CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 4, 2017
AGENDA

BRIEFINGS:	5ES	9:30 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, Assistant Director of Current Planning

BRIEFING

Cell Tower Regulations
Sarah May, Senior Planner, Sustainable Development and Construction Services
Laura Morrison, Assistant City Attorney, City Attorney's Office

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Paul Nelson

Consent Items:

(1) **S167-159**
(CC District 1)

An application to replat 0.669-acre tract of land containing part of Lot 1 and all of Lots 2 through 4 in City Block A/4142 to create one lot on property located on Davis Street at Westmoreland Avenue, southeast corner.
Applicant/Owner: POP Holding , LP
Surveyor: Eagle Surveying, LLC
Application Filed: April 6, 2017
Zoning: PD 631(LCO) TR 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S167-160**
(CC District 8)

An application to replat a tract of land containing all of Lot 1 in City Block A/8291 and a tract land in City Block D/3370 to create one 3.0440-acre lot and one 1.799-acre lot on property located on Cedardale Drive, west of Dynasty Drive.
Applicant/Owner: Dallas, LLC
Surveyor: Kadleck and Associates a Division of Westwood.
Application Filed: April 7, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S167-161**
(CC District 2)

An application to replat a 0.1670-acre tract of land containing all of Lot 1 in City Block 4/1974 to create 3 lots ranging in size from 0.0454-acre to 0.0631 on property located on Manett Street at Henderson Avenue, northwest corner.
Applicant/Owner: Mike Leatherwood
Surveyor: Kimley-Horn, Inc.
Application Filed: April 10, 2017
Zoning: PD 462 Subdistrict 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S167-162**
(CC District 1

An application to replat a 0.399-acre tract of land containing all of Lots 1 through 3 in City Block 27/3147 to create one lot on property located on Bishop Avenue at Melba Street, northeast corner.
Applicant/Owner: Bishop Art Village, LLC, and Bishop Art, LLC
Surveyor: Pacheco Koch Consulting Engineers, LLC
Application Filed: April 10, 2017
Zoning: PD 830
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S167-163**
(CC District 8)

An application to create 249 lots and 1 common area from a 62.59-acre tract of land in City Block 8816 on property located on Lasater Lane, north of Stark Road.
Owner: Ciera Bank
Surveyor: R.C. Meyers Surveying , LLC
Application Filed: April 10, 2017
Zoning: PD 969
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(6) **S167-157**
(CC District 8)

An application to replat a 1.522-acre tract of land containing all of Lots 1, 2, and 26 in City Block D/7590 to create one lot on property located on Beckleymeade Avenue, between Sedgemoor Avenue and Blue Crest Drive.
Applicant/Owner: 202 Beckleymeade, LLC
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: April 5, 2017
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S167-158**
(CC District 13)

An application to replat a 0.276-acre tract of land containing part of Lot 6 in City Block E/4975 to create one lot on property located at 4402 Taos Road.
Owners: Bay Harbor Investment Group, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: April 5, 2017
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M167-025
Andrew Ruegg
(CC District 2)

An application for a minor amendment to the site plan and traffic management plan for Specific Use Permit No. 2080 for an open-enrollment charter school on property zoned Planned Development District No. 134, Subarea A, on the north corner of East Grand Avenue and South Glasgow Drive.
Staff Recommendation: **Approval**
Applicant: Cityscape Schools, Inc.
Representative: Robert Reeves & Associates, Inc.

Z156-260(SM)
Sarah May
(CC District 2)

Extension of the six month time period for scheduling a zoning request for City Council consideration of an application to renew Specific Use Permit No. 1601 for a Commercial amusement (inside) use, limited to a Class A dance hall for a three-year period, subject to a site plan and conditions on the west corner of East Grand Avenue and St. Mary Avenue.
Staff Recommendation: **Approval** of an extension to place the item on the City Council agenda no later than August 23, 2017.
Applicant/Representative: Jaime Tamayo

M167-018
Sharon Hurd
(CC District 14)

An application for a minor amendment to a development plan on property zoned Planned Development District No. 543 and generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane.
Staff Recommendation: **Approval**
Applicant: Masterplan
Representative: Karl Crawley

M167-022
Sharon Hurd
(CC District 14)

An application for a minor amendment to submit a traffic management plan on property zoned Planned Development District No. 543 and generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane.
Staff Recommendation: **Approval**
Applicant: Masterplan
Representative: Karl Crawley

Certificates of Appropriateness for Signs:

1703060028
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness by Grant Redmond of Dallas Comedy House for a 93 square-foot flat attached sign at 3025 Main Street (south elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**, subject to conditions.
Applicant: Grant Redmond

Zoning Cases – Consent:

1. **Z167-121(SM)**
Sarah May
(CC District 14)

An application for an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District on the southwest corner of East Lovers Lane and Matilda Street.
Staff Recommendation: **Approval**
Applicant: Lincoln LAG, Ltd.
Representative: Jonathan G. Vinson - Jackson Walker, LLP

2. **Z167-172(SM)**
Sarah May
(CC District 1)

An application for an amendment to Subdistrict 4B for single family uses within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on property on the northwest side of Fort Worth Avenue, between West Colorado Boulevard and Walter Drive.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: GRBK Frisco, LLC
Representative: Rob Baldwin

3. **Z167-173(SM)**
Sarah May
(CC District 1)

An application for 1) the termination of a portion of Specific Use Permit No. 98 for a quarry; 2) a CR Community Retail District on the southeastern quadrant of the area of request; and 3) a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District and an IR Industrial Research District on the east side of North Westmoreland Drive, south of Interstate Highway 30.
Staff Recommendation: **Approval** to repeal a portion of Specific Use Permit No. 98, **approval** of a CR Community Retail District; and **approval** of a Planned Development District, subject to a development plan and conditions.
Applicant: QuickTrip Corporation
Representative: Dallas Cothrum, Masterplan

4. **Z167-181(SM)**
Sarah May
(CC District 1)

An application to create a new subdistrict within the Cedars West Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District on property on the north line of South Riverfront Boulevard, west of Cadiz Street.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Pine H Partnership, LP
Representative: Peter Kavanagh, Zone Systems, Inc.

5. **Z167-232(SM)**
Sarah May
(CC District 5)

An application to amend and expand Specific Use Permit No. 80 for a Salvation Army Community Center on property zoned an R-7.5(A) Single Family District, on the north line of Elam Road, west of Holcomb Road.
Staff Recommendation: **Approval**, subject to a revised site plan.
Applicant: Salvation Army
Representative: James Riley, Brockette Davis Drake, Inc.

6. **Z156-352(WE)**
Warren Ellis
(CC District 2)

An application for an amendment to Planned Development District No. 398 for MU-1 Mixed Use District and outside sales to add an outdoor commercial amusement use on the west corner of Bryan Street and Burlew Street.
Staff Recommendation: **Approval**, subject to a revised development/landscape plan and conditions.
Applicant: Bryan Street Tavern - Joe Hinkson
Representative: Audra Buckley

7. **Z167-206(WE)**
Warren Ellis
(CC District 13)

An application for an amendment to Specific Use Permit No. 580 for a private school on property zoned an R-1ac(A) Single Family District on the south line of West Northwest Highway at the terminus of Meadowbrook Drive.
Staff Recommendation: **Approval**, subject to a revised site plan/traffic management plan and conditions.
Applicant: Robbie Fusch
Representative: Bob Welty

8. **Z167-159(KK)**
Kiesha Kay
(CC District 14)

An application to amend Planned Development District No. 157 for mixed uses, on the east corner of Cedar Springs Road and Oak Lawn Avenue.
Staff Recommendation: **Approval**, subject to a revised development/landscape plan and conditions.
Applicant: Quadrant Investment Properties, LLC/AG QIP Oak Lawn LP
Representative: Jackson Walker L.L.P., Suzan Kedron

9. **Z167-177(KK)**
Kiesha Kay
(CC District 13)

An application to amend Planned Development District No. 84 for a private school and a school for special education, on the northwest corner of Dallas North Tollway and Royal Lane.
Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan and conditions.
Applicant: Winston School
Representative: Jackson Walker L.L.P., Suzan Kedron

10. **Z167-184(KK)**
Kiesha Kay
(CC District 1)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District and an NS(A) Neighborhood Services District on the southeast side of South Westmoreland Road, south of Irwindell Boulevard.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation, and conditions.
Applicant: Branch Towers LLC/JTM Trust & David Millison
Representative: Hart Mason & Associates Inc., Hart Mason

11. **Z167-222(KK)**
Kiesha Kay
(CC District 3)

An application to renew Specific Use Permit No. 1929 for an open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District, on the northwest corner of West Camp Wisdom Road and South Westmoreland Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a traffic management plan and conditions.
Applicant: A.W. Brown Fellowship Leadership Academy
Representative: Karl Crawley, Masterplan Consultants

12. **Z167-243(KK)** Kiesha Kay (CC District 8)

An application for a CS Commercial Services District on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.
Staff Recommendation: **Approval**
Applicant: Quincy Roberts/Q. Roberts Trucking Inc.
Representative: Land Use Planning & Zoning Services, Elsie Thurman

13. **Z167-210(JM)** Jennifer Muñoz (CC District 14)

An application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District on the northeast corner of Ross Avenue and McCoy Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, landscape plan, and conditions.
Applicant: Kyle Bourgeois, Smoothie King
Representative: Eric Wilhite, AICP for CEI Engineering Associates, Inc.

14. **Z167-225(JM)** Jennifer Muñoz (CC District 8)

An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, on property zoned an R-7.5(A) Single Family District, in an area bounded by Indian Ridge Trail, Algebra Drive, McKissick Lane, and Wheatland Road.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin

15. **Z167-226(JM)** Jennifer Muñoz (CC District 5)

An application for a Planned Development District for R-7.5(A) Single Family District uses and public school other than an open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District on the southwest corner of South St. Augustine Drive and Grady Lane and the northeast corner of Crenshaw Drive and Old Seagoville Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin

16. **Z167-244(JM)** Jennifer Muñoz (CC District 6)
An application for the renewal of Specific Use Permit No. 2153 for a child-care facility on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street & North Winnetka Avenue.
Staff Recommendation: **Approval** for a period to expire on September 13, 2021, with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, a revised landscape plan, and conditions.
Applicant: Wesley-Rankin Community Center, Inc.
Representative: Santos Martinez, Masterplan

17. **Z167-224(PD)** Pamela Daniel (CC District 2)
An application for a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Congress Avenue and Shelby Street.
Staff Recommendation: **Approval**
Representative: Rob Baldwin, Baldwin Planning

18. **Z167-231(PD)** Pamela Daniel (CC District 3)
An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, southeast of the intersection of South Ledbetter and Walton Walker Freeway (Loop 12).
Staff Recommendation: **Approval**
Applicant: Kristopher K. Owens
Representative: Terry Randolph

19. **Z167-179(OTH)** Olga Torres Holyoak (CC District 5)
An application to renew and amend Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Boulevard and Jennie Lee Lane.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Hooda Corporation, Inc.
Representative: Tailim Song Law Firm, Tailim Song & Amy Hsu

20. **Z167-216(OTH)** Olga Torres Holyoak (CC District 13)
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, west of Marsh Lane, north of Walnut Hill Lane.
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/Representative: J & K Rios Investments, LLC

21. **Z167-218(OTH)** Olga Torres Holyoak (CC District 7)
An application to renew of Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southwest side of Exposition Avenue, west of Parry Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Eight Bells, LLC
Representative: Robert Bloyna

Zoning Cases – Under Advisement:

22. **Z167-124(OTH)** Olga Torres Holyoak (CC District 4)
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the east side of Beckley Avenue, south of Ohio Avenue.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation and conditions.
Applicant: Eco-Site, Inc.
Representative: Dave Kirk
U/A From: April 6, 2017

23. **Z145-300(SH)** Sharon Hurd (CC District 2)
An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street.
Staff Recommendation: **Hold under advisement until May 18, 2017.**
Applicant: See attached list
Representative: Tommy Mann & Laura Hoffman, Winstead PC
Bus Tour Date: March 2, 2017
U/A From: January 5, 2017, February 16, 2017 and April 6, 2017

24. **Z167-138(SM)** Sarah May (CC District 5)
An application to renew Specific Use Permit No. 2138 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south side of Military Parkway, between Scottsdale Drive and McNeil Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods.
Applicant: Kijan Market, LLC
Representative: Pamela Craig
U/A From: February 2, 2017, March 2, 2116 and April 6, 2017

25. **Z167-191(KK)** Kiesha Kay (CC District 3)
An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the southeast corner of Keeneland Parkway and Walton Walker Boulevard.
Staff Recommendation: **Approval**
Applicant: Jivwam Family Holdings, LLC
Representative: Coker Company, Michael R. Coker
U/A From: March 16, 2017

Zoning Cases – Individual:

26. **Z167-207(KK)** Kiesha Kay (CC District 14)
An application to amend and expand 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 Tract I and Tract II within Conservation District No. 6 - Hollywood/Santa Monica, on the east corner of Lindsley Avenue and Tenison Memorial Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and staff's recommended conditions.
Applicant: Lumin Education Inc.
Representative: Coker Company, Michael R. Coker

27. **Z167-219(KK)** Kiesha Kay (CC District 2)
An application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-3 Mixed Use District, on the south side of Plantation Road, west of the terminus of Hawes Avenue.
Staff Recommendation: **Approval** for a ten-year period, subject to a site plan and staff's recommended conditions.
Applicant/Representative: Jennifer Jakubowski/Life Storage

28. **Z167-212(OTH)** Olga Torres Holyoak (CC District 8)
An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the west line of Leigh Ann Drive, north of West Wheatland Road.
Staff Recommendation: **Denial**
Applicant: Ravi Komari
Representative: Elsie Thurman

29. **Z167-220(OTH)** Olga Torres Holyoak (CC District 6)
An application for the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the southwest corner of Joe Field Road and Denton Drive.
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.
Applicant: Redi-Mix, LLC
Representative: Fielder F. Nelms

30. **Z167-160(JM)** Jennifer Muñoz (CC District 2)

An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District and a P(A) Parking District on the northwest line of San Jacinto Street, between Annex Avenue and Grigsby Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Cypress Real Estate Advisors, Inc.
Representative: Rob Baldwin

31. **Z167-205(SM)** Sarah May (CC District 14)

An application for a Planned Development District for TH-3(A) Townhouse District and public school other than an open-enrollment charter school uses on property zoned a TH-3(A) Townhouse District and a MF-2(A) Multifamily District, on the west corner of North Henderson Avenue and Manett Street.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and staff's recommended conditions.
Applicant: Dallas ISD
Representative: Rob Baldwin, Baldwin Associates

32. **Z167-230(SM)** Sarah May (CC District 4)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the south corner of East Overton Road and Ramona Avenue.
Staff Recommendation: **Denial**
Applicant: Branch Towers LLC.
Representative: Hart Mason & Associates Inc., Hart Mason

33. **Z167-106(SH)** Sharron Hurd (CC District 3)

An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 541, on the south side of Blue Ridge Boulevard, west of Rio Grande Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: AAA Home Builder, LLC
Representative: Michael Davis and S.I. Abed
Bus Tour Date: March 2, 2017

34. **Z167-233(WE)** Warren Ellis (CC District 2)

An application for a renewal of Specific Use Permit No. 1685 for a bar, lounge, or tavern on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the northeast corner of Crowdus Street and July Alley.
Staff Recommendation: **Approval** for a five-year period, subject to staff's recommended conditions.
Applicant: Reno's Chop Shop - Dale Murry (CEO / President)
Representative: Dale Murry

35. **Z167-239(WE)** Warren Ellis (CC District 6)

An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District on the northwest corner of Commerce Street and Manila Road.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Samuel Ramos
Representative: Peter Kavanagh, Zone Systems

Other Matters:

Minutes: April 27, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 4, 2017

THOROUGHFARE COMMITTEE (ZOAC) MEETING - Thursday, May 4, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 8:30 a.m., to consider (1) Central Business District and Vehicular Circulation Plan Amendments: Lamar Street – Change the operational characteristics of Lamar Street from San Jacinto Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way to a southbound two-lane roadway and a northbound two-lane roadway in 78-100 feet of right-of-way, and (2) Thoroughfare Plan Amendment: Garden Grove – Delete Garden Grove Drive from Woody Road to Stark Road.

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

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

FILE NUMBER: S167-159 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Davis Street at Westmoreland Avenue, southeast corner.

DATE FILED: April 6, 2017 **ZONING:** PD 631(LCO) TR2

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.669-Acres **MAPSCO:** 53B

APPLICANT/OWNER: POP Holding, LP

REQUEST An application to replat a 0.669-acre tract of land containing part of Lot 1 and all of Lots 2 through 4 in City Block A/4142 to create one lot on property located on Davis Street at Westmoreland Avenue, southeast corner.

SUBDIVISION HISTORY:

1. S156-127 was a request north of the present request to replat a 0.7863-acre tract of land containing all of Lot 5 in City Block D/1998 of Lot 3A and Lot 6 in City Block 6/4158 into one lot on property located on N. Westmoreland Road, between Overcrest Street and W. Davis Street. The request was withdrawn on March 21, 2016.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 631(LCO) TR2; 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.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

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

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

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

12. On the final plat dedicate 50-feet of ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of West Davis Street 51A 8.602(c)

13. On the final plat dedicate 50 feet of right-of-way from the established centerline of North Westmoreland Avenue . Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

14. On the final plat dedicate a 20-feet by 20-feet corner clip at the intersection of West Davis Street and North Westmoreland Road. 51A 8.602(d)(1)

15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of West Davis Street & the alley. Section 51A-8.602(e),

16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.

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

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

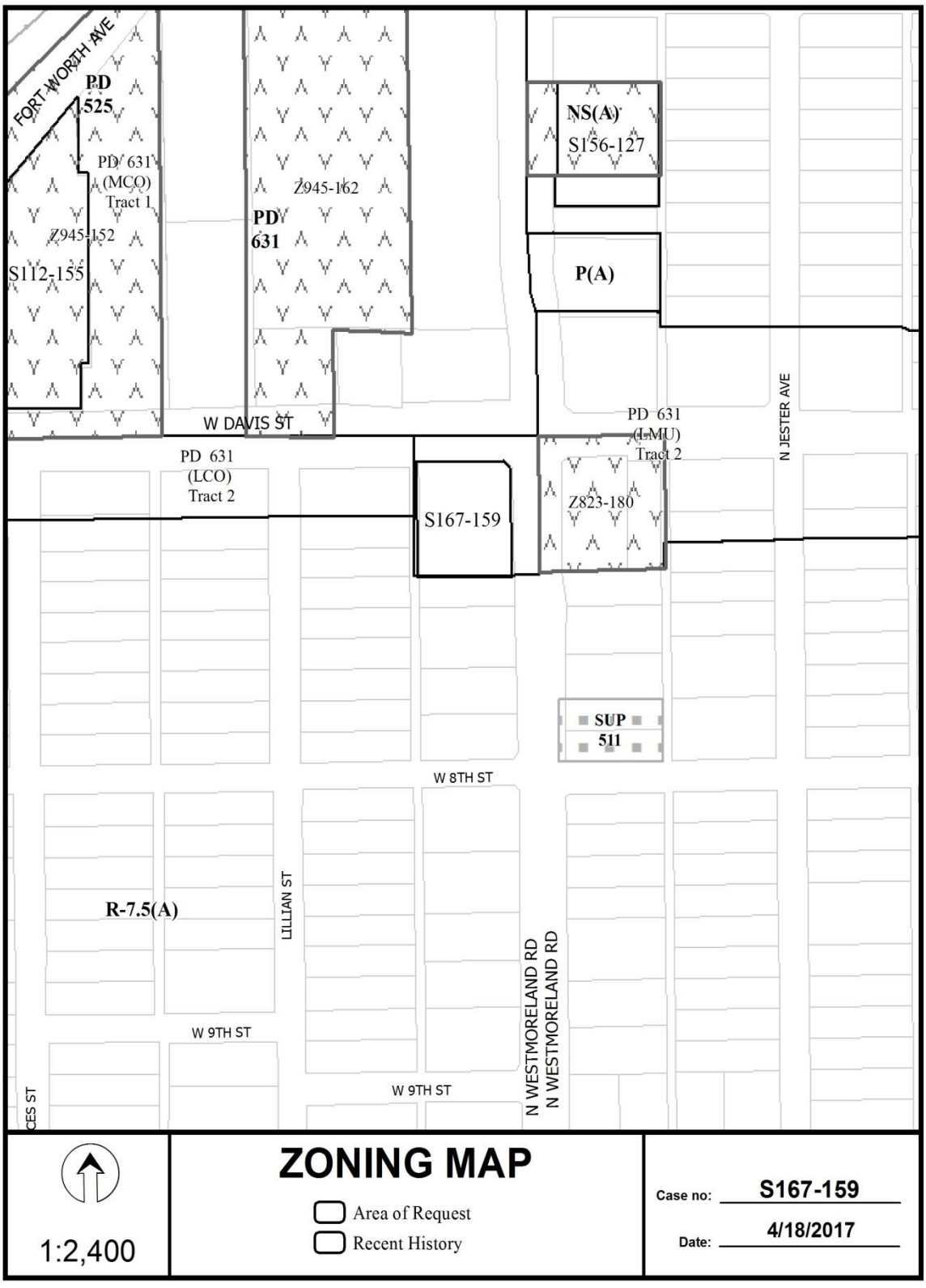
19. On the final plat show the original survey lines and labels in area.

