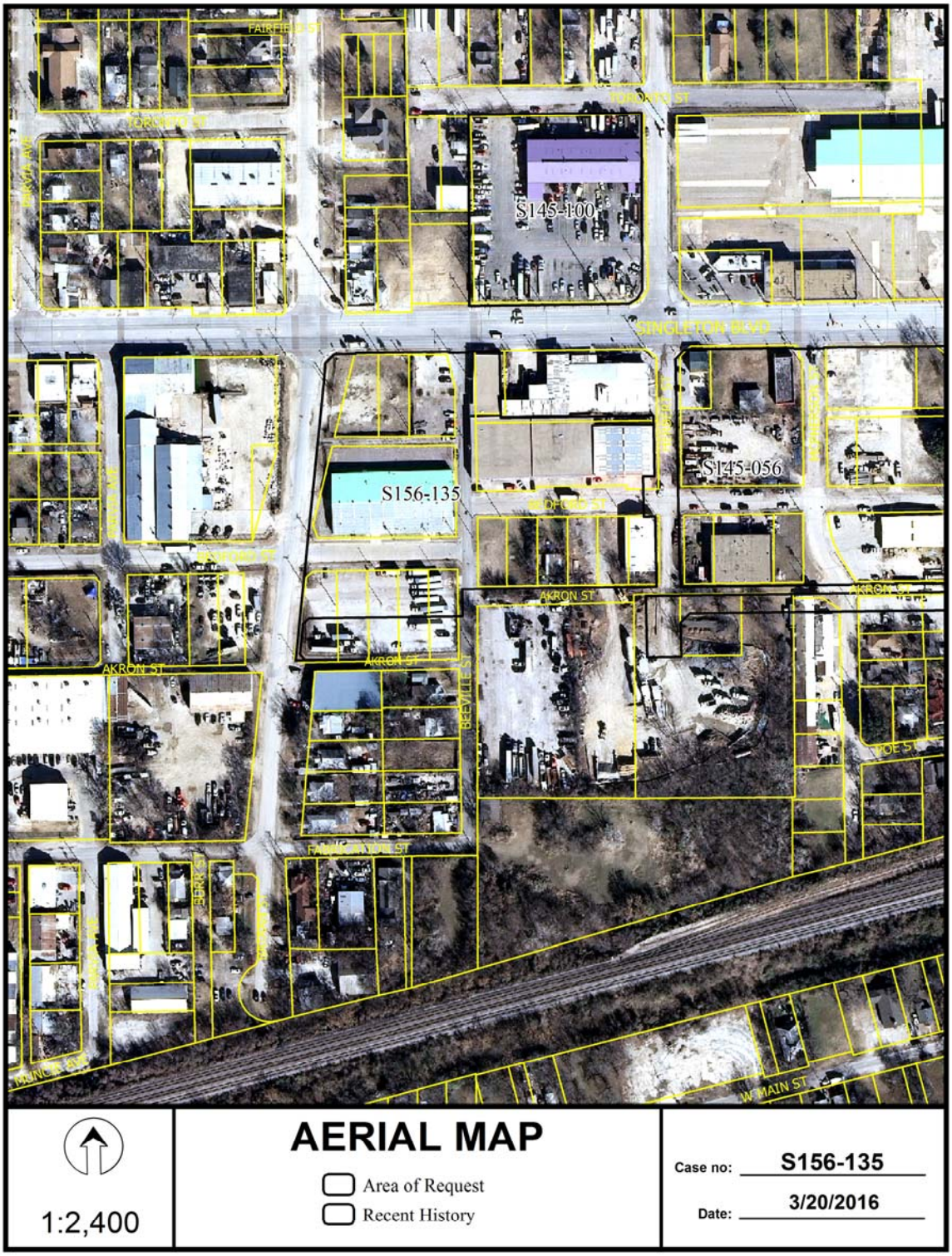
23. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

24. On the final plat add additional labels to clearly show the new alignments, including right-of-way dedications by this plat, for “Akron Street”, between Herbert Street and Bataan Street, and “Herbert Street” between Akron Street and Singleton Boulevard.

25. Abandonments to be processed through the Real Estate Division and must be labeled as “Abandoment authorized by Ordinance Number _____ recorded as Ins. _____.”

26. On the final plat identify the property as Lot 1A in City Block 1/7268. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


FAIRFIELD ST
La Bajada
R-5(A)
CS
CR
IR
S145-100
PARVIA AVE
HERBERT ST
MCPHERSON ST
S145-056
S156-135
BEDFORD ST
BEDFORD ST
BEECHER ST
AKRON ST
AKRON ST
AKRON ST
PARVIA AVE
POE ST
PD
891
BATAAN ST
PD 714
(Subdistrict 1A)
MUNCIE AVE
W MAIN ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-135
Date: 3/20/2016


S145-100
S156-135
S145-056
SINGLETON BLVD
AKRON ST
BEECHVILLE ST
W MAIN ST
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-135
Date: 3/20/2016

TRINITY GROVES NO. 2
LOT 1, BLOCK 1/7268
PRELIMINARY PLAT
REPLAT OF LOTS 1-4, 7-10, A PORTION OF LOT 6, BLOCK 1/7268
AND A PORTION OF
LOTS 1-5, BLOCK 5/7268 OF CEDAR GLADE ADDITION TO WEST DALLAS,
RECORDED IN VOLUME 106, PAGE 233, D.R.D.C.T. AND LOTS 13-24, 54,
BLOCK 7087 OF CEDAR GLADE ADDITION TO WEST DALLAS,
RECORDED IN VOLUME 91, PAGE 106, D.R.D.C.T.
BATAAN STREET RIGHT-OF-WAY ABANDONMENT, BEDFORD AVENUE
RIGHT-OF-WAY ABANDONMENT AND STREET RIGHT-OF-WAY
ALLEY ABANDONMENTS PER CITY OF DALLAS ORDINANCE NO. ———
AND PER CITY OF DALLAS ORDINANCE NO. 14884
IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106 AND THE WILLIAM
COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL ACRES = 4.6639 ACRES
CITY PLAN FILE NO. S156-135
MARCH 10, 2016
OWNER
WEST DALLAS INVESTMENTS, LP
5310 HARVEST HILL SUITE 100
525 BEDFORD STREET
DALLAS, TEXAS 75240
PH: (214) 744-4700
CONTACT: JIM REYNOLDS
SURVEYOR
BURY+PARTNERS, INC.
325 N. ST. PAUL STREET, SUITE 700
DALLAS, TEXAS 75201
PH: (972) 991-0011
CONTACT: DAVID DE WEERT, R.P.L.S.
TEXAS REGISTRATION NO. 6070
BPI PROJECT NO. 501039-30010
SHEET 1 OF 2
PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
FOR REVIEW PURPOSES ONLY
DAVID DE WEERT
REGISTERED NO. 6070
DATE
NOTES:
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (4202) NAD83(2011) NAD, DATUM OF 1983, EPOCH 2010.0. AS DERIVED FROM GPS VECTORS
LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL BUILDING LOT FOR DEVELOPMENT PURPOSES AND TO COMBINE MULTIPLE LOTS INTO 1 LOT
REFERENCE BENCHMARK: BENCHMARK HEREON MARK IS SET IN TOP OF A CONCRETE CURB AT A STORM SEWER INLET ON THE NORTHWEST CORNER OF THE INTERSECTION AND 440' NORTH OF THE CENTERLINE OF SINGLETON BOULEVARD. ELEVATION 413.48'
BENCHMARK: THE BENCHMARK WHICH MARK IS SET IN THE NORTHWEST CORNER OF A CONCRETE FLOOD STANDARD INLET AT THE INTERSECTION OF BEDFORD AVENUE AND HERBERT STREET, 15' NORTH OF THE CENTERLINE OF HERBERT STREET AND 10' WEST OF THE CENTERLINE OF BEDFORD AVENUE. ELEVATION 413.48'
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48113C0465J, DATED AUGUST 23, 2001, AND INCORPORATED HEREIN, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE X (SHADED) AND ZONE X (UNSHADED) AND IS NOT WITHIN AN AREA OF 100 YEAR FLOOD. ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. ZONE X (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, WHICH IS THE AREA OUTSIDE OF THE 500 YEAR FLOODPLAIN. ZONE X (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, WHICH IS THE AREA OUTSIDE OF THE 500 YEAR FLOODPLAIN. THE STRUCTURES HEREON WILL BE FIRE SPRINKLERED AND WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE PROPERTY AND/OR THE STRUCTURES THEREON SHALL NOT BE SUBJECT TO FLOODING OR FLOOD DAMAGE. THE FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY THE CITY OF DALLAS FLOODPLAIN ADMINISTRATOR. THE FINISHED FLOOR ELEVATIONS SHALL NOT BE BELOW THE 500 YEAR FLOOD STANDARD SHALL NOT BELOW THE 500 YEAR FLOOD ELEVATION AS DETERMINED BY THE CITY OF DALLAS FLOODPLAIN ADMINISTRATOR.
COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (4202) NAD83(2011) NAD, DATUM OF 1983, EPOCH 2010.0. AS DERIVED FROM GPS VECTORS
CITY OF DALLAS ORDINANCE NO. 29831 SHOWN HEREON, RECORDED IN INSTRUMENT NUMBER 20150020311, O.P.R.D.C.T.
LOT 1 BLOCK 1/7268
4.600 AC
200,358 SQ. FT.
LESS R.O.W. DEDICATIONS
0.039 AC
1,693 SQ. FT.
NET AREA
4.561 AC
184,279 SQ. FT.
BATAAN STREET
BEDFORD AVENUE
AKRON STREET
HERBERT STREET
SINGLETON BOULEVARD
BECKLEY STREET
KENT STREET
SITE
VICINITY MAP
NOT TO SCALE
MAPSCO 44Q
SCALE 1"=40'
LEGEND

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-136 **Subdivision Administrator:** Paul Nelson

LOCATION: West Commerce Street at Guest Street, northwest corner

DATE FILED: March 11, 2016 **ZONING:** PD 714, Sub-district 1B

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 2.381-acre **MAPSCO:** 44Q

APPLICANT/OWNER: Commerce Properties West, LC; Trinity Groves, LLC

REQUEST: An application to replat a 2.381-acre tract of land containing all of Lots 1 through 3 in City Block A/6820, all of Robert's and West Addition, and all of Lots 13, 14, 25 and 26, 47, 48, 49, and 50, and a called 67.5 foot wide tract of land lying on the west side of Lots 14, 25, 26, 47, 48, 49, and 50 in City Block 6819,to create one lot on property located on West Commerce Street at Guest Street, northwest corner.

SUBDIVISION HISTORY:

1. S134-227 was a request contiguous on the north of the present request to create one 2.003-acre lot from a tract of land in City Block 6819 on Pittman Street, south of West Main Street. The request was approved on September 4, 2014 and has not been recorded.

2. S134-223 was a request south of the present request to replat a 5.844-acre tract of land containing part of Lots 4, 5, 6, 7, 8, 21, 22, and 23, in City Block 2/6817; part of Lots 15, 26, 27, and all of Lots 16 through 25 in City Block 1/6817; part of an abandoned alley in the North Oak Cliff Addition; all of Lot 9A in City Block 2/6817; and part of abandoned Eastus Drive right-of-way into one lot on property located at the northeast corner of Fort Worth Avenue and Yorktown Street. The request was approved September 4, 2014 and recorded July 24, 2015.

3. S123-274 was a request southeast of the present request to replat an 8.001-acre tract of land containing a portion of Lots 1 through 9, and all of Lots 10 through 15 in City Block A/6814; a portion of Lots 6 through 10, and all of Lots 1 through 5, and Lot 11 in City Block B/6814; a portion of Lot 2 and a portion of Lots 7 through 11, and all of Lots 3 through 6, City Block C/6814; a portion of Lots 2 through 6 and Lot 11, and all of Lots 7 through 10, in City Block D/6814; and a portion of the streets and alleys abandoned and quit claimed from the County of Dallas by the Instrument Recorded in Volume 3240, Page 149 D.R.D.C.T into one lot on property bounded by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street. The request was approved October 24, 2013 and recorded December 18, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 714, Sub-district 1B therefore; staff recommends approval of the request subject to compliance with the following conditions:

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

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

12. On the final plat dedicate 28-feet of right-of-way from the established center line of Guest Street. Sections 51A-8.602(c) and 51A-9.101

13. On the final plat dedicate 50-feet of right-of-way from the established center line of Fort Worth Avenue. Sections 51A-8.602(c) and 51A-9.101

14. On the final plat dedicate 54-feet of right-of-way for Bataan Street. Sections 51A-8.602(c) and 51A-9.101

15. Coordinate the alignment and dedication of right-of-way with Planning and Urban Design Department, Mobility Planning Division.

16. On the final plat, dedicate a 20-foot by 20-foot corner clip on both sides of Bataan Street at West Commerce Street. Section 51A-8.602(d)(1)

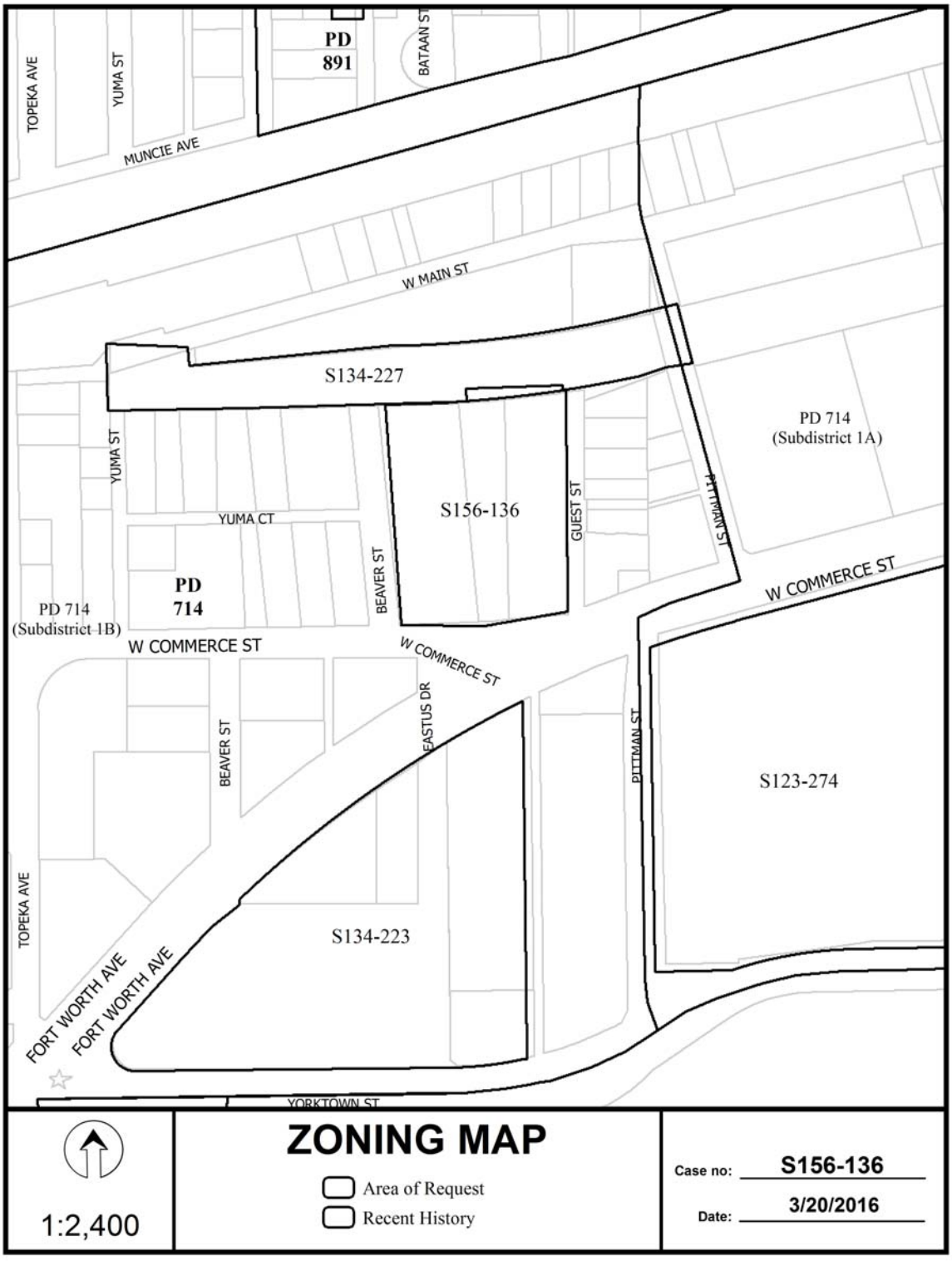
17. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)

18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

19. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

20. On the final plat change “A.K.A. Fort Worth Cutoff” to “F.K.A. Fort Worth Cut-Off”.

21. On the final plat identify the property as Lot 1A in City Block A/6820. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


PD 891
BATAAN ST
TOPEKA AVE
YUMA ST
MUNCIE AVE
W MAIN ST
S134-227
PD 714 (Subdistrict 1A)
YUMA ST
YUMA CT
S156-136
GUEST ST
PITTMAN ST
BEAVER ST
PD 714
PD 714 (Subdistrict 1B)
W COMMERCE ST
W COMMERCE ST
W COMMERCE ST
EASTUS DR
BEAVER ST
PITTMAN ST
S123-274
TOPEKA AVE
S134-223
FORT WORTH AVE
FORT WORTH AVE
YORKTOWN ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-136
Date: 3/20/2016



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-136

Date: 3/20/2016

FIVE ELEVEN COMMERCE ADDITION
LOT 1A, BLOCKS A/6820 AND 6819
REPLAT OF LOTS 1-3 BLOCK A/6820
ROBERTS AND WRIGHTS WEST ADDITION
AND LOTS 13, 14, 25, 26, AND 47-50, BLOCK 6819
GUEST ADDITION
WILLIAM COMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
1 LOT – 2.381 ACRES
CITY PLAN FILE NO. S 156–136
MARCH 10, 2016
PRELIMINARY PLAT
Preliminary
This document shall not be recorded for any purpose
For review purposes only
Dated 24 March 2016
WEST COMMERCE STREET
BEAVER STREET
GUEST STREET
PITTMAN STREET
FORT WORTH AVENUE
LOT 1A
BLOCK A/6820 & 6819
2.381 ACRES
103,721 SQ. FT.
POB
W. COMBS SURVEY, ABSTRACT NO. 290
W. OVERTON SURVEY, ABSTRACT NO. 1108
ROBERTS & WRIGHTS WEST DALLAS ADDITION VOL. 10B, PG. 235 D.R.D.C.T.
GUEST ADDITION VOL. 1, PG. 142 M.R.D.C.T.
BLOCK 6819
BLOCK A/6820
BLOCK 6821 WEST COMMERCE STREET ADDITION VOL. 1, PG. 169 M.R.D.C.T.
BLOCK 1/6817 NORTH OAK CLIFF ADDITION VOL. 3, PG. 202 M.R.D.C.T.
BLOCK 6814
ALTA WEST COMMERCE ADDITION LOT 1A/BLOCK A/6814 INST. NO. 201500239 O.P.R.D.C.T.
ALEXAN WEST ADDITION INST. NO. 201500191483 O.P.R.D.C.T.
VICINITY MAP
NOT TO SCALE
SITE
NOTES
BENCHMARK
OWNER/APPLICANT
SURVEYOR

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-137 **Subdivision Administrator:** Paul Nelson

LOCATION: Cypress Waters Boulevard at Olympus Boulevard

DATE FILED: March 11, 2016 **ZONING:** PD 741, Sub-district A-2

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 22.5664-acre **MAPSCO:** 11A, L

APPLICANT/OWNER: Billingsley Company

REQUEST: An application to create one 8.1623-acre lot, one 3.3407-acre lot, one 3.3197 acre lot, one 1.3475 acre lot, one 0.4961-acre lot, and 5.9001 acres of dedicated right-of-way from a 22.5664-acre tract of land in City Block 8466 on property located north of Hackberry Road and east of Belt Line Road.

SUBDIVISION HISTORY:

1. S156-129 is a request south of the present request to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard. This request is also scheduled for a hearing on April 7, 2016.
2. S145-272 was a request east of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 but has not been recorded.
3. S145-032 was a request at Cypress Waters Blvd. and Olympus Blvd. to dedicate an 8.192-acre tract of land in part of City Blocks 8463 and 8466 for right-of-way. The request was approved on December 18, 2014 but has not been recorded.
4. S134-226 was a request west of the present request to create a 10.906-acre tract of land in City Block D/8465 into one lot on property located on Chapel Oaks Drive, west of Scotch Creek Road. The application was approved on September 4, 2014 and recorded March 7, 2016.
5. S134-214 was a request east of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 with Phase A being recorded March 16, 2016.
6. S134-214A was the first Phase of S134-214 and created a 3.263 portion of right-of-way for the extension of Cypress Waters Boulevard.

STAFF RECOMMENDATION: The request complies with the requirements of PD 741; Sub-district A-2, therefore; staff recommends approval of the request subject to compliance with the following conditions:

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

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 5 plus 6.3962 acres of dedicated right-of-way. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

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

13. On the final plat, dedicate in fee simple 15-foot by 15-foot corner clips at all street intersections. Section 51A-8.602(d)(1)

14. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management

18. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

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

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

21. Olympus Boulevard must be dedicated prior to submittal of the final plat for the Chairman's signature. Section 51A-8.403(a)(1)(A)(xxii)

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

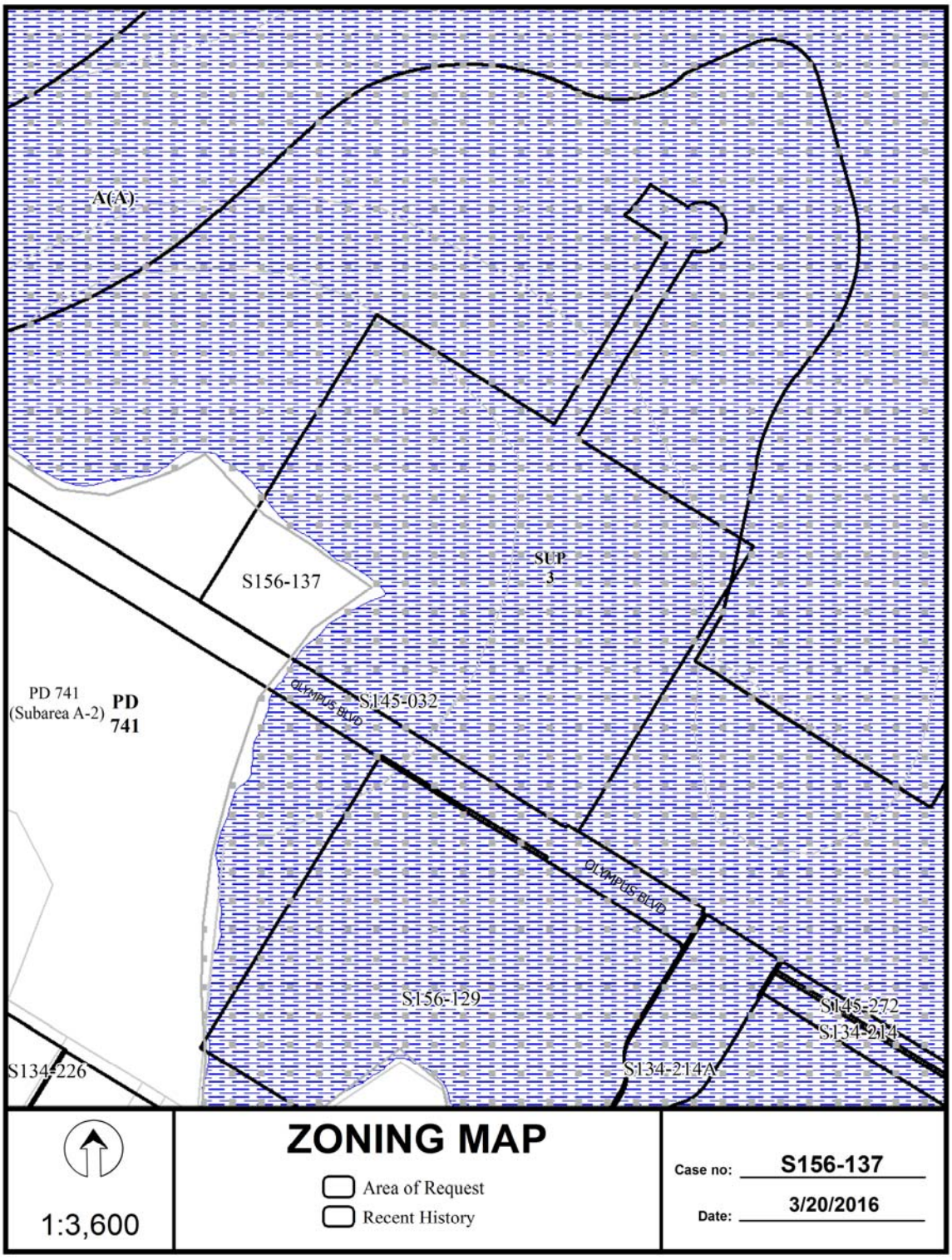
23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

25. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

26. On the final plat on Sheets 5 and 6 change the "Olympus Road" to "Olympus Boulevard".

27. On the final plat identify the property as Lot 1 in City Block D/8466, Lot 1 in City Block E/8466, Lot 1 in City Block F/8466, Lot 1 in City Block G/8466, and Lot 1 in City Block H/8466. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)


A(A)
S156-137
SUP
3
PD 741
(Subarea A-2)
PD
741
OLYMPUS BLVD
S145-032
OLYMPUS BLVD
S156-129
S145-272
S134-214
S134-214A
S134-226
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S156-137
Date: 3/20/2016


S156-137
OLYMPUS BLVD
S145-032
OLYMPUS BLVD
S156-129
S145-272
S134-214
S134-226
S134-214A
AERIAL MAP
Area of Request
Recent History
1:3,600
Case no: S156-137
Date: 3/20/2016

LEGEND

Δ = DELTA ANGLE OR CENTRAL ANGLE
P.B. = PLAT BOOK/VOLUME
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD WITH CAP FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ADF1 = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NO. 4 ADDITION, RPLS NO. 5336" FOUND
ADF2 = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NO. 4 ADDITION, RPLS" FOUND
ADF3 = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS N.P. PUMP STA. ADDN. XHA" SET

GENERAL NOTES:

1. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
4. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
5. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOT.

OWNER
CITY OF COPPELL
255 E. PARKWAY BLVD.
COPPELL, TX 75019
PH: 972-462-8002
CONTACT

OWNER
GW SHORELINE LAND, LTD
2711 N. HASKELL AVENUE, SUITE 1313
DALLAS, TX 75204
PH: 214-270-1000
CONTACT: RON MURRY

ENGINEER AND SURVEYOR
KIMLEY-HORN AND ASSOC. INC
13455 NOEL ROAD, SUITE 1000
DALLAS, TEXAS 75201
PH: 972-770-1300
CONTACT: BRAD MCCOLLOUGH, P.E.
BRAD.MCCOLLOUGH@KIMLEY-HORN.COM

PRELIMINARY PLAT

CYPRESS WATERS NO. 7 ADDITION

LOT 1, BLOCK C/8466, LOT 1, BLOCK D/8466, LOT 1 BLOCK E/8466, LOT 1, BLOCK 4/8466, BEING 22.0703 ACRES SITUATED IN THE NANCY COUSEY SURVEY, ABSTRACT NO. 318 G.W. LAWS SURVEY, ABSTRACT NO. 843 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-137
ENGINEERING FILE NO.

Kimley»Horn

2729 West Davis, Suite 1000
Dallas, Texas 75211
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Project No.	Sheet No.	Date	Submitted Date	Drawn By	Checked By
1" = 80'	069632	1 OF 4	MAR. 2016	03/31/2016		

LEGEND:

Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVE
C.M. = CONTROLLING MONUMENT
D.C.L.R. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
ADD'L = ADDITIONAL MONUMENTATION
WATERS NO. 1 ADDITION: 1/2" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NO. 1 ADDITION, R.P.L. 5197" FOUND
ADD'L = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NO. 1 ADDITION, R.P.L. 5197" SET
WATERS N.P. PUMP STA. ADDN. = 1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS N.P. PUMP STA. ADDN. R.P.L. 5197" SET

GENERAL NOTES:

1. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
4. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
5. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE LOTS.

OWNER
CW SHORELINE LAND, LTD.
(CHRIS CORTELL)
265 PARKWAY BOULEVARD
COPPELL, TX 75019
PHONE: (214) 497-0002
CONTACT:

OWNER
CW SHORELINE LAND, LTD.
1722 ROUTH ST., SUITE 1311
DALLAS, TX 75201
PHONE: (214) 871-0400
CONTACT: KEN MARRY

ENGINEER AND SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
12700 HILLCREST ROAD, SUITE 1000
DALLAS, TEXAS 75251
PHONE: (972) 770-1300
CONTACT: BRAD MOSS, P.E.
BRAD.MOSS@KIMLEY-HORN.COM

PRELIMINARY PLAT
CYPRESS WATERS
NO. 7 ADDITION

LOT 1, BLOCK C/8466, LOT 1, BLOCK D/8466, LOT 1,BLOCK E/8466, LOT 1, BLOCK F/8466, LOT 1, BLOCK G/8466

BEING 22.5664 ACRES SITUATED IN THE NANCY COUSEY SURVEY, ABSTRACT NO. 318 G.W. LAWS SURVEY, ABSTRACT NO. 843 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-137
ENGINEERING FILE NO. 3117.9027

Kimley»Horn
12700 Hillcrest Road, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Ph. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Designed by	Checked by	Date	Project No.	Sheet No.
1" = 80'	SRG	DAB	Mar. 2016	069870023	2 OF 5

LEGEND

Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
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D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ADT1 = 5/8" IRON ROD WITH 3 1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NUP PUMP STA #1" SET
ADT2 = 5/8" IRON ROD WITH 3 1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NUP PUMP STA #2" SET
ADD1 = 5/8" IRON ROD WITH 3 1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NUP PUMP STA #ADDL #1" SET
ADD2 = 5/8" IRON ROD WITH 3 1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NUP PUMP STA #ADDL #2" SET

GENERAL NOTES:

1. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
4. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION FACTOR APPLIED.
5. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE LOTS.

OWNER
CITY OF COPPELL
265 PARKWAY BOULEVARD
COPPELL, TEXAS 75019
PH: 972-462-0002
CONTACT

OWNER
CW SHORES SW, LAND, LTD
1722 ROUTH ST., SUITE 1313
DALLAS, TEXAS 75201
PH: 214-270-1300
CONTACT: KEN MARRY

ENGINEER AND SURVEYOR
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13750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH: 972-770-1300
CONTACT: BRAD MOSS, P.E.
BRAD.MOSS@KIMLEY-HORN.COM

PRELIMINARY PLAT

CYPRESS WATERS
NO. 7 ADDITION

LOT 1, BLOCK C/8466, LOT 1, BLOCK D/8466,
LOT 1,BLOCK E/8466, LOT 1, BLOCK F/8466,
LOT 1, BLOCK G/8466

BEING 22.5664 ACRES SITUATED IN THE
NANCY COUSEY SURVEY, ABSTRACT NO. 318
G.W. LAWS SURVEY, ABSTRACT NO. 843
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-137
ENGINEERING FILE NO. 3111-9027

Kimley»Horn

Scale	Drawn By	Checked By	Date	Project No.
1" = 80'	SRD	DAB	Mar. 2016	069870003

Sheet No.
1 OF 4

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-138 **Subdivision Administrator:** Paul Nelson

LOCATION: Haskell Avenue north of Swiss Avenue

DATE FILED: March 11, 2016 **ZONING:** PD 298 (Subarea 11)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.605-acre **MAPSCO:** 46E

APPLICANT/OWNER: Rainier Swiss Avenue

REQUEST: An application to replat a 0.605-acre tract of land containing part of Lot 2 in City Block 10/740 into one lot on property located on Haskell Avenue north of Swiss Avenue.

SUBDIVISION HISTORY:

1. S156-139 is a request contiguous on the south of the present request and is to replat a 0.875-acre tract of land containing part of Lot 2 in City Block 10/740 to create a 22 lot Shared Access Development with lot sizes ranging from 1,434-square feet in size to 2,173-square feet in size on property located on Haskell Avenue at Swiss Avenue. This request is also scheduled for hearing on April 21, 2016.

2. S156-118 was a request that included the present request and was to replat a 1.480-acre tract of land containing all of Lot 2 in City Block 10/740 into one 0.605-acre lot and one 0.875-acre lot on property located on Swiss Avenue and Haskell Avenue, north corner. The request was withdrawn March 10, 2016 and resubmitted as two separate plats.

3. S156-037 was an application to create one 0.996-acre lot and one 0.964-acre lot from a 1.980-acre tract of land in City Blocks 765 and 766 on property located between Floyd Street and Gaston Avenue, southwest of Haskell Avenue. The request was approved on December 17, 2015, but has not been recorded.

4. S145-210 is an application to create one lot from a 1.145-acre tract of land in City Block 722 on property located at Bryan Street at Haskell Avenue. The request was administratively approved on June 22, 2015, but has not been recorded.

5. S134-154 was an application to replat a 3.1069-acre tract of land containing all of Lot 1A in City Block 10/740 into 2 lots on property located at Swiss Avenue and Peak Street, southwest corner. The request was approved on June 5, 2014, but has not been recorded.

6. S123-282 was an application to replat a 6.146-acre tract of land containing all of Lot 1, and a tract of land in City Block 2/741 to create one lot on property bounded by St. Joseph Street, Live Oak Street, Apple Street, and Swiss Avenue. The request was approved October 24, 2013, but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 298 (Subarea 11); therefore, staff recommends **approval** subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

12. On the final plat, dedicate 32.5 feet of right-of-way from the established center line of Haskell Avenue. Sections 51A-8.602(c) and 51A-9.101

13. Prior to the final plat, coordinate the alignment of Haskell Avenue with Public Works Transportation – Survey Department. Refer to Drawing #221D-017.

14. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

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

16. On the final plat show how all right-of-way was created. Platting Guidelines

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

18. Prior to submittal of the final plat for the Chairman's signature submit documentation to the Survey Review Group as to the specifics of the sub-surface drainage tunnel easement.

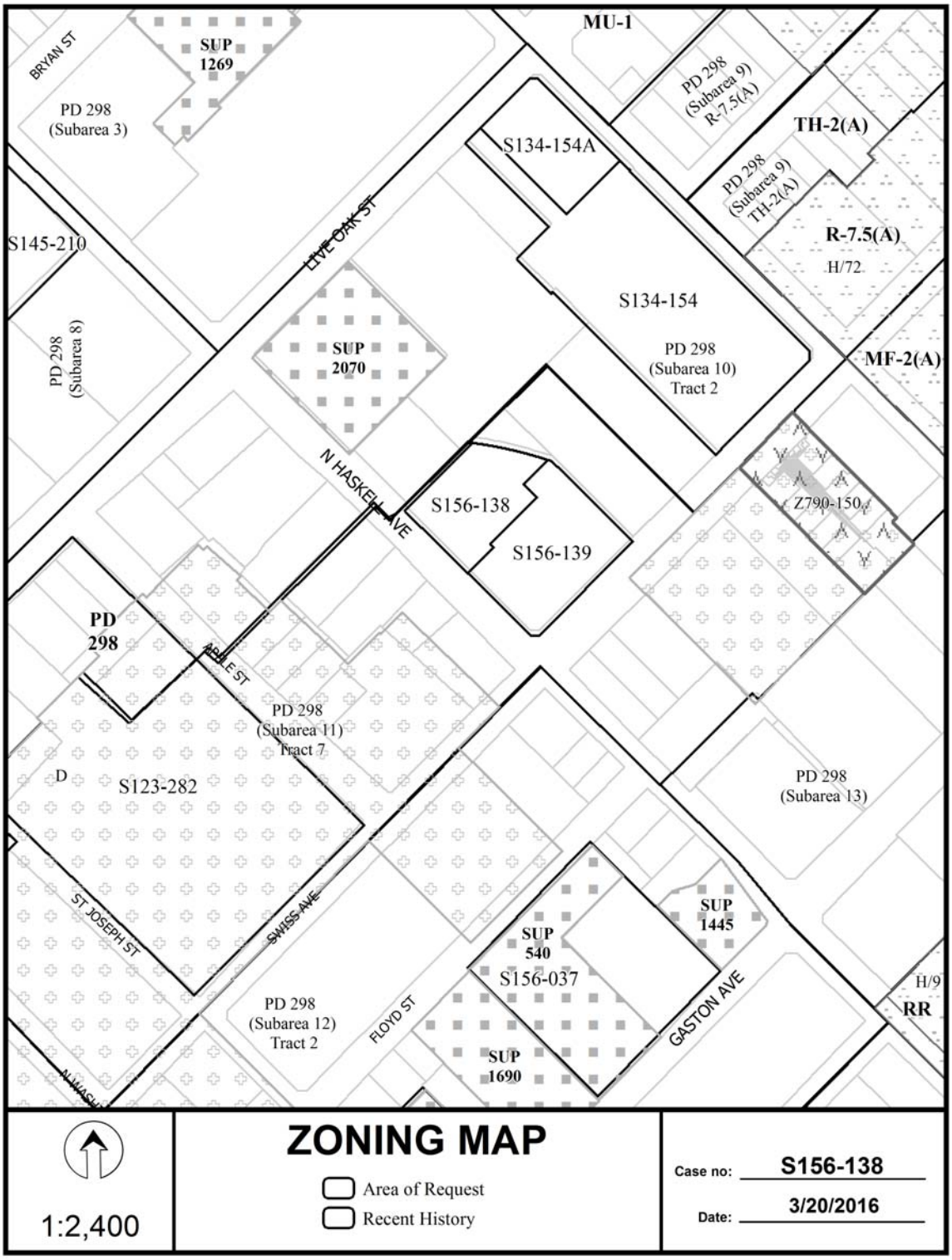
19. Prior to submittal of the final plat for the Chairman's signature provide documentation that the surface rights above the sub-surface drainage tunnel easement have been abandoned.

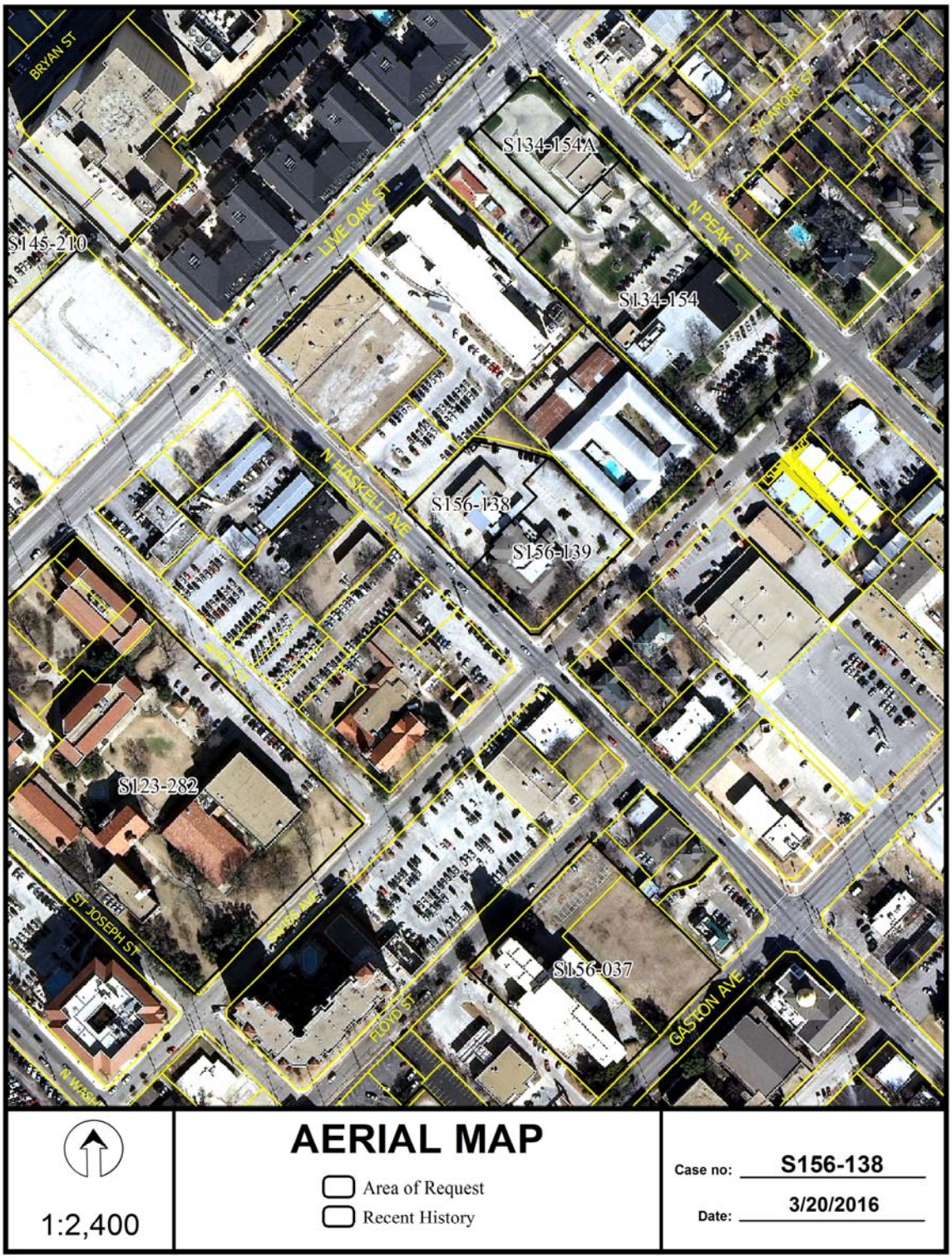
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

22. Water main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

23. On the final plat identify the property as Lot 2A in City Bock 10/740. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872). GIS Lot/Block


MU-1
BRYAN ST
SUP 1269
PD 298 (Subarea 3)
PD 298 (Subarea 9) R-7.5(A)
TH-2(A)
S134-154A
PD 298 (Subarea 9) TH-2(A)
R-7.5(A)
H/72
S145-210
LIVE OAK ST
S134-154
PD 298 (Subarea 8)
SUP 2070
PD 298 (Subarea 10) Tract 2
MF-2(A)
N HASKELL AVE
S156-138
Z790-150
S156-139
PD 298
ROSS AVE
PD 298 (Subarea 11) Tract 7
D
S123-282
PD 298 (Subarea 13)
ST JOSEPH ST
SWISS AVE
SUP 1445
SUP 540
S156-037
H/9
RR
PD 298 (Subarea 12) Tract 2
FLOYD ST
GASTON AVE
SUP 1690
ZONING MAP
1:2,400
Area of Request
Recent History
Case no: S156-138
Date: 3/20/2016


BRYAN ST
S134-154A
SYCAMORE ST
LIVE OAK ST
N PEAK ST
S145-210
S134-154
N HASKELL AVE
S156-138
S156-139
S123-282
ST JOSEPH ST
S156-037
FLOYD ST
GASTON AVE
AERIAL MAP
1:2,400
Area of Request
Recent History
Case no: S156-138
Date: 3/20/2016

PRELIMINARY PLAT OF
SWISS AVENUE SURGICENTER
LOT 2A, BLOCK 10/740
REPLAT OF A PORTION OF LOT 2 BLOCK 10/740
SWISS AVENUE SURGICENTER
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
1 LOT – 0.605 ACRES
CITY PLAN FILE NO. S156-138
MARCH 11, 2016
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
FOR REVIEW PURPOSES ONLY
RANDY G. MORTON, R.P.L.S.
TEXAS REGISTRATION NO. 5513
OWNER
RANGER SWISS AVENUE INVESTORS, LLC
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
SURVEYOR
BURY+PARTNERS, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (214) 529-1300
CONTACT: JAMES M. MERTAMOCK, R.P.L.S.
TEXAS REGISTRATION NO. 5513
BPI PROJECT NO. 601128648-302003
SHEET 1 OF 2
LOCATION MAP
NOT TO SCALE
MAPSCO 45-Z
GRAPHIC SCALE IN FEET
0 15 30 45 60
SCALE: 1" = 30'
LEGEND
NOTES
PARKING COUNT
REGULAR PARKING SPACES 40
HANDICAP PARKING SPACES 3
TOTAL PARKING SPACES 43
LOT 2A
BLOCK 10/740
0.605 ACRES
26,375 SQ. FT.
LOT 4
LOT 3
SWISS AVENUE
(F.K.A. SWISS STREET)
(80' PUBLIC R.O.W.)
HASKELL AVENUE
(F.K.A. MAIN STREET)
(80' PUBLIC R.O.W.)
POB
POC
BLOCK 7/787
PEAKS SUBURBAN ADDITION
VOL. 2, PG. 536
M.R.D.C.T.
BLOCK 1/741
PEAKS SUBURBAN ADDITION
VOL. 2, PG. 536
M.R.D.C.T.
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **RANGER SWISS AVENUE INVESTORS, LLC**, S. THE OWNER OF A 0.605 ACRE TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS; BEING A PORTION OF LOT 2, BLOCK 10/740 OF SWISS AVENUE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 258 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND CONVEYED TO RANGER SWISS AVENUE INVESTORS, LLC RECORDED IN A SPECIAL WARRANTY DEED TO RANGER SWISS AVENUE INVESTORS, LLC RECORDED IN INSTRUMENT NO. 201500249 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; (O.P.R.D.C.) SAID 1.480 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF SAID LOT 2, BLOCK 10/740 SAME BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SWISS AVENUE (80-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 44° 37' 35" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 10/740 A DISTANCE OF 186.67 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CBG/TXDOT" SET FOR THE POINT OF BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 01° 55' 36" WEST A DISTANCE OF 654.59 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°30'04" FOR AN ARC LENGTH OF 40.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 86° 49' 22" WEST, 39.99 FEET TO A 5/8-INCH IRON ROD STAMPED "SWISS-BURY" SET HEREAFTER CALLED "AXIOM" FOR THE POINT OF BEGINNING;

THENCE SOUTH 41° 54' 04" WEST A DISTANCE OF 36.64 FEET TO AN AXIOM SET FOR A CORNER IN THE SOUTHWESTERLY LINE OF SAID LOT 2A, BLOCK 10/710;

THENCE SOUTH 45° 22' 25" EAST A DISTANCE OF 30.53 FEET TO AN AXIOM SET FOR A CORNER;

THENCE SOUTH 44° 37' 35" WEST A DISTANCE OF 107.89 FEET TO AN AXIOM SET FOR A CORNER;

THENCE SOUTH 45° 22' 25" EAST A DISTANCE OF 7.19 FEET TO AN AXIOM SET FOR A CORNER;

THENCE SOUTH 44° 37' 35" WEST A DISTANCE OF 29.95 FEET TO AN AXIOM SET FOR A CORNER IN THE NORTHEASTERLY LINE OF MASWELL AVENUE (A 60' PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 45° 22' 25" EAST ALONG THE NORTHEASTERLY LINE OF MASWELL AVENUE A DISTANCE OF 145.25 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBJP" FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 2, BLOCK 10/710;

THENCE NORTH 44° 54' 58" EAST DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MASWELL AVENUE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 10/710 PASSING AT A DISTANCE OF 100.00 FEET A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 4 OF SAID HASKAK, CONTINUING ALONG THE COMMON LINE OF LOTS 3 AND 4 OF SAID HASKAK ADDITION FOR A TOTAL DISTANCE OF 150.24 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTHEASTERN LINE OF LOT 3 OF SAID HASKAK AND THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY RECORDED IN VOLUME 2, PAGE 258 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID TRACT OF LAND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 01° 16' 32" WEST, A DISTANCE OF 654.59 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°31'11" AN ARC LENGTH OF 131.11 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83° 29' 56" EAST, 130.88 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CBG/TXDOT" SET FOR THE POINT OF TANGENCY;

THENCE SOUTH 89° 15' 36" EAST A DISTANCE OF 132.98 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2A TO THE SOUTHEASTERLY LINE OF SAID CITY OF DALLAS TRACT OF LAND, MORE OR LESS CONTAINING A COMPUTED AREA OF 26,375 SQUARE FEET OR 0.605 ACRES OF

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **RANGER SWISS AVENUE INVESTORS**, LLC ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SWISS AVENUE SURGICENTER** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, ANY STREETS, ALLEYS AND OTHER PUBLIC USE AREAS SHOWN HEREON AND THE USE OF THE EASEMENTS AS SHOWN HEREON FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY'S USE THEREOF. THE CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS; AND ALL PERSONS OWNING REAL PROPERTY WITHIN THE LIMITS OF THIS ADDITION, AT THEIR OWN EXPENSE, SHALL REMOVE, REPAIR OR REPLACE ALL PORTIONS OF THEIR RESPECTIVE IMPROVEMENTS WHICH ARE AFFECTED BY ANY CONSTRUCTION, MAINTENANCE OR EFFICIENCY WORK WHICH THE CITY OR ANY PUBLIC UTILITY SHALL DO WITH RESPECT TO THE SYSTEMS CONTAINED IN THE EASEMENTS OR ADJACENT TO THE EASEMENTS, AND THE CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF READING METERS AND MAKING REPAIRS, ADJUSTMENTS AND INSPECTIONS AS MAY BE REQUIRED BY THAT UTILITY.)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2016.

RANGER SWISS AVENUE INVESTORS, LLC

BY: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

THAT I, JAMES M. WHITMANOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS, ATTEST THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM ACTUAL FIELD SURVEY OF THE PROPERTY MADE ON THE GROUND, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DALLAS, TEXAS AS AMENDED AND THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212 AND THAT THE DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED) AND THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212 AND THAT THE MONUMENTATION SHOWN THEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, AND THAT ALL PLAT BOUNDARY CORNERS, (c), (d), & (e), AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A CLOSURE REPRESENTATION OF THIS SURVEYED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2016

_____
JAMES M. WHITMANOCK, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6154

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
FOR REVIEW PURPOSES ONLY
JAMES M. WHITMANOCK, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6154
MARCH 11, 2016

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES M. WHITMANOCK, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT OF

SWISS AVENUE SURGICENTER

LOT 2A, BLOCK 10/740

REPLAT OF A PORTION OF LOT 2 BLOCK 10/740

SWISS AVENUE SURGICENTER

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
1 LOT - 0.605 ACRES

CITY PLAN FILE NO. S156-138

MARCH 11, 2016

OWNER:
RANGER SWISS AVENUE INVESTORS, LLC
13760 NOEL ROAD, SUITE 800
DALLAS, TEXAS 75240

SURVEYOR:
BURY+PARTNERS, INC.
825 WATTERS CREEK, SUITE 100
ALLEN, TEXAS 75013
CONTACT: JAMES M. WHITMANOCK, R.P.L.S.
TBPLS REGISTRATION NO. 10107500

BPI PROJECT NO. 501139448-300003 SHEET 2 OF 2

© COPYRIGHT [illegible] Plat.rtf Plot modified by [illegible] on Dec 11, 14 at 7:40 AM

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-139 **Subdivision Administrator:** Paul Nelson

LOCATION: Haskell Avenue at Swiss Avenue

DATE FILED: March 11, 2016 **ZONING:** PD 298, Subarea 11

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.875-acre **MAPSCO:** 46E

APPLICANT/OWNER: Rainier Swiss Avenue

REQUEST: An application to replat a 0.875-acre tract of land containing part of Lot 2 in City Block 10/740 to create a 22 lot Shared Access Development with lot sizes ranging from 1,434-square feet in size to 2,173-square feet in size on property located on Haskell Avenue at Swiss Avenue.

SUBDIVISION HISTORY:

1. S156-138 is an application contiguous on the northwest of the present request to replat a 0.605-acre tract of land containing part of Lot 2 in City Block 10/740 to create one lot on property located on Haskell Avenue northwest of Swiss Avenue. The request is also being considered on the April 7, 2016 agenda.

2. S156-118 was a request that included the present request and was to replat a 1.480-acre tract of land containing all of Lot 2 in City Block 10/740 into one 0.605-acre lot and one 0.875-acre lot on property located on Swiss Avenue and Haskell Avenue, north corner. The request was withdrawn March 10, 2016 and resubmitted as two separate plats.

3. S156-037 was an application south of the present request to create one 0.996-acre lot and one 0.964-acre lot from a 1.980-acre tract of land in City Blocks 765 and 766 on property located between Floyd Street and Gaston Avenue, southwest of Haskell Avenue. The request was approved on December 17, 2015, but has not been recorded.

4. S145-210 is an application northwest of the present request to create one lot from a 1.145-acre tract of land in City Block 722 on property located at Bryan Street at Haskell Avenue. The request was administratively approved on June 22, 2015, but has not been recorded.

5. S134-154 was an application northeast of the present request to replat a 3.1069-acre tract of land containing all of Lot 1A in City Block 10/740 into 2 lots on property located at Swiss Avenue and Peak Street, southwest corner. The request was approved on June 5, 2014, but has not been recorded.

6. S123-282 was an application southwest of the present request to replat a 6.146-acre tract of land containing all of Lot 1, and a tract of land in City Block 2/741 to create one lot on property bounded by St. Joseph Street, Live Oak Street, Apple Street, and Swiss Avenue. The request was approved October 24, 2013, but has not been recorded.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates 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 streets…".

Staff concludes that the request complies with the requirements of PD 298, Subarea 11, Section 51A-8.503(a), as well as with the Shared Access Development requirements of Section 51A-4.411; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat MUST conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 21, plus one common area. Section 51A-8.501(a) and 51A-8.503(a)

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603 and Section 51A-8.604

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

12. On the final plat dedicate 32.5 feet of right-of-way from the established centerline of Haskell Avenue. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)

13. On the final plat dedicate a 10-foot by 10-foot corner clip at Haskell Avenue and Swiss Avenue.

14. Coordinate the Haskell alignment with the Public Works and Transportation Department, refer to Drawing No. 221D-017.

15. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

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

17. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.

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

19. On the final plat remove all proposed building lines.

20. Prior to submittal of the final plat for the Chairman's signature submit documentation to the Survey Review Group as to the specifics of the sub-surface drainage tunnel easement.

21. Prior to submittal of the final plat for the Chairman's signature provide documentation that the surface rights above the sub-surface drainage tunnel easement have been abandoned.

22. On the final plat remove the parking easement from the Common Area.

23. On the final plat remove the water/wastewater easement from the common area.

24. On the final plat Change Common Area to "Common Area A".

25. On the final plat provide a minimum 3-foot wide barrier easement between the terminus of the Shared Access Easements and the contiguous property.

26. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)

27. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-4.411(d)(7)

28. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2

29. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met. Section 51A-4.411(c)(3)

30. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)

31. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement must include a metes and bounds description of the shared access area, and a map drawn to a scale of 1 inch equals 20-feet as part of an attachment to the document. Section 51A-4.411(e)

32. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)

33. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

34. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines

35. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public street or a City Council approved private street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)

36. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)

37. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)

38. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

39. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and

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

40. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

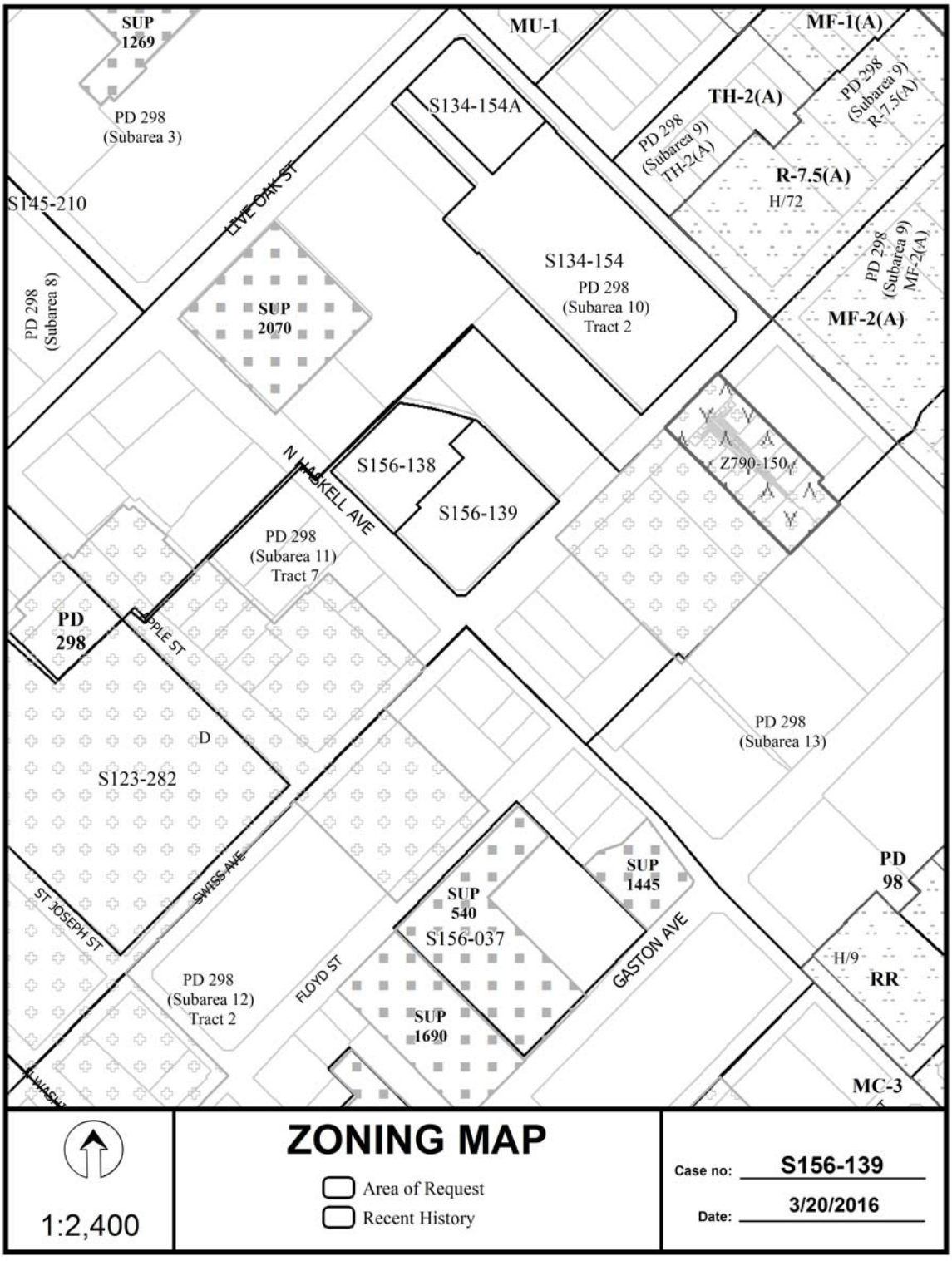
41. Shared access developments must comply with DWU standards for water and wastewater construction and design. Sections 49-60(d), 49-61(5)(B), and Development Design Procedure and Policy Manual Section 6.2

42. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)

43. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2

44. The number and location of fire hydrants, must comply with the Dallas Fire Code.

45. On the final plat identify the property as Lots 1 through 21 and the Common Area as CA"A" in City Block 10A/740. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


SUP 1269
PD 298 (Subarea 3)
MU-1
MF-1(A)
S134-154A
TH-2(A)
PD 298 (Subarea 9) R-7.5(A)
PD 298 (Subarea 9) TH-2(A)
R-7.5(A)
H/72
S145-210
LIVE OAK ST
S134-154
PD 298 (Subarea 10) Tract 2
PD 298 (Subarea 9) MF-2(A)
PD 298 (Subarea 8)
SUP 2070
MF-2(A)
N HASKELL AVE
S156-138
S156-139
Z790-150
PD 298 (Subarea 11) Tract 7
PD 298
APPLE ST
PD 298 (Subarea 13)
D
S123-282
SWISS AVE
ST JOSEPH ST
SUP 1445
SUP 540
S156-037
PD 98
H/9
RR
PD 298 (Subarea 12) Tract 2
FLOYD ST
GASTON AVE
SUP 1690
MC-3
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-139
Date: 3/20/2016



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S156-139

Date: 3/20/2016

SWISS AVENUE LIMITED
SHARED ACCESS
TOWNHOME DEVELOPMENT
LOTS 9-29 AND COMMON AREA, BLOCK 10/740
A SHARED ACCESS DEVELOPMENT
REPLAT OF A PORTION OF LOT 2 BLOCK 10/740
SWISS AVENUE SURGICENTER
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
23 LOTS – 0.875 ACRES
CITY PLAN FILE NO. S156-139
MARCH 11, 2016
PRELIMINARY PLAT OF
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
FOR REVIEW PURPOSES ONLY
JAMES M. WHITTAKER, R.P.L.S.
TEXAS REGISTRATION NO. 10107502
DATE
OWNER:
RAINIER SWISS AVENUE
DEVELOPMENT PARTNERS, LLC
13760 NOEL ROAD, SUITE 900
DALLAS, TEXAS 75240
PHONE: 469-573-8755
CONTACT: ED DOLSON
DEVELOPER:
GREENBRIER PARTNERS
13760 NOEL ROAD, SUITE 900
DALLAS, TEXAS 75240
PHONE: 469-573-8755
CONTACT: ED DOLSON
SURVEYOR:
BURY+PARTNERS, INC.
825 WATTERS CREEK, SUITE 100
ALLEN, TEXAS 75013
PHONE: 214-532-1700
CONTACT: JAMES M. WHITTAKER, R.P.L.S.
TBPLS REGISTRATION NO. 10107502
BPI PROJECT NO. 801128AB-30003
SHEET 1 OF 2
LEGEND
LOCATION MAP
NOT TO SCALE
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'
POB
SWISS AVENUE
(F.K.A. SWISS STREET)
(80' PUBLIC R.O.W.)
VOL. 45, PG. 56, M.R.D.C.T.
HASKELL AVENUE
(F.K.A. NEW STREET)
(80' PUBLIC R.O.W.)
VOL. 45, PG. 56, M.R.D.C.T.
BLOCK 10/740
HASKOAK
INST. NO. 20090020194
O.P.R.D.C.T.
JOHN GRIGSBY SURVEY,
ABSTRACT No. 495
BLOCK 7/787
PEAKS SUBURBAN ADDITION
VOL. 45, PG. 56
M.R.D.C.T.
CALLED 0.3357 AC
DALLAS COUNTY
INST. NO. 20150229384
O.P.R.D.C.T.
DALLAS
TAYLOR-DUNAWAY
AND SPAULDING SCHOOL
VOL. 69007, PG. 107
D.R.D.C.T.
ALCOTT (1/2)
PEAKS SUBURBAN ADDITION
VOL. 45, PG. 56
M.R.D.C.T.
THEIN DOCK
VOL. 92021, PG. 1542
D.R.D.C.T.
CALLED 0.1172 AC
4100 SWISS LLC
INST. NO. 20150027251
O.P.R.D.C.T.
CALLED 0.1172 AC
4100 SWISS LLC
INST. NO. 20150027253
O.P.R.D.C.T.
CALLED 0.1913 AC
OHH LP
INST. NO. 20140218122
O.P.R.D.C.T.
CALLED 0.1148 AC
4100 SWISS LLC
INST. NO. 20150027249

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **RAINIER SWISS AVENUE INVESTORS, LLC** IS THE OWNER OF A 0.875 ACRE TRACT OF LAND SITUATED IN THE JOHN GROSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS; BEING ALL OF LOT 2A, BLOCK 10/740, SWISS AVENUE SURGICENTER, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201500169000, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; BEING A PORTION OF LOT 2, BLOCK 10/740, SWISS AVENUE SURGICENTER, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201500169000, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO RAINIER SWISS AVENUE INVESTORS, LLC RECORDED IN INSTRUMENT NO. 201500169000, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; OUT OF A 1.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF SAID LOT 2, SAID POINT BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SWISS AVENUE (80'-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 44°34'58" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SWISS AVENUE, PASSING AT 0.2' A 1/2" INCH IRON ROD WITH ALUMINUM MONUMENT STAMPED "SWISS RPLS 4638" FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 200.00 FEET TO A 1/2" INCH IRON ROD WITH ALUMINUM MONUMENT STAMPED "SWISS RPLS 4638" FOUND FOR THE WEST END OF SAID CORNER CLIP AT THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SWISS AVENUE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HASKELL AVENUE (50'-FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89°25'26" WEST ALONG SAID CORNER CLIP A DISTANCE OF 71.41 FEET TO AN ALUMINUM MONUMENT STAMPED "SWISS RPLS 4638" FOUND FOR THE WEST END OF SAID CORNER CLIP AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HASKELL AVENUE (50'-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 44°37'55" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HASKELL AVENUE A DISTANCE OF 144.79 FEET TO AN 3 1/4-INCH ALUMINUM DISK SET ON A 5/8-INCH IRON ROD STAMPED "DAVIS-BURY (HEREAFTER CALLED AMON) SET FOR CORNER;

THENCE NORTH 44°37'55" EAST A DISTANCE OF 59.95 FEET TO AN AMON SET FOR CORNER;

THENCE NORTH 45°22'25" WEST A DISTANCE OF 7.19 FEET TO AN AMON SET FOR CORNER;

THENCE NORTH 44°37'55" EAST A DISTANCE OF 107.88 FEET TO AN AMON SET FOR CORNER;

THENCE NORTH 45°26'01" WEST A DISTANCE OF 30.53 FEET TO AN AMON SET FOR CORNER;

THENCE NORTH 44°34'58" EAST A DISTANCE OF 200.00 FEET TO A 1/2" INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY-SET" IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED TO THE CITY OF DALLAS, RECORDED IN VOLUME 2003094, PAGE 139, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.) SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID CITY OF DALLAS TRACT TO A 1/2" INCH IRON ROD WITH PLASTIC CAP STAMPED "DFI" FOUND FOR CORNER IN THE NORTHEASTERLY LINE OF SAID LOT 2;

THENCE SOUTH 45°22'25" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 A DISTANCE OF 0.875 ACRES OF LAND, MORE OR LESS.

SHARED ACCESS AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE ASSISTANT DIRECTOR OF SUSTAINABLE DEVELOPMENT & CONSTRUCTION OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE ASSIGNED CONDITIONS WHICH SHALL BE ENDORSED UPON THE OWNER AS HEREIN GRANTED AND

THE SHARED ACCESS AREA AS DESIGNATED WITHIN THE LIMITS OF THIS ADDITION, WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT REPAIR MATRIX AND WILL BE MAINTAINED BY THE LOT OWNERS OF LOTS THAT ARE TRACKED BY OR ADJACENT TO THE SHARED ACCESS AREA. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED ACCESS AREA OR FOR ANY DAMAGE TO THE SHARED ACCESS AREA, OR ANY LOT OR PARKING AREA CAUSED BY THE CONDITION OF THE SHARED ACCESS AREA IN THIS ADDITION. IT IS THE RESPONSIBILITY OF THE OWNER OF THE LOT OR PARKING AREA TO MAINTAIN THE SHARED ACCESS AREA IN A STATE OF GOOD REPAIR AND MAINTENANCE AND KEEP IT FREE AND CLEAR OF ANY OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, THE PARKING OF MOTOR VEHICLES, TRASH AND DEBRIS, THAT MAY IMPEDE FIRE-FIGHTING EQUIPMENT FROM ENTERING OR EXITING THE PROPERTY. THE OWNER IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO PUBLIC STREETS, ALLEYS OR SIDEWALKS CAUSED BY THE OWNER'S CONSTRUCTION ACTIVITIES ON THE SHARED ACCESS AREA. THE CITY OF DALLAS SHALL BE AUTHORIZED, BUT NOT REQUIRED, TO MAINTAIN THE SHARED ACCESS AREA SHOULD THE OWNER FAIL TO DO SO, OR IN THE EVENT OF AN EMERGENCY AS DETERMINED SOLELY BY THE CITY OF DALLAS. IN SUCH EVENT, THE CITY OF DALLAS OR ITS AGENTS SHALL HAVE THE RIGHT TO ENTER THE PROPERTY AT ANY TIME AND PERFORM ANY NECESSARY MAINTENANCE AND ASSESS THE COSTS TO THE OWNER OR OWNERS OF THE PROPERTY. SAID ASSESSMENT MAY BE FILED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MAY BE COLLECTED IN THE SAME MANNER AS PROPERTY TAXES. THE OWNER OF THE PROPERTY SHALL INDEMNIFY THE CITY OF DALLAS AGAINST ANY AND ALL CLAIMS FOR DAMAGES TO PERSONS OR PROPERTY ARISING OUT OF THE USE, MAINTENANCE OR OCCUPANCY OF THE SHARED ACCESS AREA, EXCEPT FOR DAMAGES CAUSED SOLELY BY THE NEGLIGENCE OF THE CITY OF DALLAS, ITS OFFICERS OR EMPLOYEES.

THE SHARED ACCESS AREA IS SUBJECT TO THE MINIMUM WATER AND WASTEWATER EASEMENT REQUIREMENTS OF THE CITY OF DALLAS WATER AND WASTEWATER DESIGN MANUAL. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND BENEFIT OF THE PROPERTY OWNER, THE CITY OF DALLAS AND ALL PUBLIC UTILITIES, WHICH SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR PERFORMED. (PERFORMED BY THAT UTILITY).

NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SHARED ACCESS AREA EASEMENT AS SHOWN ON THIS PLAT WHICH MAY NOT BE CONSISTENT WITH THE TERMS AND PROVISIONS OF THE SHARED ACCESS AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND INCORPORATED HEREIN FOR ALL PURPOSES.

THE CITY OF DALLAS WATERWORKS AND WASTEWATER MAIN EASEMENTS SHALL ALSO INCLUDE ADDITIONAL SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREAS ARE REQUIRED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2016.

RAINIER SWISS AVENUE INVESTORS, LLC

BY: _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **RAINIER SWISS AVENUE INVESTORS, LLC** DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS **LOTS 9-29 AND COMMON AREA, BLOCK 10/740, SHARED ACCESS TOWNHOME DEVELOPMENT**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE UTILITY AND FIRE LANE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS ARE HEREBY DEDICATED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY'S USE THEREOF. THE CITY AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE AN EASEMENT AREA SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT AREA FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR PERFORMED. (PERFORMED BY THAT UTILITY).

NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SHARED ACCESS AREA EASEMENT AS SHOWN ON THIS PLAT WHICH MAY NOT BE CONSISTENT WITH THE TERMS AND PROVISIONS OF THE SHARED ACCESS AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND INCORPORATED HEREIN FOR ALL PURPOSES.

THE CITY OF DALLAS WATERWORKS AND WASTEWATER MAIN EASEMENTS SHALL ALSO INCLUDE ADDITIONAL SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREAS ARE REQUIRED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2016.

RAINIER SWISS AVENUE INVESTORS, LLC

BY: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

THAT I, JAMES M. WHITAKACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF DALLAS, AS RECORDED DOCUMENTS, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED IN CONFORMITY WITH THE DALLAS DEVELOPMENT CODE, SECTION 51A-8.617(e), AS AMENDED, AND THE SURVEYING AND MAPPING REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THE CITY OF DALLAS DEVELOPMENT CODE, SECTION 51A-8.617(e), AS AMENDED, AND THE SURVEYING AND MAPPING REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THE CITY OF DALLAS DEVELOPMENT CODE, SECTION 51A-8.617(e), AS AMENDED, AND THE SURVEYING AND MAPPING REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF DALLAS. THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY PERFORMED. DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SURVEY PERFORMED.

DATED THIS THE _____ DAY OF _____, 2016.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES
FOR REVIEW PURPOSES ONLY

JAMES M. WHITAKACK, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

JAMES M. WHITAKACK, R.P.L.S.
March 11, 2016

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS CONTAINED IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

1. BEARINGS, COORDINATES AND DISTANCES REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (TEXAS NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK.
2. REFERENCE BENCHMARK:
   SQUARE CUT IN CONCRETE CURB AT THE CENTERLINE OF INLET AT THE SOUTH WEST INTERSECTION OF LIVE OAK STREET AND PEAK STREET. REFERENCE ELEVATION: 540.71'.
   SITE BENCHMARK:
   AN "X" CUT IN CONCRETE ON THE SOUTHEAST CORNER OF SWISS AVENUE AND HASKELL AVENUE, APPROXIMATELY 0.1' NORTH OF THE CENTERLINE OF SWISS AVENUE AND ±18' SOUTHWEST OF THE CENTERLINE OF HASKELL AVENUE.
   ELEVATION: 494.00'
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE 23 LOTS FROM A PORTION OF 1 LOT FOR A SHARED ACCESS DEVELOPMENT.
5. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0045K, DATED AUGUST 23, 2001 FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT SHALL NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ALL DEVELOPMENT IMPROVEMENTS WITHIN THE AREA BEING PLATTED TO BE DEVELOPED PRIOR TO DEVELOPMENT.
7. THE SUBJECT PROPERTY IS CURRENTLY ZONED PD 298 (SUB AREA 11)

PRELIMINARY PLAT OF
SWISS AVENUE LIMITED SHARED ACCESS
TOWNHOME DEVELOPMENT
LOTS 9-29 AND COMMON AREA, BLOCK 10/740
A SHARED ACCESS DEVELOPMENT
REPLAT OF A PORTION OF LOT 2 BLOCK 10/740
SWISS AVENUE SURGICENTER

JOHN GROSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
23 LOTS 0.875 ACRES

CITY PLAN FILE NO. S156-139

MARCH 11, 2016

DEVELOPER:	OWNER:	SURVEYOR:
RAINIER SWISS AVENUE INVESTORS, LLC 2805 N. DALLAS PARKWAY SUITE 200 PLANO, TEXAS 75093 PH: (469) 437-5755 CONTACT: JAMES M. WHITAKACK, R.P.L.S.	RAINIER SWISS AVENUE INVESTORS, LLC 2805 N. DALLAS PARKWAY SUITE 200 PLANO, TEXAS 75093 PH: (469) 437-5755 CONTACT: JAMES M. WHITAKACK, R.P.L.S.	SURVEYOR BURY+PARTNERS, INC. 5300 HARVEST HILL SUITE 100 DALLAS, TEXAS 75230 PH: (972) 991-0021 CONTACT: JAMES M. WHITAKACK, R.P.L.S. TBPLS REGISTRATION NO. 10057502

BPI PROJECT NO. 401128AB - 30003 SHEET 1 OF 2

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-141 **Subdivision Administrator:** Paul Nelson

LOCATION: Seale Street and Ormsby Street, northeast corner

DATE FILED: March 11, 2016 **ZONING:** CS

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0. 570-acre **MAPSCO:** 44T

APPLICANT/OWNER: Dioncio Martines

REQUEST: An application to replat a 0.570-acre tract of land containing part of City Block 8/3985 to create one lot on property located at Seale Street and Ormsby Street, northeast corner.

SUBDIVISION HISTORY:

1. S156-085 was a request south of the present application to amend a portion of an approved Shared Access Development by replatting a 0.1649-acre tract of land containing all of Lots 12 and 13 in City Block A/4015 into one lot on property located at 1934 and 1938 Malone Cliff View. The request was approved February 18, 2016 and has not been recorded.

2. S145-220 was an application to replat a 5.095-acre tract of land containing all of City Blocks 22/3396, 23/3997, part of City Block 38/7263, part of abandoned Mabel Street, and part of Seale Street to be abandoned to create a Shared Access Development with 53 residential lots and 3 common areas on property located between Willomet Avenue and Edgefield Avenue, north of Stafford Avenue. The request was approved on July 23, 2015, but has not been recorded.

3. S145-042 was an application to replat two tracts of land a 1.771-acre tract of land containing part of Lot 1 and all of Lots 1a, 2, 3, and 4 in City Block 1/4007 into one lot and a 2.689-acre tract of land containing part of Block 5/3982 and all of City Blocks 6/3983 and 7/3983 into one lot on property located on Seale Street, generally bounded by Willomet Avenue, Stafford Avenue, Ormsby Street, and Pollard Street. The request was approved on December 18, 2014, but has not been recorded.

4. S134-178 was an application to replat a 0.096-acre tract of land containing all of Lots 28 and 29 in City Block A/4015 into one lot on property located at 1903 and 1907 Malone Cliff View. The request was approved on July 10, 2014, and the final plat was recorded on December 8, 2014.

5. S123-143 was an application to replat a 0.09-acre tract of land containing all of Lots 5 and 6 in City Block A/4015 into one, 0.05 acre lot and one 0.04 acre lot by reducing Lot 5 by approximately 8 feet and increasing the size of Lot 6 by 8 feet on property located at 1910 and 1912 Malone Cliff View. The request was approved on May 16, 2013, and the final plat was recorded on August 28, 2013.

6. S112-102 was an application to replat a 0.202-acre lot containing all of Lots 14-16 in City Block A/4015 into one lot on property located at the terminus of Malone Cliff View. The request was approved on April 19, 2012, and was recorded on November 14, 2014.

7. S112-051 was a request southeast of the present request to replat a 6.3147 acre tract of land containing all of Lot 1 in City Block A/4021, and a tract of land in City Block 4021 into 5 lots ranging in size from 0.3886-acre to 2.7494-acre in size on property located on Sylvan Avenue between IH-30 and Fort Worth Avenue. The request was approved January 5, 2012, and recorded March 30, 2015.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
8. On the final plat include two boundary corners tagged with these coordinates: “State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200,

Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)

12. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Obenchain Street, Seale Street, and Ormsby Street. Sections 51A-8.602(c) and 51A-9.101

13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Ormsby Street and Seale Street. Section 51A-8.602(d)(1)

14. On the final plat, dedicate a 10-foot by 10-foot corner clip at Seale Street and Obenchain Street. Section 51A-8.602(d)(1)

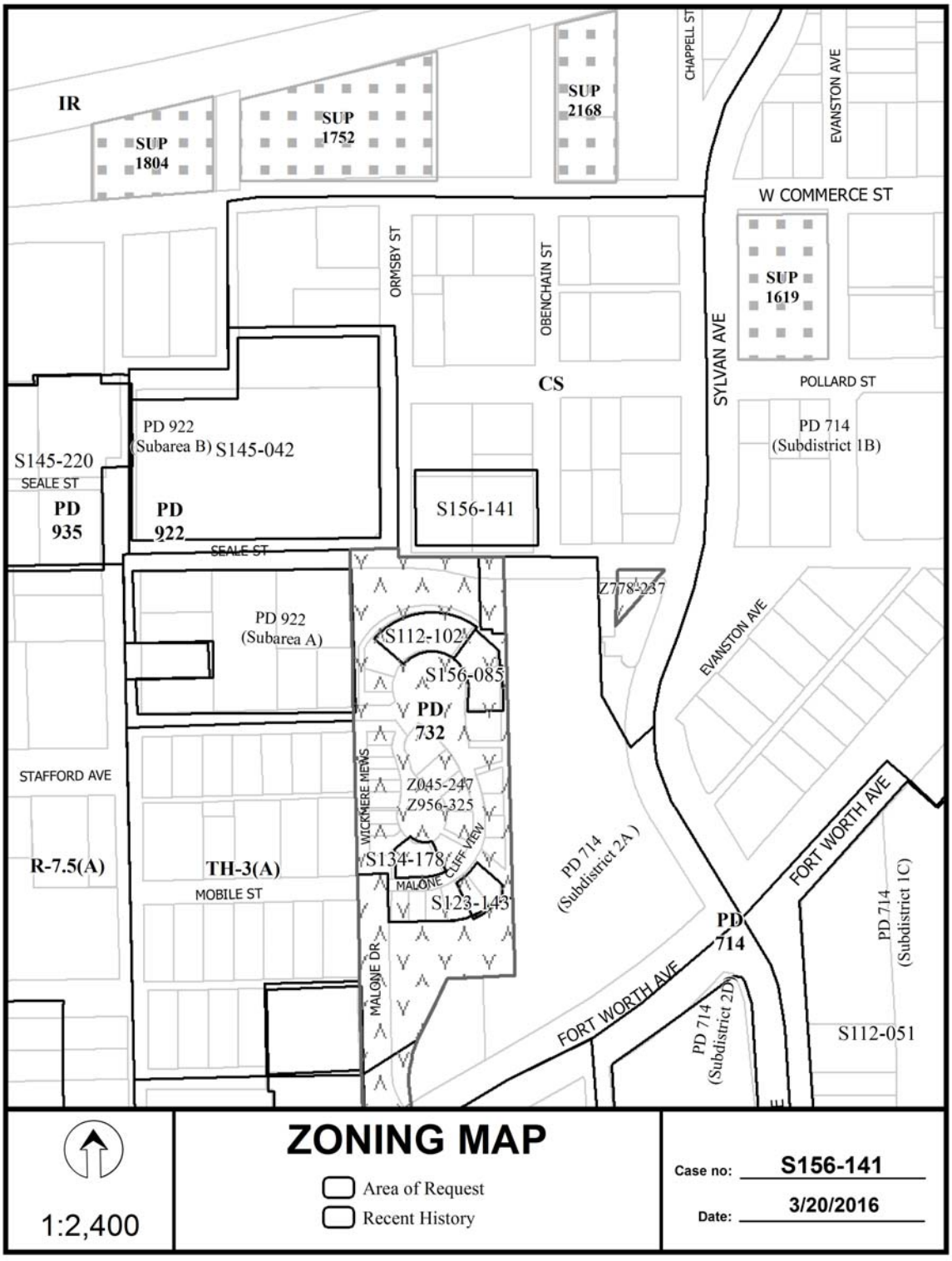
15. On the final plat show how all adjoining right-of-way was created. Platting Guidelines

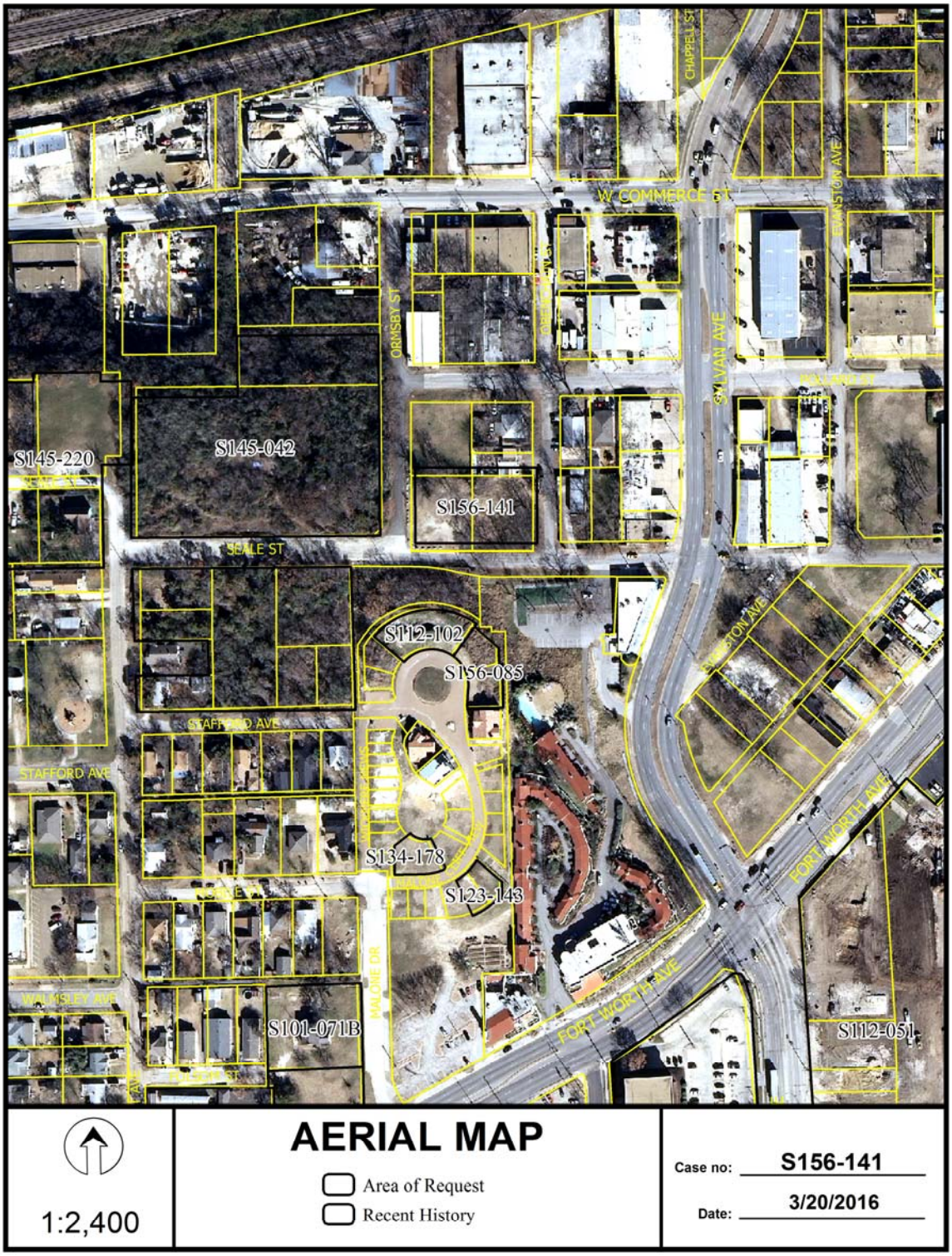
16. On the final plat provide the Lien Holder’s Subordination Agreement. Platting Guidelines

17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

18. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

19. On the final plat identify the property as Lot 1 in City Bock 8/3985. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872). GIS Lot/Block


IR
SUP 1804
SUP 1752
SUP 2168
CHAPPELL ST
EVANSTON AVE
W COMMERCE ST
ORMSBY ST
OBENCHAIN ST
SUP 1619
SYLVAN AVE
CS
POLLARD ST
PD 714 (Subdistrict 1B)
PD 922 (Subarea B)
S145-042
S145-220
SEALE ST
PD 935
PD 922
S156-141
SEALE ST
Z778-237
PD 922 (Subarea A)
S112-102
S156-085
PD 732
EVANSTON AVE
STAFFORD AVE
WICKMERE MEWS
Z045-247
Z956-325
CLIFF VIEW
S134-178
MALONE
S123-143
PD 714 (Subdistrict 2A)
FORT WORTH AVE
PD 714
PD 714 (Subdistrict 1C)
R-7.5(A)
TH-3(A)
MOBILE ST
MALONE DR
FORT WORTH AVE
PD 714 (Subdistrict 2D)
S112-051
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-141
Date: 3/20/2016



AERIAL MAP

1:2,400

Area of Request

Recent History

Case no: S156-141

Date: 3/20/2016

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-142 **Subdivision Administrator:** Paul Nelson

LOCATION: Hall Street between Throckmorton Street and Reagan Street

DATE FILED: March 11, 2016 **ZONING:** PD 193(MF-2)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.721-acre **MAPSCO:** 35W

APPLICANT/OWNER: HP13911 Investments, LLC

REQUEST: An application to replat a 0.721-acre tract of land containing part of Lot 3 and all of Lot 13 in City Block G/1319 to create a Shared Access Area Development with 16 lots ranging from 1,407-square feet to 2,076-square feet in size along with one common area on property located on Hall Street between Throckmorton Street and Reagan Street.

SUBDIVISION HISTORY:

1. S134-203 is an application northeast of the present request to replat a 0.292-acre tract of land containing part of Lot 10 in City Block I/1321 into one lot on property located at 3903 Lemmon Avenue. The request was approved July 24, 2014 and recorded September 3, 2015.

2. S134-151 was a request south of the present request to replat a 3.444-acre tract of land containing part of Block 1325 and all of Lots 1 through 4 and 10 through 12 in City Block 1326 and an abandoned portion of the 12 foot alley into one lot on property located at 3015 Oak Lawn Avenue. The request was approved June 5, 2014 and has not been recorded.

3. S123-215 was an application north of the present request to replat a 0.321 acre tract of land containing part of lots 10 and 11 in City Block B/1323 into a six lot shared access development with lots ranging in size from 1,858 square feet to 2,688 square feet on property located at 3322 Knight Street. The request was approved August 8, 2013, and recorded August 22, 2014.

4. S101-042R is an application northwest of the present request to replat all of Lot 18 in City Block A/1324 into five lots ranging in size from 1,536 square feet to 2,504 square feet in size on property located at 4001 N. Hall Street at Throckmorton Street, west corner. The request was approved February 3, 2011 and recorded December 17, 2012.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates 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 streets…".

Staff concludes that the minimum lot area in the MF-2 District is 1,000-square feet. All of the proposed lots exceed the required minimum lot area. We conclude that the request complies with the requirements of PD 193(MF-2) District, Section 51A-8.503(a), as well as with the Shared Access Development requirements of Section 51A-4.411;

therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat MUST conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 16, plus one common area. Section 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603 and Section 51A-8.604
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

12. On the final plat designate the common area as “Common Area “A”. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)

13. On the final plat all guest parking must be located within the Shared Access Area Easement.

14. On the final plat provide a minimum 3-foot wide barrier easement parallel to the northwest lot line and the southeast lot line of the property between the Shared Access Easements and the contiguous northwest and southeast boundary lines of the property.

15. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)

16. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-4.411(d)(7)

17. A water and wastewater easement at least 12 feet wide is to be used exclusively for public water and wastewater below grade and must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2

18. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)

19. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)

20. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement must include a metes and bounds description of the shared access area, and a map drawn to a scale of 1 inch equals 20-feet as part of an attachment to the document. Section 51A-4.411(e)

21. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)

22. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

23. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines

24. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public street or a City Council approved private street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)

25. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)

26. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)

27. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

28. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

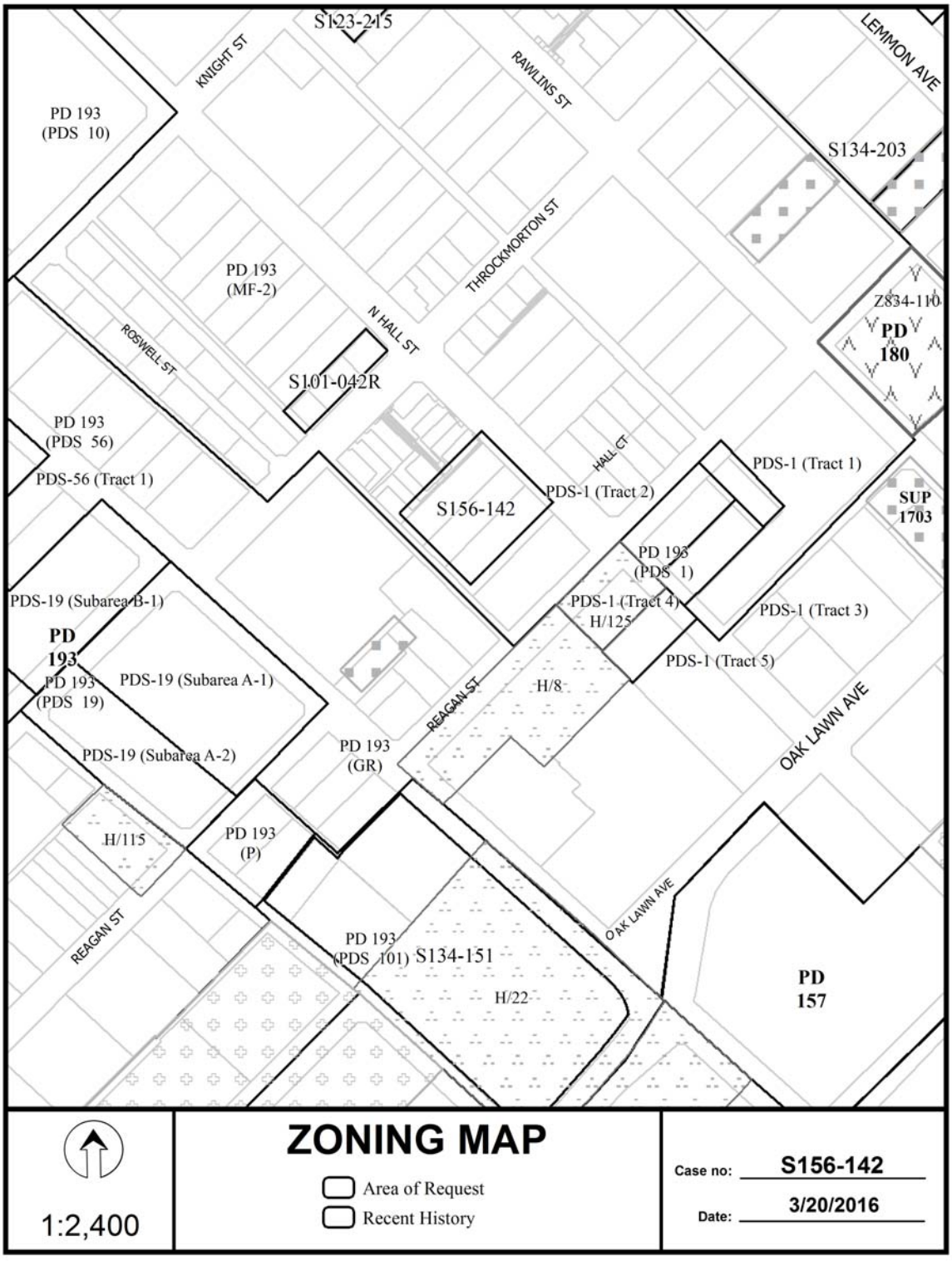
29. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

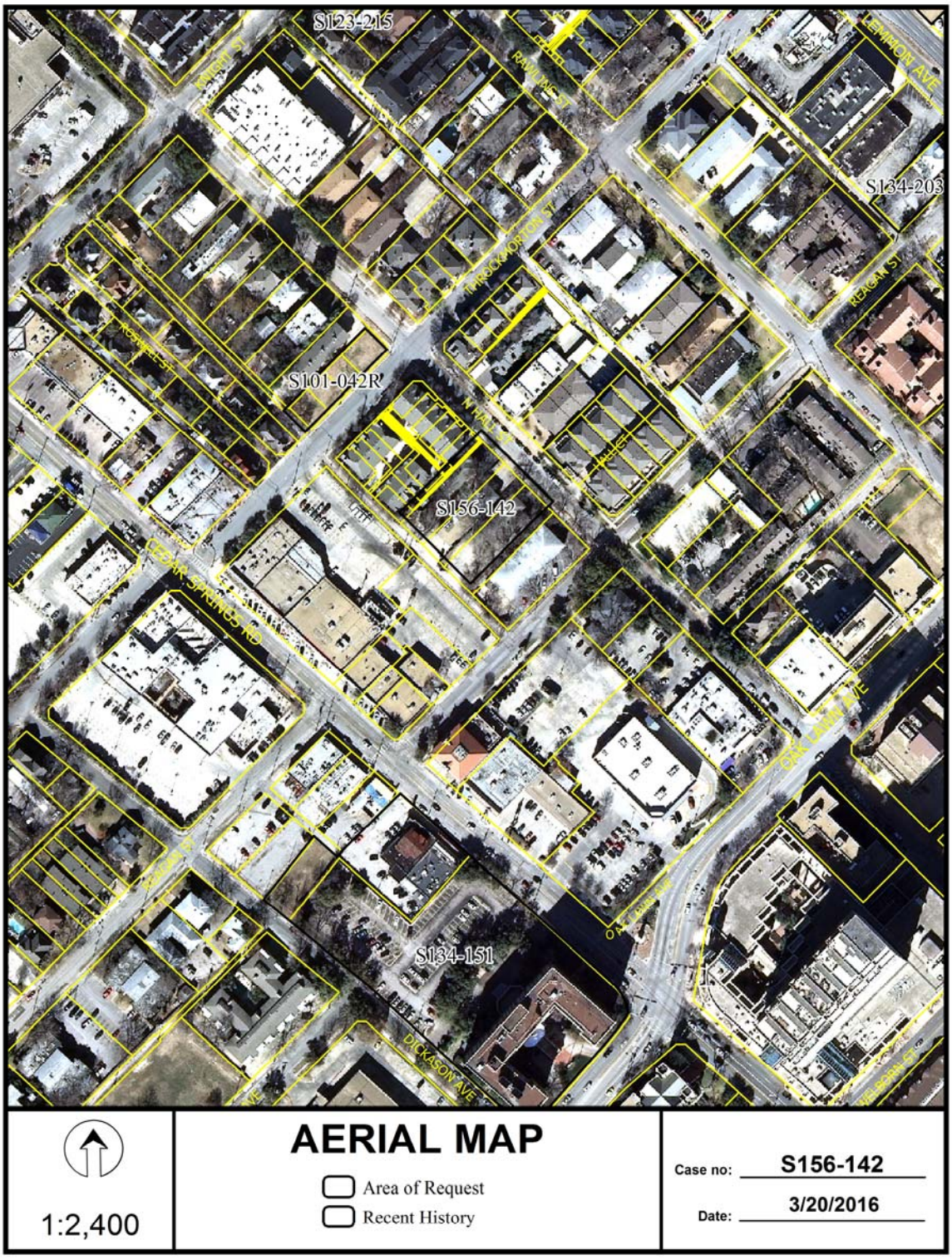
30. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)

31. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2

32. The number and location of fire hydrants, must comply with the Dallas Fire Code.

33. On the final plat identify the property as Lots 3A through 3R, and the Common Area as “CA”A” in City Block G/1319. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)


S123-215
KNIGHT ST
RAWLINS ST
LEMMON AVE
PD 193
(PDS 10)
S134-203
THROCKMORTON ST
PD 193
(MF-2)
Z834-110
PD
180
N HALL ST
ROSWELL ST
S101-042R
PD 193
(PDS 56)
PDS-56 (Tract 1)
HALL CT
PDS-1 (Tract 1)
S156-142
PDS-1 (Tract 2)
SUP
1703
PD 193
(PDS 1)
PDS-19 (Subarea B-1)
PDS-1 (Tract 4)
H/125
PDS-1 (Tract 3)
PD
193
PD 193
(PDS 19)
PDS-19 (Subarea A-1)
PDS-1 (Tract 5)
H/8
REAGAN ST
OAK LAWN AVE
PDS-19 (Subarea A-2)
PD 193
(GR)
H/115
PD 193
(P)
OAK LAWN AVE
REAGAN ST
PD 193
(PDS 101)
S134-151
H/22
PD
157
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-142
Date: 3/20/2016


S123-215
S134-203
S101-042R
S156-142
S134-151
LEMMON AVE
REAGAN ST
CEDAR SPRINGS RD
OAK LAWN AVE
DICKASON AVE
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-142
Date: 3/20/2016

City Plan Commission Date: 04/07/16
3/31/2016 5:00:16 PM

S156-142

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-124 **Subdivision Administrator:** Paul Nelson

LOCATION: 5423 Neola Drive

DATE FILED: March 9, 2016 **ZONING:** CD 10

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 17,554-sq.-ft. **MAPSCO:** 34H

OWNER: Steven and Jennifer Jorns

REQUEST: An application to replat a 17,554-square-foot tract of land containing part of Lots 16 and 18, and all of Lot 17 in City Block 9/4945 into one lot on property located at 5423 Neola Drive between West Greenway Drive and East Greenway Drive.