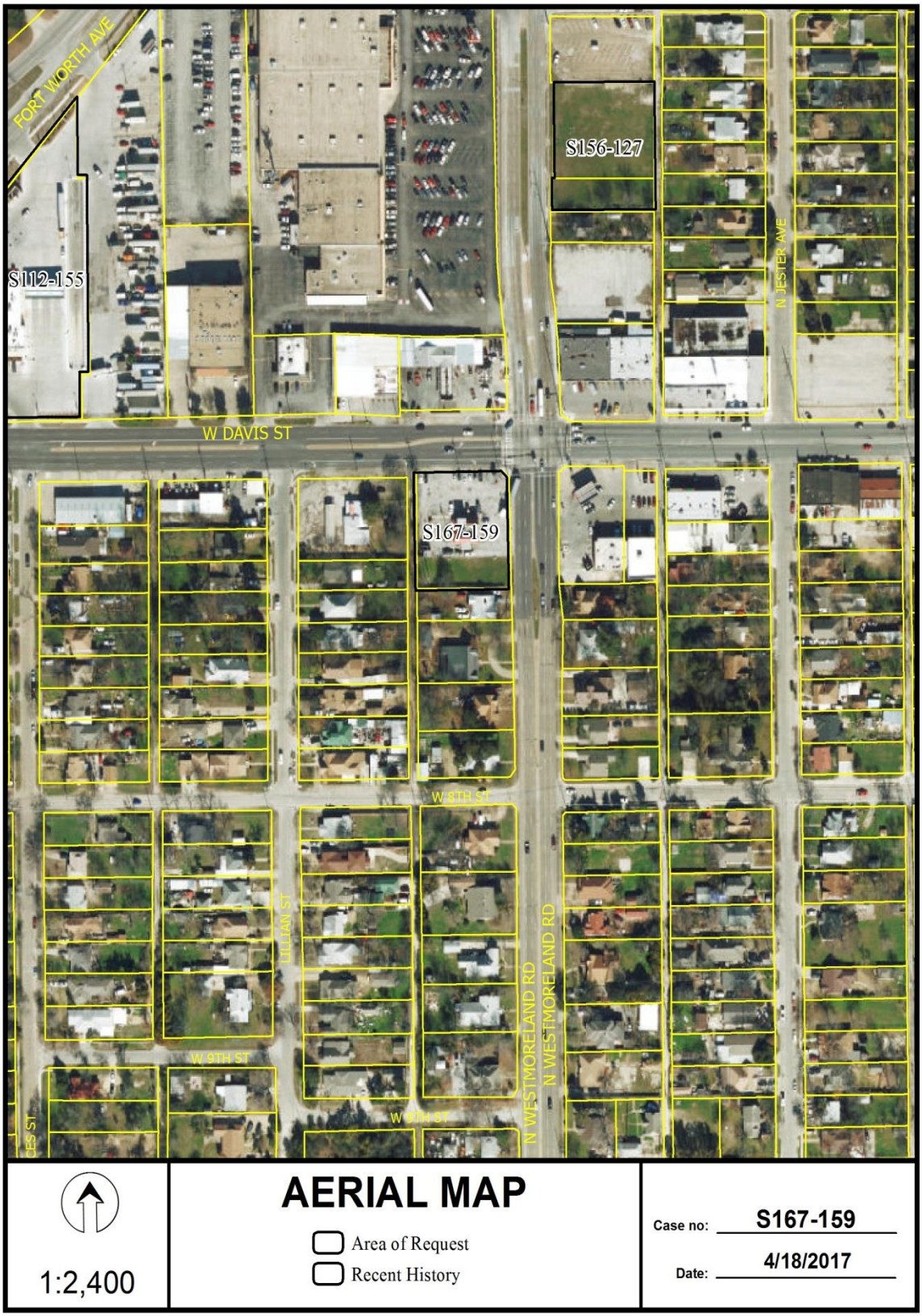
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

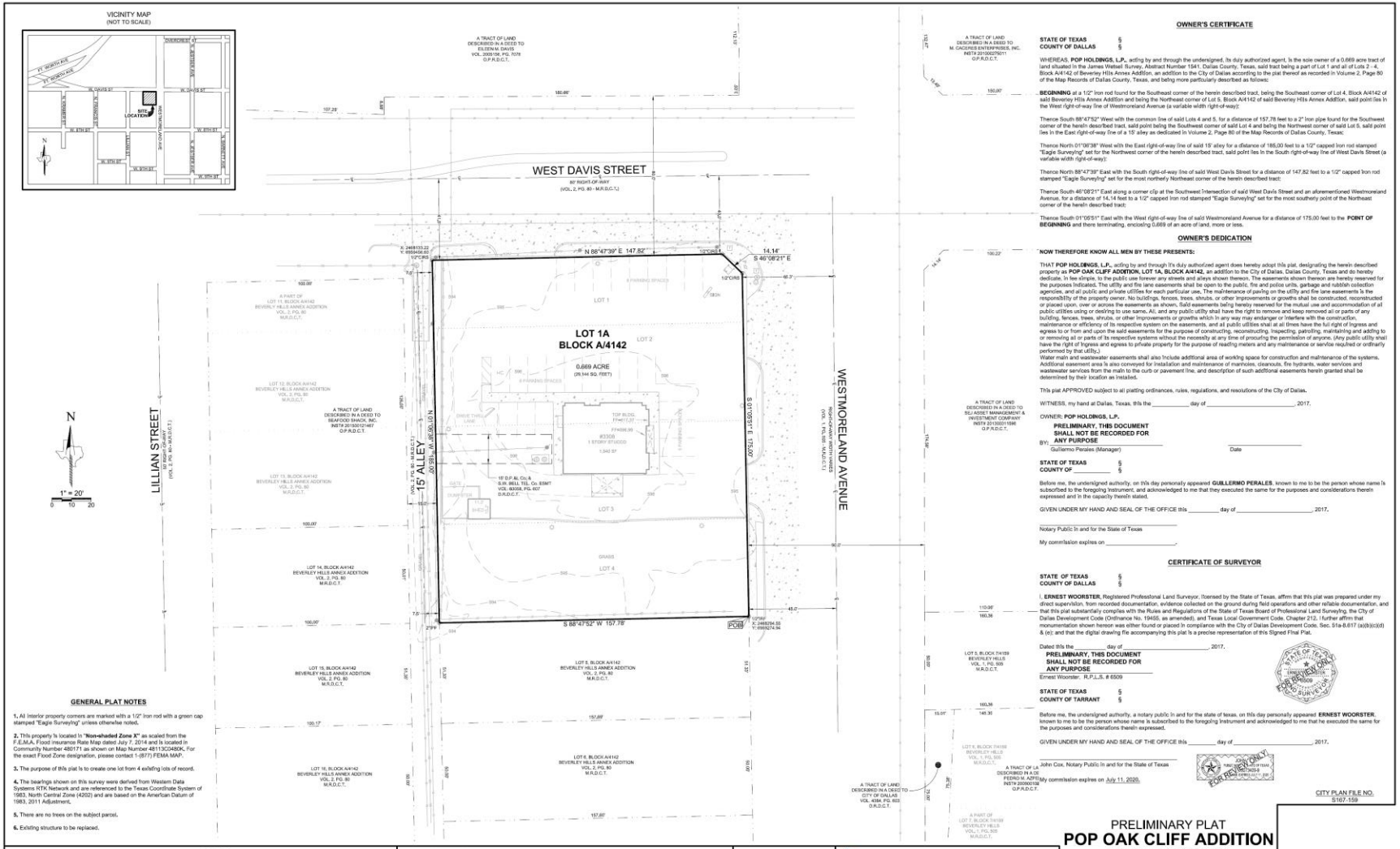
21. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.

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

23. On the final plat identify the property as Lot 1A in City Block A/4142. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


FORT WORTH AVE
PD 525
PD 631 (MCO) Tract 1
Z945-152
S112-155
Z945-162
PD 631
NS(A)
S156-127
P(A)
W DAVIS ST
PD 631 (LCO) Tract 2
S167-159
PD 631 (LMU) Tract 2
Z823-180
N JESTER AVE
SUP 511
W 8TH ST
R-7.5(A)
LILLIAN ST
N WESTMORELAND RD
W 9TH ST
W 9TH ST
CES ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-159
Date: 4/18/2017


FORT WORTH AVE
S112-155
S156-127
N JESTER AVE
W DAVIS ST
S167-159
W 8TH ST
LILLIAN ST
N WESTMORELAND RD
N WESTMORELAND RD
W 9TH ST
W 9TH ST
ES ST
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S167-159
Date: 4/18/2017



S167-159

1(e)

City Plan Commission Date: 05/04/2017
4/27/2017 5:53:30 PM

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

FILE NUMBER: S167-160 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Cedardale Drive, west of Dynasty Drive

DATE FILED: April 7, 2017 **ZONING:** IR

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 4.843-Acres **MAPSCO:** 76C

APPLICANT/OWNER: Dallas, LLC

REQUEST An application to replat a tract of land containing all of Lot 1 in City Block A/8291 and a tract land in City Block D/3370 to create one 3.0440-acre lot and one 1.799-acre lot on property located on Cedardale Drive, west of Dynasty Drive.

SUBDIVISION HISTORY:

1. S123-186 was a request north of the present request to create one lot from an 11.748 acre tract of land in City Block 3/8291 located at 34501 Lyndon B. Johnson Freeway / Interstate 20, west of Bonnie View Road. The request was approved July 11, 2013 and recorded July 28, 2014.

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

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

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 add note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.

14. On the final plat, Show the correct recording information for the subject property. Platting Guidelines.

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

16. On the final plat choose a new/different addition name for submitted plat. Platting Guidelines

17. Detention easement area needs to be abandoned by separate instrument.

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

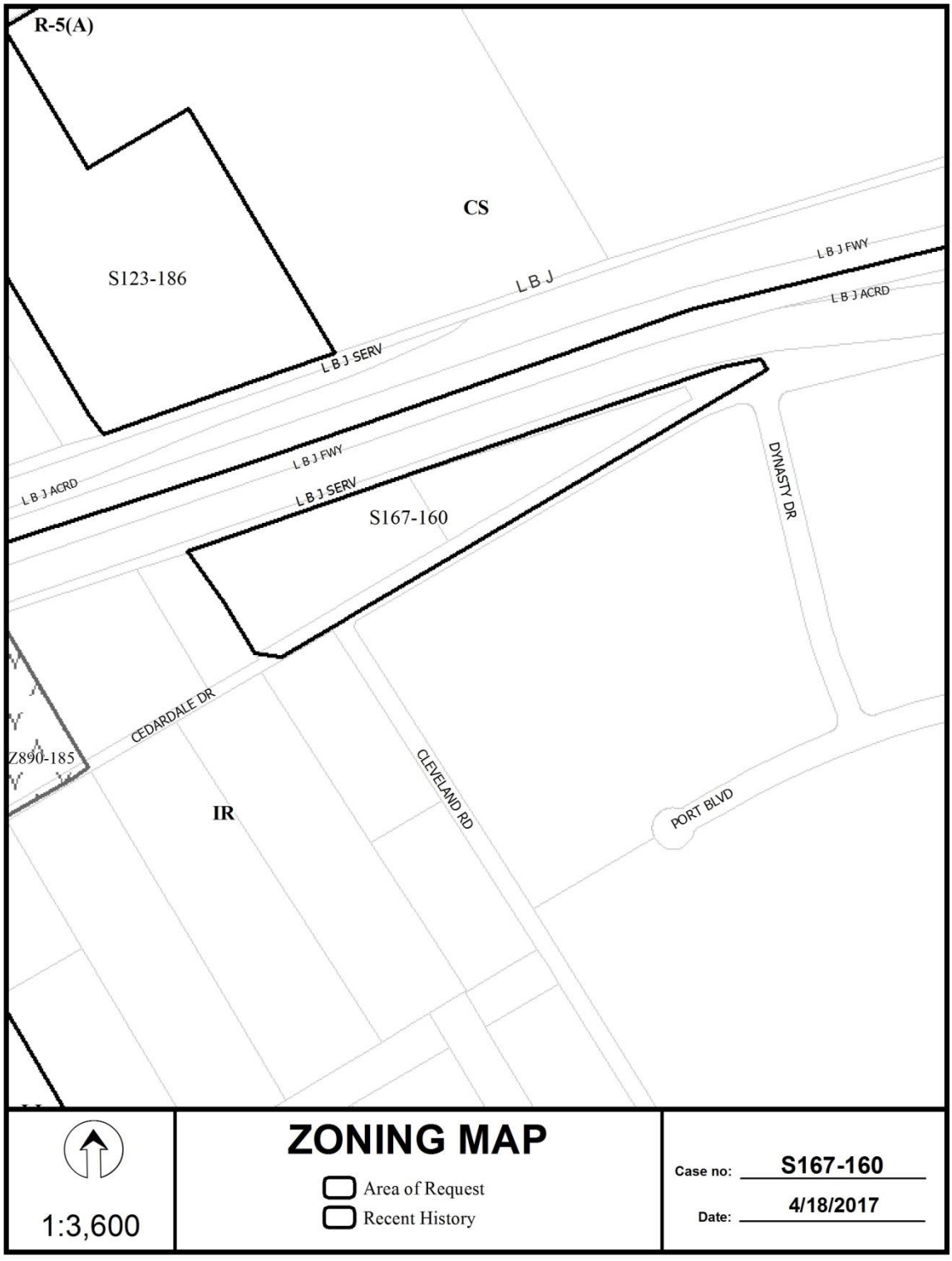
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

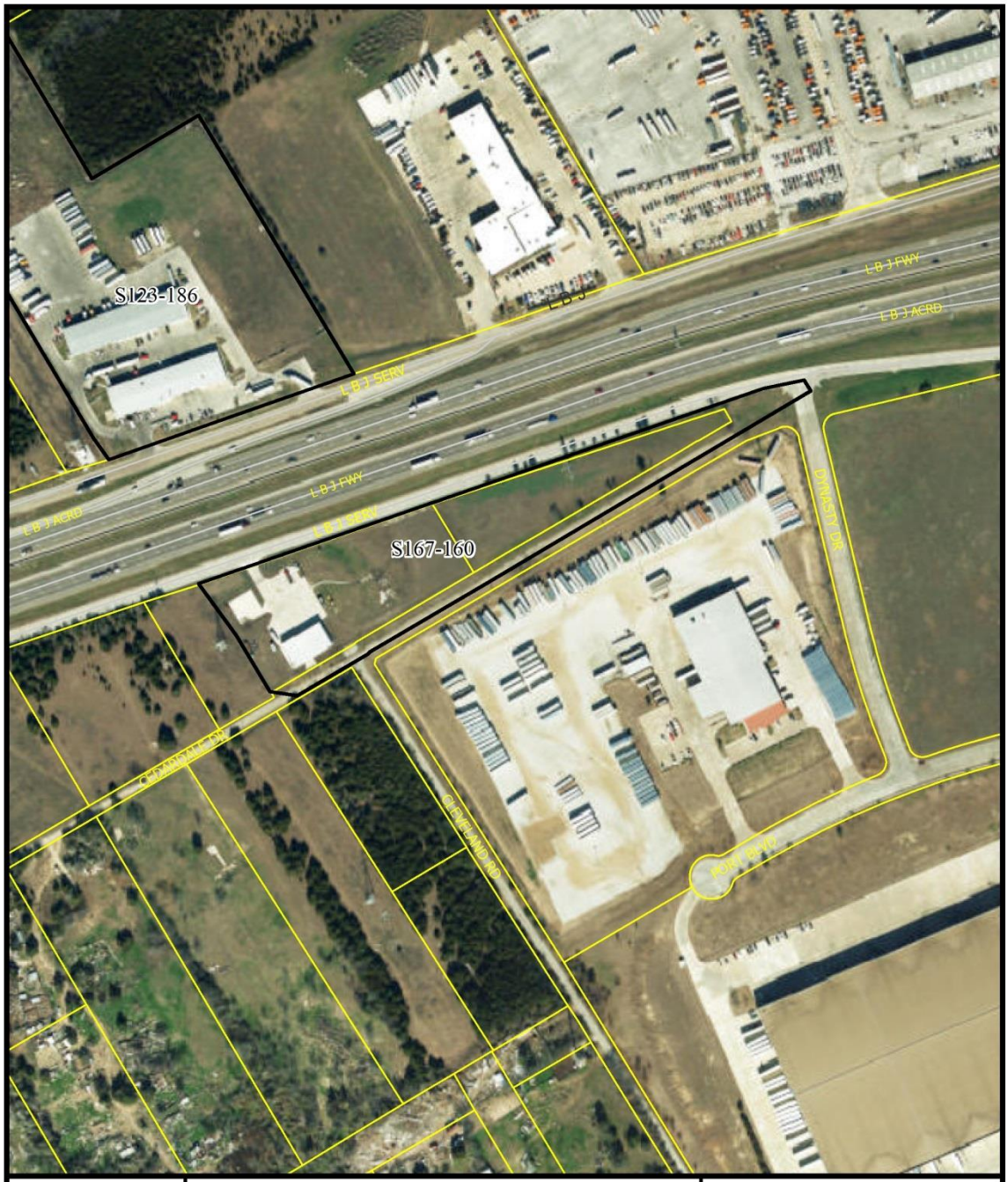
20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.

21. Covenant for wastewater is required.

22. On the final plat change "LBJ Freeway" to "Lyndon B. Johnson Freeway". Section 51A-8.403(a)(1)(A)(xii).

23. On the final plat identify the property as Lots 1A and 2 in City Block A/8219. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


R-5(A)
CS
S123-186
L B J
L B J FWY
L B J ACRD
L B J SERV
L B J FWY
L B J ACRD
L B J SERV
S167-160
DYNASTY DR
CEDARDALE DR
Z890-185
IR
CLEVELAND RD
PORT BLVD
1:3,600
ZONING MAP
Area of Request
Recent History
Case no: S167-160
Date: 4/18/2017

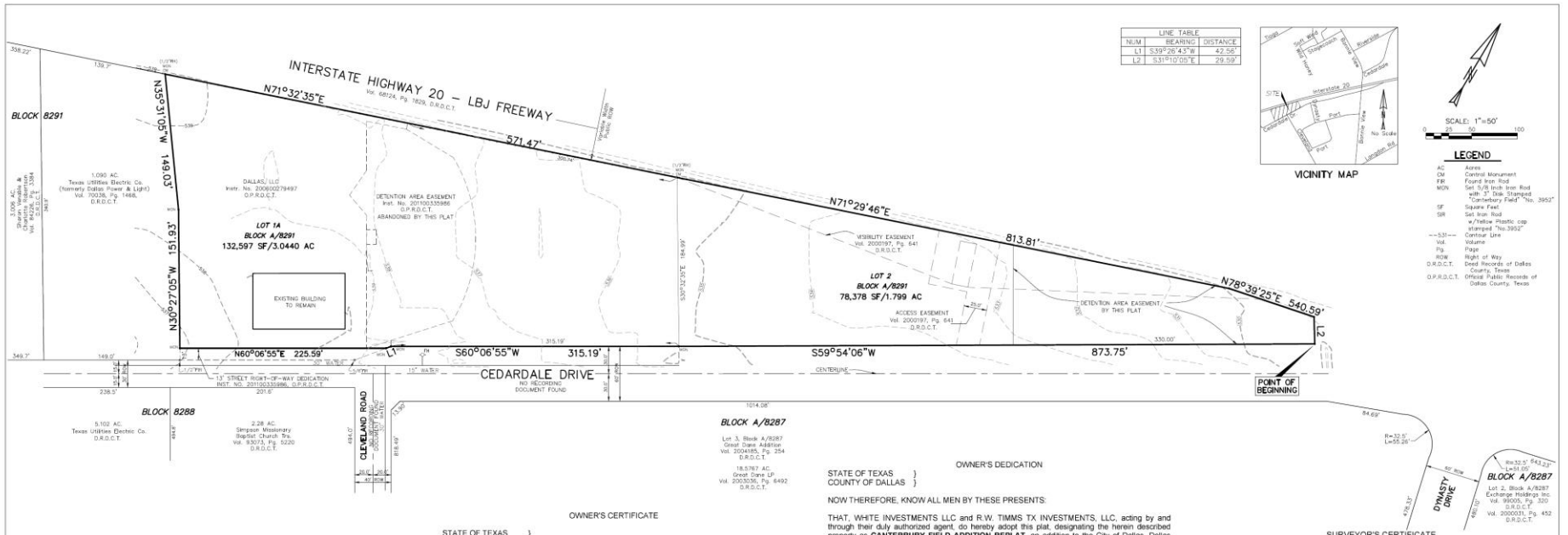


1:3,600

AERIAL MAP

Area of Request
Recent History

Case no: S167-160
Date: 4/18/2017



Detention Area Easement Statement

The proposed detention area(s) along Block A/8291 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A/8291. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block A/8291, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block A/8291, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

GENERAL NOTES

1) The bearing basis for this plat is a bearing of N 71°32'35" E for the southeast line of Interstate Highway 20, as indicated in the deed to Dallas, LLC recorded in Instrument No. 200600279497, Official Public Records of Dallas County, Texas.
2) No Lot to Lot Drainage will be permitted.
3) The purpose of this plat is to create a two lot subdivision.
4) This property is subject to a Covenant Agreement for Paving and Drainage as recorded under Instrument No. 201000088049, Official Public Records of Dallas County, Texas as modified and recorded in Instrument Number _____, Official Public Records of Dallas County, Texas and a Covenant Agreement for Water Utilities as recorded under Instrument No. 201000088048, Official Public Records of Dallas County, Texas, as modified and recorded in Instrument Number _____, Official Public Records of Dallas County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, WHITE INVESTMENTS LLC and R.W. TIMMS TX INVESTMENTS, LLC are the Owners of a tract of land situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Dallas County, Texas, said tract being all of Lot 1, Block A/8291 of Cantebury Field Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Instrument Number 201100335986, Official Public Records of Dallas County, Texas as conveyed to White Investments LLC by Special Warranty Deed recorded in Instrument Number 201500037452, Official Public Records of Dallas County, Texas and a called 1.797 acre tract of land conveyed to R.W. Timms TX Investments, LLC by Special Warranty Deed t recorded in Instrument Number 201700053081, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod at the intersection of the southeast line of Interstate Highway 20 (Lyndon Baines Johnson Highway, a variable width right of way) with the northwest line of Cedardale Road (a 60 foot right of way), said point being the southeast corner of the said 1.797 acre tract;

THENCE, the following courses and distances with the northwest line of Cedardale Road:

- S 59°54'06" W, a distance of 873.75 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner, said point being the common south corner of the said 1.797 acre tract and said Lot 1;
- S 60°06'55" W, a distance of 315.19 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner;
- S 39°26'43" W, a distance of 5.73 feet a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner;
- S 60°06'55" W, a distance of 191.00 feet to a found 1/2 inch iron rod for a corner, said point being the east corner of said Lot 1 and in the east line of a called 1.090 acre tract of land conveyed to Dallas Power & Light Company (now Texas Utilities Electric Company) by deed recorded in Volume 70038, Page 1468, Deed Records of Dallas County, Texas;

THENCE, N 30°27'05" W, departing the northwest line of Cedardale Road and along the common line of said Lot 1 and the said D.P.&L. tract, a distance of 151.93 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner;

THENCE, N 35°31'05" W, continuing along the common line of said Lot 1 and the said D.P.&L. tract, a distance of 149.03 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner in the southeast line of Interstate Highway 20;

THENCE, the following courses and distances with the southeast line of Interstate Highway 20:

- N 71°32'35" E, a distance of 571.47 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner, said point the being the common north corner of said Lot 1 and the said 1.797 acre tract;
- N 71°29'46" E, a distance of 813.81 feet to a found concrete right of way monument for a corner;
- N 78°39'25" E, a distance of 98.17 feet to a found 5/8 inch iron rod for a corner;
- S 31°10'05" E, a distance of 29.59 feet to the Point of Beginning and Containing 210,975 square feet or 4.843 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF DALLAS }

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

WITNESS, MY HAND AT _____ this the _____ day of _____, 2017.

BY: WHITE INVESTMENTS LLC and R.W. TIMMS TX INVESTMENTS, LLC DALLAS, LLC

_____
Ryan Morrow, President

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ryan Morrow, President of White Investments LLC and R.W. Timms TX Investments, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said White Investments LLC and R.W. Timms TX Investments, LLC, and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

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

Dated this the _____ day of _____, 2017.

NOT FOR RECORDING

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017.

_____
Notary Public, State of Texas

PRELIMINARY PLAT

CANTERBURY FIELD ADDITION

LOT 1A AND LOT 2, BLOCK A/8291

LEVI DIXON SURVEY, ABSTRACT NO. 380
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-160

OWNER/DEVELOPER
DALLAS, LLC
3715 E. Douglas Ave.
Wichita, Kansas 67218

PREPARED: MARCH, 2017 BY:
KADLECK & ASSOCIATES
a Division of Westwood
Westwood Professional Services, Inc. westwoodps.com
2740 Dallas Pkwy., Ste. 280 Plano, TX 75093
Phone (214) 473-4640 TollFree (888) 937-5150
TBPLS Firm Reg. No. 10194381 TBPLS Firm Reg. No. 10074301

FILED INSTRUMENT NO. O.P.R.D.C.T. JOB NO. 0011801

City Plan
4/27/201

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

FILE NUMBER: S167-161 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Manett Street at Henderson Avenue, northwest corner.

DATE FILED: April 10, 2017 **ZONING:** PD 462 Subdistrict 2

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.1670-Acres **MAPSCO:** 35V

APPLICANT/OWNER: Mike Leatherwood

REQUEST An application to replat a 0.1670-acre tract of land containing all of Lot 1 in City Block 4/1974 to create 3 lots ranging in size from 0.0454-acre to 0.0631 on property located on Manett Street at Henderson Avenue, northwest corner.

SUBDIVISION HISTORY:

1. S167-094 was a request east of the present request to replat a 3.907-acre tract of land containing all of Lots 3 through 8 in City Block A/1991 into one lot on property located on Henderson Avenue at Manett Street, southwest corner. The request was approved on March 2, 2017 and has not yet been recorded.

2. S156-249 was a request south of the present request to replat a 0.356-acre tract of land containing all of Lots 15 and 16 in City Block A/1989 into one lot on property located at 2322 Moser Avenue, at Capital Avenue, northeast corner. The request was approved August 17, 2016 but has not been recorded.

3. S156-032 was a request south of the present request to replat a 0.685-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 into one lot on property located on Capitol Avenue, southwest of Henderson Avenue. The request was approved December 3, 2015 but has not been recorded.

4. S145-059 was a request southeast of the present request to replat a 0.665-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 1/1975 into one lot on property located on Henderson Avenue at Capitol Avenue, east corner. The request was approved on January 5, 2015 and recorded on April 6, 2017.

5. S134-012 was a request northwest of the present request to replat a 0.344-acre tract of land containing all of Lots 11, 12 and part of Lot 10 in City Block 4/1974 to create one lot on property located at 2704 and 2708 N. Henderson Avenue. The request was approved on November 21, 2013 and was recorded March 4, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 462, Subdistrict 2; therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.

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

5. Any structure new or existing may not extend across new property lines.

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

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

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

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

10. Provide a detailed lot 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 7.5- feet of right-of-way from the established centerline of the alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Henderson Avenue and Manett Street.

14. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at Manett Street and the alley. Section 51A-8.602(e), Section 51A-9.101

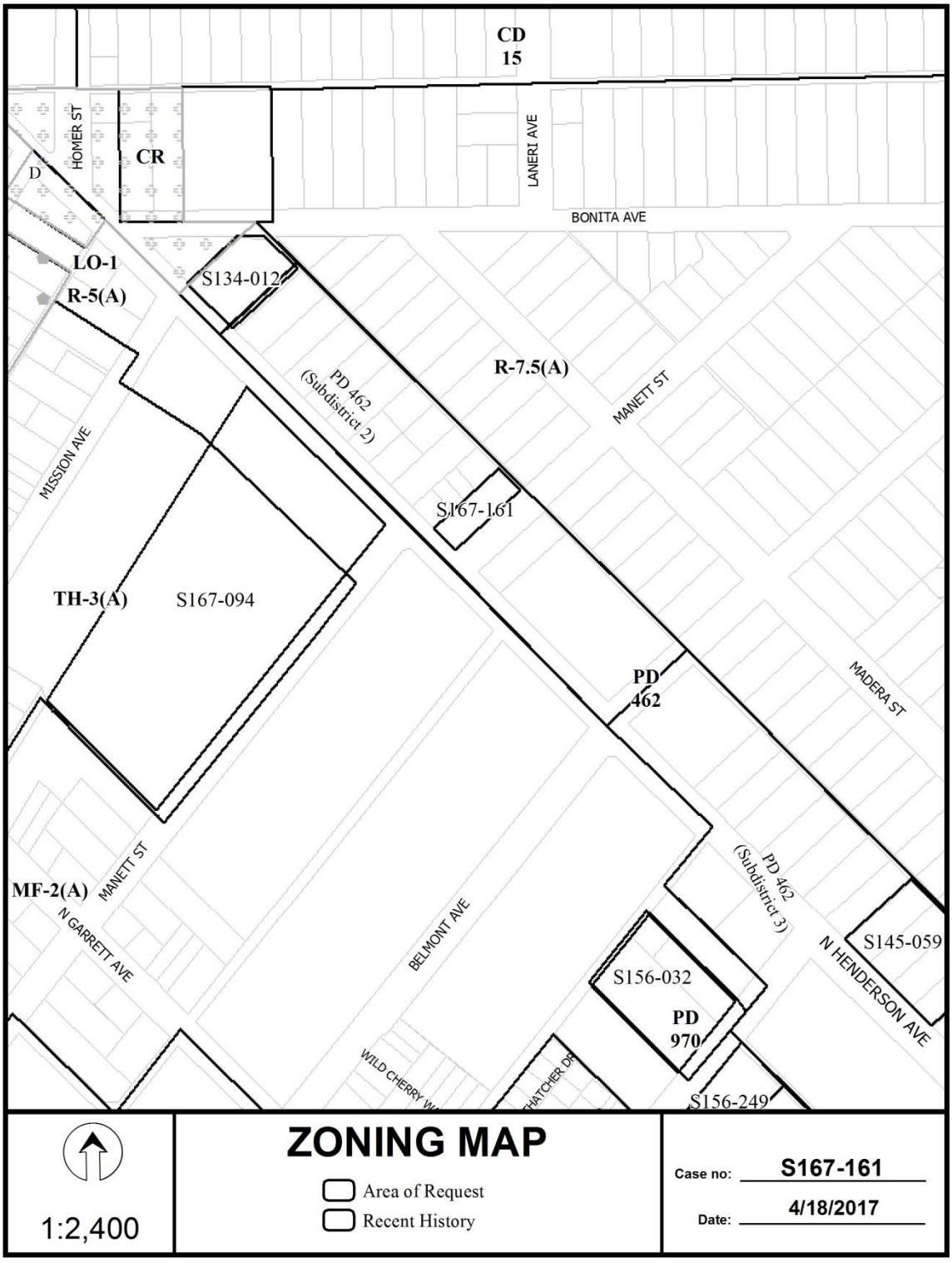
15. On the final plat, show original survey lines and label.

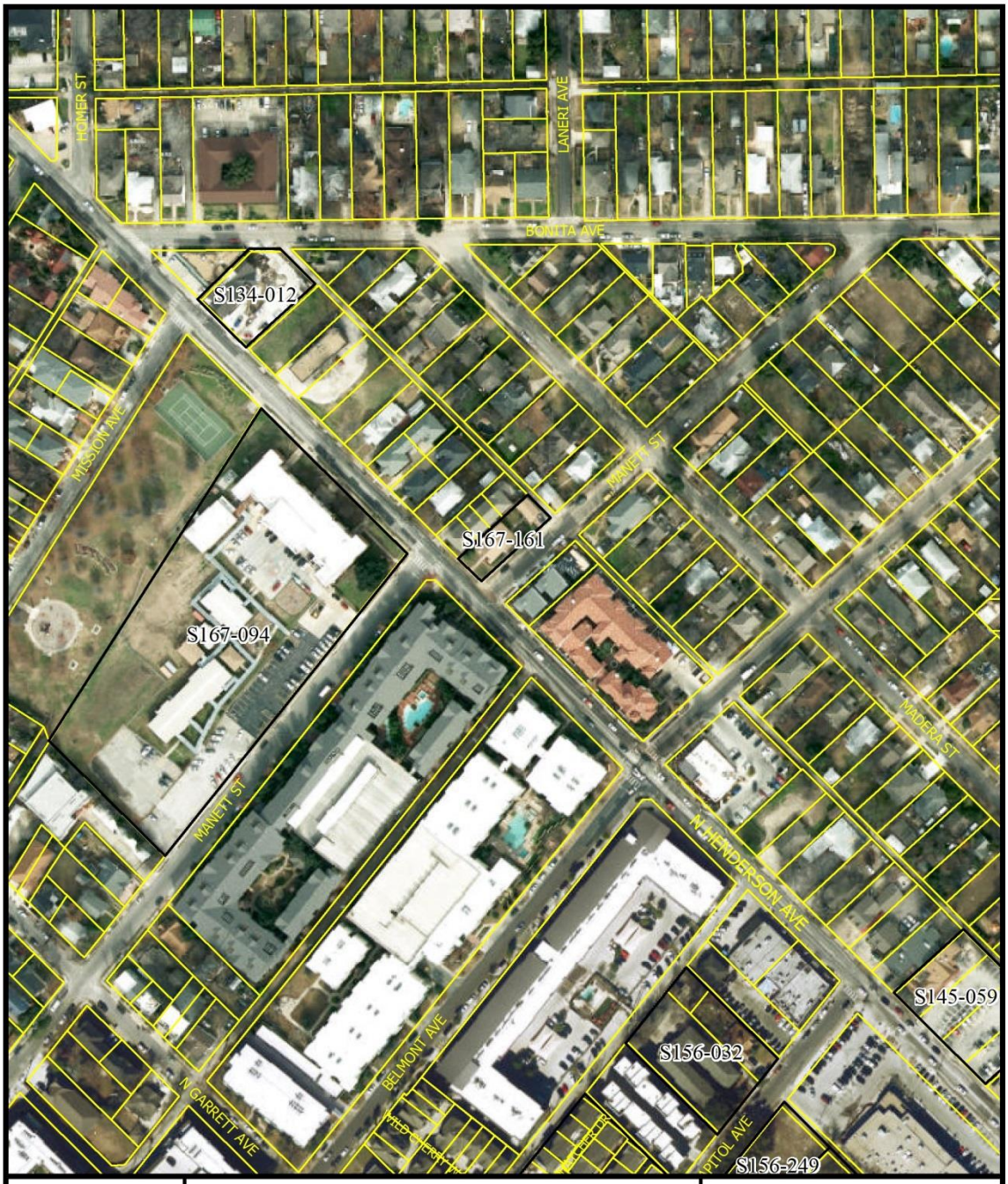
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

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

19. On the final plat identify the property as Lots 1A through 1C in City Block 4/1974. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


CD
15
HOMER ST
CR
D
LANERI AVE
BONITA AVE
LO-1
R-5(A)
S134-012
PD 462
(Subdistrict 2)
R-7.5(A)
MANETT ST
MISSION AVE
S167-161
TH-3(A)
S167-094
PD
462
MADERA ST
MF-2(A)
MANETT ST
N GARRETT AVE
BELMONT AVE
PD 462
(Subdistrict 3)
S145-059
N HENDERSON AVE
S156-032
PD
970
WILD CHERRY W
THATCHER DR
S156-249
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-161
Date: 4/18/2017



1:2,400

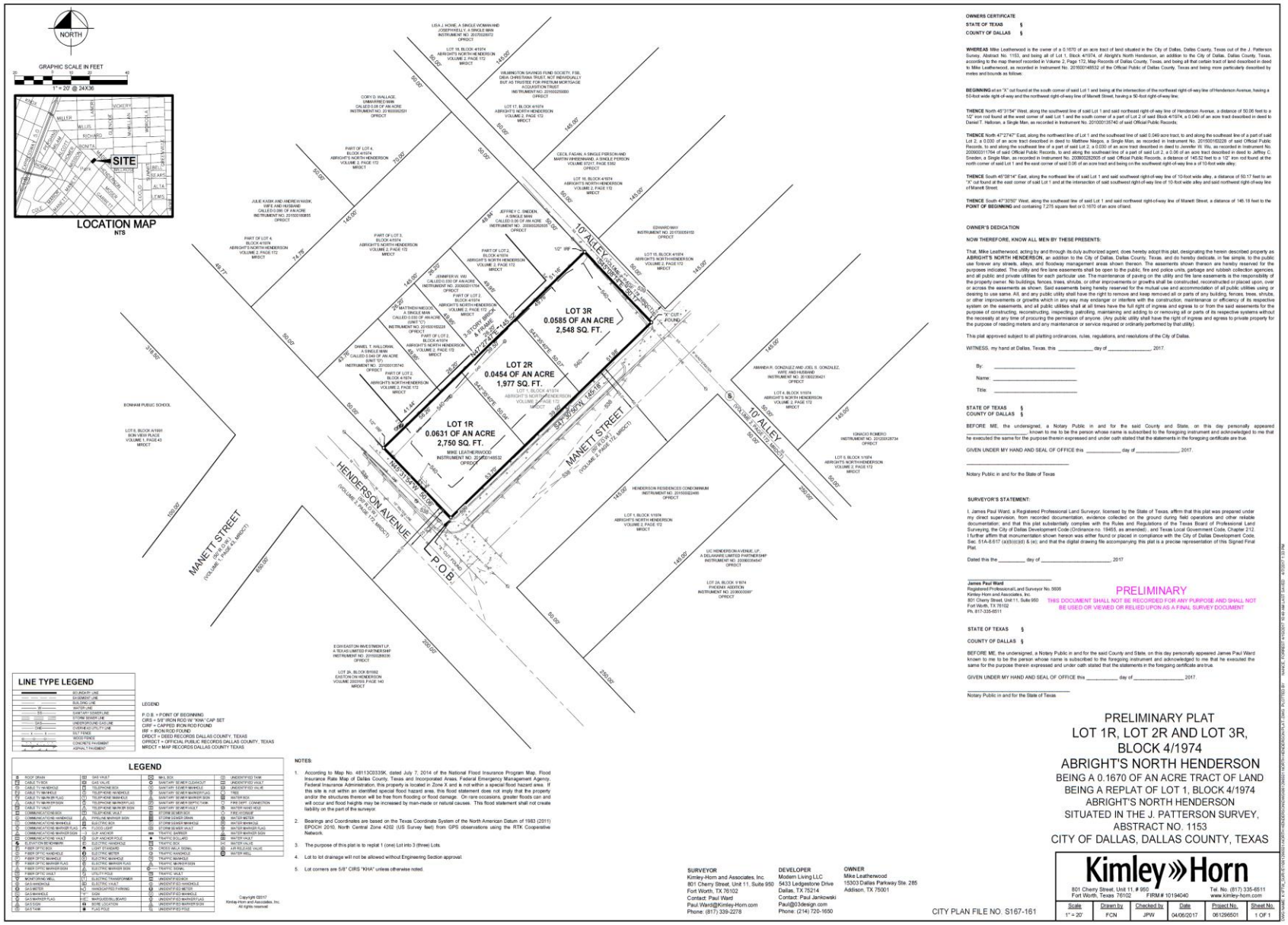
AERIAL MAP

Area of Request

Recent History

Case no: S167-161

Date: 4/18/2017



S167-161

3(f)

City Plan Commission Date: 05/04/2017
4/27/2017 5:54:50 PM

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

FILE NUMBER: S167-162 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Bishop Avenue at Melba Street, northeast corner.