NOTICES: 26 notices were sent to property owners within 200 feet of the property on March 17, 2016 with 0 replies in favor and 0 replies in opposition received as of March 31, 2016.

SUBDIVISION HISTORY:

1. S145-112 was an application west of the present request to replat a 0.533-acre tract of land containing part of Lot 19 and all of Lots 20 and 21 in City Block 9/4945 into one lot on property located at the northeast corner of Greenway Boulevard and Neola Drive. The request was approved March 19, 2015 but has not been recorded.

2. S112-164 was an application west of the request on Wateka Drive at Inwood Road to replat a 0.833 acre tract of land containing part of Lot 6 and all of Lots 7 and 8 in City Block 17/4953 into one 19,104-square-foot lot and one 16,991-square-foot lot on property located at 5310 Wateka Drive at Inwood Road. The plat was approved on August 2, 2012 and recorded on February 26, 2013.

3. S101-030 was an application to replat a 30,968-square-foot tract of land containing all of Lot 1 and a private park in City Block 16/4952 in the Greenway Parks Addition at 5366 Drane Drive and Greenway Boulevard. The request was approved on January 6, 2011 and recorded on August 13, 2013.

STAFF RECOMMENDATION: Through analysis of the lot pattern within the adjacent area staff has determined that lots south of the request along the south line of Neola Drive range in size from 9,298 square-feet to 12,591 square-feet. Properties on the north line of Neola Drive range in size from 10,511 square–feet in size to 23,963-square-feet in size (the lot at the northeast corner of W. Greenway Blvd.). The lots north of the request along the south line of Wateka Drive (north of request) range from 11,538 square-feet to 16,900-square-feet (contiguous on the north of present request); whereas the lots along the north line of Wateka Drive range from 10,550–square feet to 16,850-square feet. Along Wateka Drive and Neola Drive there are a total of 45 platted lots. Of those, 29 are “Z-barred” with an additional 13 parcels containing portions of two or three lots.

In addition, three properties in the vicinity were recently replatted to create lots that are similar in size to the proposed lot. There are several other lots in the area that are also

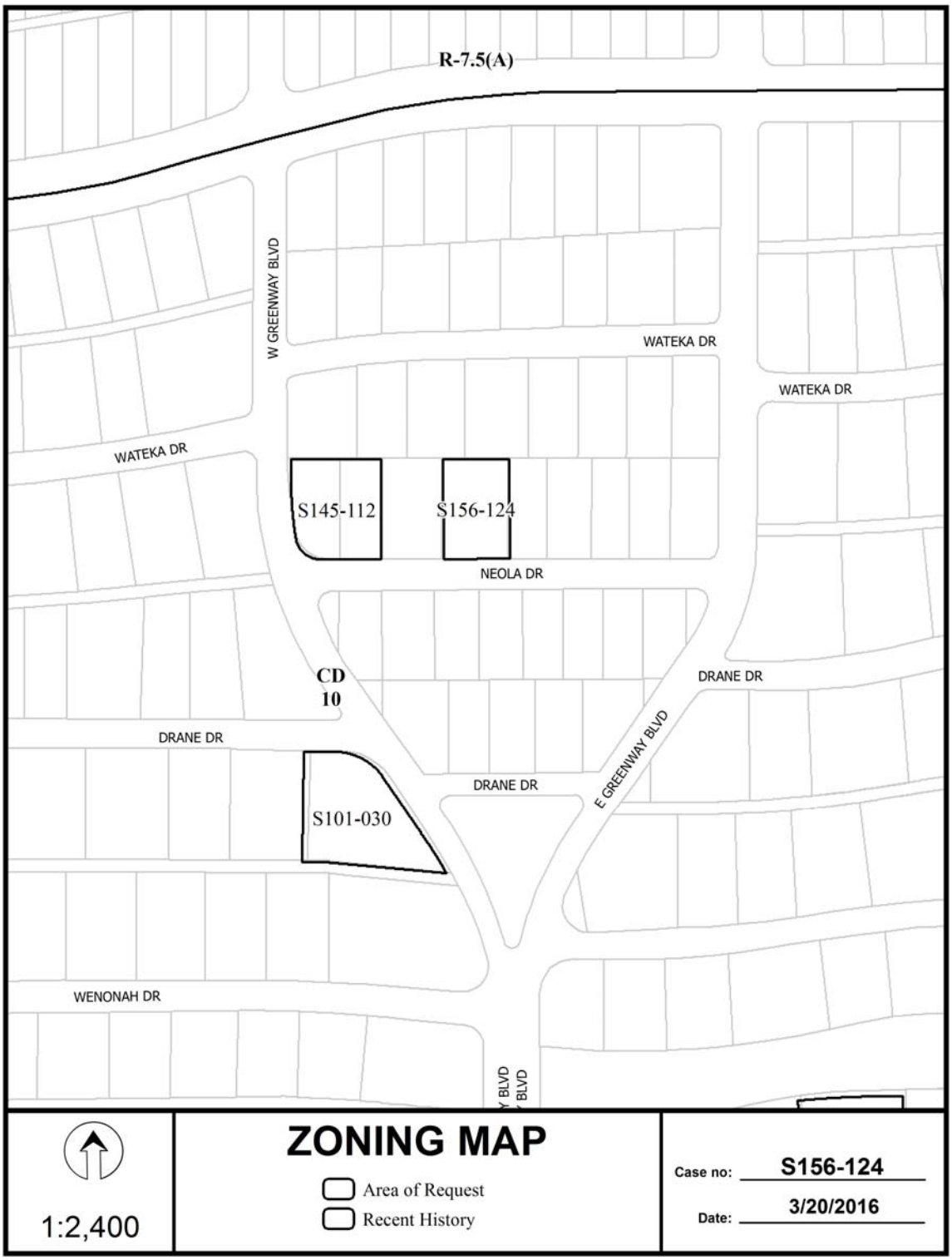
of a comparable size although they were created by “z-bars” or by a deed that describes a property as being part of separate lots.

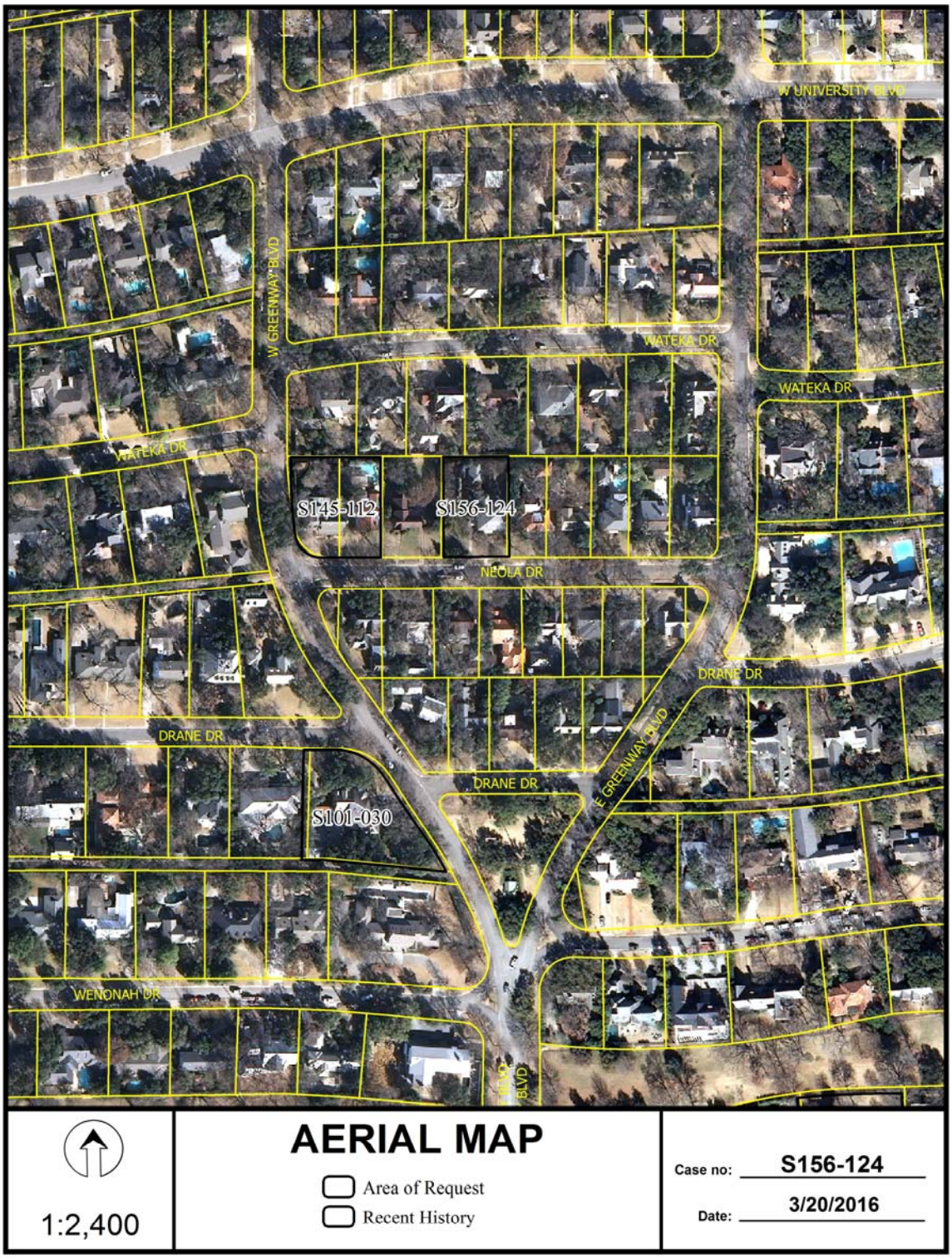
Based on the above, staff finds that the request complies with the requirements of CD 10 as well as Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

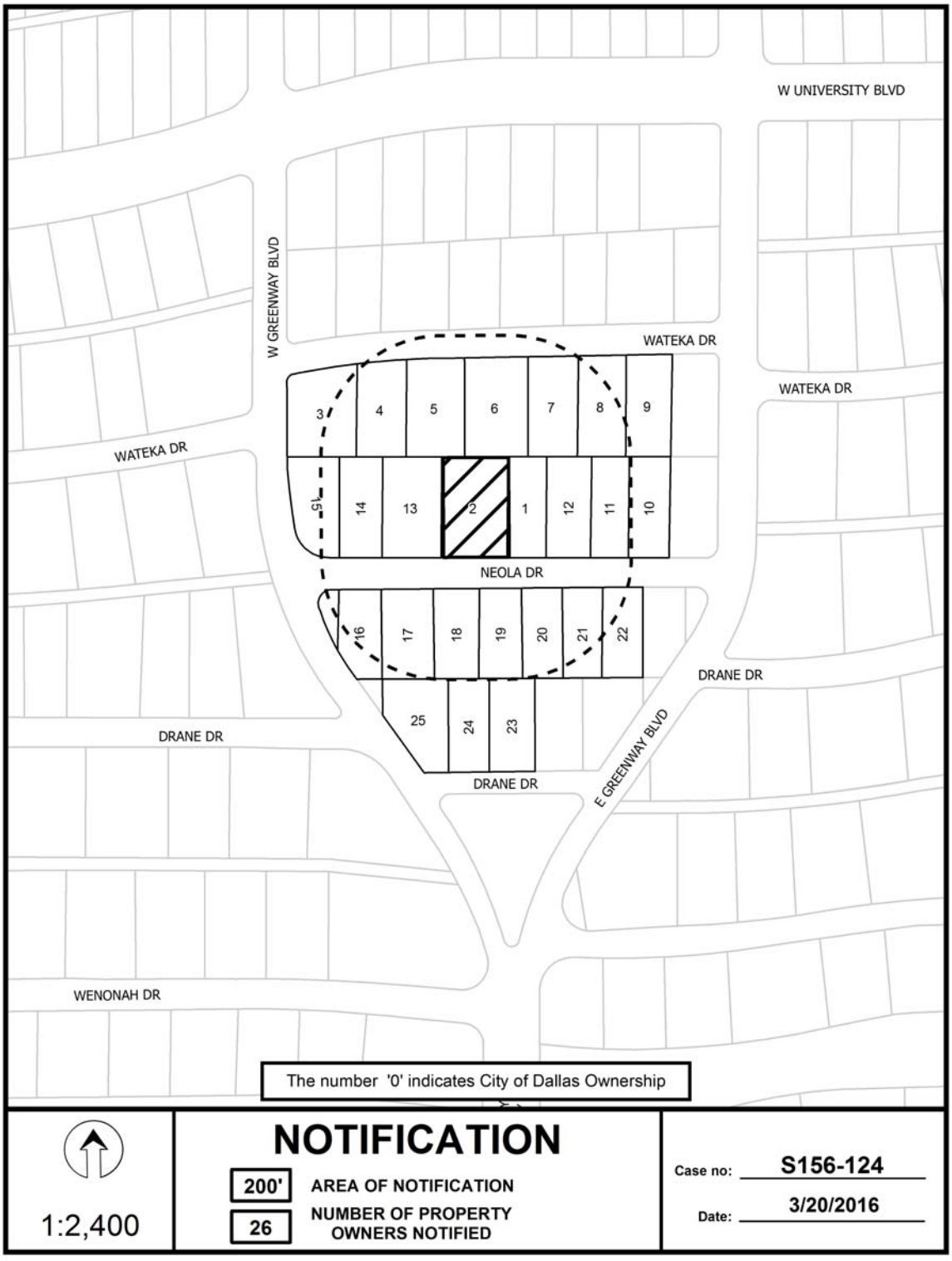
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d).
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51-A8.501(b).
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b).
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.” Section 51A-8.617.
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is 1.
10. Provide a detailed grading plan prepared by Professional Engineer. Section 51A-8.102(c), Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e).

12. On the final plat show the existing utility easement dedicated by plat to clarify the reservation strips. Platting Manual

13. On the final plat identify the property as Lot 16A, City Block 9/4945. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).


R-7.5(A)
W GREENWAY BLVD
WATEKA DR
WATEKA DR
WATEKA DR
S145-112
S156-124
NEOLA DR
CD
10
DRANE DR
DRANE DR
DRANE DR
E GREENWAY BLVD
S101-030
WENONAH DR
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S156-124
Date: 3/20/2016


W UNIVERSITY BLVD
W GREENWAY BLVD
WATEKA DR
WATEKA DR
WATEKA DR
S145-112
S156-124
NEOLA DR
DRANE DR
DRANE DR
DRANE DR
E GREENWAY BLVD
S101-030
WENONAH DR
BLVD
AERIAL MAP
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1:2,400
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W UNIVERSITY BLVD
W GREENWAY BLVD
WATEKA DR
WATEKA DR
WATEKA DR
3
4
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15
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13
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NEOLA DR
16
17
18
19
20
21
22
DRANE DR
25
24
23
DRANE DR
DRANE DR
E GREENWAY BLVD
WENONAH DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
26
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S156-124
Date: 3/20/2016

03/14/2016

Notification List of Property Owners

S156-124

26 Property Owners Notified

Label #	*Address*		*Owner*
1	5429	NEOLA DR	BRASCH REINER A &
2	5423	NEOLA DR	JORNS STEVEN & JENNIFER
3	5404	WATEKA DR	BESHEARS MATTHEW W & JENNIFER R
4	5416	WATEKA DR	PODESZWA DAVID A
5	5420	WATEKA DR	ARCHER WILLIAM D &
6	5430	WATEKA DR	SECREST LESLIE H
7	5432	WATEKA DR	CARD RICHARD C
8	5444	WATEKA DR	ADAMS CRAIG N
9	5450	WATEKA DR	GOODMAN ROBERT R JR &
10	5447	NEOLA DR	MARSH CHARLES A &
11	5443	NEOLA DR	GOSS JAN J & DAVID V
12	5439	NEOLA DR	WEICHSEL HUDSON D JR
13	5415	NEOLA DR	FAULCONER GERALD L & KAREN P
14	5409	NEOLA DR	OUDT KYLE & KATHERINE
15	5403	NEOLA DR	OUDT KYLE & KATHERINE
16	5400	NEOLA DR	NOWLIN EDWIN EARLE JR
17	5412	NEOLA DR	SHEA AMANDA L & CORNELIUS R
18	5416	NEOLA DR	GOODMAN WALTER F JR &
19	5424	NEOLA DR	SCHENDLE JAMES M &
20	5430	NEOLA DR	DUNNING NANCY HABERMAN &
21	5436	NEOLA DR	PADDOCK PETER W JR & CHRISTINE S
22	5440	NEOLA DR	MORTON DAVID &
23	5415	DRANE DR	RICHARDS JONATHAN & ROBYN E
24	5409	DRANE DR	HOLMAN RONALD O
25	5403	DRANE DR	CONWAY BRUCE C & CARTER M
26	0	GREENWAY BLVD	GREENWAY PARKS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Steven Jorns and Jennifer Jorns are the owners of a tract of land being a part of Lot 16 and all of Lot 17 and a part of Lot 18, Block 9/4945 of Greenway Parks, an Addition to the City of Dallas, Dallas County, Texas, according to the Revised Map thereof recorded in Volume A, Page 173, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with cap stamped "5379" found for the Southwest corner of said Jorns tract and the Northwest corner of a tract of land conveyed to Gerald L. Faulconer and Karen P. Faulconer by Deed recorded in Instrument No. 20110120847, Official Public Records, Dallas County, Texas;

Thence North 00 degrees 18 minutes 26 seconds West along the East line of said Faulconer tract, a distance of 163.59 feet to a 1/2 inch iron rod with cap stamped "5379" found at the Southwest corner of a tract of land conveyed to William D. Archer and Lauro Phelps Archer by Deed recorded in Volume 99074, Page 1223, Deed Records, Dallas County, Texas;

Thence North 89 degrees 46 minutes 49 seconds East, along the South line of said Archer tract, a distance of 107.13 feet to a 1/2 inch iron rod with cap stamped "5379" found for the Southeast corner of said Archer tract, same being the Southwest corner of a tract of land conveyed to Leslie N. Reckeweg and Linda Michael Reckeweg by Deed recorded in Volume 85073, Page 3980, Deed Records, Dallas County, Texas, and being the Northwest corner of a tract of land conveyed to Rebecca Brinson and Michael C. Brinson by Deed recorded in Instrument No. 20060035437, Official Public Records, Dallas County, Texas;

Thence South 00 degrees 25 minutes 45 seconds East, along the West line of said Brinson tract, a distance of 163.59 feet to a 1/2 inch iron rod with cap stamped "5379" found at the Southwest corner of said Brinson tract, said point being in the North line of said Neola Drive;

Thence South 89 degrees 46 minutes 49 seconds West, along the North line of said Neola Drive, a distance of 107.48 feet to the Point of Beginning and containing 17,554 square feet or 0.403 of an acre of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Steven Jorns and Jennifer Jorns, do hereby adopt this plan, designating the herein described property as JORNS ADDITION, Lot 17R, Block 9/4945, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2016

Steven Jorns, Owner

Jennifer Jorns, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Steven Jorns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the 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 _____ day of _____, 2016

Notary Signature

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jennifer Jorns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the 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 _____ day of _____, 2016

Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, and/or/also collected on the ground during the month of _____, 2016, and that the boundary corners and lot closures meet or exceed the minimum standards of the Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code Ordinance 19455, as amended, and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was placed under my supervision on the ground and that the plat represents a survey made by me or under my supervision and is true and correct to the best of my knowledge and belief.

STANDARD CONCRETE MONUMENT (SCM) = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "5379"

Dated this the _____ day of _____, 2016.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 03/09/16

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5379

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the 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 _____ day of _____, 2016

Notary Signature

OWNER
STEVEN JORNS AND
JENNIFER JORNS
3424 GILLESPIE, #4
DALLAS, TEXAS 75219

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
1600 W. Metric Drive, Suite 124, Dallas, TX. 75248
Office 214-349-9010 Fax 214-349-9010
Email: info@txheritage.com
Firm #10093900

GENERAL NOTES

1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)

2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM PART OF 2 LOTS AND 1 WHOLE LOT.

3) NO STRUCTURES SHALL BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID.

5) ALL BUILDING/STRUCTURES TO BE REMOVED.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
C.M.	CONTROL MONUMENT
ESMT.	EASEMENT

	IRON ROD FOUND
	IRON PIPE FOUND
	"X" FOUND / SET
	CHAIN LINK FENCE
	WOOD FENCE
	IRON FENCE
	COVERED PORCH
	CONCRETE PAVING
	OVERHEAD ELECTRIC SERVICE
	SANITARY SEWER LINE
	WATER LINE

	POWER POLE
AC	AIR CONDITIONING
	FIRE HYDRANT
	ELECTRIC METER
CO	CLEANOUT
WM	WATER METER
GM	GAS METER
CPP	CONC. PARTY WALL
PE	POOL EQUIPMENT
GAR	GARAGE

PRELIMINARY PLAT
JORNS ADDITION
LOT 17R, BLOCK 9/4945
REPLAT OF PART OF LOTS 16, 18 AND ALL OF LOT 17, BLOCK 9/4945, GREENWAY PARKS ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-124

DATE: 03/17/16 / JOB # 1609087-17 / SCALE: 1" = 30' / KC

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-126 **Subdivision Administrator:** Paul Nelson

LOCATION: Kimsey Drive, between Maple Avenue and Denton Drive

DATE FILED: March 9, 2016 **ZONING:** PD 907

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.775-acres **MAPSCO:** 34P

APPLICANT/OWNER: Weekley Homes, LLC

REQUEST: An application to replat a 0.775-acre tract of land containing Lots 5A through 5E, Lots 6A through 6E, Lots 7A through 7E, and Lots 8A through 8E in City Block E/5713 to revise the Shared Access Development by reducing the size of the Shared Access Easement (Evening Star Place) on property located on Kimsey Drive between Maple Avenue and Denton Drive.

NOTICES: 16 notices were sent to property owners within 200 feet of the property on March 17, 2016 with 0 replies in favor and 0 replies in opposition as of March 31, 2016.

SUBDIVISION HISTORY:

1. S156-094 was a request contiguous on the east of the present request to replat a 0.775-acre tract of land containing all of Lots 1-4 and a portion of Lot 5 in City Block E/5713 into one lot on property located on Maple Avenue at Kimsey Drive, north corner. The request was approved February 18, 2016 and has not been recorded.

2. S156-093 was an application to replat a 0.622-acre tract of land containing all of Lots 1 and 2 in City Block 25-D/2370 into one lot on property located on Stutz Road at Maple Avenue, west corner. The request was approved February 18, 2016 and has not been recorded.

3. S156-030 was an application to replat a 0.860-acre tract of land containing all of Lots 3, 4, 5, 6, and 7 in City Block D/5712 to create an 18 lot Shared Access Development with one common area, and has lots ranging in size from 1,538-square feet to 2,521-square feet in size on property located on Kimsey Drive, northeast of Maple Avenue. The request was approved on December 3, 2015, but has not yet been recorded.

4. S134-156APM was an amending plat minor within the boundaries of the present request to change “Weekly Court” to “Evening Star Place”; and “Priority Lane” to “Morning Star Place”. The request was approved on May 8, 2015 and recorded November 11, 2015.

5. S134-156 was an application that created the Shared Access Area and was a request to replat part of Lot 5, and all of Lots 6, 7, 8, and 9 City Block E/5713 into 20 lots ranging in size from 1249.14 square feet to 2,129 square feet in size. The request was approved on June 5, 2014 and recorded March 30, 2015.

6. S123-008 was an application to replat a tract of land containing all of Lots 10 and 11 in City Block E/5713 into one 0.344 acre lot on property located at 2611

Kimsey Drive. The request was approved on November 15, 2012, and the final plat was recorded on March 26, 2013.

7. S112-212 was an application to replat all of Lots 1 through 9 in City Block 1/2448 and a tract of land in City Block 5721 into one 3.8421 acre lot on property located at 6102 Maple Avenue. The request was approved on October 18, 2012, and the final plat was recorded on January 30, 2014.

8. S112-074 was an application to replat all of Lot 5C and part of Lot 23 in City Block D/2370 into one 4.979 acre lot located at the north quadrant of Forest Park Road and Stutz Drive. The request was approved on March 1, 2012, and the final plat was recorded on April 22, 2014.

9. S101-063 was a request south of the present request to replat a 2.248 acre tract of land containing all of Lot 5A in City Block D/2370 into one 1.443 acre lot and one 0.805 acre lot on 2303 Stutz Avenue northeast of Forest Park Drive and was approved on March 24, 2011 and recorded on January 13, 2012.

STAFF RECOMMENDATION OF REPLAT: Section 51A-8.503(a) indicates 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 streets…"

The request is to revise the lot lines of Lots 29 and 30 on Evening Star Place to include areas of the Shared Access Area easement into the lot area of each lot. The area being included was created in error to provide for guest parking. However, PD 907 waived the guest parking requirement and the easement area is needed to either meet the minimum lot area requirement or for building construction purposes.

Staff concludes that this request has no impact on Section 51A-8.503 and meets the requirements of Section 51A-4.411 as well as the requirements of PD 907; therefore based on the above, the staff recommends approval of the request subject to compliance with the conditions listed in the docket:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section,

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

5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 20.

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

12. On the final plat show all previous plats on the map, in the legal description, and/or in the title block. Platting Guidelines

13. On the final plat update the owner's certificate to reflect the Amending Plat Minor recorded under Instrument Number 201500301294.

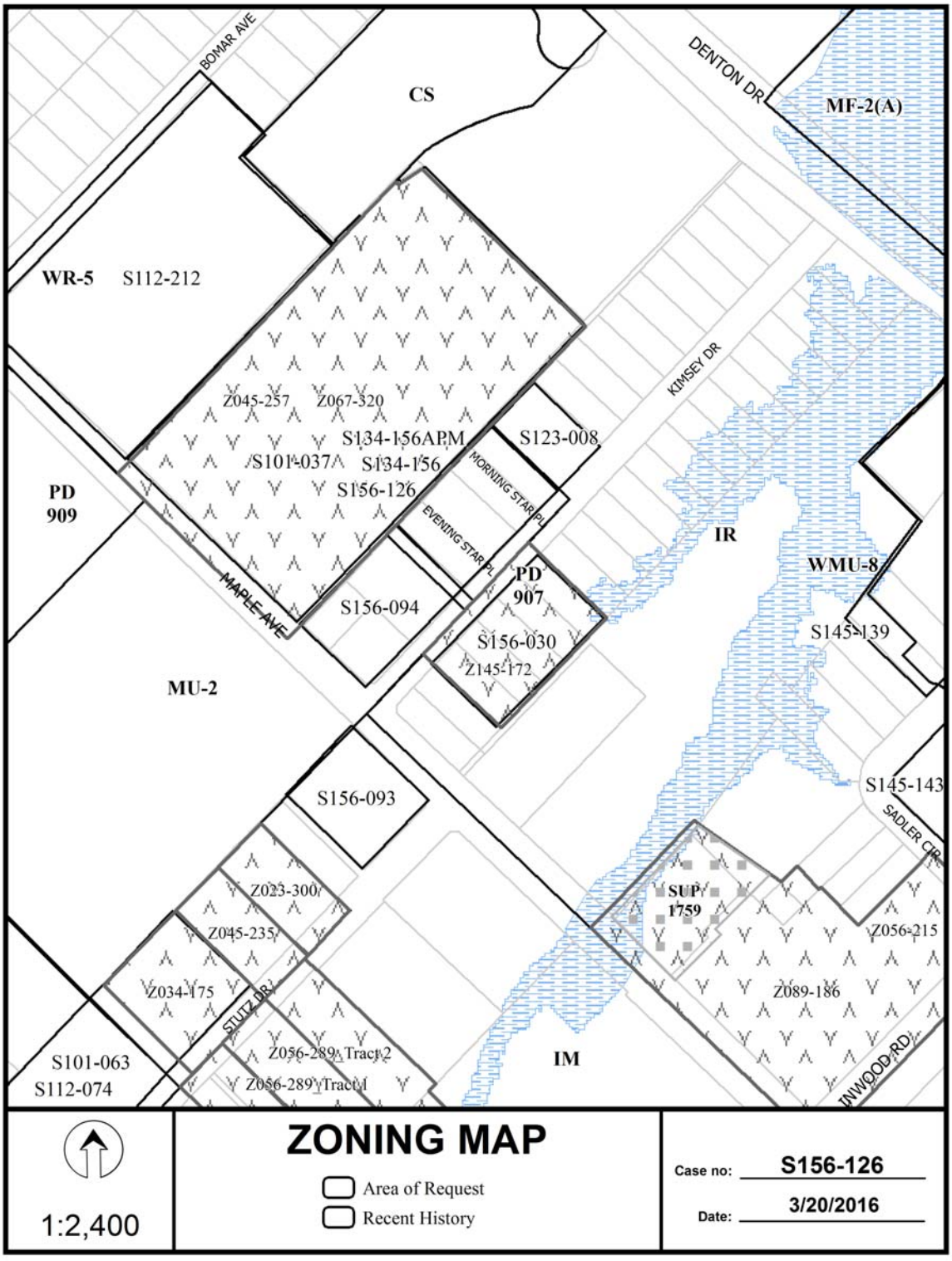
14. On the final plat rename the plat "Kimsey Place No. 2".

15. On the final plat add a note stating that the replat is to show the amended shared access area easement by removing the parking spaces from Lots 5C and 5B in City Block E/5713.

16. The number and location of fire hydrants, must comply with the Dallas Fire Code.

17. On the final plat identify the property as Lots 5A through 8E in City Bock E/5713. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).

18. Prior to submittal of the final plat the Shared Access Area Easement must be revised and recorded in the Dallas County Records with the amendments approved by the City Attorney and the Building Official.


BOMAR AVE
CS
DENTON DR
MF-2(A)
WR-5
S112-212
Z045-257
Z067-320
S134-156APM
S101-037
S134-156
S156-126
S123-008
KIMSEY DR
MORNING STAR PL
EVENING STAR PL
PD
909
MAPLE AVE
S156-094
PD
907
S156-030
Z145-172
IR
WMU-8
S145-139
MU-2
S156-093
S145-143
SADLER CIR
Z023-300
Z045-235
Z034-175
STUTZ DR
SUP
1759
Z056-215
Z089-186
S101-063
S112-074
Z056-289 Tract 2
Z056-289 Tract 1
IM
INWOOD RD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-126
Date: 3/20/2016



AERIAL MAP

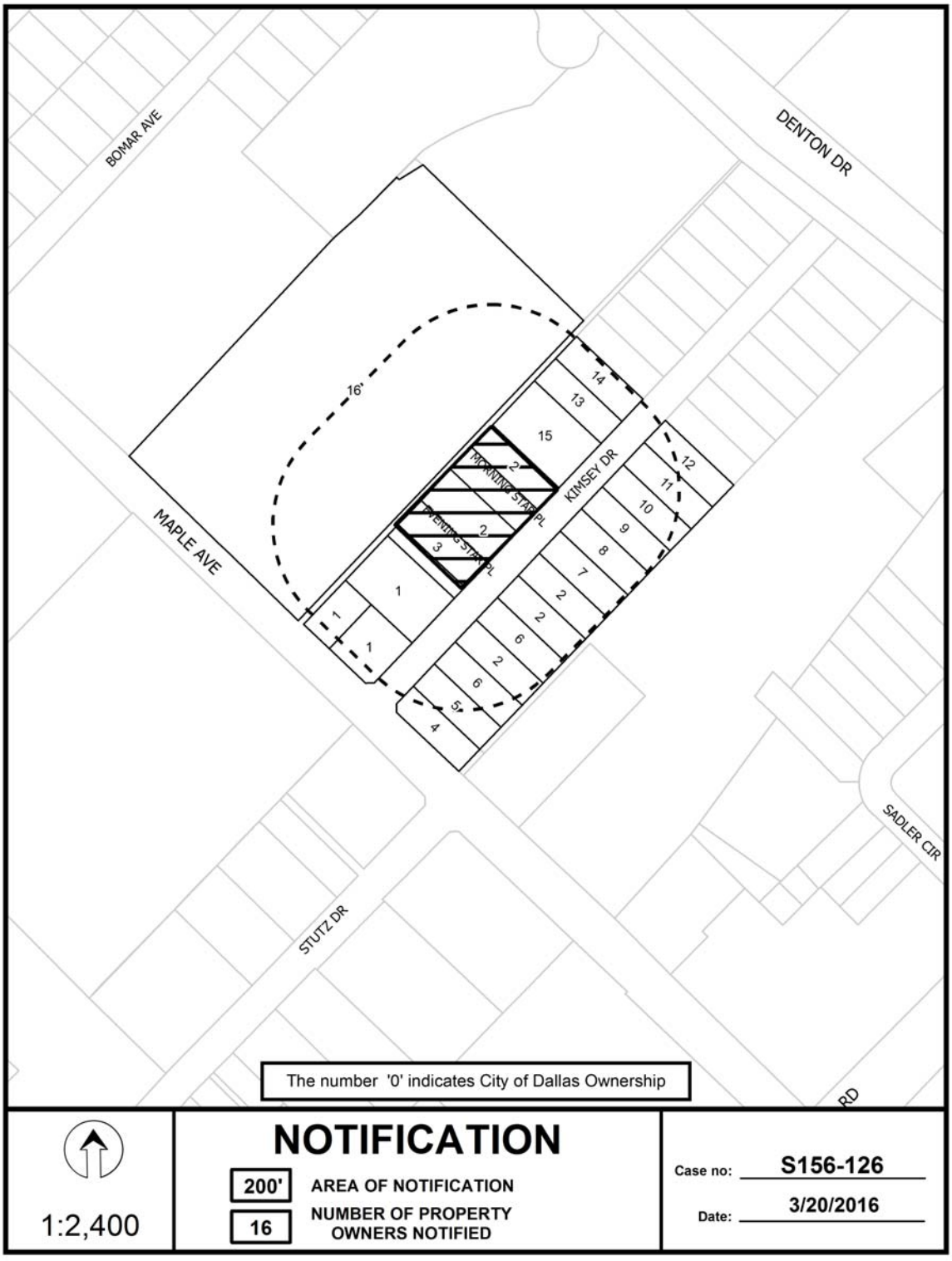
1:2,400

Area of Request

Recent History

Case no: S156-126

Date: 3/20/2016


BOMAR AVE
DENTON DR
MAPLE AVE
KIMSEY DR
MORNING STAR PL
EVENING STAR PL
STUTZ DR
SADLER CIR
16'
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S156-126
Date: 3/20/2016

03/14/2016

Notification List of Property Owners

S156-126

16 Property Owners Notified

Label #	*Address*		*Owner*
1	5908	MAPLE AVE	RED BARN HOLDINGS LP
2	2512	KIMSEY DR	MADISON KIMSEY LTD
3	2523	KIMSEY DR	KIMSEY CONDOS LLC
4	5850	MAPLE AVE	J A M TOWER PPTIES LTD
5	2504	KIMSEY DR	GARCIA FRANCISCO
6	2508	KIMSEY DR	MADISON KIMSEY LTD
7	2602	KIMSEY DR	PERKINS JANIE L
8	2606	KIMSEY DR	COPELAND D K
9	2610	KIMSEY DR	MADISON KIMSEY TLD
10	2614	KIMSEY DR	SOLIS MARTHA M
11	2618	KIMSEY DR	HEED CYNTHIA LOUISE
12	2622	KIMSEY DR	MARTINEZ ALEXANDER C &
13	2619	KIMSEY DR	RUBIN CANDACE &
14	2623	KIMSEY DR	VASQUEZ ALICIA GLAFIRA
15	2611	KIMSEY DR	WINE MAISON LLC
16	6008	MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC

FINAL PLAT
KIMSEY PLACE
A SHARED ACCESS DEVELOPMENT
Lots 5A–5E, 6A–6E, 7A–7E, AND 8A–8E,
Block E/5713
BEING A REPLAT OF
Lots 5, 6A–6E, 7A–7E
AND 8A–8E, BLOCK E/5713 OF
KIMSEY PLACE
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-126
ENGINEERING PLAN NO. 3111-8504
OWNER:
WEEKLEY HOMES, LLC
SURVEYOR:
VOTEX SURVEYING COMPANY
FIRM NO. 10074400
EVENING STAR PLACE
MORNING STAR PLACE
KIMSEY DRIVE
(FORMERLY KNOWN AS
COCKRELL HILL ROAD)
POINT OF BEGINNING
LEGEND
SITE
VICINITY MAP
NOT TO SCALE
LINE TABLE
LOT AREAS
GENERAL NOTES:
(VOTEX JOB NO. 2013-036-A)

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-132 **Subdivision Administrator:** Paul Nelson

LOCATION: 8020 and 8028 Forest Trail, between White Rock Trail and Shoreview Road

DATE FILED: March 10, 2016 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 1.031-acres **MAPSCO:** 27U

APPLICANT/OWNER: Powell and Moon Investments

REQUEST: An application to replat a 1.031-acre tract of land containing all of Lots 5 and 6A in City Block 10/5445 into one 16,075-square foot lot, one 15,250-square foot lot, and one 13,625 square foot lot on property located at 8020 and 8028 Forest Trail between White Rock Trail and Shoreview Road.

NOTICES: 28 notices were sent to property owners within 200 feet of the property on March 16, 2016 with 0 replies in favor and 0 replies in opposition as of March 31, 2016.

SUBDIVISION HISTORY:

1. S112-205 was an application contiguous on the northeast of this request to replat a 0.667 acre tract of land containing all of Lot 9A in City Block 10/5445 to create one 13,764.96-square foot lot, and one 16,342.56-square foot lot on property located at 8034 Forest Trail. The request was denied October 4, 2012.

STAFF RECOMMENDATION OF REPLAT: Section 51A-8.503(a) indicates 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 streets…"

The existing lots range in size from 7,423-square-feet to 31,102-square-feet in size in the neighborhood bounded by White Rock Trail, Eagle Trail, Lanshire Drive, and Shoreview Road. The proposed parcel sizes of the new lots are 13,625-square-feet, 15,250-square feet, and 16,075-square feet-in size which are within the range of other lots in the area. The calculations do not take into account the approximate one acre tract of land lying between the site and the easterly line of Forest Trail.

Staff concludes that this request complies with Section 51A-8.503 and the requirements of the R-7.5(A) District; therefore, staff recommends approval of the request subject to compliance with the conditions listed in the docket:

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 3.

10. Provide a detailed grading plan prepared by a Professional Engineer. Sections 51A-8.102(c), and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

12. On the final plat dedicate 26.5 feet of right-of-way from the established centerline of Forest Trail. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

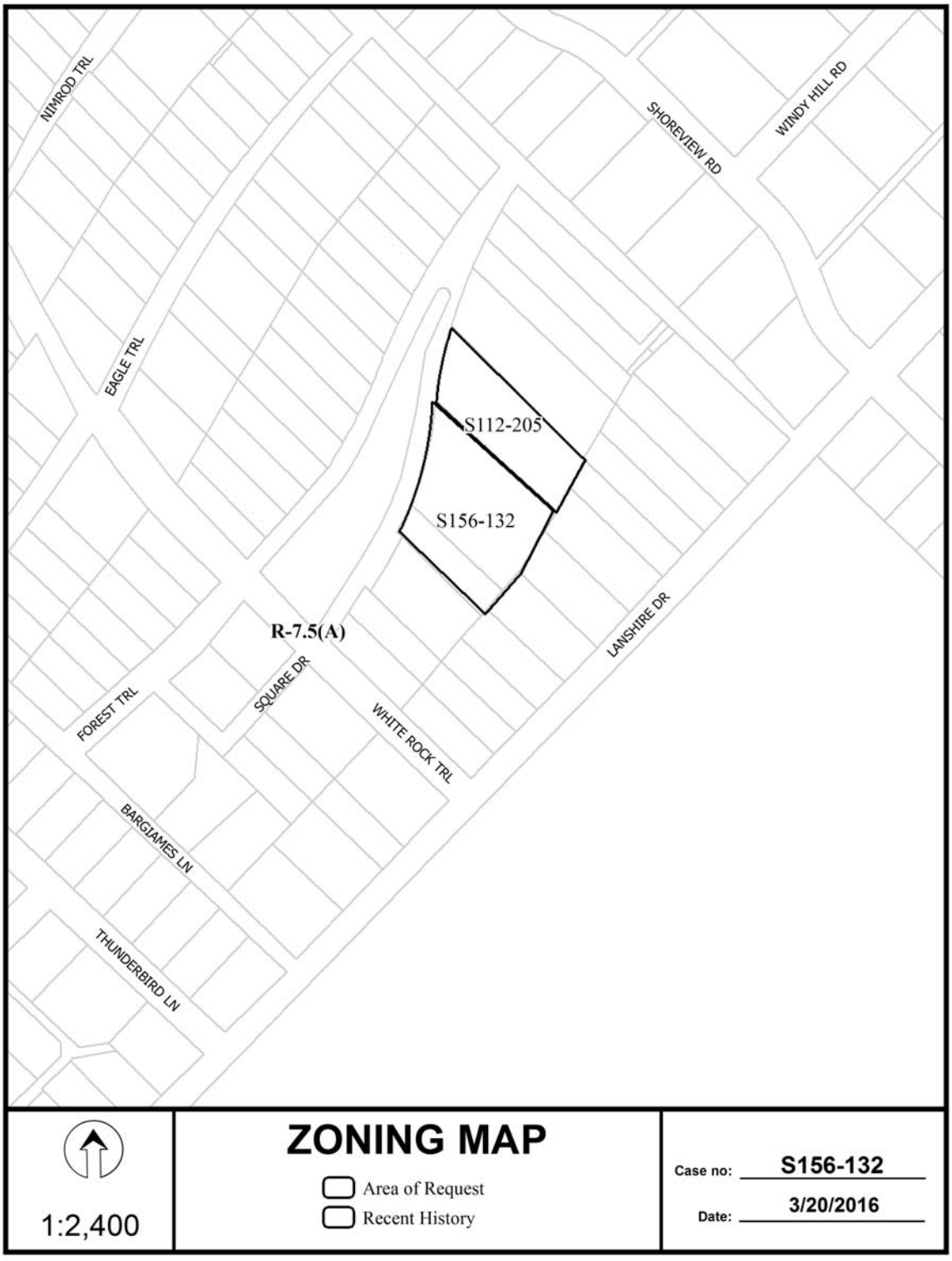
13. On the final plat provide a Lienholders Subordination Agreement. Platting Guidelines

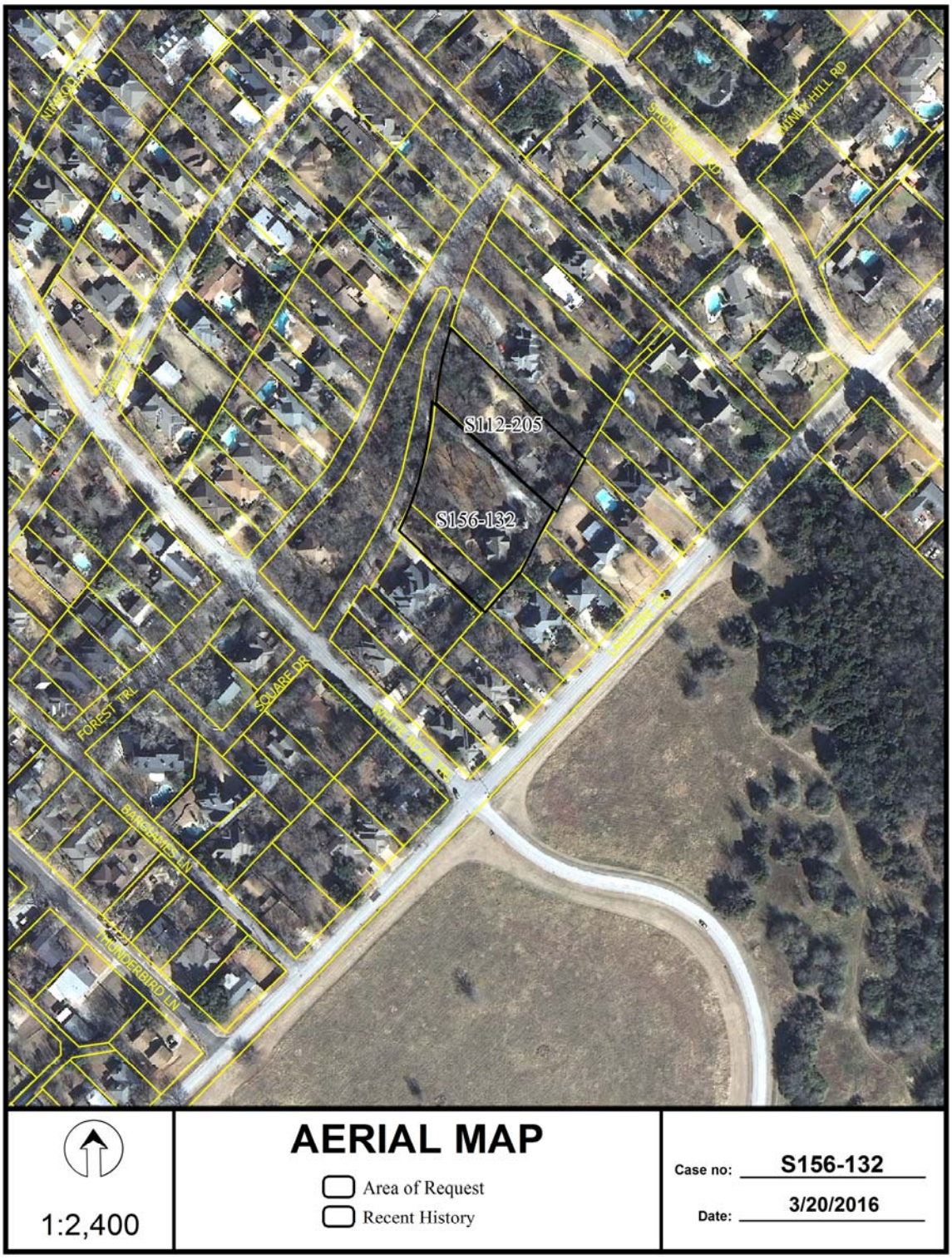
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

15. Water main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

16. The number and location of fire hydrants, must comply with the Dallas Fire Code.

17. On the final plat identify the property as Lots 3B, 6B, and 6C in City Bock 10/5445. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).


NIMROD TRL
SHOREVIEW RD
WINDY HILL RD
EAGLE TRL
S112-205
S156-132
R-7.5(A)
LANSHIRE DR
SQUARE DR
FOREST TRL
WHITE ROCK TRL
BARGIAMES LN
THUNDERBIRD LN
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S156-132
Date: 3/20/2016

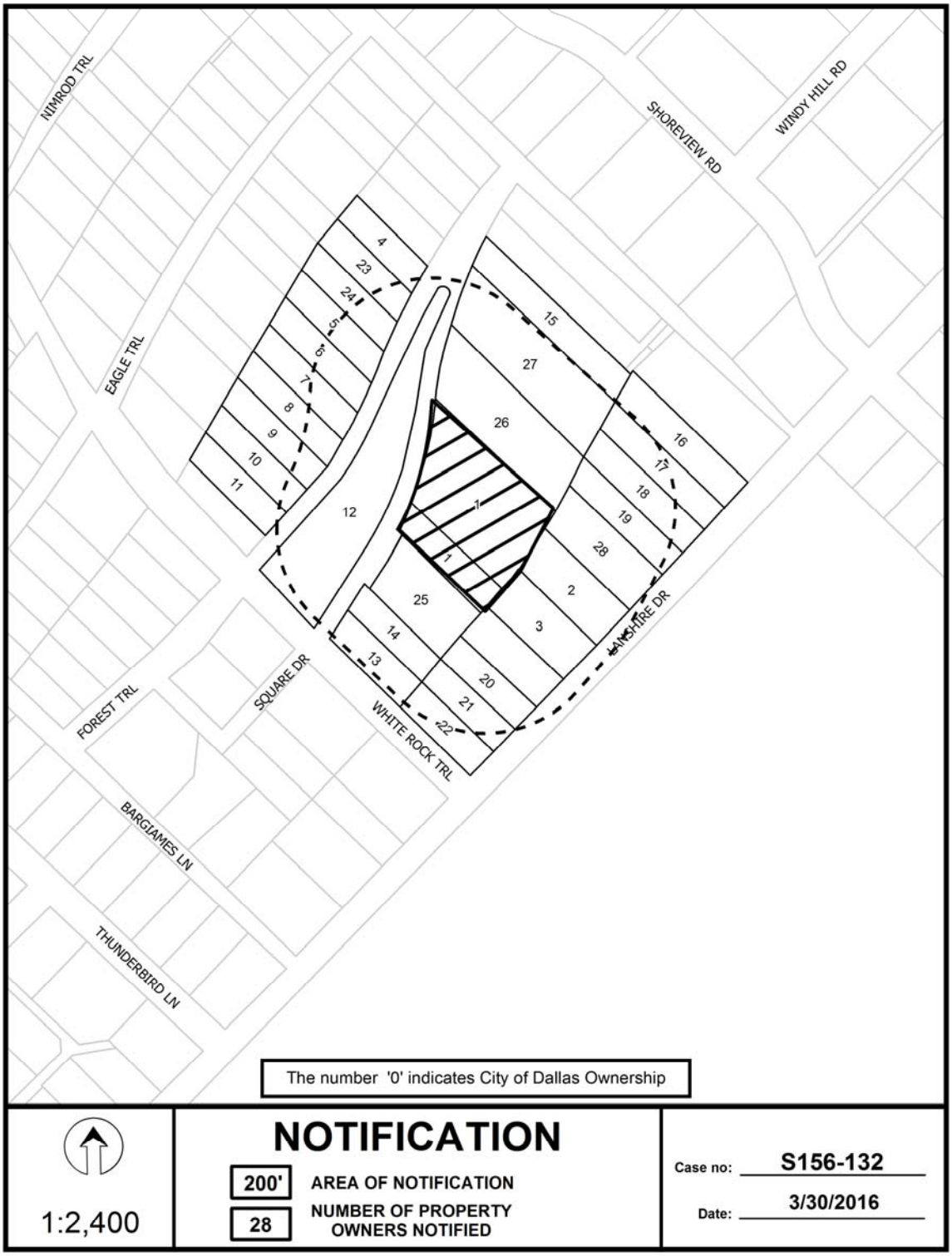


1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S156-132
Date: 3/20/2016


NIMROD TRL
SHOREVIEW RD
WINDY HILL RD
EAGLE TRL
FOREST TRL
SQUARE DR
WHITE ROCK TRL
HAMPSHIRE DR
BARGIAMES LN
THUNDERBIRD LN
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
28
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S156-132
Date: 3/30/2016

03/14/2016

Notification List of Property Owners

S156-132

28 Property Owners Notified

Label #	*Address*		*Owner*
1	8020	FOREST TRL	OCHOA DAVID TRUSTEE &
2	9227	LANSHIRE DR	STRUBECK LOUIS R JR &
3	9219	LANSHIRE DR	BALL LISA
4	8045	FOREST TRL	KERCHEVILLE JAMES P &
5	8033	FOREST TRL	GAERTNER JAMES F &
6	8031	FOREST TRL	BOLES REGNALD A & BECKY M
7	8027	FOREST TRL	NORMILE JENNIFER A & SCOTT O
8	8023	FOREST TRL	ECKELKAMP DANIEL J &
9	8019	FOREST TRL	PRIGMORE MATTHEW & KAREN
10	8015	FOREST TRL	GUNSALUS EDWARD F &
11	8009	FOREST TRL	POTTS DOUGLAS B & SALLY D
12	8586	WHITE ROCK TRL	HARRIS ROBERT & THERESA
13	8004	FOREST TRL	LEVENYANG FAMILY TRUST
14	8008	FOREST TRL	CRAWFORD MATTHEW T & BRANDI
15	8052	FOREST TRL	POPE VIRGIL V
16	9319	LANSHIRE DR	GILLIAM GEORGE &
17	9315	LANSHIRE DR	FITZHARRIS THOMAS J &
18	9311	LANSHIRE DR	BREUNIG BENJAMIN J & ASHLEIGH S
19	9307	LANSHIRE DR	ROMINE TIMOTHY E & KRISTIN
20	9211	LANSHIRE DR	JACKSON ROBERT
21	9207	LANSHIRE DR	CURRY DAVID S & SHARON K
22	9203	LANSHIRE DR	DELAPLATA MARCOS M
23	8041	FOREST TRL	DEPOY LISA A & KURT F
24	8037	FOREST TRL	HOLLEY STEPHEN L JR
25	8012	FOREST TRL	GREEN RANDOLPH K
26	8034	FOREST TRL	POWELL AND MOON INVESTMENTS LLC

03/14/2016

Label #	*Address*		*Owner*
27	8044	FOREST TRL	ROIDOPOULOS SHEILA BETH P
28	9303	LANSHIRE DR	MCELYA LISA C & STEWART DIRK OWEN

PRELIMINARY PLAT
POWELL AND MOON ADDITION
LOTS 1, 2 & 3, BLOCK 10/5445
REPLAT OF LOT 1A, BLOCK 10/5445 OF
WHITE ROCK HIGHLANDS ADDITION
AND LOT 6A, BLOCK 10/5445 OF GOOCH ADDITION
3 LOTS 0.93 ACRES
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-132

PEISER & MANKIN SURVEYING, LLC
www.peisermankinsurveying.com

THIS PLAT FILED IN INSTRUMENT NO. _____

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

FILE NUMBER: S156-140 **Subdivision Administrator:** Paul Nelson

LOCATION: Old Seagoville Road and September Lane, northeast corner

DATE FILED: March 11, 2016 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 0.556-acres **MAPSCO:** 59Y

APPLICANT/OWNER: Humberto Hernandez

REQUEST: An application to replat a 0.556-acre tract of land containing all of Lots 52 and 53 in City Block 7885 into one lot on property located at Old Seagoville Road and September Lane, northeast corner.

NOTICES: 11 notices were sent to property owners within 200 feet of the property on March 17, 2016 with 0 replies in favor and 0 replies in opposition as of March 29, 2016.

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

STAFF RECOMMENDATION OF REPLAT: Section 51A-8.503(a) indicates 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 streets…"

The property west of the request is a large-lot parcel that is developed with an institutional use. Immediately south of the site is another institutional type use on a parcel of many acres. The parcel contiguous on the east at the northwest corner of Marks Drive and Old Seagoville Road is a parcel the same size as each of the two lots being requested. Further east of Marks Drive are three undeveloped residential lots the same size as the lots of this request. There are larger lots further to the east along Masters Drive that appear to be an agricultural use and/or commercial use. Contiguous on the north is a large parcel with a residence.

Staff concludes that there is no established lot pattern for the parcels that are in close proximity to the request. The request is for a lot that will be smaller in size than most of the adjacent properties and is not located within the areas that have what appear to be the traditional R-7.5 sized lots. Based on the above, staff recommends that the request complies with the R-7.5(A) and Section 51A-8.503 requirements; therefore, staff recommends approval of the request subject to compliance with the conditions listed in the docket:

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

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)

7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection." Section 51A-8.617

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1.

10. Provide a detailed grading plan prepared by a Professional Engineer. Sections 51A-8.102(c), and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

12. On the final plat, dedicate a 10-foot by 10-foot corner clip at Old Seagoville Road and September Lane. Section 51A-8.602(d)(1)

13. On the final plat show two controlling monuments. Platting Guidelines

14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

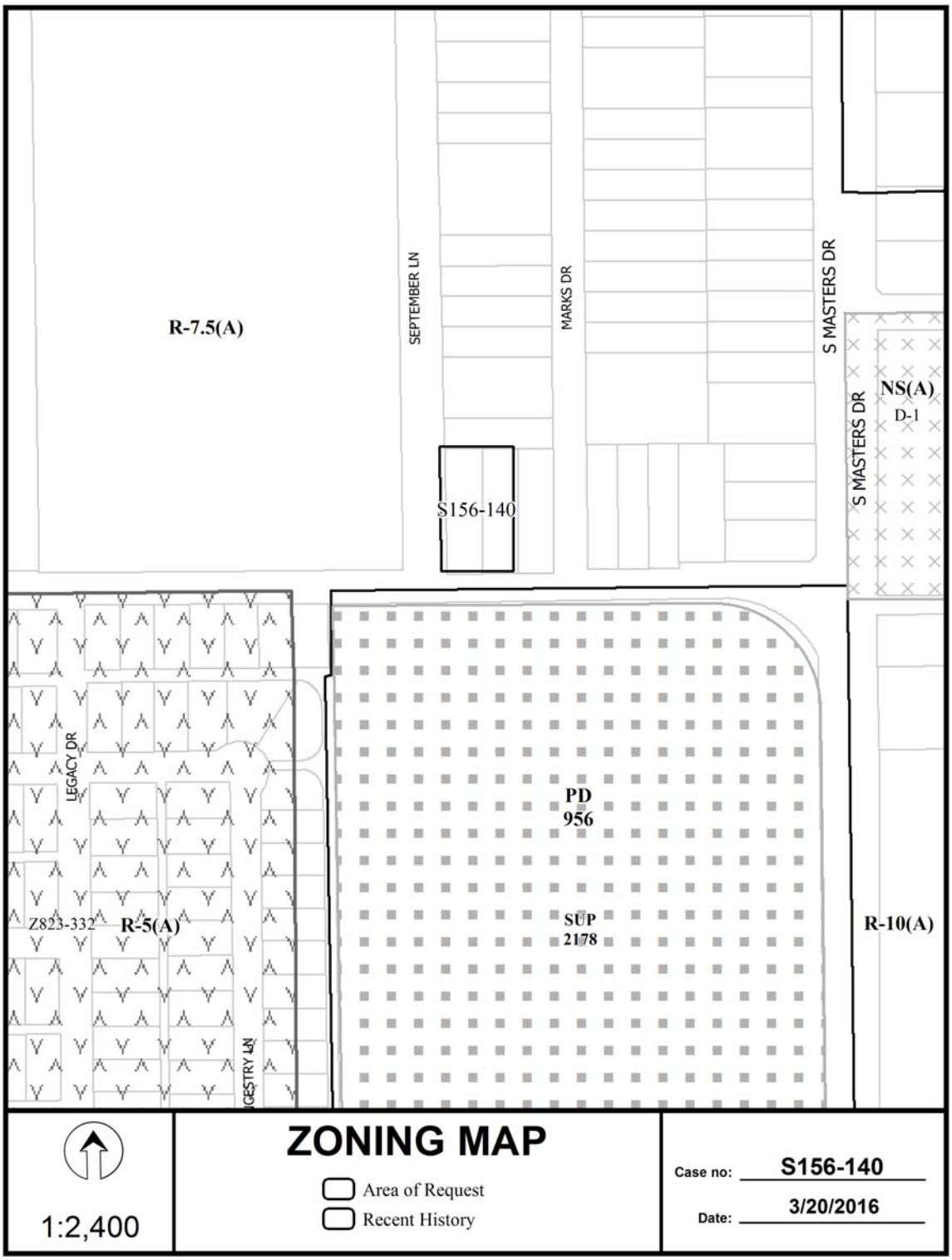
16. Water/wastewater mains are required to be relocated out of the property. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

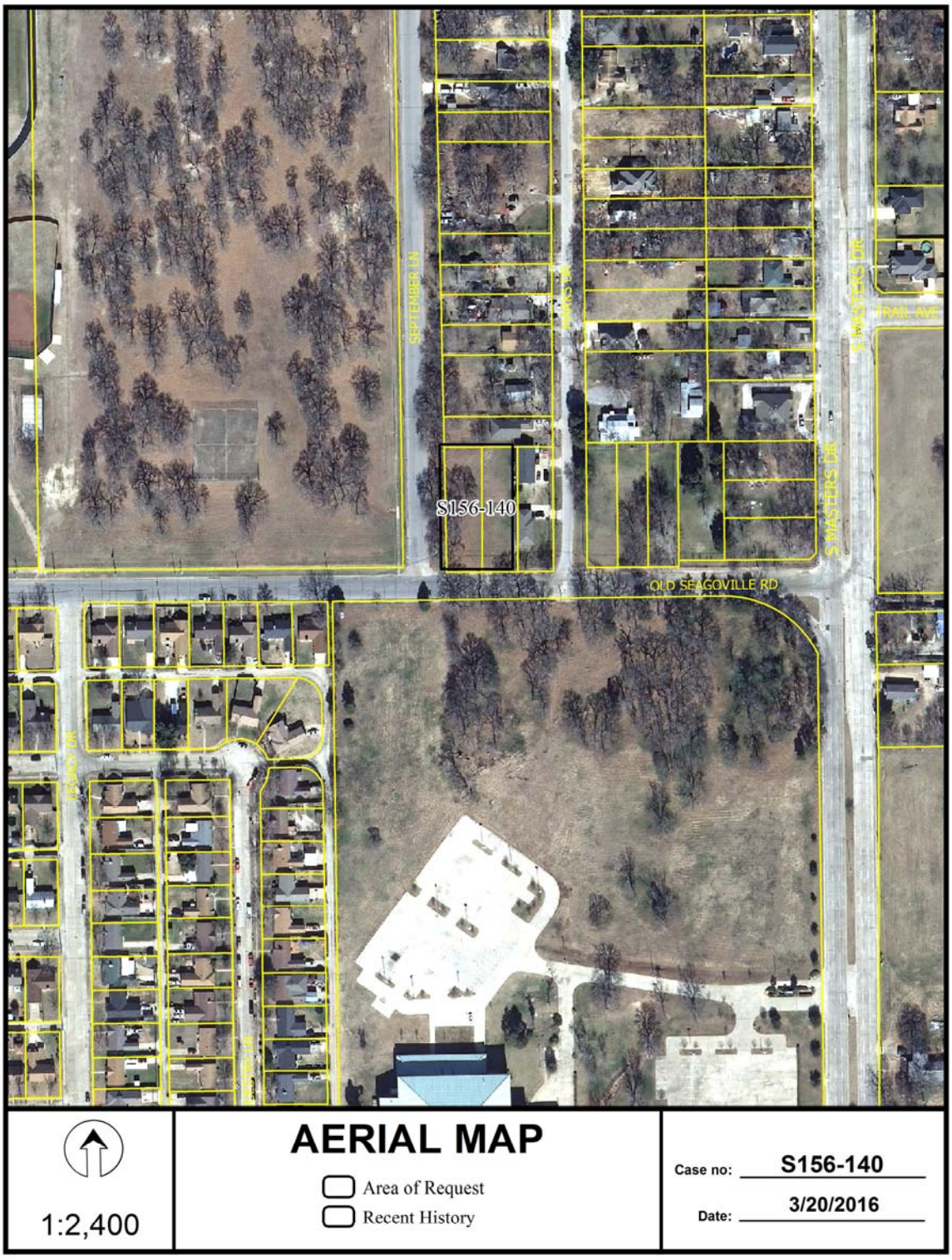
17. Wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

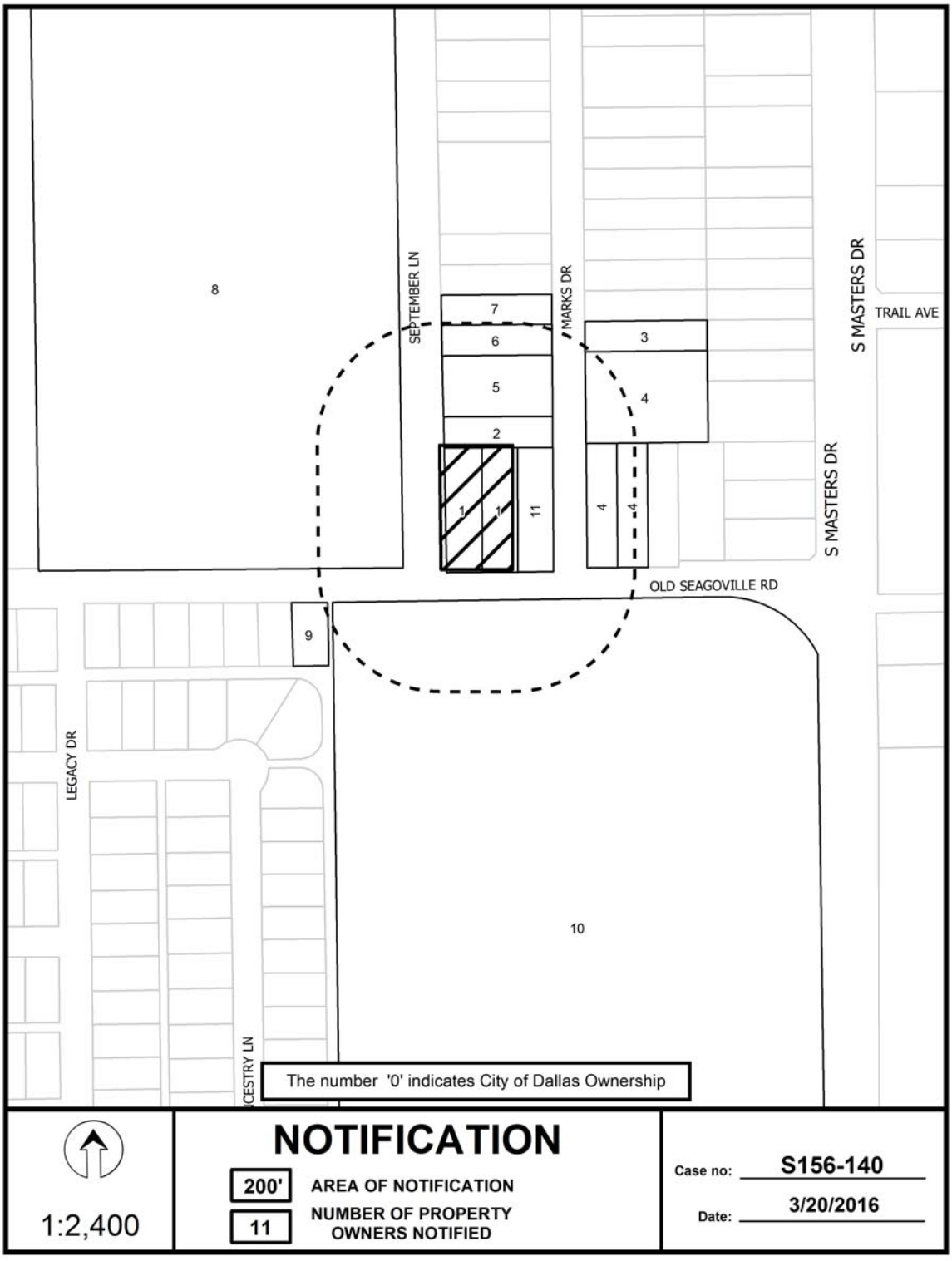
18. The number and location of fire hydrants, must comply with the Dallas Fire Code.

19. On the final plat change “Seagoville Road” to “Old Seagoville Road”.

20. On the final plat identify the property as Lot 52A in City Bock 7885. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).


R-7.5(A)
SEPTEMBER LN
MARKS DR
S MASTERS DR
NS(A)
D-1
S MASTERS DR
S156-140
LEGACY DR
PD
956
SUP
2178
Z823-332
R-5(A)
R-10(A)
GESTRY LN
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S156-140
Date: 3/20/2016


S156-140
SEPTEMBER LN
DAVIS LN
S MASTERS DR
TRAIL AVE
OLD SEAGOVILLE RD
LEGACY DR
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S156-140
Date: 3/20/2016


8
SEPTEMBER LN
MARKS DR
S MASTERS DR
TRAIL AVE
S MASTERS DR
7
6
5
2
1
1
11
3
4
4
4
OLD SEAGOVILLE RD
9
LEGACY DR
10
ICESTRY LN
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S156-140
Date: 3/20/2016

03/17/2016

Notification List of Property Owners

S156-140

11 Property Owners Notified

Label #	*Address*		*Owner*
1	10019	SEAGOVILLE RD	MENDEZ ESMERALDA
2	231	MARKS DR	KAKRADA DELALI & GRACE
3	220	MARKS DR	CALLES CRISTOBAL D
4	232	MARKS DR	EVANS CONNIE JUNE
5	227	MARKS DR	DELAROSA RICHARD
6	219	MARKS DR	GONZALES RAMONA
7	215	MARKS DR	ZAVALA JOAQUIN & ELVA S
8	9813	OLD SEAGOVILLE RD	Dallas ISD
9	9942	SEAGOVILLE RD	MORENO JOSE &
10	445	S MASTERS DR	A+ CHARTER SCHOOLS
11	10031	SEAGOVILLE RD	GORROSTIETA ADAN & MARISELA

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, Humberto Hernandez is the owner of LOT 52 AND LOT 53, of OAKWOOD PARK ADDITION, recorded in Volume 14, Page 43, Plat Records, Dallas County, Texas, being in City Block 7885, in the NOAH HENDERSON SURVEY, ABSTRACT NUMBER 583, said lots as conveyed by deed recorded in County Clerk File Number 201503020741, O.P.R.D.C.T., and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found for the south common corner of said Lot 52, and Lot 51, in said Block 7885, same point being on the north right of way line of Seagoville Road, (80 foot right of way at this point);
THENCE North 90° 00' 00" West, along the north right of way line of Seagoville Road, at 59.0 feet passing the south common corner of said Lot 52 and Lot 53, and continuing for a total distance of 117.40 feet to a 1 inch iron pipe found for the southwest corner of said Lot 53, same being on the east right of way line of September Lane, (66 foot street easement);
THENCE North 00° 43' 00" West, along the common line of said Lot 53 and September Lane, 204.00 feet to a 1/2 inch iron rod found for the west common corner of said Lot 54, and Lot 54, of said Block 7885;
THENCE North 90°00' 00" East, along the common line of said Lot 53, and Lot 54, 119.90 feet to a 1/2 inch iron rod found for the north common corner of said Lot 52, and Lot 51;
THENCE South 00° 00' 00" East, along the common line of said Lot 52, and Lot 51, 204.00 feet to the point of beginning, and containing 24,203.6 square feet or 0.556 acres of land, more or less.
OWNERS' DEDICATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Humberto Hernandez does hereby adopt this plat designating the herein described property as HERNANDEZ SEAGOVILLE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to public and police units, garbage and rubbish collection agencies, and all governmental agencies and persons shall have the right of ingress and egress in, upon and out of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.)
Water main and wastewater easements shall also include additional area of work space for construction and maintenance of the systems. Additional easement area is also required for cuts and fills. Additional easements for water and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.
This plat is approved subject to all platting ordinances, rules, regulations of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 98-1036 and in accordance with the requirements of the Director of Public Works and Transportation.
Humberto Hernandez _____ Date
STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Humberto Hernandez 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 purposes and considerations therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 2016.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
SEPTEMBER LANE
MARKS DRIVE
SEAGOVILLE ROAD
DALLAS INDEPENDENT SCHOOL DISTRICT
VOLUME 626, PAGE 480, DRDCT
BLOCK 7885
OAKWOOD PARK
VOLUME 14, PAGE 43, DRDCT
LOT 54
LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
BLOCK 7885
GOSPEL TABERNACLE CHURCH ADDITION
VOLUME 89124, PAGE 171, DRDCT
BLOCK 2884
1243.92'
617.9'
633.57'
103.57'
119.90'
204.00'
50.00'
59.0'
117.40'
SITE
VICINITY MAP N.T.S.
SURVEYOR'S STATEMENT
I, Xavier Chapa, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat represents the results of a survey made on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monuments have been placed under my supervision as shown hereon; and that the City of Dallas Development Code, Sec. 51A-8.617 (a) (b) (c) (d) & (e), and that the digital drawing file accompanying this plan is a precise representation of this Signed Final Plat.
Dated this the _____day of _____ 2016.
PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS. MARCH, 2016
Xavier Chapa, R.P.L.S. _____
Registered Professional Land Surveyor No. 2568
XAVIER CHAPA, R.P.L.S. LICENSE 2568
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2016.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTES
1. CONTROLLING MONUMENTS ARE A 1/2 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 52, A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 53, A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 53 ON THE WEST RIGHT OF WAY LINE OF SEPTEMBER LANE, AND A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 52 ON THE WEST BOUNDARY LINE OF OAKWOOD PARK ADDITION, AN ADDITION RECORDED IN VOLUME 14, PAGE 81, MDCT.
2. BEARING SYSTEM FOR THIS PLAT ARE BASED ON THE RECORD BEARING FOR THE EASTERLY RIGHT OF WAY LINE OF SEPTEMBER LANE, ON THE WEST BOUNDARY LINE OF OAKWOOD PARK ADDITION.
3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF TWO LOTS IN BLOCK 7885.
5. THERE ARE NO PROTECTED TREES AFFECTED BY THIS PLAT. ALL PROTECTED TREES WILL BE PRESERVED.
6. THERE ARE NO STRUCTURES ON THIS LOT.
7. THERE IS NO SANITARY SEWER SERVICE FOR THIS LOT AT THE PRESENT TIME.
LEGEND:
IRF= IRON ROD FOUND
CM=CONTROLLING MONUMENT
DRDCT=DEED RECORDS, DALLAS COUNTY, TEXAS
MDCT=MAP RECORDS, DALLAS COUNTY, TEXAS
S.S.= SANITARY SEWER
W.M.= WATER METER
OWNERS:
HUMBERTO HERNANDEZ
3009 CRYSTAL DRIVE
BALCH SPRINGS, TEXAS 75180
MARANOT
SURVEYING
A MARANOT SURVEYORY
1400 Preston Rd. Suite 400
Plano, Texas 75093
TELEPHONE: 972.599.9945
PRELIMINARY PLAT
HERNANDEZ SEAGOVILLE ADDITION
LOT 52A, BLOCK 7885
A REPLAT OF LOT 52 AND LOT 53, IN OAKWOOD PARK ADDITION IN BLOCK 7885, NOAH HENDERSON SURVEY, ABSTRACT 583, CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAN FILE NO. S156-140
Owners\Maranot\Projects\2015\2015020 - Seagoville\surveying\dwg\plat.dwg, 3/31/2016 4:57:52 PM CST

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: M156-017 **DATE FILED:** January 05, 2016

LOCATION: East corner of Lindsley Avenue and Tenison Memorial Road

COUNCIL DISTRICT: 14 **MAPSCO:** 37-W

SIZE OF REQUEST: Approx. 2.33 acres **CENSUS TRACT:** 12.02

OWNER/APPLICANT: Lumin Education Inc.

REPRESENTATIVE: Michael R. Cocker Company

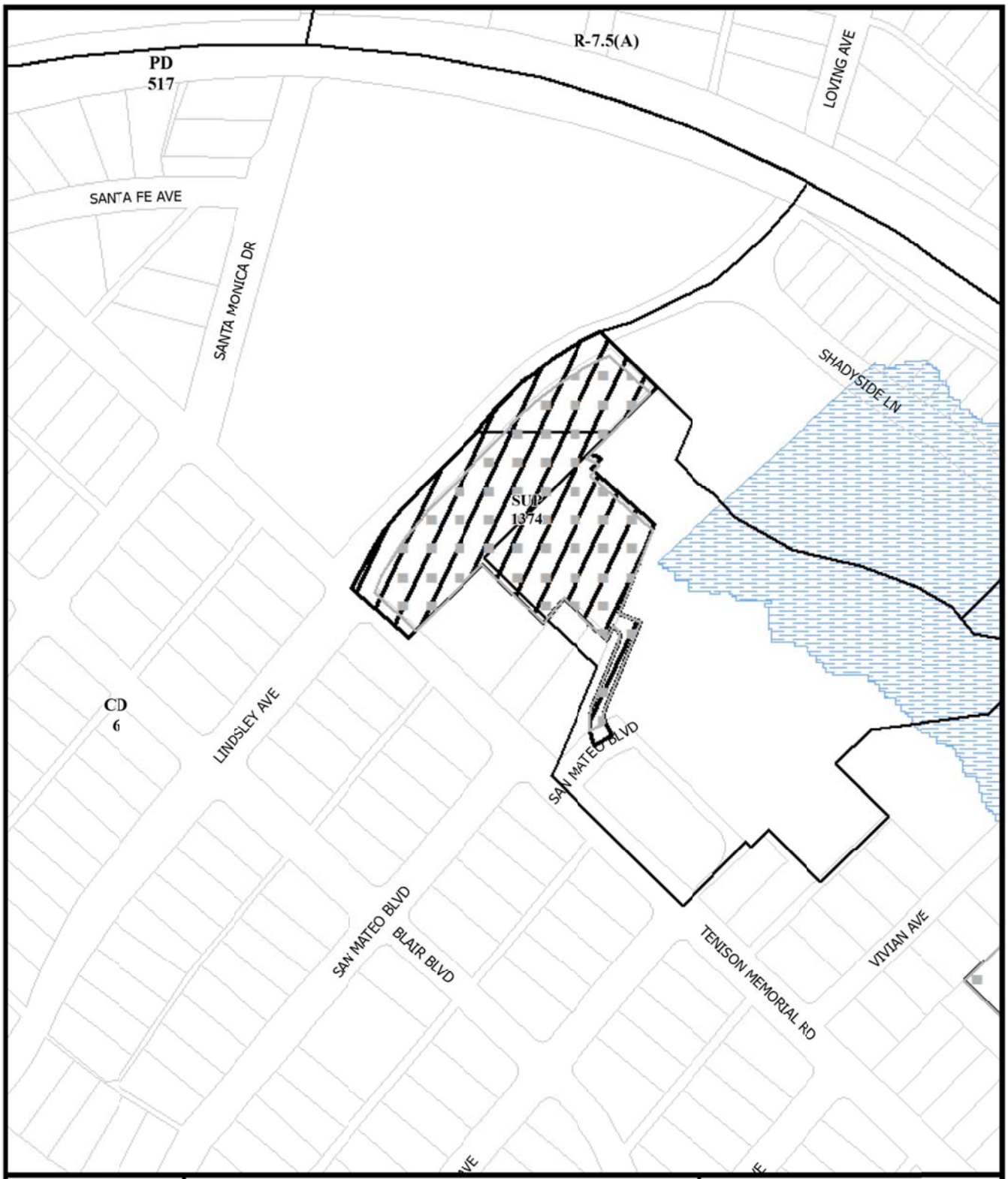
REQUEST: An application for a minor amendment to Specific Use Permit No. 1374 for a private school and an open-enrollment charter school limited to grades pre-K through 6th, which includes before and after school care; on property zoned Conservation District No. 6 (The Holywood/Santa Monica Conservation District), on the above mentioned location.

On May 25, 2005, the City Council approved SUP No. 1374 for a private school and an open-enrollment charter school limited to grades school pre-K through 6th, which includes before and after school care. On October 20, 2015, the Board of Adjustment granted a variance to the side yard setback regulations to allow for a raised walk way structure, a variance of 10 feet to the side yard setback regulations (BDA approved site plan is included for reference purposes).

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan in order to allow the construction of a 1,070 square feet covered attached to the west side of the building that is currently being built and a 2,165 covered porch and on the east side of the same building located on the side yard setback of the property. There are no changes to the overall floor area approved by City Council.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use. The proposed change to the site plan has been reviewed and approved by the Conservation District section of the Department.

STAFF RECOMMENDATION: Approval



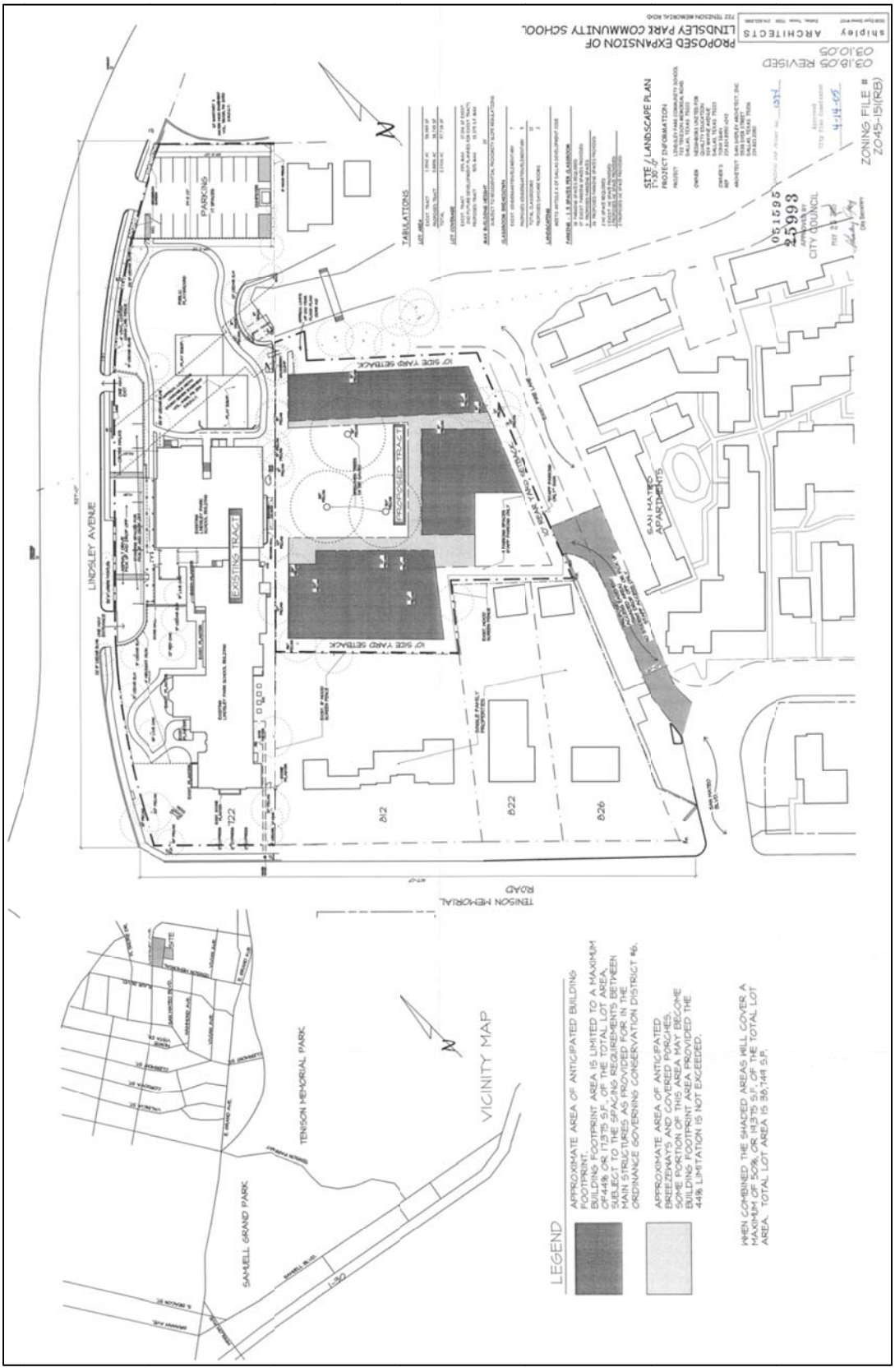
1:2,400

ZONING MAP

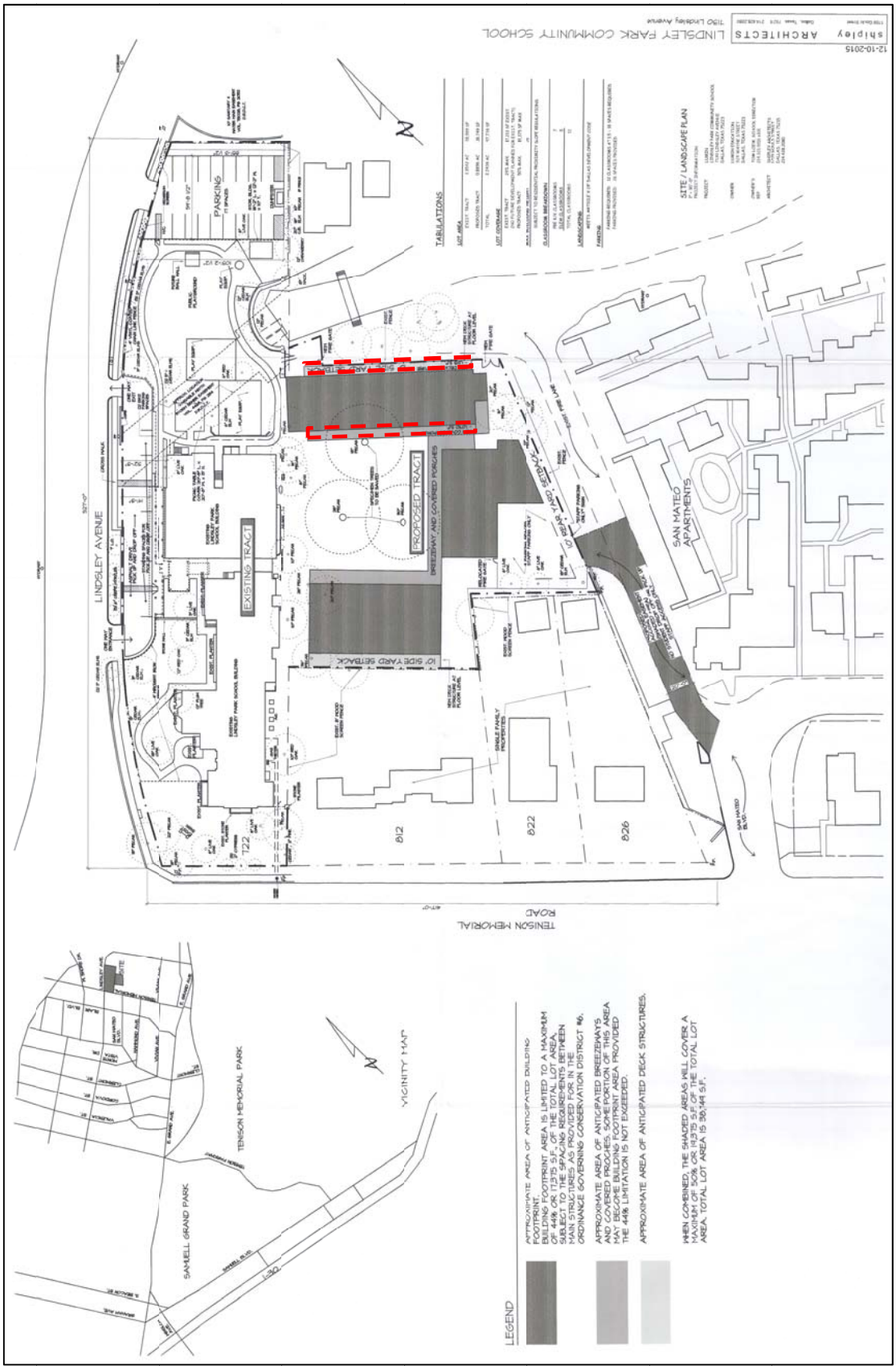
Case no: M156-017

Date: 3/1/2016

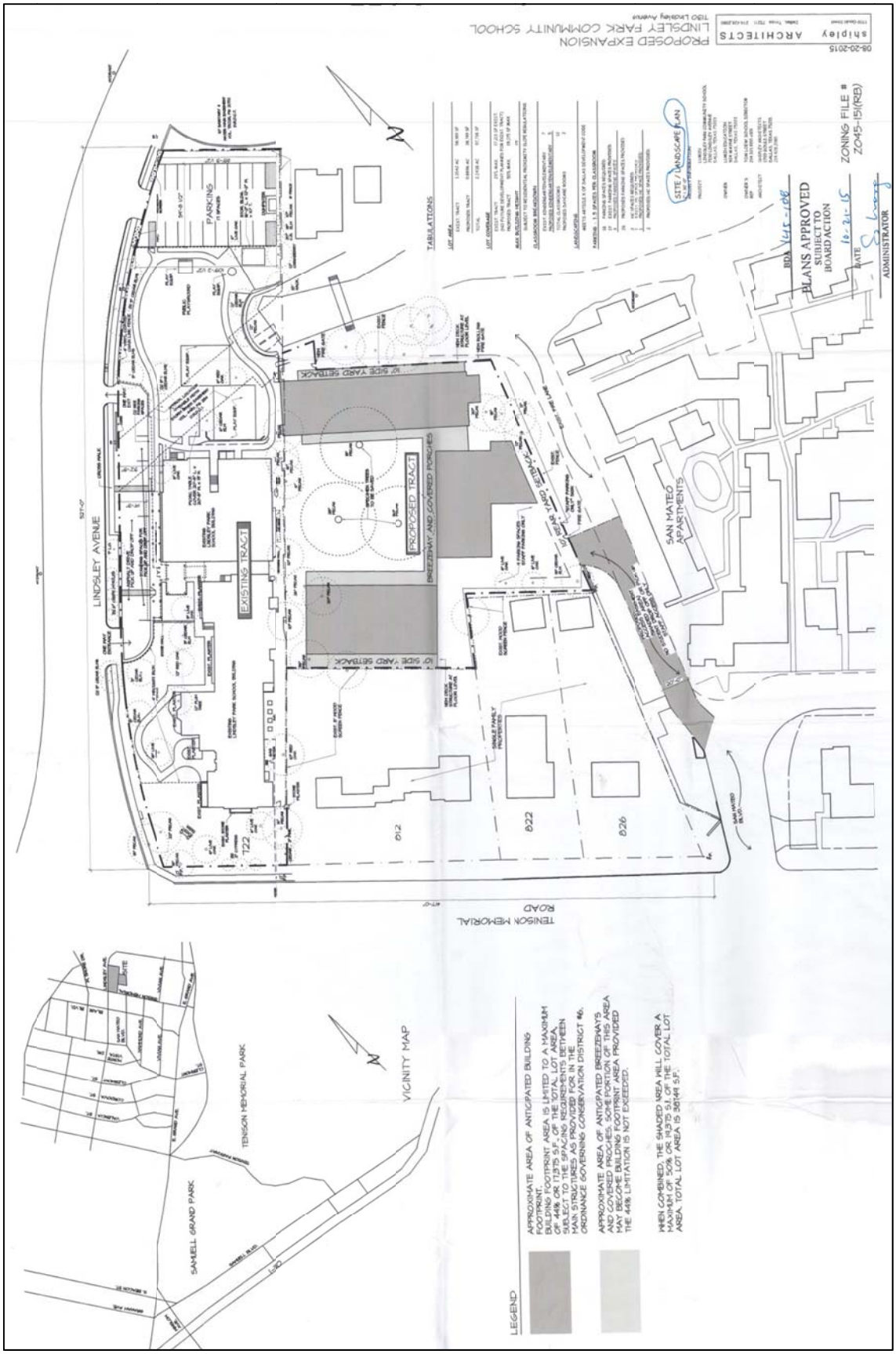
EXISTING SITE PLAN
City Council Approved May 25, 2005



Proposed Site Plan



SITE PLAN


PROPOSED EXPANSION
LINDSLEY PARK COMMUNITY SCHOOL
1150 Lindsley Avenue
ARCHITECTS
Shipley
09-20-2015
SITE / LANDSCAPE PLAN
PLANS APPROVED
SUBJECT TO
BOARD ACTION
ZONING FILE #
Z045-151(RB)
ADMINISTRATOR
TABULATIONS
PARKING
LINDSLEY AVENUE
EXISTING TRACT
PROPOSED TRACT
BREEZEWAY AND COVERED PORCHES
10' SIDE YARD SETBACK
SAN MATEO APARTMENTS
TENISON MEMORIAL ROAD
722
812
822
826
VICINITY MAP
TENISON MEMORIAL PARK
SAMUELL GRAND PARK
LEGEND
APPROXIMATE AREA OF ANTICIPATED BUILDING FOOTPRINT.
BUILDING FOOTPRINT AREA IS LIMITED TO A MAXIMUM OF 44% OF THE TOTAL LOT AREA, SUBJECT TO THE SPACING REQUIREMENTS BETWEEN MAIN STRUCTURES AS PROVIDED FOR IN THE ORDINANCE GOVERNING CONSERVATION DISTRICT #6.
APPROXIMATE AREA OF ANTICIPATED BREEZEWAYS AND COVERED PORCHES. SOME PORTION OF THIS AREA MAY BECOME BUILDING FOOTPRINT AREA PROVIDED THE 44% LIMITATION IS NOT EXCEEDED.
WHEN COMBINED, THE SHADED AREA WILL COVER A MAXIMUM OF 50% OR 19,375 SJ. OF THE TOTAL LOT AREA. TOTAL LOT AREA IS 38,144 S.F.

Lumin Education Board of Directors

Lumin Education
2015-16 BOARD OF DIRECTORS
Updated May 2015

(Lumin Education is incorporated as a 501(c)(3) nonprofit corporation and was formerly known as NEIGHBORS UNITED FOR QUALITY EDUCATION, INC.)

Mike Birrer, Treasurer, Attorney, EHS Committee
Employment Practice Group Chair, Carrington Coleman, LLP
Advisory Board Member, Booker T. Washington High School for the Performing and Visual Arts
Board Member, Creative Arts Center of Dallas

Michael Giles
Managing Principal, Right Management Consultants
Board Member, President, Summit International Preparatory
Board Member, Uplift Education

John H. Fullinwider, President
Executive Director, Common Ground Community Development Corporation
DISD Teacher of the Year, 1997-98
Board Member, Teatro Dallas
Board Member, South Dallas Cultural Center
Board Member, Dallas Peace Center

Terry Ford
Executive Director, Lumin Education

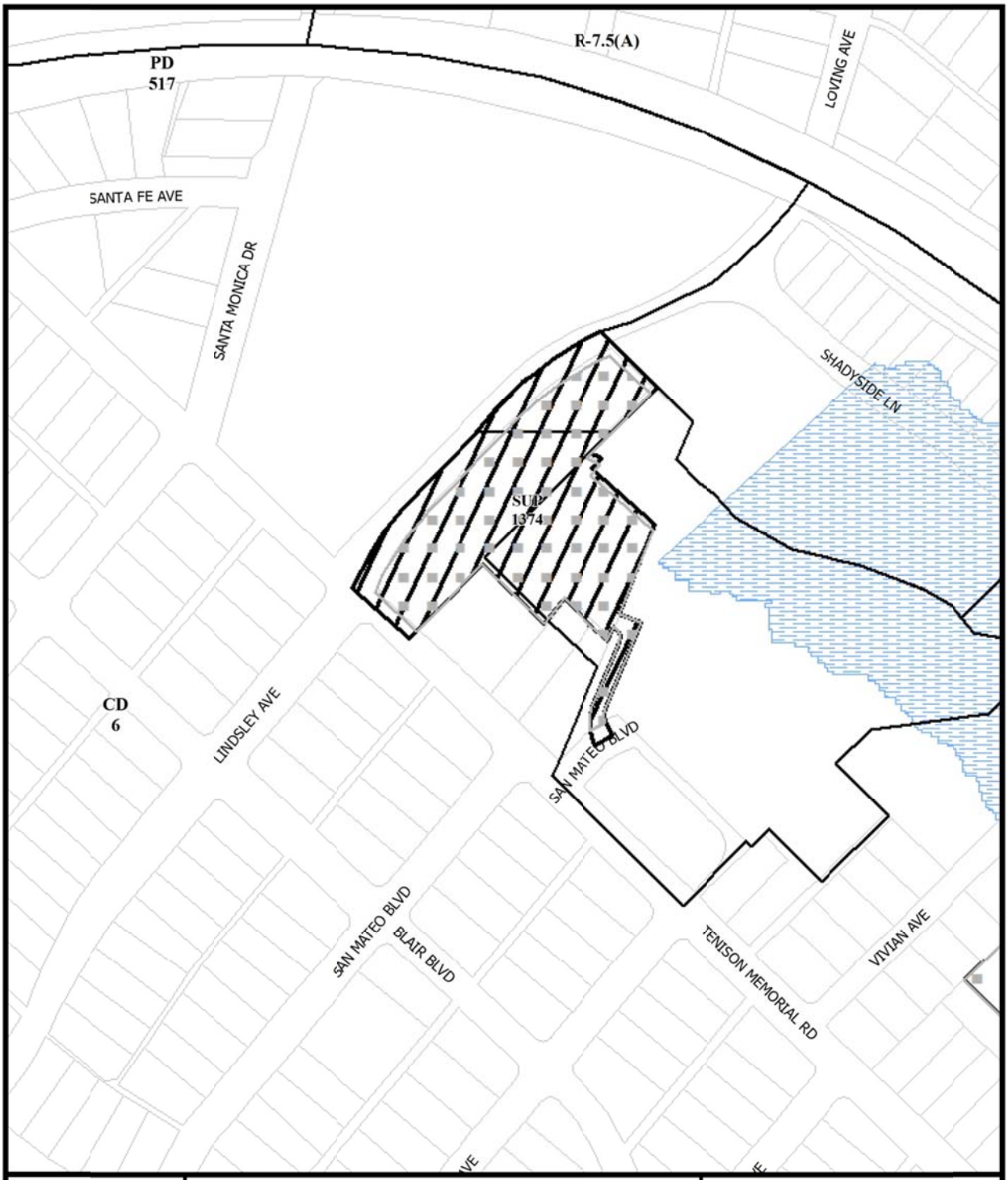
Jodi Campbell
Director of Strategic Growth

Amrit Kirpalani
Founder & CEO, Nectar Online Media

Mary Caroline Parker, Vice President, Early Childhood Expertise, EHS Committee
Head of School, Barbara Gordon Montessori Association Montessori Internationale
Board Member, American Montessori Internationale of the United States Foundation (AMI/USF)
Board Member, Montessori Institute of North Texas (MINT)
Board Member, Montessori Institute of Texas (MIT)
Board Member and Secretary, AMITOT (AMI Teachers of Texas)

Trevor Palacio, Head Start Alum, EHS Committee,
Student, El Centro College, Paralegal Studies
Board Member, CitySquare (formerly Central Dallas Ministries)

Jeremy Smith, Secretary
Executive Director, Rainwater Charitable Foundation
Advisory Council, Young Men's Leadership Academy

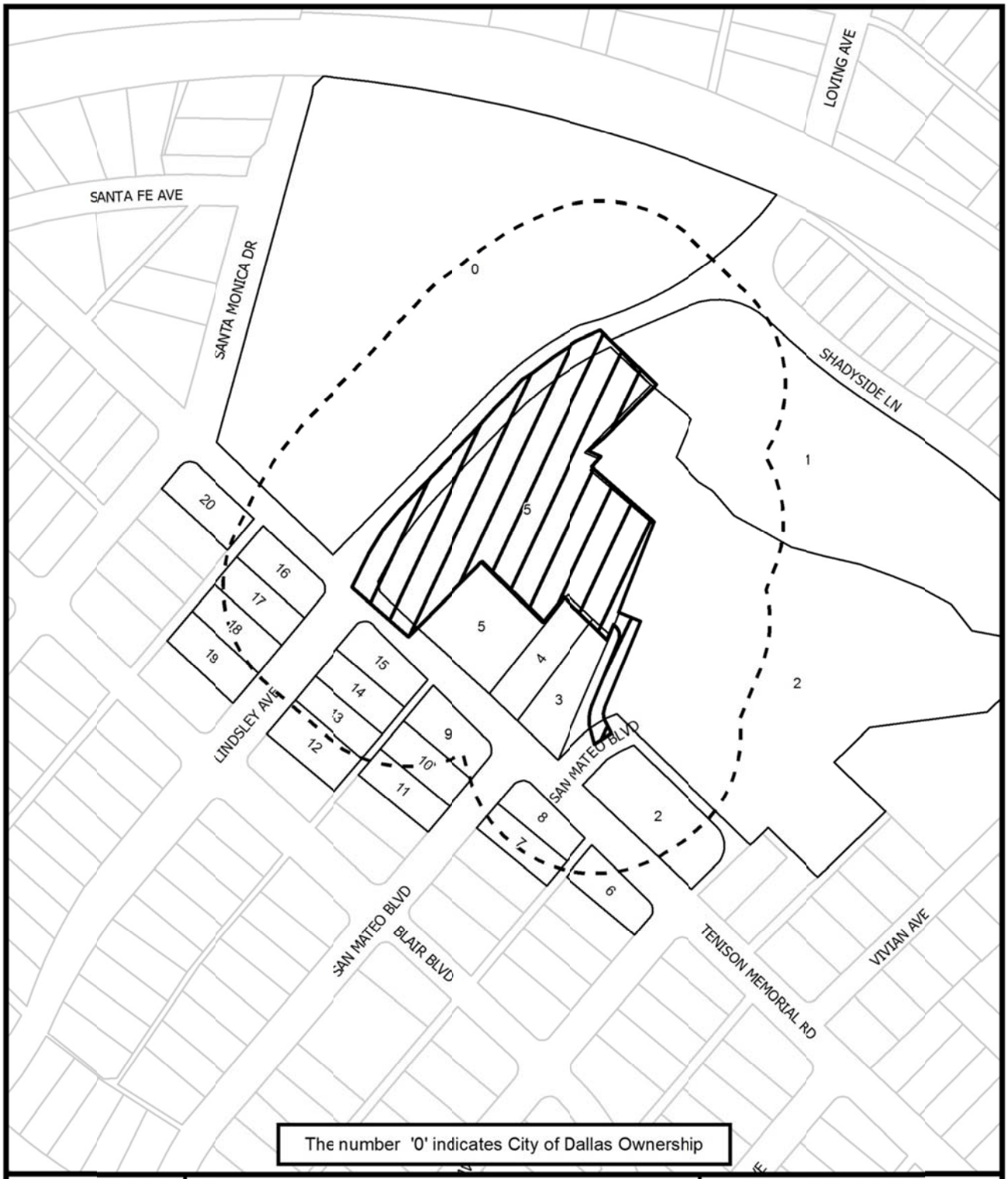


1:2,400

ZONING MAP

Case no: M156-017

Date: 3/1/2016



NOTIFICATION

1:2,400

200' AREA OF NOTIFICATION

20 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M156-017

Date: 3/1/2016

03/01/2016

Notification List of Property Owners

M156-017

20 Property Owners Notified

Label #	*Address*		*Owner*
1	903	SHADYSIDE LN	MM FINISHED LOTS LLC
2	7100	TENISON MEMORIAL RD	SAN MATEO FOREST APT LLC
3	826	TENISON MEMORIAL RD	ALLEN JEFFREY L. & DANA L
4	822	TENISON MEMORIAL RD	BRUSCATO LAURA
5	812	TENISON MEMORIAL RD	NEIGHBORS UNITED FOR
6	7019	HAMMOND AVE	PINSON JAMES B
7	7014	SAN MATEO BLVD	MURRAH CYNTHIA S
8	7018	SAN MATEO BLVD	KLEITCHES JAMES E
9	7019	SAN MATEO BLVD	PHILLIPS DAREEN
10	7015	SAN MATEO BLVD	ALDRIDGE WILLIAM STEPHEN &
11	7011	SAN MATEO BLVD	GREEN EMILY
12	7004	LINDSLEY AVE	BURNETT STEPHEN & RINA TERRBURNETT
13	7010	LINDSLEY AVE	LAKE JAMES W & NICOLE
14	7012	LINDSLEY AVE	RICTHER ALYSON GREGORY & JONATHON W
15	7018	LINDSLEY AVE	MANICCHIA FREDDIE L
16	7019	LINDSLEY AVE	LAPERCHA LTD
17	7015	LINDSLEY AVE	BRADLEY JEAN MARIE
18	7011	LINDSLEY AVE	KESTEL JOSEPH
19	7007	LINDSLEY AVE	MELKUS JUSTIN P
20	7018	SANTA MONICA DR	FENLAW JAY ANDREW &

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Warren F. Ellis

FILE NUMBER: W156-006 **DATE FILED:** March 11, 2016

LOCATION: South corner of Regal Row and John W. Carpenter Service Road

COUNCIL DISTRICT: 6 **MAPSCO:** 33N

SIZE OF REQUEST: Approx. 1.5772 acres **CENSUS TRACTS:** 100.00

MISCELLANEOUS DOCKET ITEM:

APPLICANT: Bubion Investment Co., LLC

OWNER: Hallett No. 1, LP.

RESPRESENTATIVE: Robert Miklos

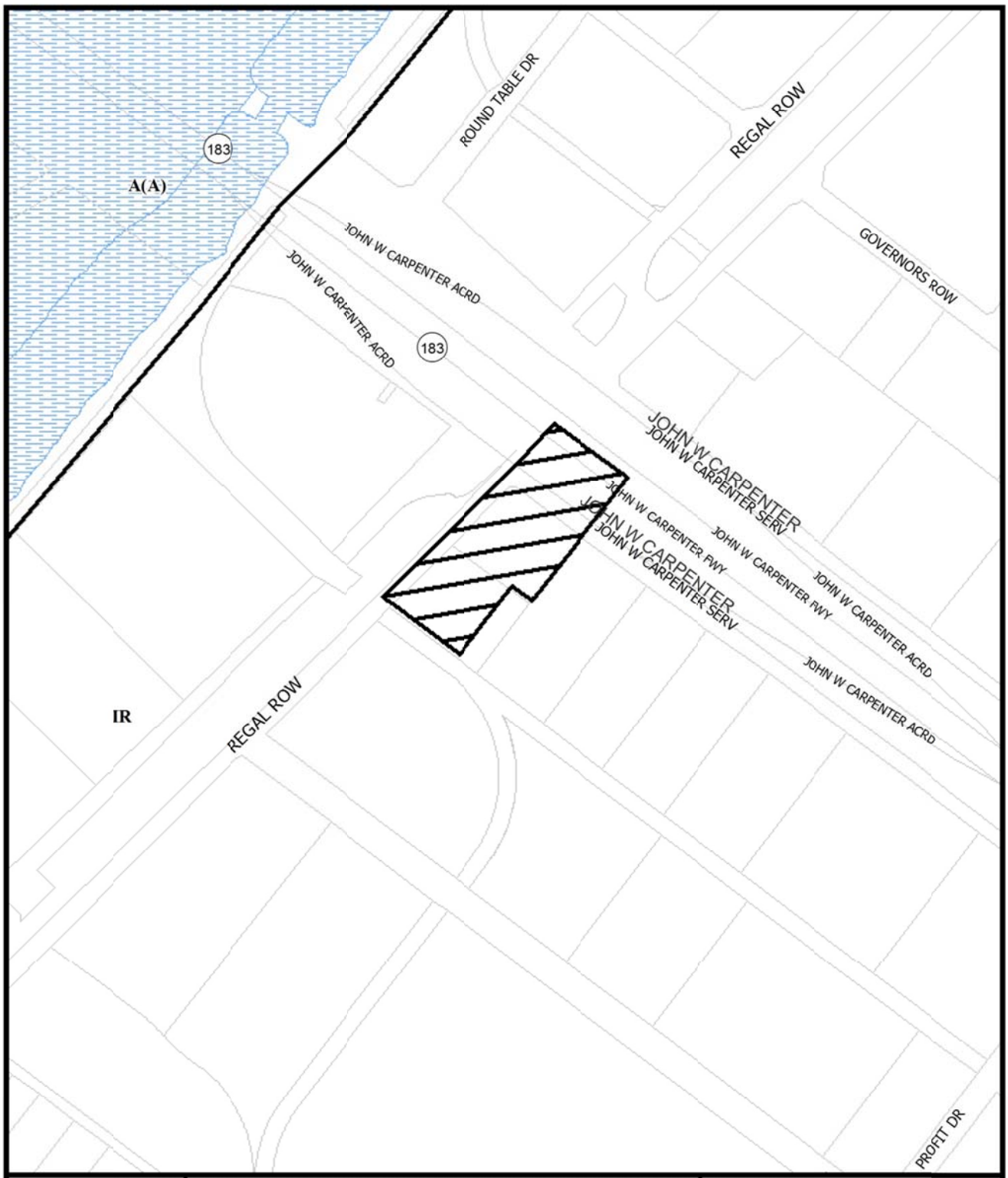
REQUEST: An application for a waiver of the two-year waiting period to submit an application for an amendment and expansion of Planned Development District No. 945 located on the south corner of Regal Row and John W. Carpenter Service Road.

SUMMARY: Upon the City Plan Commission's recommendation, City Council approved zoning case Z145-289(AF) on September 22, 2015, for a new Planned Development District, at the above referenced location.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend and expand Planned Development District No. 945. The applicant acquired the two adjoining parcels to allow for the development of a truck fueling station. Planned Development District No. 945 was approved for a general merchandise or food store greater than 3,500 square feet with a fueling station.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to March 21, 2017, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." The property owner acquired the adjoining property subsequent to the approval of the zoning.

Staff Recommendation: Approval



1:3,600

ZONING MAP

Case no: Z145-289

Date: 8/4/2015

MIKLOS LAW, PLLC
ATTORNEYS & COUNSELORS

ROBERT MIKLOS
ATTORNEY AT LAW

J. PRABHA CINCLAIR
ATTORNEY AT LAW

DUANE BRIGNAC
ATTORNEY AT LAW

March 8, 2016

City of Dallas
Department of Development Services
1500 Marilla Street, Room 5B North
Dallas, Texas 75201

Re: Z156-221 Request for Waiver of Two-Year Waiting Period

To Whom It May Concern:

Miklos Law, PLLC, on behalf of QuikTrip ("Applicant"), hereby requests a waiver of the two-year waiting period for zoning requests related to 9235 John W. Carpenter Freeway, Dallas, TX 75247 (the "Property"). The Property is currently zoned under PD 945 as a PD (Planned Development) District for RR (Regional Retail). The Applicant does not request a change in the zoning of the Property, but instead wishes to expand the zoning to cover an adjacent tract of land located at 9229 John W. Carpenter Freeway, Dallas, TX 75247. This waiver is required to move forward with the expansion of the PD to the adjacent tract.

Sincerely,

Robert J. Miklos
Managing Member
Miklos Law, PLLC
(214) 478-2046

W156-008
RECEIVED
MAR 11 2016
By

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Laura Evans

FILE NUMBER: D156-009 **DATE FILED:** January 29, 2016

LOCATION: West side of Midway Road, south of Lyndon B. Johnson Freeway

COUNCIL DISTRICT: 13 **MAPSCO:** 14-T

SIZE OF REQUEST: ± 0.998 acres **CENSUS TRACT:** 96.08

MISCELLANEOUS DOCKET ITEM

APPLICANT: Howard Johnson, Pollo Tropical

REPRESENTATIVE: Larae Tucker, Vertical Construction Management

OWNER: Walmart Real Estate Business Trust

REQUEST: An application for a development plan on property zoned Subarea B of Planned Development District No. 885, located on the west side of Midway Road, south of Lyndon B. Johnson Freeway.

SUMMARY: On May 22, 2013, the Dallas City Council established Planned Development District No. 885 by Ordinance No. 29009. The size of the PD is approximately 33.418 acres of land and it is located on the west side of Midway Road, south of Lyndon B. Johnson Freeway (IH 635). The planned development district is divided into two subareas, A and B.

The plan provides for the construction of a dine-in/drive-through restaurant of approximately 3,548 square feet with surface parking facilities that will cover an area of approximately 0.998 acres within Subarea B. The zoning was granted with a conceptual plan and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. Staff has reviewed the proposed development plan and it complies with the requirements of the ordinance. In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. The PD ordinance may be viewed at this link:

http://www.dallascityattorney.com/51P/Articles%20Supp%2035/Article%20885.pdf

STAFF RECOMMENDATION: Approval

List of Partners, Principals, and Officers

Pollo Tropical

Chairman, President and Chief Executive Officer
Dan. T. Cathy

Executive Vice President and President, Dwarf House
Donald (Bubba) M. Cathy

Executive Vice President
James (Buck) B. McCabe

Senior Vice President, Chief Financial Officer
Brent Ragsdale

Senior Vice President and General Counsel
B. Lynn Chastain

Executive Vice President
Steven (Steve) A. Robinson

Senior Vice President, Chief Marketing Officer
Jonathan (Jon) B. Bridges

Executive Vice President, Operations
Timothy (Tim) P. Tassopoulos

Senior Vice President and Chief People Officer
Andrew T. Cathy

Senior Vice President of Field Operations
Clifford (Cliff) T. Robinson

Walmart Real Estate Business Trust

Asset Management

Asset Manager
Randal Busby

Sr. Realty Manager – 3rd Party Fuel
Jennifer Fox

Property Manager
Blake Hooker

Project Manager
Diane Puckett

Asset Manager
Danny Rodriguez

Sr. Realty Manager
Joni Sartain

Asset Manager
Fabian Welch

Land Development

Transaction Manager
Lina Brown

Transaction Manager
Christopher Obenshain

Sr. Real Estate Manager
Jason Evins

Project Manager
Gina Goodman

Director
Jaime Howell

Sr. Real Estate Manager
James Kirby

Realty Development
Sr. Real Estate Manager
Brian Frazier

Director
Nick Goodner

Director, Realty Acquisitions
Matt Powers

Real Estate Manager – DC and Home Office
Scott Saifi

Sr. Director
Jeff Snyder

Transaction Manager
John Walsh

Realty Management
Monique Brennan

Sr. Manager, Realty Entity
B.A. Glass

Sr. Realty Manager
Travis Rodgers

Sr. Manager – Central
Darryl Spinks

Director, Realty and Entity Management
Romona West

Realty Special Projects
Sr. Realty Manager – Fuel
Patricia Bell

Project Manager
Dee Calloway

Sr. Realty Manager
Benjamin Craig

Sr. Manager Design and Construction
Gabe Crawford

Sr. Realty Manager
Nathen Hamblen

Project Manager
Desmond Massey

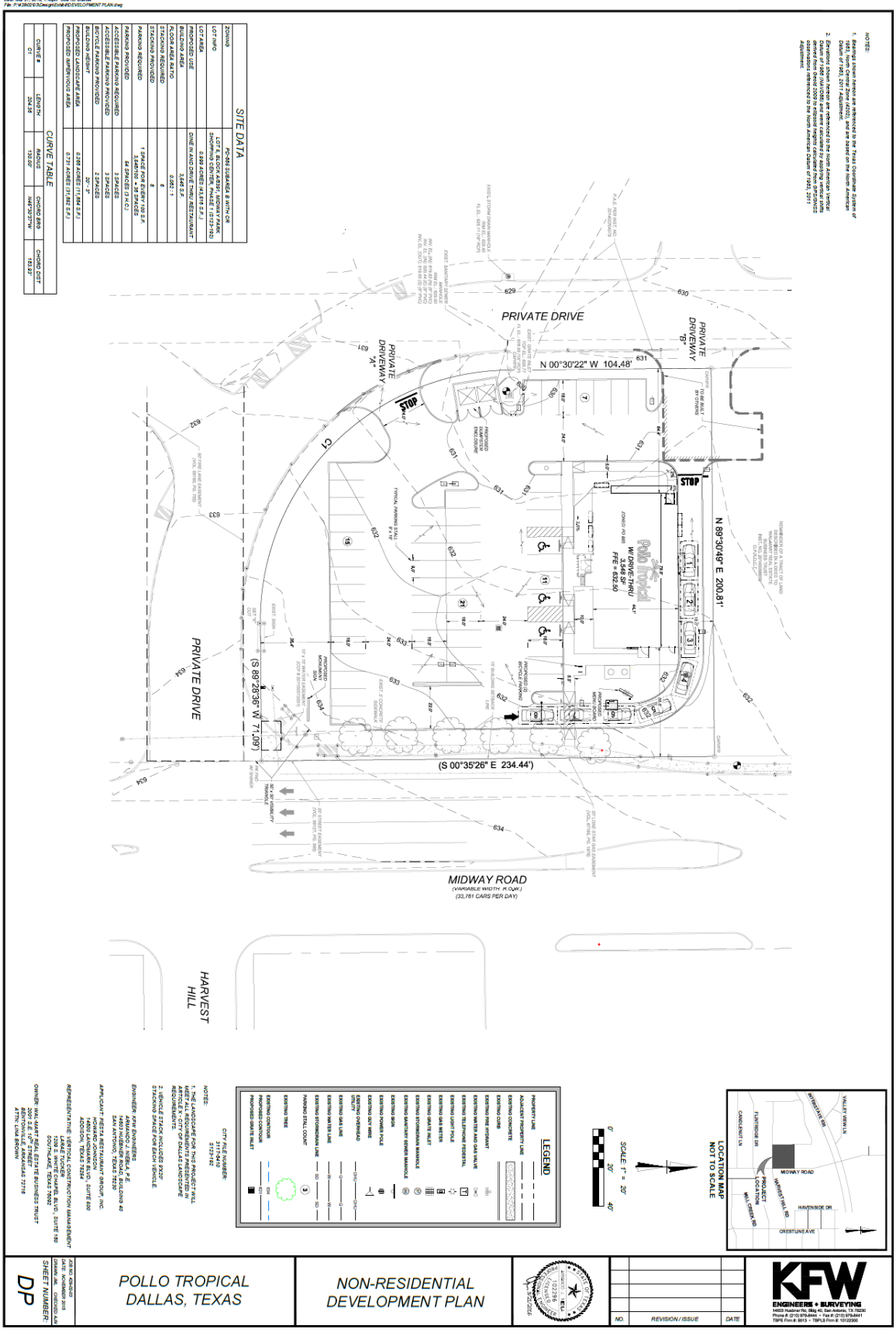
Transaction Manager
Brandon Massey

Real Estate Manager, Special Projects
Mia McCutchen

Director Special Projects
Matt Rateliff

Sr. Realty Manager, Fuel
Terry Roberts

Proposed Development Plan

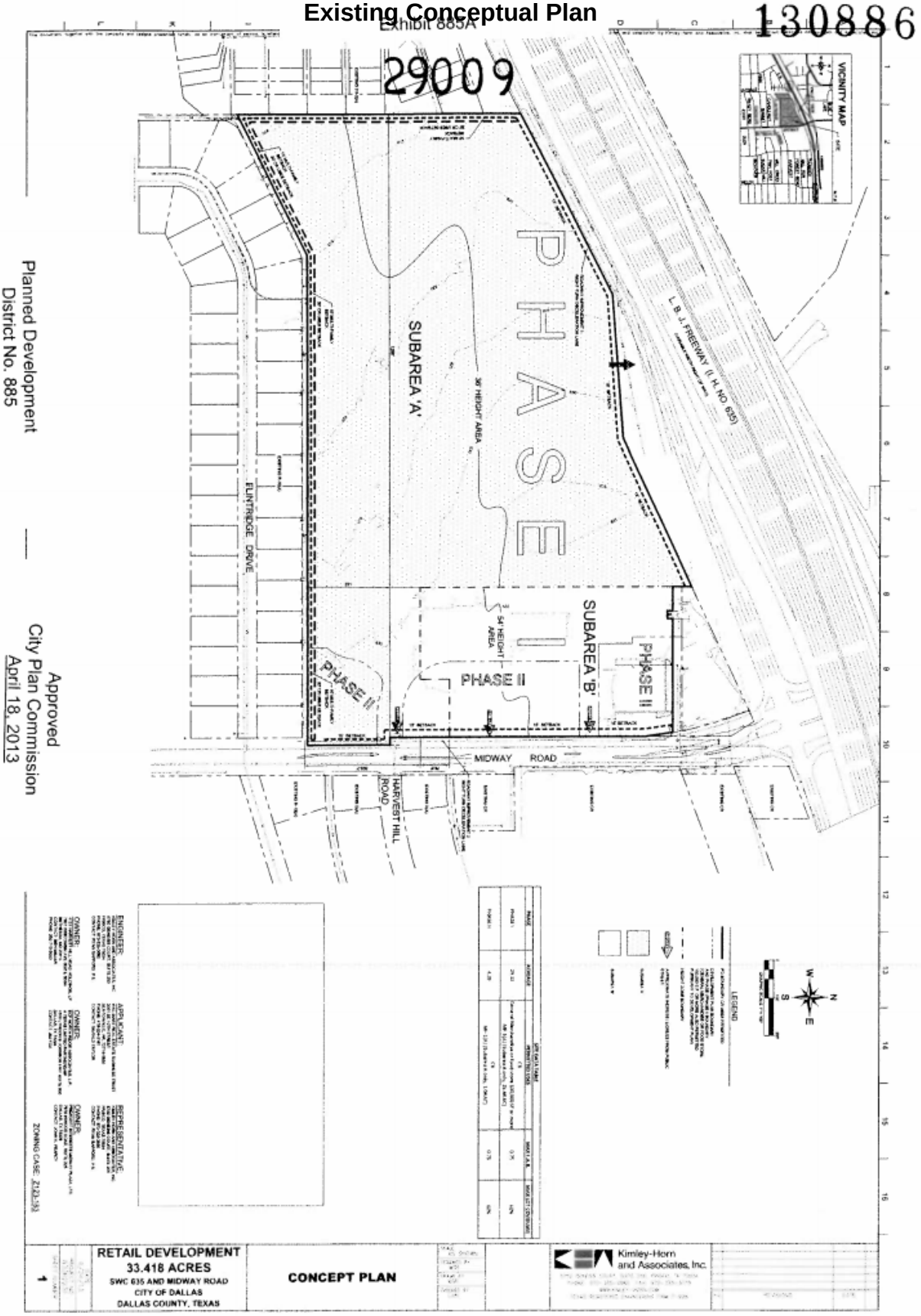


Existing Conceptual Plan

130886

Exhibit 885A

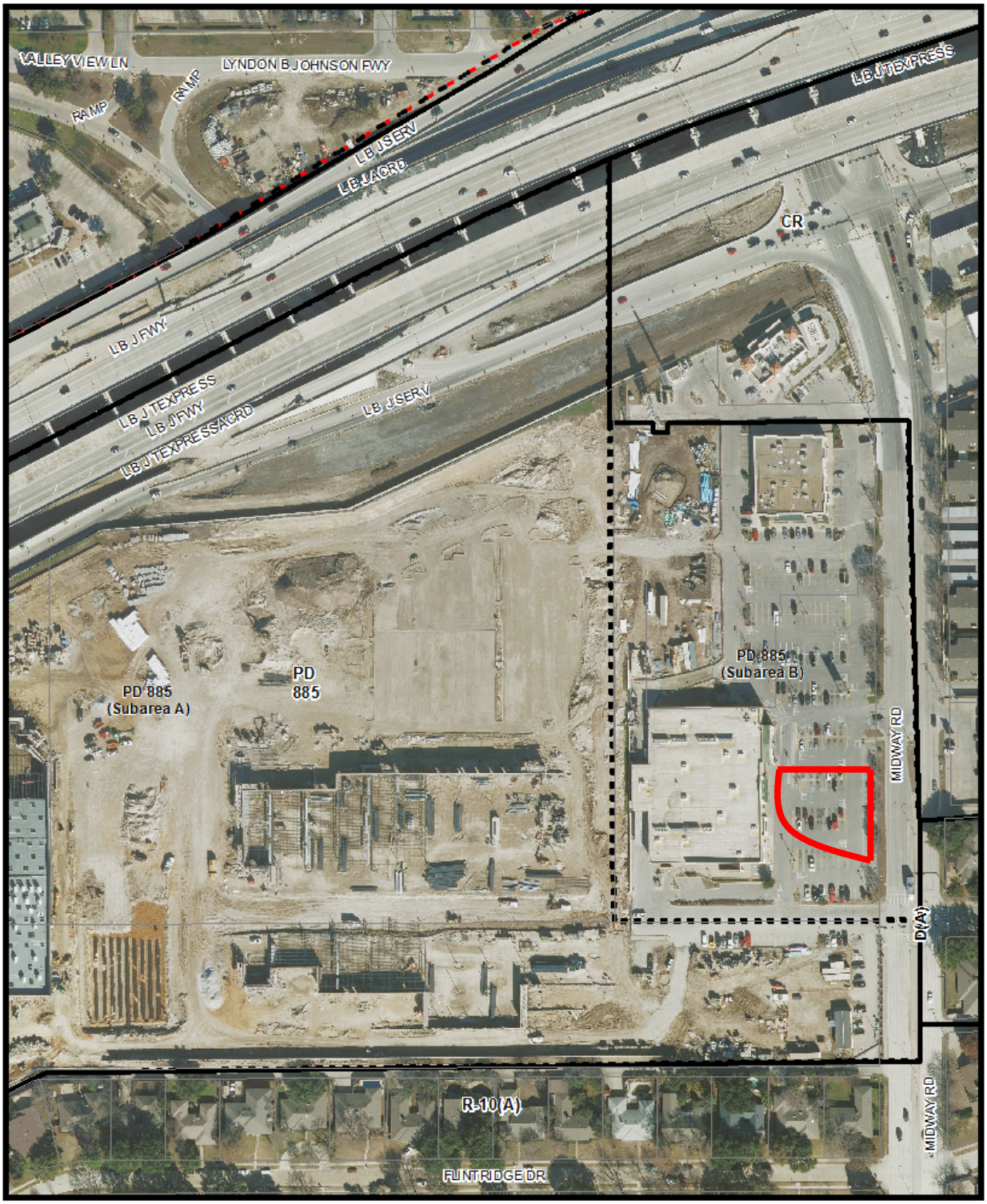
29009



Planned Development District No. 885

Approved
City Plan Commission
April 18, 2013

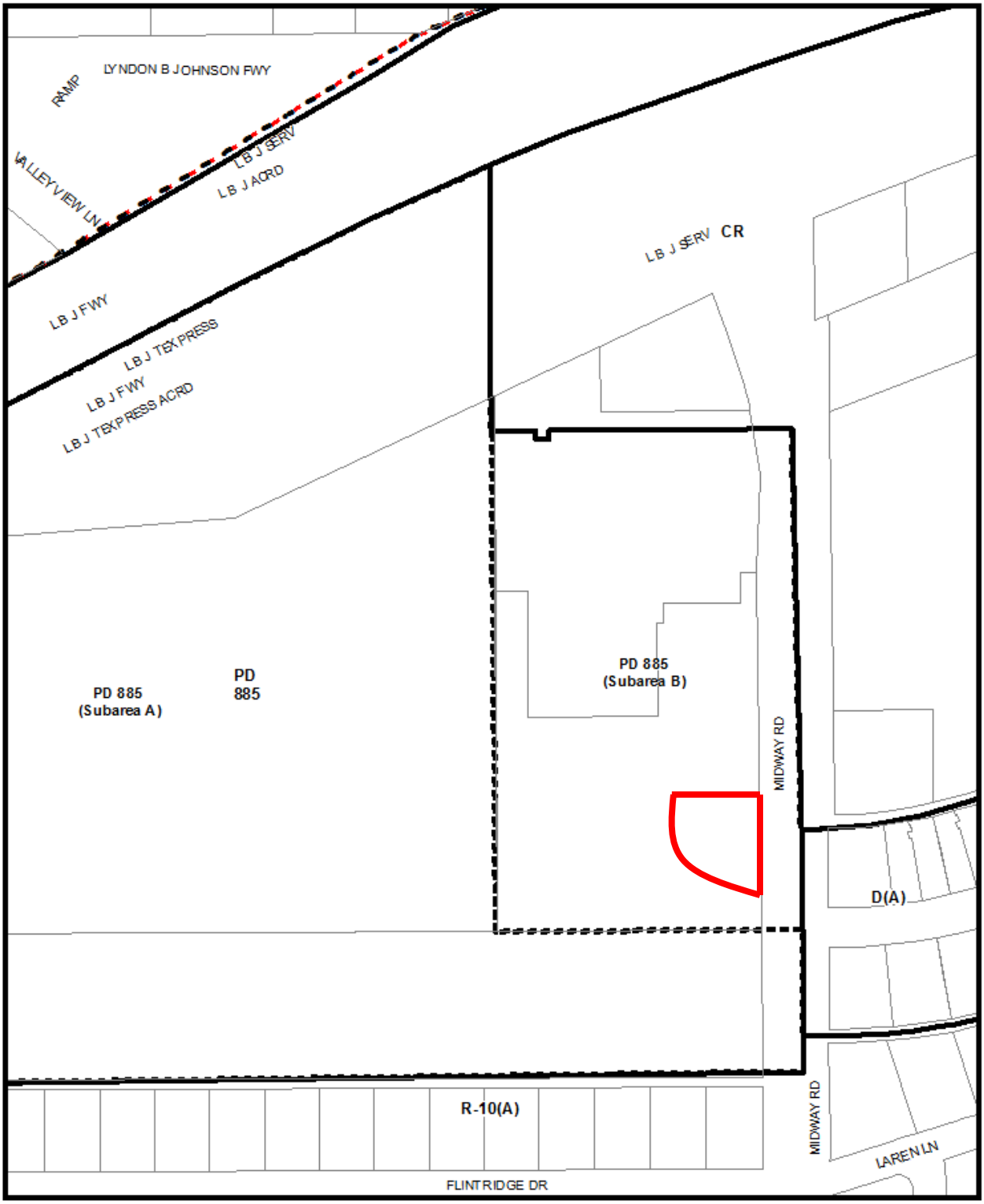
Aerial
Map



1:2,188

Zoning Map

Zoning Map



1:2,174

Zoning Map

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Danielle R. Lerma

FILE NUMBER: M156-011 **DATE FILED:** December 14, 2015

LOCATION: Southeast corner of Rosemeade Parkway and Lina Street

COUNCIL DISTRICT: 12 **MAPSCO:** 655W

SIZE OF REQUEST: Approx. 3.21 Acres **CENSUS TRACT:** 216.35

APPLICANT/OWNER: MDT Caladium, LTD

REPRESENTATIVE: Alex W. Lilley

REQUEST: An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, located at the southeast corner of Rosemeade Parkway and Lina Street.

On June 17, 2015, the City Council passed ordinance No. 29781, which established this planned development district.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to account for the following changes: 1) replace the Rosemead grass strip with perennial grasses, including dwarf maiden, Mexican feather, and/or gulf muhly; 2) add three live oaks within the parking area; 3) account for Bermuda sod installation; 4) replace the current storefront plants with Sago palms and white yuccas; and 5) provide for decomposed granite in between the existing trees/hedgerow and the canal towards the western property border.

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

STAFF RECOMMENDATION: Approval

PRIOR ACTION AND UPDATE: On March 17, 2016, this item was held under advisement. There have been no changes to the request.

Partners and Officers

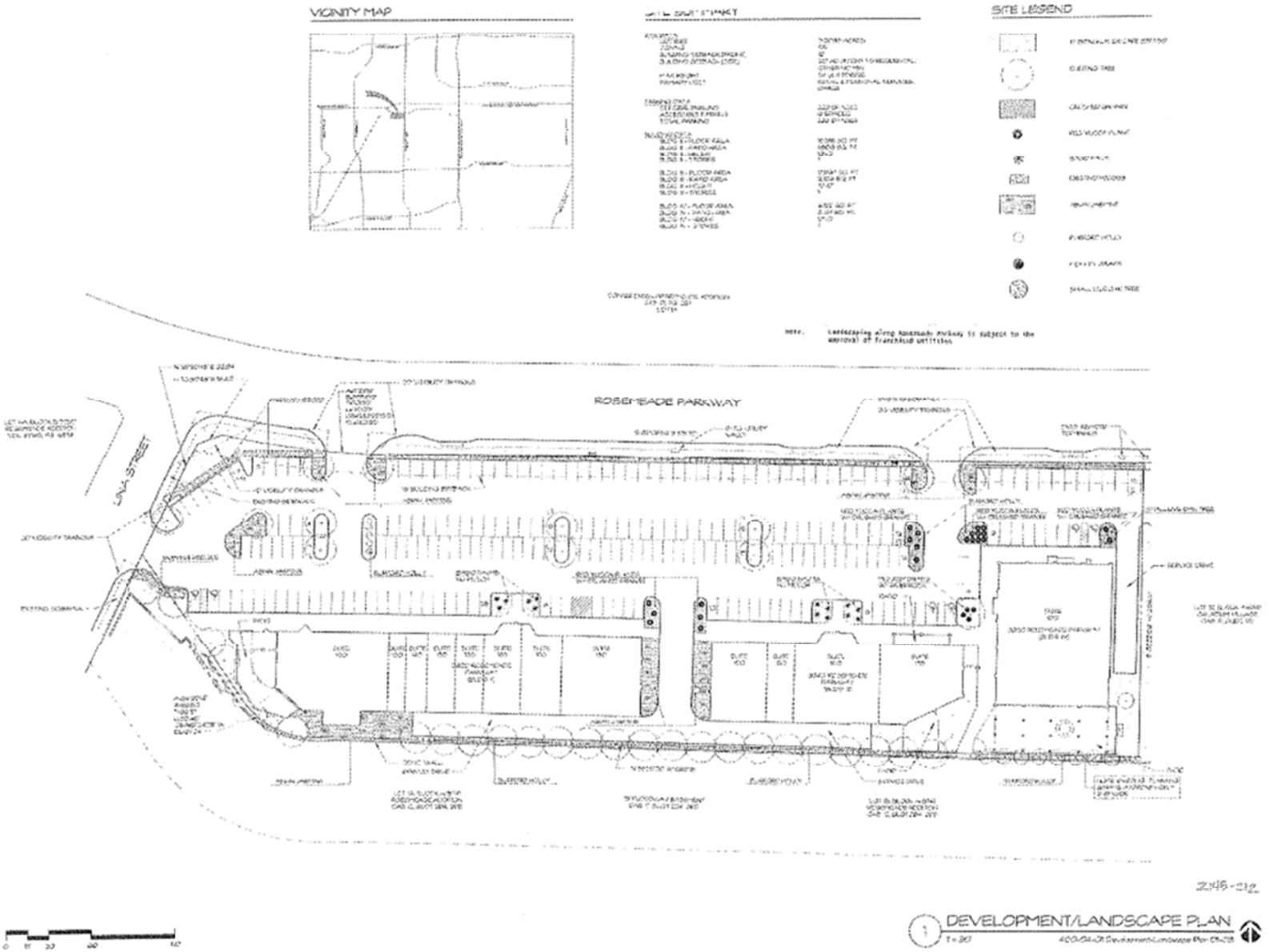
General Partner
MDT Investments, LLC

Limited Partner
Matthew Talley

Proposed Development / Landscape Plan

Approved
City Plan Commission
May 21, 2015

Development/Landscape Plan
Exhibit 943A
PDD No. 943



Selzer Associates

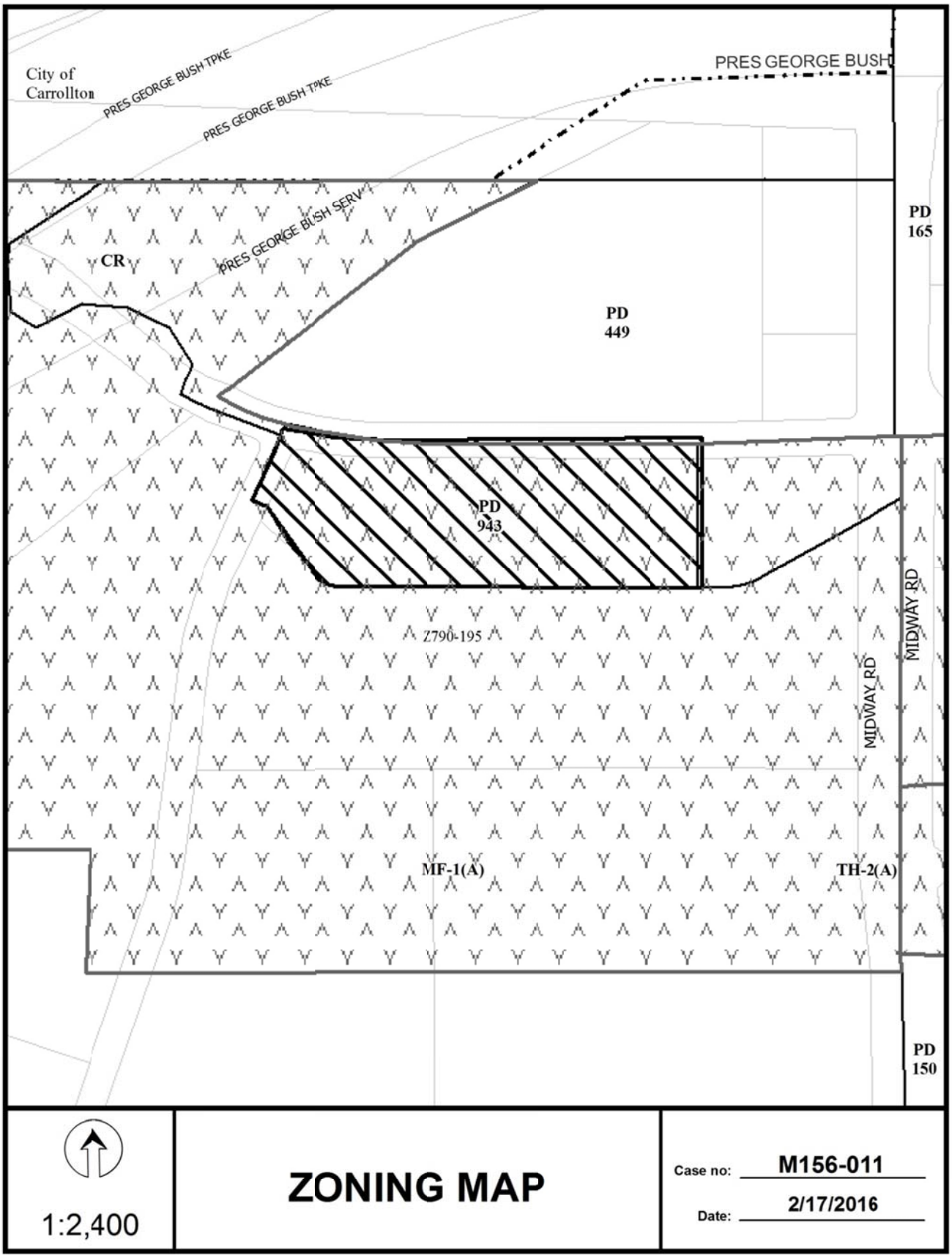
NOT FOR CONSTRUCTION

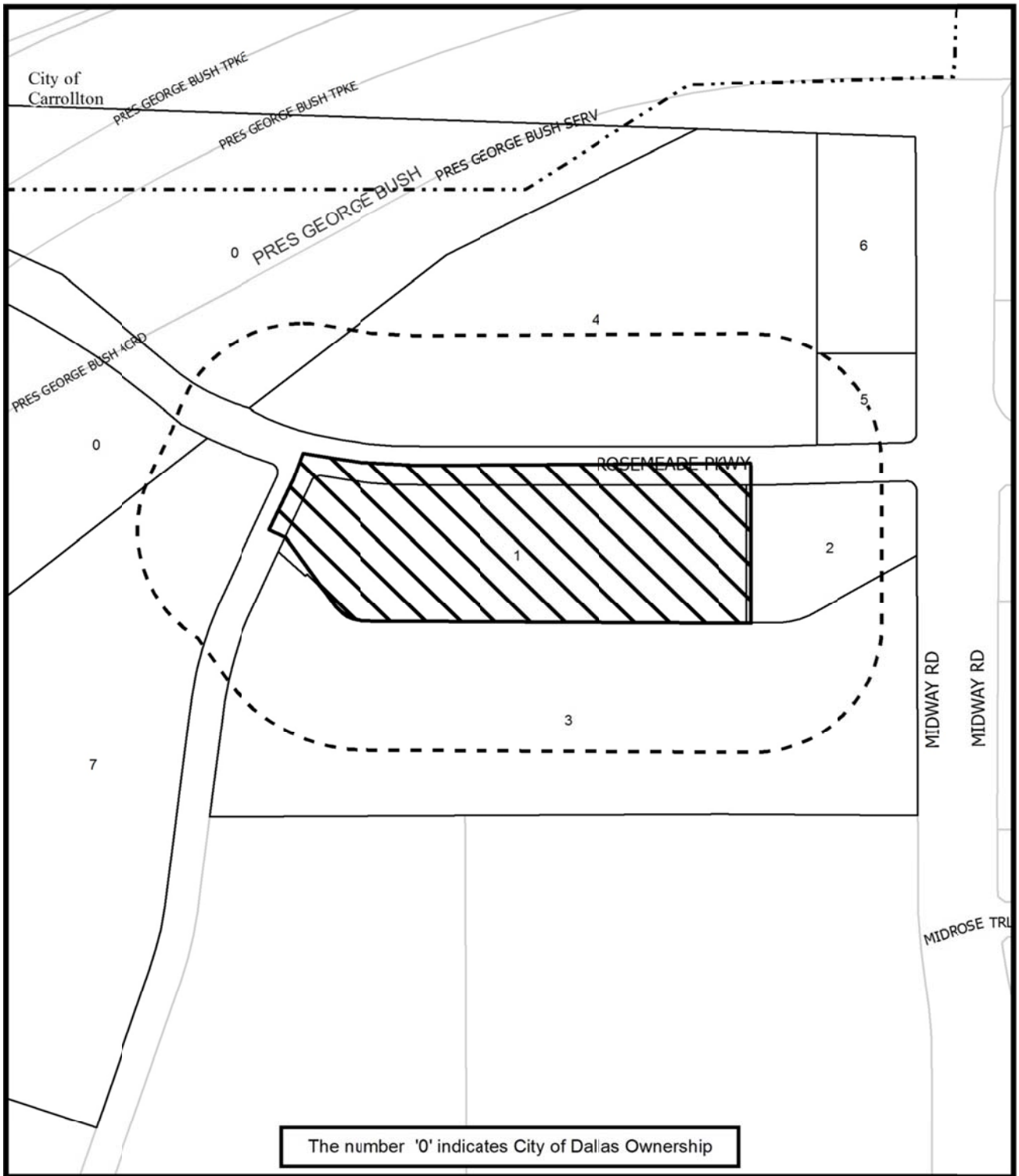
Caladium Canal Shopping Center
3950 Rosemeade Parkway
Dallas, Texas 75287

Development/Landscape Plan

SHEET
A
1.1

Existing Development / Landscape Plan


City of Carrollton
PRES GEORGE BUSH TPKE
PRES GEORGE BUSH TPKE
PRES GEORGE BUSH
PRES GEORGE BUSH SERV
CR
PD 165
PD 449
PD 943
Z790-195
MIDWAY RD
MIDWAY RD
MF-1(A)
TH-2(A)
PD 150
1:2,400
ZONING MAP
Case no: M156-011
Date: 2/17/2016



NOTIFICATION

200' AREA OF NOTIFICATION

7 NUMBER OF PROPERTY OWNERS NOTIFIED

1:2,400

Case no: M156-011

Date: 2/17/2016

02/17/2016

Notification List of Property Owners

M156-011

7 Property Owners Notified

Label #	*Address*		*Owner*
1	3950	E ROSEMEADE PKWY	MDT CALADIUM LTD P/S
2	3976	ROSEMEADE PKWY/MIDWAY RD	ASUDA HOLDINGS LLC
3	18950	LINA ST	UNIFIED HOUSING OF TIVOLI LLC
4	3939	E ROSEMEADE PKWY	INTERCAPITAL SAGE CREEK ASSOCIATES LP
5	19019	MIDWAY RD	PATRICIA FOOD STORES INC
6	19021	MIDWAY RD	EF PROP ONE LP P/S
7	18959	LINA ST	EAGLE CK PROP LP P/S

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Laura Evans

FILE NUMBER: D156-007 **DATE FILED:** December 22, 2015

LOCATION: East side of Mountain Creek Parkway, north of Camp Wisdom Road

COUNCIL DISTRICT: 3 **MAPSCO:** 61-A-V

SIZE OF REQUEST: Approx. 76.5 acres **CENSUS TRACT:** 0165.21

MISCELLANEOUS DOCKET ITEM

APPLICANT: First Industrial, LP

REPRESENTATIVE: Greg Gerbig, Pacheco Koch

OWNER: First Industrial, LP

REQUEST: An application for a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, located along the east side of Mountain Creek Parkway, north of Camp Wisdom Road.

SUMMARY: On November 11, 1988, the Dallas City Council established Planned Development District No. 521 by Ordinance No. 23711. The size of the PD is approximately 2924.4699 acres of land and it is generally located on both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west.

The plan provides for the construction of two warehouse buildings with surface parking that will cover an area of approximately 76.5 acres within Subareas S-1C and S-1D. The zoning was granted as a planned development district with a conceptual plan and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. Staff has reviewed the proposed development plan and it complies with the requirements of the ordinance.

In conjunction with the above requirement, the attached development plan has been submitted for the City Planning Commission's consideration. The most up to date PD ordinance may be viewed at the end of this document.

STAFF RECOMMENDATION: Approval

PRIOR ACTION AND UPDATE: On February 18 and March 17, 2016, the City Plan Commission held this item under advisement. The Streets Department has since required a right turn lane on Camp Wisdom Road so that trucks can proceed directly out onto Camp Wisdom Road from the site without impacting oncoming traffic and turning conflicts with the residential traffic turning onto Mountain Creek Parkway. A signal is currently being constructed at Camp Wisdom Road and Mountain Creek Parkway that has changed the configuration of the road, which is why the alignment is how it is depicted.

List of Partners, Principals, and Officers

First Industrial, LP

First Industrial Realty Trust, Inc – Sole General Partner

Principal Officers of First Industrial Realty Trust, Inc.:

Bruce Duncan – President and Chief Executive Officer

Scott Musil – Chief Financial Officer, Treasurer and Assistant Secretary

Daniel J. Hemmer – General Counsel and Secretary

Johannson Yap – Chief Investment Officer and Executive Vice President – West Region

David Harker – Executive Vice President – Capital Markets and Asset Management

Peter Schultz – Executive Vice President – East Region

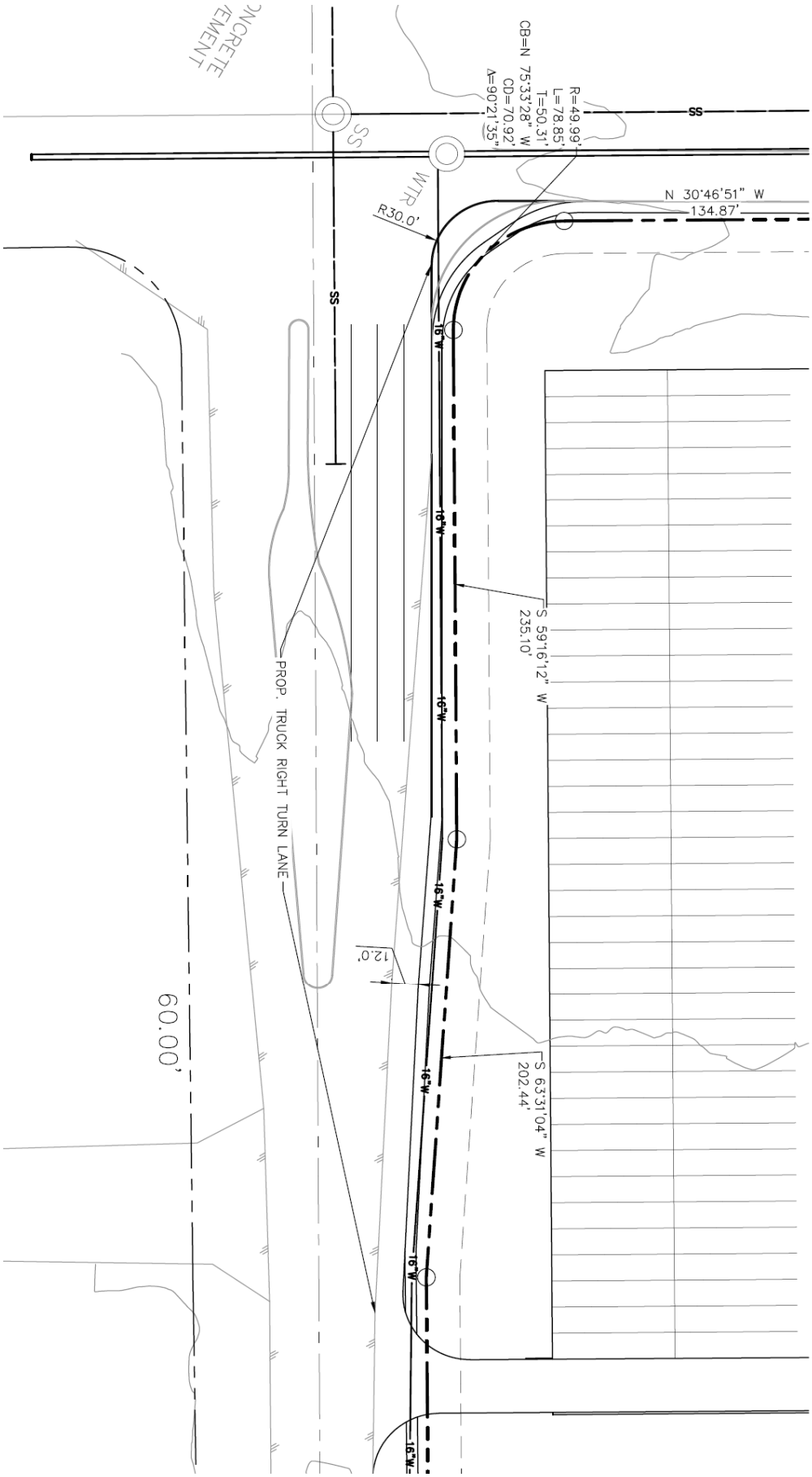
Robert Walter – Senior Vice President – Capital Markets and Asset Management

Don Stoffle – Executive Director – Dispositions

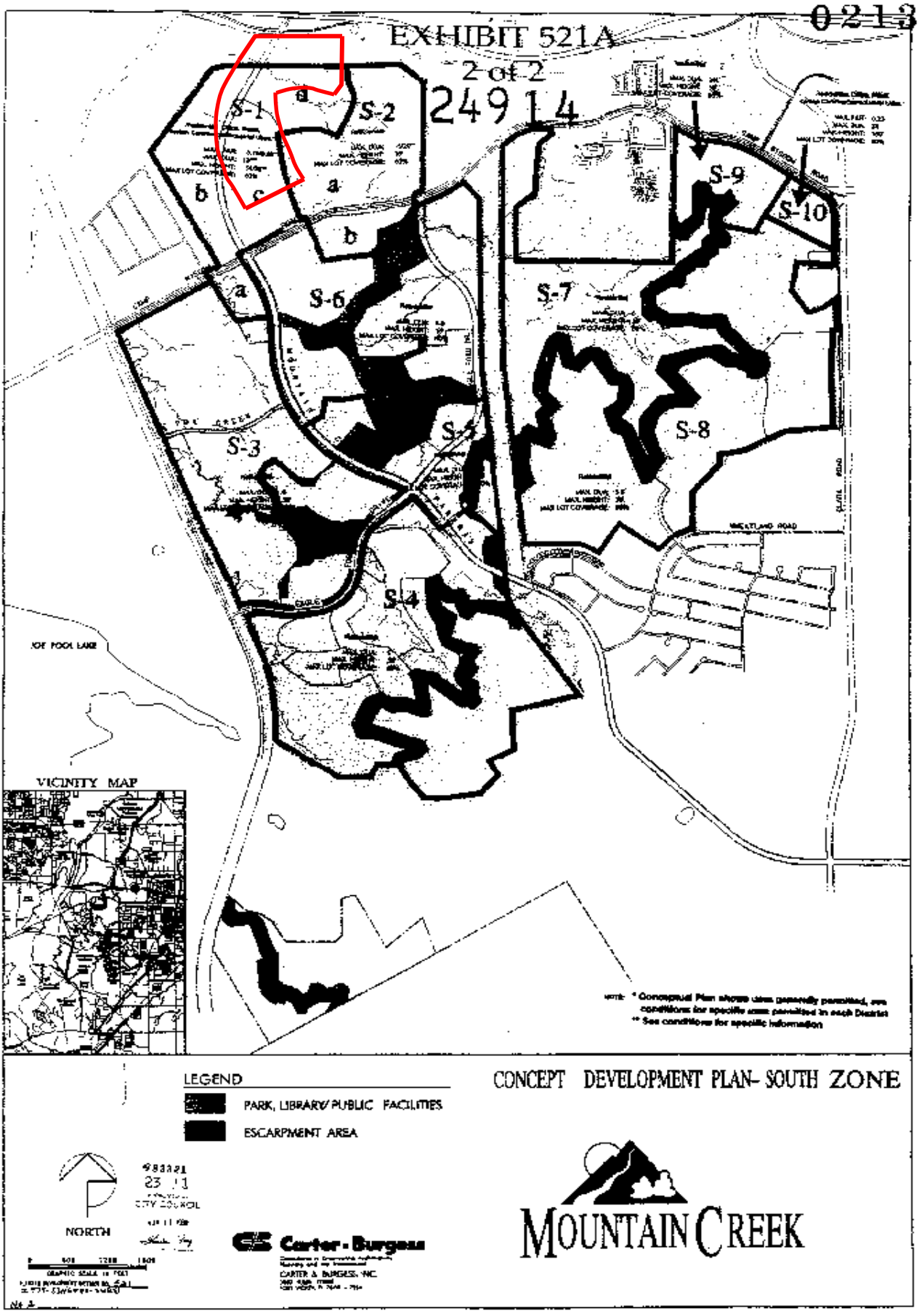
Chris M. Schneider – Chief Information Officer and Senior Vice President – Operations

4

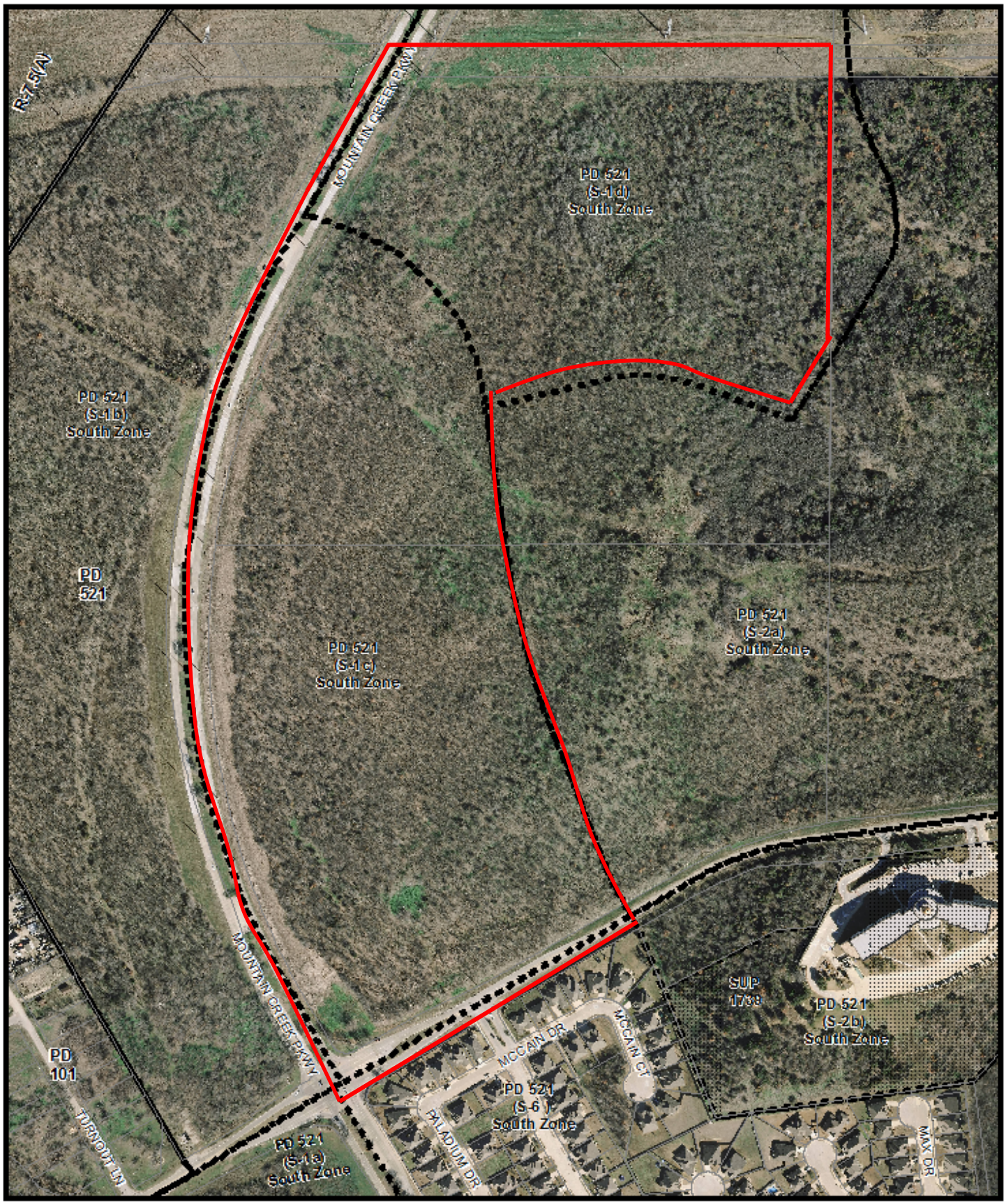
Proposed Development Plan



5 **Proposed Turn Lane on Development Plan**



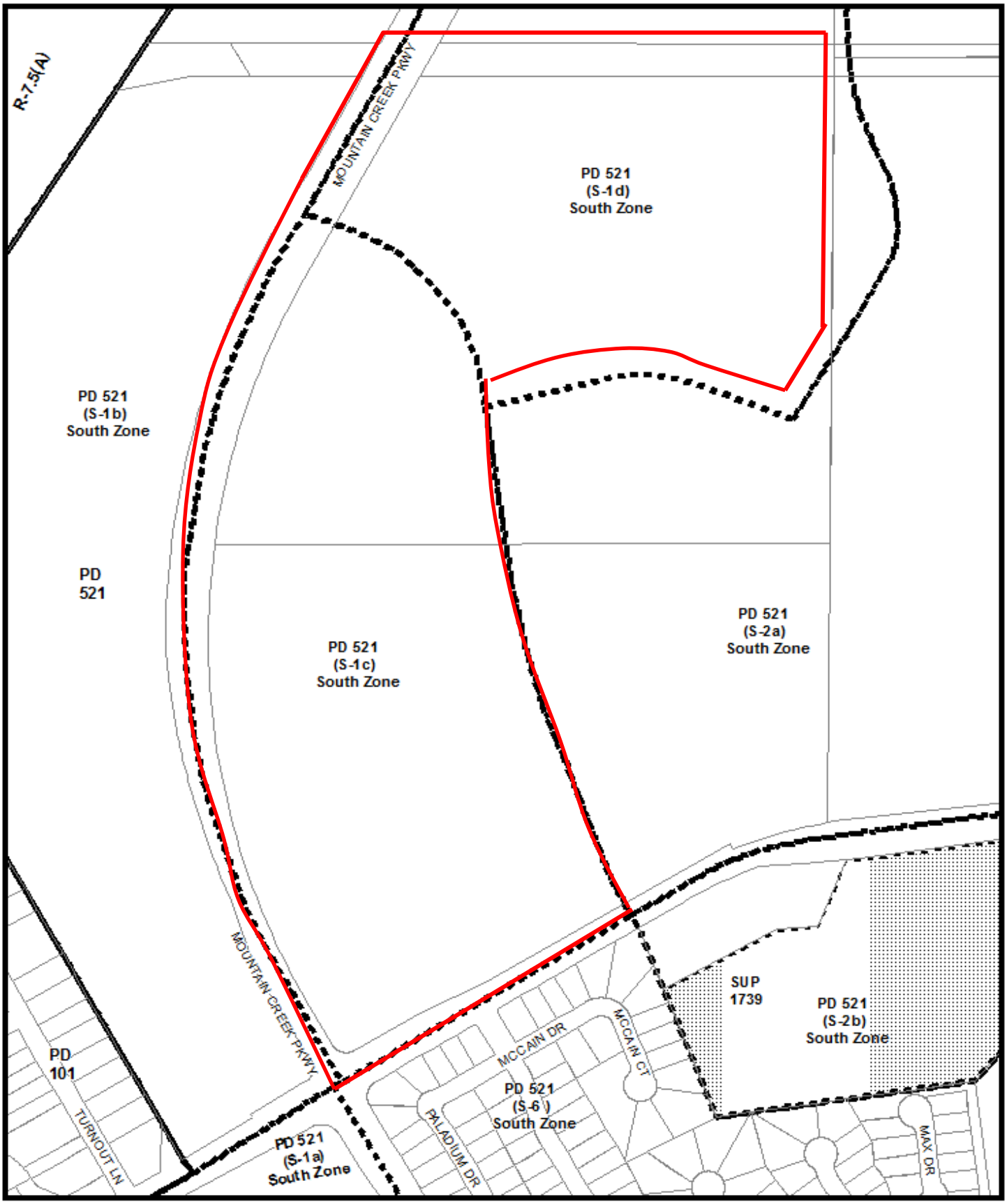
Existing Conceptual Plan



1:4,421

Aerial Map

Printed Date: 1/27/2016



1:4,421

Zoning Map

Printed Date: 1/27/2016

ARTICLE 521.

PD 521.

SEC. 51P-521.101. LEGISLATIVE HISTORY.

PD 521 was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998. Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 23711 was amended by Ordinance No. 24190, passed by the Dallas City Council on February 23, 2000, and Ordinance No. 24425, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 10962; 19455; 23711; 24190; 24425; 24914)

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

PD 521 is established on property generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west. The size of PD 521 is approximately 2924.4699 acres. (Ord. Nos. 23711; 24425; 24914)

SEC. 51P-521.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

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

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

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

(d) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E are considered to be non-business zoning districts. (Ord. Nos. 24425; 24914; 25481; 27716; 29785)

SEC. 51P-521.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 521A: concept development plan – north zone and concept development plan – south zone.

(2) Exhibit 521B: zone descriptions.

(3) Exhibit 521C: subdistrict property descriptions.

(4) Exhibit 521C1: Subdistricts B and B-1 property descriptions.

(5) Exhibit 521C2: Subdistrict B-2 property description.

(6) Exhibit 521D: single-family subdivision plats.

(7) Exhibit 521E: PD 187 development plans.

(8) Exhibit 521F: side and rear yard landscape buffer for shared truck courts.

(9) Exhibit 521G: business park entry feature.

(10) Exhibit 521H: Subdistrict B-2 development plan.
(Ord. Nos. 29587; 29785)

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

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

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

(c) Subdistricts.

(1) The North Zone is divided into seven subdistricts: A, B, B-1, B-2. C, D, and E.

(2) The South Zone is divided into 14 subdistricts: S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and S-10.

(3) Subdistricts B and B-1 are described in Exhibit 521C1. Subdistrict B-2 is described in Exhibit 521C2. All other subdistricts are described in Exhibit 521C. (Ord. Nos. 23711; 24425; 24914; 27716; 29785)

SEC. 51P-521.105. CONCEPTUAL PLANS.

Development and use of the Property must comply with the conceptual plans entitled, "Concept Development Plan - North Zone" and "Concept Development Plan - South Zone." In the event of a conflict between the provisions of this article and the conceptual plans, the provisions of this article control. (Ord. Nos. 24425; 24914)

SEC. 51P-521.106. DEVELOPMENT PLAN.

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

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

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

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

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

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

(g) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, no site plan is required for the specific use permit portion of the request. (Ord. Nos. 24425; 24914; 29785)

SEC. 51P-521.107. MAIN USES.

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

(1) Agricultural uses.

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

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[Subdistricts B, B-1, and B-2 only.]*

-- Catering service.
-- Commercial cleaning or laundry plant. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
-- Custom business services.
-- Electronics service center.
-- Job or lithographic printing.
-- Machinery, heavy equipment, or truck sales and services. *[Subdistricts B, B-1, and B-2 only.]*
-- Medical or scientific laboratory.
-- Technical school.
-- Tool and equipment rental. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*

(3) Industrial uses.

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

(4) Institutional and community service uses.

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

(5) Lodging uses.

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

(6) Miscellaneous uses.

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

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

-- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Multifamily. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S -10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Retirement housing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(10) Retail and personal service uses.

-- Ambulance service. *[Subdistricts B, B-1, and B-2 only.]*
-- Animal shelter or clinic with outside run. *[Subdistricts B, B-1, and B-2 only.]*

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

(11) Transportation uses.

-- Heliport. *[SUP]*
-- Helistop. *[SUP]*
-- Private street or alley.

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

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1).]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

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

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

(1) Agricultural uses.

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

(2) Industrial uses.

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

(3) Institutional and community service uses.

-- Adult day care facility. *[Subdistrict E only.]*
-- Child-care facility.
-- Church.

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

(4) Miscellaneous uses.

-- Temporary construction or sales office.

(5) Office uses.

-- Office. *[Subdistricts S-7 and S-9 only; SUP required.]*

(6) Recreation uses.

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

(7) Residential uses.

-- Duplex. *[Subdistrict E only.]*
-- Multifamily. *[Subdistricts S-2a, S-2b, S-9, and E only.]*
-- Retirement housing. *[Subdistricts S-2a, S-2b, S-7, S-9, and E only; SUP required.]*
-- Single family.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
-- Group residential facility. *[This use must comply with the provisions of Section 51A-4.209(b)(3). Subdistrict E only.]*
-- College dormitory, fraternity, or sorority house. *[Subdistricts E, S-7, and S-9 only; SUP required.]*

(8) Retail and personal service uses.

-- Dry cleaning or laundry store. *[Subdistrict E only.]*
-- General merchandise or food store 3,500 square feet or less. *[Subdistrict E only.]*
-- Motor vehicle-fueling station. *[Subdistrict E only.]*
-- Personal service use. *[Subdistrict E only.]*
-- Surface parking. *[Subdistrict E only.]*
-- Temporary retail use. *[Subdistrict E only.]*

(9) Transportation uses.

-- Private street or alley.
-- Transit passenger shelter.

(10) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(Ord. Nos. 24425; 24914; 25481; 27716; 29785)

SEC. 51P-521.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24425; 24914)

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

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

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

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

(2) Side and rear yard.

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

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

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

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

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

Subdistrict	Net Developable Acres	Maximum Permitted Floor Area (In square feet)	Dwelling Unit Density (Units Per Acre)
A	150.0	Refer to Paragraph (4)	24

		below	
B, B-1, and B-2	501.10	Refer to Paragraph (4) below	24
C	150.0	Refer to Paragraph (4) below	24
D	51.77	Refer to Paragraph (4) below	7
S-1a	11.3	113,212	12
S-1b	52.9	345,648	5
S-1c	44.8	292,723	5
S-1d	35.4	231,303	5
S-10	15.5	155,792	24

(B) For Subdistrict A, maximum FAR is as follows:

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

(ii) 0.10 for all other uses.

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

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

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

(v) 0.1420 for all other uses.

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

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

(ii) 0.10 for all other uses.

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

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

(ii) 0.13 for all other uses.

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

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

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

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

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

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

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

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

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

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

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

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

(5) Height.

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

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

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

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

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

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

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

(6) Lot coverage.

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

(i) Maximum lot coverage for office uses is 30 percent.

(ii) Maximum lot coverage for all other uses is 60 percent.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Maximum lot coverage is 60 percent.

(7) Lot size. Minimum lot size for a single family residential use is:

(A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10; and

(B) 5,000 square feet in Subdistricts S-1b, S-1c, and S-1d.

(8) Stories.

(A) Maximum number of stories for non-residential structures is 12.

(B) Maximum number of stories for residential structures is three.

(9) Lighting.

(A) Subdistricts B, B-1, and B-2. Light fixtures attached to poles may not be located above 35 feet in height. All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

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

(2) Side and rear yard.

(A) Subdistricts S-2a, S-2b, S-3, S-4, S-6, S-9, and E. Minimum side and rear yard in Subdistricts S-2a, S-2b, S-3, S-4, S-6, S-9, and E is five feet.

(B) Subdistricts S-5, S-7, and S-8. No minimum side and rear yard in Subdistricts S-5, S-7, and S-8.

(3) Maximum dwelling unit density and minimum lot size.

DISTRICT	DENSITY	MINIMUM LOT SIZE
S-2a	**15.0 units per acre**	**N/A**
S-2b	**20.0 units per acre**	**N/A**
S-3	**6.0 units per acre**	**5,000 sq. ft**
S-4	**5.0 units per acre**	**6,000 sq. ft.**
S-5	**7.5 units per acre**	**2,000 sq. ft.**
S-6	**5.5 units per acre**	**5,000 sq. ft.**
S-7	**5.0 units per acre**	**2,000 sq. ft.**
S-8	**5.5 units per acre**	**2,000 sq. ft.**
S-9	**24.0 units per acre**	**N/A**
E	**5.0 units per acre**	**2,000 sq. ft.**

(4) Floor area ratio.

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

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

(ii) 0.05 for all other uses.

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

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

(5) Maximum permitted floor area in Subdistrict E.

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

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

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

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

(6) Height. Maximum structure height is 36 feet.

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

(8) Stories. Maximum number of stories for residential structures is three. For non-residential structures, no maximum number of stories. (Ord. Nos. 24425; 24914; 27716; 29587; 29785)

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

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

(b) In Subdistricts B, B-1, and B-2. In addition to the authority of the board of adjustment to consider parking special exceptions under Section 51A-4.311, the board of adjustment may grant a special exception to authorize a reduction of up to 75 percent of the number of off-street parking spaces for wholesale, distribution, and storage uses in Subdistricts B, B-1, and B-2. All other provisions of Section 51A-4.311 shall apply to such an exception. (Ord. Nos. 24425; 24914; 25481; 27716; 29785)

SEC. 51P-521.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24425; 24914)

SEC. 51P-521.112. LANDSCAPING.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do

business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, $2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

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

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

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

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

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

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

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 24425; 24914; 25481; 27716; 29785)

SEC. 51P-521.113. SIGNS.

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

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

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

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

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

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

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

(3) Business Park Entry Feature.

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

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

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

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

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

(4) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this subdistrict for the exclusive purpose of Business Entry Feature. This private license shall not terminate at

the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

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

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

(b) All other subdistricts. Signs in all other subdistricts must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 24425; 24914; 25481; 26102; 27716; 29785)

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

Development within this district must comply with Article V. (Ord. Nos. 24425; 24914)

SEC. 51P-521.115. DEVELOPMENT PHASING SCHEDULE.

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

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

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

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

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

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

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

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

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

(f) Before a building permit to authorize work that would cause the number of dwelling units to exceed 900 within Subdistricts A and C combined, the Property owner must submit in writing to the building official a signal warrant study prepared by a professional traffic engineer that analyzes the impact that over 900 dwelling units will have on the intersection of Mountain Creek Parkway and Interstate Highway 20. If the signal warrant study shows that a traffic signal or other infrastructure is required, the traffic signal or other infrastructure must be provided. Final design and construction of a traffic signal or other infrastructure must be approved by the transportation division of the streets department. (Ord. Nos. 24425; 24914; 26792; 29587)

SEC. 51P-521.116. TRANSPORTATION IMPROVEMENTS.

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

(b) In order to provide free right turn lanes and dual left turn lanes within this district, where a principal arterial intersects with another principal arterial, a minor arterial, or a freeway, the public right-of-way must be a minimum of 20 feet wider than the right-of-way required for the through lanes for a distance of 400 feet from the intersection. (Ord. Nos. 24425; 24914)

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

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

(1) Thoroughfares shown on the conceptual plans.

(2) Land areas where slopes exceed a 25 percent grade.

(3) Drainage ways.

(4) The escarpment zone. (Ord. Nos. 24425; 24914)

SEC. 51P-521.117.1. SIDEWALKS.

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

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

(c) Should the director waive the required sidewalks in Subdistrict B, the waiver does not preclude the city from installing sidewalks at some later time and assessing the abutting owners for the cost of the installation. (Ord. 25481)

SEC. 51P-521.118. ADDITIONAL PROVISIONS.

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

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

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

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

(d) Truck stop.

(1) Showering facilities are prohibited.

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

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

Property line. The access easement must be in the location shown on the Subdistrict B-2 development plan (Exhibit 521H). (Ord. Nos. 24425; 24914; 26102; 29785)

SEC. 51P-521.119. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24190; 24914; 26102)

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Richard E. Brown

FILE NUMBER: Z156-167(RB) **DATE FILED:** December 16, 2015

LOCATION: Public right-of-way crossing Denton Drive, West of Wyman Street, and crossing Wyman Street, South of Denton Drive

COUNCIL DISTRICT: 2 **MAPSCO:** 33G, 33H, 34E

SIZE OF REQUEST: Approx. 15,145 Sq. Ft. **CENSUS TRACT:** 4.03, 4.06, 9801.00

APPLICANT: Southwest Airlines

REPRESENTATIVE: Gladys Bowens

OWNERS: DART and City of Dallas

REQUEST: An application for a Specific Use Permit for a Pedestrian skybridge on property zoned an IR Industrial/Research District.

SUMMARY: The applicant proposes to construct a pedestrian skybridge across both referenced rights-of-way connecting Love Field operations with the training/office building on Wyman Street

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

Guiding Criteria for Recommendation:

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

1. *Compatibility with surrounding uses and community facilities* – The request will be elevated over two public rights-of-way and its design will comply with required building code (except for location of columns located in the requried front yard of both streets; see Zoning History, below).

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Design of the proposed pedestrian skybridge will comply with recommended and required design standards as required for the use.

3. *Not a detriment to the public health, safety, or general welfare* – Employees and visitors will be able to traverse across the streets more safely and with less interruption to vehicular movements in the immediate area.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – A private license to cross a public right-of-way will be required as well as compliance with all engineering and building code regulations.

Zoning History:

File No.	Request, Disposition, and Date
1. BDA-115	On November 17, 2015, the Board of Adjustment approved a variance to the front yard setback of 15 feet.
2. BDA-116	On November 17, 2015, the Board of Adjustment approved a variance to the front yard setback of 15 feet.

Thoroughfare/Street	Designation; Existing & Proposed ROW
Denton Drive	Collector; 60’ & 60’ ROW
Wyman Street	Local; 40’ ROW

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

Comprehensive Plan: The request site and immediate surrounding area is considered a Commercial center or corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The requested pedestrian skybridge will connect an office/training center along the Wyman Street frontage to the applicant's improvements on Love Field Airport property. The applicant has indicated in excess of 1,100 people will utilize the proposed improvements.

Surrounding land use is predominately influenced by Love Field, northwest to northeast, along Denton Drive. Additional office and operation buildings that serve the applicant surround the balance of the improvements where the proposed skybridge crosses the public right-of-way. Of note is the Dallas Area Rapid Transit property (125 foot-wide right-of-way) between the landing area for the skybridge section and the southeast line of Denton Drive. The Burbank Rail Station is situated below the intersection of Denton Drive and Wyman Street.

Part of the basis for consideration of granting an SUP for a pedestrian skybridge is an excerpt from the following purpose statement, "…promote the health, safety, and general welfare of persons and property within the city by providing for the structural integrity of pedestrian skybridges over public right-of–ways; preventing visual obstruction of public right-of-ways and urban landscapes; facilitating the flow of traffic; encouraging use public skybridges by pedestrians through well designed additions to the existing pedestrian system; minimizing the negative impact of pedestrian skybridges on adjoining properties, communication and utility company facilities, and public street lighting an safety facilities; and, establishing standards for construction and maintenance of pedestrian skybridges."

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.

It is anticipated this additional infrastructure will facilitate a safe and efficient means of allowing employees and visitors to traverse among the various structures situated on both sides of Denton Drive.

As a result of this analysis, staff supports the request subject to the attached site plan and conditions.

Urban Design: The Dallas Development Code requires compliance with 19 items associated with the structural design and visual presence of the skybridge (see table, below). Additionally, Dallas Water Utilities maintains an easement within the Denton Drive right-of-way that partially traverses the overhead footprint

Private License: In order to cross a public right-of-way with the proposed skybridge, the applicant will be required to submit an application for a private license to the Real Estate Section of the Department of Sustainable Development and Construction. It is anticipated that the requested SUP will be scheduled for City Council at the same time the private license is considered.

Mandatory Pedestrian Skybridge Provision	Applicant's Status
Pedestrian sky-bridges must be properly maintained at all times. If a pedestrian skybridge connects two buildings which are separately owned, an operating agreement assigning maintenance and liability responsibilities is required.	**Comply**
No more than one pedestrian skybridge may be located within any block or 700 feet of frontage, whichever is less.	**Comply**
Pedestrian sky-bridges must have clearance above the public right-of-way of at least 18 feet above grade.	Will provide a minimum 25 foot clearance over the Denton Drive right-of-way to allow for any future equipment to serve the underground utility.

Mandatory Pedestrian Skybridge Provision	Applicant's Status
If the pedestrian skybridge has a length of less than 150 feet, the interior passageway must be no less than 10 feet and no greater than 20 feet in width. If the pedestrian skybridge has a length equal to or greater than 150 feet, the interior passageway must be no less than 12 feet and no greater than 20 feet in width.	**Comply**
The interior height of the passageway must be at least 7 1/2 feet. The interior height at the spring line of vaulted ceilings must be at least 7 1/2 feet.	**Comply**
Supports must not be located within the public right-of-way.	**Comply**
A sign must be posted within the adjoining structures indicating whether the skybridge is open to the public, the location of the pedestrian skybridge, and where the pedestrian skybridge leads.	**Comply**
Pedestrian sky-bridges must meet state and federal standards for accessibility to and usability by individuals with disabilities.	**Comply**
Pedestrian sky-bridges connected to structures with air conditioning must be enclosed and air conditioned	**Comply**, but it is noted that the garage does not have a hvac system
Any change in slope of the pedestrian skybridge greater than one percent must be over private property or concealed within the pedestrian skybridge.	**Comply**
Pedestrian sky-bridges must not diverge from a perpendicular angle to the right-of-way by more than 30 degrees.	**Comply**
At least 70 percent of the side walls must be open, or glass or transparent material with a light transmission of not less than 36 percent and a luminous reflectance of not more than 6 percent. "Light transmission" means the ratio of the amount of total light to pass through the material to the amount of total light falling on the material and any glazing. "Luminous reflectance" means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.	**Comply**
Minimum artificial lighting of 15 foot candles must be provided. Lighting must not produce glare of an intensity that creates a nuisance for motor vehicles or pedestrians.	**Comply**
No exterior signs, other than government signs, may be applied to or suspended from any pedestrian skybridge.	**Comply**
Pedestrian sky-bridges must not be located within 300 feet of an historic overlay district.	**Comply**
Pedestrian sky-bridges must be designed to prevent people from jumping or throwing objects from the pedestrian skybridge.	**Comply**

Mandatory Pedestrian Skybridge Provision	Applicant's Status
Structural materials must be durable and easily maintained. Construction must comply with the City of Dallas Building and Fire Codes.	**Comply**
Pedestrian sky-bridges must not interfere with or impair use of the right-of-way by existing or proposed communication and utility facilities.	**Comply**
The applicant must post bond for the estimated cost to the city to remove the pedestrian skybridge if it becomes a public nuisance.	**Comply**

Recommended Pedestrian Skybridge Provision	Applicant's Status
Pedestrian sky-bridges which are open to the public should penetrate the second story of the adjoining structures, or, if not possible, as close as possible to the street level.	**Comply**
Pedestrian sky-bridges should penetrate the adjoining structures as close as possible to escalators or elevators having access to the entire structure and the street.	**Comply**
Free-standing pedestrian skybridges and pedestrian skybridges connected to structures without air conditioning should have a roof, wind breaks, and adequate ventilation that maximize the comfort and safety of pedestrians. A pedestrian skybridge should be open only when the adjoining structures are open.	**Comply**
If the length of the pedestrian skybridge exceeds 250 feet, the passageway should be interrupted by interior visual breaks, such as turns, courts or plazas.	**Comply**
Primary lighting sources should be recessed and indirect. Accent lighting is encouraged. Natural lighting should be used in addition to artificial lighting.	**Comply**
The pedestrian skybridge should be designed so as to coordinate with the adjoining structures to the extent possible. Where coordination is not possible, the pedestrian skybridge should be of a neutral color, such as brown or grey.	**Comply**

RECOMMENDED CONDITIONS FOR SPECIFIC USE PERMIT FOR A PEDESTRIAN SKYBRIDGE

1. USE: The only use authorized by this specific use permit is a pedestrian skybridge.

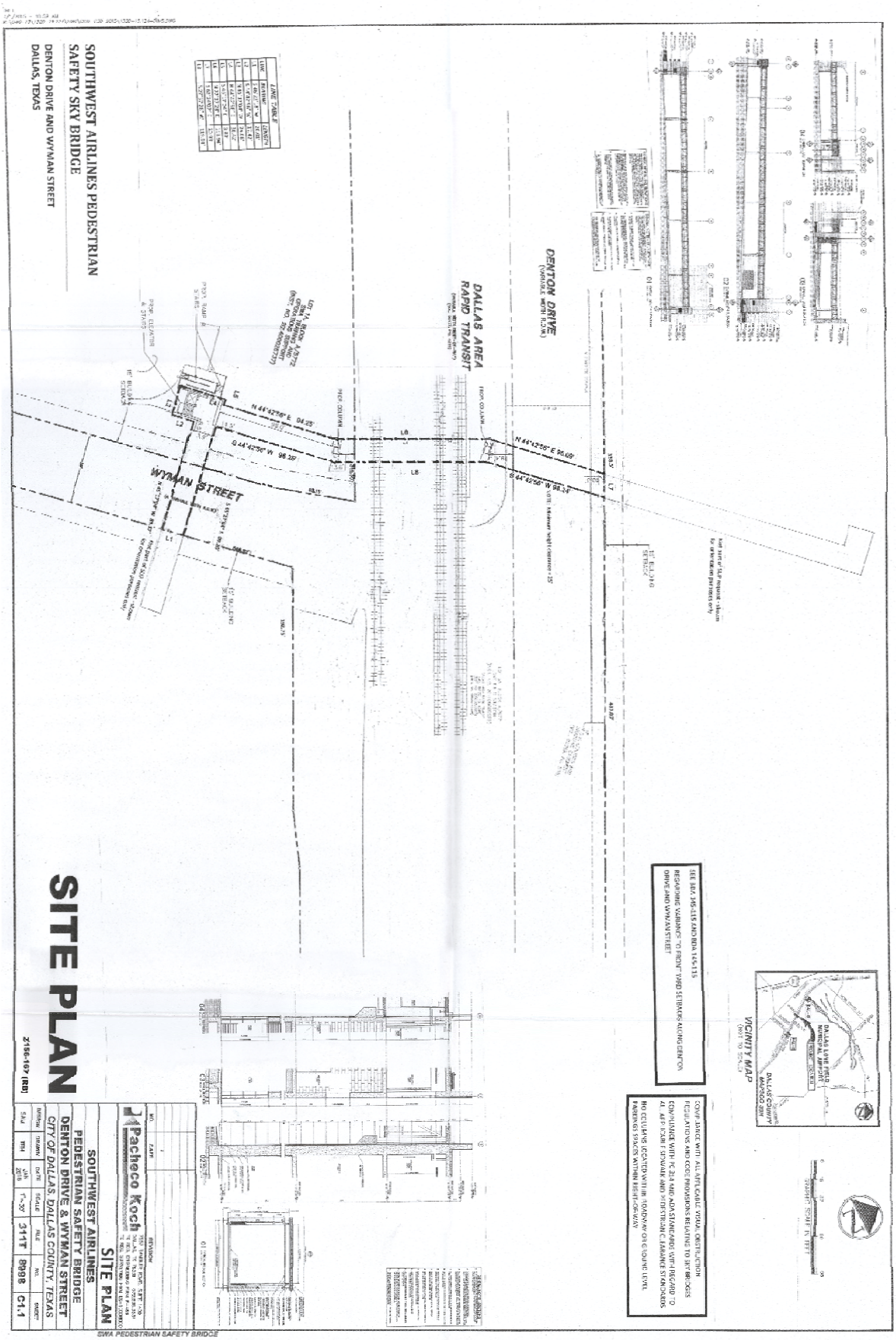
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (forty years).

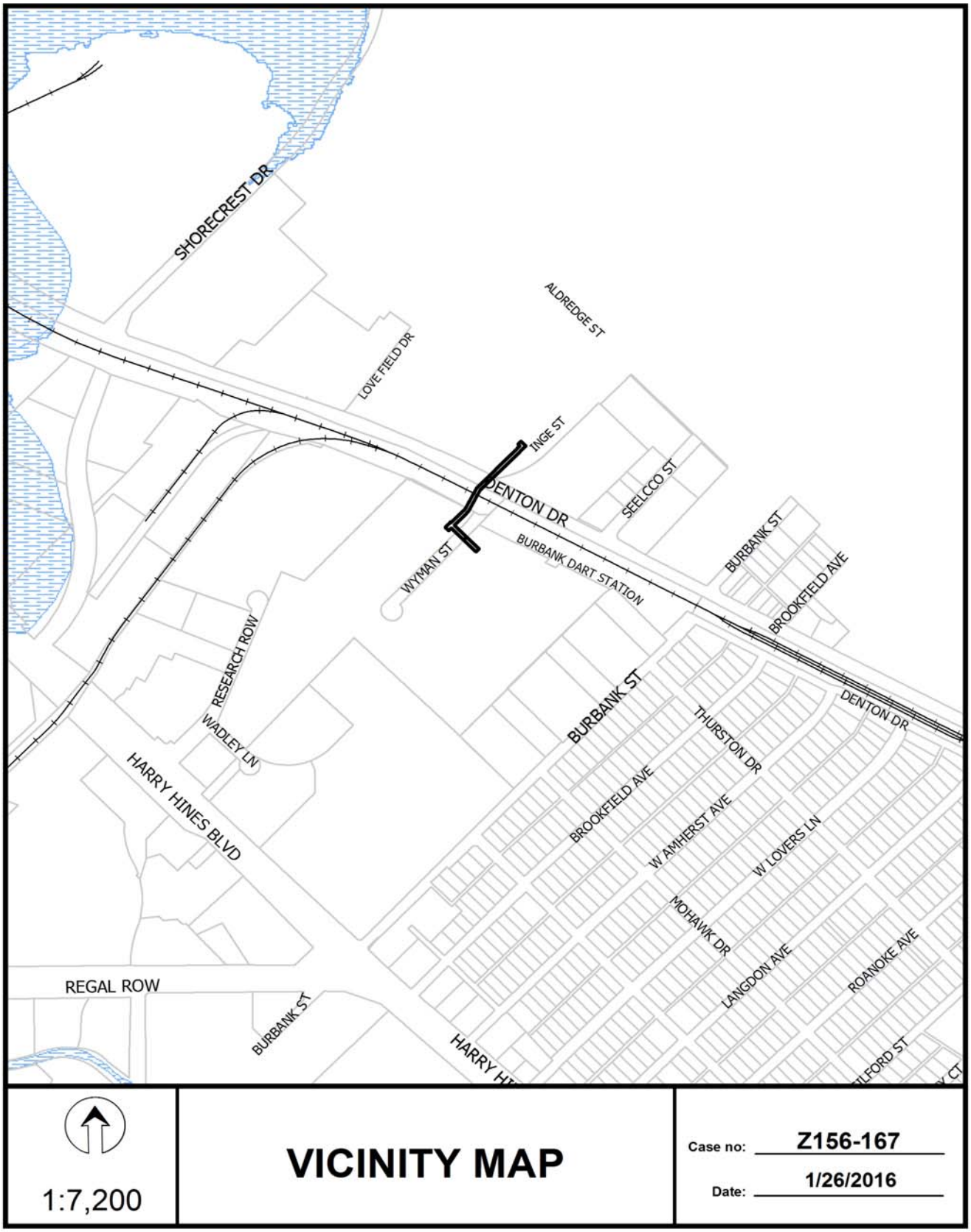
4. DENTON DRIVE CLEARANCE: A minimum of 25 feet between the Denton Drive grade and the pedestrian skybridge must be provided.