DATE FILED: April 10, 2017 **ZONING:** PD 830

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.399-Acres **MAPSCO:** 54C

APPLICANT/OWNER: Bishop Art Village, LLC, and Bishop Art, LLC

REQUEST An application to replat a 0.399-acre tract of land containing all of Lots 1 through 3 in City Block 27/3147 to create one lot on property located on Bishop Avenue at Melba Street, northeast corner.

SUBDIVISION HISTORY:

1. S156-280 was a request west of the present request to replat a 0.266-acre tract of land containing all of Lots 7 and 8 to reduce the lot width of Lot 8 by 2 feet, and to increase the width of Lot 7 by 2 feet in width on property located at 409 and 413 Melba Street, west of Bishop Avenue. The request was approved on November 1, 2016 and has not been recorded.

2. S156-232 was a request east of the present request to replat a 0.531-acre tract of land containing all of Lots 6, 7, 8, and 9 in City Block 27/3147 to create one 0.531-acre lot on Melba Street, west of Madison Avenue. The request was approved July 21, 2016 and has not been recorded.

3. S156-225 was a request northeast of the present request to replat a 0.631-acre tract of land containing part of Lot 6, and all of Lots 7, 8, 9, and 10 in City Block 11/3137 to create one 0.172-acre lot, and one 0.631-acre lot on property located on Madison Avenue between 7th Street and Davis Street. The request was approved July 21, 2016 and has not been recorded.

4. S156-149 was a request west of the present request to replat a 0.736-acre tract of land containing all of Lots 1-5 in City Block 26/3146 into one lot on property located at Melba Street and Adams Avenue, northeast corner. The request was approved April 21, 2016 and has not been recorded. The request was approved March 21, 2016 and has not been recorded.

5. S145-239 was a request southwest of the present request to replat a 0.726-acre tract of land containing all of Lots 2, 3, and 4 in City Block 36/3156 to create a Shared Access Development with 17 single family lots and 1 common area on property located at 427 West 10th Street, between North Adams Avenue and North Bishop Avenue. The request was approved August 20, 2015 and has not been recorded.

6. S145-191 was a request southeast of the present request to replat an 8.276-acre tract of land containing all of Lots 1 through 20 and an abandoned alley in City Block 32/3152; replat all of Lots 1 through 20 and an abandoned alley in City Block 37/3157; and a portion of abandoned Ninth Street into one 0.034-acre lot, one 0.633-acre lot, one 2.429-acre lot, one 2.319–acre lot one 0.514-acre lot, one 1.997 acre lot, and one 0.350-acre lot on property bounded by Tenth Street,

North Bishop Avenue, Melba Street, and North Madison Avenue. The request was approved on June 4, 2015 but has not been recorded.

7. S145-176 was a request southwest of the present request to replat a 0.556-acre tract of land containing all of Lots 9, 10, 11, 12, and a portion of a 20-foot alley to be closed and vacated in City Block 33/3153 into three lots on property fronting on North Bishop Avenue, between Melba Street and Ninth Street. The request was approved on June 4, 2015 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 830; 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.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is one.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat, dedicate an Estate in Expectancy for the intersection of Bishop Avenue and Melba Street.
13. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Bishop Avenue & the alley. Section 51A-8.602(e),

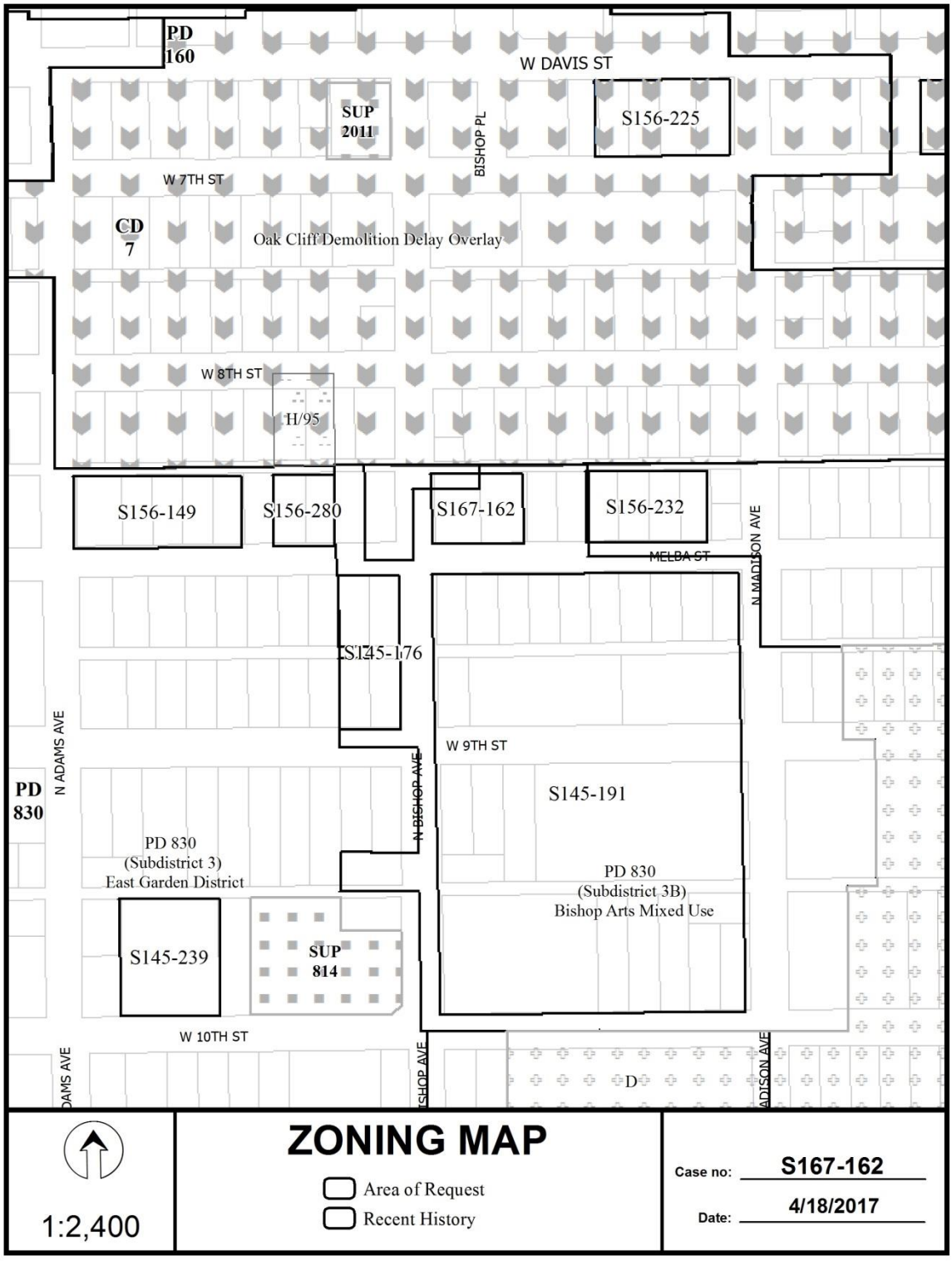
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

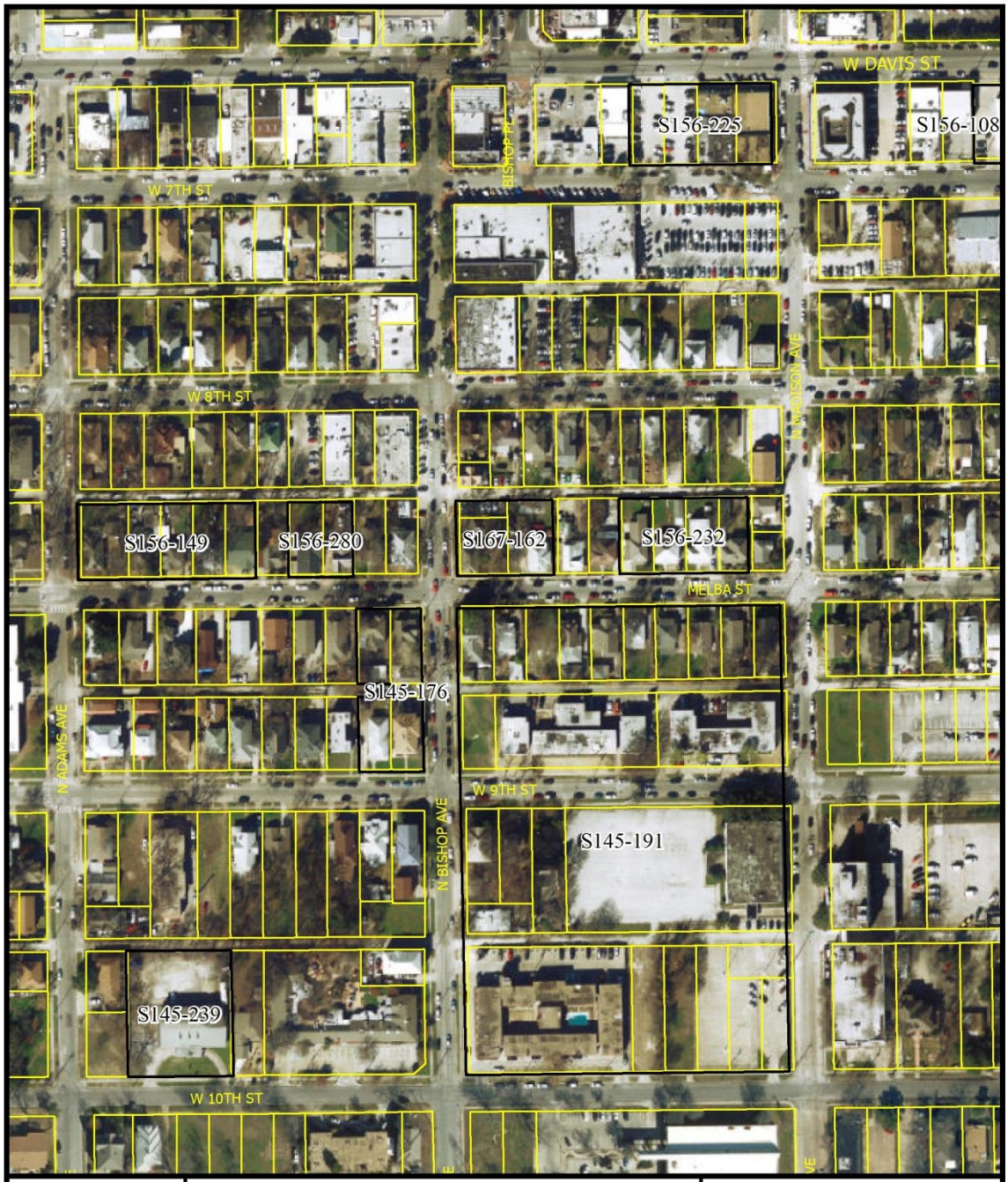
15. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

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

17. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.. Sections 49-60(b)(2)(d) and 49-60(d).

18. On the final plat identify the property as Lot 1A in City Block 27/3147. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 160
W DAVIS ST
SUP 2011
BISHOP PL
S156-225
W 7TH ST
CD 7
Oak Cliff Demolition Delay Overlay
W 8TH ST
H/95
S156-149
S156-280
S167-162
S156-232
MELBA ST
N MADISON AVE
S145-176
N ADAMS AVE
W 9TH ST
PD 830
S145-191
N BISHOP AVE
PD 830 (Subdistrict 3) East Garden District
PD 830 (Subdistrict 3B) Bishop Arts Mixed Use
S145-239
SUP 814
W 10TH ST
ADAMS AVE
ADISON AVE
D
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-162
Date: 4/18/2017



1:2,400

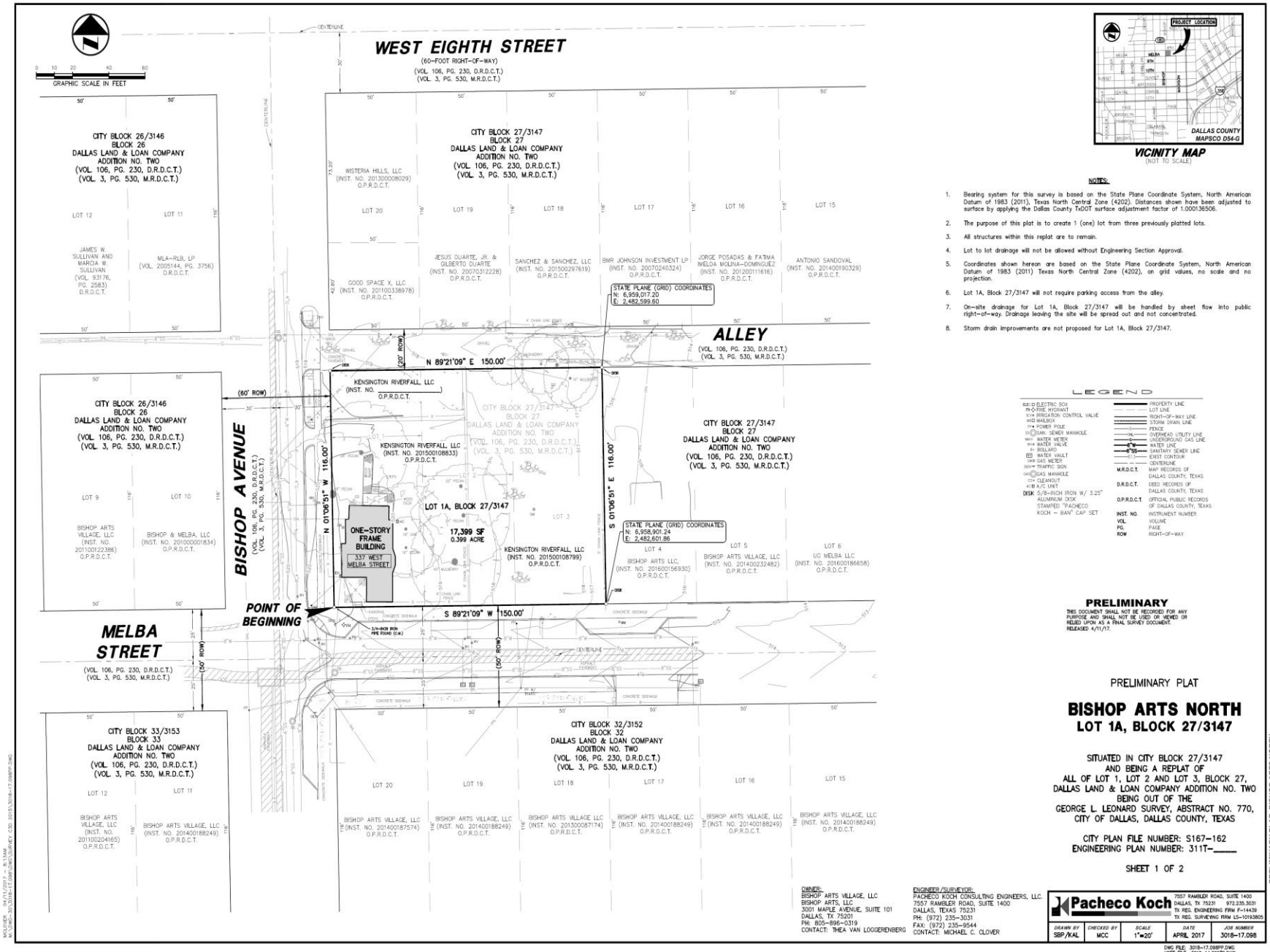
AERIAL MAP

Area of Request

Recent History

Case no: S167-162

Date: 4/18/2017



VICINITY MAP
(NOT TO SCALE)

NOTES:

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
2. The purpose of this plat is to create 1 (one) lot from three previously platted lots.
3. All structures within this replat are to remain.
4. Lot to lot drainage will not be allowed without Engineering Section Approval.
5. Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (2011) Texas North Central Zone (4202), on grid values, no scale and no projection.
6. Lot 1A, Block 27/3147 will not require parking access from the alley.
7. On-site drainage for Lot 1A, Block 27/3147 will be handled by sheet flow into public right-of-way. Drainage leaving the site will be spread out and not concentrated.
8. Storm drain improvements are not proposed for Lot 1A, Block 27/3147.

LEGEND

ELEC ELECTRIC BOX	PROPERTY LINE
FH FIRE HYDRANT	LOT LINE
RVA IRRIGATION CONTROL VALVE	RIGHT-OF-WAY LINE
MB MAILBOX	STORM DRAIN LINE
PP POWER POLE	FENCE
SS SAN. SEWER MANHOLE	OHL OVERHEAD UTILITY LINE
WM WATER METER	UGW UNDERGROUND GAS LINE
WV WATER VALVE	W WATER LINE
BO BOLLARD	SS SANITARY SEWER LINE
WV WATER VAULT	EXIST CONTOUR
GAS GAS METER	CENTERLINE
SIGN TRAFFIC SIGN	M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
GAS GAS MANHOLE	D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
CO CLEANOUT	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
AC A/C UNIT	INST. NO. INSTRUMENT NUMBER
DISK 5/8-INCH IRON W/ 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH – BAN" CAP SET	VOL. VOLUME
	PG. PAGE
	ROW RIGHT-OF-WAY

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. RELEASED 4/11/17.

PRELIMINARY PLAT

BISHOP ARTS NORTH
LOT 1A, BLOCK 27/3147

SITUATED IN CITY BLOCK 27/3147
AND BEING A REPLAT OF
ALL OF LOT 1, LOT 2 AND LOT 3, BLOCK 27,
DALLAS LAND & LOAN COMPANY ADDITION NO. TWO
BEING OUT OF THE
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-162
ENGINEERING PLAN NUMBER: 311T-____

SHEET 1 OF 2

OWNER:
BISHOP ARTS VILLAGE, LLC
BISHOP ARTS, LLC
3001 MAPLE AVENUE, SUITE 101
DALLAS, TX 75201
PH: 805-896-0319
CONTACT: THEA VAN LOGGERENBERG

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
FAX: (972) 235-9544
CONTACT: MICHAEL C. CLOVER

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP/KAL	MCC	1"=20'	APRIL 2017	3018-17.098

DWG FILE: 3018-17.098PP.DWG

PRELIMINARY PLAT: BISHOP ARTS NORTH

S167-162

4(f)

City Plan Commission Date: 05/04/2017
4/27/2017 5:55:34 PM

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, KENSINGTON RIVERFALL, LLC is the owner of a 17,399 square foot (0.399 acre) tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas and in Block Number 27/3147, Official Block Numbers of the City of Dallas, Texas; said tract being all of Lot 1, Lot 2 and Lot 3, Block 27, Dallas Land & Loan Company Addition No. Two, an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 230 of the Deed Records of Dallas County, Texas (said plat being subsequently transcribed and recorded in Volume 3, Page 530 of the Map Records of Dallas County, Texas); said tract also being all of that certain tract of land described in General Warranty Deed to KENSINGTON RIVERFALL, LLC recorded in Instrument No. 20150108799 of the Official Public Records of Dallas County, Texas, all of that certain tract of land described in Special Warranty Deed to KENSINGTON RIVERFALL, LLC recorded in Instrument No. 20150100833 of said Official Public Records and all of that certain tract of land described in DEED to KENSINGTON RIVERFALL, LLC recorded in Instrument No. 2017XXXXXXXX of said Official Public Records; said 17,399 square foot (0.399 acre) tract being more particularly described as follows:

BEGINNING, at a 3/4-inch iron rod found for corner at the intersection of the north right-of-way line of Melba Street (a 50-foot wide right-of-way dedicated by said plat of Dallas Land & Loan Company Addition No. Two) with the east right-of-way line of Bishop Avenue (a 60-foot wide right-of-way dedicated by said plat of Dallas Land & Loan Company Addition No. Two); said point being the southwest corner of said Lot 1, Block 27;

THENCE, North 01 degrees, 06 minutes, 51 seconds West, departing the said north line of Melba Street and along the said east line of Bishop Avenue and the west line of said Lot 1, Block 27, a distance of 116.00 feet to a 3.25-inch aluminum disk stamped 'PACHECO KOCH-BAN' (hereinafter referred to as disk) set for corner; said point being at the intersection of said east line of Bishop Avenue with the south right-of-way line of a 20-foot wide alley crossing said Block 27 and the northwest corner of said Lot 1, Block 27;

THENCE, North 89 degrees, 21 minutes, 09 seconds East, departing the said east line of Bishop Avenue and along the south line of said alley and the north lines of said Lot 1, Lot 2 and Lot 3, all in Block 27, a distance of 150.00 feet to a disk set for corner; said point being the northeast corner of said Lot 3, Block 27 and the northwest corner of Lot 4 of said Block 27;

THENCE, South 01 degrees, 06 minutes, 51 seconds East, departing the south line of said alley and along the east line of said Lot 3, Block 27 and the west line of said Lot 4, Block 27, a distance of 116.00 feet to a disk set for corner in the said north line of Melba Street; said point being the southeast corner of said Lot 3, Block 27 and the southwest corner of said Lot 4, Block 27;

THENCE, South 89 degrees, 21 minutes, 09 seconds West, along the said north line of Melba Street and the south lines of said Lot 3, Lot 2 and Lot 1, all in Block 27, a distance of 150.00 feet to the POINT OF BEGINNING;

CONTAINING, 17,399 square feet or 0.399 acres of land, more or less.

SURVEYOR'S STATEMENT

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

Dated this the_____ day of _____ , 2017.

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. RELEASED 4/11/17.

Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5225

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 Michael C. Clover, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ , 2017.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ , 2017.

By: _____
Farrokh Nazerian
Managing Member

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Farrokh Nazerian, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ , 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

BISHOP ARTS NORTH
LOT 1A, BLOCK 27/3147

SITUATED IN CITY BLOCK 27/3147
AND BEING A REPLAT OF
ALL OF LOT 1, LOT 2 AND LOT 3, BLOCK 27,
DALLAS LAND & LOAN COMPANY ADDITION NO. TWO
BEING OUT OF THE
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-162
ENGINEERING PLAN NUMBER: 311T-_____

SHEET 2 OF 2

OWNER:
BISHOP ARTS VILLAGE, LLC
BISHOP ARTS, LLC
3001 MAPLE AVENUE, SUITE 101
DALLAS, TX 75201
PH: 805-896-0319
CONTACT: THEA VAN LOGGERENBERG

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
FAX: (972) 235-9544
CONTACT: MICHAEL C. CLOVER

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP/KAL	MCC	NONE	APRIL 2017	3018-17.098

PRELIMINARY PLAT: BISHOP ARTS NORTH

MSLOVER - 04/11/2017 - 8:14AM
M:\Client-Sp\3018-17.098\Civil\Survey\130_3018_3018-17.098PP.Dwg

S167-162

4(g)

City Plan Commission Date: 05/04/2017
4/27/2017 5:55:34 PM

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

FILE NUMBER: S167-163 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Lasater Lane, north of Stark Road.

DATE FILED: April 10, 2017 **ZONING:** PD 969

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 62.59-Acres **MAPSCO:** 70M

APPLICANT/OWNER: Ciera Bank

REQUEST An application to create 249 lots and 1 common area from a 62.59-acre tract of land in City Block 8816 on property located on Lasater Lane, north of Stark 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 969; 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.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 249 and 1 common area.
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 50-feet of ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Lasater Road. 51A 8.602(c)

14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of all interior streets. 51A 8.602(d)(1)

15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Wynnegate Drive and Lasater Road. 51A 8.602(d)(1)

16. On the final plat, dedicate a 15-feet by 15-feet corner clip at the intersection of street "D" and Lasater Road. 51A 8.602(d)(1)

17. On the final plat, show the correct recording information for the subject property. Platting Guidelines.

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

19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines

20. On the final plat, choose a new/different addition name for submitted plat. Platting Guidelines

21. On the final plat, remove building lines. Platting Guidelines

22. Common area cannot be a lot.

23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

24. On the final plat add a label for the city limit line on the east side of the subject property. Section. 51A-8.403. (a) (1) (A) (xii)

25. On the final plat change "Lasater Lane" to "Lasater Road". Section 51A-8.403(a)(1)(A)(xii)

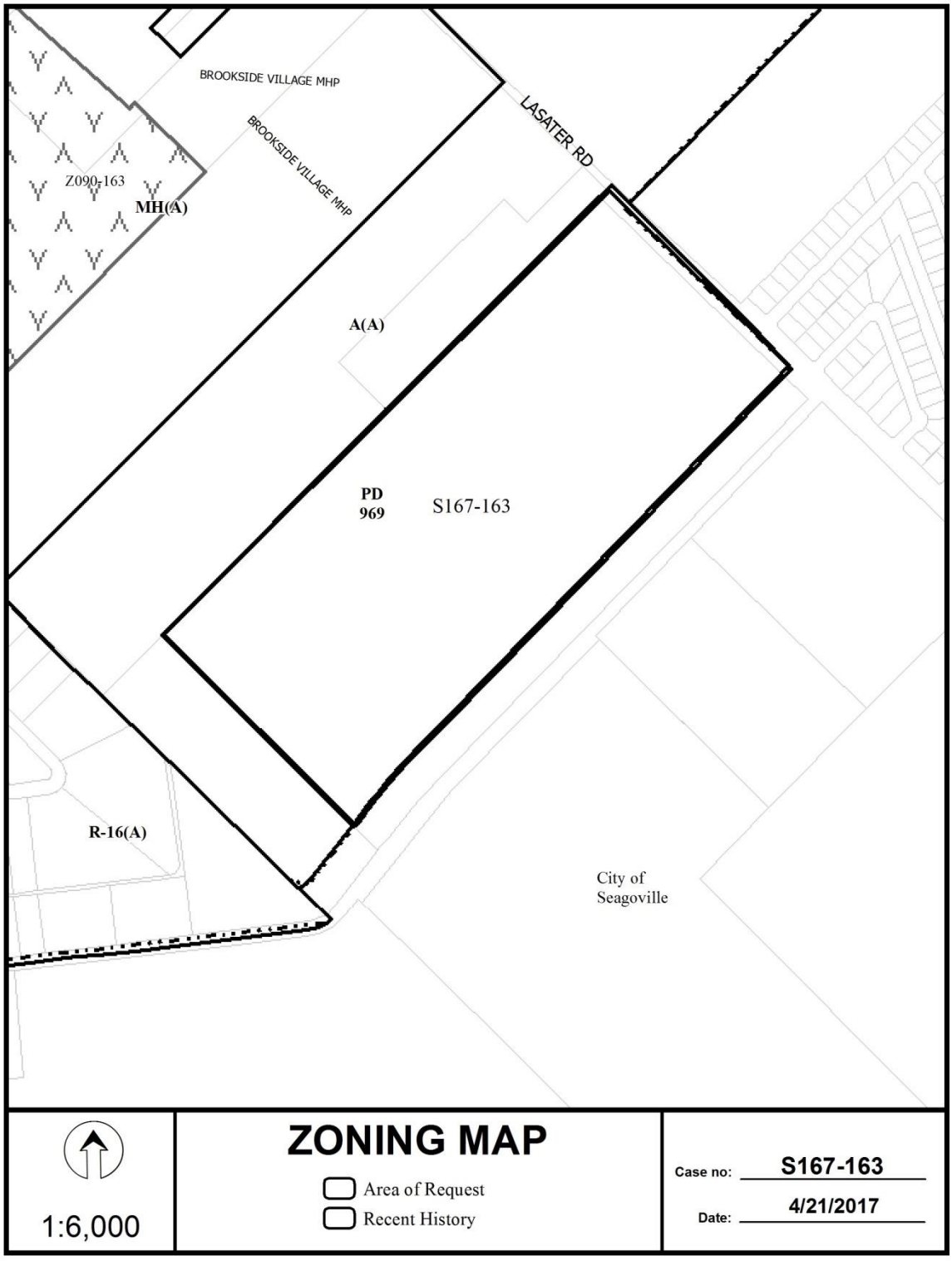
26. Confirm with the City of Seagoville that the street labeled "Stonegate Drive" exists by that name. Section 51A-8.403. (a) (1) (A) (xii)

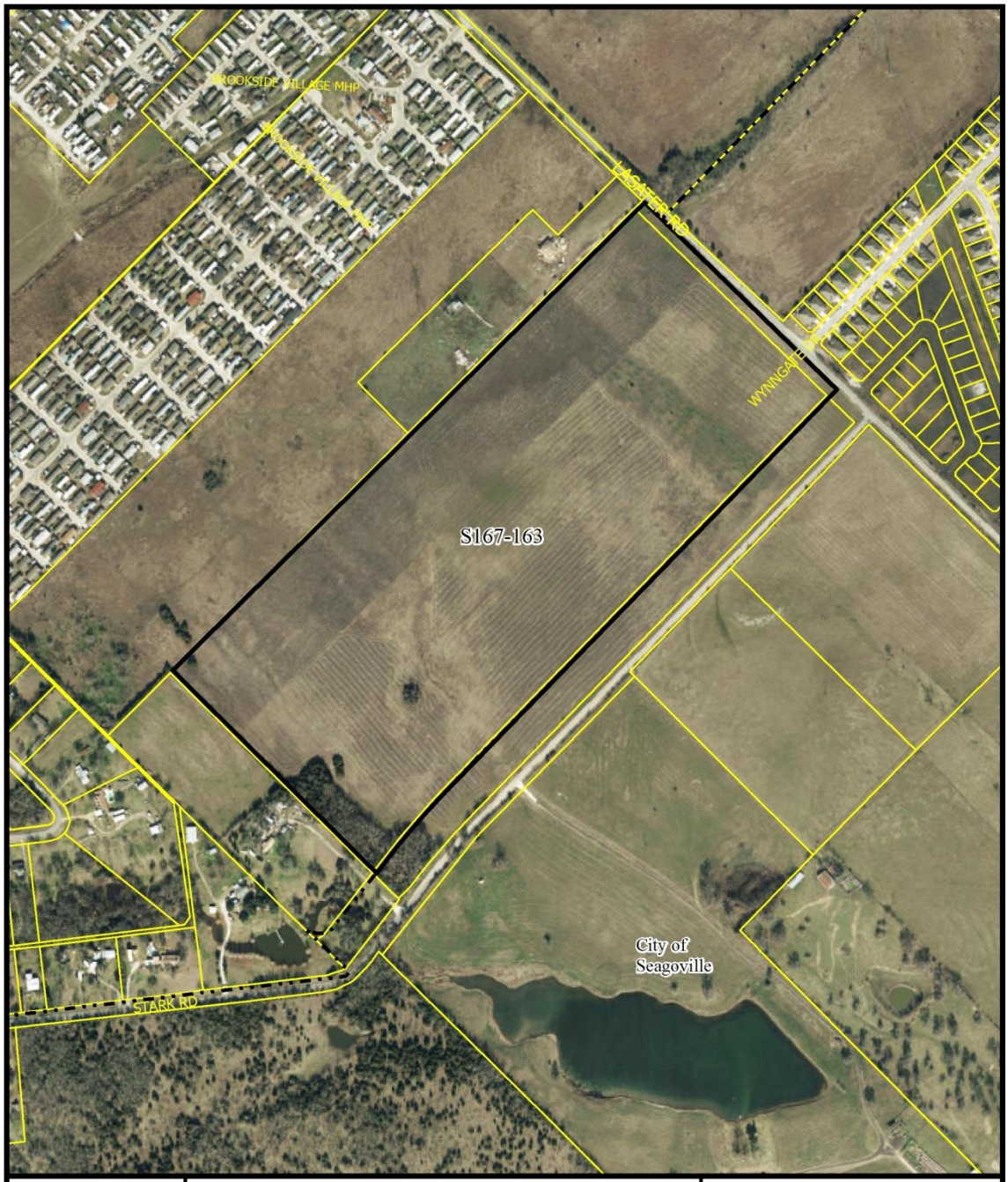
27. Confirm and correct the spelling of the street labeled "Wynnegate Drive" with the City of Seagoville. Section. 51A-8.403. (a) (1) (A) (xii)

28. Use the same spelling as Seagoville for the existing and extended street labeled "Wynnegate Drive." Section. 51A-8.403. (a) (1) (A) (xii), Section. 51A-8.403. (a) (1) (A) (xiv), Section. 51A-8.506. (e)

29. Contact the Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a)(1)(A)(xii)

30. On the final plat, identify the property as City Block A-L/8816. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


BROOKSIDE VILLAGE MHP
BROOKSIDE VILLAGE MHP
LASATER RD
Z090-163
MH(A)
A(A)
PD
969
S167-163
R-16(A)
City of
Seagoville
ZONING MAP
Area of Request
Recent History
1:6,000
Case no: S167-163
Date: 4/21/2017



1:6,000

AERIAL MAP

Area of Request

Recent History

Case no: S167-163

Date: 4/21/2017

SHEPARD PLACE
City of Dallas, Dallas County, Texas
PRELIMINARY PLAT
for
City File Plan No. S167-163
249 Lots R-7.5 (62.541ac)
1 Common Space Lot 1-X (H.O.A.)
Ex. PD-969
Being 62.66 Acres out of
the Herman Heidel Survey, Abstract No. 541
in the City of Dallas, Dallas County, Texas
Owner:
CEDAR BANK
Applicant:
SHEPARD PLACE
Surveyor:
R.C. Meyers Surveying, LLC
972.475.1100
Firm No. 10193200
Stark Road
Lassater Lane
Stonegate Dr.
Wynnegate Dr.
POINT OF BEGINNING
POINT OF COMMENCING
Detention Common Space
8.88 Ac.
City of Seagoville
City of Dallas
STREET "D"
Block "A"
Block "B"
Block "C"
Block "D"
Block "E"
Block "F"
Block "G"
Block "H"
Block "I"
Block "J"
Block "K"
Lot 1-X
Common Space
TYPICAL R-7.5 ZONING
PAVING SECTION
53' R.O.W.
6" STANDARD CROWN
6.5% - 9" LIME TREATED
SUBGRADE COMPACT TO
95% STD. PROCTOR
DENSITY @ 1 BEHIND B.O.C.
R-7.5 ZONING
TYPICAL LOT
120'
62.5'
25' B.L.
NOTE:
5' SIDE YARD
10' REAR YARD
Vicinity Map
n.t.s.
Project
Site
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE
249 RESIDENTIAL LOTS OUT OF THE 62.66 ACRES OF LAND

S 167-163

LEGAL DESCRIPTION

BEING a tract of land located in the City of Dallas, Dallas County, Texas, a part of the Harmon Holder Survey, Abstract No. 541, and being a part of a called 71.4722 acre tract of land described in Special Warranty Deed to Lennar Homes of Texas Land and Construction, Ltd. recorded in Instrument No. 20130045506, Official Public Records, Dallas County, Texas, and being further described as follows:

COMMENCING at the most easterly corner of said 71.4722 acre tract of land and said point being the most southerly corner of the southwest right-of-way line of Lennar Road (a variable width right-of-way) with the northwest right-of-way line of Shadd Road (a variable width right-of-way);

THENCE North 45 degrees 49 minutes 31 seconds West, 150.06 feet along the northeasterly line of said 71.4722 acre tract of land and along the southwest right-of-way line of Lennar Road to the POINT OF BEGINNING of said tract;

THENCE South 44 degrees 10 minutes 29 seconds West, 2,156.57 feet to a point for corner;

THENCE Southeasterly, 569.80 feet along a curve to the left which has a central angle of 06 degrees 46 minutes 15 seconds, a radius of 1,292.22 feet, a tangent of 285.11 feet, and whose chord bears South 40 degrees 47 minutes 26 seconds West, 569.36 feet to a point for corner;

THENCE South 16 degrees 09 minutes 00 seconds West, 54.15 feet to a point in the southwesterly line of said 71.4722 acre tract of land;

THENCE North 45 degrees 16 minutes 46 seconds West, 1110.98 feet to the west corner of said 71.4722 acre tract of land;

THENCE North 45 degrees 18 minutes 14 seconds East, 1,569.48 feet to the north corner of said 71.4722 acre tract of land and said point being in the southwest right-of-way line of Lennar Road (a variable width right-of-way);

THENCE South 45 degrees 49 minutes 31 seconds East, 1,025.53 feet along the northeast line of said 71.4722 acre tract of land and along the southwest right-of-way line of Lennar Road to the POINT OF BEGINNING and containing 62.66 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plan designating the hereon above described property as **SHEPARD PLACE** addition to the City of Dallas, 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 purpose indicated. No utility and fire lane easements shall be used by the public, fire and police units, garbage and rubbish collection agencies, and all public utilities shall at all times have the right of ingress and egress to or from and upon 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. This public utility shall have the right of ingress and egress to and from and upon said easements for the purpose of reading meters and for the purpose of making repairs, removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. No 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 the easements, and all public utilities shall at all times have the full right of ingress and egress in or 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. This public utility shall have the right of ingress and egress to and from and upon said easements for the purpose of reading meters and for the purpose of making repairs, removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. The owner of the property across which any private drainage easement or facility traverses shall keep the drainage easement or facility free of obstructions so as to operate at its design capacity at all times. The owner of the property across which any private drainage easement or facility traverses shall be responsible for the maintenance and operation of said easement or facility and any damage thereto, except damage caused by the negligence of the City's employees. The City of Dallas shall have the right of ingress and egress to and from and upon said drainage easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of the drainage facilities located therein without the necessity at any time of procuring the permission of anyone. The City of Dallas will not be responsible for erosion control or the replacement of landscaping in the drainage easements that may be necessary during the construction or maintenance of the drainage facilities. The City of Dallas will not be responsible for any damage to private property or person that occurs within the drainage easements resulting from the flow of water within the easements, or for the control of water within the easements. The owner of the property across which any drainage easement or facility traverses shall maintain the portion of the easement or facility on his property in a safe, sanitary, and well-kept condition. The grade within the easements may not be altered in a manner so that the flow of water across the easements is diverted in volume or velocity onto other property. Each property owner shall provide adequate drainage in accordance with the grading standards of the City of Dallas during the development of the property. The City of Dallas is not responsible for the failure or inadequacy of any street grade or drainage facility adjacent to the property.