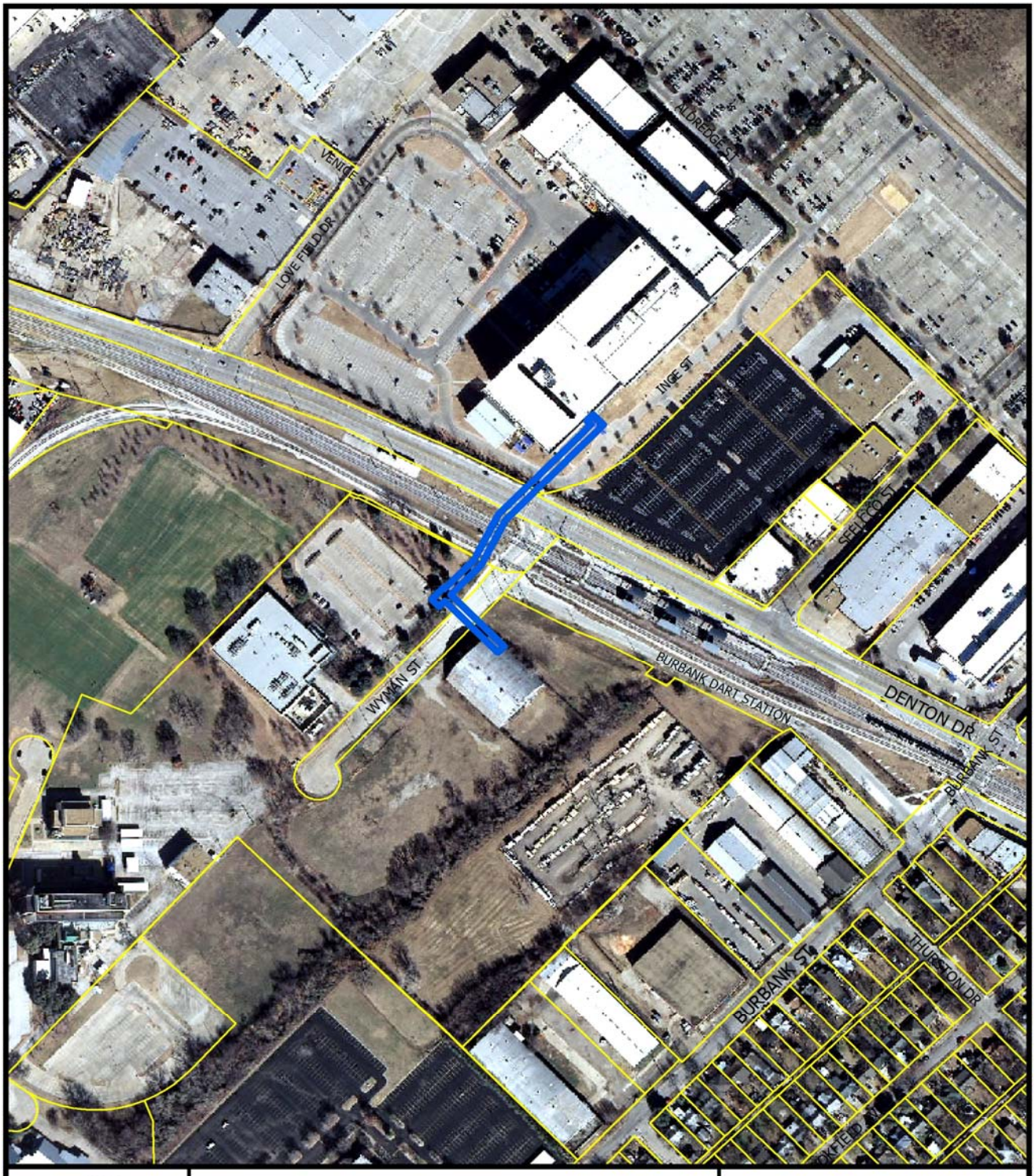
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

6. GENERAL REQUIREMENT: 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


SHORECREST DR
ALDREDGE ST
LOVE FIELD DR
INGE ST
SEELCO ST
DENTON DR
WYMAN ST
BURBANK DART STATION
BURBANK ST
BROOKFIELD AVE
RESEARCH ROW
WADLEY LN
HARRY HINES BLVD
BURBANK ST
THURSTON DR
DENTON DR
BROOKFIELD AVE
W AMHERST AVE
W LOVERS LN
MOHAWK DR
LANGDON AVE
ROANOKE AVE
REGAL ROW
BURBANK ST
HARRY HI
1:7,200
VICINITY MAP
Case no: Z156-167
Date: 1/26/2016

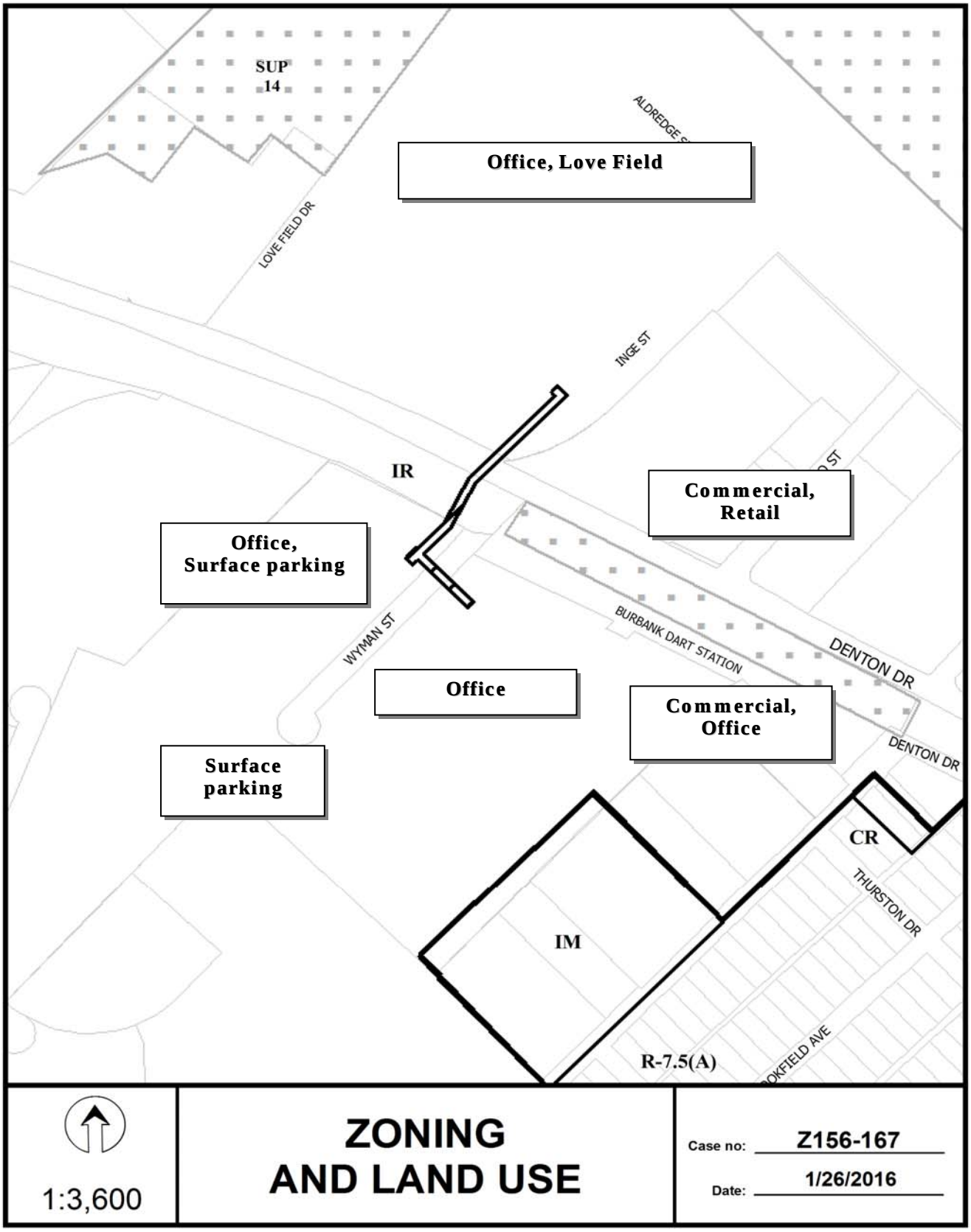


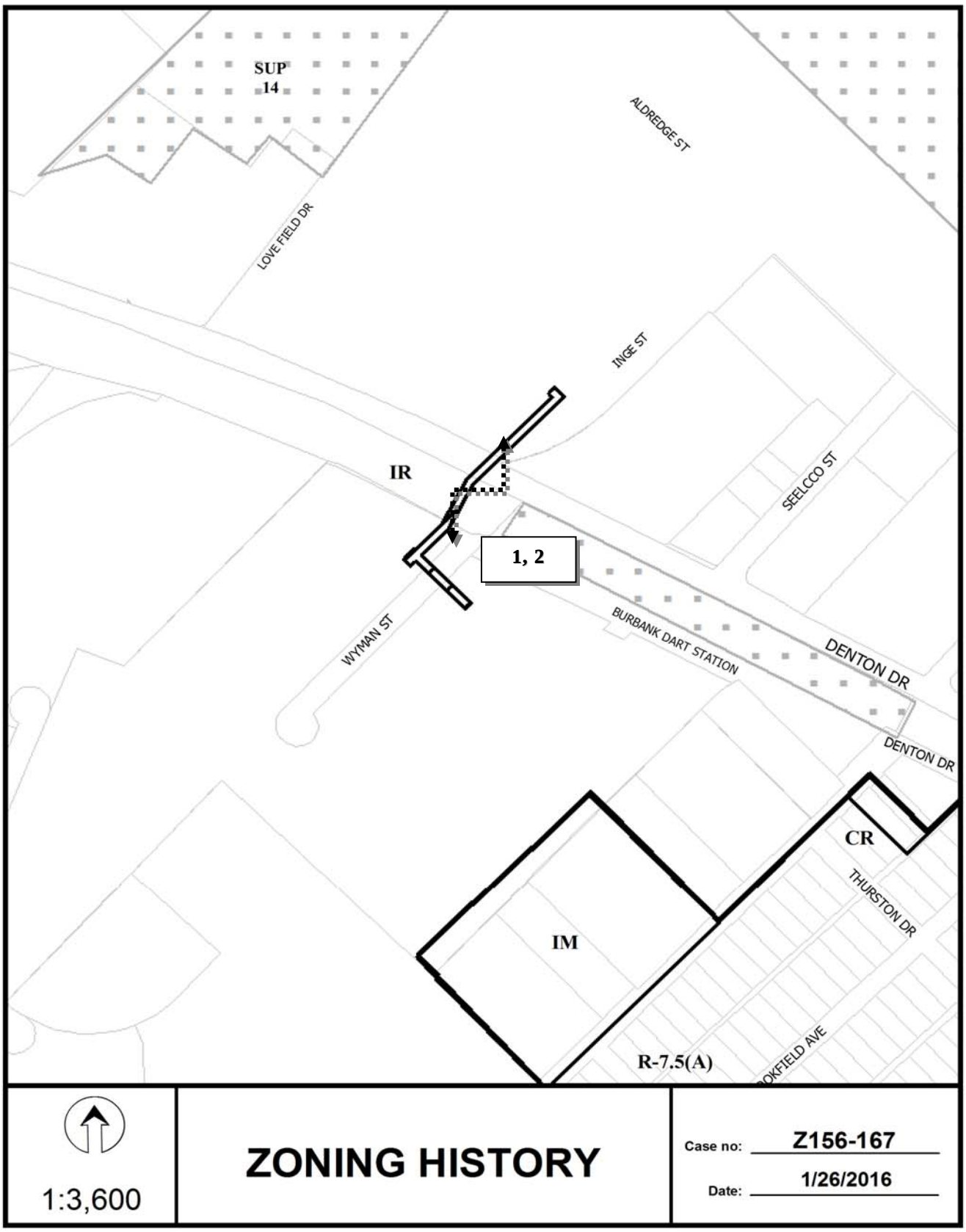
1:3,600

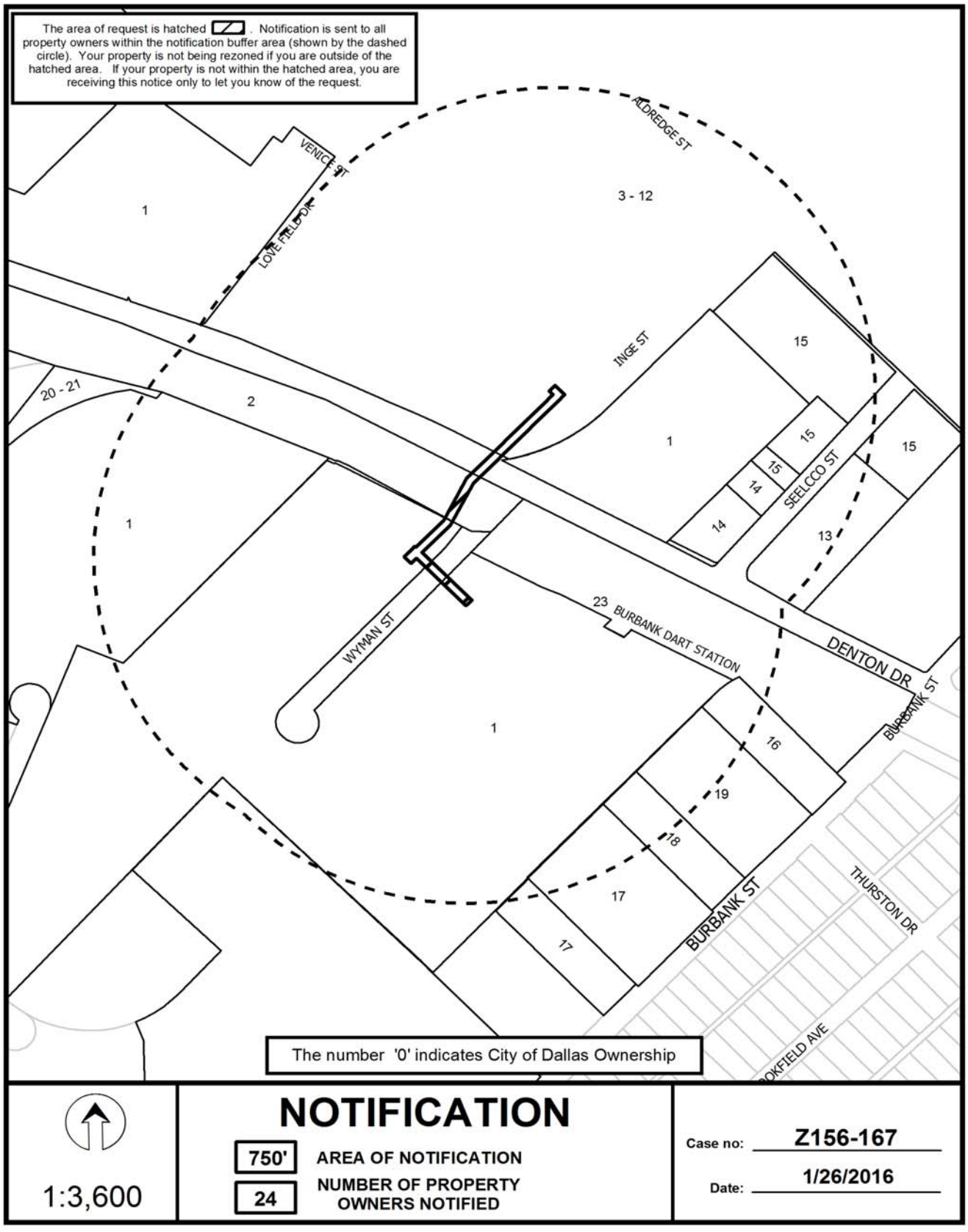
AERIAL MAP

Case no: Z156-167

Date: 1/26/2016


SUP 14
ALDREDGE ST
Office, Love Field
LOVE FIELD DR
INGE ST
IR
Commercial, Retail
Office, Surface parking
WYMAN ST
BURBANK DART STATION
DENTON DR
Office
Commercial, Office
DENTON DR
Surface parking
CR
THURSTON DR
IM
R-7.5(A)
1:3,600
ZONING AND LAND USE
Case no: Z156-167
Date: 1/26/2016


SUP
14
ALDREDGE ST
LOVE FIELD DR
INGE ST
IR
SEELCCO ST
1, 2
WYMAN ST
BURBANK DART STATION
DENTON DR
DENTON DR
CR
THURSTON DR
IM
R-7.5(A)
OKFIELD AVE
1:3,600
ZONING HISTORY
Case no: Z156-167
Date: 1/26/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
ALDREDGE ST
VENICE ST
LOVE FIELD DR
INGE ST
SEELCCO ST
WYMAN ST
23 BURBANK DART STATION
DENTON DR
BURBANK ST
THURSTON DR
1
2
3 - 12
15
14
13
16
19
18
17
20 - 21
The number '0' indicates City of Dallas Ownership
NOTIFICATION
750'
AREA OF NOTIFICATION
24
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z156-167
Date: 1/26/2016

01/26/2016

Notification List of Property Owners

Z156-167

24 Property Owners Notified

Label #	*Address*		*Owner*
1	9230	DENTON DR	SOUTHWEST AIRLINES CO
2	401	S BUCKNER BLVD	DART
3	2702	LOVE FIELD DR	SOUTHWEST AIRLINES CO
4	8020	DENTON DR	JACKS AUTO SUPPLY
5	7212	HERB KELLEHER WAY	HERTZ RENT A CAR
6	7020	HERB KELLEHER WAY	AVIS RENT A CAR
7	3407	HAWES AVE	TUCKER BLAKE C
8	8333	LEMMON AVE	SOUTHWESTERN BELL
9	8611	LEMMON AVE	BUSINESS JET CENTER
10	3250	LOVE FIELD DR	MLT DEVELOPMENT
11	3232	LOVE FIELD DR	MLT DEVELOPMENT COMPANY
12	7366	CEDAR SPRINGS	ENTERPRISE HOLDINGS
13	8650	DENTON DR	SOUTHWEST AIRLINES CO
14	2625	SEELCCO ST	SEELCCO STREET PARTNERS LTD
15	2629	SEELCCO ST	SEELCCO STREET PARTNERS
16	2501	BURBANK ST	FUTERFAS GLENN I
17	2335	BURBANK ST	VICEROY REGAL LP
18	2407	BURBANK ST	JORDAN MARY BANKS &
19	2425	BURBANK ST	JORDAN MARY BANKS &
20	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
21	9999	NO NAME ST	UNION PACIFIC RR CO
22	8600	HARRY HINES BLVD	VICEROY PARTNERS II LP
23	9000	DENTON DR	DALLAS AREA RAPID TRANSIT
24	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Richard E. Brown

FILE NUMBER: Z156-177(RB) **DATE FILED:** December 31, 2015

LOCATION: South Line of Forest Lane, East of Dennis Road

COUNCIL DISTRICT: 13 **MAPSCO:** 13X

SIZE OF REQUEST: Approx. 3.91 Acres **CENSUS TRACT:** 96.11

APPLICANT/OWNER: Coventry Hospitality, LLC

REPRESENTATIVE: Stephen Lindsey

REQUEST: An application for a Specific Use Permit for a Hotel or motel on property zoned a CR Community Retail District.

SUMMARY: The applicant is requesting the specific use permit to provide for the existing hotel. This request will allow continued use of the property for this use, with no additions being requested at this time.

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

Guiding Criteria for Recommendation:

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

1. *Compatibility with surrounding uses and community facilities* – The request allow the existing lodging use to continue with no expansions or modifications to existing improvements.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use has been at this location since 1998 and will continue to provide for lodging and meeting space.

3. *Not a detriment to the public health, safety, or general welfare* – The hotel has no reported violations nor code issues.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – A valid certificate of occupancy exists for the use.

Zoning History:

Thoroughfare	Designation; Existing & Proposed ROW
Forest Lane	Principal Arterial; 100' & 100' ROW

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

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The property is improved with a hotel consisting of 146 hotel rooms, meeting space, outside pool area, and surface parking that wraps the three-story structure. It should be noted this use has existed since June, 1987. The Dallas City Code allowed the use by right, subject to a minimum of 80 rooms, with a specific use permit for less than this density. It should be noted the code was amended for this use to require an SUP in the CR District regardless of the number of rooms.

The area is developed with retail, office and one institutional use (___; north of the site) along both sides of Forest Lane, with the exception of a retirement housing use on property abutting the site's western property line. SUP No. 1369 (approved by City Council September 23, 1998) for a hotel or motel use exists on the abutting retail zoned property, but is currently developed with a retail use. Low density single family uses (townhouse structures) are developed on property to the south. These uses are separated from the site by six foot-tall solid fencing.

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

As the use has existed 29 years with no reported history of violations, staff is comfortable with supporting continuation of the use for a permanent time period. As part of this consideration, staff has established a maximum floor area representative of existing improvements.

COURTYARD BY MARRIOTT NO. 2
2930 Forest Lane

List of Owners/Partners/Officers

Owner:	**Coventry Hospitality, LLC** **3331 University Park Lane** **Irving, TX 75062**
Managing Member:	**Coventry Hospitality MM, Inc.** **3331 University Park Lane** **Irving, TX 75062**
	President/Secretary/Shareholder: **Sundip Kumar**

RECOMMENDED CONDITIONS FOR SPECIFIC USE PERMIT FOR A HOTEL OR MOTEL USE

1. USE: The only use authorized by this specific use permit is a hotel or motel use.

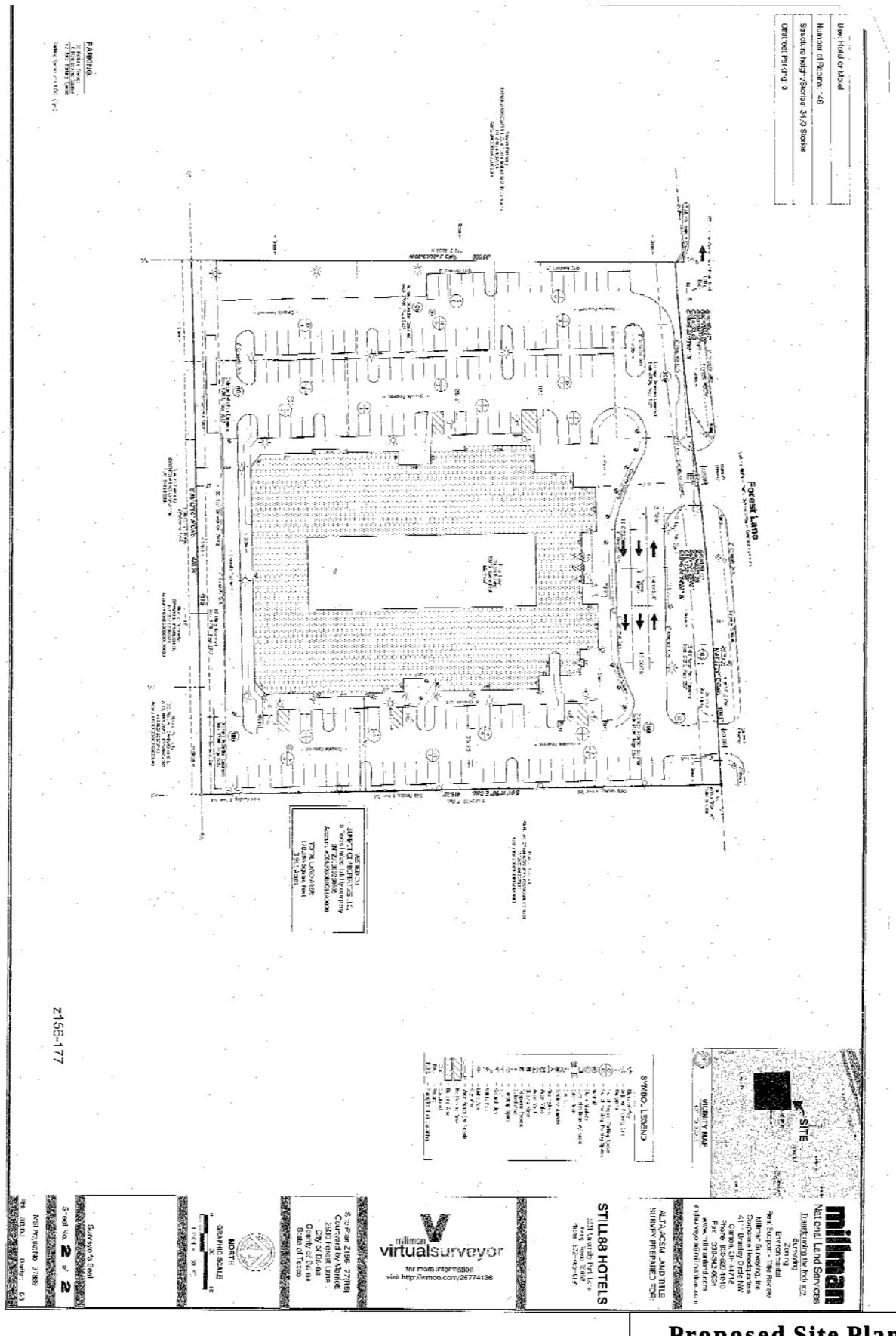
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on_____ (ten years from the passage of this ordinance), but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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).

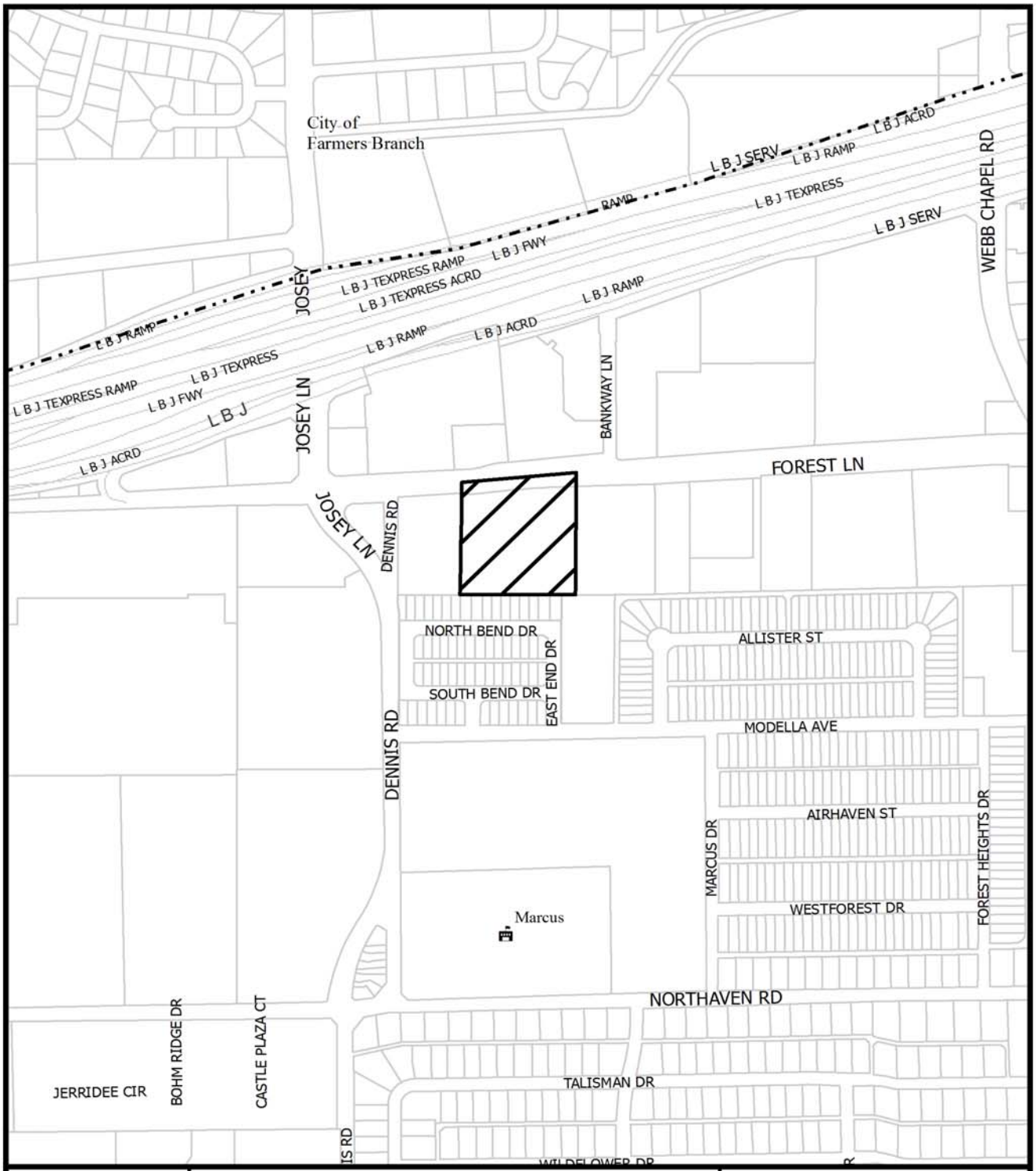
4. FLOOR AREA: The maximum floor area is 50,113 square feet.

5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

6. GENERAL REQUIREMENT: 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



1:6,000

VICINITY MAP

Case no: Z156-177

Date: 2/2/2016

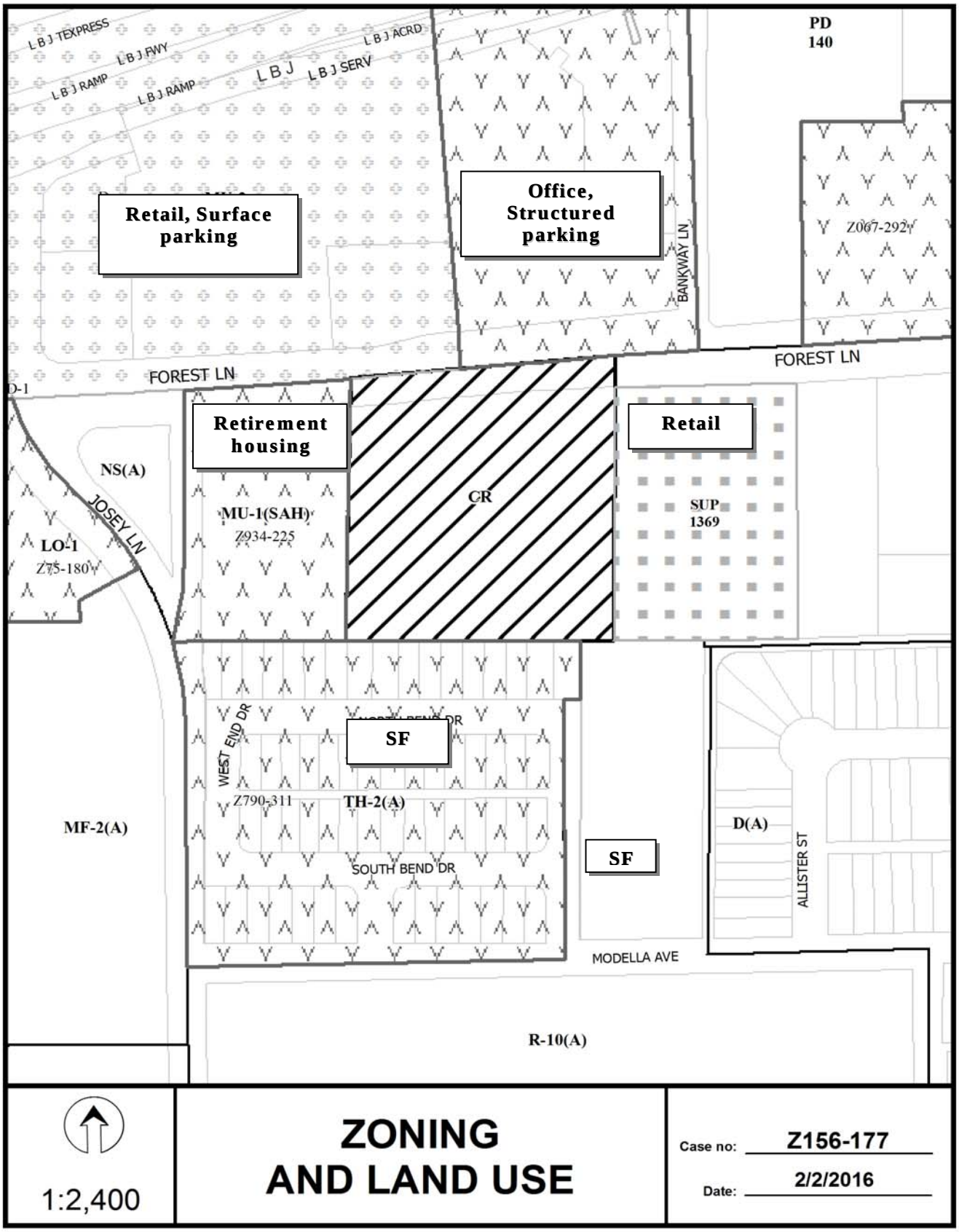


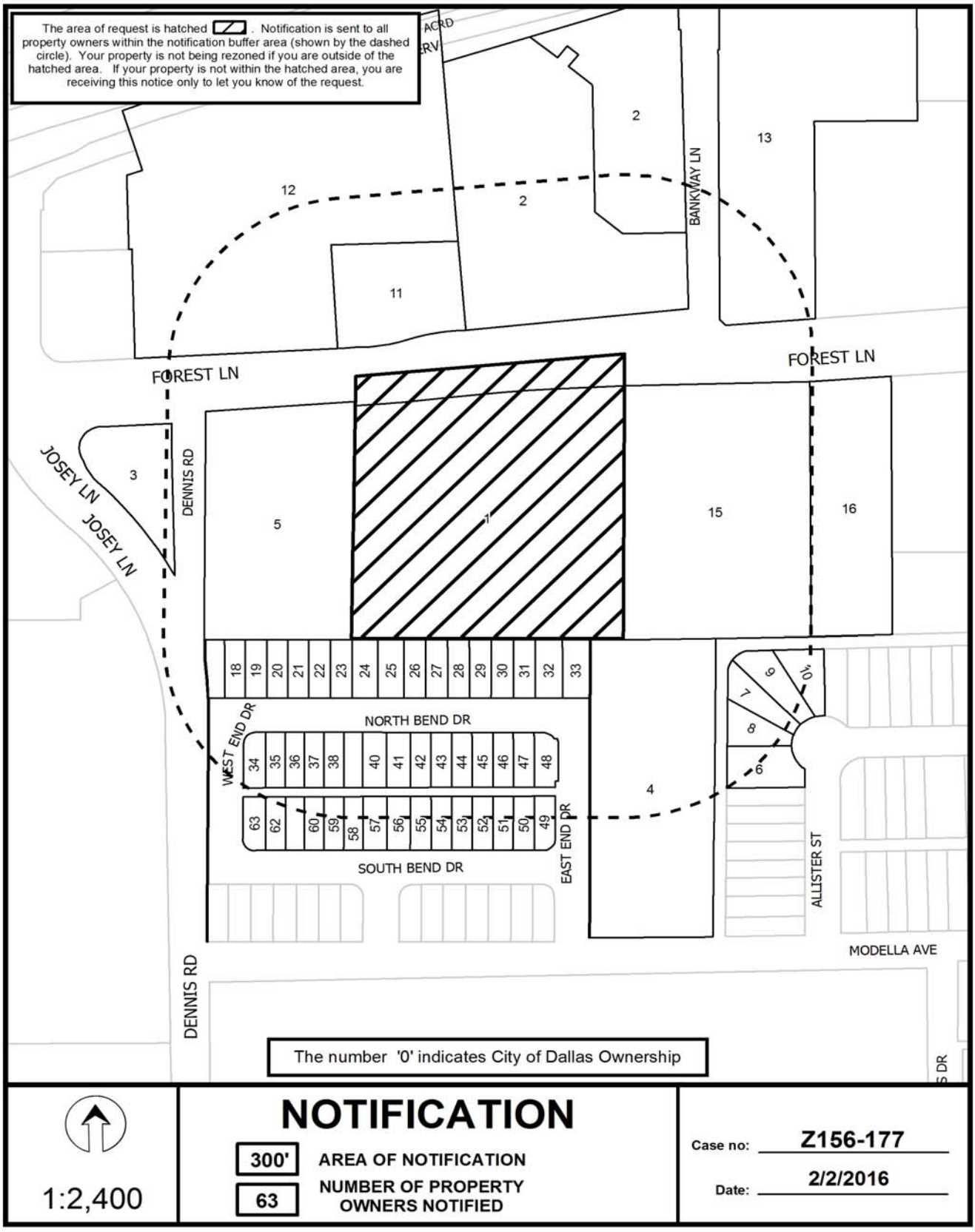
1:2,400

AERIAL MAP

Case no: Z156-177

Date: 2/2/2016


L B J TEXPRESS
L B J FWY
L B J RAMP
L B J RAMP
L B J
L B J SERV
L B J ACRD
PD 140
Retail, Surface parking
Office, Structured parking
BANKWAY LN
Z067-292
FOREST LN
FOREST LN
Retirement housing
Retail
NS(A)
JOSEY LN
LO-1
Z75-180
MU-1(SAH)
Z934-225
CR
SUP 1369
WEST END DR
SF
Z790-311
TH-2(A)
MF-2(A)
SOUTH BEND DR
SF
D(A)
ALLISTER ST
MODELLA AVE
R-10(A)
1:2,400
ZONING AND LAND USE
Case no: Z156-177
Date: 2/2/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
FOREST LN
FOREST LN
BANKWAY LN
JOSEY LN
JOSEY LN
DENNIS RD
DENNIS RD
NORTH BEND DR
SOUTH BEND DR
WEST END DR
EAST END DR
ALLISTER ST
MODELLA AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
63
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-177
Date: 2/2/2016

02/02/2016

Notification List of Property Owners

Z156-177

63 Property Owners Notified

Label #	*Address*		*Owner*
1	2930	FOREST LN	SUMMIT QI PROPERTIES LLC
2	2964	LBJ FWY	KOPON INTERNATIONAL TOWN CENTER LLC
3	2880	FOREST LN	KNB ENTERPRISES INC
4	2963	MODELLA AVE	HERMANOVSKI DELMAR A &
5	2920	FOREST LN	EMMAR ASSOCIATES LLC
6	2919	ALLISTER ST	MCKINNON BETTY
7	2925	ALLISTER ST	MILLER HAROLD F
8	2923	ALLISTER ST	DAVIDSON DEXTER C
9	2927	ALLISTER ST	ROCHA ARMANDO
10	2929	ALLISTER ST	RESTREPO GLORIA A
11	2919	FOREST LN	JOSEY VILLAGE LTD
12	2909	FOREST LN	JOSEY VILLAGE LTD
13	3010	LBJ FWY	ONE GRAYSTONE CENTRE LP
14	11600	DENNIS RD	NORTH TOWN SQUARE
15	2968	FOREST LN	ANNE W WORKMAN REV TR
16	2976	FOREST LN	HALLE PROPERTIES LLC
17	2905	NORTH BEND DR	SILVA FRANCISCO & ELISA S
18	2909	NORTH BEND DR	YOUNG DEE DEE
19	2913	NORTH BEND DR	HANNON DAVID B
20	2917	NORTH BEND DR	BROWN MICHAEL L
21	2921	NORTH BEND DR	MASON THOMAS M & DIANNE M
22	2925	NORTH BEND DR	MEYER MARK A
23	2929	NORTH BEND DR	SLOAN JAMIE L &
24	2933	NORTH BEND DR	HARRISON SANDRA A
25	2937	NORTH BEND DR	HECKMAN STEVE
26	2941	NORTH BEND DR	KAILEY BARBARA

02/02/2016

Label #	*Address*		*Owner*
27	2945	NORTH BEND DR	MABELEY DEBORAH K
28	2949	NORTH BEND DR	WEBB JEFFREY S
29	2953	NORTH BEND DR	ROMERO MARCUS JOSHUA
30	2957	NORTH BEND DR	MEDINA WAYNE R
31	2961	NORTH BEND DR	RICE DAWN P
32	2965	NORTH BEND DR	GILSON DAVID E &
33	2969	NORTH BEND DR	FRAELICH EDWARD K JR
34	2910	NORTH BEND DR	CEDLLIO JUAN M JR &
35	2914	NORTH BEND DR	SINN HYEON D
36	2918	NORTH BEND DR	WANG SHYH JYE
37	2922	NORTH BEND DR	BRACK JEFFERY J
38	2926	NORTH BEND DR	SMITH SUSAN K
39	2930	NORTH BEND DR	ODONNELL FRANK A
40	2934	NORTH BEND DR	KING JESSIE
41	2938	NORTH BEND DR	BURKHAM MELVIN D & PAULA K
42	2942	NORTH BEND DR	SWEET GREGORY P &
43	2946	NORTH BEND DR	NEGRETE MARIA DOLORES
44	2950	NORTH BEND DR	ROBERTS KATY WELCH
45	2954	NORTH BEND DR	GOODEN DEBRA A
46	2958	NORTH BEND DR	NHUYEN PHUONG &
47	2962	NORTH BEND DR	REES RHIANNON ALEXANDRA
48	2966	NORTH BEND DR	WALLJASPER MARIA
49	2967	SOUTH BEND DR	MARTINEZ LETICIA C
50	2963	SOUTH BEND DR	WILSON STEVEN M & KERIN B
51	2959	SOUTH BEND DR	GARZA GINGER
52	2955	SOUTH BEND DR	LOBPRIES FREDERICK M &
53	2951	SOUTH BEND DR	KEARNEY SHANE
54	2947	SOUTH BEND DR	WATSON DENNIS R &
55	2943	SOUTH BEND DR	GUNTER JIMMIE BURCHEL
56	2939	SOUTH BEND DR	MORALES ODILI
57	2935	SOUTH BEND DR	TIMMONS CHRIS

02/02/2016

Label #	*Address*		*Owner*
58	2931	SOUTH BEND DR	JOBE ALAN K
59	2927	SOUTH BEND DR	MAJEWSKI ANGELA
60	2923	SOUTH BEND DR	PASCUAL LEVY RAMOS &
61	2919	SOUTH BEND DR	WILLIAMS MARVIN JR
62	2915	SOUTH BEND DR	BERKLEY JAMES F
63	2911	SOUTH BEND DR	NGUYEN PATTY F

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-201(OTH) **DATE FILED:** February 5, 2016

LOCATION: East side of North St. Augustine Drive, south of Lake June Road

COUNCIL DISTRICT: 5 **MAPSCO:** 59-K

SIZE OF REQUEST: Approx. 0.7097 acres **CENSUS TRACT:** 118.00

APPLICANT: Peymon Enterprises Corp.

OWNER: Masoud Rezael/Zahra Mehdizadeh

REPRESENTATIVE: Audra Buckley, Permitted Development

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

SUMMARY: The purpose of this request is to allow the applicant to sell alcohol for off-premise consumption in an existing 2,174 square foot general merchandise or food store. On December 11, 2013 the City Council approved SUP No. 2060 (Z123-354) for this use on the property for a two-year period.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval, subject to the site plan and conditions are based upon:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store serves the adjacent community and is compatible with the surrounding uses. The additional alcohol use within the general merchandise or food store should not negatively impact the surrounding uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters from the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not anticipated to be a detriment to the public health, safety or general welfare of the area.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas. No variances or special exceptions are requested.

Zoning History:

There have been four zoning changes in the area during the past five years.

1. **Z101-174** On June 22, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the southwest corner of North Saint Augustine Road and Lake June Road.

2. **Z112-118** On February 22, 2012, the City Council an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District on the North side of Lake June Road, west of St. Augustine Road.

3. **Z123-172** On March 12, 2013, Specific Use Permit No. 1865 for the sale of alcohol in conjunction with a general merchandise or food store 3,500 square feet or less was automatically approved for an additional five-year time period on property located at 9540 Lake June Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North St. Augustine Dr.	Collector	60 feet
Lake June Road	Principal Arterial	107 feet

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

STAFF ANALYSIS:

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

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

Land Use:

	Zoning	Land Use
Site	CR-D-1	Retail
North	CR-D-1, NS(A), PD No. 807, MF-2(A), CR-D	Retail, public library, restaurant & personal service
East	MF-2(A)	Retail, undeveloped
South	MF-2(A)	Multifamily
West	CR-D, CR-D-1, R-7.5(A)	Convenience store, restaurant, undeveloped and single family

Land Use Compatibility:

The proposed site is currently developed with an approximately 2,174 square feet store which is currently used for a general merchandise of food store. The applicant had a specific use permit for the sale of alcohol, which was approved on December 11, 2013 for a two-year period. The SUP expired December 11, 2015. The property is surrounded by a restaurant and a personal service use to the north; retail and undeveloped to the east; multifamily to the south, a convenience store, restaurant, vacant, and single family to the west; and retail uses to , public library and undeveloped to the north.

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

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 3,500 square feet or less at one space for each 200 square feet of floor area. The development requires 11 spaces with 21 being provided per the attached site plan.

Dallas Police Department:

A copy of a police report of the past 5 years of offences will be provided the City Plan Commission meeting.

Proposed Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

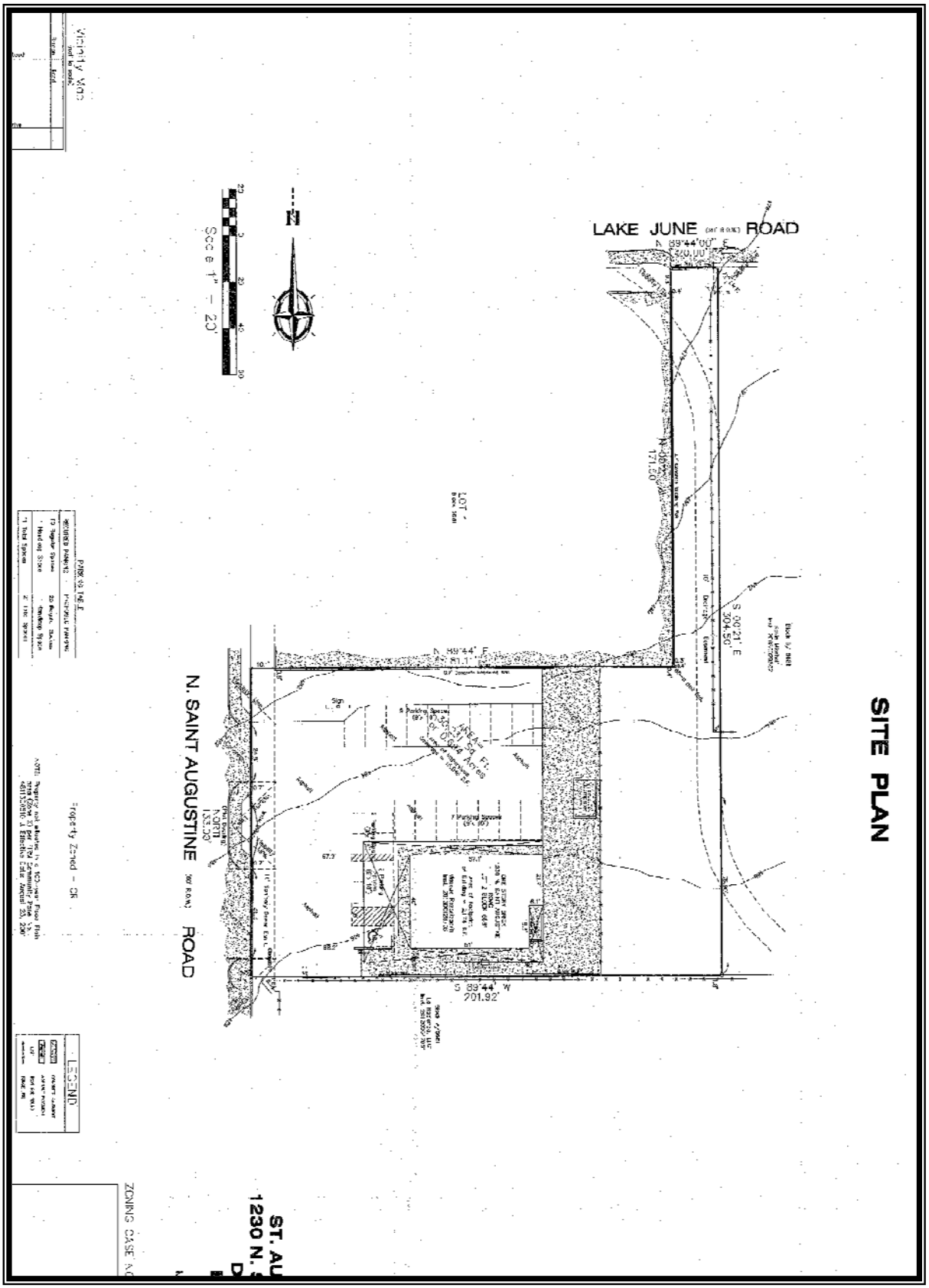
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

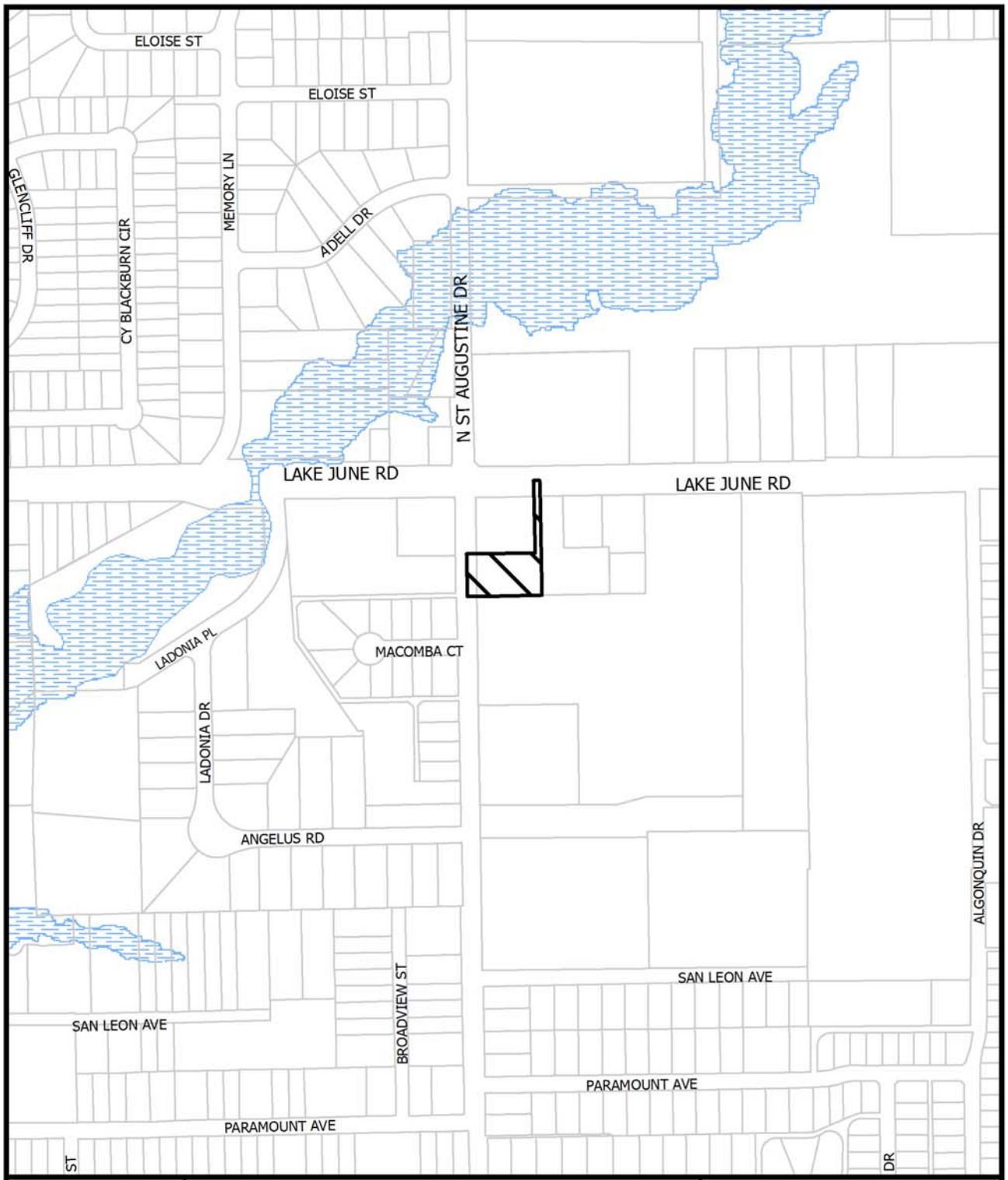
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the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

4. 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



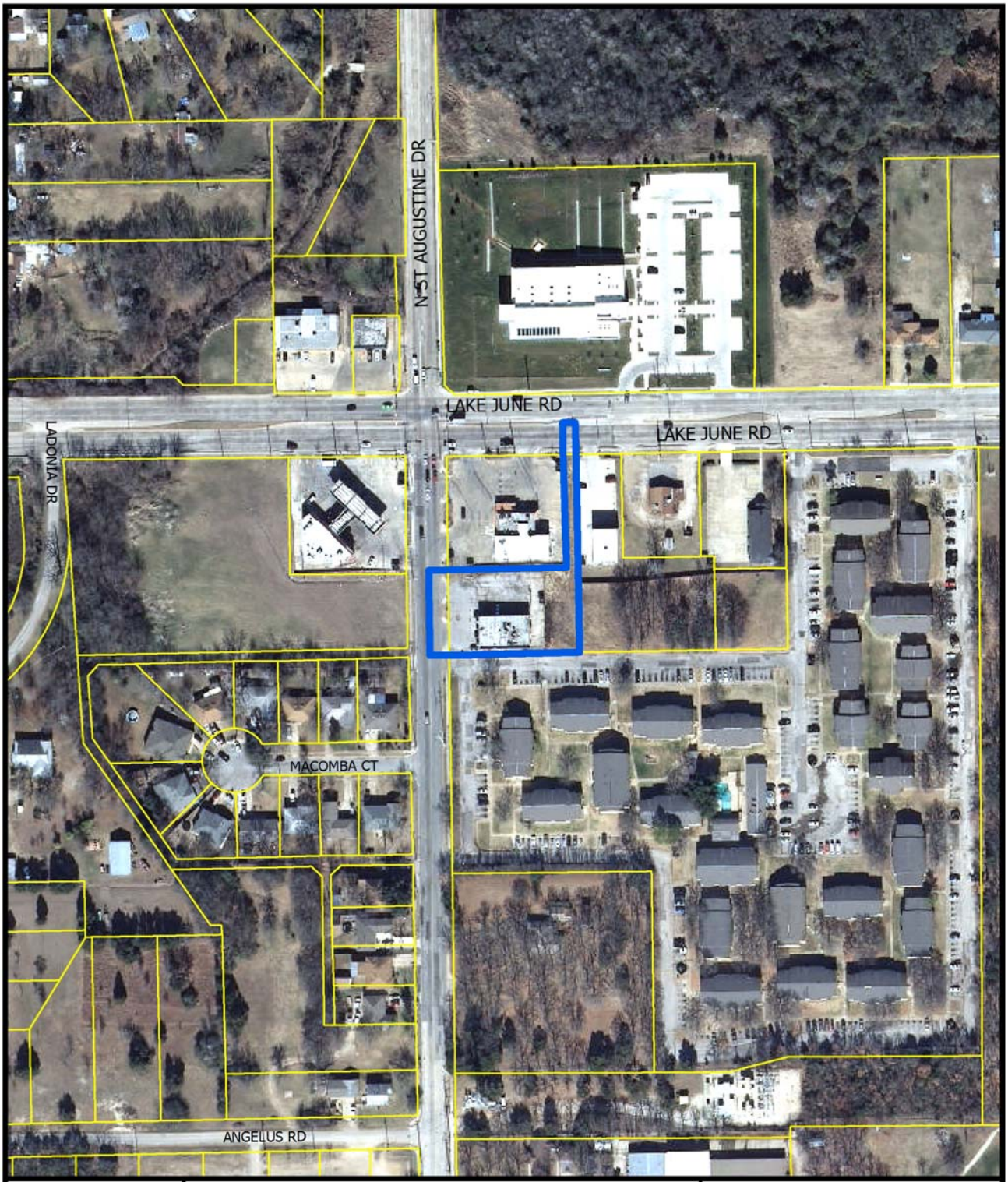


1:4,800

VICINITY MAP

Case no: Z156-201

Date: 3/1/2016

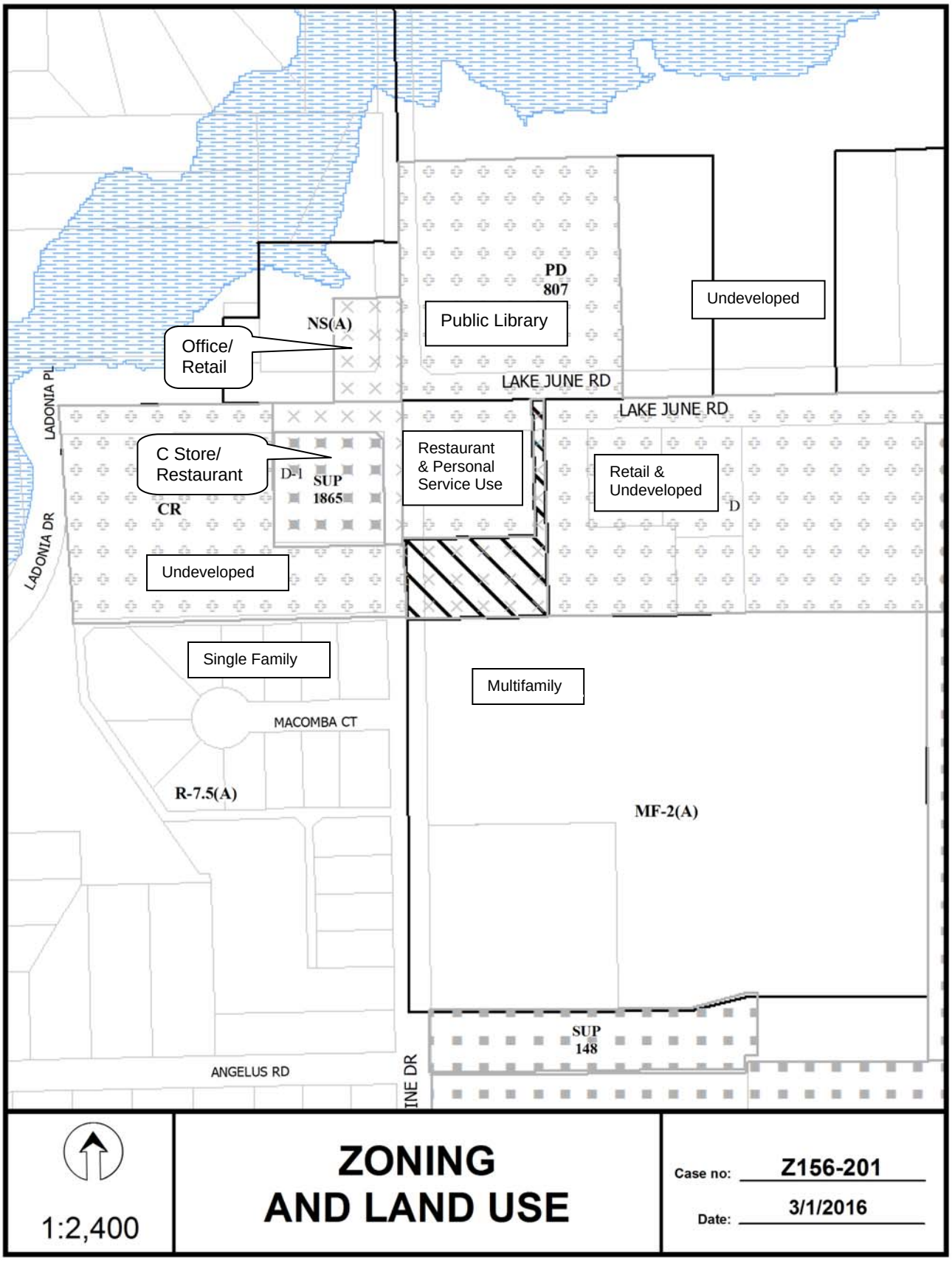


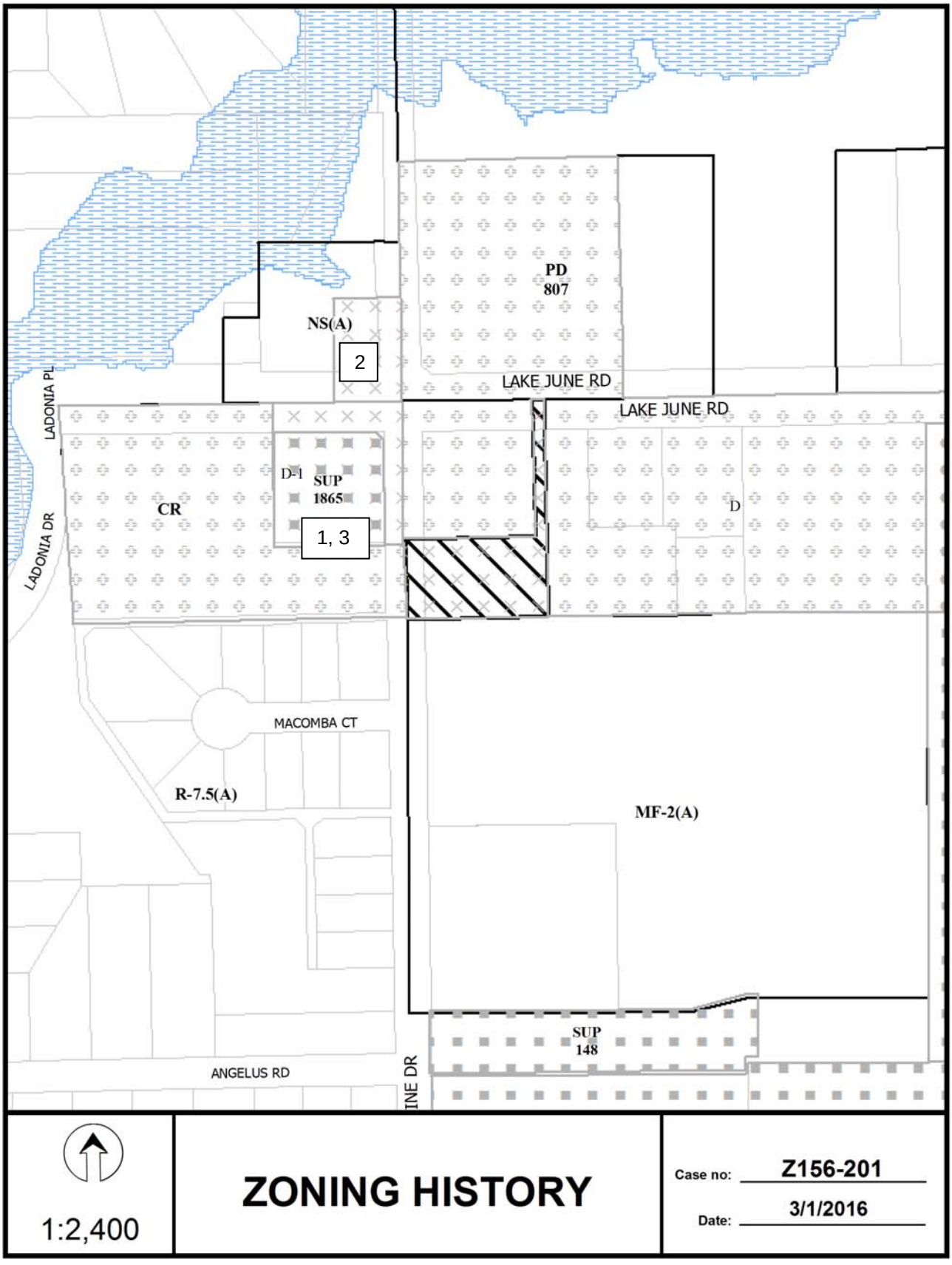
1:2,400

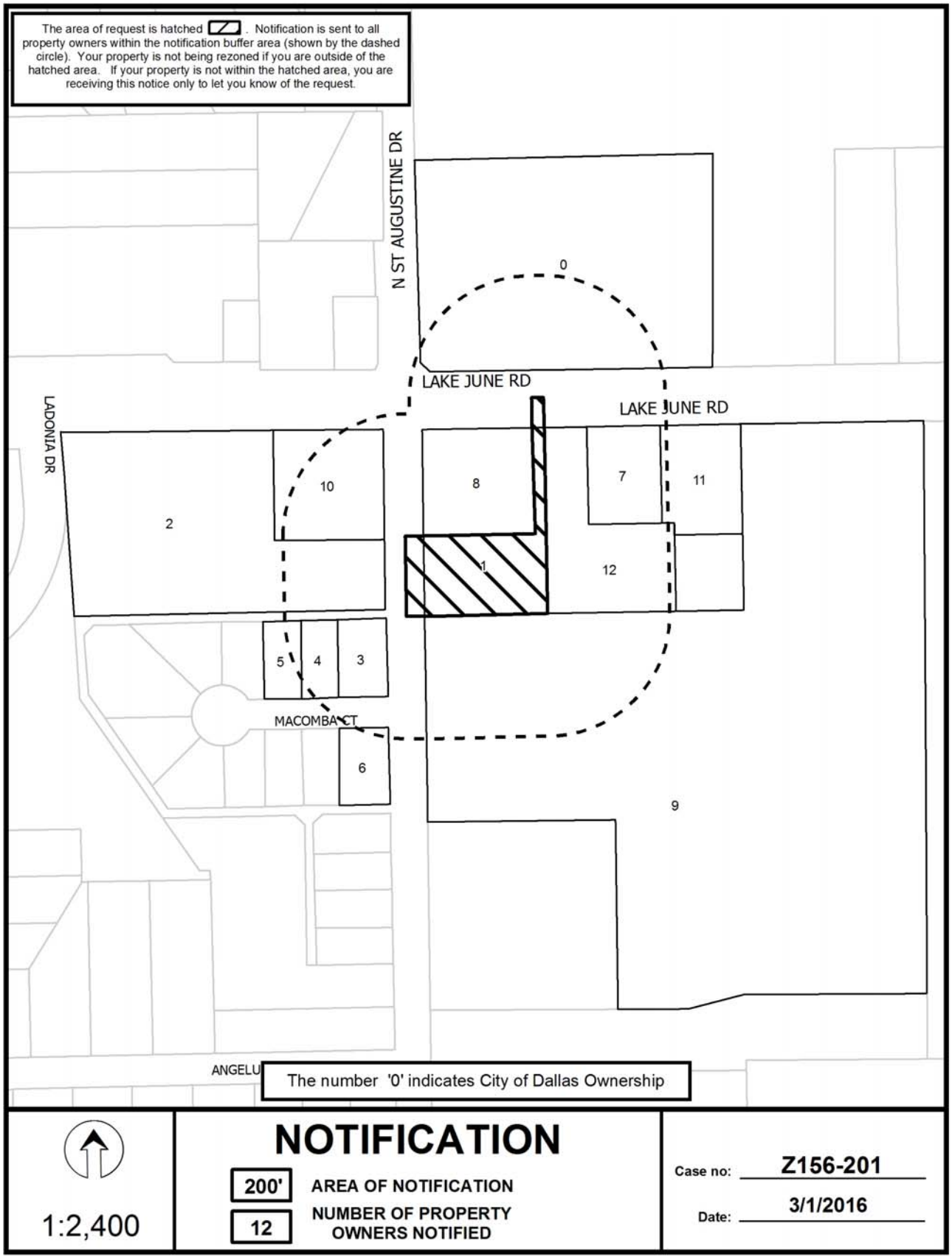
AERIAL MAP

Case no: Z156-201

Date: 3/1/2016


PD
807
Undeveloped
Public Library
NS(A)
Office/
Retail
LADONIA PL
LAKE JUNE RD
LAKE JUNE RD
C Store/
Restaurant
D-1
SUP
1865
CR
Restaurant
& Personal
Service Use
Retail &
Undeveloped
D
LADONIA DR
Undeveloped
Single Family
Multifamily
MACOMBA CT
R-7.5(A)
MF-2(A)
SUP
148
ANGELUS RD
INE DR
1:2,400
ZONING
AND LAND USE
Case no: Z156-201
Date: 3/1/2016


PD
807
NS(A)
2
LAKE JUNE RD
LAKE JUNE RD
LADONIA PL
LADONIA DR
D-1
SUP
1865
1, 3
CR
D
MACOMBA CT
R-7.5(A)
MF-2(A)
SUP
148
ANGELUS RD
INE DR
1:2,400
ZONING HISTORY
Case no: Z156-201
Date: 3/1/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
N ST AUGUSTINE DR
LAKE JUNE RD
LAKE JUNE RD
LADONIA DR
MACOMBA CT
ANGELU
0
1
2
3
4
5
6
7
8
9
10
11
12
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z156-201
Date: 3/1/2016

03/01/2016

Notification List of Property Owners

Z156-201

12 Property Owners Notified

Label #	*Address*		*Owner*
1	1230	N ST AUGUSTINE RD	REZAEIZADEH MASOUD &
2	9500	LAKE JUNE RD	9500 LAKE JUNE LLC
3	9523	MACOMBA CR DR	RUIZ ERNESTO
4	9519	MACOMBA CR DR	AGUIRRE PORFIRIO PINEDA &
5	9515	MACOMBA CR DR	VENEGAS J GUARDALUPE MENDOZA &
6	9524	MACOMBA CR DR	BOWEN G C
7	9630	LAKE JUNE RD	VEGA ERASMO &
8	9600	LAKE JUNE RD	TORRES ANTONIO &
9	1198	N ST AUGUSTINE RD	LA HACIENDA LLC
10	1200	ST AUGUSTINE RD	EVEREST FINANCIAL CORP
11	9650	LAKE JUNE RD	BRIGHT STAR MISS BAPT CH
12	9620	LAKE JUNE RD	KIAS ASSET MGMT GROUP

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Richard E. Brown

FILE NUMBER: Z145-326(RB) **DATE FILED:** August 14, 2015

LOCATION: Southeast corner of East Lovers Lane and Matilda Street

COUNCIL DISTRICT: 14 **MAPSCO:** 36 B

SIZE OF REQUEST: Approx. 12.85 Acres **CENSUS TRACT:** 79.13

APPLICANT/OWNER: Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer

REPRESENTATIVE: Dallas Cothrum

REQUEST: An application to amend Subareas I and II within Planned Development District No. 799.

SUMMARY: The applicant is requesting a PDD for consideration of the following: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (Subarea II); 3) increase in structure height and the number of stories (creating a new Subarea II-A within Subarea II); and 4) increase in floor area for nonresidential uses (limited to the newly created Subarea II-A).

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

PRIOR ACTION AND UPDATE: On January 21, 2016, the City Plan Commission held this item under advisement until February 18, 2016 at the applicant's request. On February 18, 2016, the City Plan Commission held this request under advisement until March 3, 2016 to permit the applicant to address revisions to the submission. On March 3, 2016, the City Plan Commission held this request under advisement until March 17, 2016 to permit the applicant time to address a floor area increase in context with the existing traffic impact analysis on file. The information has not been provided at this time. On March 17, 2016, the City Plan Commission held this request under advisement until April 7, 2016 in order to permit time for staff to address revisions to the PDD that specifically address the provisions for the newly created Subarea II-A.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – As the property is currently developed with residential uses across two subareas and a medical clinic being developed on the third, impact on adjacent properties (lighting, noise, odor) is not anticipated.

2. *Traffic impact* – The proposed increase in density will create an increase in vehicle trips/day as compared to existing entitlements; however, the existing roadway system can accommodate the additional trips.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File Number	Request, Disposition, and Date
1. Z134-110	On June 25, 2014, the City Council approved a PDD, The Village Special Purpose District, subject to conditions.
2. Z134-111	On May 14, 2014, the City Council approved a PDD for MF-1(A) Multifamily District Uses, subject to a development plan and conditions.
3. Z134-112	On May 14, 2014, the City Council approved a PDD for MF-1(A) Multifamily District Uses, subject to a development plan and conditions.

Thoroughfare Street	Existing & Proposed ROW
Lovers Lane	Local; 50’ ROW
Milton Street	Local; 50’ ROW
Matida Drive	Local; 50’ ROW
Amesbury Drive	Local; 50’ ROW

STAFF ANALYSIS

Comprehensive Plan: The request site is located in an area considered an Urban Mixed-Use Building Block. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use Compatibility:

On September 24, 2008, the City Council approved a PDD for the property. Development consists of three subareas: Subarea I is currently being developed with a medical clinic or ambulatory surgical center use; Subarea II is developed with retirement housing and a convalescent and nursing homes, hospice care, and related institutions use; and, Subarea III is developed with multifamily uses. The applicant initially requested the following revisions: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (Subarea II); 3) increase in structure height and the number of stories (Subarea II); and 4) increase in floor area for nonresidential uses (Subarea II).

Current revisions to the application can now be summarized per the following: 1) permit dumpsters to encroach into a required yard (Subarea I); 2) increase in density (newly created Subarea II-A within existing Subarea II); 3) increase in structure height and the number of stories (newly created Subarea II-A within existing Subarea II); and 4) increase in floor area for nonresidential uses (newly created Subarea II-A within existing Subarea II).

The applicant has indicated that there are no specific plans for an existing or potential tenant for the property at this time. With regard to No. 3, the applicant recently (within the last two weeks) revised the submission to create a new subarea to minimize the impact of this portion of the request (reference staff comments within the January 21 and February 18 CPC materials)

The entire site enjoys 100 percent street frontage. As such, the PDD requires specific streetscape and wide, unobstructed sidewalks to serve development and adjacent properties as residents traverse the area. As DART's Lovers Lane Station (Red Line) is situated to the west (approximately 1,350 feet from the Milton/Matilda intersection to the rail platform), the development is considered a transit oriented development (within one-quarter mile from a rail station).

Lovers Lane is a thoroughfare that separates much of the intensity of the various street frontages, whereby intensity tends to lessen as it is developed north and south of the respective frontages. With respect to this PDD boundary, the area transitions very quickly to two and three story residential uses (PDD No. 913; 48 feet/four stories) to the southeast and south. The nonresidential development west of the site (PDD No. 610) provides for MU-3 District standards but is currently developed with retail uses. It should be noted there is not a residential area in close proximity as is the situation with this property. Lastly, PDD No. 916 provides for much of its reduced structure height along the Lovers Lane frontage (as well as following the balance of its perimeter boundary).

As now revised, the applicant's submittal related to No. 3, above, accomplishes much of staff's recent concerns. The vertical intensity is better managed by removing the possibility of a 100 foot-tall structure anywhere within the subarea and within 20 feet of the southern property line. Now, an approximate 450 foot setback will exist between the proposed addition and the two story residential uses along the south line of Milton Street (365 feet to the southern property line; 50 foot Milton Street right-of-way; and an approximate building setback of 35 feet for the existing multifamily uses).

Traffic: PDD No. 799 was created, in part, to the accepted analysis addressed in the initial traffic impact analysis (January, 23, 2008) as well as an update (March 7, 2011) submitted in conjunction with a previous amendment to the PDD.

The applicant and traffic engineer have worked to ensure the most recent TIA and update adequately provide for the floor area increase associated with this request. As such, it should be noted that 4,000 square feet of the requested 20,000 square feet will be classified as a limited retail use. This use will function to serve the existing residential base located on the property in that there will be no separate main entrance nor exterior signage. It is envisioned this use will not generate vehicle trips normally associated with what would be considered a general merchandise or food store greater than 3,500 square feet. In summary, the requested increase is accepted by the Engineering Section of the Department of Sustainable Development and Construction.

ARTICLE 799.

PD 799.

SEC. 51P-799.101. LEGISLATIVE HISTORY.

PD 799 was established by Ordinance No. 27357, passed by the Dallas City Council on September 24, 2008. (Ord. Nos. 27357; 28419)

SEC. 51P-799.102. PROPERTY LOCATION AND SIZE.

PD 799 is established on property generally bounded by Matilda Avenue, Lovers Lane, Amesbury Drive, and Milton Street. The size of PD 799 is approximately 12.85 acres. (Ord. Nos. 27357; 28419)

SEC. 51P-799.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) AUTO LIFT means a self-service automated device that is used to stack two cars vertically within the confines of a single parking space, resulting in an additional off-street parking space.

(2) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(3) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(4) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(5) MEDICAL, EVALUATION, ASSESSMENT, TREATMENT, AND REHABILITATION CENTER means a facility limited to a special hospital or medical rehabilitation center that offers long term, skilled, non-acute care or rehabilitation in connection with nearby retirement housing or a nearby convalescent and nursing home, hospice care, and related institutions. The facility may not offer acute care or substance abuse treatment and recovery.

(6) ROOF COURTYARD means a recreational area on top of a structure that is open to the sky and may include landscaping, a pool, and other amenities.

(7) STOOP means a small porch leading to the entrance of a residence.

(8) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, alley, or driveway.

(9) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(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. (Ord. Nos. 27357; 28419)

SEC. 51P-799.104. CREATION OF SUBAREAS.

This district is divided into four [~~three~~] Subareas: Subarea I, Subarea II, Subarea II-A, and Subarea III. The subareas are shown on the conceptual plan (Exhibit 799A) and described in the property description (Exhibit 799B). If there is a conflict between the boundaries shown on the conceptual plan and the boundaries described in the property description, the property description controls. (Ord. Nos. 27357; 28419)

SEC. 51P-799.105. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 799A: conceptual plan.

(2) Exhibit 799B: property description. (Ord. Nos. 27357; 28419)

SEC. 51P-799.105.1. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 799A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 28419)

SEC. 51P-799.106. DEVELOPMENT PLAN.

A development plan for each subarea or part of a subarea must be approved by the city plan commission before the issuance of any building permit to authorize work in that subarea or part of a subarea. If there is a conflict between the text of this article and a development plan, the text of this article controls. Development plans for subareas may be submitted in phases. (Ord. Nos. 27357; 28419)

SEC. 51P-799.107. MAIN USES PERMITTED.

(a) Subarea I. The following uses are the only main uses permitted:

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Church.
-- Library, art gallery, or museum.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[Limited to a maximum of three drive-through lanes.]*
-- Medical clinic or ambulatory surgical center.
-- Office. *[Bail bond office is prohibited.]*

(8) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Personal service uses. *[Massage establishment and tattoo or body piercing studio uses are prohibited.]*
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. *[Maximum of one drive-through lane, additional lanes by SUP only.]*

-- Temporary retail use.

(11) Transportation uses.

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

(12) Utility and public service uses.

-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
-- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied. Treat as if in MU-1 Mixed Use Zoning District.]*
-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied. Treat as if in MU-1 Mixed Use Zoning District.]*

(b) Subarea II and Subarea II-A. The following uses are the only main uses permitted:

-- Adult day care.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- General merchandise or food store 3,500 square feet or less. *[Limited Use only in Subarea II-A]*
-- General merchandise or food store greater than 3,500 square feet. *[Limited Use only in Subarea II-A]*
-- Local utilities.
-- Medical clinic or ambulatory surgical center.
-- Medical, evaluation, assessment, treatment, and rehabilitation clinic.
-- Multifamily.
-- Private recreation center, club, or area. *[SUP]*
-- Private street or alley.
-- Public park, playground, or golf course.
-- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
-- Retirement housing.
-- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(c) Subarea III. The following uses are the only main uses permitted:

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Local utilities.
-- Multifamily.
-- Private recreation center, club, or area. *[SUP]*
-- Private street or alley.
-- Public park, playground, or golf course.
-- Radio, television, or microwave tower. *[Must be mounted on the roof of or attached to a building or parking structure.]*
-- Retirement housing.
-- Single family.
-- Tower/antenna for cellular communication. *[Must be mounted on the roof of or attached to a building or parking structure.]*

(Ord. Nos. 27357; 28419)

SEC. 51P-799.108. ACCESSORY USES.

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

(b) Subarea I. The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Bail bond office.
-- Day home.
-- General waste incinerator.

(c) Subarea II and Subarea II-A. The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.

(d) Subarea III. The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display or sale of merchandise.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(Ord. Nos. 27357; 28419)

SEC. 51P-799.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. The following regulations apply to all subareas:

(1) Setbacks. The setbacks apply to the perimeter of the Property only. Setbacks are not required between subareas or lots.

(2) Lot size. No minimum lot size.

(3) Residential proximity slope. The residential proximity slope regulations in Section 51A-4.412 apply only to the perimeter of the Property.

(4) Urban form. No urban form setback is required.

(5) Lot coverage.

(A) The combined maximum lot coverage of all subareas is 72 percent.

(B) Surface parking lots and underground parking structures are not included in lot coverage.

(C) Above ground parking structures are included in lot coverage calculations unless the above ground parking structure

(i) includes a roof courtyard; and

(ii) does not exceed 17 feet in height.

(b) Subarea I.

(1) Front, side, or rear yard.

(A) Except awnings and stoops, minimum setback from the north Property line along Lovers Lane is 15 feet, as shown on the conceptual plan.

(B) Except awnings, dumpsters, and stoops, minimum setback from the west Property line along Matilda Street is 60 feet, as shown on the conceptual plan.

(2) Floor area. Maximum floor area is 17,500 square feet, excluding a mechanical equipment room.

(3) Height. The maximum structure height is 34 feet, eight inches, excluding mechanical equipment or parapet walls designed to hide mechanical equipment or to provide architecture integrity or building articulation. Mechanical equipment is limited to eight additional feet in height.

(4) Stories. Maximum number of stories above grade is two.

(c) Subarea II.

(1) Front, side, or rear yard.

(A) Minimum setback from the north Property line along Lovers Lane is 15 feet as shown on the conceptual plan.

(B) Minimum setback from the west Property line along Matilda Street is 15 feet as shown on the conceptual plan.

(C) Minimum setback from the south Property line along Milton Street is 20 feet as shown on the conceptual plan. Porte-cocheres, passenger drop-off and pick-up areas, covered parking, or similar structures may encroach five feet into the required yards.

(2) Density. Maximum number of dwelling units is 348. For the purposes of this Subarea, each retirement housing or independent living apartment or room counts as one dwelling unit regardless of the number of beds. For all other uses, each bed counts as a dwelling unit.

(3) Height.

(A) Maximum structure height is 54 feet. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, tower/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(B) Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(4) Stories. Maximum number of habitable stories is four. No maximum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (3).

(c-1) Subarea II-A.

(1) Front, side, or rear yard.

(A) Except as provided in this paragraph, minimum setback from the north Property line along Lovers Lane is 65 feet as shown on the conceptual plan.

(1) Porte-cocheres may encroach 30 feet into the required yard along Lovers Lane.

(2) Stoops may encroach five feet into the required yard along Lovers Lane.

Applicant requested:

(3) Awnings and canopies may encroach five feet into the required yard along Lovers Lane.

Staff recommended:

(3) Awnings and canopies may encroach five feet into the required yard along Lovers Lane with a minimum of eight feet of clearance above grade.

(B) No minimum side or rear yard setback.

(2) Density. Maximum number of dwelling units is 136. For the purposes of this Subarea, each retirement housing or independent living apartment or room counts as one

dwelling unit regardless of the number of beds. For all other uses, each bed counts as a dwelling unit.

(3) Floor area.

(A) Except as provided in this paragraph, maximum floor area for all nonresidential uses is 20,000 square feet.

(B) Maximum floor area for a general merchandise or food store greater than 3,500 square feet is 4,000 square feet. For purposes of this floor area maximum, this is an aggregate floor area for this use as well as the general merchandise or food store less than 3,500 square feet.

(4) Height.

(A) Except as provided in this paragraph, maximum structure height is 100 feet. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, tower/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(B) Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(C) Maximum structure height for a porte-cochere is 18 feet.

(5) Stories. Maximum number of habitable stories is nine. No maximum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (3).

(d) Subarea III.

(1) Front, side, and rear yard.

(A) Minimum setback along Lovers Lane is 15 feet.

(B) Minimum setback along Amesbury Street is 15 feet.

(C) Minimum setback along Milton Street is 20 feet.

(2) Density. Maximum number of dwelling units is 336.

(3) Height. Except as provided in this paragraph, maximum structure height is 58 feet, six inches. Architectural features, mechanical equipment screening, roof courtyard amenities, radio, television, or microwave tower, towner/antenna for cellular communication, and rooftop access may project a maximum of 10 feet above the maximum structure height.

(4) Stories.

(A) Maximum number of habitable stories is four. No minimum number of stories for parking structures, but parking structures and habitable structures combined must comply with the height requirements in Paragraph (3).

(B) Facades facing Lovers Lane must have an appearance of three stories. (Ord. Nos. 27357; 28419)

SEC. 51P-799.110. OFF-STREET PARKING AND LOADING.

(a) In general.

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

(2) A maximum of 25 percent of the required off-street parking spaces may be compact.

(3) For purposes of required parking and loading, the entire Property is considered one lot.

(b) Subarea I.

(1) Parking reduction.

(A) If more than three pedestrian amenities listed in Subparagraph (D) are provided in Subarea I, a use within Subarea I may be granted a five percent reduction in required off-street parking. An additional five percent reduction of required off-street parking reduction may be granted for each additional amenity provided up to a maximum of 20 percent.

(B) Bicycle parking is a required amenity if a use is seeking a parking reduction.

(C) Pedestrian amenities must be provided within the curb-to-building area, within a plaza, or along private streets, drives, or pedestrian ways and must be placed far enough from the street curb to not create a physical barrier or obstruction.

(D) The following pedestrian amenities may count toward a parking reduction:

(i) Bicycle parking at one five-bicycle unit per 500 feet of frontage.

(ii) Awning/canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the frontage; or a

combination of street trees and evergreen shrubs with a minimum of one small tree per 25 feet of frontage and a minimum of one shrub per five feet of frontage.

(iii) Benches at one per 200 feet of frontage.

(iv) Trash receptacles at one per 200 feet of frontage.

(v) Free-standing or wall-mounted pedestrian street lamps at one per 200 feet of frontage.

(vi) Enhanced sidewalk with stamped concrete or brick pavers for the full width of the sidewalk along the entire frontage.

(vii) Public art or water features costing no less than $2,500, at one per subarea.

(viii) Drinking fountains at one per 800 feet of sidewalk.

(ix) Electric car recharging location.

(x) Public access to wireless internet service at no cost.

(2) Parking rows. No more than two rows of parking are permitted in front of a structure.

(c) Subarea II and Subarea II-A.

(1) For retirement housing uses, 0.56 parking spaces per unit is required. No additional required parking for accessory portions of a retirement housing use, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(2) For convalescent and nursing homes, hospice care, and related institution uses, 0.25 parking spaces per unit are required. No additional required parking for accessory portions of a convalescent and nursing home or hospice use, including private recreation, community center, entertaining areas, dining, or similar common areas is required.

(3) For a medical, evaluation, assessment, treatment, and rehabilitation clinic use, one parking space per 333 square feet of floor area is required.

Staff recommended:

(3.1) Accessory community center (private). No off-street parking is required.

(4) A maximum of two rows of parking is allowed between a structure facade and Matilda Street.

(5) A maximum of one row of parking is allowed between a structure facade and Lovers Lane.

(6) A maximum one row of parking is allowed between a structure facade and Milton Street.

(7) Tandem parking is permitted.

(8) Packed parking and auto lifts are permitted. For packed parking, a minimum of one attendant must be available at all times to maneuver, park, and deliver vehicles.

(d) Subarea III.

(1) For multifamily uses, 1.5 parking spaces per unit is required. No additional required parking for accessory portions of a multifamily use, including private recreation, community center, entertaining areas, or similar common areas is required.

(2) No parking is allowed between a structure facade and Amesbury Drive.

(3) No parking is allowed between a structure facade and Milton Street.

(4) Parking is only allowed between a structure facade and Lovers Lane within the 20 percent of frontage that is immediately adjacent to Subarea II.

(5) Tandem parking is permitted.

(6) Packed parking and auto lifts are permitted. For packed parking, a minimum of one attendant must be available at all times to maneuver, park, and deliver vehicles.

(7) A notched or fully indented loading and unloading area is allowed on Milton Street but may not exceed 60 feet in length. Signage limiting the loading and unloading area to the exclusive use by the multifamily use is required. In this area, the sidewalk may be reduced to a clearance of four feet. (Ord. Nos. 27357; 28419)

SEC. 51P-799.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 27357; 28419)

SEC. 51P-799.112. LANDSCAPING, SIDEWALKS, AND PEDESTRIAN AMENITIES.

(a) In general.

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

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

(3) For each subarea or portion of a subarea subject to an approved development plan, landscaping must be installed within six months after the issuance of a certificate of occupancy.

(4) Sections 51A-10.125, "Mandatory Landscaping Requirements," and 51A-10.126, "Design Standard," do not apply.

(5) Street trees count as site trees.

(b) Trees.

(1) Number of trees. The minimum number of trees required on Milton Street, Amesbury Drive, and Lovers Lane is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage.

(2) Location of trees.

(A) Trees must be planted at least 10 feet from any structure and must be spaced as uniformly as practical and may be located between the back of curb and sidewalk or between the sidewalk and any structure.

(B) A minimum five-and-one-half-foot-wide planting zone must be provided parallel to Milton Street, Amesbury Drive, and Lovers Lane except in Subarea I. A minimum of 60 percent of the planting zone must contain living trees, turf, grass, flowers, or ground cover vegetation that is recommended by the building official.

(3) Type of trees.

(A) Except where the building official determines small trees are appropriate, parkway trees must be large trees with a minimum height of 12 feet and a minimum caliper of four inches at the time of planting.

(B) Large trees must be one of the following species:

Acer barbatum	'Caddo' Maple
Acer rubrum	Red Maple
Fraxinus texensis	Texas Ash
Ginko biloba	Ginkgo
Pistacia chinensis	Chinese Pistache
Pinus thunbergii	Japanese Black Pine
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Taxodium distichum	Pond Cypress

Taxodium distichum	Bald Cypress
Ulmus crassifolia	Cedar Elm
Ulmus parvifolia	Lacebark Elm
Acer rubrum ' October Glory'	October Glory Maple
Liquidambar Styraciflua	Sweetgum
Magnolia grandiflora	Southern Magnolia
Magnolia grandiflora	Claudia Wannamaker Magnolia
Quercus virginiana 'Highrise'	Highrise Live Oak
Ulmus parvifolia 'Drake'	Drake Elm
Ulmus parvifolia	'EmerII'Allee Elm

(C) Small tree means a tree of a species that normally reaches a height of less than 30 feet upon maturity.

(4) Planting requirements.

(A) If trees are planted in an area with less than 65 square feet of permeable planting area, Cornell University structural soils, applied as specified by the Urban Horticultural Institute of Cornell University, must be used, or other similar methods or technologies approved by the building official.

(B) Any tree planted within 18 inches of pavement must have a tree grate that is at least five feet by five feet.

(5) Tree replacement.

(A) Trees planted in any Subarea may count towards the tree replacement requirements in Division 51A-10.130.

(B) Large parkway trees may count towards the tree replacement requirements in Division 51A-10.130.

(6) Tree mitigation.

(A) To qualify for a reduction in the number of replacement trees, the building official must determine that the tree protection requirements in Article X have been met.

(B) To preserve existing tree canopies, existing large trees with a caliper of 20 inches or greater that are preserved may reduce the number of replacement inches by a factor of 1.5. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches. Trees must be protected prior to and during construction with the minimum standards in Article X. Any credits are subject to inspection by the building official.

(C) Yaupon holly (*Ilex vomitoria*) is not considered a protected tree. Relocation of yaupon hollies is encouraged.

(D) If the property owner submits an application for a building permit for a structure within six months after the issuance of an approved tree replacement application, tree mitigation may be completed before the final certificate of occupancy is issued on the Property, or within 36 months, whichever is sooner.

(E) Tree mitigation is not required for trees within 10 feet of a building wall.

(c) Sidewalks.

(1) Sidewalks must be provided in the locations shown on a development plan.

(2) In Subarea I, sidewalks may be located adjacent to retail uses.

(3) ADA approved tree well grates may be provided in sidewalks and are not considered an obstruction.

(4) The following minimum sidewalk widths must be provided as follows:

(A) Along Lovers Lane in Subarea I, eight feet; and in Subarea II, eight feet.

(B) Along Matilda in Subarea I, eight feet.

(C) Along Amesbury in Subarea III, eight feet.

(D) Along Milton in Subareas II and III, eight feet.

(5) A minimum of five feet of unobstructed sidewalk is required.

(d) Pedestrian amenities.

(1) Pedestrian amenities may be located in any Subarea and along any frontage, and may be located within the planting zone or on the sidewalk.

(2) At least 10 pedestrian street lamps (free-standing or wall-mounted) must be provided.

(3) A minimum of two of the following pedestrian amenities must also be provided:

(A) At least three light fixtures in addition to the 10 pedestrian street lamps required in Paragraph (2).

(B) At least two park benches or seat walls.

(C) At least two bicycle racks.

(D) At least five trash receptacles.

(e) Roof courtyards. At least 40 percent of roof courtyards in Subarea II, Subarea II-A, and Subarea III must consist of water features, swimming pools, plant materials, or similar landscape feature.

(f) Private license granted.

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

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

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

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the

city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(g) Parkway landscape permit.

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

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

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

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

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 27357; 28419)

SEC. 51P-799.113. SIGNS.

(a) Subarea I.

(1) Except as provided in this subsection, signs must comply with the provisions for business zoning districts.

(2) Non-monument signs are permitted.

(3) Detached signs may not be illuminated between 12:00 a.m. (midnight) and 6:00 a.m. and may not move, flash, rotate, or change illumination more than once per hour. Detached signs may not have a luminance of more than 200 foot-lamberts.

(b) Subareas II, II-A, and III.

(1) Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts.

(2) Two additional blade signs are permitted in Subarea II for retirement housing or convalescent and nursing homes, hospice care, and related uses. One may be attached along Lovers Lane and the other along Matilda Street. Blade signs must be attached to a main structure and may not exceed 50 square feet in effective area.

(2.1) Two additional blade signs are permitted in Subarea II-A for retirement housing or convalescent and nursing homes, hospice care, and related uses. Blade signs must be attached to a main structure and may not exceed 50 square feet in effective area.

(3) Two additional blade signs are permitted in Subarea III. Effective area may not exceed 50 square feet.

(4) Detached signs may not be illuminated between 12:00 a.m. (midnight) and 6:00 a.m. and may not move, flash, rotate, or change illumination more than once per hour. Detached signs may not have a luminance of more than 200 foot-lamberts. (Ord. Nos. 27357; 28419)

SEC. 51P-799.114. ADDITIONAL PROVISIONS.

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

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

(c) Exterior parking structure facades must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Except garage entrances and exits, openings in parking structure facades that are visible from a public right-of-way may not exceed 45 percent of the total parking structure.

(d) To ensure compatibility with the surrounding land uses, facades facing rights-of-way must be 80 percent masonry excluding windows, trim, and doors. Masonry includes stone, brick, concrete, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes

of this provision, stucco and Exterior Finish Insulations System (EFIS) materials are not considered masonry.

(e) Garbage dumpsters must be screened with materials consistent with the main structure of a subarea or located inside a garage. Garbage dumpsters in Subarea I must be located a minimum of two feet from the south Property line. ~~south of the main structure.~~

(f) In Subarea I, a maximum of three drive-through lanes for all uses combined are allowed by right. Any additional lanes require an SUP.

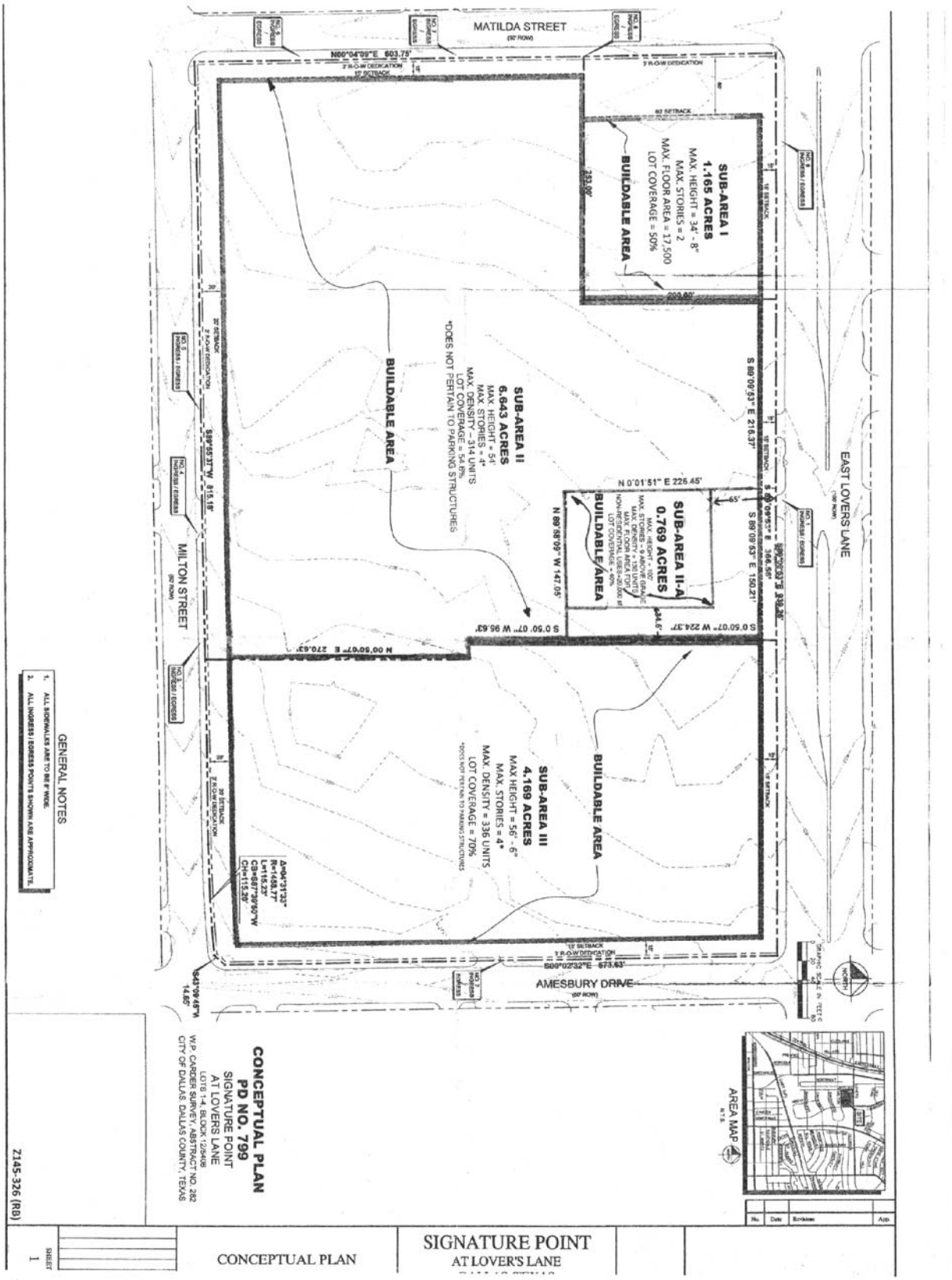
(g) The first 15 feet of depth of structures with facades facing Lovers Lane must be habitable space.

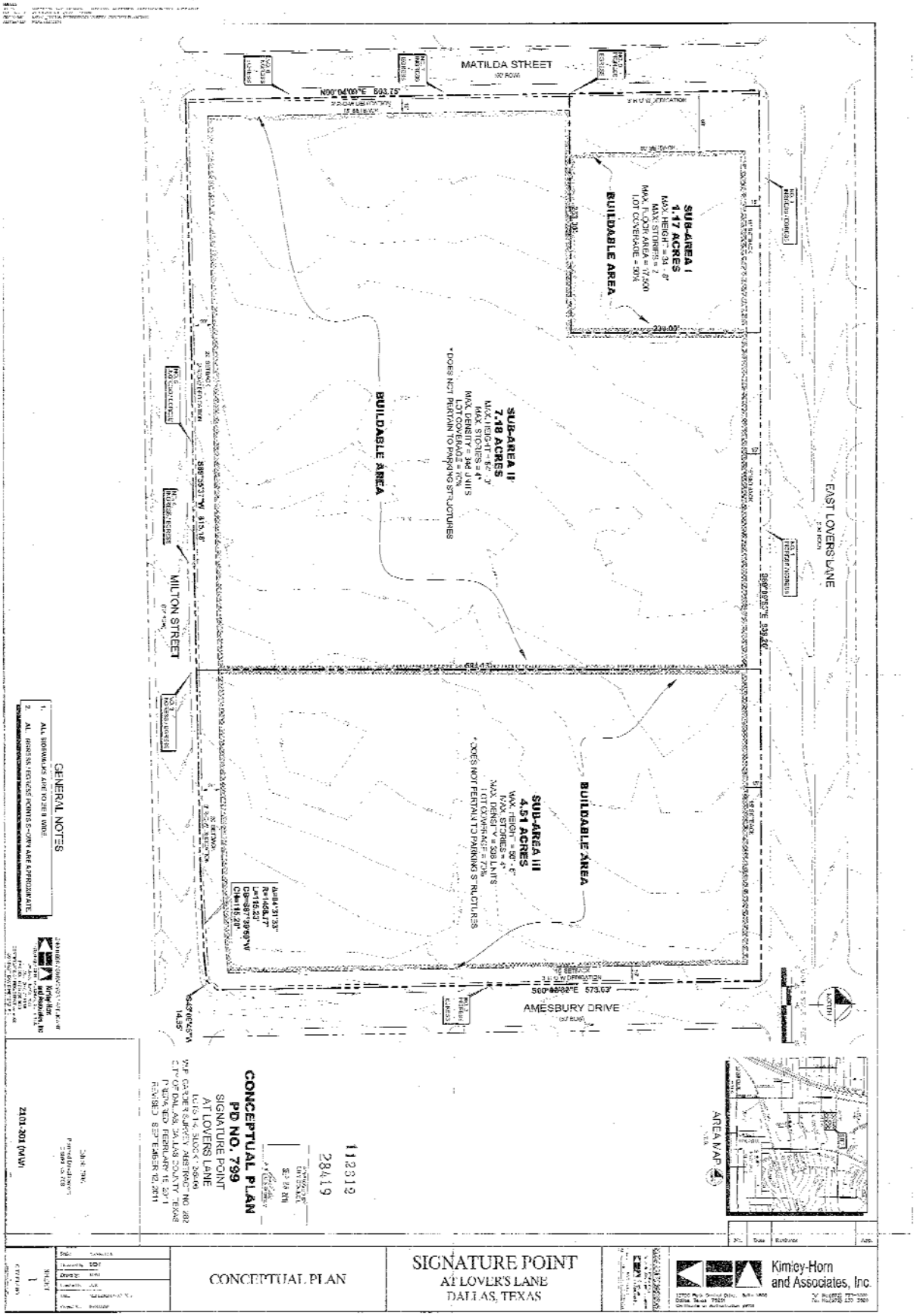
(h) Utilities must meet be located underground whenever possible. (Ord. Nos. 27357; 28419)

SEC. 51P-799.115. COMPLIANCE WITH CONDITIONS.

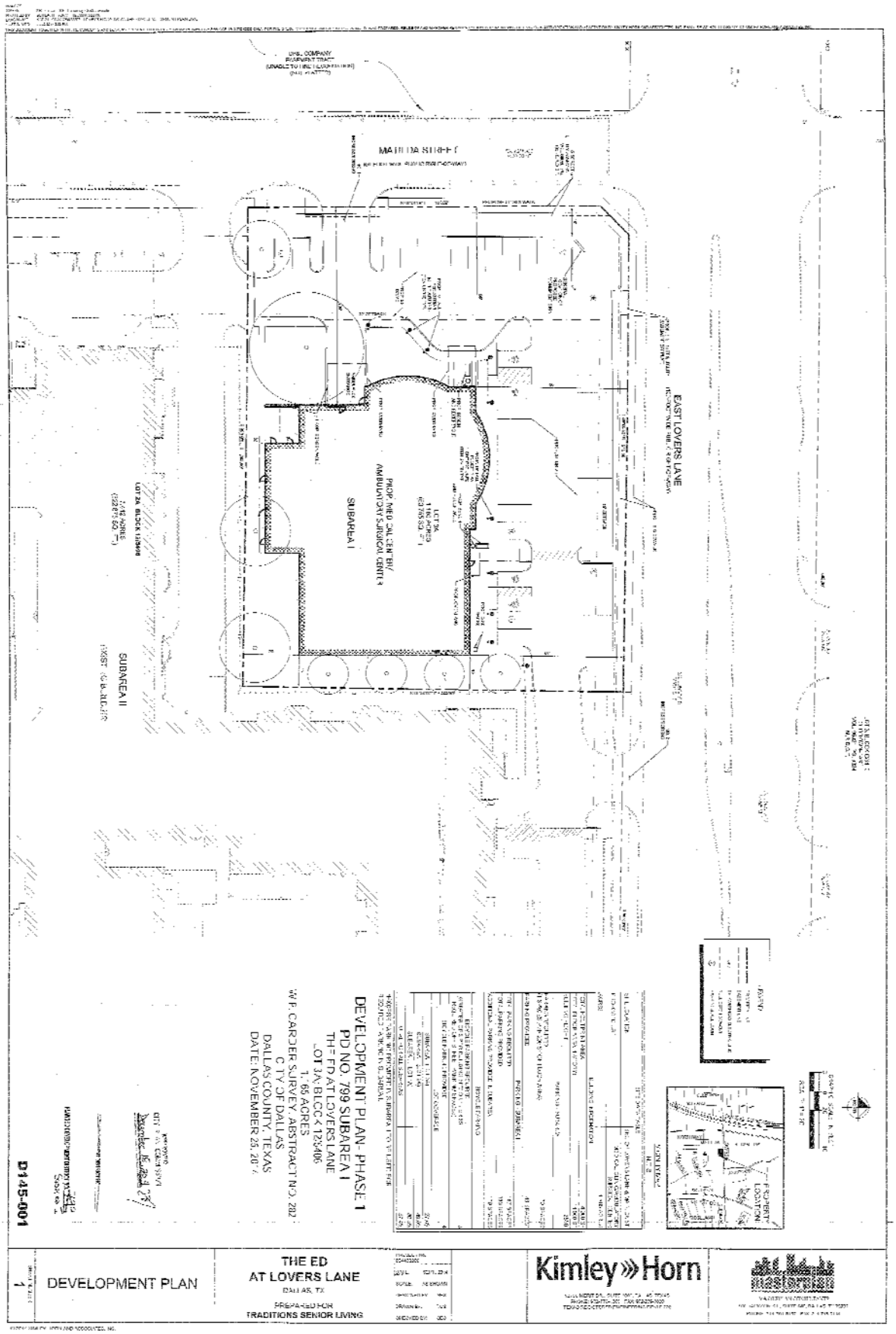
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 27357; 28419)

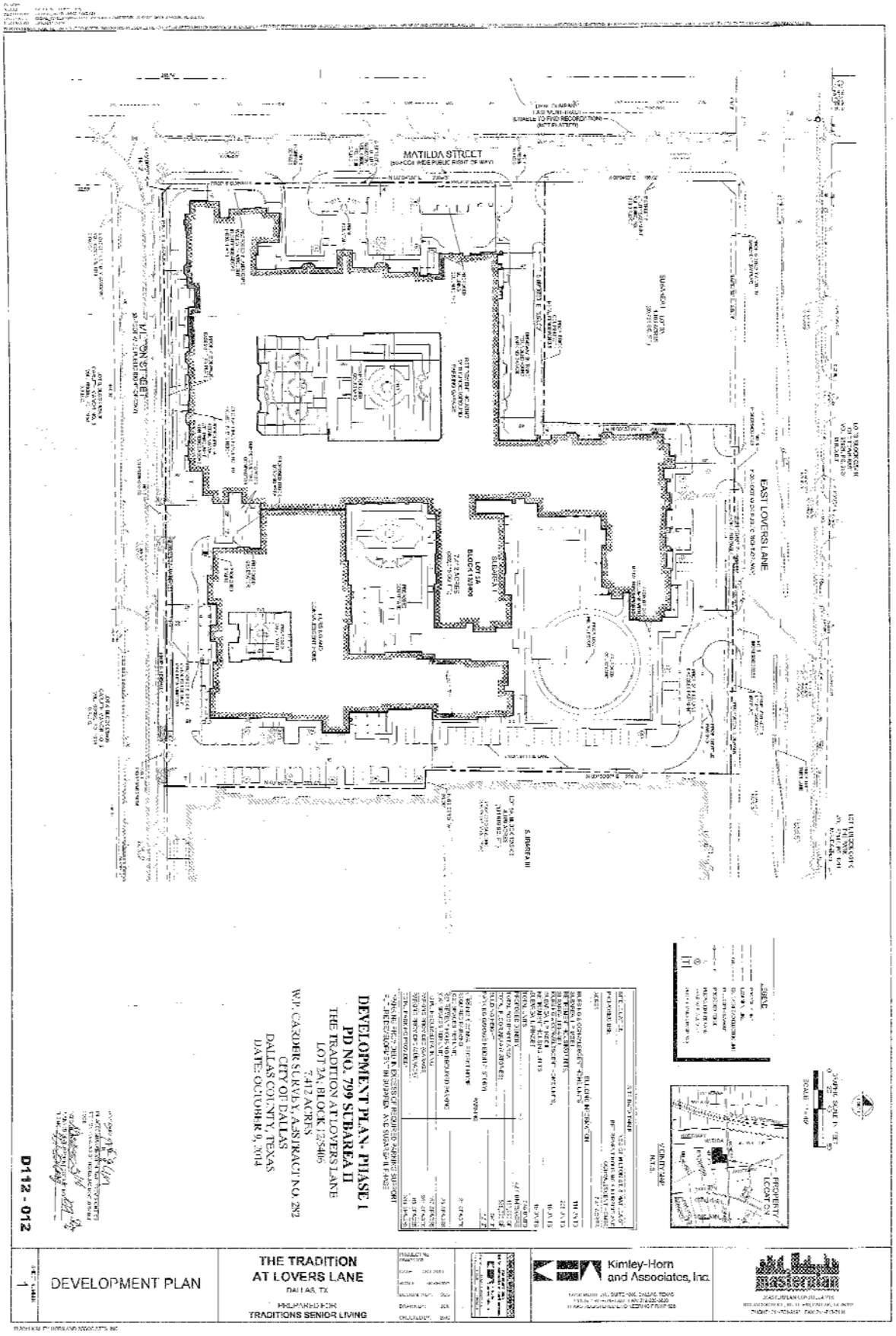

MATILDA STREET
(50' ROW)
N00°04'09"E 603.75'
2' R.O.W DEDICATION
15' SETBACK
2' R.O.W DEDICATION
50' SETBACK
SUB-AREA I
1.165 ACRES
MAX. HEIGHT = 34' - 8"
MAX. STORIES = 2
MAX. FLOOR AREA = 17,500
LOT COVERAGE = 50%
BUILDABLE AREA
253.09'
200.00'
EAST LOVERS LANE
(100' ROW)
S 89°09'53" E 216.37'
N 0°01'51" E 226.45'
SUB-AREA II
6.643 ACRES
MAX. HEIGHT = 54'
MAX. STORIES = 4*
MAX. DENSITY = 314 UNITS
LOT COVERAGE = 54.8%
*DOES NOT PERTAIN TO PARKING STRUCTURES
BUILDABLE AREA
SUB-AREA II-A
0.769 ACRES
MAX. HEIGHT = 100'
MAX. STORIES = 8
MAX. DENSITY = 130 UNITS
MAX. FLOOR AREA FOR NON-RESIDENTIAL USES = 20,000 sf
LOT COVERAGE = 70%
BUILDABLE AREA
N 89°58'09" W 147.05'
S 89°09'53" E 150.21'
S 0°50'07" W 224.37'
S 0°50'07" W 96.63'
N 00°50'07" E 270.63'
MILTON STREET
(80' ROW)
SUB-AREA III
4.169 ACRES
MAX HEIGHT = 56' - 6"
MAX. STORIES = 4*
MAX. DENSITY = 336 UNITS
LOT COVERAGE = 70%
*DOES NOT PERTAIN TO PARKING STRUCTURES
BUILDABLE AREA
13' SETBACK
2' R.O.W DEDICATION
S89°02'32"E 573.63'
AMESBURY DRIVE
(60' ROW)
S41°08'48"W
14.65'
GRAPHIC SCALE IN FEET
NORTH
AREA MAP
GENERAL NOTES
1. ALL SIDEWALKS ARE TO BE 6' WIDE.
2. ALL INGRESS / EGRESS POINTS SHOWN ARE APPROXIMATE.
CONCEPTUAL PLAN
PD NO. 799
SIGNATURE POINT
AT LOVERS LANE
LOTS 1-4, BLOCK 1/2540B
W.P. CARDER SURVEY, ABSTRACT NO. 282
CITY OF DALLAS, DALLAS COUNTY, TEXAS
Z145-326 (RB)
SHEET 1
CONCEPTUAL PLAN
SIGNATURE POINT
AT LOVER'S LANE



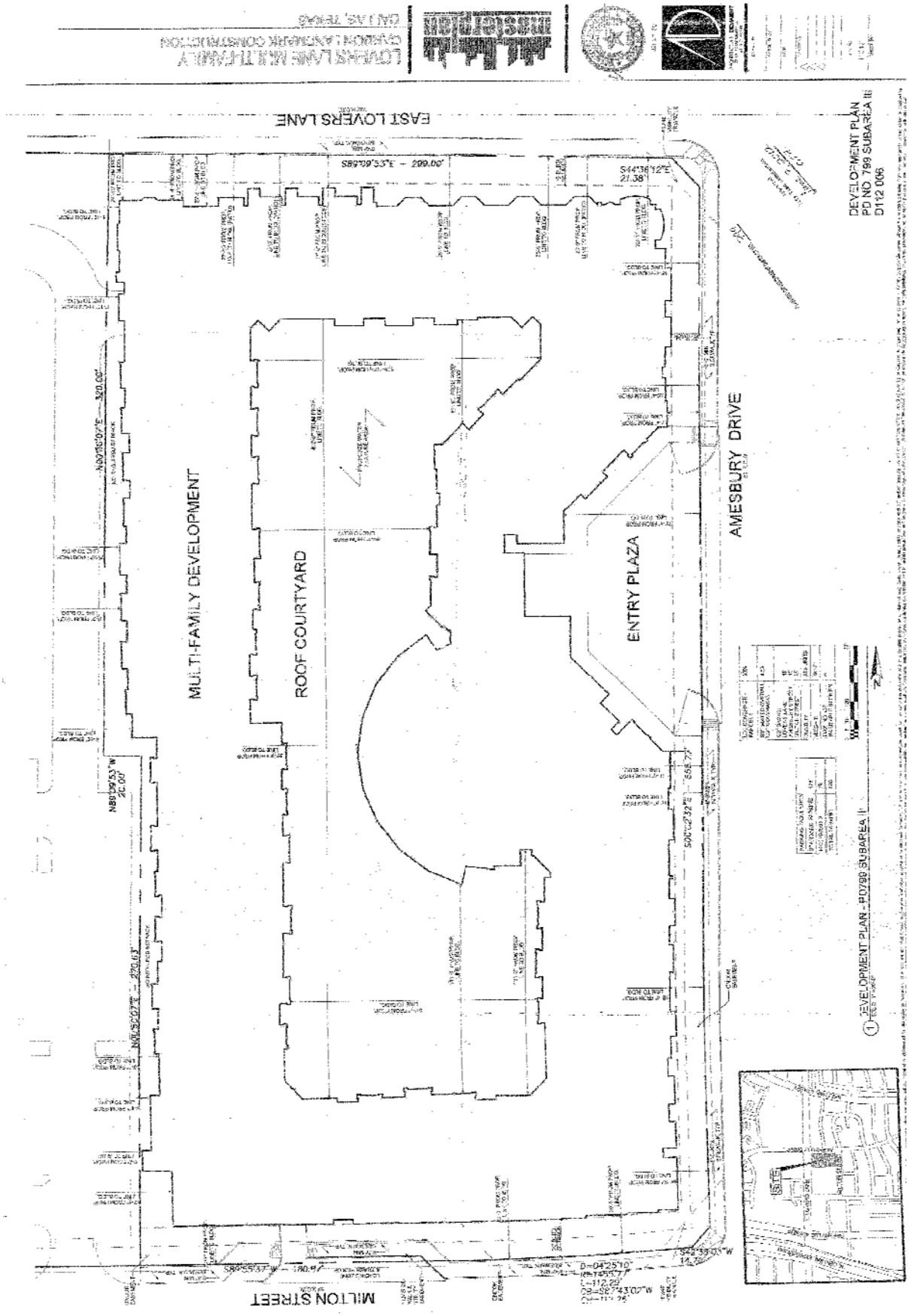
Existing Conceptual Plan



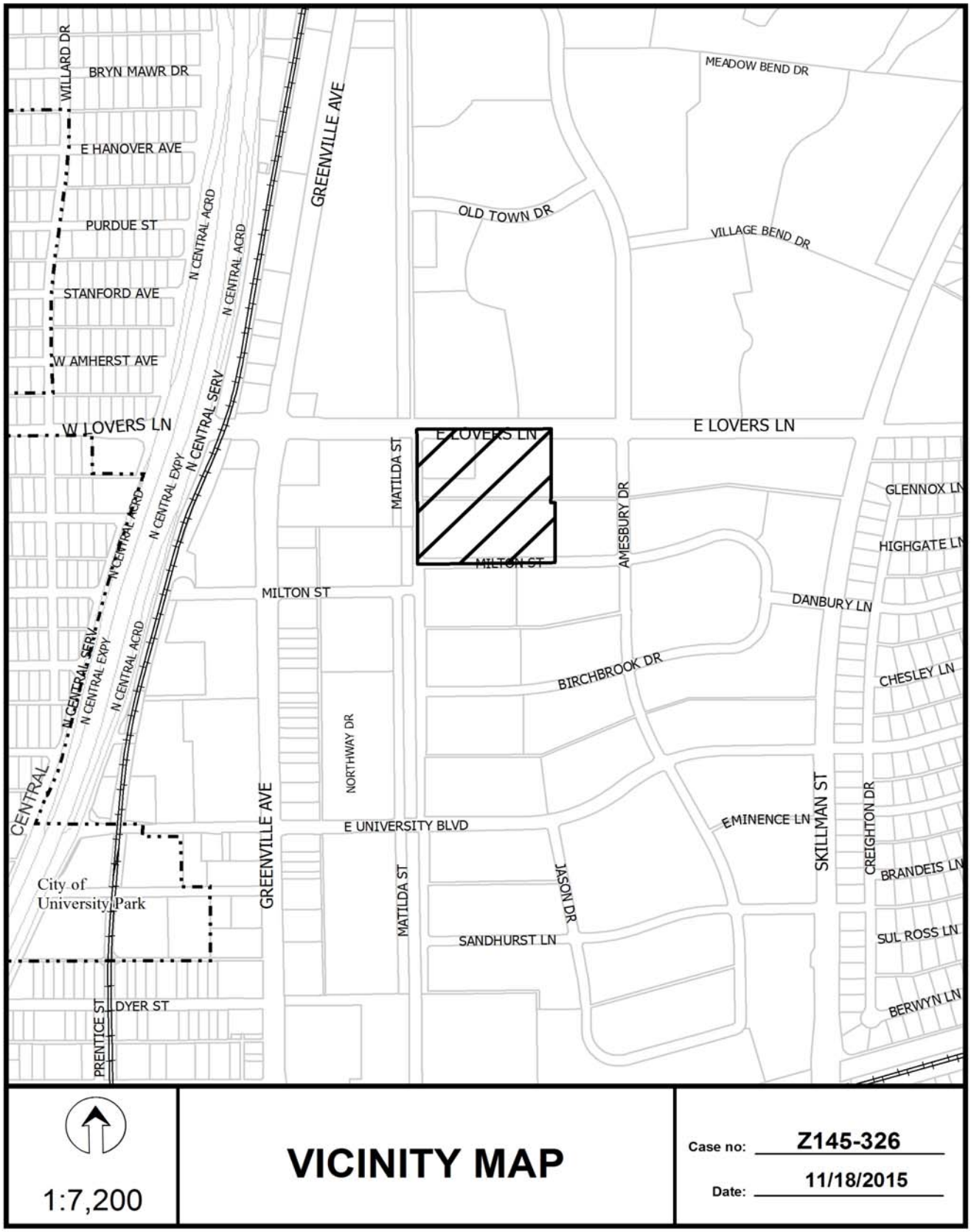
Existing Subarea I Development Plan



Existing Subarea II Development Plan



Existing Subarea III Development Plan



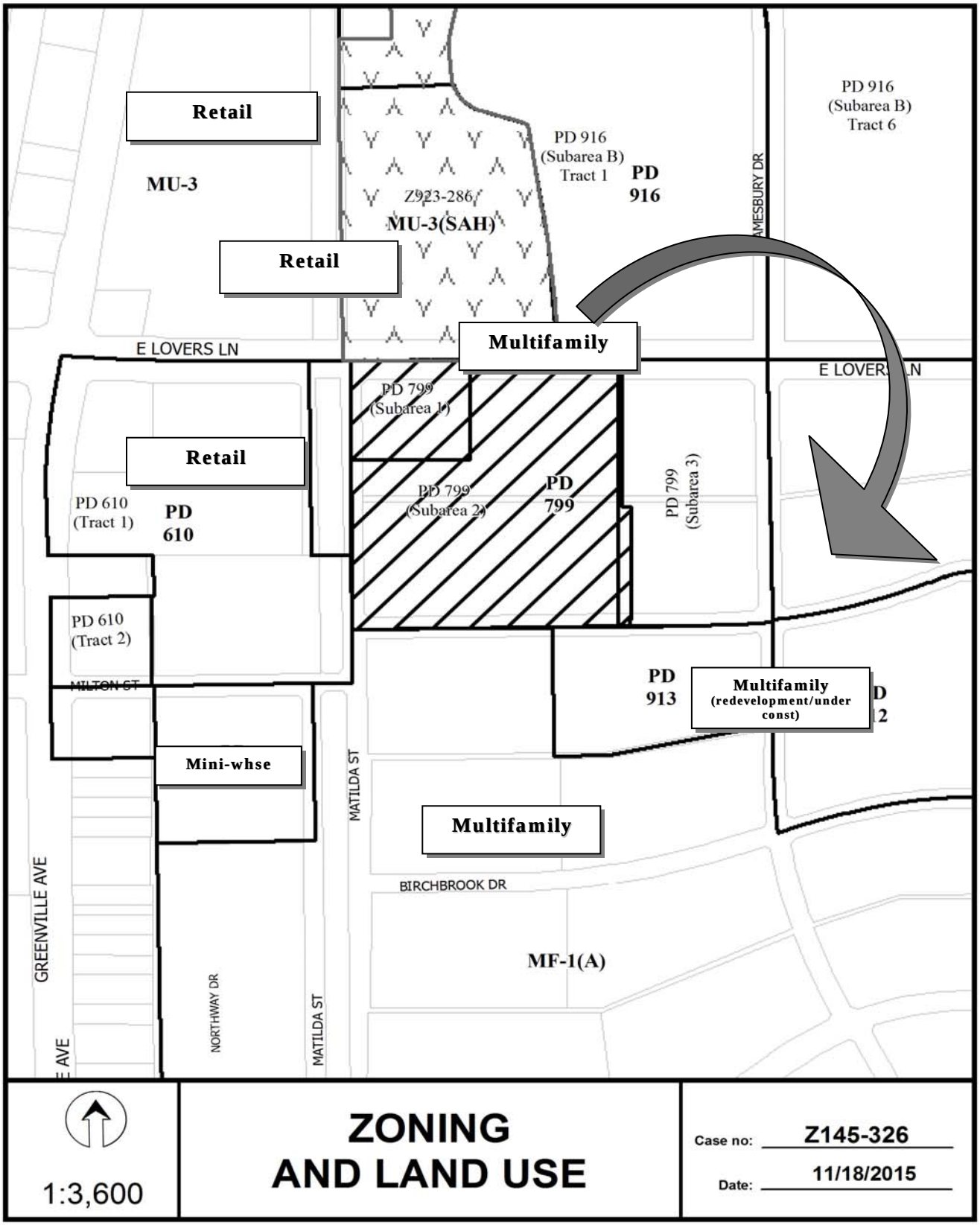
1:7,200

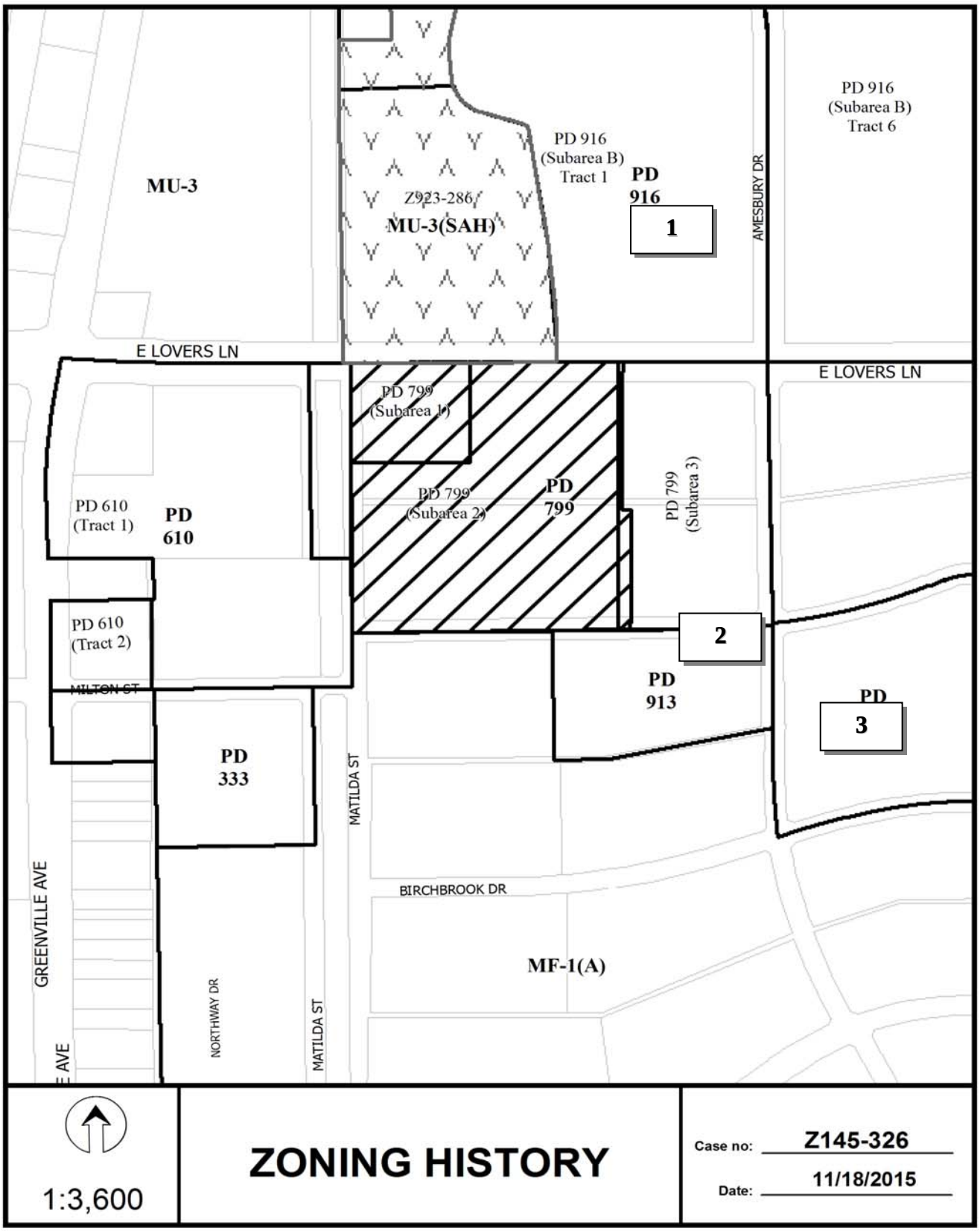
VICINITY MAP

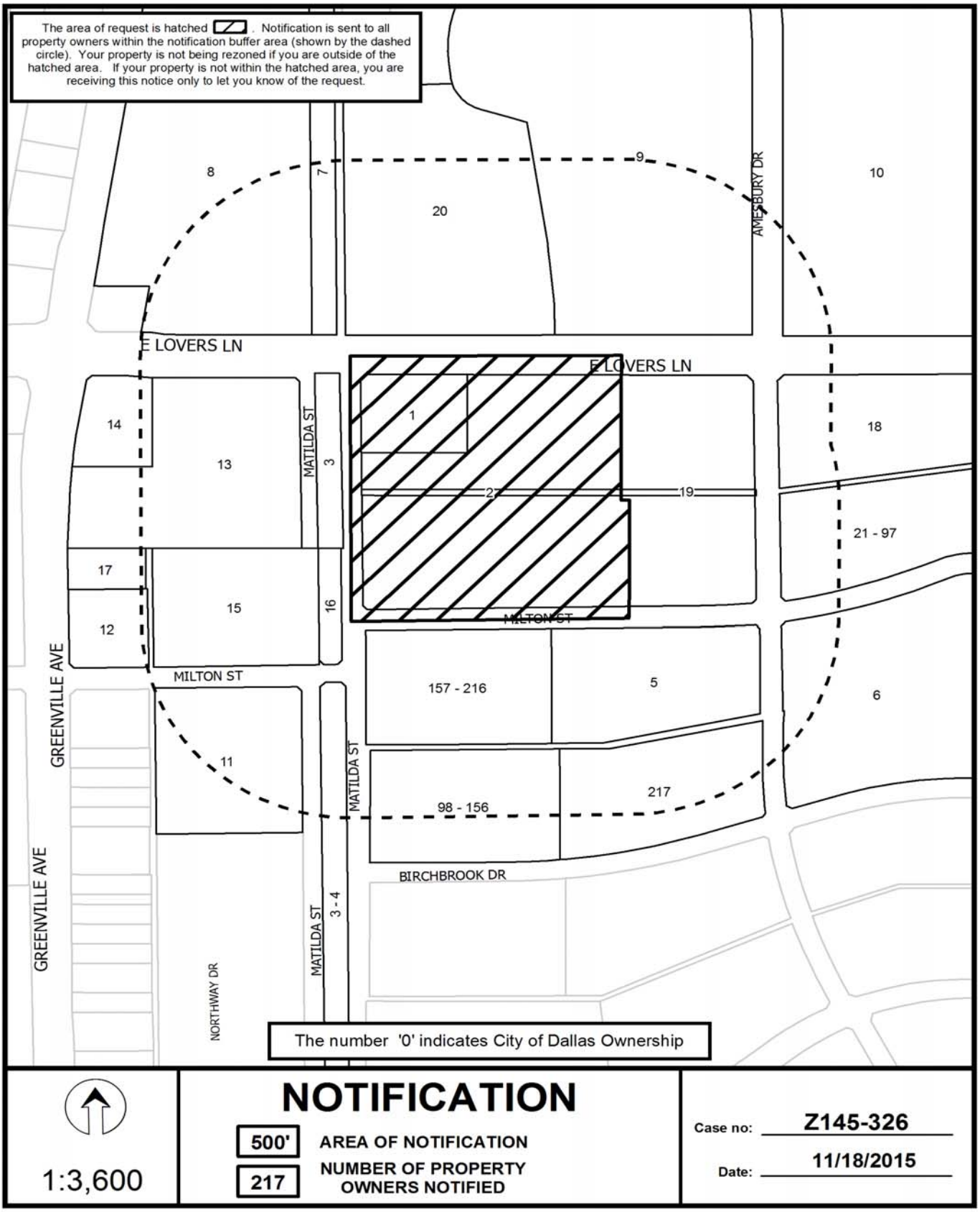
Case no: Z145-326

Date: 11/18/2015


E LOVERS LN
E LOVERS LN
AMESBURY DR
MATILDA ST
MILTON ST
GREENVILLE AVE
MATILDA ST
BIRCHBROOK DR
GREENVILLE AVE
MATILDA ST
1:3,600
AERIAL MAP
Case no: Z145-326
Date: 11/18/2015


Retail
MU-3
PD 916
(Subarea B)
Tract 1
PD
916
Z923-286
MU-3(SAH)
PD 916
(Subarea B)
Tract 6
AMESBURY DR
Retail
Multifamily
E LOVERS LN
E LOVERS LN
PD 799
(Subarea 1)
Retail
PD 610
(Tract 1)
PD
610
PD 799
(Subarea 2)
PD
799
PD 799
(Subarea 3)
PD 610
(Tract 2)
MILTON ST
PD
913
Multifamily
(redevelopment/under
const)
Mini-whse
MATILDA ST
Multifamily
BIRCHBROOK DR
GREENVILLE AVE
MF-1(A)
NORTHWAY DR
MATILDA ST
1:3,600
ZONING
AND LAND USE
Case no: Z145-326
Date: 11/18/2015


MU-3
PD 916
(Subarea B)
Tract 1
PD
916
1
Z923-286
MU-3(SAH)
PD 916
(Subarea B)
Tract 6
AMESBURY DR
E LOVERS LN
E LOVERS LN
PD 799
(Subarea 1)
PD 799
(Subarea 2)
PD
799
PD 799
(Subarea 3)
PD 610
(Tract 1)
PD
610
PD 610
(Tract 2)
2
MILTON ST
PD
913
PD
3
PD
333
MATILDA ST
BIRCHBROOK DR
GREENVILLE AVE
MF-1(A)
NORTHWAY DR
MATILDA ST
E AVE
1:3,600
ZONING HISTORY
Case no: Z145-326
Date: 11/18/2015


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
E LOVERS LN
E LOVERS LN
MATILDA ST
MATILDA ST
MATILDA ST
MILTON ST
MILTON ST
GREENVILLE AVE
GREENVILLE AVE
AMESBURY DR
BIRCHBROOK DR
NORTHWAY DR
8
7
9
20
10
14
13
3
1
2
19
18
21 - 97
17
12
15
16
157 - 216
5
6
11
98 - 156
217
3 - 4
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
217
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-326
Date: 11/18/2015

11/18/2015

Notification List of Property Owners

Z145-326

217 Property Owners Notified

Label #	*Address*		*Owner*
1	5836	E LOVERS LN	LOVERS MEDICAL INVESTORS LP
2	5850	E LOVERS LN	LOVERS TRADITION II LP
3	4500	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
4	4500	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
5	5025	AMESBURY DR	STILLWATER AP2 DEVELOPMENT LLC
6	5020	AMESBURY DR	STILLWATER AP1 DEVELOPMENT LLC
7	5700	E LOVERS LN	TEXAS UTILITIES ELEC CO
8	5500	GREENVILLE AVE	OT TX GREENVILLE LP
9	5349	AMESBURY DR	PC VILLAGE APTS DALLAS LP
10	5350	AMESBURY DR	LINCOLN PROPERTY CO
11	5720	MILTON ST	SH 710 LLC
12	5114	GREENVILLE AVE	MUSSO & CIVELLO ET AL
13	5750	E LOVERS LN	LINCOLN LAG LTD
14	5200	GREENVILLE AVE	HEDRICK L W TRUST
15	5750	LOVERS LN	LINCOLN LAG LTD
16	4500	GREENVILLE AVE	LINCOLN LAG LTD
17	5118	GREENVILLE AVE	LINCOLN LAG TWO LTD
18	6044	E LOVERS LN	BEHRINGER HARVARD LOVERS LANE REIT I LLC
19	5936	E LOVERS LN	CT LOVERS LANE APARTMENTS LP
20	5809	E LOVERS LN	OT TEXAS GREENVILLE LP
21	5130	AMESBURY DR	CHAVEZ CONSUELO BERNAL
22	5130	AMESBURY DR	REINHART COLIN
23	5130	AMESBURY DR	AVIVA INVESTMENTS LP
24	5132	AMESBURY DR	COUSINO JAY FREDERICK &
25	5132	AMESBURY DR	LABARBA FRANK JR
26	5132	AMESBURY DR	SALGADO GARY

11/18/2015

Label #	*Address*		*Owner*
27	5130	AMESBURY DR	JONES TERRY P & REBECCA B
28	5130	AMESBURY DR	COUSINO JAY & LORI
29	5130	AMESBURY DR	PARKER LORI
30	5132	AMESBURY DR	SEAL SETH COLTON
31	5132	AMESBURY DR	G4 LLC
32	5132	AMESBURY DR	MORANTE JAVIER
33	5136	AMESBURY DR	BUFORD R LEE
34	5136	AMESBURY DR	WANG YI
35	5138	AMESBURY DR	RICCOBONI ANTHONY & JEANINE
36	5138	AMESBURY DR	RICKRICH WHITE LLC
37	5138	AMESBURY DR	COUSINO JAY
38	5136	AMESBURY DR	GILBREATH CYNTHIA
39	5136	AMESBURY DR	STRAIN ELIZABETH A
40	5138	AMESBURY DR	CCHIRCA ANTOMIO
41	5138	AMESBURY DR	PHILLIPS ROGER
42	5140	AMESBURY DR	BARONET ALICE K
43	5140	AMESBURY DR	CHAVEZ RIGOBERTO &
44	5142	AMESBURY DR	KRANICH GEORGE W
45	5142	AMESBURY DR	KRANICH GEORGE W
46	5142	AMESBURY DR	ERNST BOBBIE JEAN
47	5140	AMESBURY DR	WOODALL CHASE & LESLIE
48	5140	AMESBURY DR	CVIJETIC GORAN
49	5142	AMESBURY DR	FERIA JULIA V
50	5142	AMESBURY DR	GARZA ERICK
51	5142	AMESBURY DR	KENNEDY CAROLE K
52	5148	AMESBURY DR	AVIVA INVESTMENTS LP
53	5148	AMESBURY DR	FELLOWS HOWARD F JR &
54	5148	AMESBURY DR	BARNHART RICK & KRISTIN
55	5148	AMESBURY DR	KELLER PHILLIP LANCE
56	5148	AMESBURY DR	JOHNSON MARGARET E
57	5148	AMESBURY DR	KAROVA RENI TZVETANOVA

11/18/2015

Label #	*Address*		*Owner*
58	5148	AMESBURY DR	NEGA AKLIL
59	5148	AMESBURY DR	BROTHERTON KATHERINE
60	5150	AMESBURY DR	KANSKA AGNIESZKA
61	5150	AMESBURY DR	FAITH DORIS
62	5150	AMESBURY DR	SABOGAL ANDREW
63	5150	AMESBURY DR	GRAY GARY T
64	5150	AMESBURY DR	LINDLEY TODD P
65	5150	AMESBURY DR	LOZANO JR LINO GARZA &
66	5150	AMESBURY DR	DONLIN PATRICK
67	5150	AMESBURY DR	SIKORSKI JOSEPH
68	5154	AMESBURY DR	COLE MICHAEL
69	5154	AMESBURY DR	DEVITO JILL
70	5154	AMESBURY DR	MORENO BARBARA
71	5154	AMESBURY DR	GRIMES STACEY L
72	5154	AMESBURY DR	ORTEGA TABITHA C & JOSE B
73	5154	AMESBURY DR	HOLMES WILLIAM H
74	6001	MILTON ST	GHENNET MICHELE
75	6003	MILTON ST	SCHORN DESIREE WELCH
76	6005	MILTON ST	VANGRUBER YAEL
77	6007	MILTON ST	DAMETIE TADELE
78	6009	MILTON ST	DUNN ZENEBECH
79	6011	MILTON ST	GREEN CLIFFORD JOHN
80	6015	MILTON ST	NORMAN THOMAS E
81	6017	MILTON ST	DAVENPORT LESLIE C
82	6019	MILTON ST	HUPP ANDREW & EKATERINA KONOVALOVA
83	6021	MILTON ST	IBRAHIM MARY
84	6023	MILTON ST	SMITH CLAELE
85	6025	MILTON ST	CARTER KEVIN R & BARBARA
86	6033	MILTON ST	DAMARYS QUINTANA D
87	6035	MILTON ST	SMITH MARLYS L
88	6037	MILTON ST	HERNANDEZ WENDY

11/18/2015

Label #	*Address*		*Owner*
89	6039	MILTON ST	ROBBINS MYRA ELIZABETH
90	6041	MILTON ST	COCANOUGHER ANDREW MARK
91	6043	MILTON ST	FRERICH BRADLEY J
92	6045	MILTON ST	PATTERSON FAMILY LTD PS
93	6047	MILTON ST	NAKPAIRAT SOPON & ANN M
94	6049	MILTON ST	RESENDEZ JENNIFER & SCOTT WILSON
95	6051	MILTON ST	CORSE CATHY DOWDY TR
96	6053	MILTON ST	MERCHED CHADI J
97	6055	MILTON ST	MADERO MIGUEL ALBERTO
98	5805	BIRCHBROOK DR	BLACKMAN CLAIRE R
99	5805	BIRCHBROOK DR	SMITH CHRISTINA
100	5811	BIRCHBROOK DR	MCMILLAN DARLENE J
101	5811	BIRCHBROOK DR	LUEDTKE GRETCHEN M
102	5805	BIRCHBROOK DR	STAFFORD TRAVIS W
103	5805	BIRCHBROOK DR	KALKER AVIE
104	5811	BIRCHBROOK DR	MCDANIEL STEPHEN D &
105	5811	BIRCHBROOK DR	ELLIOTT WENDY
106	5819	BIRCHBROOK DR	EMMONS MIKE
107	5819	BIRCHBROOK DR	JONES TRICIA L
108	5833	BIRCHBROOK DR	PLIMPTON PAMELA
109	5833	BIRCHBROOK DR	FANTINI DAVID P
110	5825	BIRCHBROOK DR	CLUMPNER JUSTIN & ANASTASIA L VILLESCAS
111	5833	MILTON ST	BELL ELLEN M
112	5833	BIRCHBROOK DR	TWAY DUANE C & CONSTANCE
113	5010	MATILDA ST	AGUILAR JOSE I
114	5010	MATILDA ST	MCBEATH SHERRY L
115	5010	MATILDA ST	CARLSTROM ERIC C
116	5010	MATILDA ST	ZAVITKOVSKY F KARL &
117	5016	MATILDA ST	MORGAN BRYAN II
118	5016	MATILDA ST	BLANKENSHIP JAMES T &
119	5020	MATILDA ST	DUPUY CHARLOTTE B

11/18/2015

Label #	*Address*		*Owner*
120	5020	MATILDA ST	VERSCHOYLE JOAN
121	5016	MATILDA ST	REYNOLDS ROBERT F & HOANG
122	5016	MATILDA ST	PEDIGO PATRICK J &
123	5020	MATILDA ST	LI TIANYI
124	5020	MATILDA ST	WHISNANT DENISE
125	5026	MATILDA ST	ZABY VINCENT RAY
126	5026	MATILDA ST	BRYSON MARK H
127	5026	MATILDA ST	JONES BRADY
128	5026	MATILDA ST	HOANG TINA THANH
129	5032	MATILDA ST	THOMPSON LAURALEE
130	5032	MATILDA ST	TSADA NEGUSE &
131	5032	MATILDA ST	FORTENBERRY AUSTIN
132	5032	MATILDA ST	FORTENBERRY AUSTIN EVIN
133	5038	MATILDA ST	FANTINI DAVID
134	5038	MATILDA ST	MEINHARDT CONNIE
135	5038	MATILDA ST	ANSLEY WILLIAM F
136	5038	MATILDA ST	BENAVIDES NATHAN
137	5044	MATILDA ST	SHEEHAN MARY L TRUSTEE
138	5044	MATILDA ST	DRISKELL STANLEY B SR
139	5050	MATILDA ST	ALLEN STEPHANIE M
140	5050	MATILDA ST	BURCH RICHARD M &
141	5056	MATILDA ST	TAYLOR TIMOTHY F
142	5056	MATILDA ST	GARCIA ERIC
143	5062	MATILDA ST	FRANKLIN JOSHUA
144	5062	MATILDA ST	SOTELO ANTONIA
145	5068	MATILDA ST	ROBERTSON JESSICA R
146	5068	MATILDA ST	DICKINSON DUDLEY
147	5044	MATILDA ST	MONGARAS JAMES J
148	5044	MATILDA ST	HARMAN ASHLEY
149	5050	MATILDA ST	MANGER TEDDY DAVE
150	5050	MATILDA ST	YANG VICTOR

11/18/2015

Label #	*Address*		*Owner*
151	5056	MATILDA ST	ANSTEAD CLIFFORD R
152	5056	MATILDA ST	GOLDIN LILIA
153	5062	MATILDA ST	KIDANE TESFAMARIAN &
154	5062	MATILDA ST	IBRAHIM DANA L
155	5068	MATILDA ST	ASSEFA HAILE A
156	5068	MATILDA ST	WELCH JULIE
157	5804	MILTON ST	JACKSON OLIVIA ZENA
158	5804	MILTON ST	MKAY CHARLES E
159	5808	MILTON ST	SELVADURAI JOHNSON J & SABRINA
160	5808	MILTON ST	ROSE SHEILA DIANNE
161	5804	MILTON ST	FANTA SOLOMON
162	5804	MILTON ST	ACEVEDO MARIA C
163	5808	MILTON ST	YILMA ALEMNESH F
164	5812	MILTON ST	BAKEWELL THOMAS B
165	5812	MILTON ST	BERNSTEIN IRL D &
166	5816	MILTON ST	FIELDS MARION LYNN
167	5816	MILTON ST	COFFEY BARBARA
168	5820	MILTON ST	DANIEL RAVI
169	5820	MILTON ST	BUTTS DWAYNE M
170	5816	MILTON ST	MCCULLY MICHAEL JOHN
171	5816	MILTON ST	BAGG DAVID S
172	5820	MILTON ST	WULF JOSHUA
173	5820	MILTON ST	BENSKIN NORA &
174	5098	MATILDA ST	JONES RANDY L & LU ANN
175	5098	MATILDA ST	PORRAS MARLENE YEPEZ
176	5098	MATILDA ST	DIAZ OSCAR
177	5098	MATILDA ST	COLEMAN BENNIE J JR
178	5090	MATILDA ST	HUTTASH HARRY JAMES
179	5090	MATILDA ST	MOORE PARWIN
180	5088	MATILDA ST	VANDERHEYDEN TERRANCE
181	5088	MATILDA ST	DELGADO CABRERA JUAN

11/18/2015

Label #	*Address*		*Owner*
182	5090	MATILDA ST	HAYNES KELLY
183	5090	MATILDA ST	SHELMIRE DOROTHY M
184	5088	MATILDA ST	CHONG YANWAH
185	5088	MATILDA ST	HOANG MINH THI
186	5086	MATILDA ST	COTTLE LAWRENCE W JR
187	5086	MATILDA ST	MULLER DANIEL V
188	5086	MATILDA ST	KHLAF HUSAM
189	5086	MATILDA ST	VATCOSKAY JOHN R & JULIE ANNE TROST
190	5084	MATILDA ST	LUNA GERARDO
191	5084	MATILDA ST	PATEL VIREN S
192	5084	MATILDA ST	MACALUSO MATTIE G
193	5084	MATILDA ST	ABREHAM HAILE S MR
194	5082	MATILDA ST	BASU AMIT & EUGENIA D
195	5082	MATILDA ST	HUTTASH JAMES ADAM
196	5082	MATILDA ST	GILVALENZUELA LIBRADA
197	5082	MATILDA ST	LOWRANCE CHRISTOPHER K
198	5072	MATILDA ST	SAVAGE SHANNON COOPER
199	5072	MATILDA ST	BARRIOS ALBERT &
200	5074	MATILDA ST	SUPUNYABOOT SUNISA
201	5074	MATILDA ST	DAVIS JANIS
202	5076	MATILDA ST	WEISS JERRY I
203	5076	MATILDA ST	AGANLIC MUHAMED
204	5078	MATILDA ST	PEDIGO PATRICK J & SAMIA
205	5078	MATILDA ST	ZUHEIRI HAIDAR AL
206	5080	MATILDA ST	BOGGS NANCY A
207	5080	MATILDA ST	ROCK HIVE LLC
208	5072	MATILDA ST	BIADAILIGNE HABTAMU
209	5072	MATILDA ST	BARRIOS ALBERT &
210	5074	MATILDA ST	EATON DONNA &
211	5074	MATILDA ST	ROUNGRONG PORNTHIP &
212	5076	MATILDA ST	KING PAUL &VICKIE MASSIE

11/18/2015

Label #	*Address*		*Owner*
213	5076	MATILDA ST	GRIMES MATHEW
214	5078	MATILDA ST	REDA FREWEINI ASMEROM
215	5078	MATILDA ST	PUMPHANG KRAISORN
216	5080	MATILDA ST	CHEN LIJUN
217	5909	BIRCHBROOK DR	LA CIMA NEWPORT PARTNERS LLC

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Richard E. Brown

FILE NUMBER: Z156-169(RB) **DATE FILED:** December 18, 2015

LOCATION: South Line of Glen Lakes Drive, west of Manderville Lane

COUNCIL DISTRICT: 13 **MAPSCO:** 26 K

SIZE OF REQUEST: Approx. 13,286 Sq. Ft. **CENSUS TRACT:** 78.22

APPLICANT/OWNER: Glen Lakes Holdings, LLC

REPRESENTATIVE: Robert Reeves

REQUEST: An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant is proposing to develop the site with surface parking to serve the multi-tenant retail development south of the site (located in the northeast quadrant of North Central Expressway and Walnut Hill Lane).

STAFF RECOMMENDATION: **Approval**, subject to a site/landscape plan and conditions.

PRIO CPC ACTION: On March 17, 2016, the City Plan Commission held this request under advisement until April 7, 2016 in order to permit the applicant to address landscape revisions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – Impact on adjacent properties will be somewhat passive in that the only permitted operation will be to provide for surface parking. Required landscaping and retention of two mature trees will soften the increase in non-permeable surface area required to support the parking.

2. *Traffic impact* – No negative impact is anticipated subject to attached plan design (see note, No. 1, above).

3. *Comprehensive Plan or Area Plan Conformance* – Proposed use of the property is an example of one use normally provided for within a Business Center or Corridor.

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

Street	Existing & Proposed ROW
Glen Lakes Drive	Local; 60' ROW

STAFF ANALYSIS:

Comprehensive Plan: The site is located in a Business Center or Corridor. This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. Business Centers are usually at major intersections or along Highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

Land Use Compatibility: The site, previously accommodating for a residential use, has been cleared of all improvements. The applicant is proposing to improve the parking for surface parking in conjunction with parking demands for an adjacent multi-

tenant retail development. The site is situated approximately 900 feet east of the street's terminus with the northbound access road for North Central Expressway. From a historical perspective, the entire blockface was generally zoned for O-1 Office District Uses prior to the city's zoning transition in 1987-1989 [property generally situated north and west transitioned to NO(A) District Uses during transition]. The exception was this parcel as well as two parcels, west and east respectively, all of which were zoned for either MF-1 Multiple Family District Uses and R-7.5 Single Family District Uses (the property to the east has been rezoned to an MO-1 Mid-Range Office District).

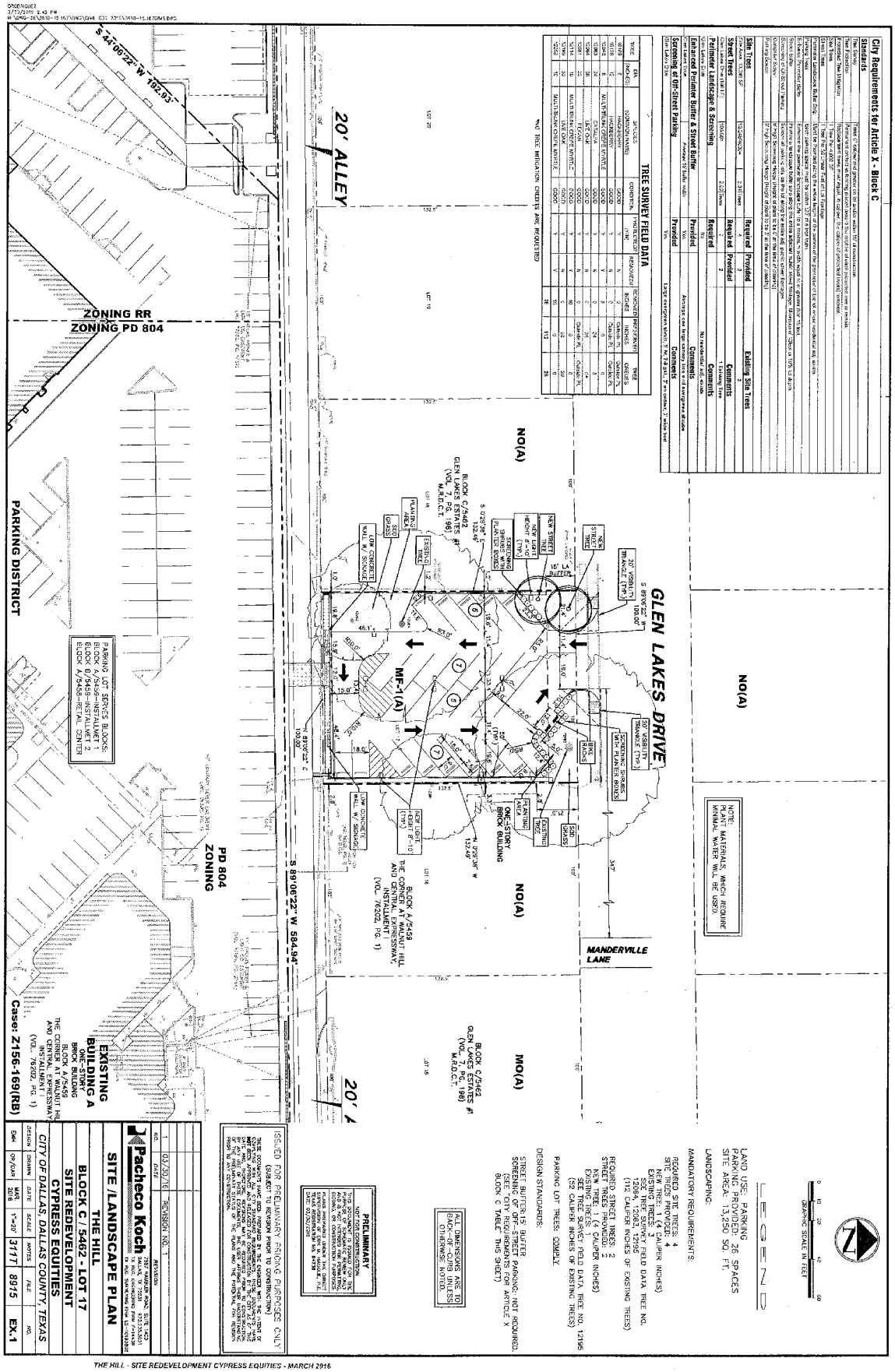
As the site is situated within close proximity to the Presbyterian Hospital campus (approx. 1,270 feet, along Glen Lakes Drive to Rambler Road/Walnut Hill Lane, crossing at the signalized intersection), the majority of uses tend to support a medical campus; office/medical office and medical labs. A regional serving multi-tenant retail center is developed to the south/southwest across an unimproved public alley. It is this retail center that will utilize the requested use of the property for surface parking. It should be noted an improved crosswalk will be provided (subject to approval of a private license approved by the City Council) across the alley, linking the retail center with the proposed parking. The attached alley crosswalk exhibit is provided for illustrative purposes only.

Generally, a parking district should be contiguous or directly across an alley or street from the main use(s) it serves. Additionally, the parking district should not be located within an area developed with residential uses. The attached site/landscape plan provides for retention of two mature large canopy trees, required screening and landscaping, along with 16 foot-tall light standards which are vertically in scale with the surrounding one and two story structures.

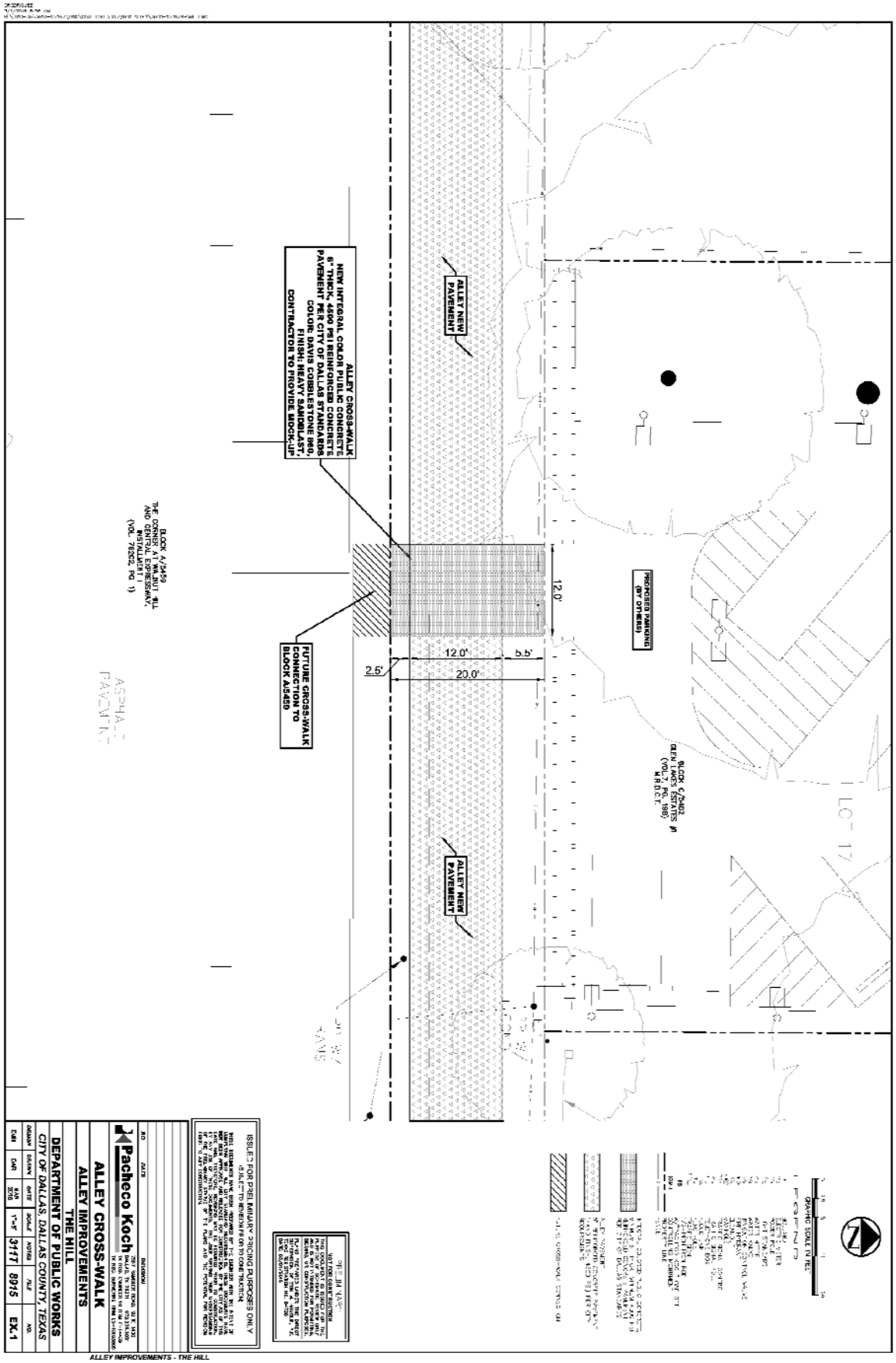
In summary of this analysis, staff supports the request subject to the attached plan.

Glen Lakes Holdings, LLC
2015 Officers

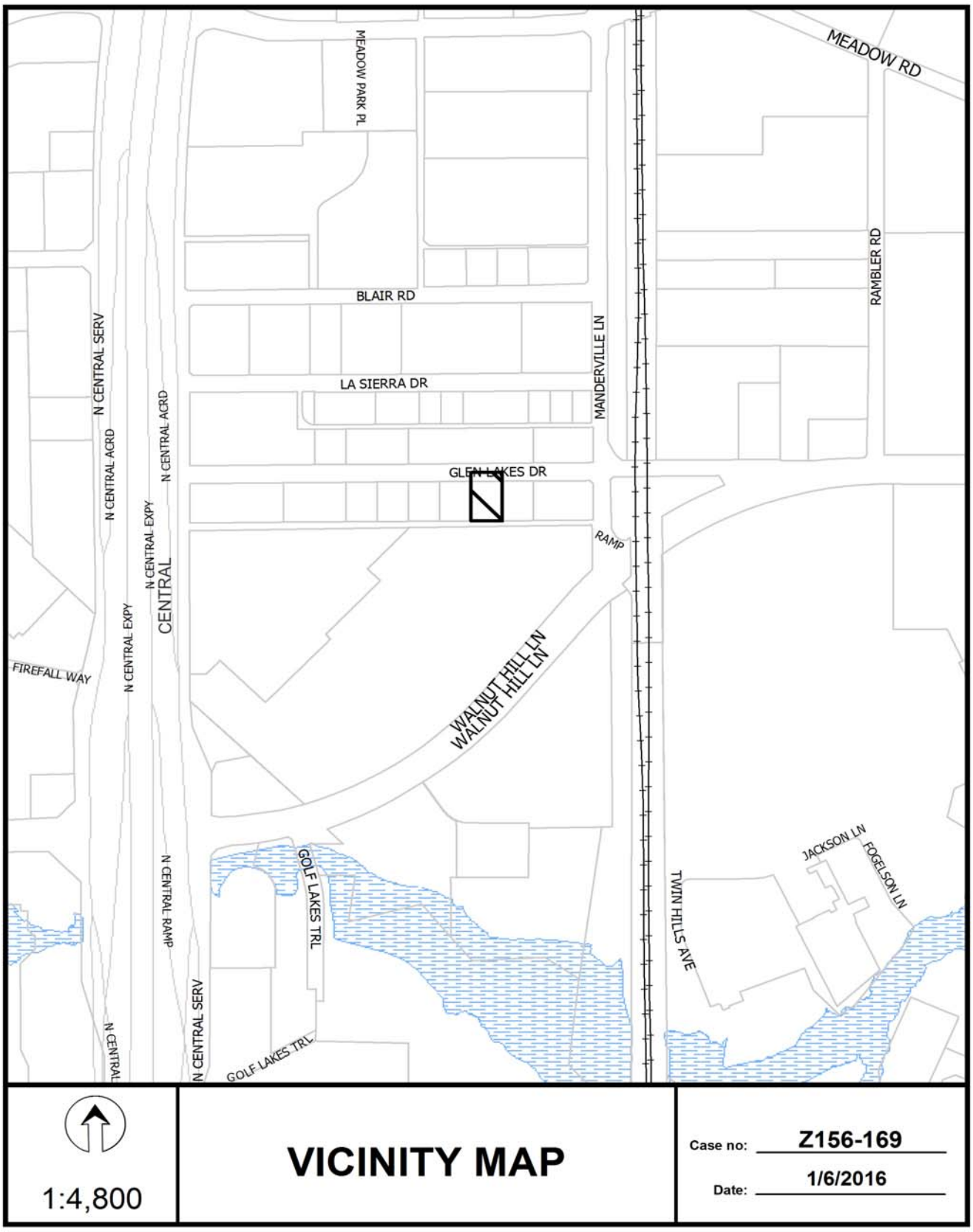
Todd Minnis, President
Christopher Maguire, Vice President
Mark Miller, Vice President
Hunter Simon, Vice President
Scott Gosslee, Vice President

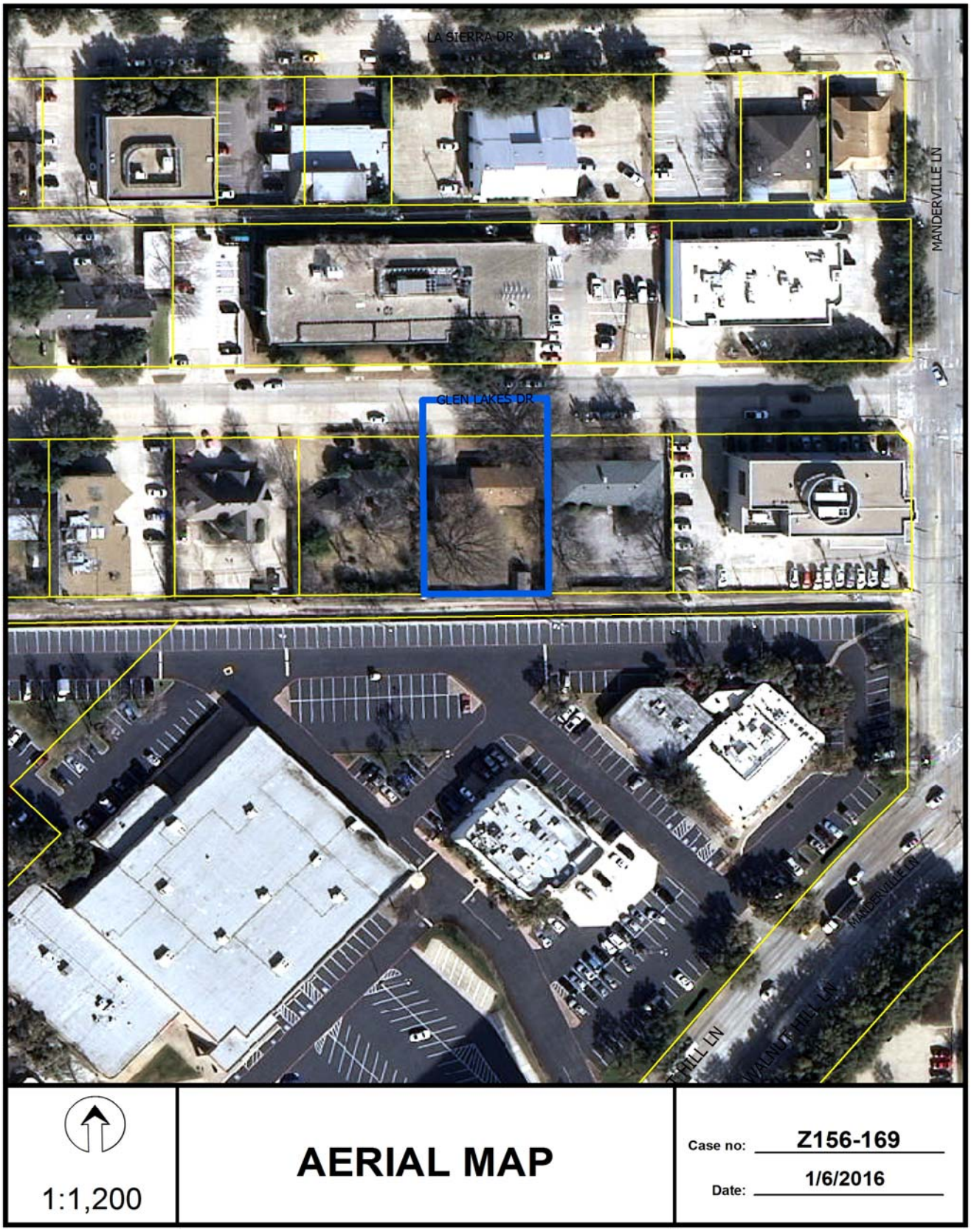


Site/ Landscape Plan



Alley Crosswalk Exhibit
(provided for illustrative purposes, only)


MEADOW RD
MEADOW PARK PL
BLAIR RD
LA SIERRA DR
GLEN LAKES DR
MANDERVILLE LN
RAMBLER RD
N CENTRAL SERV
N CENTRAL ACRD
N CENTRAL EXPY
CENTRAL
RAMP
FIREFALL WAY
WALNUT HILL LN
WALNUT HILL LN
GOLF LAKES TRL
N CENTRAL RAMP
JACKSON LN
FOGELSON LN
TWIN HILLS AVE
GOLF LAKES TRL
1:4,800
VICINITY MAP
Case no: Z156-169
Date: 1/6/2016

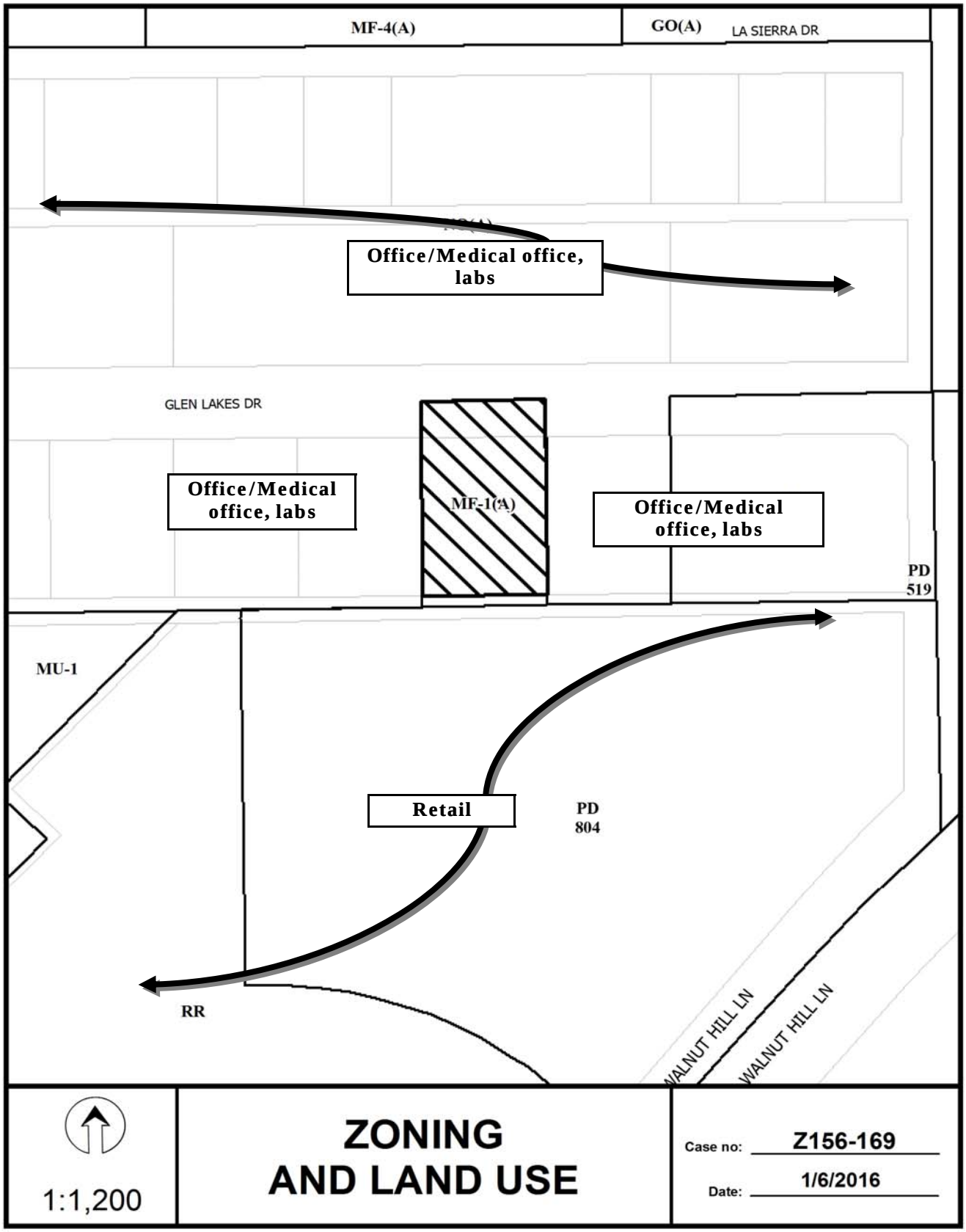


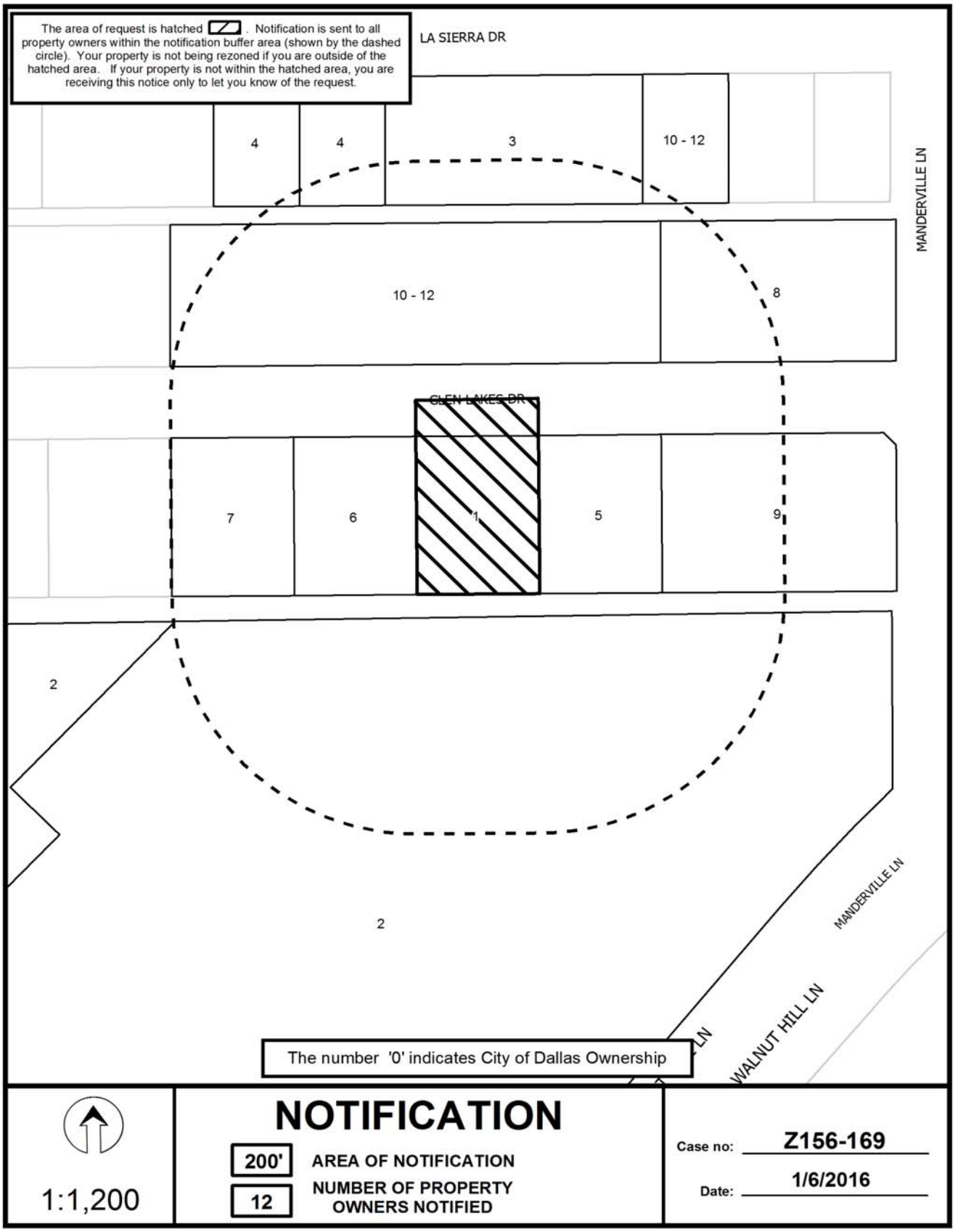
1:1,200

AERIAL MAP

Case no: Z156-169

Date: 1/6/2016


MF-4(A)
GO(A)
LA SIERRA DR
Office/Medical office, labs
GLEN LAKES DR
Office/Medical office, labs
MF-1(A)
Office/Medical office, labs
PD 519
MU-1
Retail
PD 804
RR
WALNUT HILL LN
WALNUT HILL LN
1:1,200
ZONING AND LAND USE
Case no: Z156-169
Date: 1/6/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
LA SIERRA DR
4
4
3
10 - 12
MANDERVILLE LN
10 - 12
8
GLEN LAKES DR
7
6
1
5
9
2
2
MANDERVILLE LN
WALNUT HILL LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z156-169
Date: 1/6/2016

01/06/2016

Notification List of Property Owners

Z156-169

12 Property Owners Notified

Label #	*Address*		*Owner*
1	5478	GLEN LAKES DR	GLEN LAKES HOLDINGS LLC
2	8021	WALNUT HILL LN	CAPREF WALNUT HILL LLC
3	5480	LA SIERRA DR	5480 LA SIERRA LLC
4	5468	LA SIERRA DR	KOERBER ELLEN B
5	5486	GLEN LAKES DR	LIPPAS MARC GREGORY FAM
6	5470	GLEN LAKES DR	WATSON MAELISSA ET AL
7	5462	GLEN LAKES DR	PRICE DEBORAH R
8	5499	GLEN LAKES DR	5499 GLEN LAKES LTD
9	5494	GLEN LAKES DR	WHSC GEN PAR LLC
10	5477	GLEN LAKES DR	FIRST 5477 LTD
11	5477	GLEN LAKES DR	DALLAS FORT WORTH IVF REALTY LP
12	5477	GLEN LAKES DR	NT PSYCHIATRIC ALLIANCE

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-135(OTH) **DATE FILED:** November 16, 2015

LOCATION: Southwest line of Lasater Road, northwest of Stark Road

COUNCIL DISTRICT: 8 **MAPSCO:** 70-M

SIZE OF REQUEST: Approx. 62 acres **CENSUS TRACT:** 170.04

APPLICANT: David Booth, DR Horton Homes

OWNER: Frank Scheer, First Security Bank

REPRESENTATIVE: Tom John, JBI Partners

REQUEST: An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to develop the property with 300 single-family dwelling units. The property is currently undeveloped. Because this request is for straight zoning, no development plan has been submitted. A preliminary plat will be submitted at a later date that must be considered by the City Plan Commission.

STAFF RECOMMENDATION: **Approval**

PRIOR ACTION AND UPDATE: On January 21 and February 18, 2016, and March 3, 2016, the City Plan Commission held this case under advisement so that the applicant could meet with surrounding property owners. Staff will update the Commission at the briefing.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning will have no negative impacts upon surrounding property in the area.

2. *Traffic impact* – The rezoning of this property will impact the surrounding roadways. At the time of platting and permitting, specific roadway design standards to the proposed capacity will be required.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan identifies the area as a Residential Neighborhood Building Block. The proposed development is consistent with the Residential Neighborhood Building Block.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lasater Road	Local	N/A
Bute Street	Local	N/A

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined that a more detailed TIA will be necessary at the time of platting and permitting to determine the required roadway improvements based upon the number of lots and proposed plat phasing.

STAFF ANALYSIS:

Comprehensive Plan:

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley

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

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
Northeast	City of Seagoville	Undeveloped and single family
Southeast	City of Seagoville	Undeveloped
Southwest	A(A) & R-16(A)	Single family and undeveloped
Northwest	A(A) & MH(A)	Undeveloped and mobile homes

Land Use Compatibility:

The request site is approximately 62 acres of land and is currently undeveloped. The property is located on the edge of the city limits of the City of Dallas and the City of Seagoville. The applicant is proposing to build 300 single family dwelling units. The existing zoning of the property is A(A) Agricultural District which allows for single family residential uses, but the lot size requirement is a minimum of three acres. Thus the request for a zoning change to R-5(A), which requires a minimum lot size of 5,000 square feet. The property is surrounded by undeveloped land to the northeast; undeveloped land to the southeast; undeveloped land and single family to the southwest; and undeveloped land and mobile homes to the northwest. There is undeveloped land to the north and south of the property. The proposed zoning district and use of the property will be compatible with the surrounding area.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50’	20’/50’	1 Dwelling Unit/3 Acres	24’	10%		Agricultural & single family
Proposed							
R-5(A) Single Family	20’	5’	1 Dwelling Unit/ 5,000 sq. ft.	30’	45%		Single family

REMINGTON MILL
KEY EXECUTIVES FOR DRHI, INC

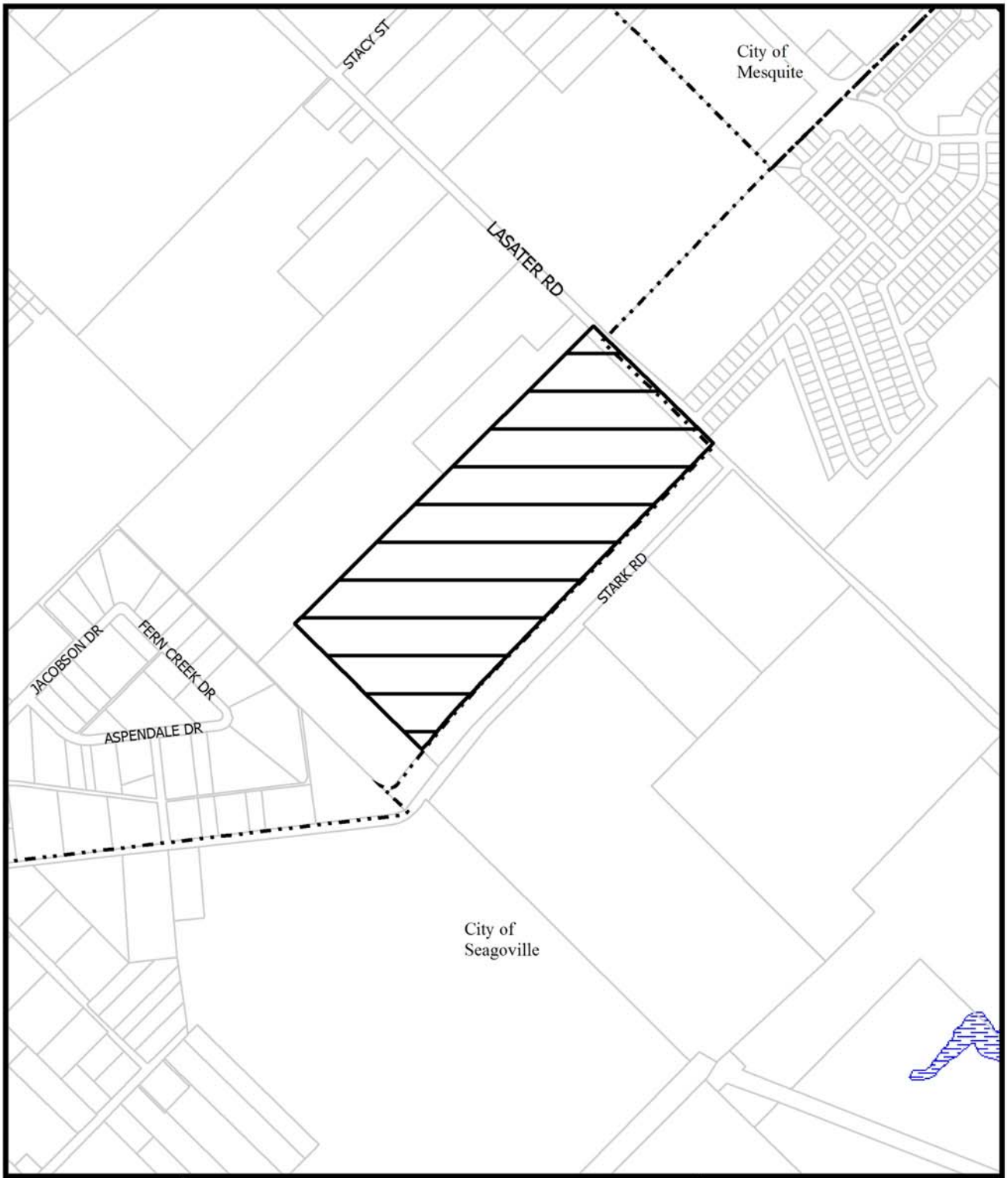
Mr. David V. Auld
Chief Exec. Officer and President

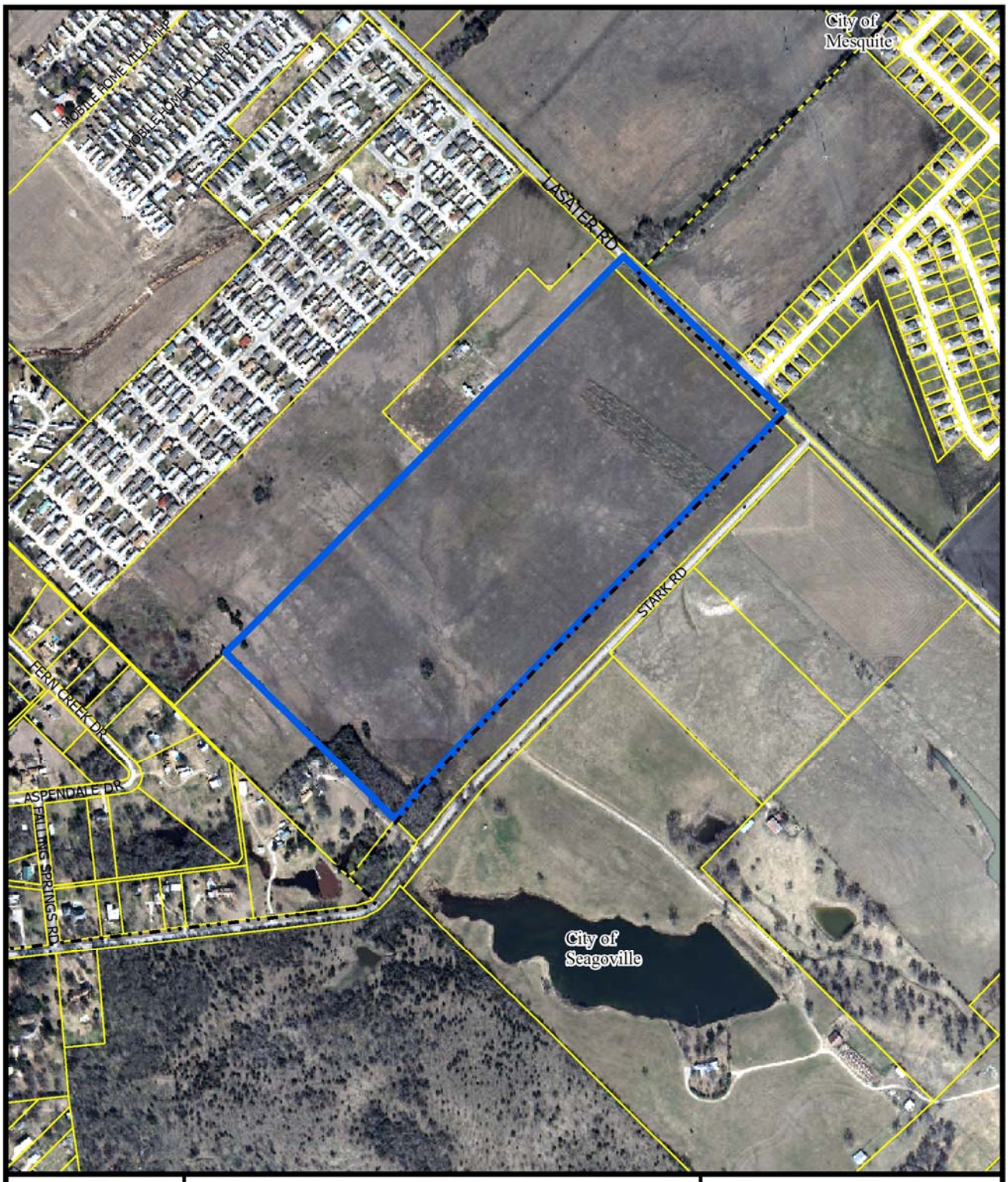
Mr. Bill W. Wheat
Chief Financial Officer and Exec. VP

Mr. Michael J. Murray
Chief Operating Officer and Exec. VP

Mr. Ted I. Harbour
Chief Legal Officer

Jessica Hansen
VP of Communications


STACY ST
City of
Mesquite
LASATER RD
STARK RD
JACOBSON DR
FERN CREEK DR
ASPENDALE DR
City of
Seagoville
1:9,600
VICINITY MAP
Case no: Z156-135
Date: 1/6/2016

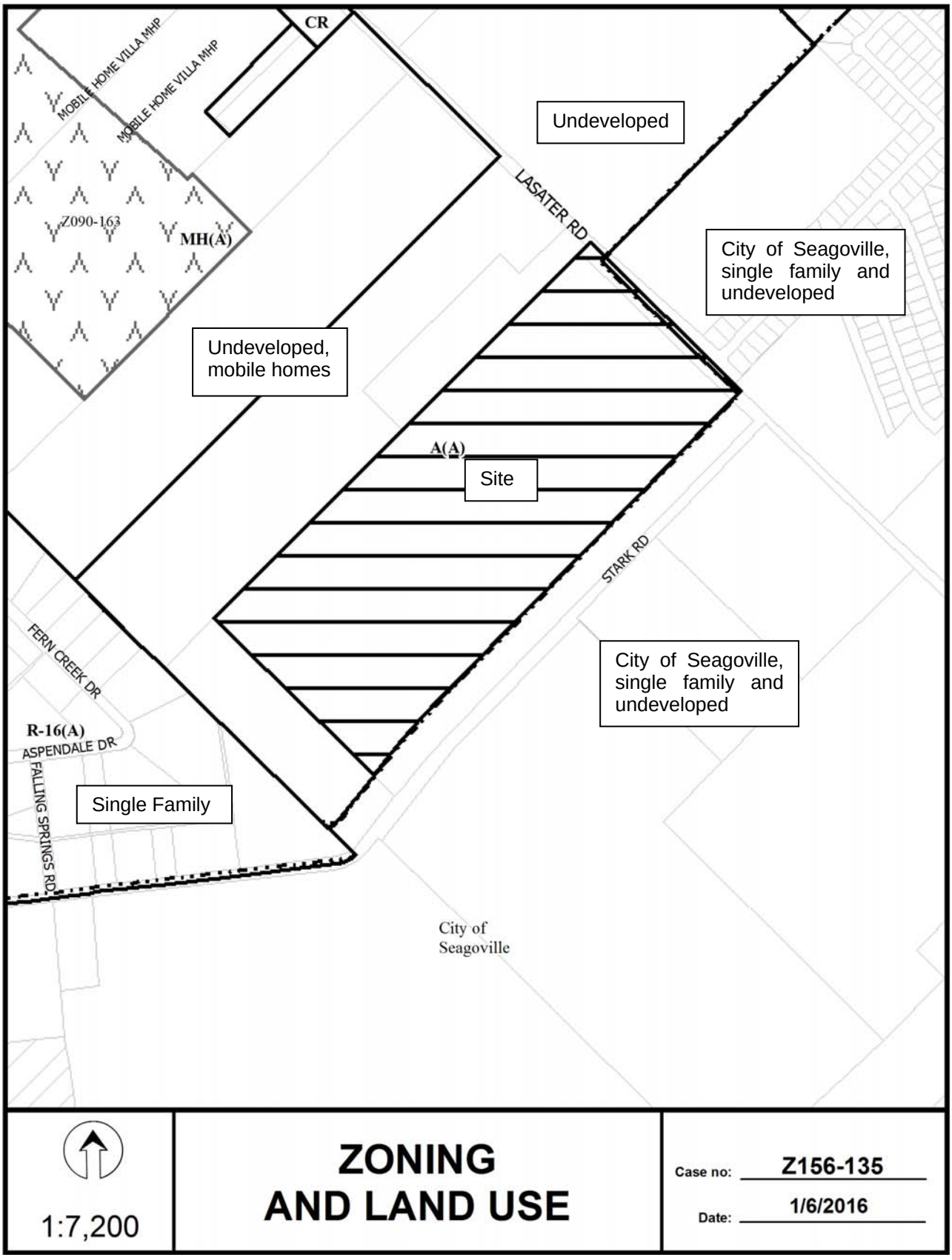


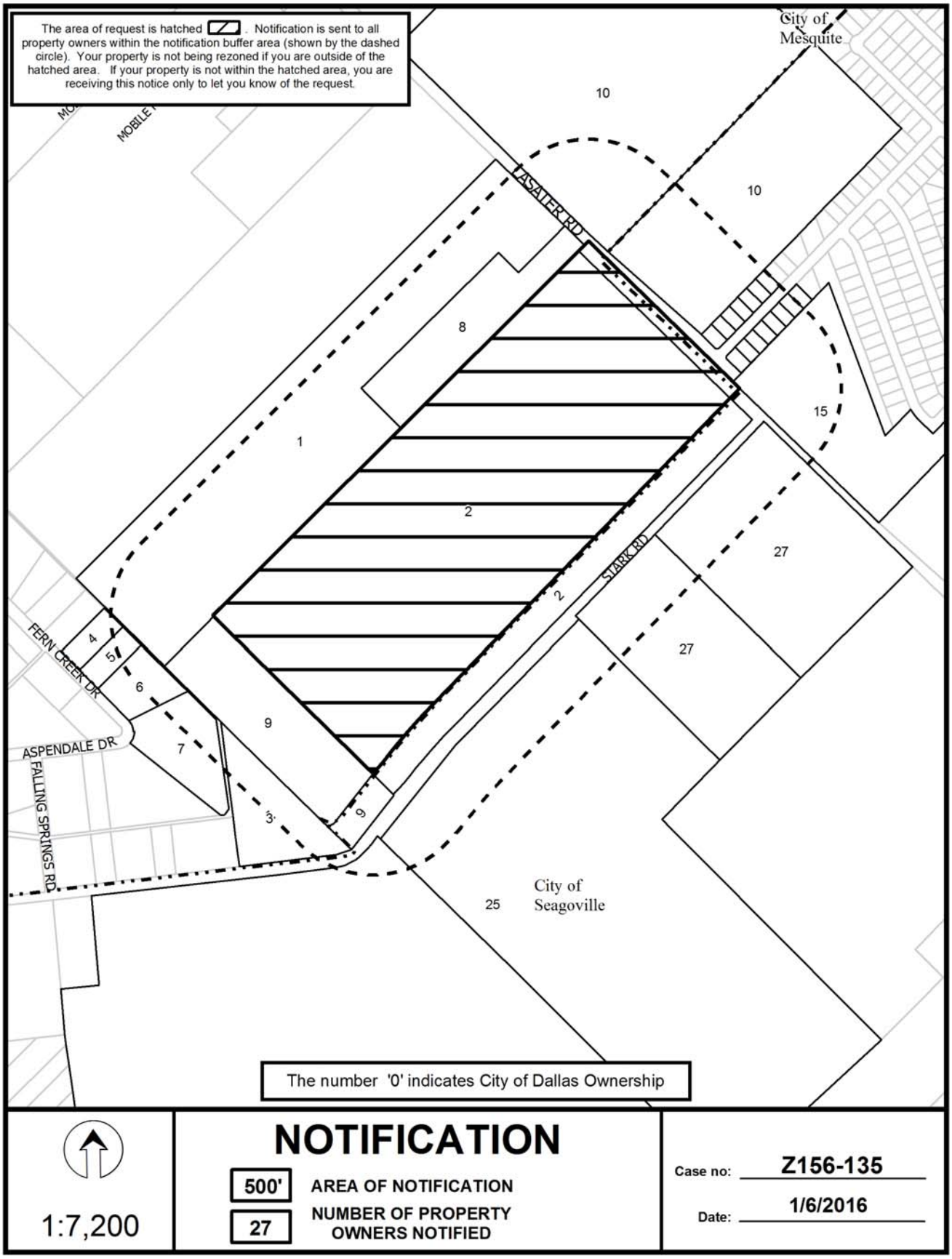
1:7,200

AERIAL MAP

Case no: Z156-135

Date: 1/6/2016


CR
MOBILE HOME VILLA MHP
MOBILE HOME VILLA MHP
Z090-163
MH(A)
Undeveloped
LASATER RD
City of Seagoville, single family and undeveloped
Undeveloped, mobile homes
A(A)
Site
STARK RD
FERN CREEK DR
City of Seagoville, single family and undeveloped
R-16(A)
ASPENDALE DR
FALLING SPRINGS RD
Single Family
City of Seagoville
1:7,200
ZONING AND LAND USE
Case no: Z156-135
Date: 1/6/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
City of Mesquite
LASATER RD
STARK RD
FERN CREEK DR
ASPENDALE DR
FALLING SPRINGS RD
City of Seagoville
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
1:7,200
Case no: Z156-135
Date: 1/6/2016

01/06/2016

Notification List of Property Owners

Z156-135

27 Property Owners Notified

Label #	*Address*		*Owner*
1	15002	LASATER RD	LINE WINSTON B
2	1110	STARK RD	FIRST SECURITY BANK NA
3	628	STARK RD	SHEPHERD CHARLIE & LUZ N
4	804	FERN CREEK DR	PATTERSON CALVIN L &
5	800	FERN CREEK DR	SMITH ALICIA E &
6	710	FERN CREEK DR	DRUMM LINDA J
7	704	FERN CREEK DR	WOJTOWICZ THEODORE R &
8	15010	LASATER RD	BUSTOS SANTIAGO & LAURA
9	688	STARK RD	RRW FAMILY LTD PS
10	14801	LASATER RD	CALDWELL CARL PORTER JR TR
11	2501	WYNNGATE DR	ELIAS HIGINIO & GRACELIA GARCIA
12	2503	WYNNGATE DR	WILLIAMS LARRY J
13	2505	WYNNGATE DR	MCCARTER MARY
14	2507	WYNNGATE DR	WALKER RACHEL &
15	2509	WYNNGATE DR	D R HORTON TEXAS LTD
16	2511	WYNNGATE DR	MADISON ASHLEA
17	2513	WYNNGATE DR	SANSOM PHILASHONTE M & NECOMA D
18	2502	WYNNGATE DR	REED CONNIE M
19	2504	WYNNGATE DR	GARCIA MAX E
20	2506	WYNNGATE DR	ESTELLE MELANIE
21	2508	WYNNGATE DR	LICON ORLANDO R & MELISSA
22	2510	WYNNGATE DR	FOX VANESICA D
23	2514	WYNNGATE DR	HAVENS MICHAEL E & ALESHA MARIE
24	2516	WYNNGATE DR	TURNER CANDRA LAPORSHA
25	234	E STARK RD	WOLFORD DENNIS &
26	100	STARK RD	MOORE JUDITH SMITH &

01/06/2016

Label #	***Address***		***Owner***
27	800	STARK RD	JONES THOMAS RAY

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Danielle R. Lerma

FILE NUMBER: Z145-291(DL) **DATE FILED:** July 8, 2015

LOCATION: Northeast line of C.F. Hawn Service Road, west of Southeast Drive

COUNCIL DISTRICT: 5 **MAPSCO:** 58P

SIZE OF REQUEST: ±3.51 acres **CENSUS TRACT:** 93.04

APPLICANT/OWNER: Ruth Hunsinger

REQUEST: An application for the renewal of and an amendment to Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow the existing establishment [Sinai Truck Parking] to continue the operation of a vehicle display, sales, and service use and a commercial motor vehicle parking lot. The amendment would extend the area demarcated on the site plan, account for a dumpster towards the western border of the property, provide for the extension of a fence and the addition of a gate, and account for additional landscaping requirements. The number of permitted parking spaces for commercial motor vehicles is also being increased from 14 to 55. The site is currently developed with two existing buildings providing a cumulative floor area of ±11,493 square feet. While this Specific Use Permit was eligible for automatic renewals, it could not be automatically renewed because the applicant is requesting an amendment to the City Council approved site/landscape plan and conditions.