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

WITNESS, my hand at _____, Texas, this the _____ day of _____, 20__.

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

WITNESS, my hand at _____, Texas, this the _____ day of _____, 20__.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

That I, CALVIN MEYERS, Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 04/10/2017

CALVIN MEYERS
Registered Professional Land Surveyor
MEYERS SURVEYING, LLC
448 Armand Dr.
SUNNYVALE, TEXAS 75182

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED CALVIN MEYERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS 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 AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 249 RESIDENTIAL LOTS OUT OF THE 62.66 ACRES OF LAND.

Ex. PD-969

249 Lots R-7.5 (62.5x120')
1 Common Space Lot 1-X (H.O.A.)

City File Plan No. S_167-163

PRELIMINARY PLAT
for
SHEPARD PLACE
City of Dallas, Dallas County, Texas

Being 62.66 Acres out of
the Harmon Holder Survey, Abstract No. 541
in the City of Dallas, Dallas County, Texas

Owner
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 North Market
Suite 1000
Dallas, Texas 75202
972.370.1849

Surveyor
M.A. Meyers Surveying, LLC
448 Armand Dr.
Sunnyvale, Texas 75182
214.312.0146
Firm No. 10192200

April 10, 2017

Sheet 1 of 1

167-163

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

FILE NUMBER: S167-157 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Beckleymeade Avenue, between Sedgemoor Avenue and Blue Crest Drive

DATE FILED: April 5, 2017 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 1.522-Acres **MAPSCO:** 74H

APPLICANT/OWNER: 202 Beckleymeade, LLC

REQUEST An application to replat a 1.522-acre tract of land containing all of Lots 1, 2, and 26 in City Block D/7590 to create one lot on property located on Beckleymeade Avenue, between Sedgemoor Avenue and Blue Crest Drive.

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

NOTICES: 14 notices were sent to property owners within 200 feet of the property on April 17, 2017.

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 to the west, east, and south. The proposed lot is similar to lots to the north that have nonresidential uses.

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 is in compliance with Section 51A-8.503 and with requirements of R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the

plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

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

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-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Sedgemoor Avenue, Beckleymead Avenue, and Bluecrest Drive. 51A 8.602(c)

13. On the final plat, dedicate a 10-foot by 10-footcorner clip at the intersection of Sedgmore Avenue and Beckleymead Avenue. 51A 8.602(d)(1)

14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Beckleymead Avenue and Bluecrest Drive. 51A 8.602(d)(1)

15. Prior to final plat, provide TxDOT right-of-way map.

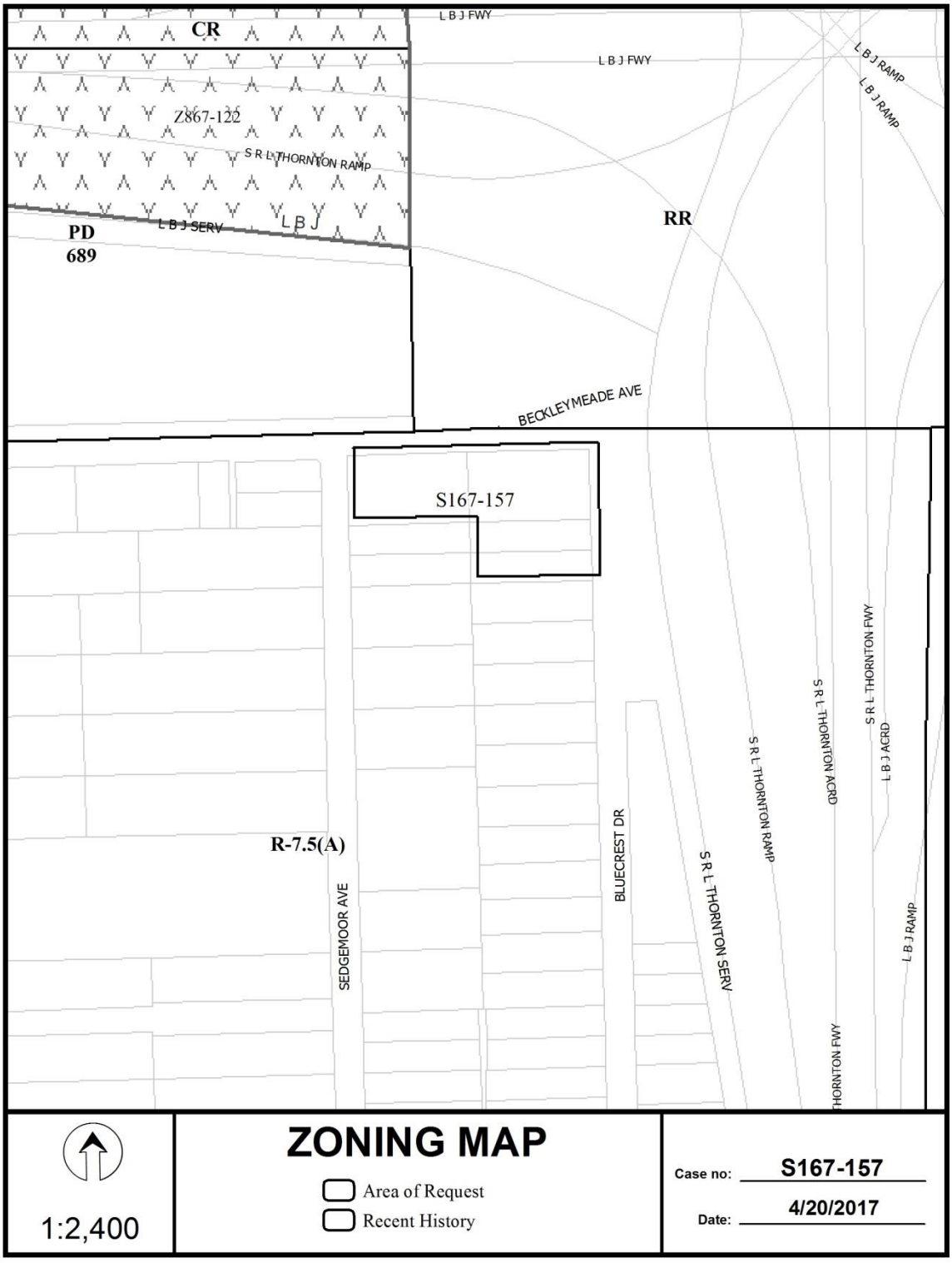
16. Dedicate street easement in fee simple.

17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

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

19. Any alley pavement improvements will require water and wastewater-main improvements within the alley.

20. On the final plat, identify the property as Lot 1A in City Block D/7590. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


CR
L B J FWY
L B J FWY
L B J RAMP
L B J RAMP
Z867-122
S R L THORNTON RAMP
L B J SERV
L B J
PD
689
RR
BECKLEYMEADE AVE
S167-157
R-7.5(A)
SEDGEMOOR AVE
BLUECREST DR
S R L THORNTON SERV
S R L THORNTON RAMP
S R L THORNTON ACRD
S R L THORNTON FWY
L B J ACRD
L B J RAMP
THORNTON FWY
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-157
Date: 4/20/2017



1:2,400

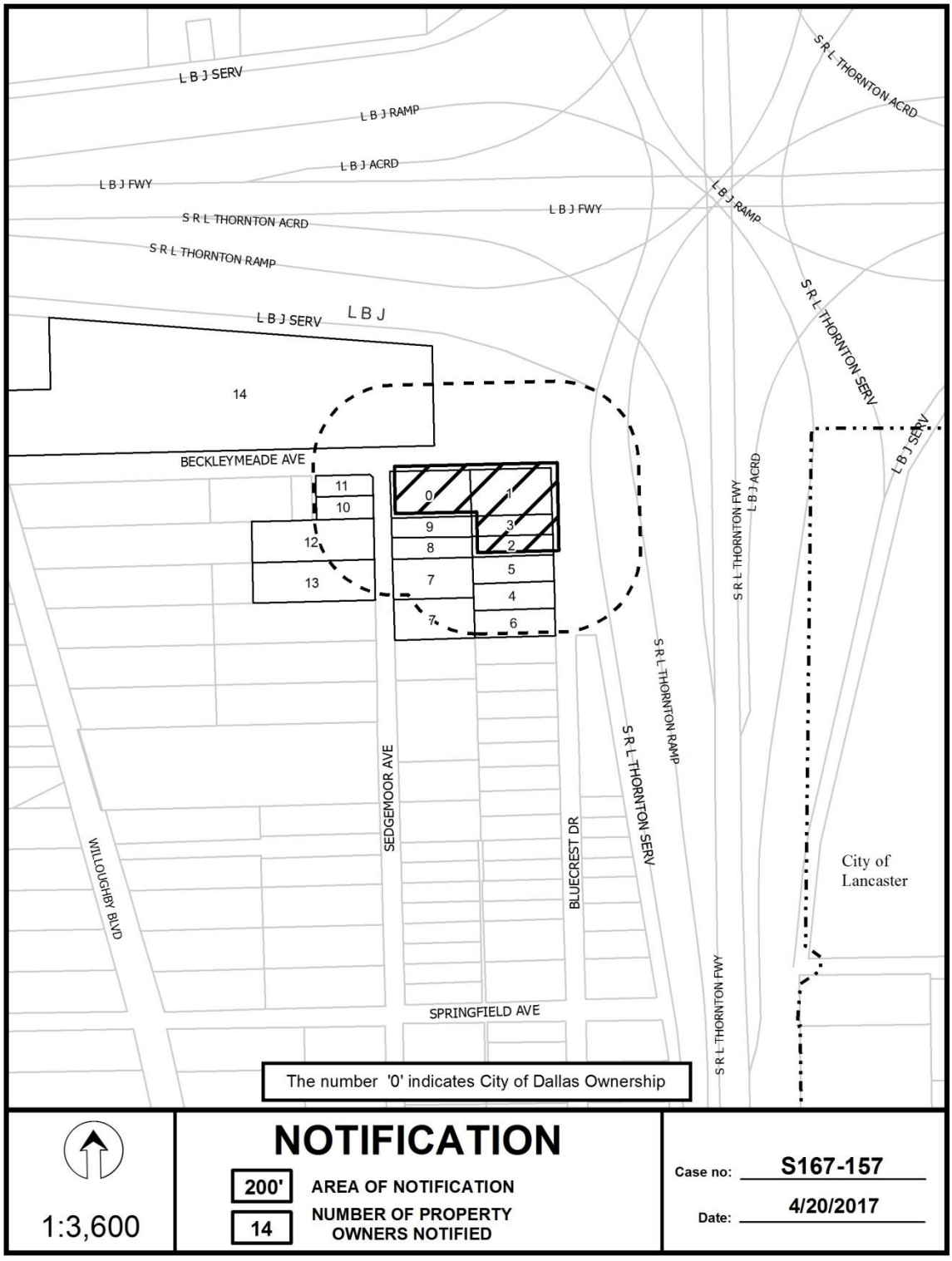
AERIAL MAP

Area of Request

Recent History

Case no: S167-157

Date: 4/20/2017


L B J SERV
L B J RAMP
L B J ACRD
L B J FWY
S R L THORNTON ACRD
S R L THORNTON RAMP
L B J
14
BECKLEYMEADE AVE
11
10
12
13
0
1
9
3
8
2
7
5
4
7
6
SEDGEMOOR AVE
BLUECREST DR
S R L THORNTON RAMP
S R L THORNTON SERV
S R L THORNTON FWY
WILLOUGHBY BLVD
SPRINGFIELD AVE
City of Lancaster
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: S167-157
Date: 4/20/2017

04/13/2017

Notification List of Property Owners

S167-157

14 Property Owners Notified

Label #	*Address*		*Owner*
1	202	BECKLEYMEADE AVE	202 BECKLEYMEADE TRUST
2	8907	BLUECREST DR	MCBRIDE THOMAS F SR
3	8907	BLUECREST DR	MCBRIDE THOMAS F SR
4	8921	BLUECREST DR	CHAMBERLAIN WESLEY S
5	8915	BLUECREST DR	WRIGHT BILLIE JUNE
6	8925	BLUECREST DR	MATA SILVINO
7	9006	SEDGEMOOR AVE	SANCHEZ ALFREDO &
8	8912	SEDGEMOOR AVE	MURRAY RONALD LEE EST OF
9	8910	SEDGEMOOR AVE	MCCULLAR WILLIAM L EST OF &
10	8907	SEDGEMOOR AVE	LOPEZ SERGIO
11	8903	SEDGEMOOR AVE	RAMIREZ JORGE
12	8911	SEDGEMOOR AVE	MENDOZA GILBERTO &
13	8919	SEDGEMOOR AVE	GUZMAN YOLANDA
14	39050	INTERSTATE HIGHWAY 20	EXTRA SPACE PROPERTIES 112 LLC

PRELIMINARY PLAT
VALENTINA'S ADDITION
LOT 1R, BLOCK D/7590
REPLAT OF LOTS 1, 2, 3 & 4, BLOCK D/7590 OF
BECKLEY GARDENS
JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SEDGEMOOR AVENUE
(A 50' RIGHT-OF-WAY)
(VOL. 8, PG. 7)
BECKLEYMEADE AVENUE
(A 50' RIGHT-OF-WAY)
(VOL. 8, PG. 7)
BLUECREST DRIVE
(A 50' RIGHT-OF-WAY)
(VOL. 8, PG. 7)
SOUTH R. L. THORNTON FREEWAY
(INTERSTATE 35E)
(U.S. 77)
(A VARIABLE WIDTH RIGHT-OF-WAY)
LOT 1R, BLOCK D/7590
202 BECKLEYMEADE LLC
INST. NO. 20160042965
O.P.R.D.C.T.
LOT 1, BLOCK D/7590
202 BECKLEYMEADE LLC
INST. NO. 20160336703
O.P.R.D.C.T.
LOT 2, BLOCK D/7590
BECKLEY GARDENS
(VOL. 8, PG. 7)
D.R.D.C.T.
LOT 3, BLOCK D/7590
BECKLEY GARDENS
(VOL. 8, PG. 7)
D.R.D.C.T.
LOT 4, BLOCK D/7590
BECKLEY GARDENS
(VOL. 8, PG. 7)
D.R.D.C.T.
LOT 1R, BLOCK D/7590
ASSURED-WILLOUGHBY
INST. NO. 20090378549
O.P.R.D.C.T.
LOT 1, BLOCK D/7590
BECKLEY GARDENS
(VOL. 8, PG. 7)
D.R.D.C.T.
LOT 1R, BLOCK D/7590
202 BECKLEYMEADE LLC
INST. NO. 20160042965
O.P.R.D.C.T.
LOT 1R, BLOCK D/7590
202 BECKLEYMEADE ADDITION
66,280 SQ. FT. OR
1.522 ACRES
STRUCTURE TO BE REMOVED
STRUCTURE TO REMAIN
STATE OF TEXAS
VOL. 69031, PG. 1639
D.R.D.C.T.
CONTROLLED ACCESS
HIGHWAY
STATE OF TEXAS
VOL. 69031, PG. 1639
D.R.D.C.T.
CONTROLLED ACCESS
HIGHWAY
STATE OF TEXAS
VOL. 69031, PG. 1639
D.R.D.C.T.
CONTROLLED ACCESS
HIGHWAY
N01°17'18"W 115.70'
S89°39'29"W 200.00'
N89°39'29"E 400.00'
N01°17'18"W 100.00'
S89°39'29"W 200.00'
S01°17'18"E 215.70'
S01°17'18"E 100.00'
S01°17'18"E 200.00'
BEGINNING
POINT OF
5/8" IRON REBAR
N40°39'54"W 1.6'
5/8" TOPP
CONTROLLING
MONUMENT
N 7,000,000.00
E 2,490,000.00
5/8" TOPP
CONTROLLING
MONUMENT
N 7,000,000.00
E 2,490,000.00
5/8" TOPP
CONTROLLING
MONUMENT
N 7,000,000.00
E 2,490,000.00
5/8" TOPP
CONTROLLING
MONUMENT
N 7,000,000.00
E 2,490,000.00
LOT 4
LOT 3
LOT 2
LOT 25
LOT 24
LOT 23
LOT 4
LOT 3
LOT 2
LOT 1
400.00'
200.00'
100.00'
140.00'
57.70'
58.00'
245.16'
460.56'
413.70'
35.9'
45.9'
34.4'
31.9'
GRAPHIC SCALE
1 IN FIRST
1 inch = 30 ft.
NORTH
LEGEND
GAS METER
IRR. CONTROL VALVE
POWER POLE
GUY WIRE
S.S. MANHOLE
CLEAN OUT
FIRE HYDRANT
SIGN
LIGHT POLE
ELECTRIC METER
HANDICAP SPACE
CONCRETE
A/C PAD
WROUGHT IRON FENCE
CHAIN LINK FENCE
WOOD FENCE
LINETYPE TABLE
BOUNDARY LINE
RIGHT-OF-WAY LINE
CENTER LINE
EASEMENT LINE
WATER LINE
WATER SERVICE LINE
SEWER LINE
SEWER SERVICE LINE
GAS LINE
UNDERGROUND ELEC. LINE
OVERHEAD ELEC. LINE
BUILDING LINE
STREET CENTERLINE
NOTES:
1. IRF = Iron Rod Found
2. DMC = 3" Aluminum Disk Monument Set stamped "Valentina's Addition, PRES 6122"
3. D.R.D.C.T. = Deed Records Dallas County Texas
4. D.R.D.C.T. = Deed Records Dallas County Texas
5. O.P.R.D.C.T. = Official Public Records Dallas County Texas
6. POB = Point of Beginning
7. POC = Point of Commencement
8. Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), on Grid Coordinate
9. Purpose of Plat - To create one lot out of three lots.
10. Basis of bearing is the State Plane Coordinate System, Texas North Central Zone
11. Lot-to-lot drainage is not permitted without Engineering Section approval.
12. Lot-to-lot drainage is not permitted without Engineering Section approval.
OWNER:
202 BECKLEYMEADE, LLC
135 BROOKSEND DR.
WAXAHACHIE, TX 75165
CONTACT: BARRY BREWER, CEO
OWNER:
CITYWIDE DEVELOPMENT &
CONSTRUCTION, LLC
135 BROOKSEND DR.
WAXAHACHIE, TX 75165
CONTACT: BARRY BREWER, CEO
ENGINEER:
SCHOLA MORPHINOLA, INC.
PH.D., P.E., P.H., CIR
1111 MAIN STREET, 52ND AVENUE
DALLAS, TX 75208
214-341-9412
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
Whereas, 202 BECKLEYMEADE LLC, AND CITYWIDE DEVELOPMENT & CONSTRUCTION LLC are the owners of a tract of land situated in the John S. Tucker Survey, Abstract No. 1469, City of Dallas, Dallas County, Texas, and being all of Lot 1R, Block D/7590, of Beckley Gardens, an addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 8, Page 7, of the Map Records of Dallas County, Texas, and being all that certain land to 202 BECKLEYMEADE LLC, by Warranty Deed recorded in Instrument No. 20160042965, and CITYWIDE DEVELOPMENT & CONSTRUCTION LLC, by Quitclaim Deed recorded in Instrument No. 20160042965, Official Public Records, Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found for the most westerly southwest corner of the herein described tract, same being the southwest corner said of Lot 26, same being the northwest corner of Lot 25, said Block D/7590, same being on the east right-of-way line of Sedgemoor Avenue (A 50' right-of-way);
THENCE North 01 degrees 17 minutes 18 seconds West, along the common line of said Lot 26 and said Sedgemoor Avenue, a distance of 115.70 feet to a 5/8 inch iron rod with a yellow cap beam North 45 degrees 39 minutes 54 seconds West, a distance of 1.6 feet, same being the northwest corner of said Lot 26, same being the intersection of the east right-of-way line of said Sedgemoor Avenue with the south right-of-way line of Beckleymeade Avenue (A 50' right-of-way at this point);
THENCE North 89 degrees 38 minutes 29 seconds East, along the common line of said Lot 26 and the south right-of-way line of said Beckleymeade Avenue, passing a 1/2 inch iron rod found for the northeast corner of said Lot 26, same being the northwest corner of aforesaid Lot 1, continuing along the common line of said Lot 1 and said Beckleymeade Avenue, a total distance of 400.00 feet to a Disk Monument Set for the northeast corner of the herein described tract, same being the northeast corner of said Lot 1, same being the intersection of the south right-of-way line of said Beckleymeade Avenue with the west right-of-way line of Bluecrest Drive (A 50' right-of-way);
THENCE South 01 degrees 17 minutes 18 seconds East, along the common line of said Lot 1 and said Bluecrest Drive, passing a 1/2 inch iron rod found at a distance of 115.70 feet for the southeast corner of said Lot 1, same being the northeast corner of aforesaid Lot 2, continuing along the common line of said Lot 2 and said Bluecrest Drive, a total distance of 215.70 feet to a Disk Monument Set for the southeast corner of the herein described tract, same being the northeast corner of said Lot 3, same being the intersection of the west right-of-way line of said Bluecrest Drive with the north right-of-way line of Sedgemoor Avenue (A 50' right-of-way);
THENCE South 89 degrees 38 minutes 29 seconds West, along the common line of said Lot 2 and said Lot 3, a distance of 200.00 feet to Disk Monument Set for the most southerly southwest corner of the herein described tract, same being the southwest corner of said Lot 2, same being the northwest corner of said Lot 3, same being the northeast corner of aforesaid Lot 25, same being the southeast corner of said Lot 24, of said Block D/7590;
THENCE North 01 degrees 17 minutes 18 seconds West, along the common line of said Lot 2 and said Lot 25, a distance of 100.00 feet, to a Disk Monument Set for an interior corner of the herein described tract, same being the northwest corner of said Lot 2, same being the southwest corner of aforesaid Lot 1, same being the southeast corner of aforesaid Lot 26, same being the northeast corner of said Lot 25;
THENCE South 89 degrees 38 minutes 29 seconds West, along the common line of said Lot 26 and said Lot 25, a distance of 200.00 feet to the POINT OF BEGINNING and containing 66,280 square feet or 1.522 acres of computed land, more or less.
VICINITY MAP
NOT TO SCALE
METZ
WINTERSET
COTTON
VALLEY
WILLOUGHBY
BECKLEYMEADE
SEDGEMOOR
BLUE
CREST
CUMBERLAND
OAK FARMS
PATMAN
CRISWELL
WATERS
SITE
Dallas Love Field
Dallas Executive Airport
Dallas Naval Air Station
Grand Prairie
Duncanville
Lancaster
This PLAT FILED IN INSTRUMENT NO. _____
PEISER & MANKIN SURVEYING, LLC
www.peisermankinsurveying.com
SURVEYING FIRM NO. 100294-00
SCALE: 1" = 30'
DRAWN: A.B.S.
CHECK: J.S.T.
DATE: 03/17/2017
FIELD DATE: 02/23/2017
SHEET 1 OF 2