STAFF RECOMMENDATION: **Hold under advisement until May 5, 2016.**

PRIOR ACTION AND UPDATE: On February 18, and March 17, 2016, this item was held under advisement to allow the applicant to amend the site/landscape plan to account for alternate paving material. The applicant has not received approval of an alternate paving material at this time.

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – While there is a single family residential use directly west of the site, the residential use is not consistent with the character of the area. C.F. Hawn Freeway is south of the site, and undeveloped land lies to the north. To the east is a current Specific Use Permit for an office showroom/warehouse use. The existing commercial motor vehicle parking lot use and a vehicle display, sales, and service use are expected to remain compatible with the area.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing use neither contributes nor is it a detriment to adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The existing use is not detrimental to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request complies with all applicable zoning regulations and standards of Subdistrict 5A within PDD No. 533.

Background: On November 10, 2010, the City Council approved the creation of Subdistrict 5A within PDD No. 533, which allowed for all the uses within Subdistrict 5 as well as a commercial motor vehicle parking lot use with a Specific Use Permit. On the same day, the City Council approved Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot use for a five-year period with the eligibility for automatic renewals for additional five-year periods.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
C.F. Hawn Freeway	Highway	±270 feet
Southeast Drive	Minor Arterial	50 feet

Traffic:

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

Comprehensive Plan:

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

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

The request provides a service and is easily accessed from C.F. Hawn Freeway. However, a specific use permit allows the City to continue to evaluate the compatibility of the use with the surrounding area and to ensure compliance with the conditions and site plan are being met.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 533, Subdistrict 5A, and SUP 1814	Commercial Motor Vehicle Parking and Vehicle Sales, Service, and Display
North	R-7.5(A)	Undeveloped Land
East	PDD No. 533, Subdistrict 5, 6, and 7, and SUP 1754	Office Showroom/Warehouse and Undeveloped Land
South	C.F. Hawn Freeway	Highway

West	PDD 533	Single-family and Undeveloped Land

Land Use Compatibility:

The site abuts C.F. Hawn Freeway to the south and is surrounded by vacant land, but has a current SUP for an office showroom/warehouse use abutting the site to the east. The applicant's request for renewal of and an amendment to Specific Use Permit No. 1814 will not only allow the continued operation of the existing commercial motor vehicle parking use [Sinai Truck Parking], but increase the number of permitted parking spaces for commercial motor vehicles from 14 to 55, most of which will be located towards the northern portion of the site. In order to do so, the applicant first had to apply for a Letter of Map Amendment, which was granted by FEMA in October of 2015. The applicant has also amended the site/landscape plan to provide for landscaping requirements as per the ordinance governing the PDD.

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.

Based on staff's analysis of the site, the existing built environment, and the specific detail of the operation in the locations noted on the site and landscape plan, staff has determined the renewal and amendment to be appropriate.

Parking:

Pursuant to §51A-4.210(31)(C), a vehicle display, sales, and service use requires one space per 500 square feet of floor area and site area exclusive of parking area. Based on documentation provided by the applicant, the building for the aforementioned use contains a cumulative floor area of ±448 square feet. Therefore, for this use, one off-street parking space is required. According to §51A-4.210(8.1)(C), a commercial motor vehicle parking use requires no off-street parking. Nevertheless, the SUP has placed a condition that limits the number of off-street parking spaces for this particular use. Previously, City Council approved 14 parking spaces. In this request, the applicant requests 55 commercial parking spaces.

Landscaping:

Landscaping of any development will be in accordance with Ordinance No. 23780, which governs PDD No. 533. The applicant has met with the Arborist department to determine if the site meets the requirements, and the Arborist has concluded the revised site and landscape plan does.

List of Partners/Principals/Officers

Sinai Truck Parking

Owner
Ruth Hunsinger

Z145-291
SUP Conditions

1. USE: The only uses authorized by this specific use permit are a vehicle display, sales, and service use and a commercial motor vehicle parking lot in the locations shown on the attached site and landscape plan.

2. SITE PLAN: Use and development of the Property must comply with the attached site and landscape plan.

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

4. LANDSCAPING: Landscaping must be provided as shown on the attached site and landscape plan. Plant materials must be maintained in a healthy, growing condition.

5. HOURS OF OPERATION: Vehicles may only enter and exit the commercial motor vehicle parking lot between 6:00 a.m. and 6:00 p.m., Monday through Saturday. Vehicles may remain parked onsite overnight and on Sundays.

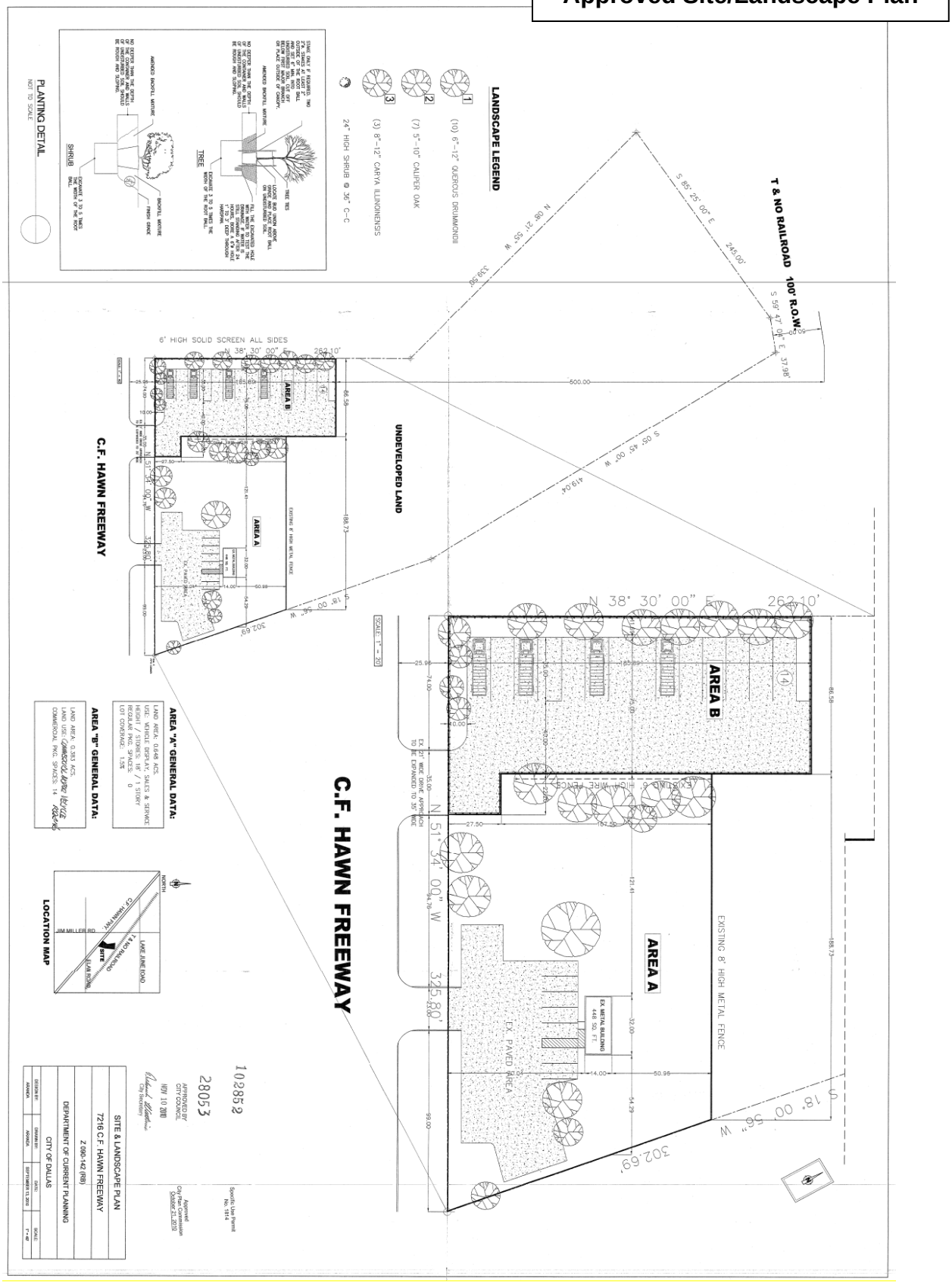
6. VEHICLE STORAGE: The maximum number of vehicles permitted at any one time in the commercial motor vehicle parking lot is 55 (~~14~~).

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

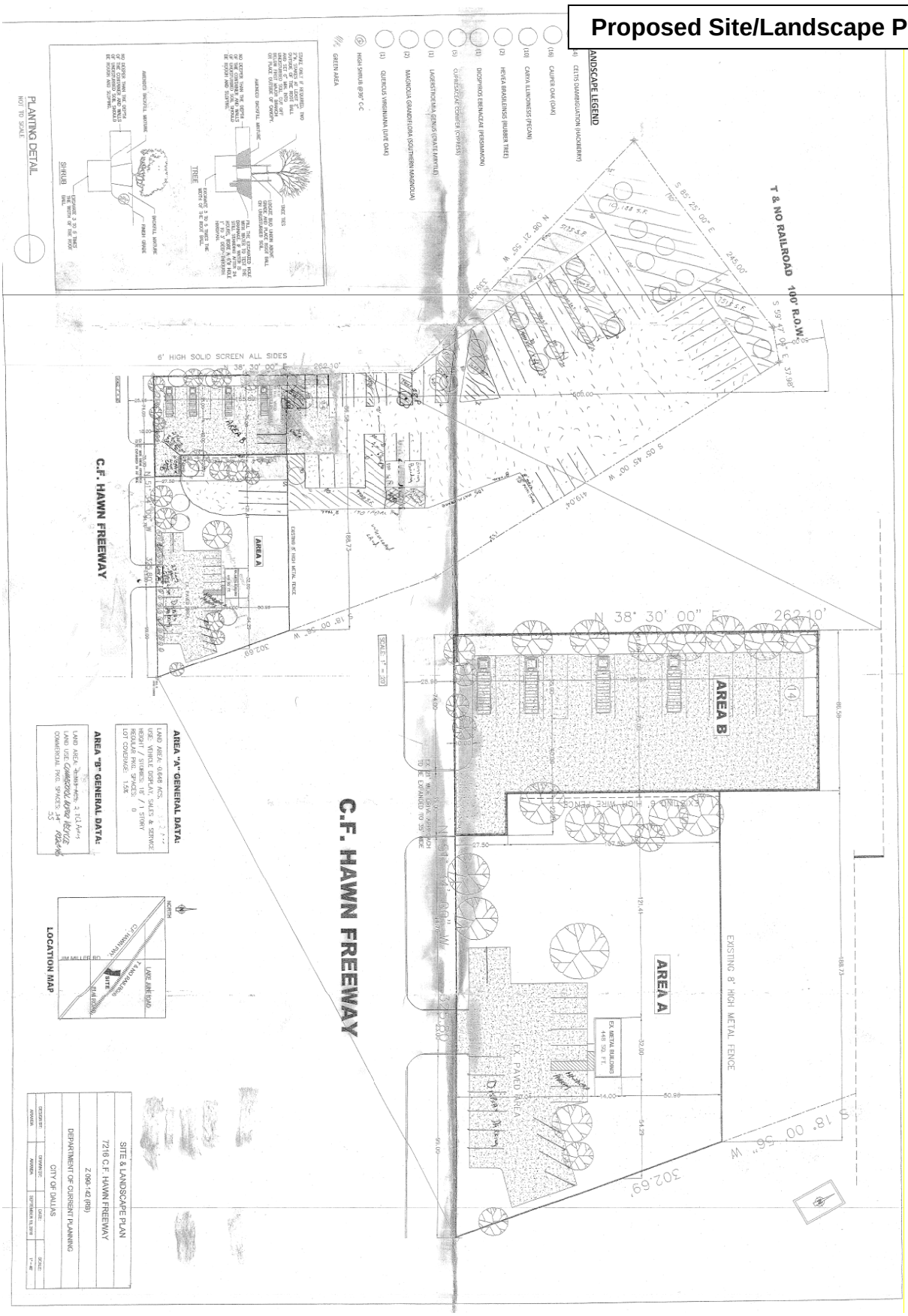
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

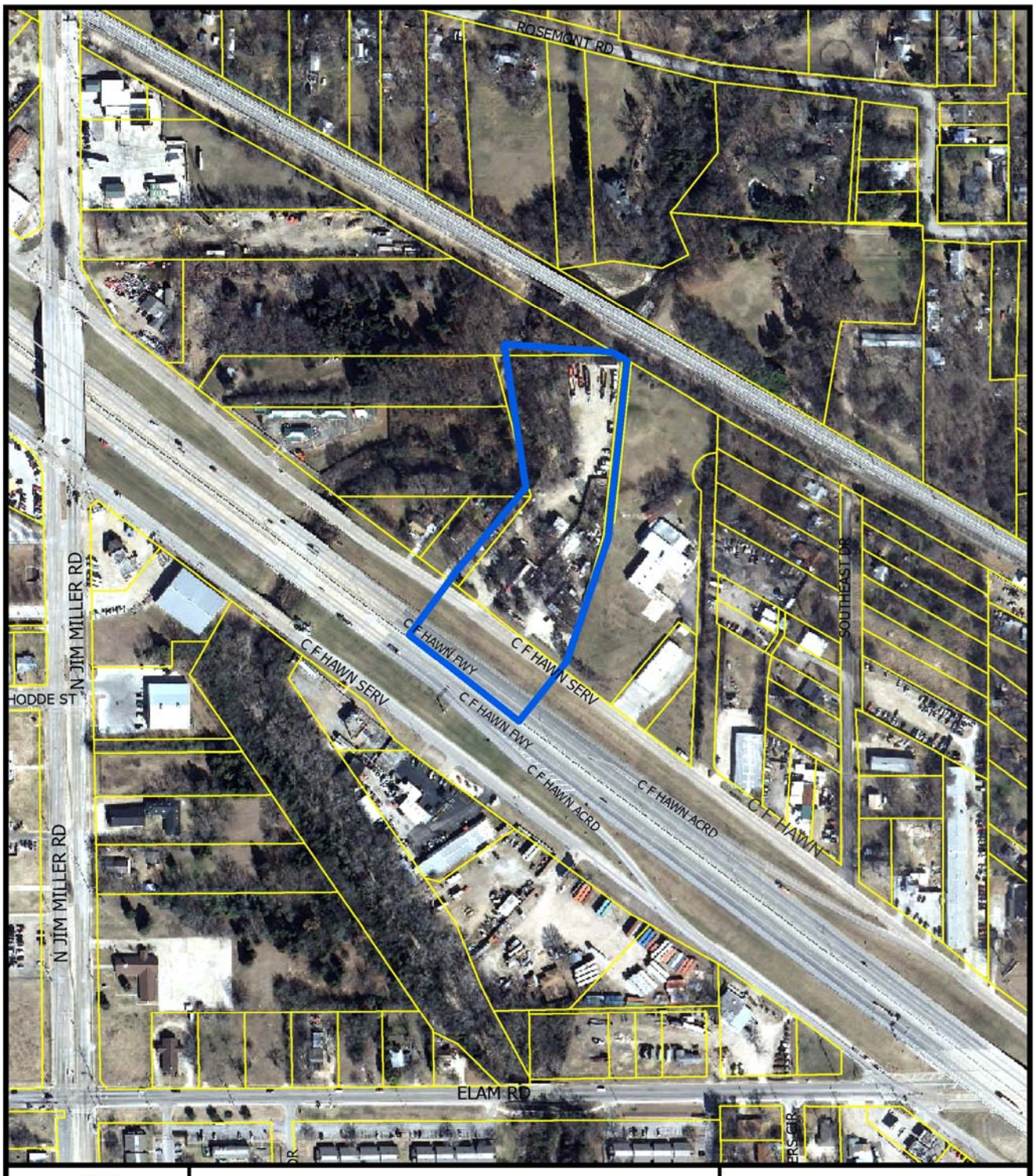
Z145-291(DL)

Approved Site/Landscape Plan



Proposed Site/Landscape Plan



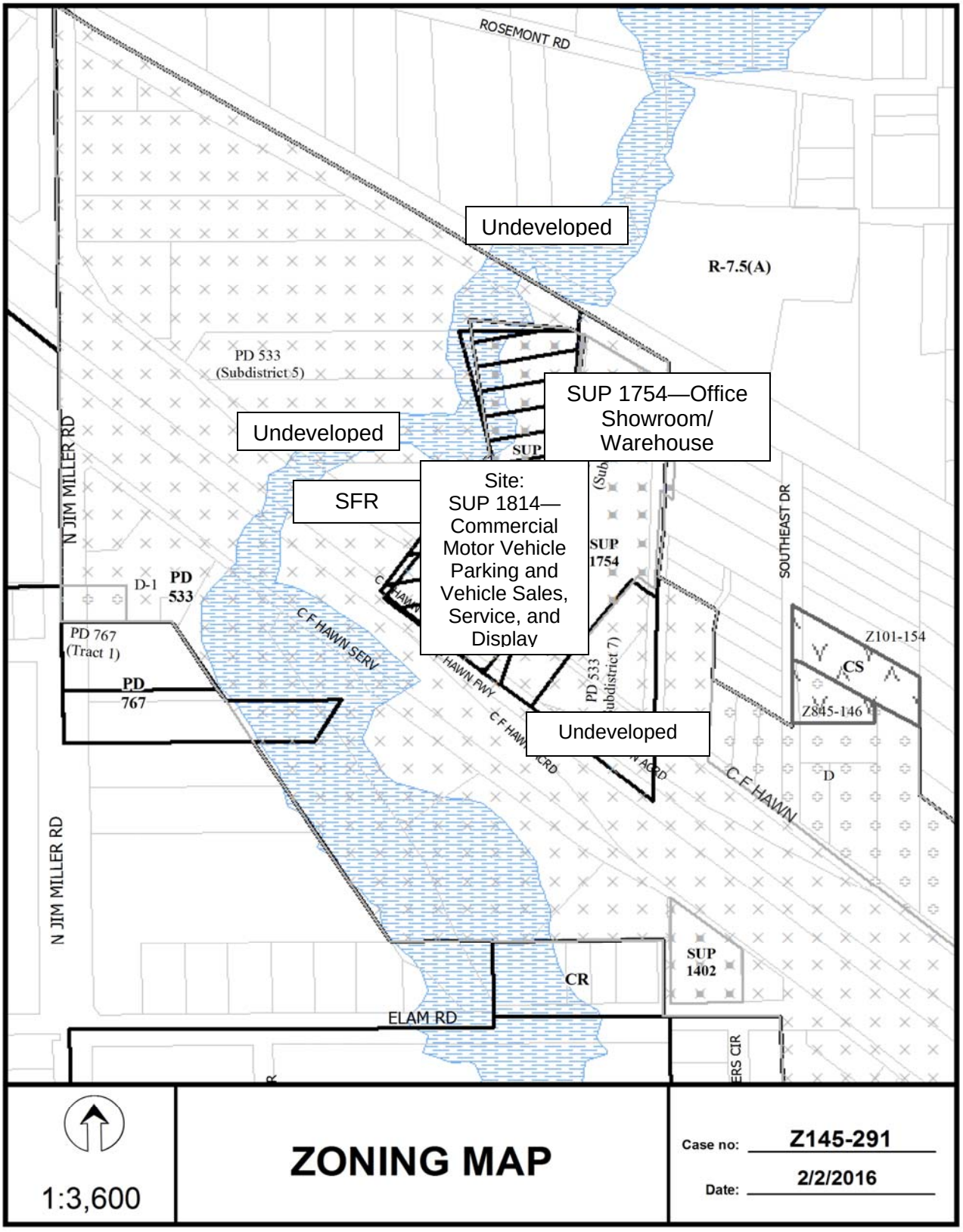


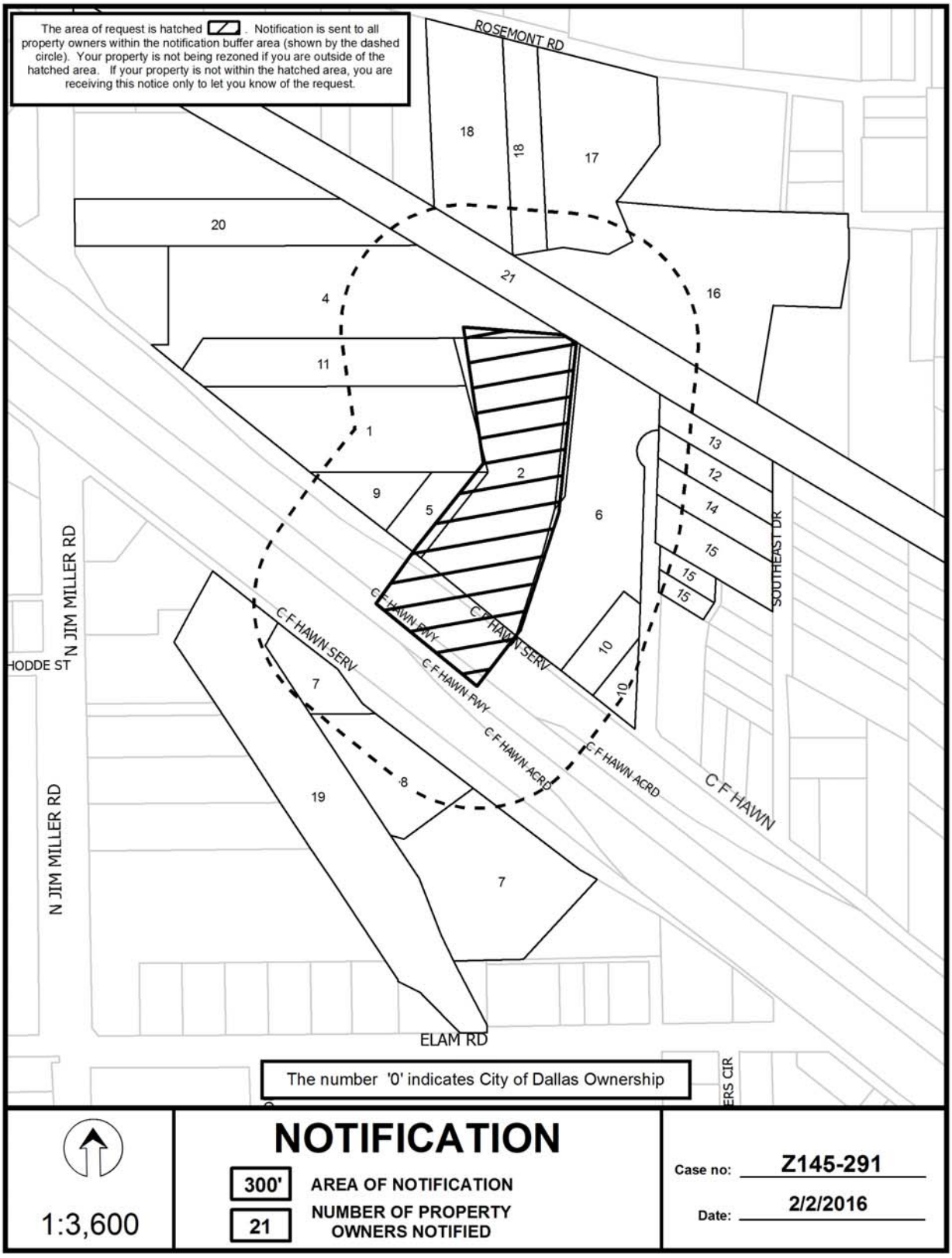
1:3,600

AERIAL MAP

Case no: Z145-291

Date: 2/2/2016


ROSEMONT RD
Undeveloped
R-7.5(A)
PD 533
(Subdistrict 5)
SUP 1754—Office Showroom/ Warehouse
Undeveloped
SUP
SFR
Site:
SUP 1814—
Commercial
Motor Vehicle
Parking and
Vehicle Sales,
Service, and
Display
N JIM MILLER RD
SUP
1754
SOUTHEAST DR
D-1
PD
533
PD 767
(Tract 1)
PD
767
C F HAWN SERV
Z101-154
CS
Z845-146
Undeveloped
C F HAWN
D
N JIM MILLER RD
SUP
1402
CR
ELAM RD
1:3,600
ZONING MAP
Case no: Z145-291
Date: 2/2/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
ROSEMONT RD
N JIM MILLER RD
SOUTHEAST DR
C F HAWN SERV
C F HAWN FWY
C F HAWN ACRD
C F HAWN
ELAM RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z145-291
Date: 2/2/2016

02/02/2016

Notification List of Property Owners

Z145-291

21 Property Owners Notified

Label #	*Address*		*Owner*
1	7130	C F HAWN FWY	MEHTA DIPAK
2	7216	C F HAWN FWY	HUNSINGER JOSEPH & RUTH
3	7220	C F HAWN FWY	GEMINI INDUSTRIES INC
4	7108	C F HAWN FWY	CREATIVE ROOF SYSTEMS INC
5	7212	C F HAWN FWY	WONG ABEL Z &
6	7220	C F HAWN FWY	GEMINI INDUSTRIES INC
7	7333	C F HAWN FWY	PLEASANT GROVE PPTIES I
8	7303	C F HAWN FWY	PLEASANT GROVE PPTIES I
9	7204	C F HAWN FWY	WONG ABEL Z & FRANCES M
10	7230	C F HAWN FWY	GONZALEZ GUSTAVO
11	7118	C F HAWN FWY	TAPIA JOSEPH &
12	663	SOUTHEAST DR	JARRELL LIONELL
13	671	SOUTHEAST DR	JARRELL LIONELL
14	659	SOUTHEAST DR	ROBINSON BILLYE
15	651	SOUTHEAST DR	PORRAS FRANCISCO
16	7500	ROSEMONT RD	JASSO MIGUEL A
17	7322	ROSEMONT RD	CARROLL JAMES B III &
18	7306	ROSEMONT RD	CARROLL JAMES & ALLYN
19	1	C F HAWN FWY	TEXAS STATE OF
20	808	N JIM MILLER RD	STONE CREEK TRANSPORT LLC
21	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

PLANNER: LaShondra Holmes Stringfellow

FILE NUMBER: Z145-360(LHS) **DATE FILED:** September 18, 2014

LOCATION: North of South Belt Line Road and northeast of Foothill Road

COUNCIL DISTRICT: 8 **MAPSCO:** 69A-T

SIZE OF REQUEST: Approx. 4.25 acres **CENSUS TRACT:** 171.02

APPLICANT/ REPRESENTATIVE: Dave Williams

OWNER: W.G. Properties

REQUEST: An application for an IR Industrial/Research District on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant requests to rezone a portion of a larger tract to an IR District. The subject site is a portion of a larger tract under the same ownership that has frontage on South Belt Line Road. The portion of the tract, approximately 6 acres, that is not being rezoned is zoned an IM Industrial Manufacturing District. GSI Highway Products has operated a facility that manufactures highway construction equipment on the entire since at least 2010. However, the business never received a certificate of occupancy in part due to the rear of the property that is the subject of this zoning change being zoned MF-1(A). The uses on the entire tract are considered industrial (inside) and outside storage. Industrial (inside) is defined as "an industrial facility where all processing, fabricating, assembly, or disassembly takes place wholly within and enclosed building." Both of these uses are permitted in the proposed IR and existing IM Districts on the tract. Based upon information provided by the applicant, the current operations are not potentially incompatible uses that require a Specific Use Permit in the IM District.

STAFF RECOMMENDATION: **Approval**

PRIOR ACTION AND UPDATE: On November 19, December 17, 2015, and March 17, 2016, the City Plan Commission held this item under advisement at the request of the applicant so that he could reconsider the application. The applicant has amended the application to an IR Industrial/Research District.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The surrounding area northwest of Belt Line Road is generally agricultural with the exception of some industrial (inside) and outside storage uses along the Belt Line Road frontage. While the subject site adjoins MF-1(A) zoning to the northwest and southwest and R-7.5(A) zoning to the west, the nearest single-family residence is approximately 500 feet away and separated by agricultural structures. The MF-1(A) parcel is currently used for agricultural purposes, as well. Consequently, rezoning the subject site to IR to permit the existing uses and any other potential uses permitted in the district will not have a negative impact upon surrounding property. Furthermore, residential adjacency standards for height, building setbacks, and screening will mitigate any potential land use conflicts.

2. *Traffic impact* – The rezoning of the subject site will not have a negative impact upon the surrounding street system with its access on South Belt Line Road.

3. *Comprehensive Plan or Area Plan Conformance* – The subject site is in a transitional area of two Building Blocks – Commercial Center or Corridor and Residential Neighborhood in the *Forward Dallas!* Plan. While more auto-oriented retail development would be expected, more intense commercial uses may be appropriate given surrounding roadways and land uses. IR zoning on this particular tract is generally acceptable.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Belt Line Road	Major Arterial	100’

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in a transition of two Building Blocks –Residential Neighborhood and Commercial Center or Corridor.

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

The Commercial Centers or Corridors Building Block primarily functions as service and job destinations. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor’s experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other “town center” features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

Land Use:

	Zoning	Land Use
Site	MF-1(A)	Industrial (inside); outside storage
North	MF-1(A), IR	Agricultural; undeveloped
East	IR, IM	Industrial (inside); outside storage; undeveloped
South	IM	Industrial (inside); outside storage
West	MF-1(A)	Outside storage; agricultural

Land Use Compatibility:

IM is as restrictive or is less restrictive than IR in all land use classifications with the exception of the following: 1) vehicle or engine repair or maintenance is permitted in IR, but requires a residential adjacency review in IM; 2) a community service center is not permitted in IM, but is permitted in IR; 3) a hospital requires a Specific Use Permit in IM, but is permitted with a residential adjacency review in IR; 4) an overnight general purpose shelter is not permitted in IM, but is permitted in IR with certain provisions. Due to the more intense land uses permitted in the IM zoning, staff did not recommend rezoning the rear portion of the tract to IM given the Comprehensive Plan designation and the possibility of future development in the area more consistent with that vision.

Any structures on the site that were not permitted by the City of Dallas, will be subject to all Development Code standards. All structures on the subject site appear to meet the height restrictions for residential proximity slope (limited to 26 feet in this instance), setbacks, floor area ratio and lot coverage for IR zoning. Whether or not the property currently meets the stacking height requirements for outside storage was not determined at this time since this is a straight zoning request. The stacking height cannot exceed 30 feet from the adjoining property unless it is at least 200 feet away. These items will be reviewed prior to the issuance of a certificate of occupancy.

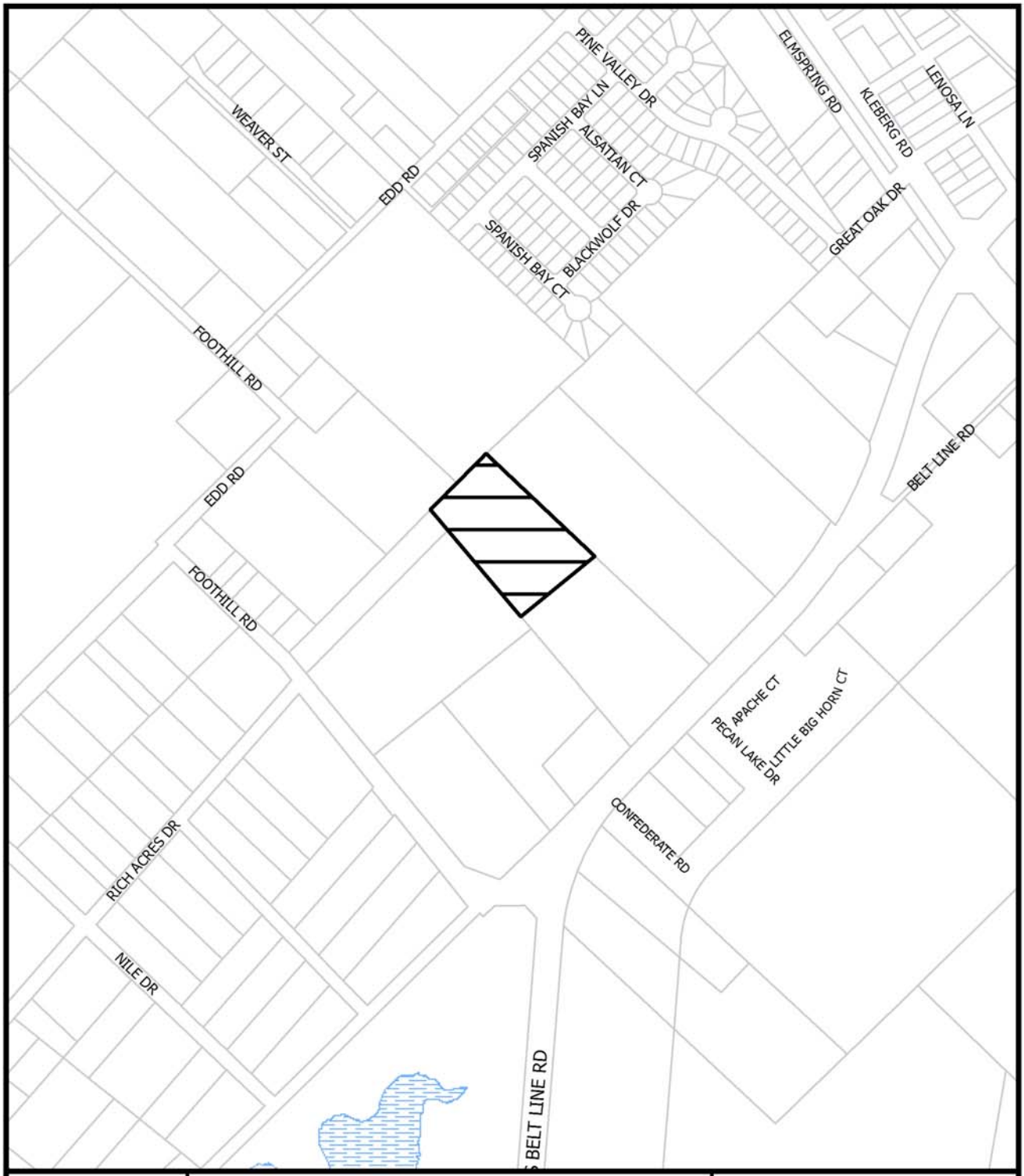
Development Standards:

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

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

List of Property Owners

John Williams, Partner
John Gilbert, Partner


PINE VALLEY DR
ELMSPRING RD
LENOSA LN
WEAVER ST
SPANISH BAY LN
KLEBERG RD
EDD RD
ALSATIAN CT
GREAT OAK DR
SPANISH BAY CT
BLACKWOLF DR
FOOTHILL RD
BELT LINE RD
EDD RD
FOOTHILL RD
APACHE CT
PECAN LAKE DR
LITTLE BIG HORN CT
CONFEDERATE RD
RICH ACRES DR
NILE DR
BELT LINE RD
1:6,000
VICINITY MAP
Case no: Z145-360
Date: 11/3/2015

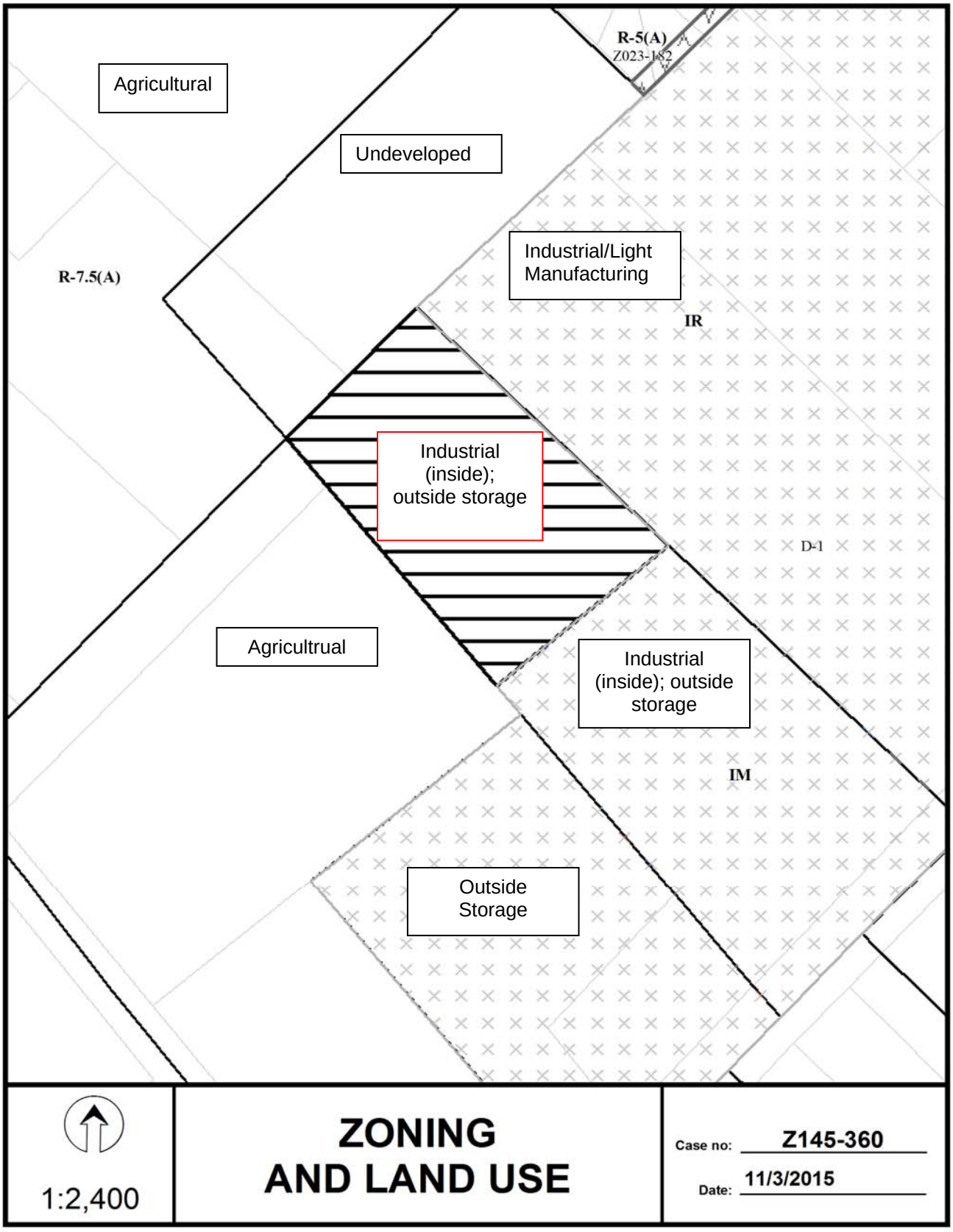


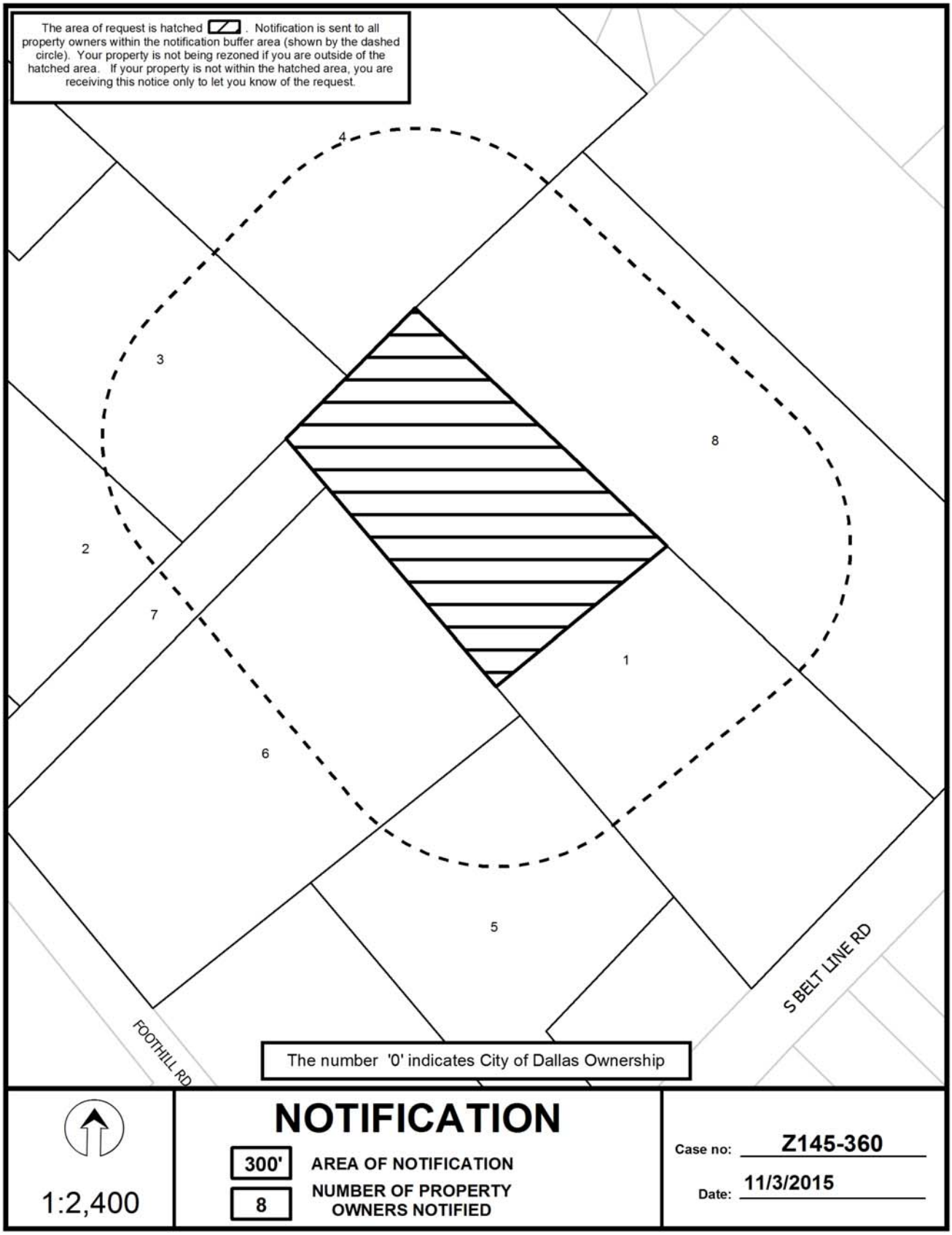
1:2,400

AERIAL MAP

Case no: Z145-360

Date: 11/3/2015


R-5(A)
Z023-182
Agricultural
Undeveloped
Industrial/Light Manufacturing
R-7.5(A)
IR
Industrial (inside); outside storage
D-1
Agricultrual
Industrial (inside); outside storage
IM
Outside Storage
1:2,400
ZONING AND LAND USE
Case no: Z145-360
Date: 11/3/2015


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
4
3
8
2
7
1
6
5
S BELT LINE RD
FOOTHILL RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
8
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z145-360
Date: 11/3/2015

11/03/2015

Notification List of Property Owners

Z145-360

8 Property Owners Notified

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

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Warren F. Ellis

FILE NUMBER:	Z145-183(WE)	**DATE FILED:**	February 9, 2015
LOCATION:	South side of Meadow Road and west of Greenville Avenue		
COUNCIL DISTRICT:	13	**MAPSCO:**	26 L
SIZE OF REQUEST:	Approx. 1.55 acres	**CENSUS TRACT:**	78.23

APPLICANT/OWNER: Croesus Greenville Avenue L.P.

REPRESENTATIVE: Suzan Kedron and Steven Dimitt, LLP, Jackson Walker

REQUEST: An application for a Planned Development District for MU-2 Mixed Use District and mini-warehouse uses on property zoned an MU-2 Mixed Use District.

SUMMARY: An MU-2 District permits a mini-warehouse use by a Specific Use Permit. The applicant requests a Planned Development District to permit a 4-story, 113,075-square-foot mini-warehouse use by right with the following conditions for the use: 1) increase the maximum floor area ratio from 1.6 to 1.7; 2) allow for a retaining wall to encroach in the required front yard; 3) limit the maximum height of 65 feet, with 15 feet for mechanical runs; and 4) require one of three options of building materials for the exterior facades. The development plan shows a portion of the structure will have 2,100 square feet of flex space for retail or office space and 1,050 square feet of floor area for an accessory office for the mini-warehouse use. All other uses in MU-2 would continue to be permitted, as well. Staff is supportive of the Planned Development District to allow the use with the aforementioned conditions, but only with a Specific Use Permit as currently required by the Development Code.

STAFF RECOMMENDATION: **Hold under advisement until April 21, 2016**.

PREVIOUS ACTION: On March 3, 2016, the City Plan Commission held this case under advisement to allow staff to re-advertise the case for consideration of a Planned Development District with a Specific Use Permit for a mini-warehouse use.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The land uses adjacent to the request site consist of retail and personal service uses, office uses, medical uses and a convalescent and nursing home use. The site's configuration and the low traffic volume that is generated by the proposed mini-warehouse should have minimal impact on the adjacent uses. In addition, the height will be restricted than required by code and building materials will be regulated. The proposed height of the mini-warehouse use is 65 feet.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will have no detrimental impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in an Urban Mixed Use Building Block and is not in compliance with the Comprehensive Plan. Due to the Comprehensive Plan designation, a Specific Use Permit for is recommended as currently required by the Development Code to permit the mini-warehouse use. The other amendments to the MU-2 District are still generally in conformance with the Building Block.

4. *Justification for PDD Planned Development District Zoning as opposed to a straight zoning district* – Staff supports a Planned Development District to increase the maximum floor area and encroachment into the front yard because the applicant is providing a retail component within the overall design and the other performance standards are minimal.

5. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use neither contributes nor is it a detriment to adjacent properties.

6. *Not a detriment to the public health, safety, or general welfare* – This use will not be a detriment to the public health, safety or general welfare of the community.

7. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards. However, there are several modifications that are being requested as it relates to the yard, space and lot regulations. These changes are addressed in the Planned Development conditions and reflect the following: allowing retaining walls to encroach into the required yards, increase in the base floor area ratio, and prohibit urban form setbacks along Greenville Avenue. Staff can support the changes to the above mentioned regulations. The changes should not have any negative impact on the adjacent uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Meadow Road	Collector	60 ft.	60 ft.
Greenville Avenue	Principal arterial	100 ft.	100 ft.

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

COMPREHENSIVE PLAN: The Comprehensive Plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depict general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The proposed development is not in compliance with the *forwardDallas! Comprehensive Plan.*

The request site is identified as being within an Urban Mixed Use Building Block on the *forwardDallas!* Vision Illustration, adopted June 2006. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use:

	Zoning	Land Use
Site	MU-2	Undeveloped
North	MU-2	Convalescent & nursing home
South	MU-2	Restaurant
East	MU-2	Gen. merchandise or food store, mini-warehouse, retail personal service
West	MU-2, GO(A), PD No. 76	Vacant retail, offices

Land Use Compatibility: The 1.55 acre site is an irregular shape and is adjacent to mix of one to three-story retail, office and residential uses. The surrounding land uses consist of a restaurant use to the south, and office uses to the west. The property to the north, across Meadows Street is a convalescent and nursing home. East of the request site is a retail use and across Greenville Avenue consist of several one-story mini-warehouse uses and a retail use for medical equipment.

The maximum structure height in a MU-2 District varies depending on whether the development is a mixed-use project. The structure height ranges between 135 feet (standard height) to 180 feet (mixed-use development with retail component). The applicant is proposing to development the mini-warehouse at a height not to exceed 65 feet. In addition, staff recommends that a Specific Use Permit for the mini-warehouse use should remain to further provide additional protection for the adjacent 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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-2 – Proposed PDD Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, mini-warehouse

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

Parking: The off-street parking requirement for a mini-warehouse use is a minimum of six spaces. Spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent. However, the applicant is request to limit the off-street parking space to 17 spaces. Staff is requesting that the proposed development meet the Code requirements for off-street parking. The area that is considered as a "flex space" within the proposed mini-warehouse development could operate at a use that requires additional off-street parking spaces than is shown on the development plan. Staff is concerned that the proposed uses within the proposed mini-warehouse use may not provide the appropriate parking spaces for the uses.

LIST OF OFFICERS
Croesus Greenville Avenue, LP

Croesus-Greenville Avenue, LP.

Horizon Opportunity, LLC, General Partner:
Daniel P. Wenz, Managing Member
Randy S. Box, Managing Member

Limited Partners:

Croeseus Equities, Inc. (CE)
Daniel P. Wenz, President

DPW Genesis Corp Inc.(DPW)
Daniel P. Wenz, President

Box Interests, Inc. (Box)
Randy S. Box, President

PROPOSED PDD CONDITIONS

ARTICLE

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

PD ___ was established by Ordinance No. ____, passed by the Dallas City Council on ____, 2016.

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

PD ___ is established on property located on the south side of Meadow Road and west side of Greenville Avenue. The size of PD ___ is approximately 1.55 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) FLEX SPACE means any allowed main use subject to the inclusion of its own dedicated own entrance.

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

SEC. P-___.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ___A: development plan.

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

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

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

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

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

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

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

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

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

(b) Required yard. For a mini-warehouse use, retaining walls can encroach 14 feet into the required front yard and 10 feet into the required side and rear yards.

(c) Floor area. For a mini-warehouse use, the maximum floor area is 1.7.

(d) Height. For a mini-warehouse uses, maximum structure height is 65 feet.

(e) Urban Form. For a mini-warehouse use, urban form setback is not required along Greenville Avenue.

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

Staff's Recommendation

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Applicant's Proposal

For a mini-warehouse use, a minimum of 17 off-street parking spaces is required in the location shown on the development plan.

SEC. 51P-___.110. OUTSIDE STORAGE.

For a mini-warehouse use, outside storage of vehicles, parking for vehicles for rent, boat parking, and outside equipment storage is prohibited.

SEC. 51P-___.111. MATERIALS.

(a) For a mini-warehouse use: To ensure compatibility with the surrounding neighborhood, the exterior facades of a mini-warehouse must comply with one of the following:

(1) Exterior facades must be a minimum 80 percent architectural metal and aluminum panel, insulated finish system, cement fiber board panelling, stone, or decorative concrete and masonry blocks or tile, excluding fenestration; or

(2) Exterior facades must be a minimum 80 percent architectural metal and aluminum panel, insulated finish system, stone, or decorative concrete and masonry blocks or tile, excluding doors and windows; or

(3) Excluding doors, windows, and other openings, exterior facades that are visible from adjacent lots or streets must be architectural metal and aluminum panel, insulated finish system, stone, decorative concrete and masonry blocks, split-face concrete, stucco, or a simulation, or a combination of these materials. Stucco materials may not exceed 25 percent of the total surface area of any facade.

SEC. 51P-___.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.113. LANDSCAPING.

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

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

SEC. 51P-____.114. SIGNS.

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

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

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

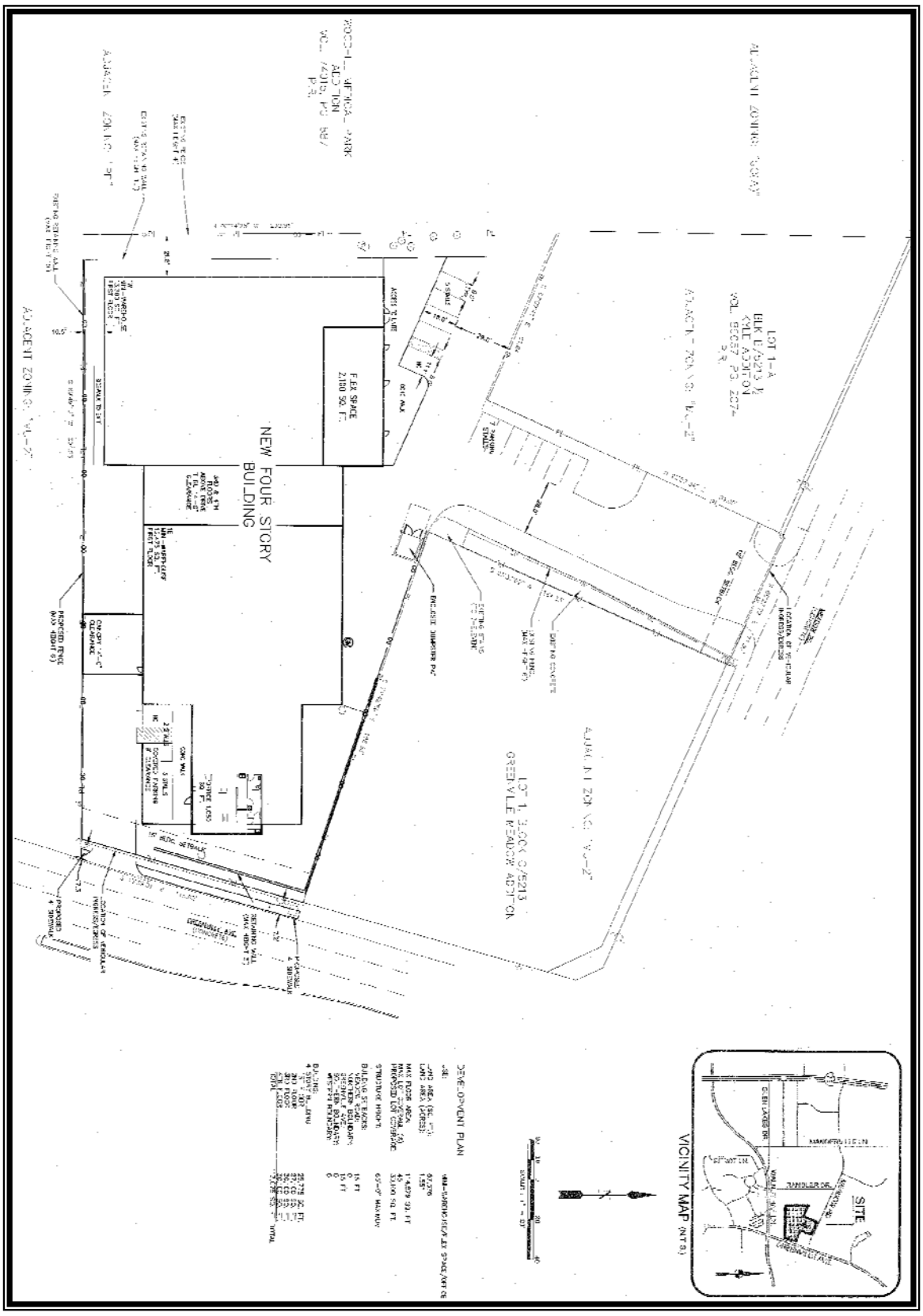
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

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

1. USE: The only use authorized by this specific use permit is a mini-warehouse.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on_____, (ten-year period from the passage of this ordinance

4. FLOOR AREA:

    a. Total maximum floor area is 114,879 square feet.

    b. Maximum floor area for the office is 1,050 square feet in the location shown on the attached site plan.

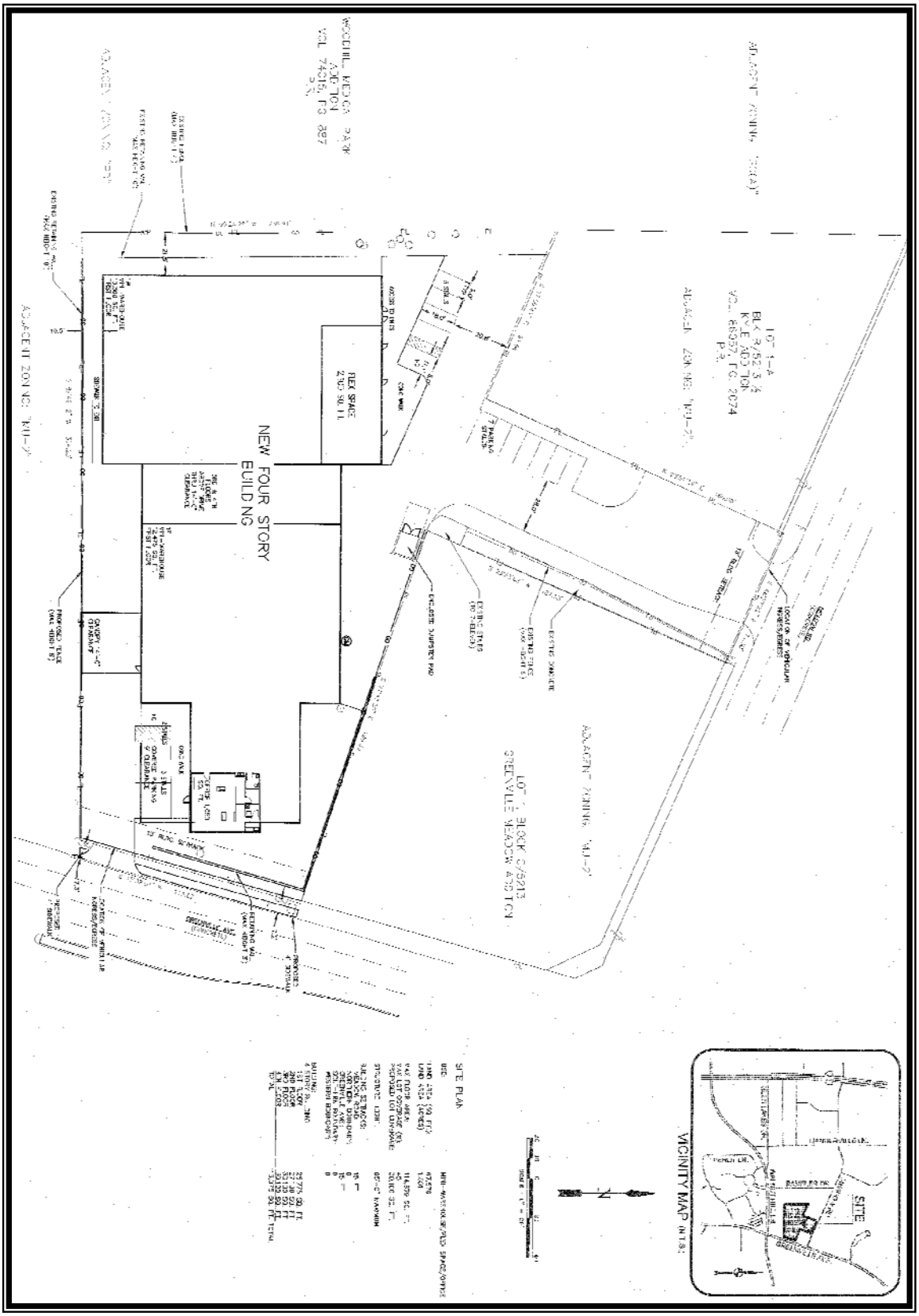
5. HOURS OF OPERATION: The mini-warehouse may only operate between 6:00 a.m. and 10:00 p.m., Monday through Sunday.

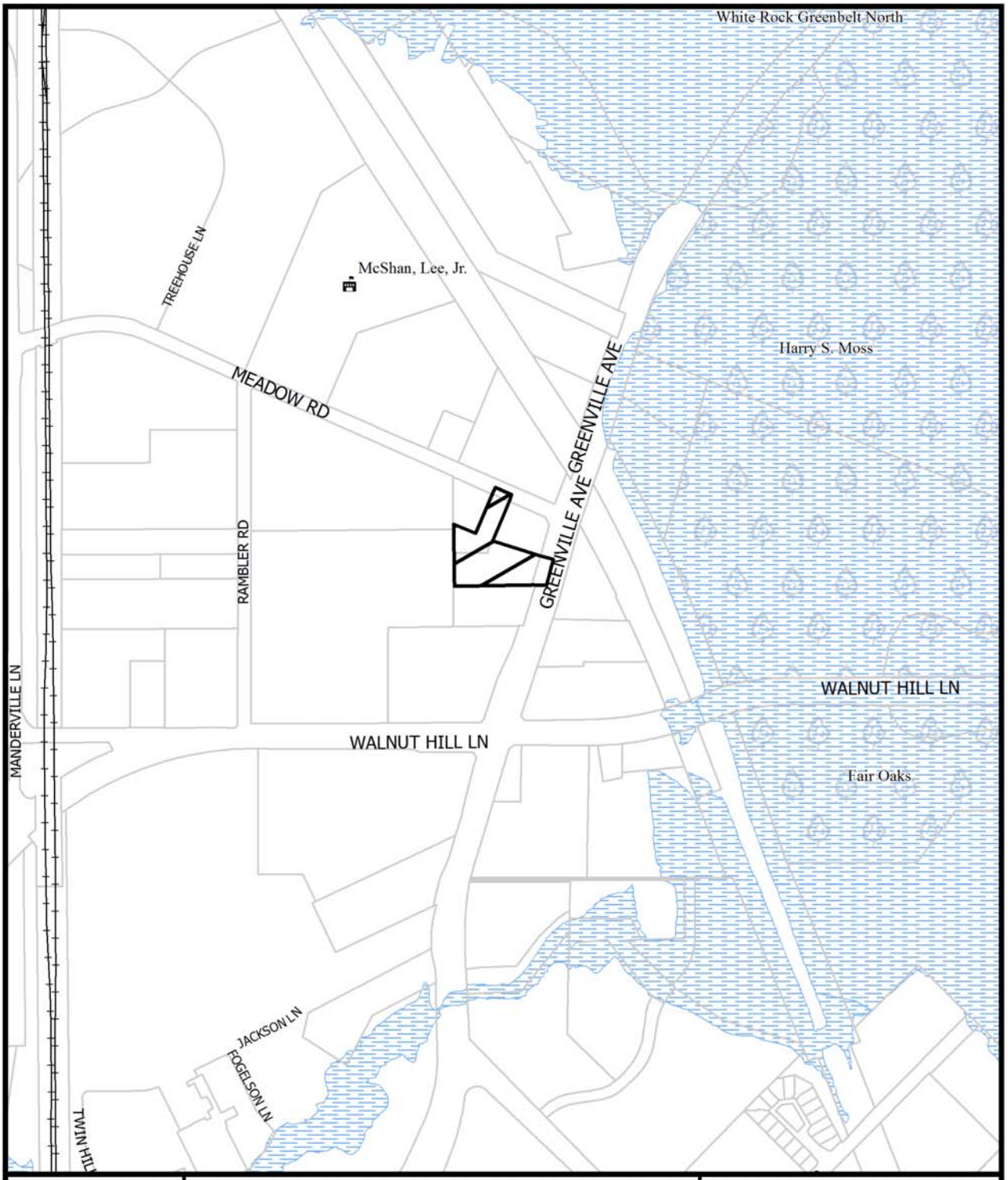
6. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, boats, and /or equipment is prohibited.

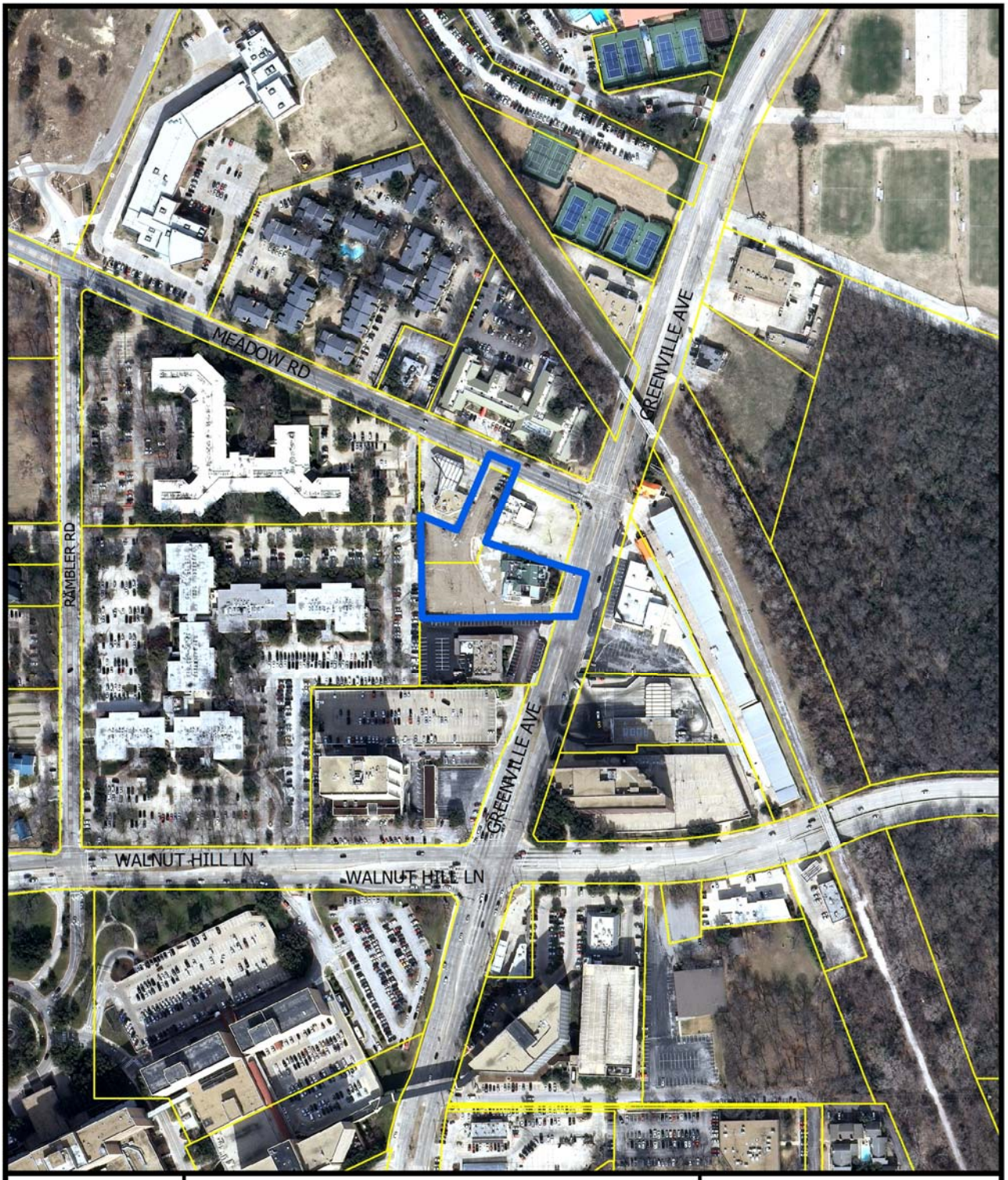
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN




White Rock Greenbelt North
McShan, Lee, Jr.
Harry S. Moss
TREEHOUSE LN
MEADOW RD
RAMBLER RD
GREENVILLE AVE
GREENVILLE AVE
MANDERVILLE LN
WALNUT HILL LN
WALNUT HILL LN
Fair Oaks
JACKSON LN
FOGELSON LN
TWIN HIL
1:6,000
VICINITY MAP
Case no: Z145-183
Date: 5/7/2015

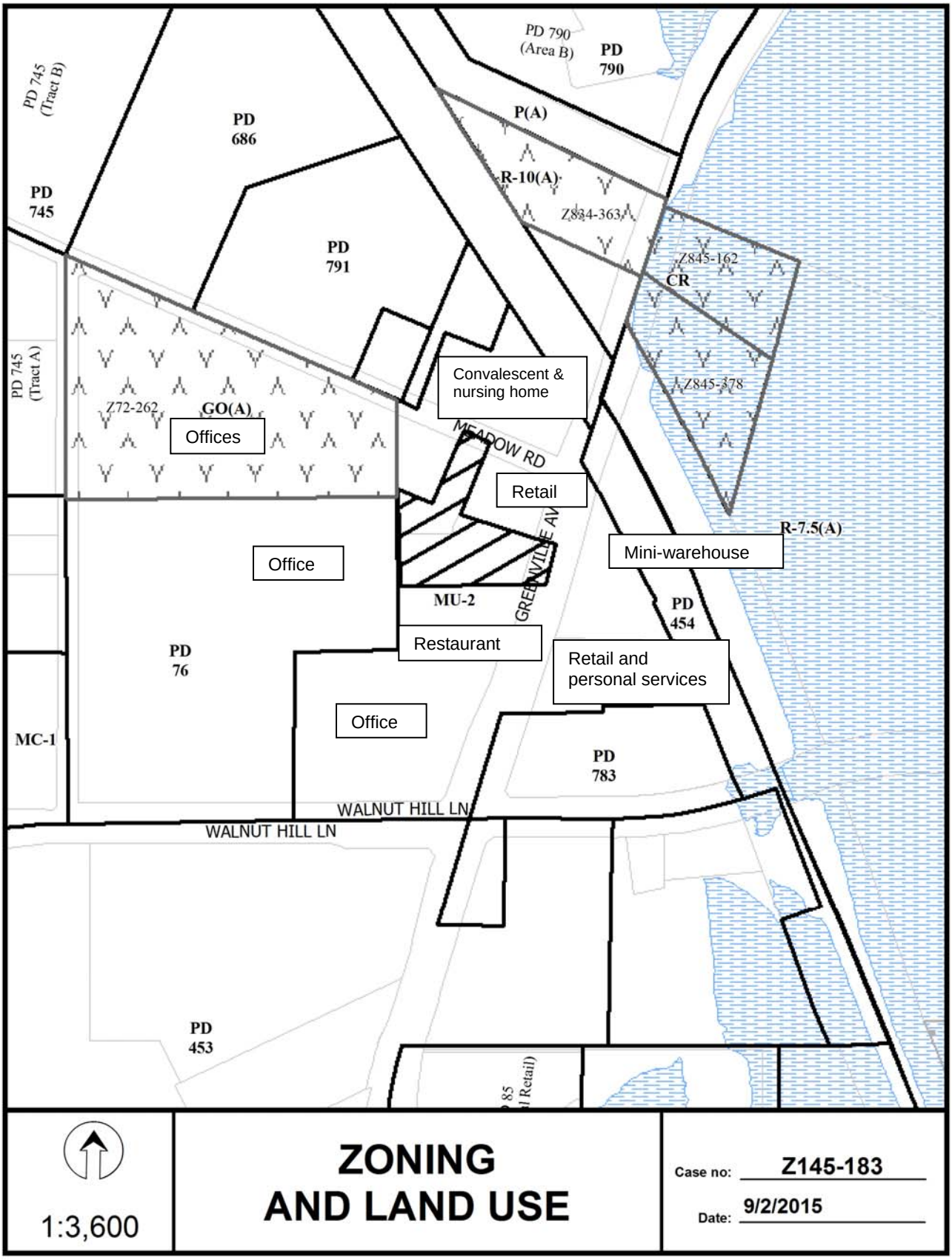


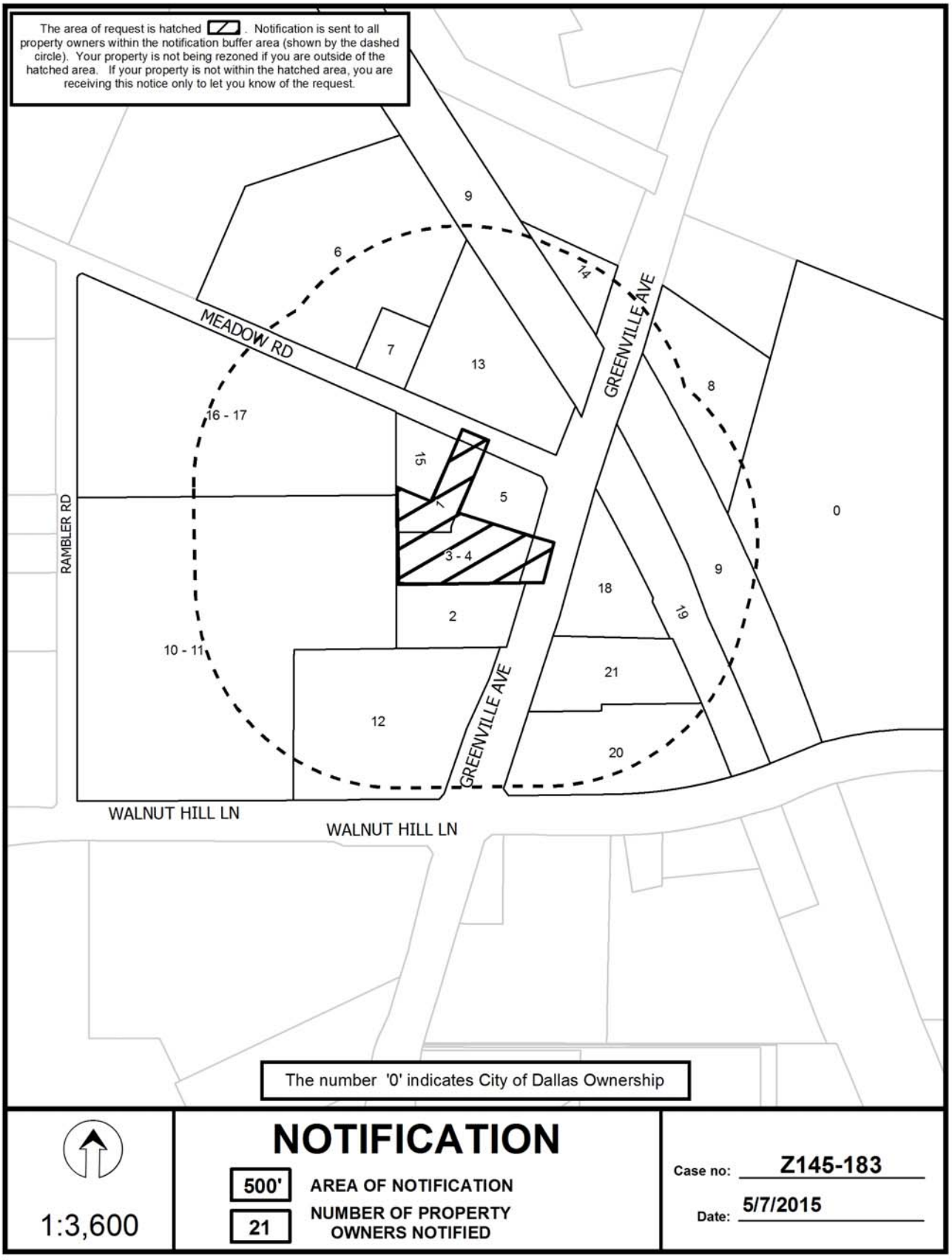
1:3,600

AERIAL MAP

Case no: Z145-183

Date: 5/7/2015


PD 745 (Tract B)
PD 686
PD 790 (Area B)
PD 790
P(A)
R-10(A)
Z834-363
PD 745
PD 791
Z845-162
CR
Z845-378
PD 745 (Tract A)
Z72-262
GO(A)
Offices
Convalescent & nursing home
MEADOW RD
Retail
R-7.5(A)
Mini-warehouse
Office
MU-2
GREENVILLE AV
PD 454
Restaurant
PD 76
Retail and personal services
Office
MC-1
PD 783
WALNUT HILL LN
WALNUT HILL LN
PD 453
1:3,600
ZONING AND LAND USE
Case no: Z145-183
Date: 9/2/2015


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MEADOW RD
GREENVILLE AVE
RAMBLER RD
WALNUT HILL LN
WALNUT HILL LN
GREENVILLE AVE
16 - 17
10 - 11
3 - 4
9
6
14
7
13
8
15
1
5
0
18
9
19
2
21
12
20
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z145-183
Date: 5/7/2015

Notification List of Property Owners

Z145-183

21 Property Owners Notified

Label #	Address		Owner
1	8370	MEADOW RD	CROESUS GREENVILLE AVENUE LP
2	7525	GREENVILLE AVE	WILLS KAZE LLC
3	7557	GREENVILLE AVE	CROESUS GREENVILLE AVENUE LP
4	7557	GREENVILLE AVE	CROESUS GRENVILLE AVENUE LP
5	7567	GREENVILLE AVE	7567 GREENVILLE ASSOC LLC
6	8325	MEADOW RD	PARK CENTRAL RESIDENTIAL LLC
7	8363	MEADOW RD	ISLA FIRENZE LTD
8	7580	GREENVILLE AVE	OH JUNG AE
9	401	BUCKNER BLVD	DART
10	8325	WALNUT HILL LN	TEXAS HEALTH RESOURCES
11	8325	WALNUT HILL LN	WOODHILL MED PARK CONDO
12	7515	GREENVILLE AVE	GREENVILLE PROPERTIES LTD
13	8383	MEADOW RD	DTX MEADOWS REALTY LLC
14	7735	GREENVILLE AVE	EXPRESS BEER FOOD GAS INC
15	8380	MEADOW RD	SKIPPER BEVERAGE COMPANY INC
16	8350	MEADOW RD	TEXAS HEALTH RESOURCES
17	8330	MEADOW RD	PECAN CREEK OWNERS ASSOCI
18	7560	GREENVILLE AVE	COMMERCIAL NET LEASE
19	7568	GREENVILLE AVE	SHURGARD FREMONT PARTNERS
20	7502	GREENVILLE AVE	HC 7502 GREENVILLE AVENUE LLC
21	7520	GREENVILLE AVE	RAMSEY LUTHER H

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Sarah May

FILE NUMBER: Z156-174(SM) **DATE FILED:** December 28, 2015

LOCATION: Northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane

COUNCIL DISTRICT: 11 **MAPSCO:** 16N

SIZE OF REQUEST: Approximately 6.734 acres **CENSUS TRACT:** 136.10

APPLICANT/ OWNER: Park Central Baptist Church

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is for a private school. The school will utilize a portion of Park Central Baptist Church's property.

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

PRIOR CPC ACTION: On March 3, 2016, the City Plan Commission held this item under advisement to allow additional time to discuss with surrounding property owners. Since March 3, additional conditions have been requested by the applicant that includes approval of a four-year period; maximum enrollment; standards for lighting, outdoor sounds, and stadiums and outdoor bleachers; and revisions to the traffic management plan and site plan.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval of staff's recommended conditions based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed use is compatible with the surrounding area. The school will is not requesting any additional changes to the site and the traffic from drop-off and pick-up times will circulate from the LBJ access road through the parking lot and back onto the LBJ access road as prescribed in the traffic management plan.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The services of the proposed school will provide a service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The Traffic Safety and Engineering Sections have approved the application with periodic updates to the traffic management plan as specified in the specific use permit conditions.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed. All proposed improvements will require compliance with the building code and require final inspection compliance with the site plan.

BACKGROUND INFORMATION

According to a site plan that was used for a permit to construct a corridor to connect the administration building to the gymnasium building (permit 0904291066), the buildings on the request site were erected in this order:

- 1963: The two-story administration building was constructed in the southeast corner with approximately 9,173 square feet.

- 1970: The two-story Sunday school building was constructed just north of the administration building with approximately 4,918 square feet.

- 1975: The one-story gymnasium building was constructed just west of the administration building with approximately 14,922 square feet.

- 1991: The one-story sanctuary building was constructed west of the gymnasium building with approximately 10,776 square feet.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z112-277**: On November 14, 2012 the City Council approved an application to amend the deed restrictions on property zoned an MU-1 (SAH) Mixed Use District (Affordable) with Specific Use Permit No. 1454 for a detached non-premise sign at the northeast corner of LBJ Freeway and Meandering Way.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed Dimension
LBJ Freeway	Interstate Highway	Varies
Blossomheath Lane	Local	50' ROW

Traffic:

The Traffic Safety Engineering Section of the Department of Street Services and the Engineering Section of Sustainable Development and Construction have reviewed the request and recommended approval of the application subject to the traffic management plan.

Comprehensive Plan:

The request site is identified as being located along a *Commercial Center or Corridor* on the ***forwardDallas!*** **Vision Illustration**, adopted June 2006. Commercial Centers or Corridors primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The request is consistent with this Building Block.

STAFF ANALYSIS:

Land Use Compatibility:

	Zoning	Land Use
Site	R-7.5(A), SUP 67	Church
North	R-7.5(A)	Single Family
East	MU-1	Hotels
South	MU-3	LBJ Freeway, Hotel, Retirement Housing
West	D(A); MU-1(SAH), SUP 1454, Deed restrictions	Duplexes; Undeveloped

Surrounding land uses include single family to the north, hotels to the east, an expansive interstate highway to the south with mixed uses further south, and a large undeveloped tract and duplexes to the west. The site's existing vehicular access points are on LBJ Freeway and Blossomheath Lane. However, the traffic management plan restricts ingress to the eastern drive approach on the LBJ Freeway access road and egress to the western drive approach on the LBJ Freeway access road; it also notes that traffic cones are to be placed at each driveway that connects to Blossomheath to prohibit access during student drop off and pick up times. Therefore, the traffic management plan discourages cross-traffic to nearby residential streets.

The new private school proposes to occupy existing church facilities and operate at mutually exclusive times with the church with no additions proposed to the site. The church has grown since its inception in 1963 but has largely remained unchanged since 1993.

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code.

Landscaping: Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements as no new construction is proposed on the site.

Parking: Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom, three and one-half parking spaces for each middle school classroom, and nine and one-half parking spaces for each high school classroom. The proposed school is projected to have a total of 17 classrooms that include 10 elementary school, 3 middle school, and 4 high school classrooms, which would require a total of 63.5 parking spaces for the school. Since required off-street parking is calculated as a sum of all the uses on site, since the church will operate concurrently, although at different times, the total parking requirement for the site is 194 parking spaces. The applicant is providing 202 parking spaces.

Park Central
BAPTIST CHURCH

List of Partners

STEWARDSHIP COMMITTEE

Bob Adams (14-17)
Amy Luce (13-16)
Connie Coleman (11-14)
Chairman of Deacons (Ex-Officio)
David Greene (14-17)
Tommy Malone, Deacon
Roberta Green, Treasurer
Pastor (Ex – Officio)

Ron McGinnis, Registered Agent – 7/24/14 – on-going

Access Park Central's safe deposit box: Carol Spence, Ronnie McGinnis, Roberta Green
Check Signers: Coy Quine, Roberta Green, Carol Spencer

Candidate	Field of Service	Term
Coy Quine	Trustee/Check Signer	Begins 1/23/2014 - on-going
Roberta Green	Check Signer	Begins 1/23/2014 - on-going
Carol Spencer	Check Signer	on-going

Trustees:
Coy Quine, Amy Luce, Ronnie McGinnis, Charlie Spencer

Z156-174

7777 LBJ Freeway ◦ Dallas, Texas 75251-1293 ◦ (972) 661-8888 ◦ Fax: (972) 385-0955

Z156-174 Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a private 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 in 4 years.

4. CLASSROOMS: The maximum number of classrooms is 17.

5. ENROLLMENT: The number of students on the school campus is limited to 250 at any one time.

6. FLOOR AREA: The maximum floor area is 46,256 square feet.

7. HOURS OF OPERATION: Except for special events, the private school may only operate between 8:00 AM and 4:00 PM, Monday through Friday. "Special events" are school-related or school-sponsored functions other than normal classroom operations.

8 HEIGHT: No structure may exceed 30 feet in height.

9. LIGHTING:

A. Lighting is permitted throughout the Property solely for the purpose of security and not for the purpose of illuminating athletic events, practices, or other special events.

B. Light poles may not exceed 30 feet in height.

C. Light fixtures must be hooded, shielded and directed downward

10. OUTDOOR SOUNDS: Loudspeakers, public address systems, school bells, and buzzers (other than fire warning systems) may only be sounded internally within the structures on the Property.

11. STADIUMS AND OUTDOOR BLEACHERS: Stadiums and outdoor bleachers are prohibited.

12. TRAFFIC MANAGEMENT PLAN:

(a) In general. Operation of the private 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. Vehicular curb cuts that do not reflect ingress and egress points used in the Traffic Management Plan must be closed to school traffic during drop-off and pick-up times as well as special events.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director and to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380 by November 1, 2017 or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director and to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380 by November 1 of each year.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

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

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

13. SECURITY: A peace officer must be at the school exit on duty along LBJ Freeway during student drop-off times.

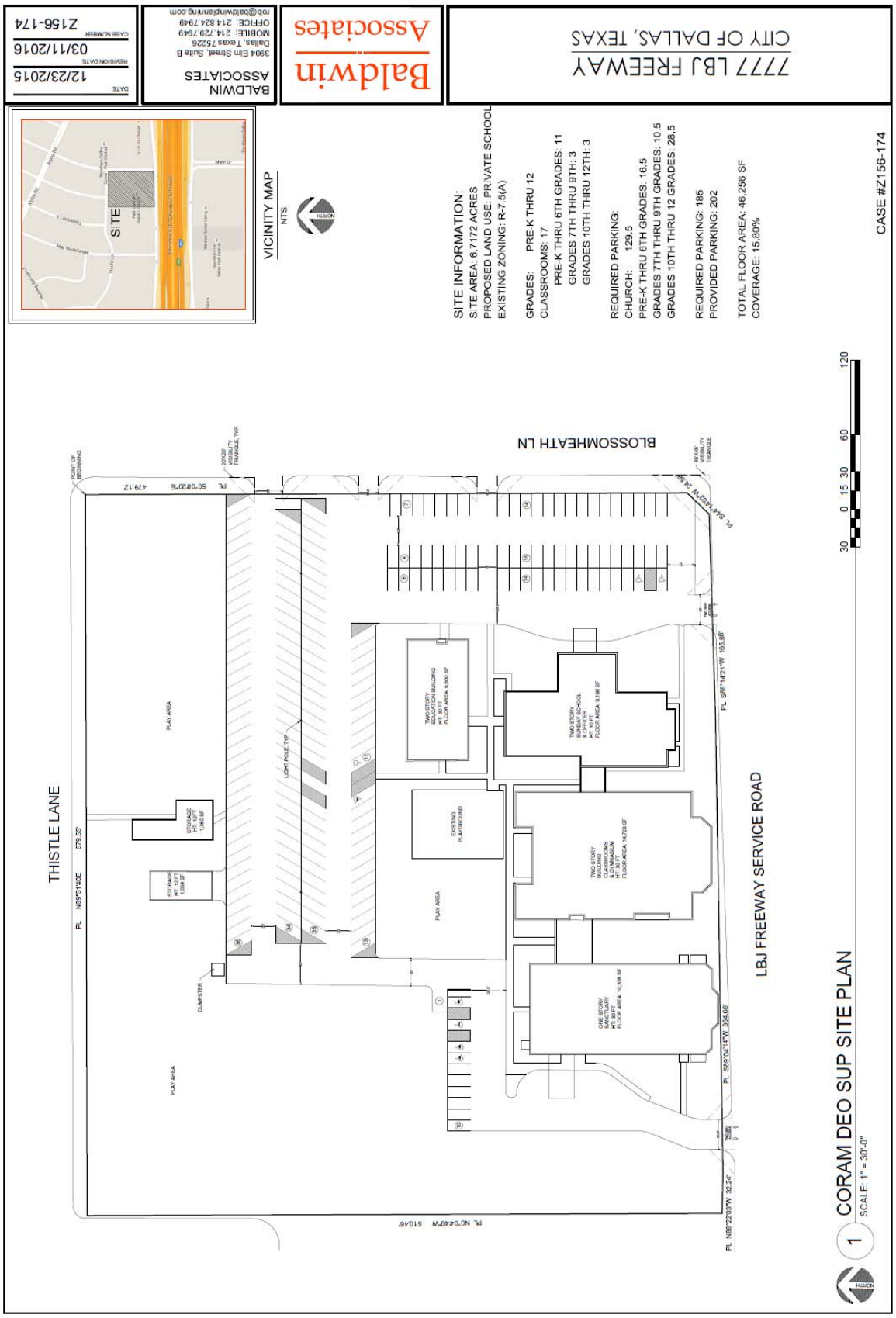
14. TRASH PICK-UP: Trash pick-up is limited to the hours between 8:00 a.m. and 5:00 p.m.

15. NEIGHBORHOOD NOTIFICATIONS: At least thirty days prior to the filing with the city of any application for a zoning change with respect to the school any application for a minor amendment to the approved site plan for the school pursuant to Sections 51A-4.702(h) or (i), as amended, or any application to the Board of Adjustment for a variance or special exception with respect to the school or minor amendment to the Traffic Management Plan, the applicant shall submit a copy of said application to the Valley View Homeowners Association at the address PO Box 800214, Dallas TX 75380.

16. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

17. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



Proposed Traffic Management Plan

TRAFFIC MANAGEMENT PLAN FOR

CORAM DEO ACADEMY

Dallas, Texas

Final: March 2016

Draft 3: February 2016

Draft 2: January 2016

Draft 1: December 2015

Prepared for
Mr. Bill Rector, Headmaster
Coram Deo Academy
4900 Wichita Trail
Flower Mound, TX 75022

Prepared by
ND Engineering, PC
N. Ruth Davis, PE, PTOE
F-11119
6807 Leameadow
Dallas, TX 75248
(972) 239-8995

STATE OF TEXAS
NAOMI RUTH DAVIS
78319
LICENSED
PROFESSIONAL ENGINEER

N Ruth Davis

Digitally signed by N Ruth Davis
DN: cn=N Ruth Davis, o=ND Engineering, PC, ou, email=Ruth@ndengpc.com, c=US
Date: 2016.03.15 13:17:24 -05'00'

This Traffic Management Plan has been prepared under the direction of N. Ruth Davis. N. Ruth Davis attests to the technical information contained therein and has judged the qualifications of recommendations, conclusions, and decisions are based on City of Dallas comments, general engineering standards, and Texas/Federal laws.

In Association With

Erin Bishop, Draftsperson/Graphics

This report and the data contained herein have been prepared expressly for the purposes of this project. The use of this data, the conclusions contained in the report or the information provided herein by individuals or agencies is done so at their sole discretion and at their own responsibility. Publication of this document does not warrant the use of the data, the conclusions or the information for any purpose other than that described within this report.

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TRAFFIC MANAGEMENT PLAN
FOR
CORAM DEO ACADEMY

EXECUTIVE SUMMARY/INTRODUCTION

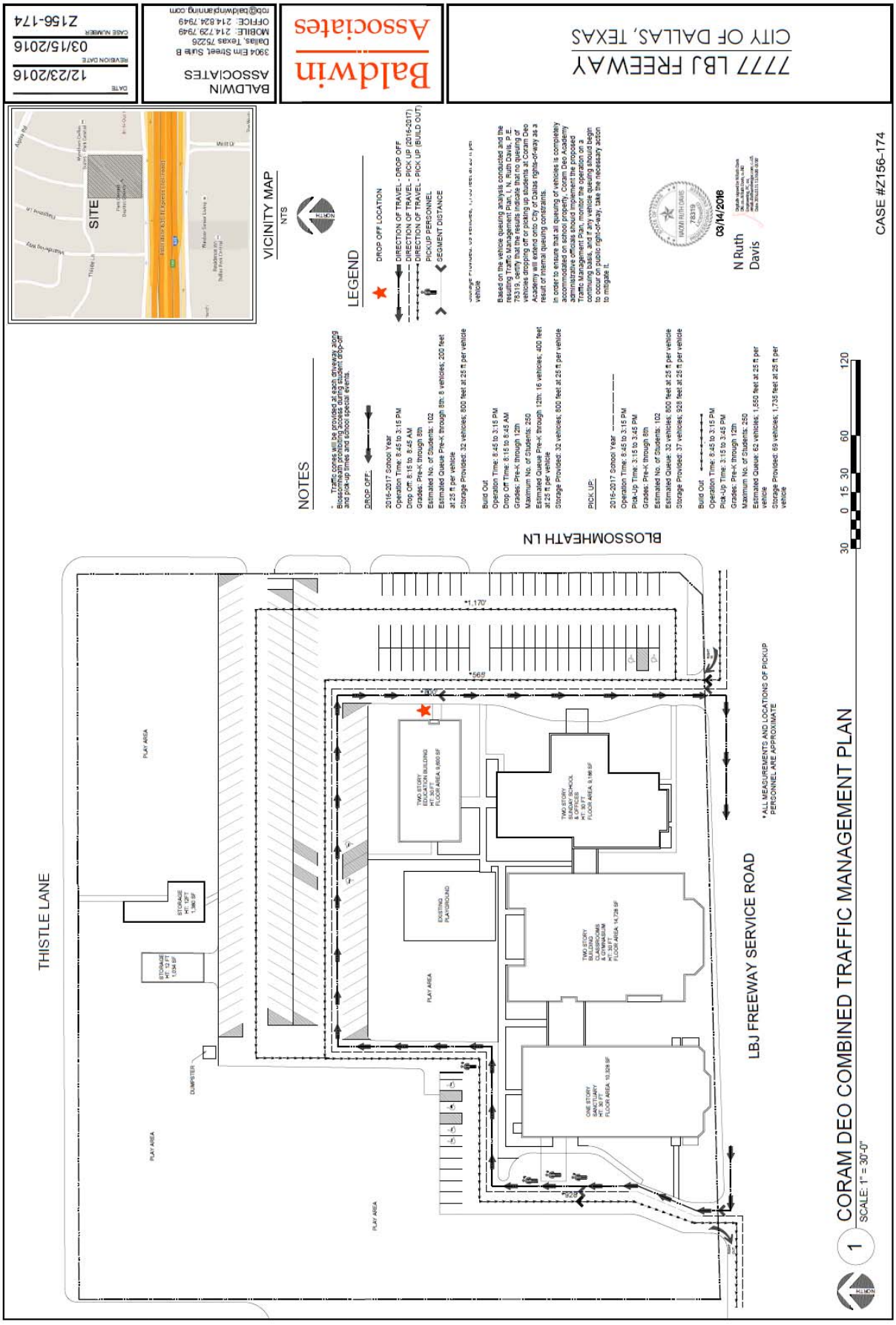
This Traffic Management Plan (TMP) was prepared to provide the following information for the proposed Coram Deo Academy (CDA), which will be located on the Park Central Baptist Church campus, 7777 LBJ Freeway, Dallas, Texas:

- School Characteristics
- Hours of operation;
- Parking
- Drop-off and pickup hours;
- Parent route assignments
- Circulation Plan;
- Ingress and egress locations;
- Location of student drop-off and pickup;
- Number and location of personnel assisting with loading and unloading of students;
- Available queue storage;
- Number of vehicles and queue length for the proposed number of students/families; and,
- Neighborhood impact evaluation.

Figure 1 shows the Project location and the proposed circulation plans for the 2016-2017 school year/build out condition.

Conclusion

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). As shown in this document, the PM pickup scenario is the worst case so all queue assessments are based on this scenario. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.


7777 LBJ FREEWAY
CITY OF DALLAS, TEXAS
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BALDWIN ASSOCIATES
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Dallas, Texas 75226
OFFICE: 214.824.7949
MOBILE: 214.729.7949
robb@baldwinplanning.com
DATE 12/23/2016
REVISION DATE 03/15/2016
CASE NUMBER Z156-174
VICINITY MAP
NTS
SITE
LEGEND
DROP OFF LOCATION
DIRECTION OF TRAVEL - DROP OFF
DIRECTION OF TRAVEL - PICK UP (2016-2017)
DIRECTION OF TRAVEL - PICK UP (BUILD OUT)
PICKUP PERSONNEL
SEGMENT DISTANCE
NOTES
- Traffic cones will be provided at each driveway along Blossomheath prohibiting access during student drop-off and pick-up times and school special events.
DROP OFF:
2016-2017 School Year
Operation Time: 8:45 to 3:15 PM
Drop Off: 8:15 to 8:45 AM
Grades: Pre-K through 8th
Estimated No. of Students: 102
Estimated Queue Pre-K through 8th: 6 vehicles; 200 feet at 25 ft per vehicle
Storage Provided: 32 vehicles; 800 feet at 25 ft per vehicle
Build Out
Operation Time: 8:45 to 3:15 PM
Drop Off Time: 8:15 to 8:45 AM
Grades: Pre-K through 12th
Maximum No. of Students: 250
Estimated Queue Pre-K through 12th: 16 vehicles; 400 feet at 25 ft per vehicle
Storage Provided: 32 vehicles; 800 feet at 25 ft per vehicle
PICK UP:
2016-2017 School Year
Operation Time: 8:45 to 3:15 PM
Pick-Up Time: 3:15 to 3:45 PM
Grades: Pre-K through 8th
Estimated No. of Students: 102
Estimated Queue: 32 vehicles; 800 feet at 25 ft per vehicle
Storage Provided: 37 vehicles; 926 feet at 25 ft per vehicle
Build Out
Operation Time: 8:45 to 3:15 PM
Pick-Up Time: 3:15 to 3:45 PM
Grades: Pre-K through 12th
Maximum No. of Students: 250
Estimated Queue: 62 vehicles; 1,550 feet at 25 ft per vehicle
Storage Provided: 69 vehicles; 1,735 feet at 25 ft per vehicle
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, N. Ruth Davis, P.E. 78319, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Coram Deo Academy will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.
In order to ensure that all queuing of vehicles is completely accommodated on-site, I recommend that the following administrative offsets should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.
03/14/2016
N Ruth Davis
78319
BLOSSOMHEATH LN
THISTLE LANE
LBJ FREEWAY SERVICE ROAD
*1,170'
*569'
*928'
TWO STORY EDUCATION BUILDING HT: 20FT FLOOR AREA: 9,800 SF
TWO STORY SUNDAY SCHOOL & CLASSROOMS HT: 30 FT FLOOR AREA: 9,196 SF
EXISTING PLAYGROUND
TWO STORY BUILDING CLASSROOMS & GYMNASIUM HT: 30 FT FLOOR AREA: 14,728 SF
ONE STORY BUILDING HT: 30 FT FLOOR AREA: 10,328 SF
STORAGE HT: 12FT 1,386 SF
STORAGE HT: 12 FT 1,054 SF
DUMPSTER
PLAY AREA
* ALL MEASUREMENTS AND LOCATIONS OF PICKUP PERSONNEL ARE APPROXIMATE
1 CORAM DEO COMBINED TRAFFIC MANAGEMENT PLAN
SCALE: 1" = 30'-0"
30 0 15 30 60 120
CASE #Z156-174

SCHOOL CHARACTERISTICS

CDA is a Classical Christian private school. Core classes are taught on either a Monday/Wednesday or Tuesday/Thursday rotation with electives and high school labs taught on Friday. The students are homeschooled on the remaining days depending on the rotation. The CDA Dallas campus will have classes on Tuesday/Thursday with electives on Friday during the 2016-2017 school year. Grade levels planned for the 2016 – 2017 school year for the Dallas campus will be prekindergarten (Pre-K) through 8th grade. At build out of the CDA Dallas campus, classes will be taught on both the Monday/Wednesday and Tuesday/Thursday rotations with electives and high school labs taught on Friday. Grade levels planned for the build out condition for the Dallas campus will be Pre-K through 12th grade.

There are currently 102 students/54 families enrolled for the Tuesday/Thursday core classes, and 28 students/21 families enrolled for Friday electives. With proposed build out there would be 250 students/133 (approximate) families enrolled for both the Monday/Wednesday and Tuesday/Thursday core classes. It is anticipated that with build out there would also be approximately 250 students/133 families enrolled for Friday electives and high school labs. Currently, several families carpool which results in a VOR of 2.5 students per vehicle.

CDA typically "grows" the next grade by students moving up from lower classes to upper classes as opposed to students applying for acceptance into the school in the upper grades. With the current enrollment of 102 students with grades Pre-K through 8th grade and assuming an average class size of 15 students, it will take approximately eight (8) to nine (9) years to reach the currently planned maximum enrollment of 250 students. At build out, it is anticipated that there will be two (2) classes each of Pre-K, kindergarten, and 1st grade and one class each for all remaining grades through 12th.

CDA Dallas campus staff currently consists of 10 faculties, one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director. With maximum student enrollment the staff will increase to 28 faculties and will maintain the one (1) PE teacher, one (1) lunch proctor, one (1) administrative assistant, and one (1) director.

HOURS OF OPERATION

CDA Dallas campus faculty and staff typically arrive by 7:45 AM with doors opening to student arrivals around 8:15 AM. School will start around 8:45 AM with classes lasting to approximately 3:05 PM. Student pickup will begin at 3:15 PM and all students be gone from the campus by 3:45 PM. Faculty and staff typically exit the campus by 4:15 PM unless there is a staff meeting. Staff meetings typically occur once per month and are usually over and all staff has departed by 4:45 PM.

PARKING

The Park Central Dallas Church campus has 204 regular parking spaces of which eight (8) are handicap spaces. The parking areas are located to the east of and behind the church buildings. Per City of Dallas Code Section 51A-4.204(17)(C), a private school should have the following number of parking spaces:

(i) One and one-half spaces for each kindergarten/elementary school classroom;
(ii) Three and one-half spaces for each junior high/middle school classroom; and
(iii) Nine and one-half spaces for each senior high school classroom.

Based on these code requirements, the 2016-2017 school year would require a total of 19 spaces:

- 12 for Pre-K/kindergarten/elementary school classes, and
- Seven (7) for junior high/middle school classes.

This assumes that Pre-K through 6th grade is equivalent to the kindergarten/elementary classification and that 7th through 8th grade is equivalent to the junior high/middle school classification.

With buildout of the school to include 9th through 12th grades, the school would require a total of 57 spaces:

- 17 for Pre-K/kindergarten/elementary school classes,
- 11 for junior high/middle school classes, and
- 29 for senior high school classes.

This assumes that Pre-K through 6th grade is equivalent to the kindergarten/elementary classification, that 7th through 9th grade is equivalent to the junior high/middle school classification, and that 10th through 12th grade is equivalent to the senior high school classification.

The existing 204 total spaces exceed both the near term and the long range parking code requirements.

DROP-OFF AND PICKUP HOURS

With the current school location and enrollment, the CDA Dallas campus AM drop-off typically occurs between 8:15 AM and 8:45 AM. PM Pickup typically occurs between 3:00 PM and 3:15 PM. With the proposed school location and maximum enrollment, the drop-off times would be 8:15 AM to 8:45 AM and pickup times would be 3:15 PM to 3:45 PM.

PARENT ROUTE ASSIGNMENTS

In order to avoid impacting the neighborhoods to the north and west of the proposed school, parent route assignments have been developed as shown in Figures 2 (enter) and 3 (exit). These will be disseminated to parents during parent orientation.

CIRCULATION PLAN

AM Drop-Off

All family vehicles would turn right from the Lyndon B. Johnson Freeway [I-635] westbound frontage road (frontage road) into the westernmost Park Central Baptist driveway. All vehicles would proceed clockwise around the back of the campus to the drop-off location on the east side of the education building. Once the students were dropped off, the vehicles would continue clockwise and exit the campus via a right-turn only from the easternmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and drop-off location for both the 2016-2017 school year and build out.

7777 LBJ FREEWAY
CITY OF DALLAS, TEXAS

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rob@baldwinplanning.com

DATE 02/26/2016
REVISION DATE
CASE NUMBER Z156-174

CASE #Z156-174

*MORNING TRAFFIC ENTERS ON WEST SIDE OF SITE AND EXITS ON THE EAST SIDE OF THE SITE
*AFTERNOON TRAFFIC ENTERS ON EAST SIDE OF SITE AND EXITS ON THE WEST SIDE OF THE SITE

1 CORAM DEO ACADEMY PARENT ROUTE ASSIGNMENTS - ENTER
Not to Scale

NORTH

7777 LBJ FREEWAY
CITY OF DALLAS, TEXAS

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*AFTERNOON TRAFFIC ENTERS ON EAST SIDE OF SITE AND EXITS ON THE WEST SIDE OF THE SITE

1 CORAM DEO ACADEMY PARENT ROUTE ASSIGNMENTS - EXIT
Not to Scale

PM Pickup

In the afternoon, all vehicles would turn right from the frontage road into the easternmost Park Central Baptist driveway and proceed counterclockwise around the back of the campus to the pick-up location on the west side of the Sanctuary at the portico. Once the students were picked up, the vehicles would continue counterclockwise and exit the campus via a right-turn only from the westernmost driveway onto the frontage road. Figure 1 shows the proposed circulation plan and pickup locations for the 2016-2017 school year/build out conditions. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

INGRESS AND EGRESS LOCATIONS

Ingress to the Park Central Baptist Church campus would be via a right turn only from the frontage road into either the westernmost driveway (AM Drop Off) or the easternmost driveway (PM Pick Up). Egress from the campus would be via a right-turn only from either the easternmost driveway (AM Drop Off) or the westernmost driveway (PM Pick Up) onto the frontage road. Both ingress and egress points are shown on Figure 1.

LOCATION OF STUDENT DROP-OFF AND PICKUP

The proposed location for student drop-off would be at the east end of the education school building. Pickup for all students would be at the portico on the west side of the Sanctuary. Figure 1 shows the proposed drop-off/pickup locations for both the 2016-2017 school year and the build out condition.

PERSONNEL ASSISTING WITH DROP-OFF AND PICKUP

The administrative assistant would typically handle drop-off in the morning. They would hold the facility doors open so when students exit the vehicles they easily walk into the building.

Faculty, staff and upper class students all assist with student pickup in the afternoon. Starting around 3:05 PM all students would gather by class in a large area just inside the doors that lead to the pickup location. Three (3) staff equipped with a walky-talky stay with the students. One (1) staff person would be located approximately six (6) vehicle lengths upstream from the initial pickup vehicle location and also equipped with a walky-talky. Three (3) additional staff are stationed at the three (3) vehicle pick-up stations. All families are provided a name placard that is to be visible to the staff person located approximately six (6) vehicle lengths upstream. This person calls the students names back to the staff staying with the students and designates which vehicle pick-up station the student(s) should be sent to. The upper class students assist the younger students by either just directing where they should go or by helping to carry student backpacks/supplies. Once a student and the student's vehicle arrive at the designated pickup station, the staff member that is located at that station opens the car door for the student and assists the student with entering the vehicle with their backpacks/supplies. The staff person then shuts the vehicle door and the vehicle pulls away from the pickup station. Figure 1 shows the locations of all personnel assisting with drop-off and pickup.

AVAILABLE QUEUE STORAGE

AM Drop-Off

Using both Google Earth and the Park Central Baptist Church site plan, the proposed circulation plan for drop-off has approximately 800 feet of queue storage on the Park Central Baptist Church campus. The 800 feet is measured from the property boundary at the westernmost driveway entrance to the entrance of the education building and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 800 feet would allow approximately 32 vehicles to store in the 800 feet.

PM Pickup

Using both Google Earth and the Park Central Baptist Church site plan, the proposed circulation plan for pickup of Pre-K through 8th grade in the 2016-2017 school year condition has approximately 928 feet of queue storage on the Park Central Baptist Church campus. The 928 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location near the sanctuary portico on the west side of the campus and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 928 feet would allow approximately 37 vehicles to store in the 928 feet.

Using the same sources, the proposed circulation plan for pickup of Pre-K through 12th grade in the build out condition has approximately 1,735 feet of queue storage on the Park Central Baptist Church campus. The 1,735 feet is measured from the property boundary at the easternmost driveway entrance to the farthest point of the vehicle pickup location near the sanctuary portico on the west side of the campus and is shown on Figure 1. Using a conservative 25 feet per vehicle length this 1,735 feet would allow approximately 69 vehicles to store in the 1,735 feet. Please note that the circulation plan for the proposed build out pickup condition has a double path which allows for storage of all vehicles on site.

QUEUE LENGTH AND NUMBER OF VEHICLES

In order to correctly estimate forecasted queue lengths, existing data for similar facility types should be used. CDA operates differently than most other private schools in that it is part regular school part home school. Therefore it was determined that queuing information for CDA facilities would be unique to this type of use. Since the CDA Dallas campus currently exists at another location, queuing data at the existing CDA Dallas campus was collected on Thursday, December 3, 2015 for both drop-off and pickup and Tuesday, December 8, 2015 for pickup. These were typical school days with no special events happening. One family was absent during drop-off and two families were absent during pickup so a worst case adjustment of one (1) additional vehicle length was added to the drop-off and two (2) additional vehicle lengths were added to the pickup queue calculations. Friday queuing data was not collected since the number of students/families attending Friday classes is significantly less than those attending the Tuesday/Thursday core classes. Table 1 shows the existing AM drop-off and PM pick up queues.

TABLE 1: EXISTING QUEUES

Time	No. of Vehicles	Length[1] (ft)
AM Drop-off	8	200
PM Pick Up	32	800

[1] *Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue*

As shown in Table 1, with the current enrollment of 102 students/54 families and the current VOR, the maximum queue length during drop-off is approximately 200 feet with eight (8) vehicles and during pickup is approximately 800 feet with 32 vehicles. These queue lengths were calculated based on a conservative vehicle length of 25 feet multiplied by the number of vehicles in the queue. Please note that during drop-off several families park their vehicles and walk their children into the school as opposed to dropping them off in the car line, therefore the pickup queue represents the worst case queuing condition. Existing and forecasted queuing data used in this report is provided in Attachment 1.

Transportation and Land Development, 2nd Edition, states that in regards to queuing unless a major restructuring of the hours of operation or service occurs, existing drop-offs/pickups can be used along with total proposed drop-offs/pickups to determine the projected size of queue and size of facilities needed. Since the existing pickup queue is significantly greater than the existing drop-off queue, the forecasted pickup queue was used to determine if there is sufficient on-site storage for the forecasted maximum number of students. A ratio of number of existing families to number of existing students was developed to determine the number of forecasted families based on the proposed maximum student enrollment. With the proposed maximum enrollment of 250 students it is estimated that there will be approximately 133 families. Of this forecasted 250 students, it was estimated that 30 students in the upper grades would drive to school and park. Likewise a ratio of number of existing families to number of forecasted families was developed to use in generating the forecasted number of queue vehicles and needed storage. This ratio showed an approximately 90% increase in number of queue vehicles and needed storage. Table 2 shows the forecasted drop-off and pick up queues.

TABLE 2: FORECASTED QUEUES (WITH MAXIMUM 250 STUDENTS)

Time	No. of Vehicles	Length[1] (ft)
AM Drop-off Pre-K through 12th grade	16	400
PM Pickup Pre-K through 12th grade	62	1,550

[1] *Based on a conservative vehicle length of 25 feet multiplied by number of vehicles in queue*

As shown in Table 2, using the existing family to forecasted family ratio, which maintains the current VOR, the maximum AM drop-off queue length for Pre-K through 12th grade is estimated to be 400 feet with 16 vehicles. The maximum PM pickup queue length is estimated to be 1,550 feet with 62 vehicles. Again the queue length was developed using a conservative vehicle length of 25 feet per vehicle multiplied by the forecasted number of vehicles.

As stated previously, the CDA Dallas staff will monitor the length of queue and the VOR and will make adjustments as needed to ensure that no vehicles queue in the City of Dallas ROW.

NEIGHBORHOOD IMPACT EVALUATION

Traffic counts will be taken for the following intersections both pre-school and during school:

- I635 Westbound Frontage Road at Meandering Way
- Blossomheath Lane at Thistle Lane
- Thistle Lane and Meandering Way

Pre-school counts will be taken on either a T/W/Th when school is not in session during a typical fall/winter/spring time period to determine pre-school conditions. These will be one (1) hour counts taken from 8:00 AM to 9:00 AM and 3:00 PM to 4:00 PM. Counts will then be taken during the same time

periods on a T/Th when school is in session as part of the annual traffic study. The pre-school and school day counts will then be compared to determine if there are any significant changes (>10%) in traffic entering or exiting the neighborhood north and west of the proposed school. Specifically these changes would be looked for in the following movements:

- I635 Westbound Frontage Road at Meandering Way – westbound right-turn
- Blossomheath Lane at Thistle Lane – eastbound right-turn and southbound through
- Thistle Lane and Meandering Way - northbound left-turn, northbound through, northbound right-turn, eastbound through, and southbound left-turn.

If there are no significant changes (>10%) in traffic data between the pre-school and school day counts collected for the specific movements identified previously, it will be documented in the annual traffic report. If significant changes (>10%) are identified, an additional set of school counts will be obtained and re-compared to the pre-school data. If significant changes (>10%) are still identified, then personal will be stationed at the three (3) intersections to see if any CDA parents are entering or exiting the neighborhoods to the north and west of the proposed school.

CONCLUSION

Based on the results of the queuing analysis, there is sufficient storage length on the Park Central Baptist Church campus to accommodate the planned maximum number of students with no queuing on City of Dallas right-of-way (ROW). As shown in this document, the PM pickup scenario is the worst case so all queue assessments are based on this scenario. The proposed circulation plan for the 2016-2017 school year PM pickup condition has a storage length of approximately 928 feet that could store approximately 37 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted 2016-2017 school year PM pickup condition queue length is 800 feet, which was calculated using the forecasted queue of 32 vehicles and the conservative vehicle storage length of 25 feet. The proposed circulation plan at build out of the school PM pickup condition has a storage length of approximately 1,735 feet that could store approximately 69 vehicles assuming a conservative vehicle storage length of 25 feet. The forecasted build out PM pickup queue length is 1,550 feet, which was calculated using the forecasted queue of 62 vehicles and the conservative vehicle storage length of 25 feet. As the student body increases from its current 54 families to the proposed build out condition of approximately 133 families, the CDA Dallas staff will monitor the length of queue and vehicle occupancy rate (VOR), and will make adjustments to the circulation plan as needed to ensure that no queuing occurs on City of Dallas ROW. The CDA Dallas staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

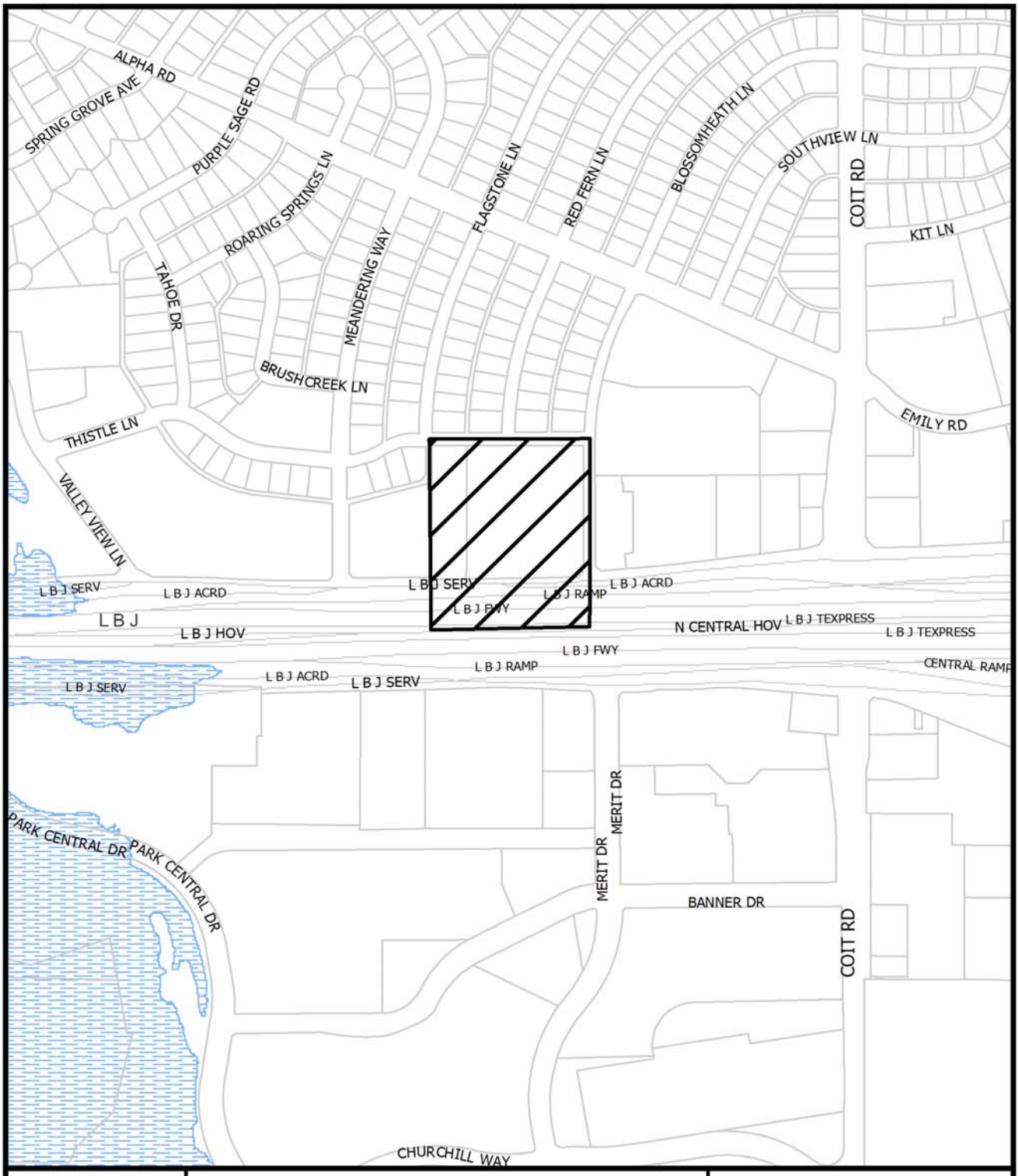
AM Queue Data
Existing and Forecasted

		Existing	Ex Q	Ex Q	Storage	Stor Len	Stor Len	Forecasted	For Q	For Q	Storage	Stor Len	Stor Len
	Vehicle	Queue	Lower	Upper	Length	Lower	Upper	Queue	Lower	Upper	Length	Lower	Upper
Time	Arrivals	(# of Veh)	(# of Veh)	(# of Veh)	(ft)	(ft)	(ft)	(# of Veh)	(# of Veh)	(# of Veh)	(ft)	(ft)	(ft)
8:02	2	2	1	1	50	25	25	4	2	2	100	75	50
8:03	0	2	1	1	50	25	25	4	2	2	100	75	50
8:04	0	2	1	1	50	25	25	4	2	2	100	75	50
8:05	1	3	2	1	75	50	25	6	4	2	150	100	100
8:06	0	3	2	1	75	50	25	6	4	2	150	100	100
8:07	1	4	3	1	100	75	25	8	5	3	200	125	125
8:08	0	4	3	1	100	75	25	8	5	3	200	125	125
8:09	0	4	3	1	100	75	25	8	5	3	200	125	125
8:10	0	4	3	1	100	75	25	8	5	3	200	125	125
8:11	0	4	3	1	100	75	25	8	5	3	200	125	125
8:12	1	5	3	2	125	75	50	10	6	4	250	175	150
8:13	0	5	3	2	125	75	50	10	6	4	250	175	150
8:14	2	7	5	2	175	125	50	14	8	6	350	225	225
8:15	**3**	**8**	6	2	**200**	**150**	**50**	**16**	9	7	**400**	**225**	**175**
8:16	1	3	2	1	75	50	25	6	4	2	150	100	100
8:17	0	0	0	0	0	0	0	0	0	0	0	0	0
8:18	2	2	1	1	50	25	25	4	2	2	100	75	50
8:19	1	1	1	0	25	25	0	2	1	1	50	50	25
8:20	4	3	2	1	75	50	25	6	4	2	150	100	100
8:21	1	2	1	1	50	25	25	4	2	2	100	75	50
8:22	2	3	2	1	75	50	25	6	4	2	150	100	100
8:23	3	3	2	1	75	50	25	6	4	2	150	100	100
8:24	1	1	1	0	25	25	0	2	1	1	50	50	25
8:25	3	4	3	1	100	75	25	8	5	3	200	125	125
8:26	1	1	1	0	25	25	0	2	1	1	50	50	25
8:27	1	1	1	0	25	25	0	2	1	1	50	50	25
8:28	1	1	1	0	25	25	0	2	1	1	50	50	25
8:29	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0
8:31	0	0	0	0	0	0	0	0	0	0	0	0	0
8:32	0	0	0	0	0	0	0	0	0	0	0	0	0
8:33	0	0	0	0	0	0	0	0	0	0	0	0	0
8:34	0	0	0	0	0	0	0	0	0	0	0	0	0
8:35	0	0	0	0	0	0	0	0	0	0	0	0	0
8:36	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:
Existing queue data collected on Thursday, Dec 3, 2015
Forecasted queue data based on 250 student maximum
Storage length assumes a conservative 25 ft per vehicle

PM Queue Data
Existing and Forecasted

		Existing	Storage	Forecasted	Storage
	Vehicles	Queue	Length	Queue	Length
Time	Arrivals	(# of Veh)	(ft)	(# of Veh)	(ft)
2:36	0	0	0	0	0
2:37	2	2	50	4	100
2:38	1	3	75	6	150
2:39	0	3	75	6	150
2:40	0	3	75	6	150
2:41	1	4	100	8	200
2:42	2	6	150	12	300
2:43	0	6	150	12	300
2:44	0	6	150	12	300
2:45	0	6	150	12	300
2:46	0	6	150	12	300
2:47	2	8	200	16	400
2:48	3	11	275	21	525
2:49	1	12	300	23	575
2:50	0	12	300	23	575
2:51	2	14	350	27	675
2:52	1	15	375	29	725
2:53	1	16	400	31	775
2:54	2	18	450	35	875
2:55	1	19	475	37	925
2:56	1	20	500	39	975
2:57	0	20	500	39	975
2:58	3	23	575	44	1100
2:59	0	23	575	44	1100
3:00	3	26	650	50	1250
3:01	3	29	725	56	1400
3:02	2	31	775	60	1500
3:03	**1**	**32**	**800**	**62**	**1550**
3:04	0	20	500	39	975
3:05	1	17	425	33	825
3:06	1	17	425	33	825
3:07	3	17	425	33	825
3:08	0	15	375	29	725
3:09	1	13	325	25	625
3:10	0	12	300	23	575
3:11	0	9	225	18	450
3:12	1	7	175	14	350
3:13	1	5	125	10	250
3:14	0	4	100	8	200
3:15	0	3	75	6	150
3:16	0	0	0	0	0
Notes:					
Existing queue data collected on Thursday, Dec 3, 2015 and Tuesday, Dec 8, 2015					
Forecasted queue data based on 250 student maximum					
Storage length assumes a conservative 25 ft per vehicle					



1:6,000

VICINITY MAP

Case no: Z156-174

Date: 2/2/2016

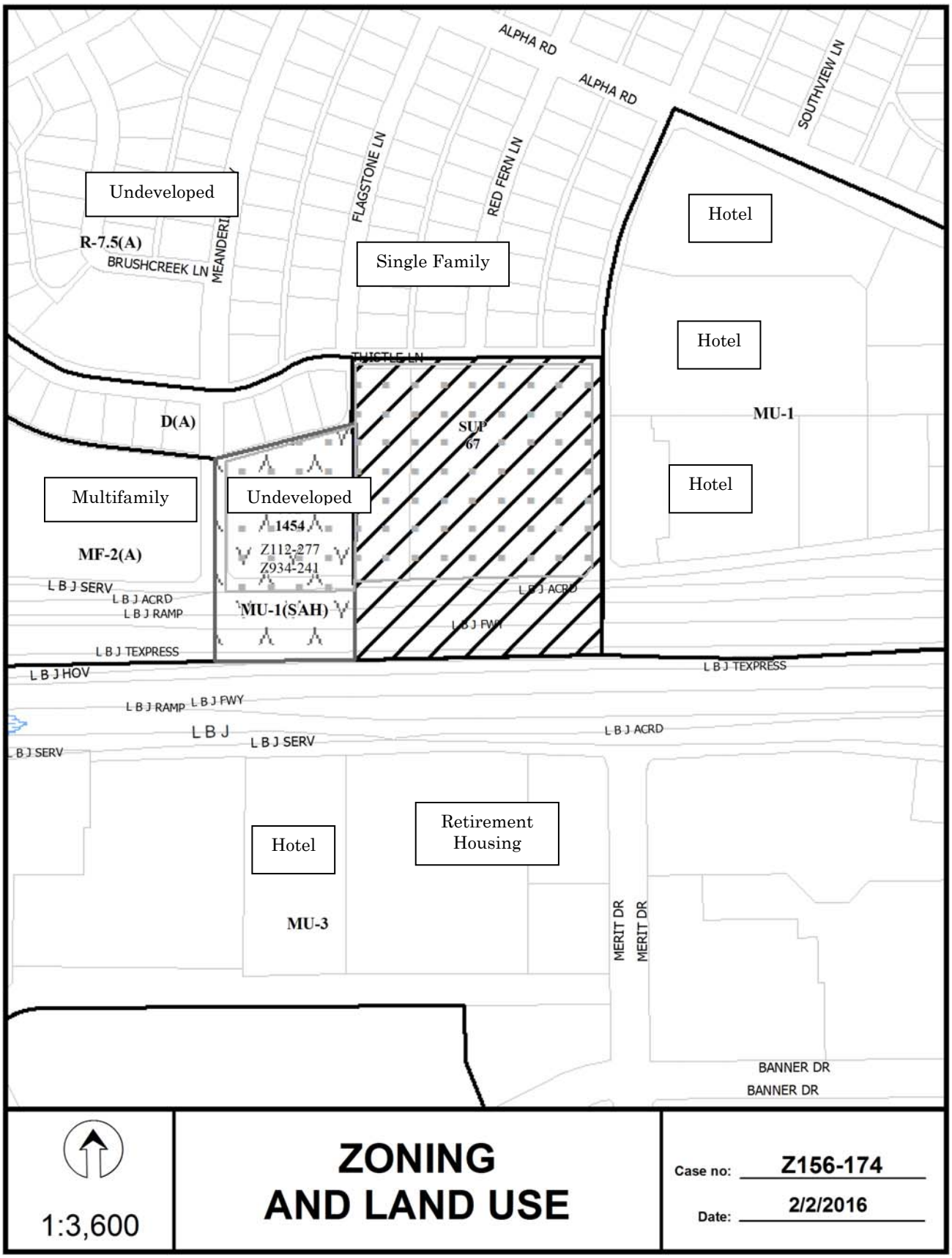


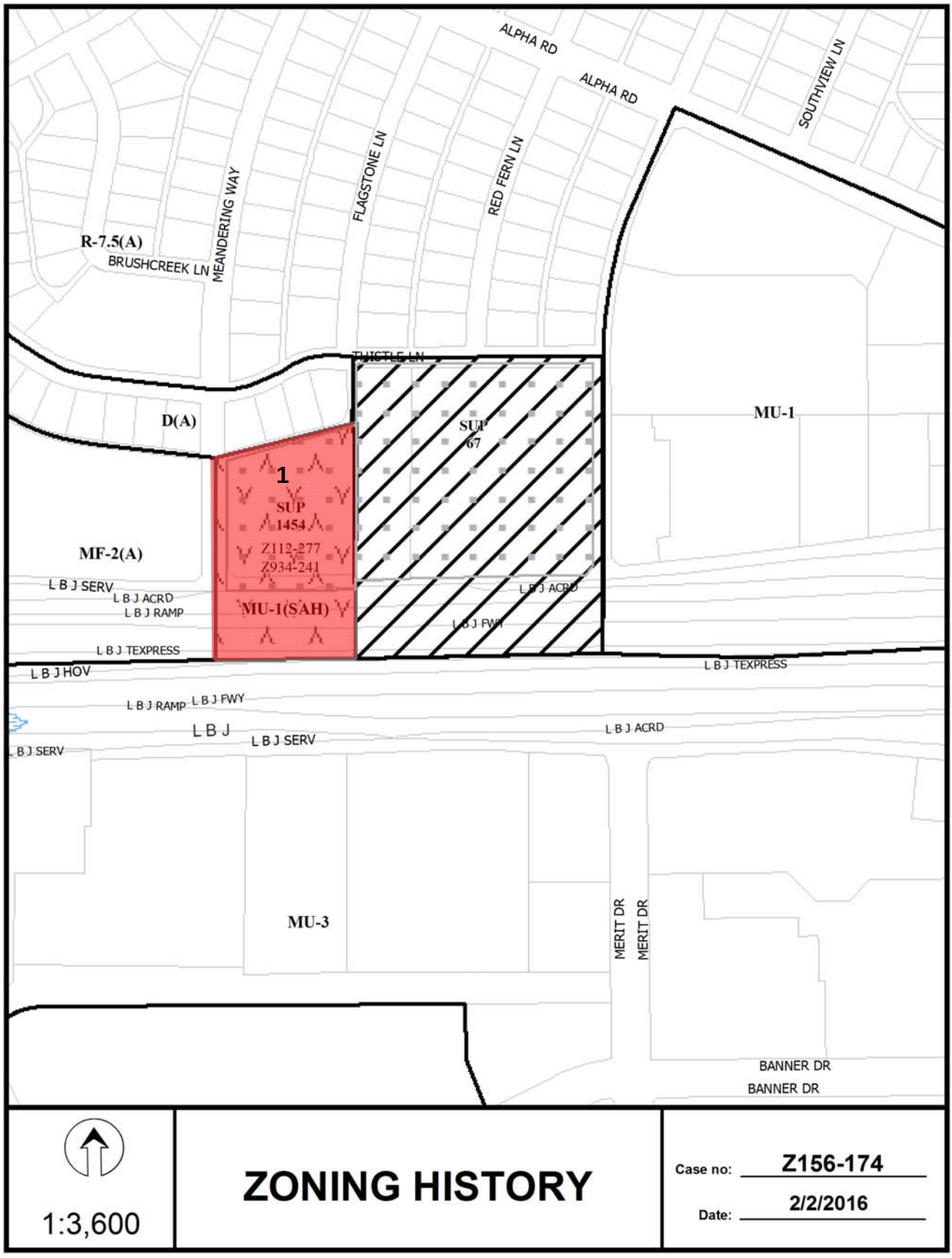
1:3,600

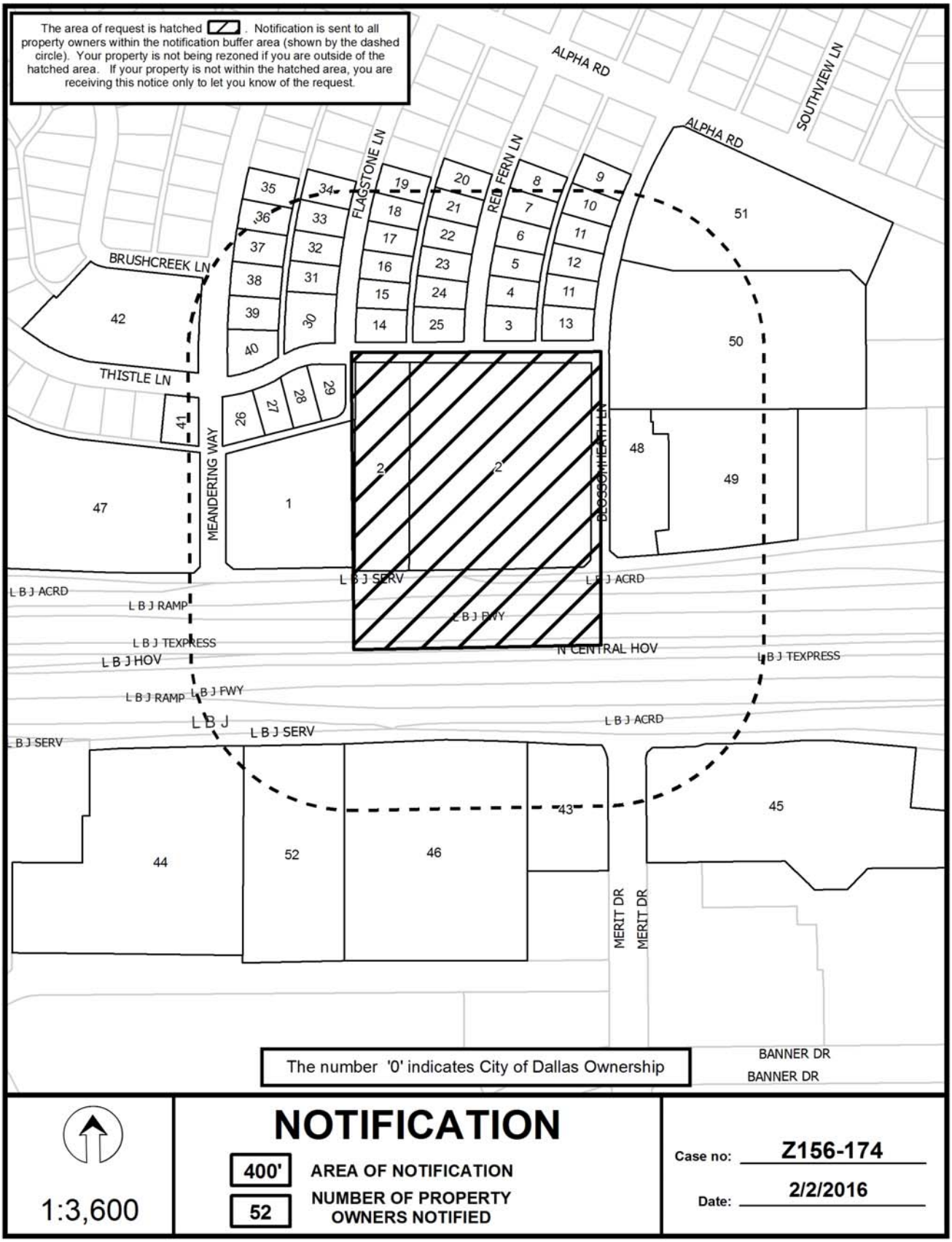
AERIAL MAP

Case no: Z156-174

Date: 2/2/2016


ALPHA RD
ALPHA RD
SOUTHVIEW LN
FLAGSTONE LN
RED FERN LN
MEANDERING
BRUSHCREEK LN
Undeveloped
R-7.5(A)
Single Family
Hotel
Hotel
THISTLE LN
D(A)
SUP 67
MU-1
Hotel
Multifamily
Undeveloped
1454
Z112-277
Z934-241
MF-2(A)
MU-1(SAH)
L B J SERV
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J
Hotel
Retirement Housing
MU-3
MERIT DR
BANNER DR
1:3,600
ZONING
AND LAND USE
Case no: Z156-174
Date: 2/2/2016


ALPHA RD
ALPHA RD
SOUTHVIEW LN
MEANDERING WAY
FLAGSTONE LN
RED FERN LN
R-7.5(A)
BRUSHCREEK LN
TUISTLE LN
D(A)
SUP 67
MU-1
1
SUP 1454
Z112-277
Z934-241
MF-2(A)
MU-1(SAH)
L B J SERV
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J
MU-3
MERIT DR
BANNER DR
1:3,600
ZONING HISTORY
Case no: Z156-174
Date: 2/2/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
ALPHA RD
SOUTHVIEW LN
FLAGSTONE LN
RED FERN LN
BRUSHCREEK LN
THISTLE LN
MEANDERING WAY
BLOSSOM HEATH LN
L B J ACRD
L B J RAMP
L B J TEXPRESS
L B J HOV
L B J FWY
L B J SERV
N CENTRAL HOV
MERIT DR
BANNER DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
52
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z156-174
Date: 2/2/2016

02/02/2016

Notification List of Property Owners

Z156-174

52 Property Owners Notified

Label #	*Address*		*Owner*
1	7701	LBJ FWY	LAWLER RL TRUST
2	7775	LBJ FWY	PARK CENTRAL BAPTIST CHURCH
3	13106	RED FERN LN	AYALA SALVADOR CONSTANZA
4	13112	RED FERN LN	SHATLEY BETSY B
5	13116	RED FERN LN	SHATLEY BETTY
6	13122	RED FERN LN	HAMIDFAR AHMAD
7	13126	RED FERN LN	DIAZ JUAN P &
8	13134	RED FERN LN	DELASANCHA ROMAN
9	13129	BLOSSOMHEATH LN	RODRIGUEZ PATRICIA
10	13125	BLOSSOMHEATH LN	FERNANDEZ FRANCISCO N &
11	13119	BLOSSOMHEATH LN	FRAZIN LORRIE
12	13115	BLOSSOMHEATH LN	RAMIREA PAULO E
13	13105	BLOSSOMHEATH LN	HERNANDEZ PEDRO A &
14	13106	FLAGSTONE LN	DIAZ JUAN P &
15	13112	FLAGSTONE LN	AGUILERA MAURICIO
16	13118	FLAGSTONE LN	ASMEROM TEDROS
17	13122	FLAGSTONE LN	TORRES MIGUEL A
18	13130	FLAGSTONE LN	RECINEBOOG REGINA &
19	13204	FLAGSTONE LN	HARVEY JAMES L III
20	13131	RED FERN LN	RAMIREZ AMADE A &
21	13125	RED FERN LN	DAHAN STEPHANIE
22	13121	RED FERN LN	MORGULOFF BARRY R &
23	13115	RED FERN LN	HAMM ROBERT H JR ETAL
24	13111	RED FERN LN	BURRIS JENNIFER L
25	13105	RED FERN LN	MORGULOFF KAREN &
26	7606	THISTLE LN	FRAZIN LORRAINE

02/02/2016

Label #	*Address*		*Owner*
27	7612	THISTLE LN	ZAFAR SHADMAN
28	7616	THISTLE LN	HAQUE NAYEEM & KELCEY
29	7622	THISTLE LN	GANNON JEFFREY
30	13111	FLAGSTONE LN	TESSEMMA TADESSE &
31	13117	FLAGSTONE LN	GALLEGOS JOSEFINA
32	13121	FLAGSTONE LN	STRULL PHILLIP
33	13127	FLAGSTONE LN	GARNER JERRY L
34	13133	FLAGSTONE LN	NICHOLAS RHONDA L
35	13118	MEANDERING WAY	TORRE ROBERT DE LA &
36	13112	MEANDERING WAY	KILLGO CLIFFORD D
37	13106	MEANDERING WAY	REDD JUDY A
38	13094	MEANDERING WAY	CHAILLET SHIRLEE M & BRIAN S
39	13090	MEANDERING WAY	GAMINO GARY & MICHELLE
40	13084	MEANDERING WAY	MURY MOHAMMAD R
41	7580	THISTLE LN	GONSKY SHARON
42	13093	MEANDERING WAY	CHURCH IN DALLAS THE
43	12777	MERIT DR	SUMMIT PARQUE LLC
44	7616	LBJ FWY	HARTMAN INCOME REIT PPTY HOLDINGS LLC
45	12790	MERIT DR	PARK CENTRAL PROPERTY LP
46	7750	LBJ FWY	NIC 17 WINDSOR OWNER LLC
47	7373	VALLEY VIEW LN	191 II FSC CITY NORTH APARTMENTS LLC
48	7815	LBJ FWY	SHRIRAJ INVESTMENT CORPORATION
49	7815	LBJ FWY	GRAND HOTEL HOSPITALITY LLC
50	7800	ALPHA RD	HPT IHG 3 PPTIES TR
51	7880	ALPHA RD	HPT IHG-3 PROP TRUST
52	7642	LBJ FWY	IHP DALLAS TX OWNER LLC

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Sharon Hurd, AICP

FILE NUMBER: Z156-173(SH) **DATE FILED:** December 24, 2015

LOCATION: East line of Skillman Street, south of Sedgwick Drive

COUNCIL DISTRICT: 10 **MAPSCO:** 27-T

SIZE OF REQUEST: Approx. 13.38 acres **CENSUS TRACT:** 78.26

APPLICANT/OWNER: David Weekley Homes/PC LH Land Partners, LP

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for an amendment to Subarea D of Planned Development District No. 758 on the east line of Skillman Street, south of Sedgwick Drive.

SUMMARY: The applicant requests to amend Subarea D to permit a shared access development with a maximum of 60 single family residential dwelling units using two shared access points.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Under the main uses that are currently permitted in Subarea D, the request site could be developed with single family uses. However, due to certain limitations of the shared access development standards, the applicant is requesting to amend the existing PDD to accommodate the proposed use. The proposed 60-lot shared access development is compatible with the surrounding development.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a significant impact on the surrounding street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Neighborhood Building Block. This request is consistent with the building block.

BACKGROUND INFORMATION:

- On June 13, 2007, PDD No. 758 was approved by City Council. The PDD is comprised of approximately 69.27 acres, and is established on property located on both sides of Walnut Hill Lane, east of Skillman Street. This district is divided into Subareas A, B, C, and D.

- On September 12, 2014, a Certificate of Occupancy (CO) was issued for a multifamily use constructed within Subarea C.

- Since the issuance of the CO, subsequent permits have been issued for various retail and personal service uses that currently occupy suites within the multifamily structure.

Zoning History: There has been one recent Board of Adjustment case requested in the area within the last five years**.**

1. **BDA145-049**: On April 22, 2015, the Board of Adjustment Panel B granted a variance of 30 feet to the front yard setback regulations at 6939 Blackwood Drive.

Thoroughfare/Street:

Thoroughfare/Street	Type	Existing Dimension
Skillman Street	Principal Arterial	Minimum-6 lanes-Divided, 100’ ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment 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 Plan does not make a specific land use recommendation as related to the request; however, it is comprised of a series of Building Blocks. Void of well-defined boundaries, these Building Blocks depict generalized land use patterns that indicate where certain types and densities of development might logically occur. The *forwardDallas! Comprehensive Plan* identifies the request site as being within the Urban Neighborhood Building Block.

Although predominately residential, the Urban Neighborhood Building Block is distinguished from other neighborhoods by the wide variety of housing options it provides and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD 758 Subarea D	Undeveloped land
North	PDD 758 Subarea C	Multifamily uses and undeveloped land
East	D(A)	Duplex uses
	PD 343	Nursing Home
South	MF-1(A)	Multifamily uses
	R-7.5(A)	Undeveloped (Jackson Branch creek)
West	R-10(A)	Single family uses

Land Use:

The request site is located along the east line of Skillman Street, south of Sedgwick Drive, within the Lake Highlands Town Center. The subject site is currently undeveloped and the applicant's request will allow for a Shared Access Development (SAD) with a maximum of 60 single family residential lots. The SAD will not have direct access to Skillman Street, but rather will be served by two proposed points of access from Watercrest Parkway.

The proposed development will be constructed adjacent to existing multifamily developments to the south, a mixed used building to the north and will be bounded on the east side by Jackson Branch creek. To the west, Skillman Street will separate the proposed SAD from an established single family residential community.

In PDD No. 758, single family uses are permitted by right. The proposed SAD is supported by the Comprehensive Plan whereby it introduces a new housing option that currently does not exist in the immediate area. Open space amenities, an internal street network that promotes traffic calming measures, and close proximity to public transit are additional features that characterize the proposed development that are aligned with the overall vision of the surrounding community.

The proposed development will be compatible with the surrounding land uses. Prior to permitting, approval of a development plan will be required to ensure that the SAD meets all of the development standards and regulations in PDD No. 758.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Lot Size	PRIMARY Uses
	Front	Side/Rear					
PDD No. 758 Proposed Subarea D	8'	0/6'	60 max units (single family) 175 max units (multifamily)	36'	80% (single family) 90% (other uses)	1,200 sf	Single family (60-lot shared access development)
PDD No. 758 Subarea D	8'	0/6'	175 max units	75'	90%	N/A	Multifamily, duplex, single family, residence hotel

Landscaping:

According to the ordinance governing the PDD, landscaping for a shared access development within Subarea D must be provided in accordance with Section 51A-10.125(a)(2)(B)(i) and (ii) of the Dallas Development Code. The parkway tree requirements of PDD No. 758 will apply for a shared access development. No landscape plan is required to be approved by the City Plan Commission.

LIST OF OFFICERS

Owner:

PC LH Land Partners, LP

Cypress VI GPCorp, LLC, General Partner

M. Timothy Clark, President and Director

Stephen T. Clark, Chairman and Director

Brent Heath, Vice President

Applicant:

David Weekley Homes

David Weekley, Chairman / CEO

Dick Weekley, Vice President

John Johnson, COO

Heather Humphrey, CFO

Ken McDonald, Dallas Area President

PROPOSED CONDITIONS

ARTICLE 758.

PD 758.

SEC. 51P-758.101. LEGISLATIVE HISTORY.

PD 758 was established by Ordinance No. 26786, passed by the Dallas City Council on June 13, 2007. (Ord. 26786)

SEC. 51P-758.102. PROPERTY LOCATION AND SIZE.

PD 758 is established on property located on both sides of Walnut Hill Lane, east of Skillman Street. The size of PD 758 is approximately 69.27 acres. (Ord. 26786)

SEC. 51P-758.103. CREATION OF SUBAREAS.

This district is divided into Subareas A, B, C, and D, as shown on the conceptual plan. (Ord. 26786)

SEC. 51P-758.104. 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) In this district, the following definitions apply:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(3) ENTERTAINMENT FACILITY means a facility for sporting events or the performing arts, including indoor motion picture theaters, theaters for live musical or dramatic performances, indoor and outdoor concert halls, and exhibition halls.

(4) FACADE GRAPHICS SIGNS means a sign composed of a pattern of shapes, colors, text, or symbols that are applied to, projected on, or integrated into the full or partial facade of a building.

(5) LARGE TREE means a tree with a minimum caliper of three inches, or a minimum height of 12 feet, depending on the standard measuring technique for the species.

(6) LARGE SHRUB means a shrub with a minimum height of three feet.

(7) MARQUEE SIGN means a changeable message sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building.

(8) SMALL TREE means a tree taller than six feet but less than twelve feet in height.

(9) STOOP means a small porch leading to the entrance of a residence.

(10) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, lane, or driveway.

(11) VIDEOBOARD SIGN means a flat-screen premise sign that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology, and that is mounted to the exterior of a building.

(d) This district is considered to be a nonresidential zoning district. (Ord. Nos. 26786; 27852)

SEC. 51P-758.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 758A). If a conflict exists between the text of this article and the conceptual plan, the text of this article controls. (Ord. 26786)

SEC. 51P-758.106. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

(b) For a public park, playground, or golf course use, a development plan must be approved by the park and recreation board, and an approved copy of the development plan must

be submitted to the director of development services before the issuance of any building permit to authorize the development of a public park, playground, or golf course use in this area.

(c) If a conflict exists between the text of this article and a development plan, the text of this article controls.

(d) The building official may issue building permits for the following work without the approval of a development plan:

(1) the repair of existing structures;

(2) demolition of existing structures;

(3) grading;

(4) the installation of fencing or other structures for security purposes;

(5) work associated with permitted temporary uses; and

(6) work intended to provide for irrigation or maintenance of landscaping.

(e) Development plans may be submitted in phases.

(f) For single family uses, a preliminary plat may serve as the development plan and must be submitted to city plan commission for approval.

(g) The portion of Section 51A-4.702(c)(5) requiring submission of a development plan within six months of the city council's approval of this district does not apply.

(h) In addition to the requirements in Section 51A-4.702, the development plan must also include the following:

(1) The cumulative floor area broken out into use categories, total number of dwelling units, and total amount of open space for:

(A) the building site;

(B) the subarea in which the building site is located; and

(C) the district.

(2) Ingress and egress locations.

(3) Measurements of visibility triangles, showing that they remain unobstructed as required by Section 51P-758.110.

(i) Development plans do not have to show the location of signs. (Ord. 26786)

SEC. 51P-758.107. MAIN USES PERMITTED.

(a) The following uses are the only main uses permitted in Subareas A, B, and C:

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Labor hall. *[SUP]*
-- Medical or scientific laboratory.
-- Tool or equipment rental.

(3) Industrial uses.

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

(4) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery.
-- Foster home.
-- Hospital.
-- Library, art gallery, or museum.

(5) Lodging uses.

-- Hotel or motel. *[By SUP if 60 or fewer guest rooms.]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*

-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

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

(9) Residential uses.

-- Duplex.
-- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
-- Multifamily.
-- Residential hotel.
-- Retirement housing.
-- Single family.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in a mixed use district.]*
-- Animal shelter or clinic without outside runs.
-- Business school.
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district.]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Entertainment facility.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.
-- Home improvement center, lumber, brick, or building materials sales yard.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Surface parking.
-- Temporary retail use.

-- Theater.

(11) Transportation uses.

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

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[By SUP if tower height exceeds 65 feet for monopole tower; otherwise, see Section 51A-4.212(10.1). Treat as if in a mixed use district.]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Office showroom/warehouse.
-- Recycling buy-back center. *[See Section 51A-4.213(11). Treat as if in a mixed use district.]*
-- Recycling collection center. *[See Section 51A-4.213(11.1). Treat as if in a mixed use district.]*
-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(b) The following uses are the only main uses permitted in Subarea D:

(1) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(2) Residential uses.

-- Duplex.
-- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(3) is not met.]*
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

-- Multifamily.
-- Residential hotel.
-- Retirement housing.
-- Single family.

(3) Utility and public service uses.

-- Local utilities.

(Ord. Nos. 26786; 27852)

SEC. 51P-758.108. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

-- Private stable.

(c) The following accessory uses are permitted by SUP only:

-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Pedestrian skybridges.

(Ord. 26786)

SEC. 51P-758.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this subsection, the following regulations apply in all subareas:

(1) Window sills, bay windows, belt courses, cornices, fireplace chimneys, and other architectural features may project up to three feet into the required front, side, or rear yard setback.

(2) Attached premise signs may project up to three feet into the required front, side, or rear yard setback if the sign has eight feet of vertical clearance above grade.

(3) Unenclosed balconies, unenclosed patios, awnings, stairs, and stoops may

project up to six feet into the required front, side, or rear yard setback, provided the width of the encroachment is 12 feet or less for any one encroachment.

(4) Underground parking structures may project to the lot line.

(5) The city plan commission may approve a development plan that increases the maximum setback to create pedestrian plazas or courtyards.

(6) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope, except:

(A) In all subareas, the structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) In all subareas, chimneys may project through the slope to a height 12 feet above the slope.

(C) In Subarea C, a turret, spire, or clock tower meeting the requirements of Section 51P-758.109(e)(6) may project through the slope to a height 24 feet above the slope.

(7) To meet the maximum setback requirements of this article, a minimum of 75 percent of the main building width, excluding areas designated as open space, pedestrian plazas, or courtyards on an approved development plan, must be located between the minimum and maximum front yard setback.

(b) Open space.

(1) Open space must be provided as shown on the conceptual plan.

(2) Except as otherwise provided, open space must be unobstructed to the sky.

(3) Open space may not contain any permanent structures except:

(A) structures supporting pedestrian or outdoor recreational uses;

(B) kiosks that provide information related to the open space;

(C) security, audio-visual, recreational, or maintenance equipment; and

(D) streets and bridges that traverse the open space if they are approved by the director of public works and transportation.

(4) Open space that is dedicated and accepted as park land will still be considered open space under this article.

(c) Subarea A.

(1) Front yard.

(A) Minimum front yard is six feet.

(B) Except as provided in this subparagraph, maximum front yard is 20 feet. No maximum setback is required along Skillman Street and Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units is 280.

(4) Floor area. Maximum total floor area for nonresidential uses is 155,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 4.0.

(6) Height. Except as provided in this paragraph, maximum structure height is 75 feet. Chimneys may project 12 feet above the maximum structure height.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Stories. Maximum number of stories above grade is five.

(d) Subarea B.

(1) Front yard.

(A) Minimum front yard setback is six feet except that no minimum setback is required along Walnut Hill Lane.

(B) Except as provided in this subparagraph, maximum front yard setback is 20 feet. No maximum setback is required along Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units is 850.

(4) Floor area. Maximum total floor area for nonresidential uses is 35,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for

any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 4.0.

(6) Height. Except as provided in this paragraph, maximum structure height is 105 feet. Chimneys may project 12 feet above the maximum structure height.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Stories. Maximum number of stories above grade is seven.

(e) Subarea C.

(1) Front yard.

(A) Minimum front yard setback is six feet.

(B) Except as provided in this subparagraph, maximum front yard setback is 20 feet. No maximum setback is required along Skillman Street and Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units is 900.

(4) Floor area. Maximum total floor area for nonresidential uses is 300,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 2.85.

(6) Height. Except as provided in this paragraph, maximum structure height is 75 feet. Chimneys may project 12 feet above the maximum structure height. A turret, spire, or clock tower may exceed the maximum structure height by 24 feet if the portion above 75 feet is not designed for habitation and the floor area does not exceed 900 square feet.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Stories. Maximum number of stories above grade is five.

(f) Subarea D.

(1) Front yard. The minimum front yard setback is eight feet.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density.

(A) Single family. Maximum number of dwelling units is 60.

(B) Other uses. Except as provided in this paragraph, maximum number of dwelling units is 175.

(4) Height.

(A) Single family and handicapped group dwelling unit. Except as provided in this paragraph, maximum structure height is 36 feet.

(B) Other uses. Except as provided in this paragraph, maximum structure height is 75 feet.

(C) Chimneys. Chimneys may project 12 feet above the maximum structure height.

(D) Residential proximity slope. For single family and handicapped group dwelling unit uses, residential proximity slope does not apply.

(5) Lot coverage.

(A) Single family and handicapped group dwelling unit. Maximum lot coverage is 80 percent. For purposes of this section, a shared access development in Subarea D is treated as a multifamily district.

(B) Other uses. Maximum lot coverage is 90 percent.

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

(6) Garages. For single-family uses, enclosed parking garages with automatic garage doors may be located within the required 20-foot setback from the right-of-way line of an alley.

(7) Stories. Maximum number of stories above grade is four.

(8) Lot area. Minimum lot area for single family and handicapped group dwelling unit uses is 1,200 square feet.

SEC. 51P-758.110. VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply in this district.

(b) The visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) A 45-foot visibility triangle is required at:

(1) the Skillman Street and Walnut Hill Lane intersection; and

(2) all ingress and egress points intersecting with Walnut Hill Lane. (Ord. 26786)

SEC. 51P-758.111. INTERNAL STREET STANDARDS.

(a) In general.

(1) The regulations in this section apply to all internal public and private streets within this district except alleys, shared access areas, and driveways.

(2) Except as provided in this section, internal streets must be constructed in accordance with this section and the rights-of-way standards and pavement widths as shown in the street sections (Exhibit 758B), which includes residential, retail, and park-side street sections. If there is a conflict between the text of this article and Exhibit 758B, the text of this article controls.

(3) Minimum pavement widths include on-street parking. Neck-downs and landscape islands are permitted in that portion of the minimum pavement width designated for on street parking.

(b) Street plan. A street plan showing the layout of streets and the applicable street section, must be approved by the director of public works and transportation and submitted with the development plan to the city plan commission for approval. Internal streets must be provided as shown on the street plan and street sections.

(c) Street sections.

(1) Residential street sections A and B. The minimum right-of-way is 60 feet,

and the minimum pavement width is 40 feet from back-of-curb to back-of-curb. This street section may be applied to all subareas.

(2) Retail street section A. The minimum right-of-way is 148 feet, and each couplet section must be constructed with a minimum pavement width of 42 feet from back-of-curb to back-of-curb. This street section may be applied to Subareas A, B, or C.

(3) Retail street section B. The minimum right-of-way is 92 feet, and the minimum pavement width is 70 feet from back-of-curb to back-of-curb. This street section may be applied to Subareas A, B, or C.

(4) Park-side street section. The minimum right-of-way is 62 feet, and the minimum pavement width is 40 feet from back-of-curb to back-of-curb. This street section may be applied to all subareas.

(d) Alternate street sections.

(1) To deviate from Exhibit 758B, an alternate street section must be approved by the director of public works and transportation and approved by city plan commission along with the development plan.

(2) To be approved, an alternate street section must provide a street width that reduces vehicle speeds and promotes a pedestrian-friendly environment. An alternate street section may not reduce the minimum sidewalk width or tree planting zone requirements. (Ord. 26786)

SEC. 51P-758.112. PARKING AND LOADING.

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

(b) Multifamily. A minimum of one space per unit for dwelling units with one bedroom, and a minimum of 1.5 spaces per unit for dwelling units with two or more bedrooms is required.

(c) Compact parking. No more than 35 percent of the required parking spaces for any use may be provided in compact (7.5-foot-wide) stalls.

(d) Parking reduction for proximity to DART light rail stations.

(1) Parking for any use, except a residential use, that is located within one-half mile of a light rail station may be reduced by 20 percent if:

(A) a minimum eight-foot-wide pedestrian connection is provided from that use to the closest DART light rail station; and

(B) the pedestrian connection is illuminated with a minimum average illumination level of 1.5 footcandles.

(2) Measurement to a light rail station is measured in a direct line from the nearest point of the light rail station to the nearest point of the lot containing the use.

(e) Screening of off-street loading spaces and areas.

(1) Off-street loading spaces and any area used for loading and unloading must be screened if visible from a public street or neighboring lot.

(2) The 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 for providing screening described in Section 51A-4.602(b)(3), except that garbage storage areas must be visually screened by a masonry wall.

(3) Evergreen plant materials are encouraged to satisfy screening requirements.

(f) On-street parking.

(1) Except as provided in this subsection, parallel parking spaces or angled head-in parking spaces are permitted. Angled head-in on-street parking spaces must be striped.

(2) On-street parking spaces are prohibited on Skillman Street or Walnut Hill Lane.

(3) Angled head-in on-street parking spaces are prohibited within 60 feet of Skillman Street or Walnut Hill Lane.

(4) Except as provided in this paragraph, on-street parking spaces may be counted toward the parking requirement of a nonresidential or multifamily use adjacent to the on-street parking space. On-street parking may be counted toward the guest parking requirement of a shared access development. To receive credit, parking spaces must be marked per city regulations.

(A) An on-street parking space may not be used to reduce the required parking for more than one use.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(g) Tandem parking. Tandem parking is permitted for residential uses.

(h) Mixed-use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed-use development parking chart (Exhibit 758C).

(B) In this subsection, mixed-use development means a subarea with more than one type of use (i.e. residential with retail uses).

(C) This reduction may be used in combination with other parking reductions, so long as the standard off-street parking requirement for a mixed-use development is not reduced by more than 30 percent. A special exception for the number of required parking spaces, however, may not be combined with a mixed-use development parking reduction.

(2) Calculation of adjusted standard off-street parking requirement. An adjusted standard off-street parking requirement for a mixed-use development is calculated as follows:

(A) The standard parking requirements for each of the uses in the mixed-use development must be ascertained.

(B) The parking demand for each use is determined for each of the five times of day shown in the mixed-use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) The time of day columns are totalled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the mixed-use development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed-use development is a retail or personal service use, the minimum parking requirement for the mixed-use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(i) Parking setback. Except for parking structures, valet parking pick-up and drop-off sites, single-family uses, and duplex uses, off-street parking is prohibited within 30 feet of a pavement line of a street between grade and 12 feet above grade.

(j) Fees. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking.

(k) Surface parking lot pedestrian pathways. Surface parking lots having more than four rows of parking across the width of the lot must have a pedestrian pathway system. To qualify, the pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint alone. Pedestrian pathways must be a minimum of four feet wide. (Ord. Nos. 26786; 27852)

SEC. 51P-758.113. TRAFFIC IMPROVEMENTS.

(a) Traffic improvements required. Except as otherwise provided, the following traffic improvements must be provided before the issuance of a certificate of occupancy:

(1) A northbound right-turn lane at ingress/egress point 1 on Skillman Street as shown on the conceptual plan.

(2) A westbound right-turn lane at ingress/egress point 2 on Walnut Hill Lane as shown on the conceptual plan.

(3) An eastbound right-turn lane at ingress/egress point 3 on Walnut Hill Lane as shown on the conceptual plan.

(4) A northbound right-turn lane at ingress/egress point 5 on Skillman Street as shown on the conceptual plan.

(5) Westbound dual left-turn lanes at the intersections of Skillman Street and Walnut Hill Lane must be provided before the issuance of a certificate of occupancy for any use that would result in more than 1,700 residential dwelling units, more than 315,000 square feet of floor area for retail uses, or more than 50,000 square feet of floor area for office uses.

(b) Emergency access. Ingress/egress point 7 as shown on the conceptual plan is limited to emergency access only. (Ord. 26786)

SEC. 51P-758.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. Except as otherwise provided in this section, Article VI applies.

(b) Pedestrian-scale lighting. Pedestrian-scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along sidewalks adjacent to internal streets. In this subsection, pedestrian-scale lighting means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or a pedestrian light fixture approved by the director of public works and transportation. The design and placement of both the standards and fixtures must be approved by the director of public works and transportation. Unless otherwise provided, each property owner is responsible for the cost of installation, operation, and maintenance of the lighting on their property or in the public right-of-way adjacent to their property. (Ord. 26786)

SEC. 51P-758.115. LANDSCAPING.

(a) Landscape plan.

(1) Except as provided in this section, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district. Landscaping must be provided as shown on the landscape plan.

(2) A landscape plan is not required for:

(A) a public park use;

(B) the repair of existing structures;

(C) demolition;

(D) grading;

(E) the installation of fencing or other structures for security purposes;

(F) work associated with permitted temporary uses;

(G) work intended to provide for the irrigation or maintenance of landscaping; or

(H) the reconstruction or restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind if that reconstruction or restoration does not increase:

(i) the number of buildings on the lot;

(ii) the number of stories in a building on the lot;

(iii) the floor area of any building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(iv) the nonpermeable coverage of the lot by more than 2,000 square feet.

(I) A single family or handicapped group dwelling unit use in Subarea D.

(3) A landscape plan must be submitted with two blue-line or black-line prints. The plan must have a scale of one inch equals 50 feet or larger (e.g. one inch equals 40

feet, one inch equals 30 feet, etc.) and must be on a standard drawing sheet no greater than 56 inches by 48 inches. A plan that is not drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.

(4) A landscape plan must contain the following information:

(A) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(B) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(C) Approximate centerlines of existing water courses and the location of the 100-year flood plain, the escarpment zone, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(D) Project name, street address, and lot and block description.

(E) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(F) Locations and dimensions of proposed landscape buffer strips.

(G) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(H) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(I) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(J) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(K) A description of proposed watering methods.

(L) Location of visibility triangles on the lot (if applicable).

(M) Tabulation of design standard points earned by the plan *[See Subsection (c)]*.

(N) Percentage of lot coverage, impervious area, and front yard landscape area.

(O) Total size of pedestrian facilities, special amenities, and enhanced pavement each.

(P) The total tree mitigation for the district as a running total and the total of proposed tree replacement plantings and alternate tree mitigation methods for that landscape plan. Each landscape plan should subtract tree mitigation credit after a landscape plan has been approved by city plan commission.

(Q) The adjacent parkway area and any landscaping within the parkway area.

(5) All landscape plans must comply with the mandatory provisions in Subsection (b). The city plan commission may approve a landscape plan that does not comply with the requirements of this section if:

(A) strict compliance with this section is impractical due to site constraints or the location of protected trees, or would result in substantial hardship;

(B) the landscape plan complies with the spirit and intent of this section;

(C) the landscape plan furthers the stated purpose of this section; and

(D) the variation or exception from this section will not adversely affect surrounding properties.

(b) Mandatory provisions.

(1) In general. Trees must be planted no closer than 2.5 feet on center from any curb or paved surface. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet on center from another large tree.

(2) Parkway trees.

(A) Tree planting zone. In this section, the tree planting zone is that area located in the parkway, parallel to and between 2.5 and 10 feet from the back of the street curb.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required caliper inches per block face is determined by dividing the block face, excluding driveways and visibility triangles, by 25. This number is then multiplied by 3.5 to determine the total caliper inches for that block face. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next whole number. Required trees must be of a species

recommended by the building official. Protected trees relocated from another location on the Property and preserved trees may be counted toward the number of required caliper inches. Trees located in the median of Wildcat Way may be counted towards the required caliper inches for Wildcat Way.

(C) Parkway landscape permits and alternate tree planting options. The property owner must apply for a parkway landscape permit before any required trees may be planted in the parkway. If a property owner cannot obtain a parkway landscape permit to locate a required tree in the parkway, the property owner must locate the tree in the required front yard as near as practicable to the front lot line. If a lot has no front yard requirement and the property owner cannot obtain a parkway landscape permit to locate the required tree in the parkway, the property owner need not provide that required tree.

(D) Minimum tree height and trunk caliper. Required trees must have a minimum height of 14 feet and a minimum trunk caliper of three-and-one-half inches measured at a point 12 inches above the root ball at the time of installation. For this provision, height is measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.

(E) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The maximum spacing between required trees is 50 feet on center, excluding open spaces or pedestrian plazas designated on an approved development plan.

(3) Surface parking area trees and landscaping. The following regulations apply to surface parking lots.

(A) All required parking spaces must be within 100 feet of a large canopy tree.

(B) Parking lots must be divided into sections containing no more than 120 parking spaces. Parking lot sections must be divided by landscaped dividers with a minimum width of eight feet. Landscaped dividers must have large canopy trees spaced at a maximum of 30 feet on center and ground cover or shrubs. Parking lot sections may contain up to 160 parking spaces if, in addition to the landscape dividers, each grouping of parking rows is divided by a landscape island of a minimum of 20 square feet per row of cars. Landscaped islands must have ground cover and trees or shrubs.

(C) Except as provided in this subparagraph, a[~~A~~] landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and Skillman Street or Walnut Hill Lane. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right-of-way. The landscape buffer strip must have an evergreen berm with a minimum height of three feet. If the topography prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. The landscape buffer must also have large canopy trees spaced at a maximum of 30 feet on center. The landscape buffer strip does not apply to single family or handicapped group dwelling unit uses in Subarea D.

(4) Structured parking trees and landscaping. Except as provided in this paragraph, t[T]he following regulations apply to the highest level of a parking structure that is unobstructed to the sky and is visible from an adjacent street right-of-way. This requirement does not apply to individual garages for single family and handicapped group dwelling unit uses in Subarea D.

(A) Parking must be screened with:

(i) a solid parapet wall to a minimum of three feet in height above the parking surface, or

(ii) a landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting.

(B) An ornamental tree in a landscape planter is required at the ends of each parking row.

(5) Private license granted.

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

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

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500

Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

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

(6) Parkway landscape permit.

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

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

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

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

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

(7) Landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this section.

(B) In satisfying the landscaping requirements of this section, the use of high quality, hardy, and drought tolerant plant materials is encouraged.

(8) Soil requirements.

(A) Except as otherwise provided in this paragraph, landscape planting areas must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 24 inches deep with a surface area of at least 16 square feet (total of 32 cubic feet).

(ii) Each large tree must be planted in soil that is at least 36 inches deep with a surface area of at least 25 square feet (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 30 inches deep with a surface area of at least 25 square feet (total of 62.5 cubic feet).

(ii) Each large tree must be planted in soil that is at least 40 inches deep with a surface area of at least 36 square feet (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the proposed plant materials.

(9) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(10) Irrigation requirements. Required plant materials must be located within 100 feet of a verifiable water supply, and proposed watering methods (irrigation or otherwise) must be adequate to maintain the plant materials in a healthy, growing condition.

(11) Sidewalks.

(A) Except as provided in this subparagraph, in Subareas A, B, and C, sidewalks must be a minimum of eight feet wide.

(i) On the side of Watercrest Parkway adjacent to the open space, the minimum unobstructed sidewalk width is four and one half feet.

(ii) On the north side of Whistle Stop Place, from Skillman Street to Wildcat Way, no sidewalk is required.

(iii) If a 12-foot-wide sidewalk is provided on the south side of the Jackson Branch Bridge and street crosswalks are provided at the east and west ends of the Jackson Branch Bridge, no sidewalk is required on the north side of the Jackson Branch Bridge.

(iv) On Walnut Hill Lane to the east side of Wildcat Way, minimum sidewalk width is five feet.

(v) On the south side of Lookout Point, no sidewalk is required.

(B) In Subarea D, sidewalks must be a minimum of six feet wide.

(C) All sidewalks must be located in an area parallel to and within five to 15 feet of the back of the street curb.

(D) A minimum of four feet of the sidewalk must be unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction.

(E) If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(c) Design standards. All landscape plans, except for shared access developments in Subarea D, must earn a minimum of 20 points. Points are earned for the use of design standards only when landscaping is provided in the front yard. For purposes of this subsection, the front yard includes those areas of public right-of-way located behind the curb and utilized for landscaping.

(1) Points for landscaping in front yard. The front yard area is determined by multiplying the lot width and the minimum front yard setback. One point is awarded for each three percent of the total front yard area provided as landscape area up to a maximum of 15 points. To qualify, the landscape area must:

(A) be at least 50 square feet;

(B) be covered with grass or other plant material used as ground cover; and

(C) for every 100 square feet of landscape area, or fraction thereof, have a minimum of:

(i) one large canopy tree [This requirement may be satisfied by existing tree credits under Section 51P-758.115(c)(2)];

(ii) three small trees;

(iii) two small trees and one large shrub;

(iv) one small tree and two large shrubs; or

(v) three large shrubs.

(2) Existing tree credits. Existing healthy trees are credited toward meeting design standards as follows:

(A) For each canopy tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large canopy tree is allowed.

(B) For each canopy tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large canopy trees is allowed.

(C) For each canopy tree retained or relocated to the front yard of the building site, to the parkway, or within any of the subareas, having a caliper equal to or greater than 12 inches, a credit of three required large canopy trees is allowed.

(3) Special amenities.

(A) Enhanced pavement material.

(i) Three points are awarded when at least 50 percent of all outdoor vehicular pavement area in the front yard of a lot consists of enhanced pavement. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code, as amended.)

(ii) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the director of public works and transportation.)

(B) Pedestrian facilities. One point is awarded for each one percent increment of lot area covered by publicly accessible special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas, bicycle racks, and outdoor recreation facilities, up to a maximum of five points.

(c.1) Shared access developments in Subarea D. Landscaping for a shared access development must be provided in accordance with Section 51A-10.125(a)(2)(B)(i) and (ii). The parkway tree requirements of this Article apply for a shared access development.

(d) When landscaping must be completed.

(1) Except as otherwise provided, all landscaping must be completed in accordance with an approved landscape plan before a certificate of occupancy may be issued for any building on the lot.

(2) With city plan commission's approval, landscaping may be installed in phases for the purpose of protecting installed landscaping during construction of adjacent phases. Landscaping for all phases, however, must be installed within 18 months of an approved landscape plan unless an alternate phasing plan is approved by city plan commission.

(3) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete his landscaping during the six-month period. For purposes of this subsection, "documented assurance" means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period, or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restrictions must:

(A) expressly provide that they may be enforced by the city;

(B) be approved as to form by the city attorney; and

(C) be filed in the deed records of the county in which the land is located.

(e) General maintenance. Required landscaping must be maintained in a healthy, growing condition. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings, as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city. (Ord. Nos. 26786; 27852)

SEC. 51P-758.116. TREE MITIGATION AND PROTECTION.

(a) Tree protection. After the development plan and landscape plan are approved, a tree protection plan that complies with Section 51A-10.136 must be submitted to the building official before the issuance of a building permit. Tree protection must be provided as shown on the tree protection plan.

(b) Tree mitigation in general.

(1) Except as provided in this section, tree mitigation must be provided in accordance with Article V and Article X.

(2) Except as otherwise provided, this section applies to all property within this district.

(3) This section does not apply to lots smaller than two acres that have single family or duplex uses, except that replacement trees will be considered protected trees even if planted on lots smaller than two acres that have single family or duplex uses. This means that if a replacement tree is planted on a lot smaller than two acres with a single family use, and the

owner of that lot were to one day remove the tree, he would have to replace that tree in accordance with this section.

(4) Tree mitigation is not required if trees are removed because of infrastructure and water retention areas approved under Article V.

(5) The total number of caliper inches required to be mitigated is 4,502. Of the total required caliper inches, a minimum of 855 caliper inches must be replaced or preserved within the open space shown on the conceptual plan.

(c) Replacing trees.

(1) Tree mitigation may be accomplished by planting replacement trees in this district. Replacement trees may be counted towards tree mitigation only if they are not planted within 2.5 feet of a utility easement.

(2) Except in the open space shown on the conceptual plan, the building official shall give tree mitigation credit of two caliper inches for every caliper inch of a protected tree with a caliper of 18 or more inches that is preserved within the district and a credit of 1.5 caliper inches for every caliper inch of tree with a caliper of 12 inches or more that is preserved or relocated within the district. Preserved trees may not be counted twice to meet the tree mitigation requirements of two lots or tracts. Tree mitigation credits in Subsection (c)(2) may count towards the required caliper inches to be mitigated in Subsection (b)(5).

(d) Tree conservation area.

(1) In general. Tree mitigation may also be accomplished by establishing a tree conservation area. A tree conservation area is established if the building official approves the tree conservation area plan and the Property owner creates a conservation easement on the Property pursuant to Section 51A-10.135(d) or shows a conservation area on an approved landscape plan.

(2) Tree conservation area plan. A tree conservation area plan must be submitted to the building official. The tree conservation area plan must include:

(A) A survey of the boundaries for the tree conservation area.

(B) A tree survey of the tree conservation area that complies with Section 51A-10.132, or an estimate of the caliper and type of protected trees using a method determined to be reasonably accurate by the building official.

(C) A plan for the preservation and maintenance of the conservation area.

(3) Approval. The building official shall approve the tree conservation area if the building official determines that the tree conservation area will preserve protected trees and other vegetation, considering:

(A) the size of the tree conservation area;

(B) the health and condition of protected trees within the tree conservation area; and

(C) other features worthy of preservation, such as topography or rare plant species.

(4) Landscape plan. The tree conservation area must be shown on an approved landscape plan.

(5) Development prohibited. Playground equipment and park amenities may not be placed within the tree conservation area unless the building official determines that the playground equipment or park amenities will not be detrimental to the tree conservation area.

(6) Tree mitigation credit.

(A) If the tree conservation area is 25 percent or less of the area of the tree removal property, the responsible party will receive an inch-for-inch credit for trees in the conservation area, up to 50 percent of the total caliper of replacement trees required.

(B) If the tree conservation area is more than 25 percent, but less than 50 percent, of the area of the tree removal property, the responsible party will receive inch-for-inch credit for trees in the conservation easement area, up to 65 percent of the total caliper of replacement trees required.

(C) If the tree conservation area is 50 percent or more of the area of the tree removal property, the responsible party will receive inch-for-inch credit for trees in the conservation easement area, up to 80 percent of the total caliper of replacement trees required.

(e) Completion.

(1) The landscape plan for the final phase of development within the district must include a plan to accomplish any remaining tree mitigation requirements.

(2) Tree mitigation must be completed by June 13, 2012. The city plan commission may extend the deadline for completion if significant delays result from the permitting process or the installation of public improvements. (Ord. Nos. 26786; 27852)

SEC. 51P-758.117. STRUCTURE FACADE STANDARDS.

(a) Off-street parking structures.

(1) All permanent parking structures must be located either underground or be concealed behind a facade that is similar in appearance to the facade of either the building to which the parking structure is accessory or another adjacent structure.

(2) If a parking structure facade is visible from an adjacent street right-of-way, at least 10 percent of the area of the parking structure facade must be covered with the same material used predominantly on the first 50 feet of height of the building to which the parking structure is accessory or another adjacent structure. The area of the parking structure facade is calculated by including openings, if any.

(3) Openings in the parking structure facade must not exceed 52 percent of the total facade area, excluding ingress and egress points.

(b) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 26786; 27852)

SEC. 51P-758.118. SIGNS.

(a) In general. Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII. For purposes of complying with this section, the premise is the Property.

(b) Non-monument signs. Subarea A and Subarea C are each allowed to have one detached multi-tenant premise-identification non-monument sign on Skillman Street and one detached multi-tenant premise-identification non-monument sign on Walnut Hill Lane, for a total of four signs.

(c) A-frame signs. A-frame signs are permitted to identify a business in accordance with the following provisions:

(1) The maximum size of the sign is 32 inches wide and 36 inches tall.

(2) The maximum effective area per side is 1,200 square inches.

(3) A-frame signs may only be displayed when the business it identifies is open.

(4) A-frame signs may be located on the sidewalk or in the front yard of the business that it is identifying, provided a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(5) Only one A-frame sign is permitted per business.

(6) A-frame signs must be separated by a minimum of 50 feet.

(7) A-frame signs may not be located closer than 25 feet to a street intersection and in no case may a sign be located in a visibility triangle.

(d) Blade signs.

(1) Blade signs are permitted.

(2) Blade signs may not be internally illuminated.

(3) Blade signs may be horizontal or vertical.

(4) There is no limit on the number of blade signs.

(5) The maximum area for blade signs is 30 square feet.

(6) Blade signs may be located no lower than nine feet and no higher than 29 feet from street level as measured at the lowest and highest point of the sign.

(7) A blade sign cannot project into the right-of-way.

(8) A blade sign cannot be located closer than 15 feet to another projecting sign.

(e) Videoboard signs.

(1) Location.

(A) Videoboard signs may only be oriented toward Wildcat Way or Watercrest Parkway and may not be visible from Walnut Hill Lane or Skillman Street.

(B) A videoboard sign may only be attached to a facade on both sides of Wildcat Way between the northern right-of-way line of Lookout Point and the southern right-of-way line of Sedgwick Drive.

(2) Number. A maximum of two videoboard signs are permitted in this district.

(3) Size.

(A) The maximum size of a videoboard sign is 1,500 square feet; the video display area may not exceed 500 square feet. The message area within the remaining 1,000 square feet may not change more than one time in a 24-hour period.

(B) The maximum height of the highest point of the video display area is 30 feet.

(4) Operation.

(A) Display. Videoboard signs:

(i) must contain a default mechanism that freezes the image in one position in case of a malfunction;

(ii) must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

(aa) the ambient light level measured in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then

(bb) the dimming level, multiplied by .0039 equals the brightness level; then

(cc) the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed sign brightness, measured in nits. For example:

32768	=	ambient light in luxes
÷ 256		
128	=	dimming level
x .0039		
.4992	=	brightness level
x 9000	=	(maximum brightness of the example sign)
4492.8	=	allowed brightness in nits;

(iii) must be turned off between 12:00 a.m. (midnight) and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and

(iv) may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

(B) Light intensity. Before the issuance of a videoboard sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity:

(i) has been factory programmed to comply with the maximum brightness and dimming standards in the table in Subparagraph (e)(5)(A); and

(ii) is protected from end-user manipulation by password-protected software, or other method satisfactory to the building official.

(C) Change of message. Except as provided in this section, changes of message must comply with the following:

(i) Each message must be displayed for a minimum of eight seconds.

(ii) Changes of message must be accomplished within two seconds.

(iii) Changes of message must occur simultaneously on the entire sign face.

(iv) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

(D) Streaming information. Streaming messages are limited to non-commercial messages. Ticker tape streaming is permitted at all times when the videoboard sign is operating. Ticker tape streaming must be located within the bottom 10 percent of the effective area.

(E) Malfunction. Videoboard sign operators must respond to a malfunction or safety issue within one hour after notification.

(f) Marquee signs.

(1) A marquee sign may not exceed 1,000 square feet of effective area.

(2) A marquee sign may not be longer than two-thirds of the length of the frontage of the building to which the marquee is attached.

(3) Only a theater, commercial amusement (inside), or entertainment facility use may have a marquee sign.

(4) The message area on a marquee sign may consist of LED, LCD, or other changeable message technology. The message area on any marquee sign may not exceed 60 percent of the effective area of the sign.

(5) No lot may have more than one marquee sign per street frontage.

(6) The message cannot change more than three times in a 24 hour period.

(7) A maximum of two marquee signs are allowed.

(g) Facade graphic signs.

(1) Facade graphic signs may only be displayed on facades facing Wildcat Way or Watercrest Parkway.

(2) Facade graphic signs may be constructed of mesh, metal, vinyl, decal, fritted glass, light sources, or other similar material and may be applied to, projected on, or

viewable through the architecture or building materials such as glass, concrete, and wood of the structure.

(3) Facade graphic signs must be designed to be viewed as a part of the architecture of the building to which it is attached rather than appear as an attached element.

(4) A facade graphic sign must have a large visual display with a minimum of 75 percent non-textual graphic content (no more than 25 percent text).

(5) The maximum permitted effective area for a facade graphic sign is 90 percent of the facade to which the facade graphic sign is attached.

(6) No facade graphic sign may exceed 30 feet in height.

(7) No more than six facade graphic signs are permitted.

(8) A facade graphic sign may not display the same message for more than 60 days within a 12 month period. (Ord. Nos. 26786; 27852)

SEC. 51P-758.119. ADDITIONAL PROVISIONS.

(a) In general.

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

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

(b) Pedestrian/bicycle paved pathway.

(1) Before the issuance of any certificate of occupancy, a pedestrian/bicycle paved pathway must be provided. The pathway must run the length of the district from the DART rail station right-of-way [north] to the south property line and be located on the west side of the creek channel in the open space as shown on the conceptual plan. The pedestrian/bicycle paved pathway must be designed so that it can connect with the city trail system and sidewalks located within the district. The pathway must have a minimum width of 12 feet.

(2) The following amenities must be installed when the property adjacent to the pedestrian/bicycle paved pathway is developed. These amenities must be shown on a development plan approved by city plan commission or the park and recreation board, whichever is applicable (See 51P-758.119(b)(3)and(4)). Development of adjacent property, however, does not trigger the installation of all amenities along the pedestrian/bicycle paved pathway, but only the installation of those amenities within the area covered by the development plan.

(A) Three-inch caliper trees must be provided and located along the pathway at a minimum of one per 30 feet of pathway. The trees must be of the species listed in Section 51A-10.134.

(B) Benches and trash cans must be provided and located along the pathway at one per 400 feet of pathway. Benches and trash cans must be the same or equivalent as those used by the parks and recreation department in any city park.

(C) Drinking water fountains must be provided and located along the pathway at one per 800 feet of pathway. Drinking water fountains must be the same or equivalent as those used by the parks and recreation department in any city park.

(D) Pedestrian street lamps must be provided and located along the pathway at one lamp per 120 feet of pathway. The pedestrian street lamps must be the same or equivalent as those used by the department of parks and recreation in any city park or meet the requirements of Section 51P-758.114.

(3) For any portion of a pedestrian/bicycle paved pathway located in a public park, that portion of the pathway must be shown on the development plan and approved by the park and recreation board.

(4) For any portion of a pedestrian/bicycle paved pathway located outside of a public park, that portion of the pathway must be shown on the development plan and approved by the city plan commission.

(c) Bicycle parking. Bicycle racks must be provided outside of the open space shown on the conceptual plan to accommodate one bicycle for every 20 required non-residential off-street parking spaces.

(d) Shared access development in Subarea D.

(1) A shared access development in Subarea D may contain up to 60 lots with two shared access points.

(2) A fence located within the front yard setback that surrounds a shared access development may be masonry, wrought iron, or a combination of these materials and up to eight feet in height.

SEC. 51P-758.120. COMPLIANCE WITH CONDITIONS.

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

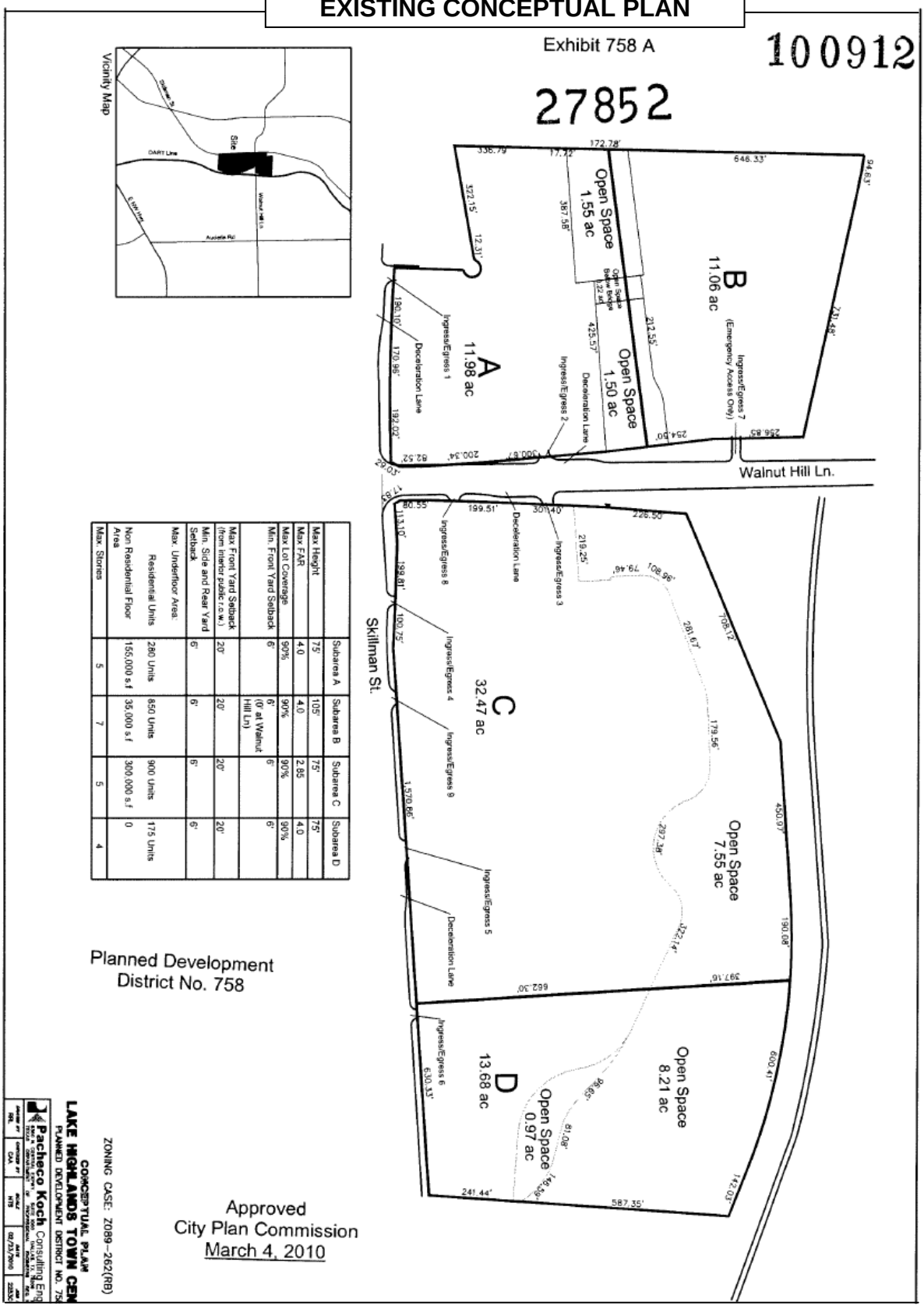
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been

full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26786)

SEC. 51P-758.121. ZONING MAP.