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

FILE NUMBER: S167-158 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 4402 Taos Road

DATE FILED: April 5, 2017 **ZONING:** R-10(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.276-Acres **MAPSCO:** 34C

APPLICANT/OWNER: Bay Harbor Investment Group, LLC

REQUEST An application to replat a 0.276-acre tract of land containing part of Lot 6 in City Block E/4975 to create one lot on property located at 4402 Taos Road.

SUBDIVISION HISTORY:

1. S156-123 was a request southwest of the present request 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. The request was approved April 7, 2016 but has not been recorded.

2. S156-011 was a request southeast 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.

NOTICES: 22 notices were sent to property owners within 200 feet of the property on April 17, 2017.

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

The lots within the immediate vicinity of the proposed lot are between 50 feet to 127 feet In width. Proposed lot 6A will be 75 feet in width, which is within the range throughout this subdivision.

Based on staff's review we have determined that the request complies with the standards of the R-10(A) Single Family District, and with Section 51A-8.503; therefore, we recommend **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.

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.

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

5. Any structure new or existing may not extend across new property lines.

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

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

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

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

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

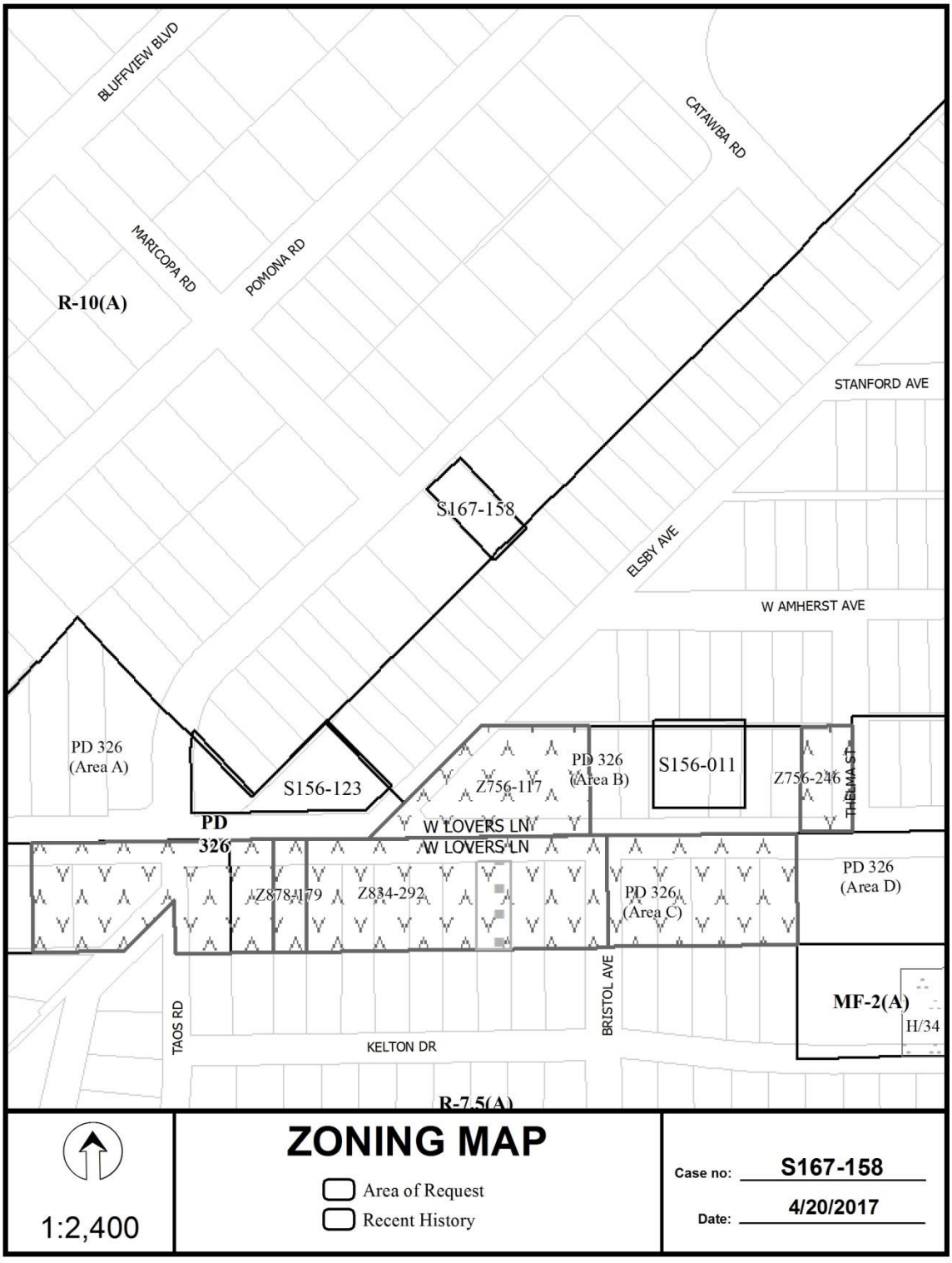
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

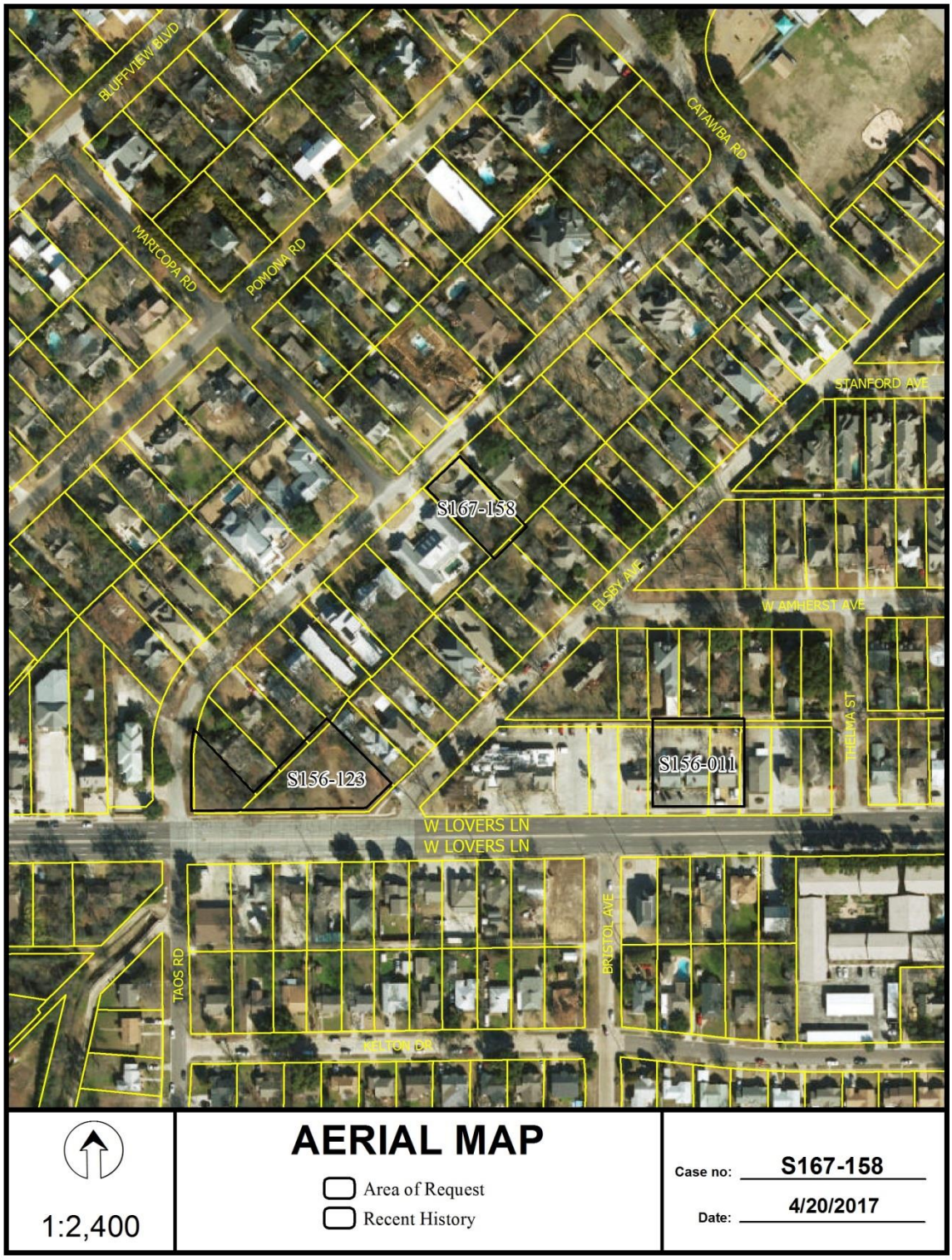
12. On the final plat, how the correct recording information for the subject property. Platting Guidelines.

13. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

14. On the final plat, change "Maricopa Street" to "Maricopa Road". Section 51A-8.403(a)(1)(A)(xii).

15. On the final plat, identify the property as Lots 16, and 17 in City Block F/2953. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


BLUFFVIEW BLVD
CATAWBA RD
MARICOPA RD
POMONA RD
R-10(A)
STANFORD AVE
S167-158
ELSBY AVE
W AMHERST AVE
PD 326
(Area A)
S156-123
Z756-117
PD 326
(Area B)
S156-011
Z756-246
THELMA ST
PD
326
W LOVERS LN
W LOVERS LN
Z878-179
Z834-292
PD 326
(Area C)
PD 326
(Area D)
BRISTOL AVE
MF-2(A)
H/34
TAOS RD
KELTON DR
R-7.5(A)
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-158
Date: 4/20/2017



1:2,400

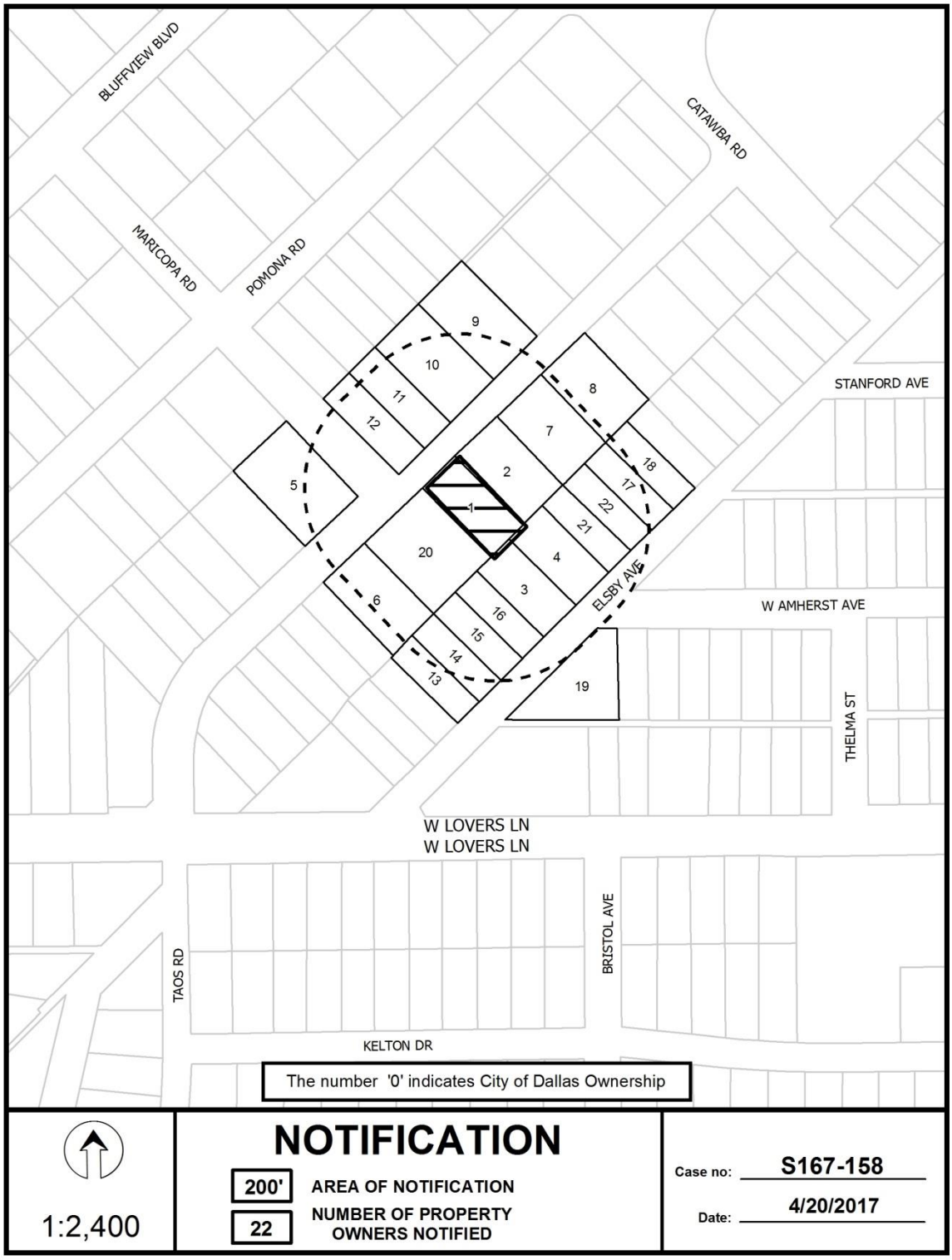
AERIAL MAP

Area of Request

Recent History

Case no: S167-158

Date: 4/20/2017


BLUFFVIEW BLVD
CATAWBA RD
MARICOPA RD
POMONA RD
STANFORD AVE
ELSBY AVE
W AMHERST AVE
THELMA ST
W LOVERS LN
W LOVERS LN
BRISTOL AVE
TAOS RD
KELTON DR
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
22
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S167-158
Date: 4/20/2017