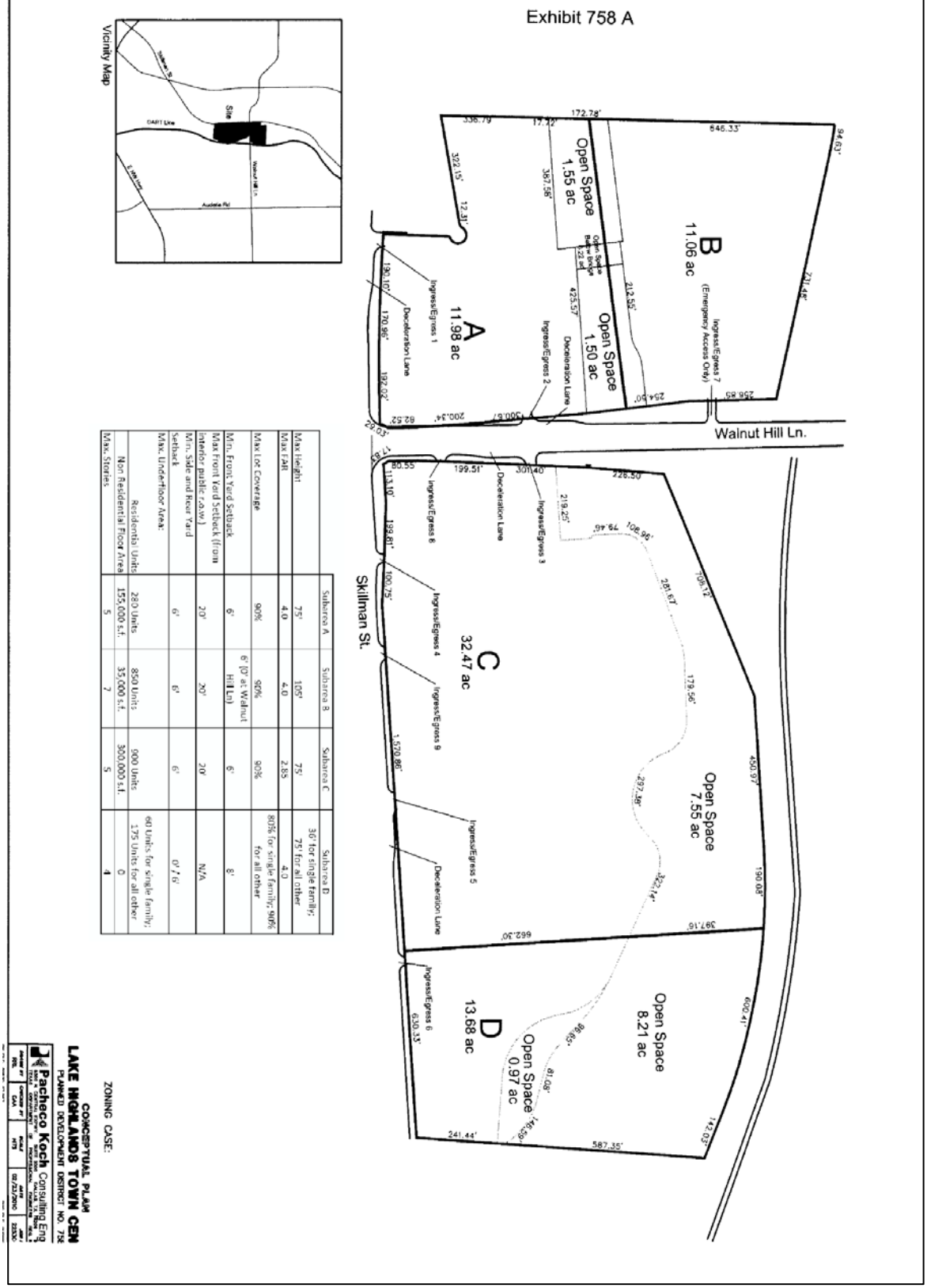
PD 758 is located on Zoning Map No. F-9. (Ord. 26786)

EXISTING CONCEPTUAL PLAN



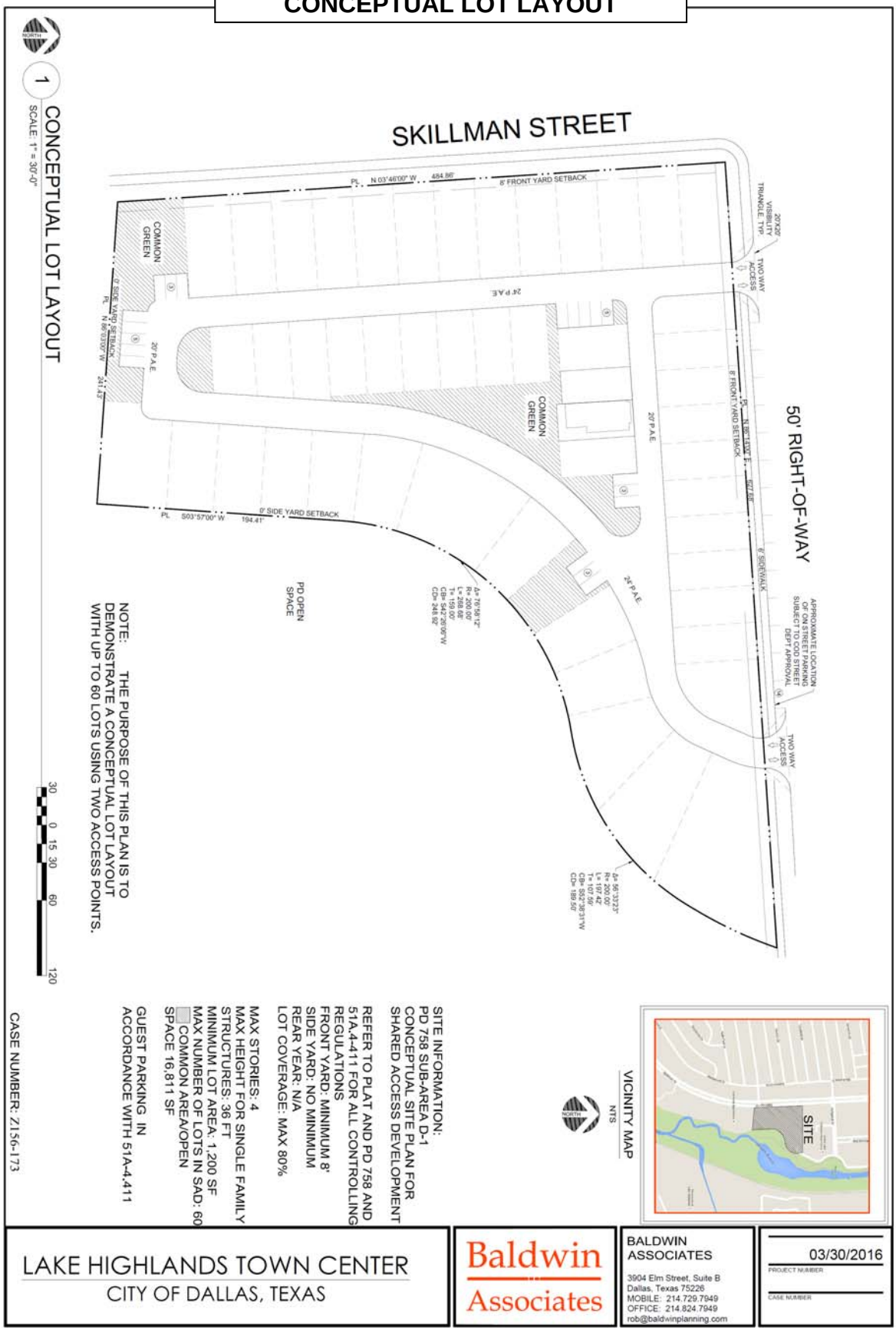
	Subarea A	Subarea B	Subarea C	Subarea D
Max Height	75'	105'	75'	75'
Max FAR	4.0	4.0	2.85	4.0
Max Lot Coverage	90%	90%	90%	90%
Min. Front Yard Setback	6'	6' (0' at Walnut Hill Ln)	6'	6'
Max Front Yard Setback (from interior public r.o.w.)	20'	20'	20'	20'
Min. Side and Rear Yard Setback	6'	6'	6'	6'
Max. 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

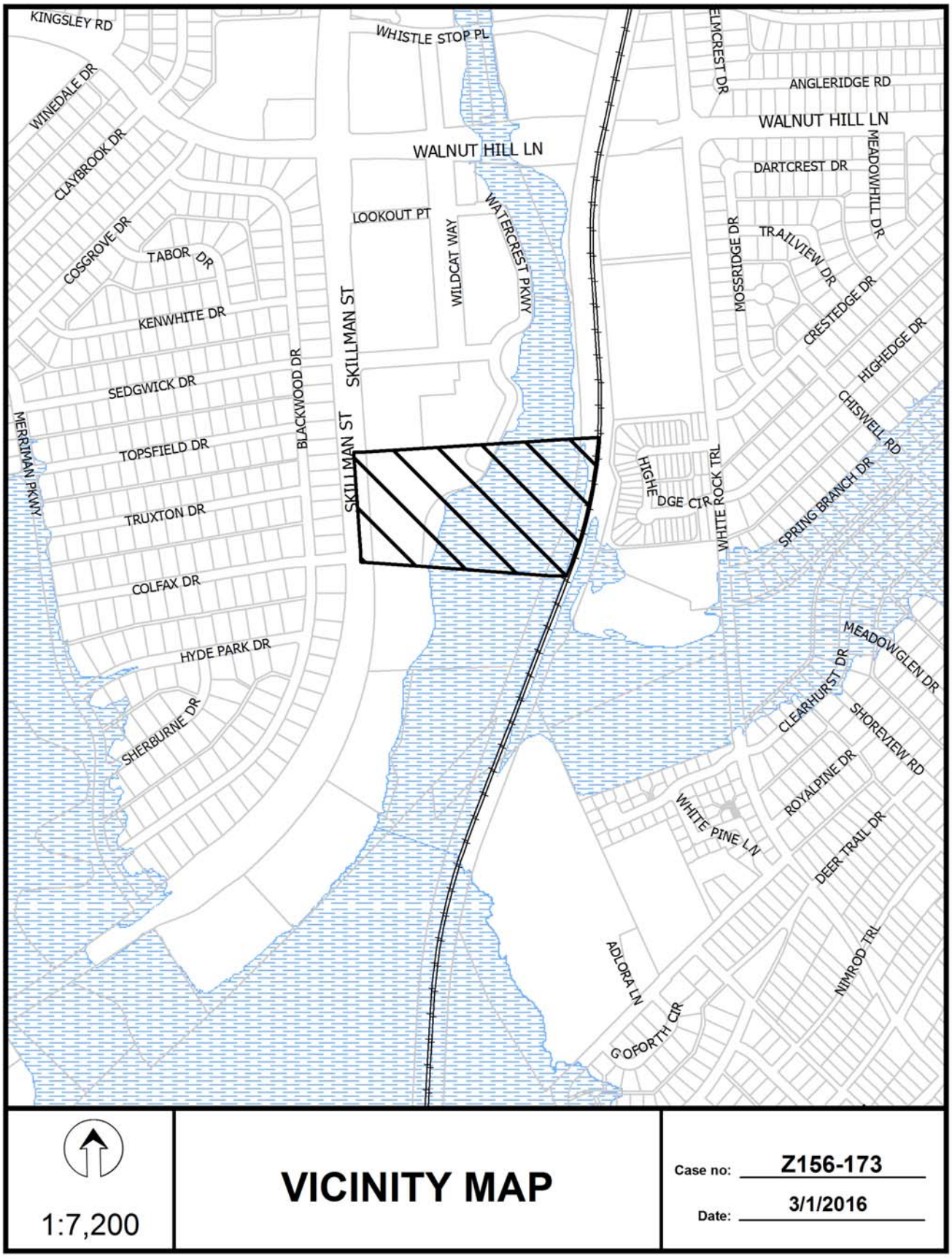
PROPOSED CONCEPTUAL PLAN



	Subarea A	Subarea B	Subarea C	Subarea D
Max Height	75'	105'	75'	36' for single family; 75' for all other
Max FAR	4.0	4.0	2.85	4.0
Max Lot Coverage	90%	90%	90%	80% for single family; 90% for all other
Min. Front Yard Setback	6'	6' (0' at Walnut Hill Ln)	6'	8'
Max Front Yard Setback (from interior public r.o.w.)	20'	20'	20'	N/A
Min. Side and Rear Yard Setback	6'	6'	6'	0' / 6'
Max. Unit/efloor Area:				60 Units for single family; 175 Units for all other
Residential Units	280 Units	850 Units	900 Units	0
Non Residential Floor Area	155,000 s.f.	35,000 s.f.	300,000 s.f.	0
Max. Stories	5	7	5	4

CONCEPTUAL LOT LAYOUT




KINGSLEY RD
WHISTLE STOP PL
WINEDALE DR
CLAYBROOK DR
COSGROVE DR
TABOR DR
KENWHITE DR
SEDGWICK DR
TOPSFIELD DR
TRUXTON DR
COLFAX DR
HYDE PARK DR
SHERBURNE DR
MERRIMAN PKWY
BLACKWOOD DR
SKILLMAN ST
SKILLMAN ST
WALNUT HILL LN
LOOKOUT PT
WILDCAT WAY
WATERCREST PKWY
ELMCREST DR
ANGLERIDGE RD
WALNUT HILL LN
DARTCREST DR
MEADOWHILL DR
MOSSRIDGE DR
TRAILVIEW DR
CRESTEDGE DR
HIGHEDGE DR
CHISWELL RD
SPRING BRANCH DR
HIGHE
DGE CIR
WHITE ROCK TRL
MEADOWGLEN DR
CLEARHURST DR
SHOREVIEW RD
ROYALPINE DR
WHITE PINE LN
DEER TRAIL DR
NIMROD TRL
ADLORA LN
GOFORTH CIR
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VICINITY MAP
Case no: Z156-173
Date: 3/1/2016

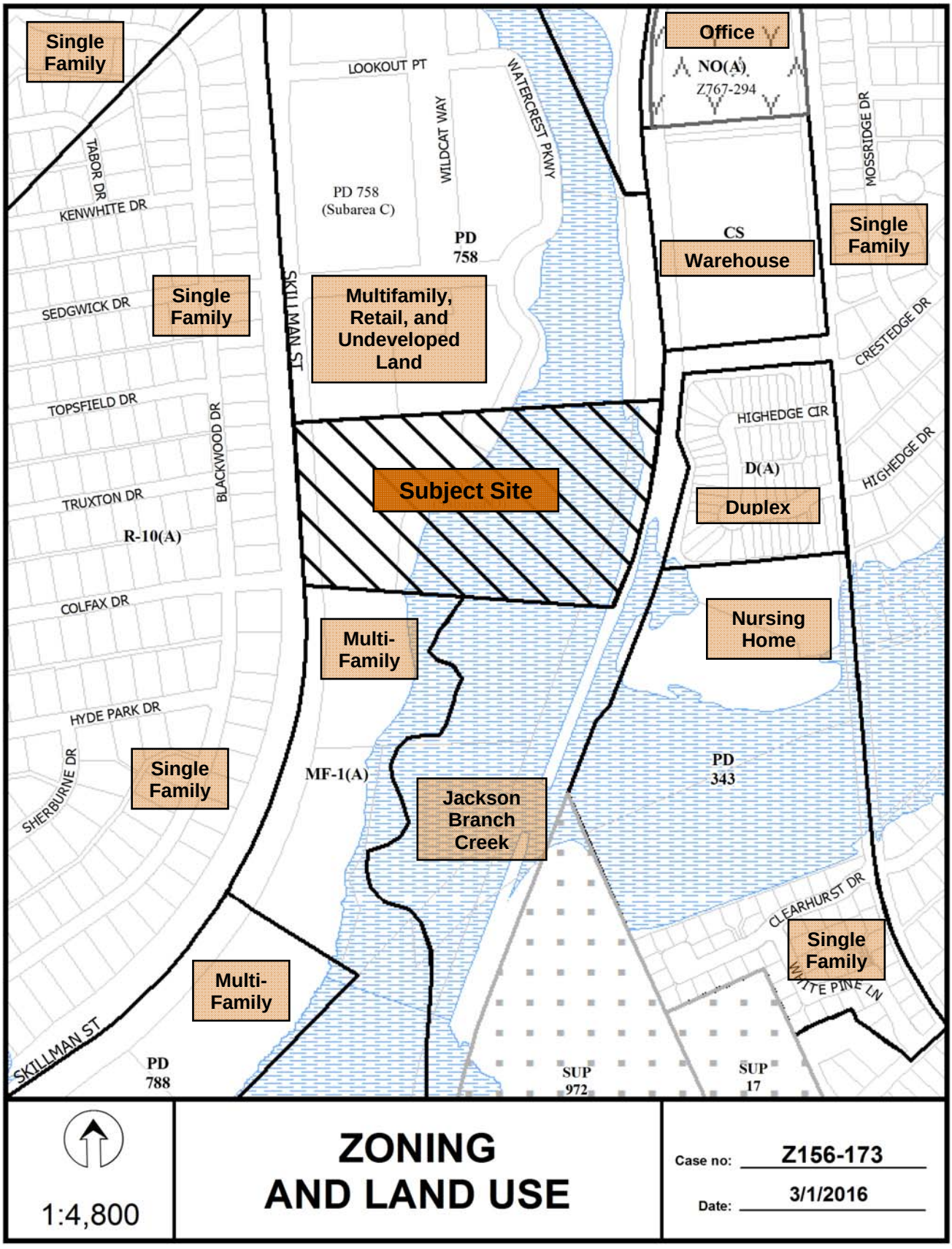


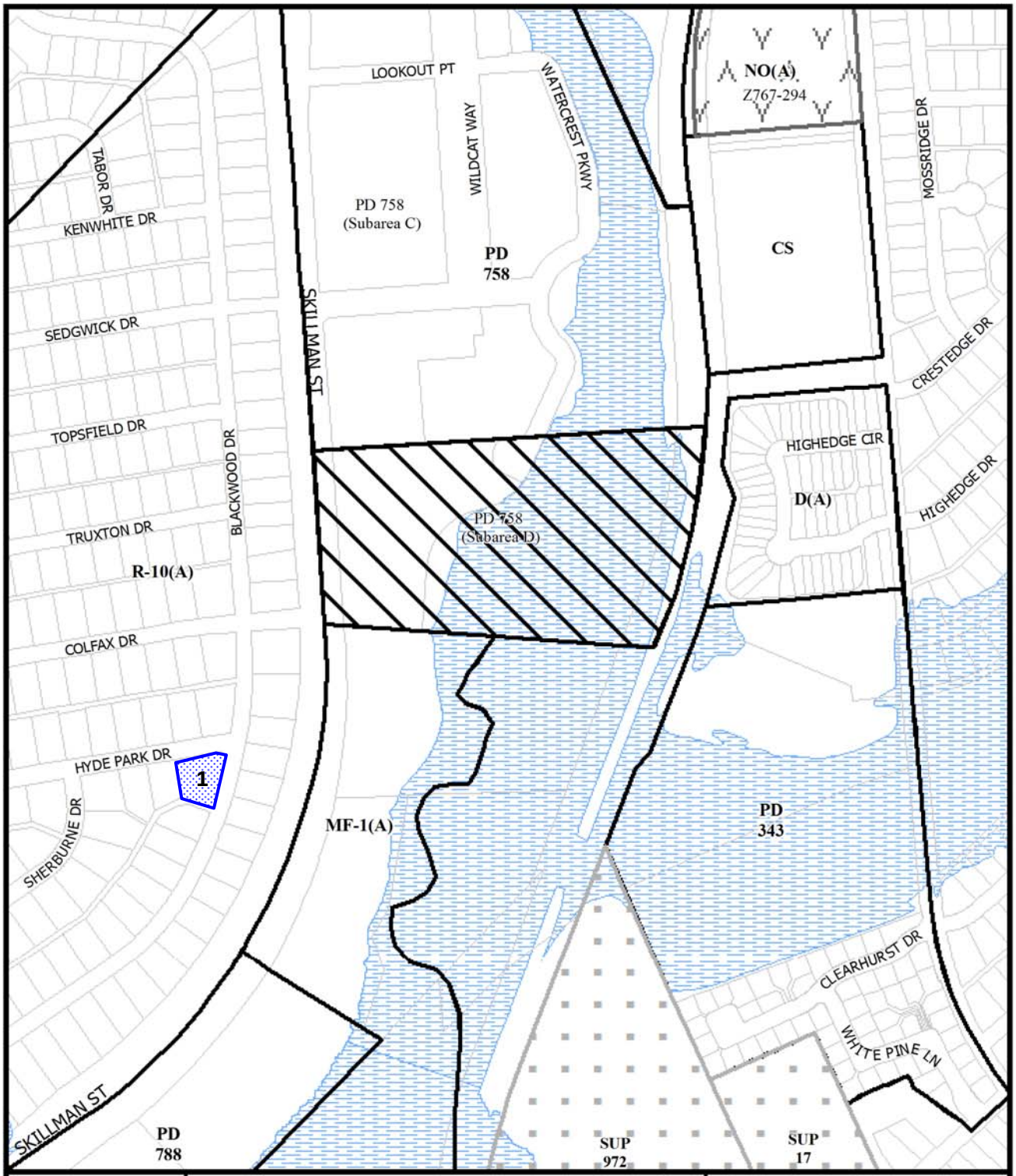
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AERIAL MAP

Case no: Z156-173

Date: 3/1/2016


Single Family
Office
NO(A)
Z767-294
LOOKOUT PT
WATERCREST PKWY
WILDCAT WAY
MOSSRIDGE DR
TABOR DR
KENWHITE DR
PD 758
(Subarea C)
PD 758
CS
Warehouse
Single Family
SEDGWICK DR
Single Family
SKILLMAN ST
Multifamily, Retail, and Undeveloped Land
CRESTEDGE DR
TOPSFIELD DR
BLACKWOOD DR
HIGHEDGE CIR
HIGHEDGE DR
Subject Site
D(A)
Duplex
TRUXTON DR
R-10(A)
COLFAX DR
Multi-Family
Nursing Home
HYDE PARK DR
SHERBURNE DR
Single Family
MF-1(A)
PD 343
Jackson Branch Creek
CLEARHURST DR
Single Family
WHITE PINE LN
Multi-Family
SKILLMAN ST
PD 788
SUP 972
SUP 17
1:4,800
ZONING AND LAND USE
Case no: Z156-173
Date: 3/1/2016

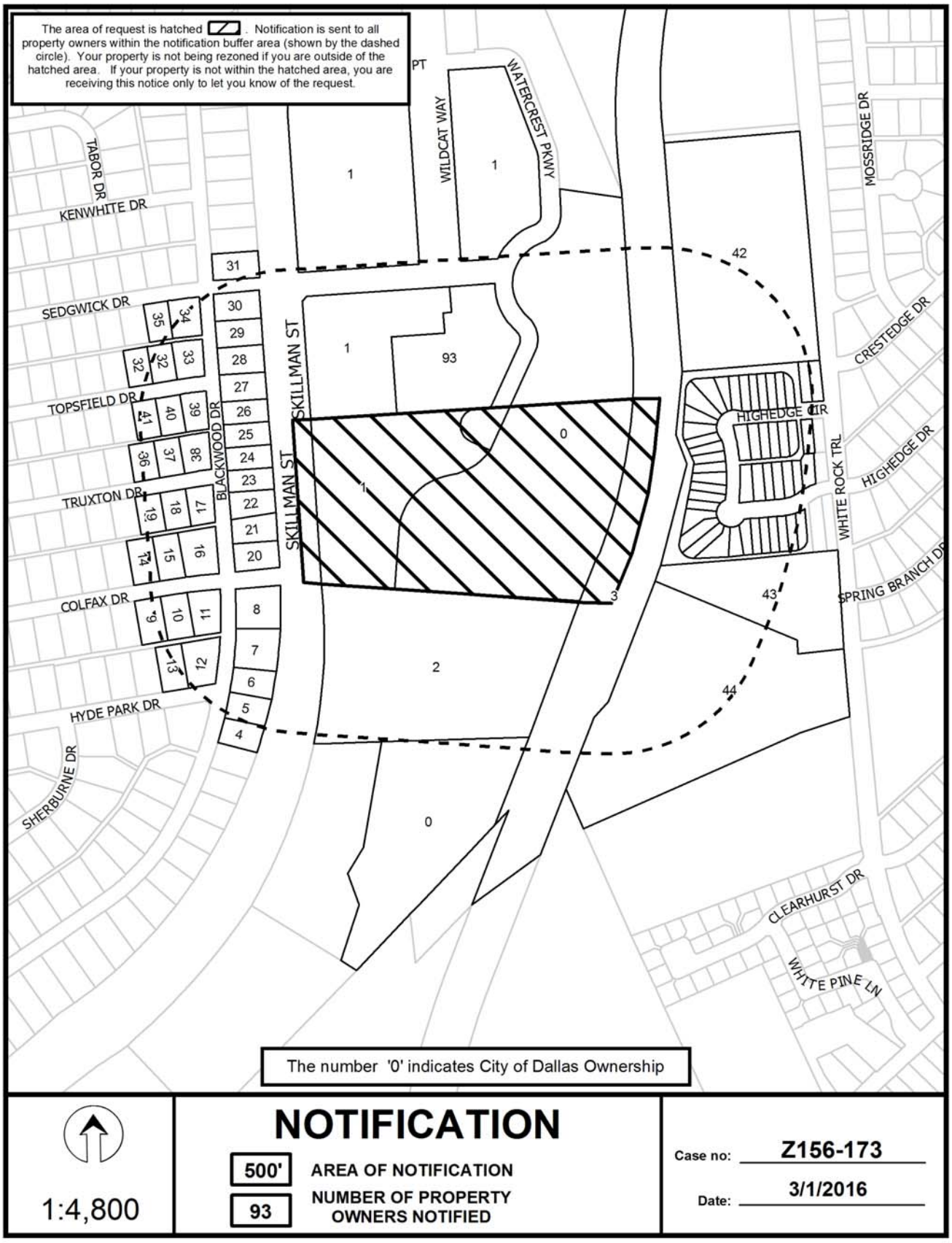


1:4,800

ZONING HISTORY

Case no: Z156-173

Date: 3/1/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
PT
WILDCAT WAY
WATERCREST PKWY
MOSSRIDGE DR
TABOR DR
KENWHITE DR
SEDGWICK DR
TOPSFIELD DR
BLACKWOOD DR
SKILLMAN ST
TRUXTON DR
COLFAX DR
HYDE PARK DR
SHERBURNE DR
CRESTEDGE DR
HIGHEDGE CIR
HIGHEDGE DR
WHITE ROCK TRL
SPRING BRANCH DR
CLEARHURST DR
WHITE PINE LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
93
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z156-173
Date: 3/1/2016

03/01/2016

Notification List of Property Owners

Z156-173

93 Property Owners Notified

Label #	*Address*		*Owner*
1	7160	SKILLMAN ST	PC LH LAND PARTNERS LP
2	6910	SKILLMAN ST	EVERWOOD APARTMENTS LP
3	555	2ND AVE	DART
4	6936	BLACKWOOD DR	GARCIA CATHLEEN
5	6942	BLACKWOOD DR	WEAVER JAMES A TR &
6	6948	BLACKWOOD DR	ANDERLY DAVID BRONSON &
7	6954	BLACKWOOD DR	CHASTAIN LYDIA ANNE
8	6968	BLACKWOOD DR	LONGANECKER MICHAEL L &
9	6926	COLFAX DR	CARSON CARYN L
10	6932	COLFAX DR	JOHNSTONE ERIC S & KAREN
11	6967	BLACKWOOD DR	DUNSON DAVID S
12	6931	HYDE PARK DR	MANESS M H
13	6925	HYDE PARK DR	KNUTH SCOTT & CHARLOTTE
14	6925	COLFAX DR	BARYCKI CATHERINE ANN
15	6931	COLFAX DR	WEBSTER KELLER W &
16	6939	COLFAX DR	CLARK B KEITH & ASHLEY L
17	6948	TRUXTON DR	HEATH JARED & REBECCA
18	6940	TRUXTON DR	GRIESS BRANDON & BONNIE
19	6928	TRUXTON DR	FOULK REBECCA T
20	7006	BLACKWOOD DR	KRAFT INVESTMENTS LLC
21	7012	BLACKWOOD DR	WILSON JEANENE T &
22	7018	BLACKWOOD DR	SCHAFER PROPERTY TRUST 1
23	7024	BLACKWOOD DR	ESTRADA EDUARDO J
24	7030	BLACKWOOD DR	BABIN DANNY PAUL &
25	7032	BLACKWOOD DR	JEFFERSON WILLIE B
26	7036	BLACKWOOD DR	MURPHY WENDY & MICHAEL

03/01/2016

Label #	*Address*		*Owner*
27	7038	BLACKWOOD DR	GOURLEY JAMES ROBERT
28	7044	BLACKWOOD DR	BENNETT STEPHANIE RENEE
29	7050	BLACKWOOD DR	MELSON MICHAEL R & KIMBERLY E
30	7056	BLACKWOOD DR	BAILEY JOHN &
31	7104	BLACKWOOD DR	GODFREY ANTHONY D & TAMMY L
32	6939	TOPSFIELD DR	RICHLAND RENOVATIONS INC
33	6955	TOPSFIELD DR	GLICKSTEIN ALAN R &
34	6942	SEDGWICK DR	GREEN JAMES & CHRISTINE
35	6936	SEDGWICK DR	GOOCH ROLAND WILBY &
36	6931	TRUXTON DR	FRANKE MARVIN GENE
37	6939	TRUXTON DR	HATTON THOMAS H JR &
38	6947	TRUXTON DR	SESLER ANTHONY & DANNA
39	6956	TOPSFIELD DR	CASEY DONA D
40	6948	TOPSFIELD DR	BENOY ARTHUR W & MARY S
41	6940	TOPSFIELD DR	BRUNS ALFRED V
42	9525	WHITE ROCK TRL	PIERCE LARRY ERNEST TR &
43	9271	WHITE ROCK TRL	PHNTUS STONEBRIDGE LLC
44	9215	WHITE ROCK TRL	NIC 13 WHITEROCK COURT OWNER LLC
45	9206	HIGHEDGE CIR	JEFFERY BEN & STEPHANIE
46	9212	HIGHEDGE CIR	SLOCUM DONNA G
47	9210	HIGHEDGE CIR	SLOCUM MARTHA ANNE
48	9218	HIGHEDGE CIR	SMOOT JASON W &
49	9216	HIGHEDGE CIR	LINDELL DAVID S & BELINDA
50	9224	HIGHEDGE CIR	CARGILE ARRETA
51	9222	HIGHEDGE CIR	VANCE KEVIN
52	9336	HIGHEDGE CIR	AILLS JACKSON L
53	9334	HIGHEDGE CIR	EDDLEMON V CARLENE
54	9342	HIGHEDGE CIR	BAHTA SIRAK
55	9340	HIGHEDGE CIR	BRADFORD TODD A
56	9348	HIGHEDGE CIR	SMITH LOREINE
57	9346	HIGHEDGE CIR	PORTER STEVEN J

03/01/2016

Label #	*Address*		*Owner*
58	9352	HIGHEDGE CIR	WILLIAMSON LANITA C
59	9205	HIGHEDGE CIR	KNEBEL ROBERT
60	9203	HIGHEDGE CIR	HERZER JOSEPH R JR &
61	9211	HIGHEDGE CIR	SITHIHAO PAMELA P
62	9209	HIGHEDGE CIR	MEESA HOLDINGS LLC
63	9217	HIGHEDGE CIR	LEGG ROBERT
64	9215	HIGHEDGE CIR	BATSON JEFFERY & JENNIFER
65	9221	HIGHEDGE CIR	ALBANI ALLISON M
66	9223	HIGHEDGE CIR	GANT BILLIE JOE
67	9227	HIGHEDGE CIR	WOODARD JENNIFER M
68	9229	HIGHEDGE CIR	BAKER MONA
69	9235	HIGHEDGE CIR	DEL CID DIANNE
70	9233	HIGHEDGE CIR	CID DONALD DEL & DIANNE DEL CID
71	9239	HIGHEDGE CIR	MCBRIDE BRENDA
72	9241	HIGHEDGE CIR	INNOCENT JAMES C &
73	9247	HIGHEDGE CIR	JOHNSON GRACE E
74	9245	HIGHEDGE CIR	JOHNSON GRACE ELAINE
75	9251	HIGHEDGE CIR	MEESA HOLDINGS LLC
76	9253	HIGHEDGE CIR	WOODCOCK ROBERT A
77	9303	HIGHEDGE CIR	HENDERSON MICHAEL &
78	9305	HIGHEDGE CIR	HENDERSON MICHAEL &
79	9311	HIGHEDGE CIR	SMALL REBECCA
80	9309	HIGHEDGE CIR	WOODALL RAMSAY PACE
81	9317	HIGHEDGE CIR	STALDER LYNDA C TRUST THE
82	9315	HIGHEDGE CIR	HAGEMEIER SUSAN K & STEPHEN C KINCHELOE
83	9321	HIGHEDGE CIR	WINBORN APRIL
84	9323	HIGHEDGE CIR	WOODALL RAMSAY & CARY
85	9329	HIGHEDGE CIR	SHEW MARTI ANNE &
86	9327	HIGHEDGE CIR	BRISTER CANDACE
87	9335	HIGHEDGE CIR	BRYANT L GERALD &
88	9333	HIGHEDGE CIR	BRYANT GERALD L &

03/01/2016

Label #	*Address*		*Owner*
89	9339	HIGHEDGE CIR	MOORE SUSAN R
90	9341	HIGHEDGE CIR	SCHOLL PHYLLIS ELIZABETH
91	9347	HIGHEDGE CIR	WAIDLER DAVID
92	9345	HIGHEDGE CIR	DEMLER ADELE
93	7077	WATERCREST PKWY	LHTC BLOCK D LLC

CITY PLAN COMMISSION **THURSDAY, APRIL 7, 2016**

Planner: Sarah May

FILE NUMBER: Z156-189(SM) **DATE FILED:** January 25, 2016

LOCATION: South line of James Temple Drive, east of Noel Road

COUNCIL DISTRICT: 11 **MAPSCO:** 15N

SIZE OF REQUEST: Approx. 3.6183 acres **CENSUS TRACT:** 136.16

APPLICANT: Dallas Galleria Hotel Venture, LLC

REPRESENTATIVE: Jonathan Vinson, Jackson Walker, LLP

OWNER: Dallas Midtown Properties, LLC

REQUEST: An application for a new subdistrict on property zoned Subdistrict 3 of Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District.

SUMMARY: The applicant requests to create a new subdistrict within a portion of Planned Development District No. 887. The applicant seeks to both allow parking on the ground floor that is along a primary pedestrian-oriented street and to reduce public open space requirements in the proposed new subdistrict.

STAFF RECOMMENDATION: **Denial**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff's recommendation for denial is based upon the following criteria:

1. *Performance impacts upon surrounding property* – The requests' two modifications to the existing zoning regulations impact the surrounding properties and the district. The first request, to allow parking on the ground story at the building facade of a primary street causes 273 linear feet of inactive uses. The adjacent neighbor to the west has oriented and designed the south facing facade to have active uses and all other properties that face a primary street in the district will not be given this exception.

   The second request is to allow a reduction to the amount of public open space that is required of all other properties in the district. The district has a special condition that requires that the amount provided be provided as an "open space lot" in an approved configuration, such as a plaza, esplanade, square, green, neighborhood park, tot lot, community garden, greenbelt, landscaped median (in limited circumstances), or a private open space under 2,000 square feet. Each of these configuration types require at least one side to be bound by a street, with the exception of the private open space under 2,000 square feet, and does not consider private courtyards, pool courtyards, rooftop gardens, and similar private spaces as part of the open space requirement of the district for contiguous private spaces for 2,000 square feet or more. The requirement that open space must comply with an approved configuration type of an open space lot allows the district to form pockets of open green space as a compromise to increasing density and balancing private and public benefits. Further, Subdistrict 3 of the district allows for all of the open space required by the district to be provided with alternate means such as park dedication within the area described as the Midtown Commons, park dedication within the district, deed restricted open space within the district, or a modest price per square foot payment into the open space fund. No other subdistrict within the district has the ability to provide for 100 percent of the open space requirement through these alternate methods of compliance because Subdistrict 3 is immediately adjacent to the planned central park, known as Midtown Commons.

   The 2013 Valley View – Galleria Area Plan states:

   > The centerpiece of the Vision is an 18-acre central park, referred to in this plan as Midtown Commons. This iconic park will provide open space, recreational, and cultural amenities to the district while also increasing land values at the interior of the study area. Our vision is that the Midtown Commons will create a highly desirable neighborhood for new residential development. In addition to the Midtown Commons, *a minimum of 4 percent of redeveloped private sites is envisioned to be publicly accessible, usable green space*. Lastly, green setbacks along the LBJ Freeway frontage and Preston Road complete the vision for a green district (p. 34, italics added).

Because walkability and public open space are fundamental elements of the vision of the district, approval of the requested modifications will significantly impact the surrounding properties and the district.

2. *Traffic impact* – No traffic impacts are forseen by the modifications requested.

3. *Comprehensive Plan or Area Plan Conformance* – The proposed modifications are not consistent with the original purpose and intent of the Galleria Area Plan as stated in the first guiding criteria.

4. *Justification for changes to the PDD* – The lot has a regular shape, size and slope. Comparable lots within the district and city have been able to configure three sides of a lot with active uses on the ground floor and a wrapped parking structure. The subdistrict that the request is located within is particularly generous when dealing with open space requirements by extending alternatives to meeting the open space requirement. Therefore, proposed modifications are self-imposed hardships that do not meet the vision of the district and do not improve upon to the original planned development district regulations.

BACKGROUND INFORMATION:

- In 2011, the North Dallas Chamber of Commerce brought representative property and business owners within this area to the table and led a series of stakeholder meetings to discuss the future potential for both new development and redevelopment. This private stakeholder group took the lead in creating a unified vision and implementation plan for economic growth in this area. The group reviewed proposals from several local and national planning teams and, in 2012, was ready to move forward with the development of an area plan.

- On October 10, 2012, the Dallas City Council authorized a Chapter 380 Economic Development Grant to the North Dallas Chamber of Commerce for a Galleria-Valley View Area Planning Study. The goal of the Plan was to establish a comprehensive vision to guide future private investment, economic development and public infrastructure investments in a coordinated fashion. In particular, the plan would focus on urban design, land use and transportation and to ensure a framework that encourages economic development consistent with the vision. The plan would also provide the means to ensure that future development would ultimately maximize public benefit. An Advisory Committee made up of property owners and key stakeholders in the area was formed to guide the plan's creation.

- Between December 2012 and March 2013, the Advisory Committee met four times. The focus of those meetings was to create a Valley View-Galleria Area Plan for the area. The major issues of land use, streets, circulation, streetscape design, gateways, open space and sustainability were discussed and addressed. During the visioning process, it became apparent that much of the existing

zoning is no longer relevant to the long-term goals of the area and, as a more defined Vision Plan emerged, rezoning options to accommodate the vision were also explored.

- On January 9, 2013, the City Plan Commission authorized a hearing to determine proper zoning. Consideration was given to amending existing zoning, to create a new regional mixed use center, with moderate to high density residential and non-residential uses developed in a pedestrian-, bicycle- and transit-friendly format, supported by an enhanced network of streets and open spaces. Development standards following form based zoning were given special consideration to allow for the flexibility of mixed use while also encouraging walkable streetscapes.

- On December 10, 2012 and April 4, 2013, public stakeholder meetings were held at the Westin Galleria to discuss the Valley View-Galleria Area Plan and proposed zoning amendments to the area. Notices were sent to all property owners within the study area to advise them of the meetings. These meetings were well attended, with over 450 participant's altogether.

- On April 18, 2013, the Valley View-Galleria Area Plan was recommended for approval by City Planning Commission.

- On June 12, 2013, the City Council approved Ordinance No. 29032 establishing Planned Development No. 887.

- On February 5, 2015, the City Plan Commission approved an application for a waiver of the two-year waiting period.

- On June 17, 2015, the City Council approved staff's recommended conditions to create one of three of the applicant's requests to create new subdistricts. Staff supported the creation of a new subdistrict to allow an esplanade and corresponding amendments to the planned development's street network map because the esplanade was a new element that provides an overall benefit beyond the existing planned development district regulations.

Zoning History:

There have been no zoning changes requested within the area of request in the last five years.

Thoroughfares/Streets:

The Streets Plan in this proposed subdistrict is in conformance with the street designations in the Thoroughfare Plan and is shown at the end of this report.

Thoroughfare/ Street	Thoroughfare Type	Exhibit 887C Streets Plan Designation	Dimension
James Temple	Minor Arterial	Alpha Road (East of Noel)	6 lanes divided with 6' bike lanes on each side, 117' R.O.W., 92' pavement
Unnamed FN4	Collector	Type A	4 lanes undivided with parking allowed during non-peak hours, 69' R.O.W., 44' pavement
Unnamed FN8			

STAFF ANALYSIS:

Comprehensive Plan:

The Comprehensive Plan's *Vision Illustration* depicts the request area generally within Business Center or Corridor, Multi-Modal Corridor and Transit Center Building Blocks. A Transit Center Building Block node is shown within this block to emphasize the potential opportunity for future transit. The remaining western and northern sections of area, including the Galleria Mall, are identified as Business Center or Corridor Building Block. The Valley View-Galleria Area Plan is consistent with the Comprehensive Plan and serves to refine the vision for the area.

The request does not enhance and is inconsistent with the Valley View-Galleria Area Plan adopted on May 22, 2013 and which is incorporated into the ***forwardDallas!*** Comprehensive Plan because it seeks to place a parking garage at the ground floor along a major east-west street and it seeks to internalize open space that was intended to be adjacent to a street. Walkability and public open space are essential to the vision of the district. The proposed Subdistrict 3A specifically alters building development requirements that will discourage the Valley-View Galleria Area Plan's goals to "create a vibrant, pedestrian-oriented atmosphere with a strong identity and sense of place".

Land Use Compatibility:

The Galleria-Valley View area, located at the confluence of two major transportation corridors, is one of Dallas' major regional business centers with significant Class A office space, strong destination retail, as well as several high quality hotels. This area is identified as a key growth area in the City of Dallas Strategic Engagement Plan as well as the ***forwardDallas*!** Comprehensive Plan.

The Galleria-Valley View Area is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

1) Encourage development that creates a diverse mix of compatible land uses designed to support a pedestrian, bicycle and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.
2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce.
3) Create a network of connected streets and pathways designed to enhance the multi-modal accessibility while reducing automobile-dependence through improvements that support pedestrian, bicycle, and transit circulation.

The area of request is proposed on the northeast quadrant of the former Showcase Chevrolet site. The adjacent property to the west is under construction for a five-story multifamily building with a wrapped parking garage. A 273 unit, 434,229 square foot, 16 story multifamily building with a four-story platform and a subgrade parking garage is located to the northwest that was constructed in 1999 (DCAD). An undeveloped lot is located to the north and two multifamily complexes are located to the northeast that are also within the area of the future Midtown Commons central park area. A 277,356 square foot, 12-story office building with a 4 story above ground parking garage (DCAD) is located to the east of the request site and a 228,282 square foot, 10 story office building with a 15 story parking garage is located to the southeast (DCAD). The south and southwest properties are undeveloped and the remainder of the former Showcase Chevrolet site.

The surrounding properties are compatible with the proposed use of a hotel building but would be impacted by the modifications of the request.

Zoning Requests:

Staff recommends denial of the subdistrict for the reasons stated above. However, if the planned development district is to be altered, staff has considered a few alternatives that would impact the district less than what the applicant has requested, but still maintains that denial is the best course of action.

Parking on the ground floor along a primary street:

Current requirements:

> Article XIII has requirements in place that ensure thoughtful design and active street fronts. Among other requirements for ground story facades along primary streets for a general commercial development type, Article XIII requires that a the ground floor contain 30% or more transparency, that a blank wall may not exceed 30 linear feet, the minimum story height is 11 feet, and that the first 30 feet, measured from the building facade along a primary street contain any use that is permitted in the development type, except for parking.

Applicant's request:

The applicant has requested additional cosmetic features to address the undesirable presence of parked cars along a primary and pedestrian-oriented street. One feature is to include a minimum 30-inch tall screening wall with an evergreen planting strip that would screen headlights of parked vehicles.

Another set of cosmetic features is to add two pedestrian amenities. The applicant has added as an option to double the amount of required benches and trash receptacles (Article XIII requires them at one per 300 feet of frontage and the applicant has required them at one per 150 feet of frontage), add more pedestrian lighting, or install public art. The public art requirement is a nice touch, but the most cost-efficient solution to obtaining these two amenities is to include one more grouping of a bench, trash receptacle, and light fixture since the lot width along the southern east-west street is 272 feet.

These additional cosmetic features of a screening wall, hedge, and grouping of one bench, trash receptacle, and light fixture and the possibility of a piece of artwork do not create an active frontage that encourages pedestrian activity.

Staff's recommendation:

These parameters set forth in Article XIII for ground floors of general commercial development types along primary streets are effective and useful to activate streets and should not be altered. Therefore, staff's recommendation of this request is **denial**.

However, if deviations are to be considered for the active use requirement, staff prefers staff's conditions listed in the attached conditions in lieu of the applicant's request as it allows a flexible space so that parking may be utilized along the southern primary street frontage for an interim period until the district has gained enough momentum to support other active uses.

Staff's alternative recommendation for parking garage facades along the southern east-west street differ from the applicant in that it first requires glazing in the form of windows or doors on the ground floor so as to suggest that there is a use behind the facade rather than parked or moving vehicles.

The second part of this recommendation is that in lieu of an active use, a flexible space is constructed on the ground floor in a manner that utilities could connect to the flexible space so that some future use, other than parking or accessory storage, may replace the parking when at a time when active uses are more desirable at that location. Staff's recommendation for this flexible space could be achieved through putting the ramping features of the parking garage on the northern side of the parking garage and placing glazing on the voids on the ground story.

Reduction of public open space:

Current requirements:

Section 51A-13.303 of Article XIII requires a minimum of eight percent of the net land area of a building site be provided as open space. This open space can be achieved on-site, off-site, by a fee-in-lieu if the property is located within a public improvement district or tax increment financing district with an established open space fund, or up to half of the eight percent requirement is existing public open space within a quarter of a mile walking distance of the building site. Basic form districts also allow for on-site open space to be privatized with outside roof decks, rooftop gardens, pool areas, or similar types of outside common area. It also allows for up to 50 percent of the required on-site open space may be provided as door yards (the area between the building facade and sidewalk zone), colonnades, or landscape medians if the space is in a contiguous area of not less than 10 feet in width or length.

The Galleria-Valley View Special Purpose District No. 887 (the district) created a general exception to the above that modified the amount required and that the open space must also be in conformance with the Open Space Development Type of Section 51A-13.304(k) which has listed configuration types. The configuration types of a plaza or esplanade, square, green, and neighborhood park each require at least one side of the area to be bound by a street and have specific requirements for plantings, adjacent building facade configurations, and size minimums. The other configuration types, tot lot, community garden, landscaped median, greenbelt, and private open space under 2,000 square feet are not required to be bound by a street on any side but are generally limited in size or are not available configuration types in the district (landscaped median and greenbelt because street cross-sections are defined and there is no natural feature for greenbelts to occur).

The district modifies the amount required from Article XIII by reducing the on-site minimum requirement from eight percent to four percent but adds an additional one square foot of open space for each 28 square feet of building erected upon a building site. This additional open space required above four percent the building site area, may be achieved on site, by one of the prescribed alternative methods[1] of compliance, or a combination of the two.

[1] Alternative methods of compliance include park dedication within the Midtown Commons (at a rate of each square foot of property dedicated counts as two square feet of open space required), park dedication within the district (at a one to one rate), privately maintained deed restricted open space within the district (at a one to one rate), or through payment in to the open space fund (at a rate of $36 per square foot, adjusted annually using the percentage change in total real property value in this special purpose district according to the Dallas Central Appraisal District certified tax roll).
Reference Section 51P-887.113(d)(2)(B)

The area of request is located within Subdistrict 3, which is the only subdistrict that allows the entire open space requirement to be achieved through an alternative method of compliance or on site. The rationale for this is that Subdistrict 3 is immediately adjacent to the planned Midtown Commons so users of the private property within Subdistrict 3 have the ability to visit the planned central park area with greater ease that further flung subdistricts that may choose to use one of the closer pocket parks throughout the district. This added benefit to Subdistrict 3 emphasizes the importance of public open space in the district and should not be ignored.

Applicant's request:

The applicant has requested an exception to public open space be allowed by allowing two exceptions.

The first exception requested is to allow up to half of an interior courtyard to be connected to the street by a minimum eight-foot wide pathway that does not have to meet the configuration standards of an open space development type (e.g. a plaza, esplanade, or square).

The second exception requested is to allow additional open spaces adjacent to a pedestrian access easement as long as it meets minimal site tree requirements and is a minimum of 10-feet wide and long and also does not have to meet the configuration standards of an open space development type (e.g. a plaza, esplanade, or square).

The two requested exceptions to public open space privatize open space that is required of the district and conflicts with the vision and purpose of the district.

Staff's recommendation:

The parameters set forth in the district for public open space are effective and useful to achieve the vision and purpose of the district and should not be altered. Therefore, staff's recommendation of this request is **denial**.

However, if deviations are to be considered for the public open space requirement, staff prefers staff's conditions listed in the attached conditions in lieu of the applicant's request as it allows the privatized internal courtyard to be visible and available for public use.

Staff's alternative recommendation for deviating from the configuration standards of an open space lot is to allow up to half of an internal courtyard to count towards the public open space requirement as long as it is made visible by connecting it to the street with a wide passageway that would allow view corridors into the courtyard and appear welcoming and inviting to passersby.

List of Partners and Principals

Directors and Officers of Applicant

Dallas Galleria Hotel Venture, LLC

CAI Atlantic Dallas Galleria Hotel Venture, LLC, Managing Member

CAI Atlantic Dallas Galleria Equity Fund, LP, Managing Member

CAI Atlantic Galleria Equity Fund GP, LLC, General Partner

Civitas Alternative Investments, LLC, Managing Member

David Perel, Managing Director

Caroline Perel, Managing Director

Directors and Officers of Property Owner

Dallas Midtown Properties, LLC

DCP Donohue, LLC, Managing Member

John C. Gilbert, Manager

Proposed Amended Conditions
ARTICLE 887.

PD 887.

Valley View - Galleria Area Special Purpose District

SEC. 51P-887.101. LEGISLATIVE HISTORY.

PD 887 was established by Ordinance No. 29032, passed by the Dallas City Council on June 12, 2013. (Ord. 29032)

SEC. 51P-887.102. PROPERTY LOCATION AND SIZE.

PD 887 is established on property generally bounded by Southern Boulevard on the north, Preston Road on the east, LBJ Freeway on the south, and the Dallas North Tollway on the west. The size of PD 887 is approximately 445 acres. (Ord. 29032)

SEC. 51P-887.103. PURPOSE AND VISION.

(a) Purpose. The Valley View - Galleria Area Special Purpose District is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

(1) Encourage development that creates a diverse mix of compatible land uses in buildings designed to support a pedestrian, bicycle, and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.

(2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce in the area.

(3) Create a network of connected public and private streets and pathways designed to enhance multi-modal accessibility while reducing automobile-dependence within the area through improvements that support pedestrian, bicycle, and transit circulation.

(b) Vision. The Valley View - Galleria Area Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development of this special purpose district. (Ord. 29032)

SEC. 51P-887.104. CREATION OF SUBDISTRICTS.

(a) This special purpose district is divided into the following subdistricts:

(1) Subdistrict 1. Subdistrict 1 is intended to be a walkable, moderate-density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2) Subdistrict 1A. Subdistrict 1A is intended to be a walkable high-density, mixed use area within the interior of Subdistrict 1. This subdistrict allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2.1) Subdistrict 1B. Subdistrict 1B is intended to be a walkable high-density, mixed-use area within the interior of Subdistrict 1A. At the core of this subdistrict is an enhanced esplanade that features additional pedestrian amenities and open space. Similar to Subdistrict 1A, this subdistrict also allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(3) Subdistrict 2. Subdistrict 2 is intended to be a walkable high-density, primarily commercial, iconic gateway along LBJ Freeway. This subdistrict allows a mix of residential and nonresidential uses.

(4) Subdistricts 3 and 3A. Subdistricts 3 and 3A are [~~is~~] intended to be a walkable moderate to high density residential area surrounding the Midtown Commons, as shown in the Valley View - Galleria Area Plan. These [~~This~~] subdistricts allow[~~s~~] for office and neighborhood-serving retail that complement the Midtown Commons. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(5) Subdistrict 4. Subdistrict 4 is intended to be a walkable moderate-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(6) Subdistrict 4A. Subdistrict 4A is intended to be a walkable high-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(7) Subdistrict 5. Subdistrict 5 is intended to be a walkable moderate-density residential area that transitions to the lower-density residential areas north of this special purpose district. This subdistrict allows a variety of residential uses ranging from single family townhouses to multifamily apartment buildings.

(8) Subdistrict 6. Subdistrict 6 is intended to complement the Galleria area with high-density regional retail and mixed uses. This subdistrict also acts as a gateway from the Dallas North Tollway into the district. This subdistrict allows a mix of residential and nonresidential uses, including both large-format and small-format retail.

(9) Subdistrict 7. Subdistrict 7 is intended to allow the Galleria complex to thrive and grow as an important anchor to the special purpose district.

(b) Exhibit 887A is a map showing the boundaries of this special purpose district and each subdistrict. (Ord. Nos. 29032; 29788)

SEC. 51P-887.105. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A and Division 51A-13.200 apply to this article. In this special purpose district:

(1) DISTRICT means the entire special purpose district created by this article.

(2) LARGE-FORMAT RETAIL means a retail use as listed in Section 51A-13.306(d)(5) with a floor area of more than 7,600 square feet. LARGE-FORMAT RETAIL includes retail occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(3) MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of an original building that increases the floor area that existed on June 12, 2013, the date of establishment of this special purpose district, by 30 percent or more.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of June 12, 2013, the date of establishment of this special purpose district.

(5) ORIGINAL BUILDING means a structure existing on June 12, 2013, the date of establishment of this special purpose district, but does not include a structure that has undergone a major renovation.

(5.1) PATHWAY means an area at street level that provides a passage for pedestrians.

(6) SMALL-FORMAT RETAIL means a retail use as listed in Section 51A-13.306(d)(5) with a floor area of 7,600 square feet or less. SMALL-FORMAT RETAIL does not include occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(7) SUBDISTRICT means one of the subdistricts listed in Section 51P-887.104. (Ord. Nos. 29032; 29788)

SEC. 51P-887.106. INTERPRETATIONS.

(a) In general.

(1) Unless otherwise stated, Article XIII, "Form Districts," of Chapter 51A applies to this article.

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

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

(b) Conflicts.

(1) If there is a conflict between the provisions of Article XIII and Chapter 51A, Article XIII controls.

(2) If there is a conflict between the provisions of this article and Article XIII, this article controls.

(3) If there is a conflict between the text of this article and any of the exhibits (District and Subdistrict Map, Open Space Plan, or Streets Plan), the text of this article controls.

(4) If there is a conflict between the Streets Plan and Article XIII, the Streets Plan controls.

(5) If there is a conflict between the Thoroughfare Plan and the Streets Plan, the Thoroughfare Plan controls. (Ord. 29032)

SEC. 51P-887.107. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 887A: District and Subdistrict Map.

(2) Exhibit 887B: Open Space Plan.

(3) Exhibit 887C: Streets Plan.

(4) Exhibit 887D: Subdistrict 3A Development Plan.

SEC. 51P-887.108. SITE PLANS AND DEVELOPMENT PLANS.

(a) Site plan.

(1) Except as provided in this article, a site plan that complies with the requirements of this article and Section 51A-13.703, "Site Plan Review," must be submitted to the building official when required by Section 51A-13.703(a).

(2) The site plan must also show the location and specifications of thoroughfares shown on the Thoroughfare Plan. A site plan does not act as a dedication of thoroughfares or infrastructure. See Section 51A-8.602 regarding dedications during platting.

(3) A site plan may be submitted as a single-page document or a multiple-page document.

(b) Development plan.

(1) Except as provided in this section, no [~~No~~] development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(2) In Subdistrict 3A, development and use of the Property must comply with the Subdistrict 3A development plan (Exhibit 887D). If there is a conflict between the text of this article and the Subdistrict 3A development plan, the text of this article controls.

SEC. 51P-887.109. SUBDISTRICT REGULATIONS.

(a) Subdistrict 1.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road.

(b) Subdistrict 1A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Except as provided in this paragraph, minimum number of stories above grade is three. Minimum number of stories above grade for general commercial development types is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road.

(c) Subdistrict 1B.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Except as provided in this paragraph, minimum number of stories above grade is three. Minimum number of stories above grade for general commercial development types is two. Structures constructed in an esplanade within Street Section Type B1 of the Streets Plan may not exceed one story. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Peterson Lane.

(4) Esplanade within Street Section Type B1. Except as provided in this section, the requirements of Section 51A-13.304(k)(5) apply. For an esplanade within Street Section Type B1:

(A) Length. Minimum length is 600 feet.

(B) Pedestrian movement.

(i) A minimum five-foot-wide clear and unobstructed pervious or impervious pathway must be provided along the length of the esplanade.

(ii) A maximum three-foot high physical barrier may be placed along the perimeter of the esplanade to direct safe and orderly pedestrian connections to areas outside of the esplanade.

(iii) The provisions regarding street trees and streetscape standards in Section 51A-13.304(k)(5)(B)(viii) do not apply.

(C) Site trees. Except as provided in this section, Section 51A-13.304(k)(5)(B)(ix) applies. The ability to receive site tree credits for retained trees as described in Section 51A-10.125(b)(3)(B) may be applied to the Street Section Type B1 esplanade.

(D) Structures.

(i) Building use. The only uses allowed in a structure built on an esplanade are a restaurant or bar use or retail sales. See Section 51A-13.306 for additional regulations.

(ii) Parking. Uses and parking must comply with the parking regulations of Division 51A-13.400. No surface parking is permitted on an esplanade.

(iii) Floor area. The maximum floor area for all structures combined on an esplanade is 9,000 square feet above grade. There is no minimum floor area below grade.

(iv) Building setback. A minimum five foot setback is required from all lot lines.

(v) Story height.

(aa) Minimum story height is 15 feet above grade.

(bb) Maximum story height is 30 feet above grade.

(vi) Building facade. The primary street facade must have a minimum 50 percent transparency. All other facades must have a minimum 25 percent transparency. The maximum blank wall area is 20 linear feet.

(vii) Shopfront windows. A minimum of 60 percent of the street-fronting window pane surface area must allow views into the use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or backpainted glass is not allowed.

(viii) Open space. Space left open in an esplanade contributes to the amount of open space required in Section 51P-887.113.

(d) Subdistrict 2.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Uses.

(A) Except as provided in this paragraph, retail uses must be small-format retail.

(B) Large-format retail is allowed if all required parking is provided in a parking structure.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road and the LBJ Freeway service road.

(e) Subdistricts 3 and 3A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(5) Fences. Fences in the front setback area of apartment development types may exceed three feet in height provided that the fence is 70 percent open and does not face the Midtown Commons area identified in the Valley View - Galleria Area Plan.

Staff recommendation:

(6) Additional provisions for structured parking in Subdistrict 3A. Active uses are not required on the ground story of a facade facing a southern east-west street if the following requirements are met. Except as provided in this paragraph, the development standards for the appropriate development type applies.

Staff recommendation:

Although staff recommends denial of Subdistrict 3A and the provisions provided below, staff recommends that if the new subdistrict is approved, the following provisions would be a prefered alternative to the applicant's request.

(A) Ground story requirements.

(i) Voids and openings on the ground story facade are limited to windows and doors that are glazed with transparent or translucent materials that begin a minimum of 30 inches above the level of the finished floor. Spandrel glass or backpainted glass does not comply with this provision.

(ii) The first 30 feet of the building measured inward from the street-facing facade facing a southern east-west street must be constructed in a manner so that a future active use, other than accessory storage, will be able to connect to electricity, plumbing, mechanical, and water/wastewater utilities.

Applicant requested:

(A) Ground story requirements.

(i) The ground story of a facade facing a southern east-west street must be architecturally screened with a wall not less than 30 inches in height covered with materials similar in color and texture to the facade of the main structure. The screening wall may contain openings or gates for pedestrian access.

(ii) The area between the street curb of the southern east-west street and the façade of the parking garage must contain a minimum of two of the following amenities:

(aa) public art (including water features), as approved in writing by the director of cultural affairs or the cultural affairs commission;

(bb) uniformly spaced free-standing or wall-mounted pedestrian lighting provided at one per 50 feet of frontage or

(cc) uniformly spaced benches and trash receptacles must be provided at one per 150 feet of frontage.

(iii) A planting strip is required between a parking garage facade facing a southern east-west street and the sidewalk zone, planted with evergreen plant materials at least 30 inches in height at the time of installation to screen the edge of the parking structure.

(B) Upper story requirements. The upper stories of a parking garage facade facing an east-west street must be architecturally screened in a manner to make them similar in appearance to the facade of the main structure.

(i) Cable guard strands, chain link fencing, and similar materials on exterior walls are prohibited.

(ii) A minimum 20 percent of the parking structure facade (including openings, if any) must be covered with materials similar in color and texture to the materials predominantly used on the first 24 feet of height of the main structure.

(iii) Openings in the parking structure facade may not exceed 50 percent of the total facade area.

Staff recommendation:

Although staff recommends denial of Subdistrict 3A and the provisions provided below, staff recommends that if the new subdistrict is approved, the following provisions would be a prefered alternative to the applicant's request.

(iv) Parking structure facades that front a public street may not exhibit sloping design elements.

Applicant requested:

Denial of subparagraph (6)(B)(iv).

(f) Subdistrict 4.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(g) Subdistrict 4A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(h) Subdistrict 5.

(1) In general. Except as provided in this article, the district regulations for the WR-5 Walkable Residential District apply.

(2) Residential proximity slope. The provisions of Section 51A-4.412, "Residential Proximity Slope," apply.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is five.

(i) Subdistrict 6.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except the Dallas North Tollway service road.

(j) Subdistrict 7.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Height.

(A) The existing structure identified on the development plan for Planned Development District No. 322 as One Galleria Tower may have a maximum elevation above mean sea level of 957 feet.

(B) The existing structure identified on the development plan for Planned Development District No. 322 as Two Galleria Tower may have a maximum elevation above mean sea level of 945 feet.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except the LBJ Freeway service road and the Dallas North Tollway service road. (Ord. Nos. 29032; 29788)

SEC. 51P-887.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29032)

SEC. 51P-887.111. LANDSCAPING.

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

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

(c) One street tree must be provided for each 30 feet of frontage. Except as provided in this subsection, street trees must be located in the planting zones shown in the Streets Plan.

Street trees may be planted in the front setback as close as possible to the sidewalk if there is a conflict with utilities, driveways, or visibility triangles as determined by the city arborist.

(d) In Subdistrict 1B, outdoor seating areas with open air shade structures and a maximum three-foot-high fence are allowed in the planting zone. Adequate clearance from parking and travel lanes must be provided. (Ord. Nos. 29032; 29788)

SEC. 51P-887.112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, see Division 51A-13.400 for parking and loading regulations.

(b) Maximum surface parking. No more than 15 percent of the area of a lot or building site may be used for surface parking. This requirement applies only to new construction or a major renovation. The director may increase the amount of surface parking to 25 percent of the area of a lot or building site if the director finds that:

(1) the surface parking area, other than ingress and egress points, does not directly abut a street frontage (for example, the surface parking is to the rear of the main structure); or

(2) the surface parking area has an enhanced perimeter buffer, as defined in Section 51A-10.126(a), between the surface parking area and the street.

(c) Hotels. One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

(d) Visitor parking for apartments in Subdistrict 3. Up to 12 visitor parking spaces may be provided in the front setback area for apartment development types fronting on Peterson Lane in Subdistrict 3 provided that the building meets the 70 percent primary street frontage requirement. (Ord. 29032)

SEC. 51P-887.113. OPEN SPACE.

(a) Purpose. Open space requirements are intended to:

(1) provide a main central focal point for the special purpose district and smaller focal points for each subdistrict;

(2) promote economic development;

(3) improve the quality of life of residents and visitors;

(4) provide relief from a dense urban environment;

(5) prevent concentrations of paved areas;

(6) improve air quality; and

(7) assist with pedestrian movement.

(b) In general. Except as provided in this section, open space provided under this section must comply with the requirements for open space in Section 51A-13.303, "Open Space," and Section 51A-13.304(k), "Open Space Lot."

(c) Site plan. Compliance with open space requirements must be shown on a site plan and demonstrated at the time of application for any building permit for new construction or a major renovation.

(d) Amount required.

(1) Minimum on-site requirement.

(A) A minimum of four percent of a lot or building site must be maintained as open space.

(B) Lot or building sites in Subdistrict 3 may use the alternative methods of compliance listed in this section to meet the minimum on-site requirement.

(2) Additional open space requirement.

(A) In general.

(i) In addition to the minimum on-site requirement, one square foot of open space must be provided for every 28 square feet of floor area. Fractions of additional open space are rounded up to the next whole number.

(ii) Additional open space must comply with the Open Space Plan (Exhibit 887B).

(iii) The block park framework and the green frame shown on the Open Space Plan are a conceptual guide to create a connected network of open spaces for programmed and informal activity that is achieved incrementally as development projects meet their additional open space requirements. It is encouraged that individual open spaces be combined to create a connected network of open spaces. Each open space may be designed to serve a variety of purposes suited to adjacent development. Alternative locations and configurations may be approved by the director if the open space:

(aa) provides equivalent function;

(bb) is located at street level; and

(cc) is not configured as landscaped median, private open space under 2,000 square feet, or commercial surface parking lot, as described in Section 51A-13.304(k)(5)(H), (J) and (K).

(iv) Additional open space may be provided on-site, through one of the alternate methods of compliance, or a combination of on-site and alternate methods of compliance.

(B) Alternative methods of compliance. Additional open space requirements may be met through one or more of the following alternative methods of compliance.

(i) Park dedication within the Midtown Commons. Property shown in the Open Space Plan as Midtown Commons may be acquired and offered to the city's park and recreation department. Each square foot of property is counted as two square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the other alternative methods of compliance.

(ii) Park dedication within the district. Off-site open space within this special purpose district that meets the requirements of this article may be offered to the city's park and recreation department. Each square foot of park dedication is counted as one square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the alternative methods of compliance.

(iii) Deed restricted open space within the district. Off-site open space within this special purpose district that meets the requirements of this article may be deed restricted to ensure that it is privately maintained as open space. The deed restrictions must inure to the benefit of the city and must be approved as to form by the city attorney. Each square foot of deed restricted open space is counted as one square foot of additional open space requirement.

(iv) Open space fund.

(aa) A dollar amount per square foot of additional open space required may be contributed to the open space fund. The dollar amount is $36 per square foot of additional open space required in the year 2013, adjusted annually using the percentage change in total real property value in this special purpose district according to the Dallas Central Appraisal District certified tax roll. The annual adjustment is effective on January 1 of each year based on the previous year's certified tax roll.

(bb) The director shall administer the open space fund.

(cc) The open space fund may only be used to acquire, improve, or maintain public park land within the area covered by the Valley View - Galleria Area Plan. The open space fund may be used to reimburse the city for the cost of acquisition, improvement, or maintenance of public park land within the area covered by the Valley View - Galleria Area Plan.

Staff recommendation:

Although staff recommends denial of subparagraph (d)(3) because Subdistrict 3 has the largest variety of ways to accomplish the open space requirements out of any other subdistrict within PDD 887. It can be accomplished on-site, off-site, by an alternative method of compliance, or a combination of these options. The applicant's request is a reduction of the open space requirement amount which is paramount to the vision of the District. However, if a deviation is approved, the following subparagraph is a preferred alternative to the applicant's request.

(3) Subdistrict 3A.

(A) Open space may be provided on-site, through one of the alternate methods of compliance in Subsection (d)(2)(B), or a combination of on-site and alternate methods of compliance at the amounts listed in Subsection (d)(2).

(B) Open space may be provided through the use of a publically accessible interior courtyard that is connected to a street through a pathway with a minimum six-foot walkway, minimum 12-foot width, minimum 10-foot height, minimum average width of 18-feet, and is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot." A maximum 50 percent of one interior courtyard may be counted towards the open space requirement. The connecting corridor to the interior courtyard does not count towards open space requirements.

Applicant requested:

(3) Subdistrict 3A.

(A) Open space may be provided on-site, through one of the alternate methods of compliance in Subsection (d)(2)(B), or a combination of on-site and alternate methods of compliance at the amounts listed in Subsection (d)(2).

(B) Open space may be provided through the use of an interior courtyard that is connected to a street with a minimum eight-foot wide pathway. The interior courtyard is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot." A maximum of 50 percent of one interior courtyard may be counted towards the open space requirement.

(C) Open space may be provided adjacent to a pedestrian access easement if it is not less than 10 feet in length and width, meets the requirements of Section 51A-13.303,

and is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot."

(e) Maintenance.

(1) Open spaces, including landscaping and pedestrian amenities, must be maintained in a state of good repair and neat appearance. The property owner is responsible for the regular maintenance of open spaces.

(2) Required plants that die must be replaced with another living plant in compliance with the approved site plan. Replacement plants must be planted within three months, unless the city arborist approves an alternative period that reflects optimal planting seasons. (Ord. 29032)

SEC. 51P-887.114. SIGNS.

(a) Except as provided in this section, signs must comply with Article XIII.

(b) Except as provided in this section, the provisions for attached signs in Section 51A-13.603(d)(3) apply.

(c) For facades facing Alpha Road, the Dallas North Tollway service road, the LBJ Freeway service road, Montfort Drive, Noel Road, and Preston Road, the provisions of Section 51A-7.305, "Attached Signs," apply. (Ord. 29032)

SEC. 51P-887.115. STREET STANDARDS.

(a) In general.

(1) Except as provided in this section, streets, alleys, and driveways must be provided in accordance with Division 51A-13.500.

(2) Except as provided in this section, all public and private streets, and all private property abutting public and private streets, must be constructed in accordance with this section and the standards shown on the Streets Plan (Exhibit 887C).

(3) See Section 51A-8.604 for details on the portion of the street sections shown on the Streets Plan that must be constructed by the abutting property owner.

(4) The thoroughfares shown on the Streets Plan are intended to provide general guidance for the alignment and design of streets included in the Thoroughfare Plan.

(5) The proposed minor streets shown on the Streets Plan are conceptual and are intended to illustrate desired connectivity of streets. These new minor streets must be

provided if new block requirements are triggered by Section 51A-13.502(a). Alternative alignments may be approved by the director of public works if they provide equivalent connectivity, and comply with this section, the Streets Plan, and Section 51A-13.502.

(b) Alternate street sections. To deviate from the street design standards shown on the Streets Plan, an alternate street section must be approved by the director of public works. To be approved, an alternate street section must provide a street width that reduces vehicle speeds and promotes a pedestrian-friendly environment. An alternate street section may not reduce the minimum sidewalk width or planting zone requirements.

(c) Maximum block size. Blocks as shown on a plat must comply with Section 51A-13.502(a).

(d) Driveways.

(1) Sidewalk material and level must be maintained across the driveway curb cut in order to create a continuous pedestrian passage.

(2) The following provisions apply to driveways provided in compliance with the Streets Plan along Preston Road, Peterson Lane (Alternative Street Type B), and the LBJ Freeway frontage:

(A) The minimum spacing of curb cuts on Preston Road is 400 feet. The minimum spacing of curb cuts on Peterson Lane (Alternative Street Type B) is 200 feet. The minimum spacing of curb cuts on LBJ Freeway frontage is 400 feet.

(B) Cross-access easements are required between adjacent parcels if deemed necessary by the city for compliance with curb cut spacing requirements or to ensure adequate emergency vehicle access within the block.

(3) Compliance with this subsection is triggered by the platting process or requests for new curb cuts.

(e) Intersection of Peterson Lane and FN5.

(1) A traffic signal must be installed at the intersection of Peterson Lane and FN5 when warranted.

(2) Before the issuance of building permits for the first 100,000 square feet of floor area in Subdistrict 1B, a dedicated left turn lane must be provided at the intersection of Peterson Lane and northbound FN5 in addition to the four lanes depicted on the Streets Plan. (Ord. Nos. 29032; 29788)

SEC. 51P-887.116. ADDITIONAL PROVISIONS.

(a) In general.

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

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

(b) Nonconformity.

(1) Definitions. See Section 51A-2.102(89), which defines a nonconforming structure as a structure that does not conform to the regulations (other than use regulations), but which was lawfully constructed under the regulations in force at the time of construction. See Section 51A-2.102(90), which defines a nonconforming use as a use that does not conform to the use regulations, but which was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

(2) Nonconforming uses. See Section 51A-4.704 for details on nonconforming uses. Section 51A-4.704 provides that nonconforming uses may continue to operate indefinitely, except that the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more, the use becomes a conforming use, or the structure housing the nonconforming use is destroyed by the intentional act of the owner or his agent. Section 51A-4.704 also provides that a person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use.

(3) Nonconforming structures. See Section 51A-4.704 and Section 51A-13.102(S) for details on nonconforming structures. Section 51A-13.102(S) provides that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to building placement, building height, building facade, garage placement, open space, or landscaping regulations.

(4) Nonconforming signs. See Section 51A-7.701 and Section 51A-7.702 for details on nonconforming signs. Section 51A-7.702 provides that nonconforming signs may be repaired, except that no person may repair a nonconforming sign if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location, unless that sign is brought into conformity.

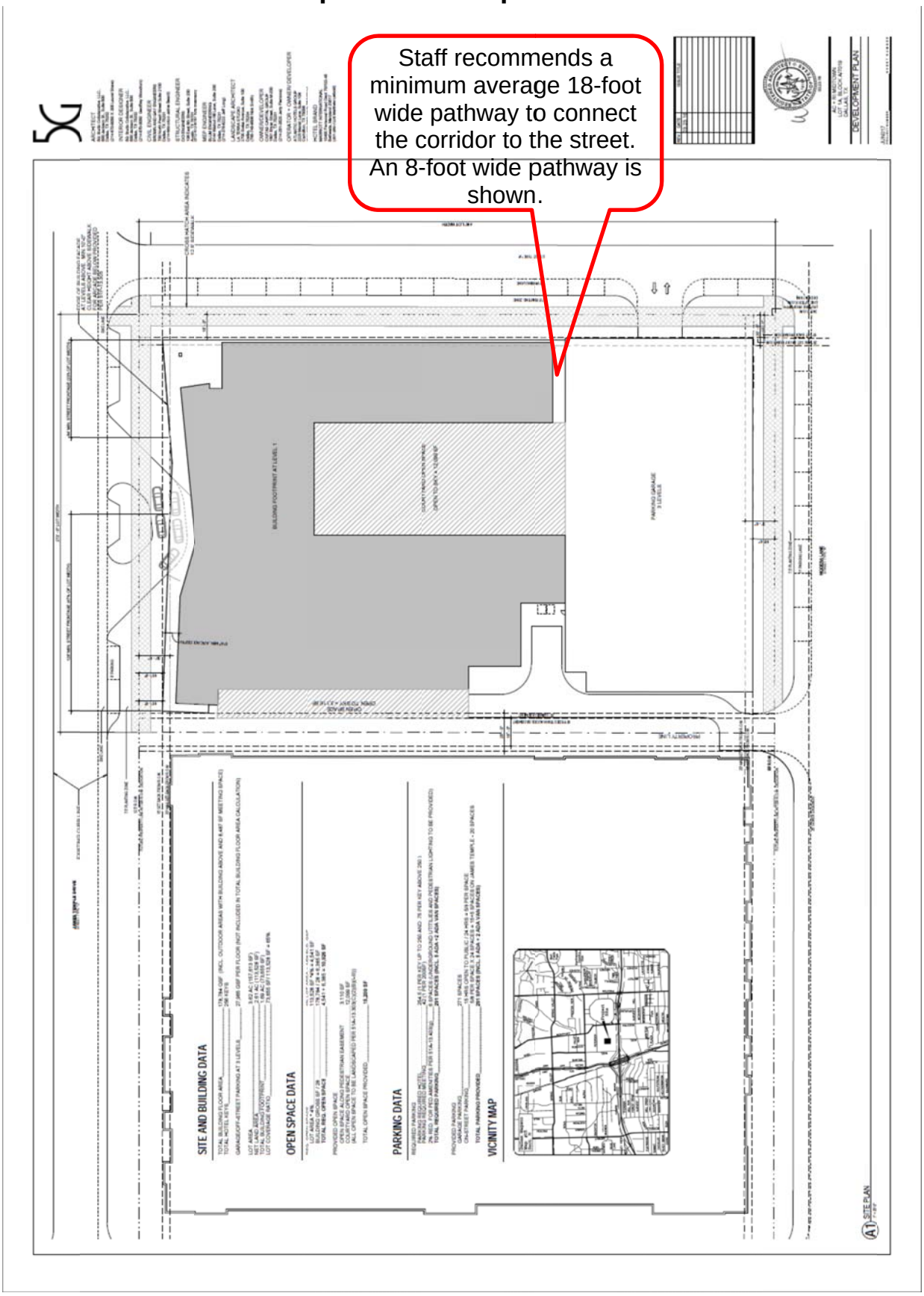
(5) Nonconforming parking. See Section 51A-4.704(b)(4) for details on nonconforming parking. Section 51A-4.704(b)(4) provides that the number of nonconforming parking or loading spaces for a use may be carried forward when the use is converted or expanded. (Ord. 29032)

SEC. 51P-887.117. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29032)

Proposed Development Plan



Existing Open Space Plan (Exhibit 887B)
(no changes are proposed in this application)



CONCEPTUAL OPEN SPACE NETWORK | EXHIBIT 887B OPEN SPACE PLAN | B. 1 APRIL 30, 2013

Existing Streets Plan (Exhibit 887C)
(no changes are proposed in this application)

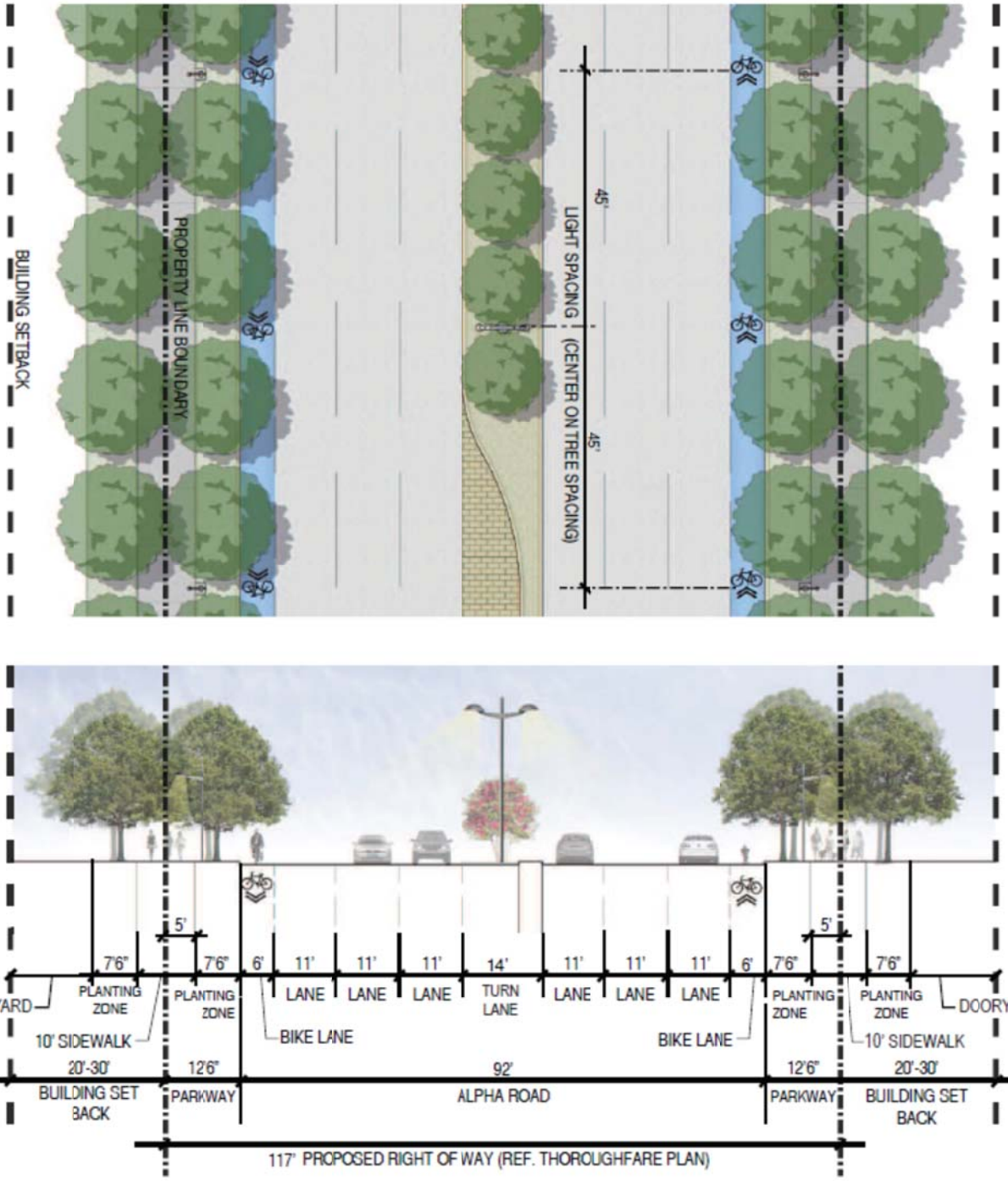


* THESE MINOR STREETS ARE CONCEPTUAL AND INTENDED ONLY TO ILLUSTRATE DESIRED CONNECTIVITY FOR NEW STREETS. ALTERNATIVE ALIGNMENTS MAY BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS IF THEY PROVIDE EQUIVALENT CONNECTIVITY AND COMPLY WITH THE PROVISIONS OF SECTION 51P-887.115 (STREET STANDARDS) AND SECTION 51A-13.502 (NEW MINOR STREETS).

CONCEPTUAL STREET NETWORK | EXHIBIT 887C STREETS PLAN | C. 1 APRIL 16, 2015

Existing Streets Plan (Exhibit 887C – continued)

(no changes are proposed in this application)



REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

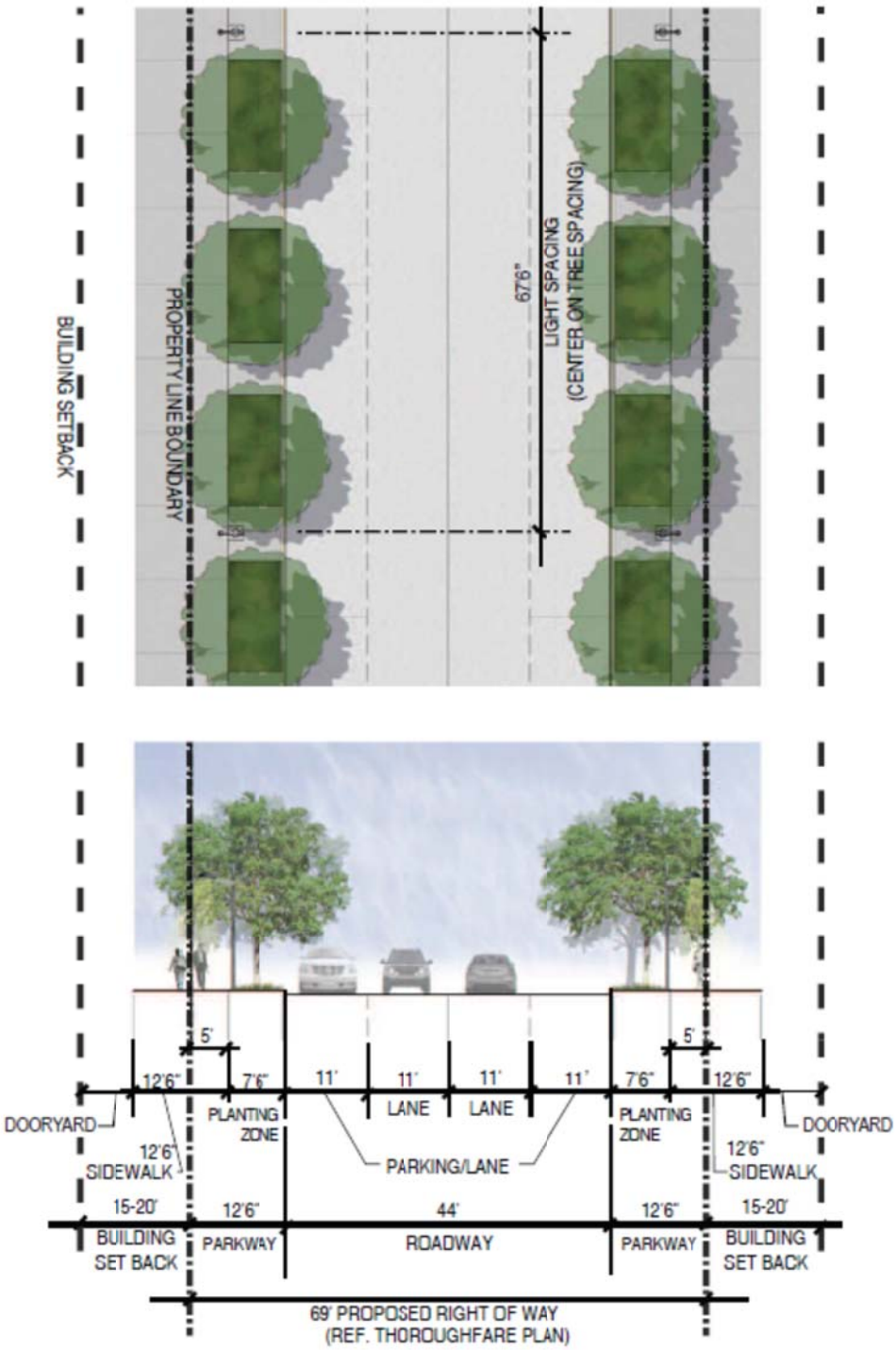
ALPHA ROAD
(EAST OF NOEL RD)

EXHIBIT 887C
STREETS PLAN

C. 7
MAY 15, 2013

Proposed Streets Plan (Exhibit 887C – continued)

(no changes are proposed in this application)



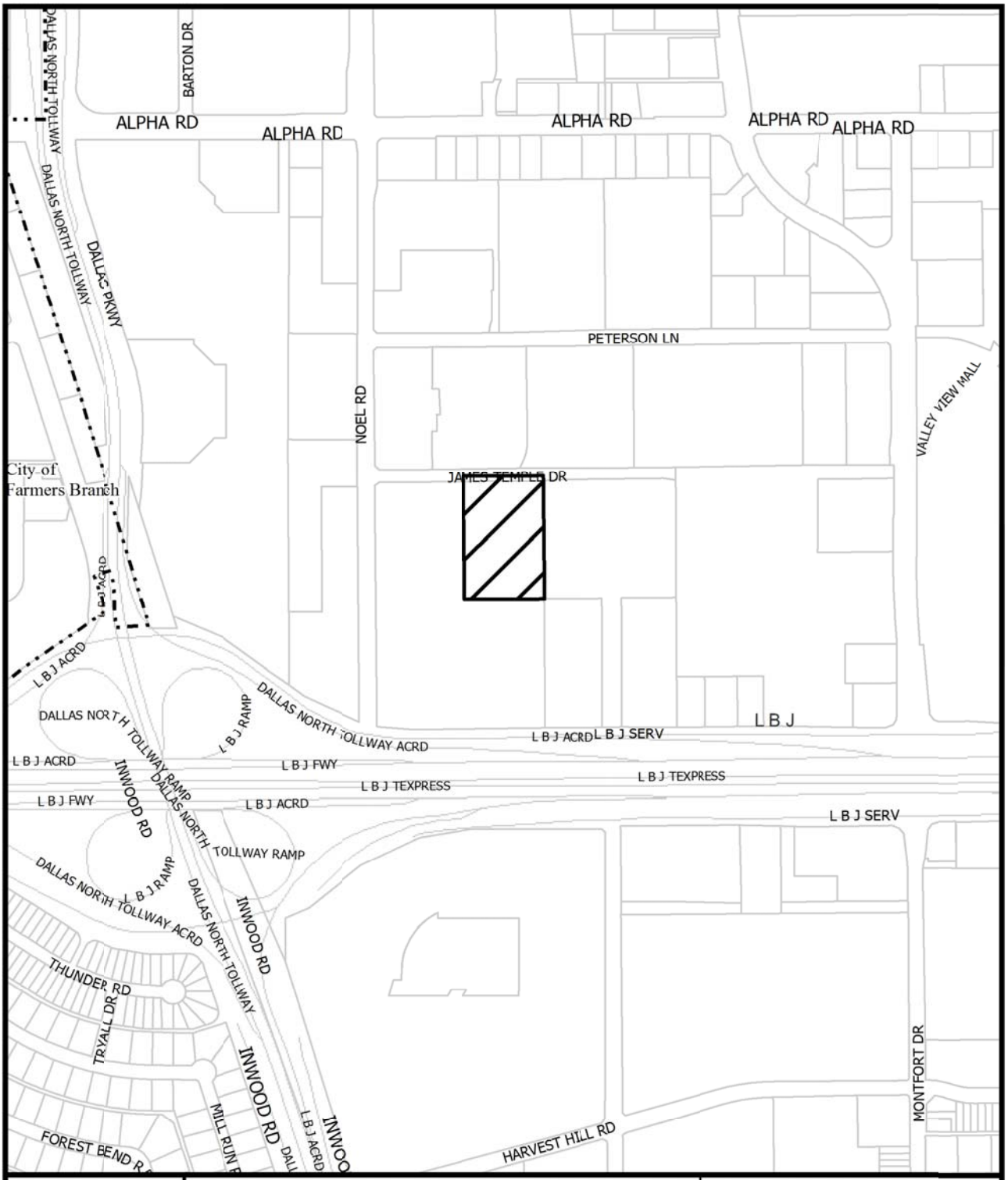
TYPE A : 4 LANE UNDIVIDED WITH PARKING ALLOWED DURING NON-PEAK HOURS
TYPE B : 2 LANE WITH 2 LANE PARKING

REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

TYPICAL STREET TYPE A / B

EXHIBIT 887C
STREETS PLAN

C. 10
MAY 15, 2013



1:6,000

VICINITY MAP

Case no: Z156-189

Date: 3/9/2016

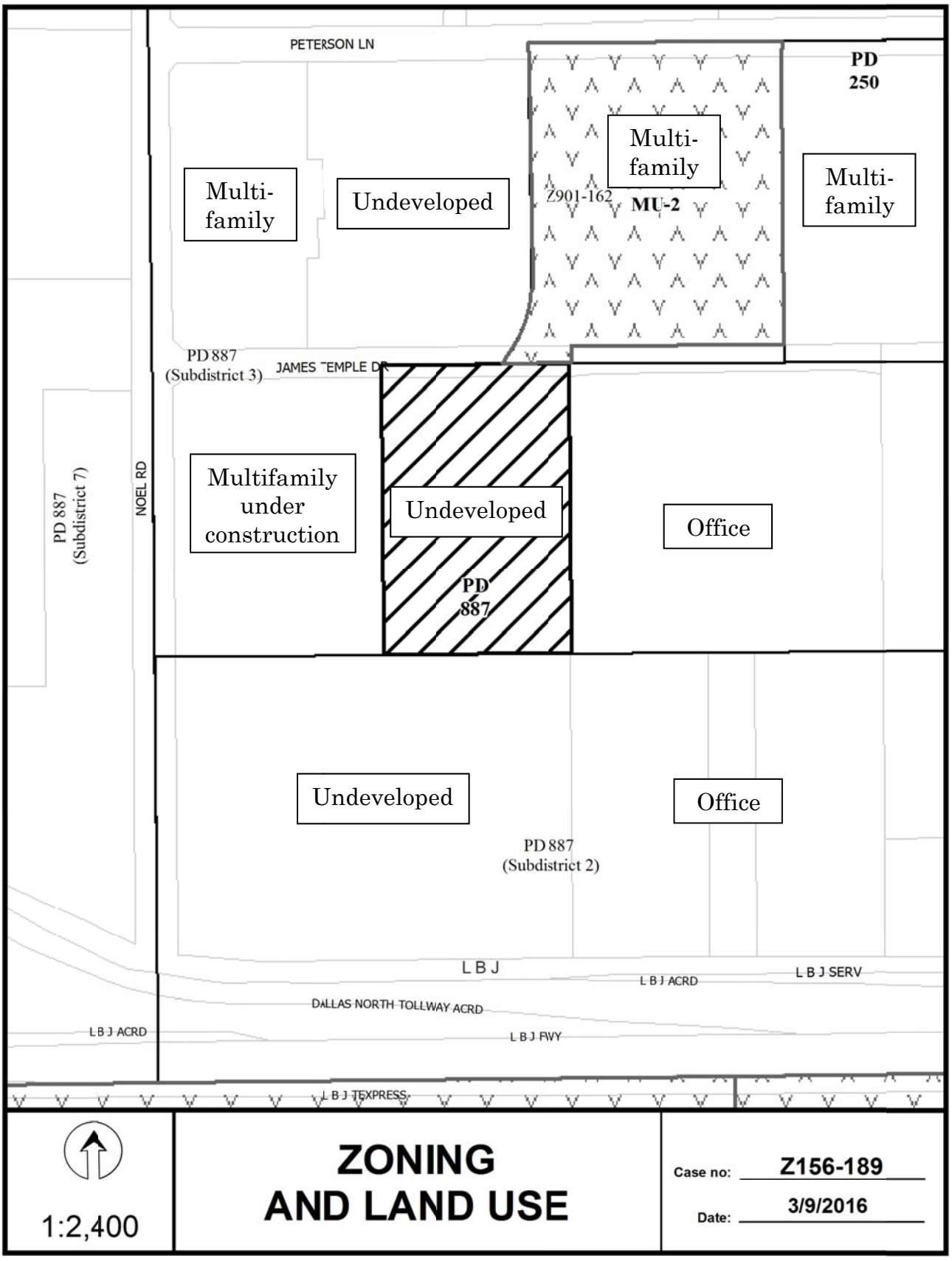


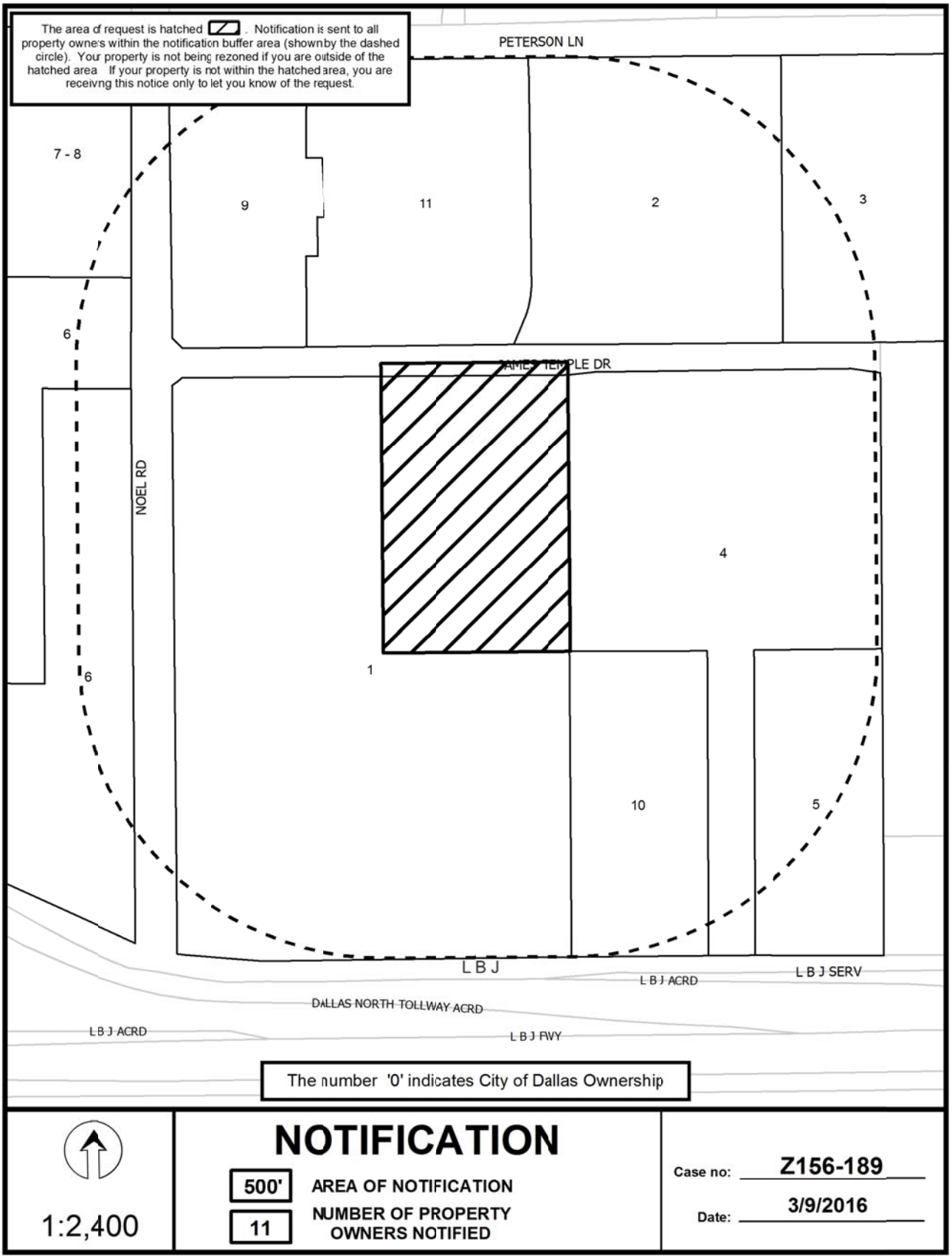
1:2,400

AERIAL MAP

Case no: Z156-189

Date: 3/9/2016


PETERSON LN
PD 250
Multi-family
Undeveloped
Z901-162
MU-2
Multi-family
Multi-family
PD 887 (Subdistrict 3)
JAMES TEMPLE DR
PD 887 (Subdistrict 7)
NOEL RD
Multifamily under construction
Undeveloped
PD 887
Office
Undeveloped
Office
PD 887 (Subdistrict 2)
L B J
L B J ACRD
L B J SERV
DALLAS NORTH TOLLWAY ACRD
L B J ACRD
L B J FWY
L B J TEXPRESS
1:2,400
ZONING AND LAND USE
Case no: Z156-189
Date: 3/9/2016


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
PETERSON LN
7 - 8
9
11
2
3
6
JAMES TEMPLE DR
NOEL RD
4
1
6
10
5
L B J
L B J ACRD
L B J SERV
DALLAS NORTH TOLLWAY ACRD
L B J ACRD
L B J FWY
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
500'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z156-189
Date: 3/9/2016

03/09/2016

Notification List of Property Owners

Z156-189

11 Property Owners Notified

Label #	*Address*		*Owner*
1	5327	LBJ FWY	DALLAS MIDTOWN PROPERTIES LLC
2	5444	PETERSON LN	SUNCREST APARTMENTS LP
3	5454	PETERSON LN	ONE GALLERIA PLACE LTD PS
4	5501	LBJ FWY	TR LBJ CAMPUS
5	5525	LBJ FWY	DBSI REPUBLIC LLC &
6	13155	NOEL RD	GT DALLAS PROPERTIES LLC
7	13401	NOEL RD	GALLERIA MALL INV LP
8	13375	NOEL RD	STAINBACK RAYMOND F JR
9	13330	NOEL RD	VILLA VERONA LTD
10	5429	LBJ FWY	TR LBJ CAMPUS PARTNERS LP
11	5330	PETERSON LN	TEXAS SFI PARTNERSHIP 63 LTD

Memorandum

CITY OF DALLAS

DATE February 18, 2016

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
Planned Development District No. 758, generally located along both sides of Walnut Hill Lane, east of Skillman Street.

Commissioners Housewright, Jung, Emmons, and Haney request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Donna P. Moorman

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum

CITY OF DALLAS

DATE January 21, 2016

TO Neva Dean, Interim Assistant Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing - Planned Development District No. 758

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

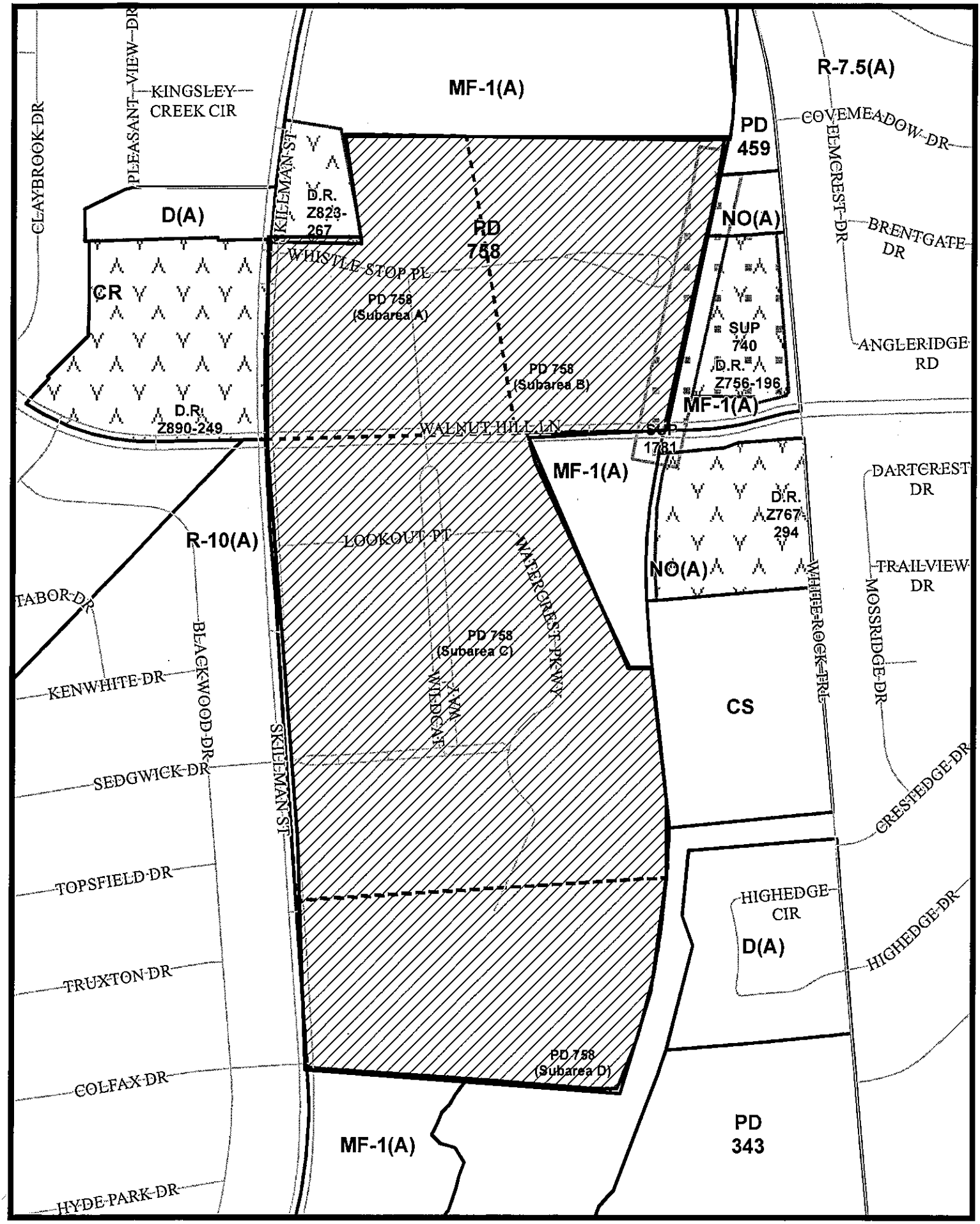
Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 758, generally located along both sides of Walnut Hill Lane, east of Skillman Street. Consideration is to be given to amending the Planned Development District including use, development standards, and other appropriate regulations. A map of the area to be considered is attached.

Thank you for your attention to this matter.

Tipton Housewright, Commissioner

Commissioner

Commissioner



1:4,800

Proposed Authorized Hearing