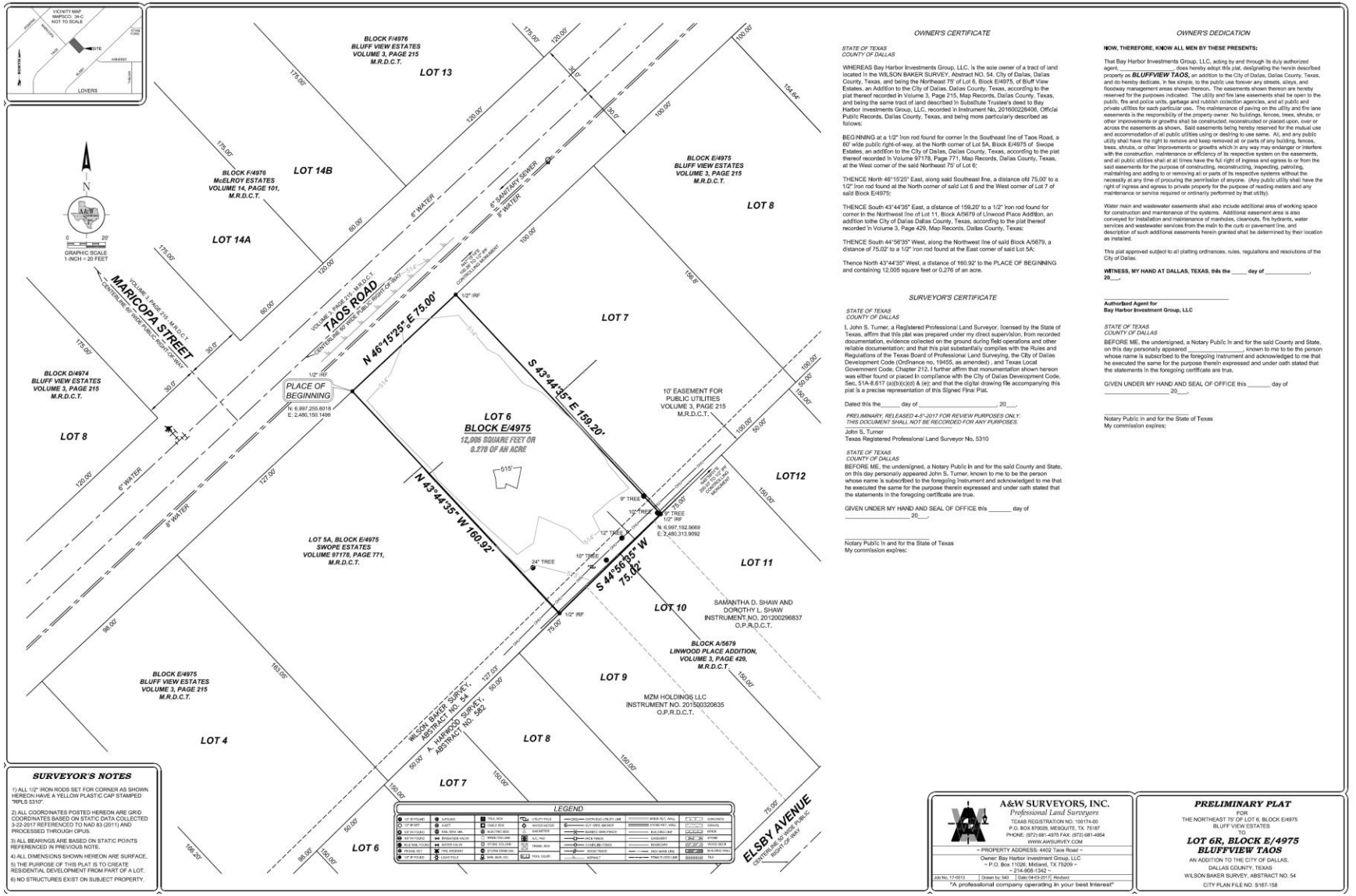
04/13/2017

Notification List of Property Owners

S167-158

22 Property Owners Notified

Label #	*Address*		*Owner*
1	4402	TAOS RD	GILBERT CHRIS L
2	4408	TAOS RD	SIMONDS CHARLES A &
3	4535	ELSBY AVE	MZM HOLDINGS LLC
4	4543	ELSBY AVE	SHAW SAMANTHA D &
5	4355	TAOS RD	FELDMAN MYNAN CROCKETT
6	4342	TAOS RD	RAIN THOMAS E & JUNE T
7	4412	TAOS RD	SHARP JACK R & RACHAEL
8	4430	TAOS RD	PJCH GENERAL CONTRACTING LLC
9	4421	TAOS RD	PRUITT JEFFREY H
10	4411	TAOS RD	BARTON ERIC J &
11	4407	TAOS RD	SPRADLIN CLAUDE III
12	4403	TAOS RD	WILLIAMS MATTHEW & ELIZABETH
13	4519	ELSBY AVE	MEHRA KAPIL
14	4523	ELSBY AVE	SHING KEITH &
15	4527	ELSBY AVE	CALDWELL MARY ANN & JOHN NEAL CO-TRUSTEES
16	4531	ELSBY AVE	DAVIS BRENT R &
17	4555	ELSBY AVE	DIDUCK DIANA
18	4559	ELSBY AVE	DAVIDSON TARA WHITNEY &
19	4534	ELSBY AVE	VANTASSEL GRETCHEN
20	4348	TAOS RD	KELLY THOMAS E
21	4549	ELSBY AVE	MILLARD LEE ANNE
22	4551	ELSBY AVE	ELIS JUSTIN & DARRYL



SURVEYOR'S NOTES

1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".

2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON STATIC DATA COLLECTED 3-22-2017 REFERENCED TO NAD 83 (2011) AND PROCESSED THROUGH OPUS.

3) ALL BEARINGS ARE BASED ON STATIC POINTS REFERENCED IN PREVIOUS NOTE.

4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.

5) THE PURPOSE OF THIS PLAT IS TO CREATE RESIDENTIAL DEVELOPMENT FROM PART OF A LOT.

6) NO STRUCTURES EXIST ON SUBJECT PROPERTY.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Bay Harbor Investments Group, LLC, is the sole owner of a tract of land located in the WILSON BAKER SURVEY, Abstract NO. 54, City of Dallas, Dallas County, Texas, and being the Northeast 75' of Lot 6, Block E/4975, of Bluff View Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 215, Map Records, Dallas County, Texas, and being the same tract of land described in Substitute Trustee's deed to Bay Harbor Investments Group, LLC, recorded in Instrument No. 201600228406, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Southeast line of Taos Road, a 60' wide public right-of-way, at the North corner of Lot 5A, Block E/4975 of Swope Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97178, Page 771, Map Records, Dallas County, Texas, at the West corner of the said Northeast 75' of Lot 6;

THENCE North 46°15'25" East, along said Southeast line, a distance ofd 75.00' to a 1/2" iron rod found at the North corner of said Lot 6 and the West corner of Lot 7 of said Block E/4975;

THENCE South 43°44'35" East, a distance of 159.20' to a 1/2" iron rod found for corner in the Northwest line of Lot 11, Block A/5679 of Linwood Place Addition, an addition tothe City of Dallas Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 429, Map Records, Dallas County, Texas;

THENCE South 44°56'35" West, along the Northwest line of said Block A/5679, a distance of 75.02' to a 1/2" iron rod found at the East corner of said Lot 5A;

Thence North 43°44'35" West, a distance of 160.92' to the PLACE OF BEGINNING and containing 12,005 square feet or 0.276 of an acre.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

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

Dated this the_____ day of _____, 20___.

PRELIMINARY, RELEASED 4-5-2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 John S. Turner, 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 _____ 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20___.

_____
Authorized Agent for
Bay Harbor Investment Group, LLC

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 in the foregoing certificate are true.

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

_____
Notary Public in and for the State of Texas
My commission expires:

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 879029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 4402 Taos Road ~
Owner: Bay Harbor Investment Group, LLC
~ P.O. Box 11026, Midland, TX 75209 ~
~ 214-906-1342 ~

Job No. 17-0513	Drawn by: MD	Date:04-03-2017	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

FOR
THE NORTHEAST 75' OF LOT 6, BLOCK E/4975
BLUFF VIEW ESTATES
TO
LOT 6R, BLOCK E/4975
BLUFFVIEW TAOS
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
WILSON BAKER SURVEY, ABSTRACT NO. 54
CITY PLAN FILE NO. S167-158

S167-158

7(g)

City Plan Commission Date: 05/04/2017
4/27/2017 5:52:23 PM

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Andrew Ruegg

FILE NUMBER: M167-025 **DATE FILED:** March 13, 2017

LOCATION: North corner of East Grand Avenue and South Glasgow Drive

COUNCIL DISTRICT: 2 **MAPSCO:** 47-A

SIZE OF REQUEST: ±2.52 acres **CENSUS TRACT:** 12.03

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Cityscape Schools, Inc.

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for a minor amendment to the site plan and traffic management plan for Specific Use Permit No. 2080 for an open-enrollment charter school on property zoned Subarea A within Planned Development District No. 134.

SUMMARY: On April 9, 2014, the City Council passed Ordinance No. 29317 which established Specific Use Permit No. 2080 for an open-enrollment charter school at the above referenced location.

The applicant has requested consideration of a minor amendment to the site plan and traffic management plan to increase the number of parking spaces and reconfigure the parking area, traffic flow, and circulation.

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

STAFF RECOMMENDATION: Approval

Existing SUP No. 2080 Conditions:

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on April 9, 2019, 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 application for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of classrooms is 22 for pre-kindergarten through 6th grade and 11 for 7th grade through 9th grade.

5. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2015. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1st of every other year.

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

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

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

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

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

D. Amendment process.

i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

List of Partners/Principals/Officers

CityScape Schools: East Grand Preparatory

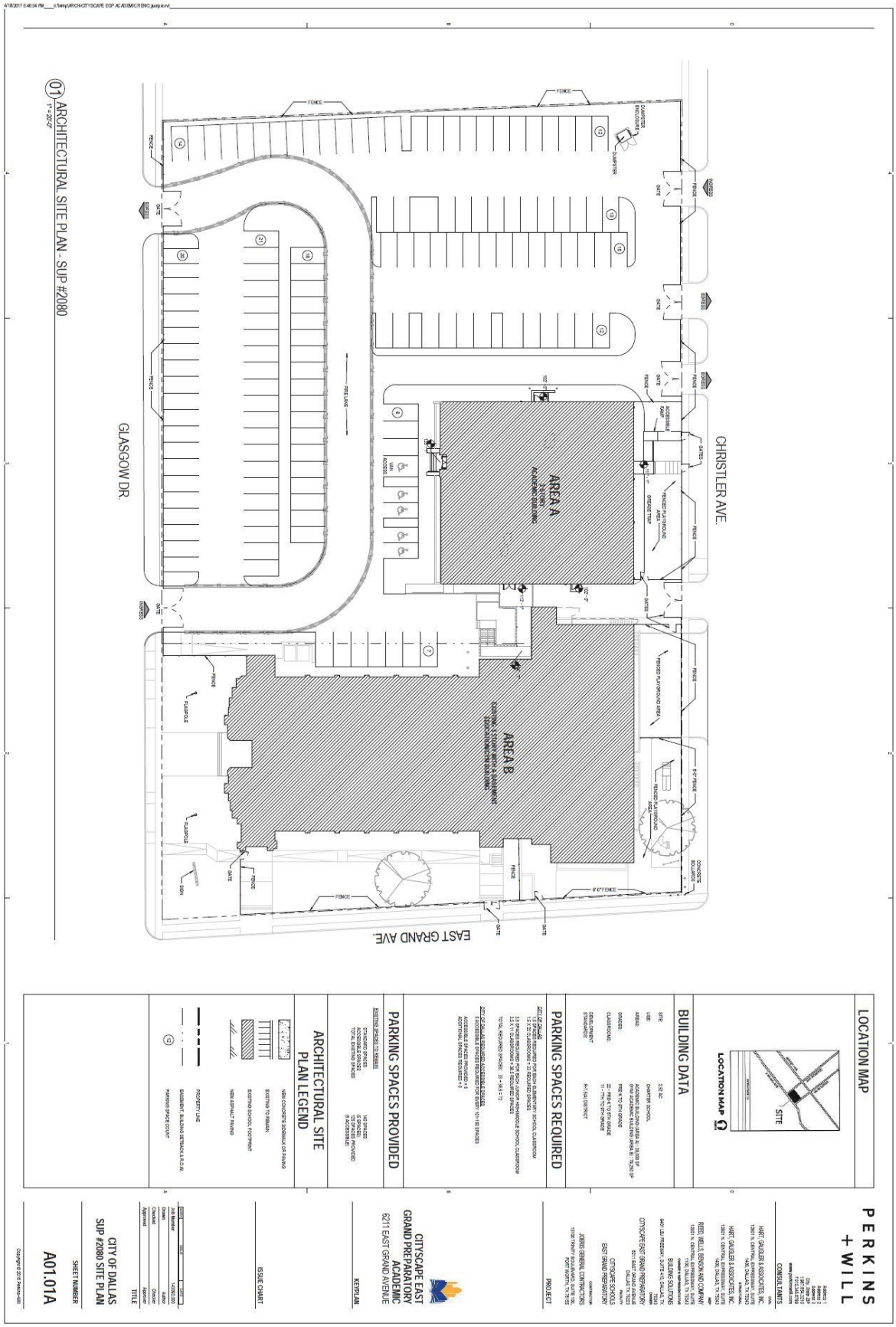
2016-2017 Board of Directors:

President	Mr. Wes Briggs
Vice President	Ms. Norma Miller
Member	Mr. Neil Phillips
Member	Ms. Estelle Lara
Member	R. Robert Perez
Secretary of the Board and Asst. Superintendent	Dr. Billy Ferrell

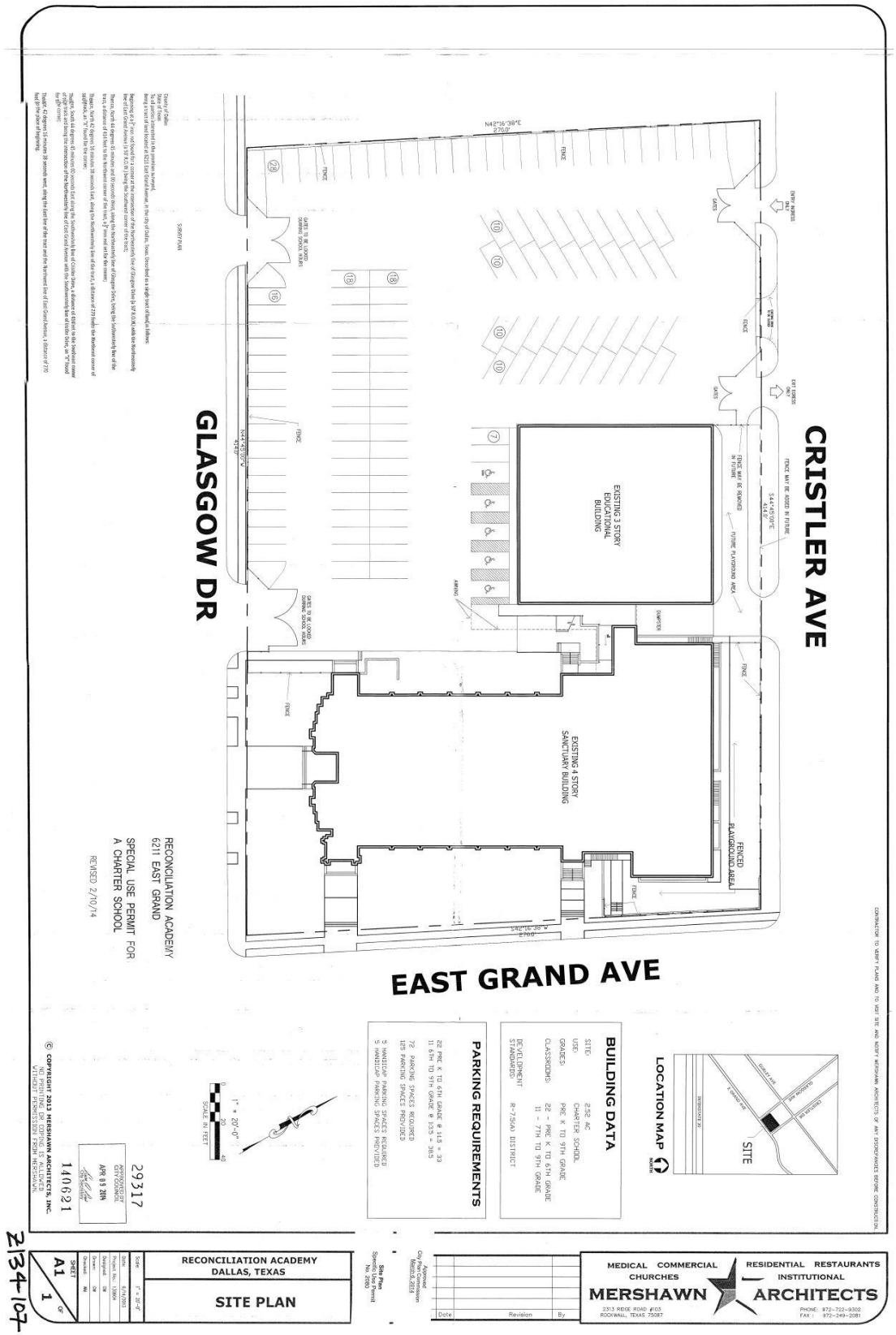
CityScape Schools: East Grand Preparatory Leadership

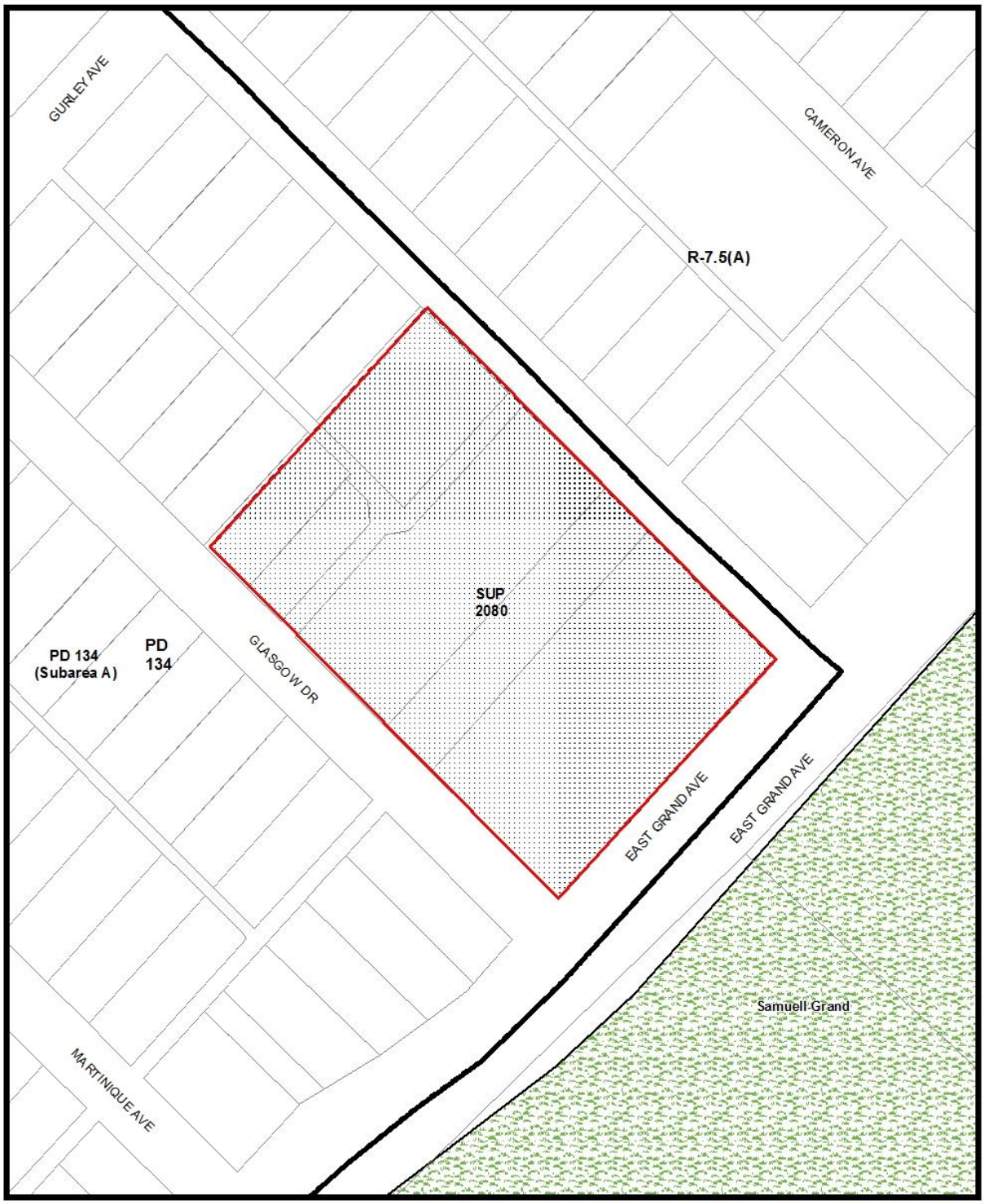
District Superintendent	Leonard Brannon
Assistant Superintendent/Executive Principal	Marco Hinojosa
Principal	Beverly Compton
Assistant Principal	Sonya Webb
Instructional Coach	Monica Rodriguez
Counselor	Sergio Hernandez

Proposed Site Plan



Existing Site Plan

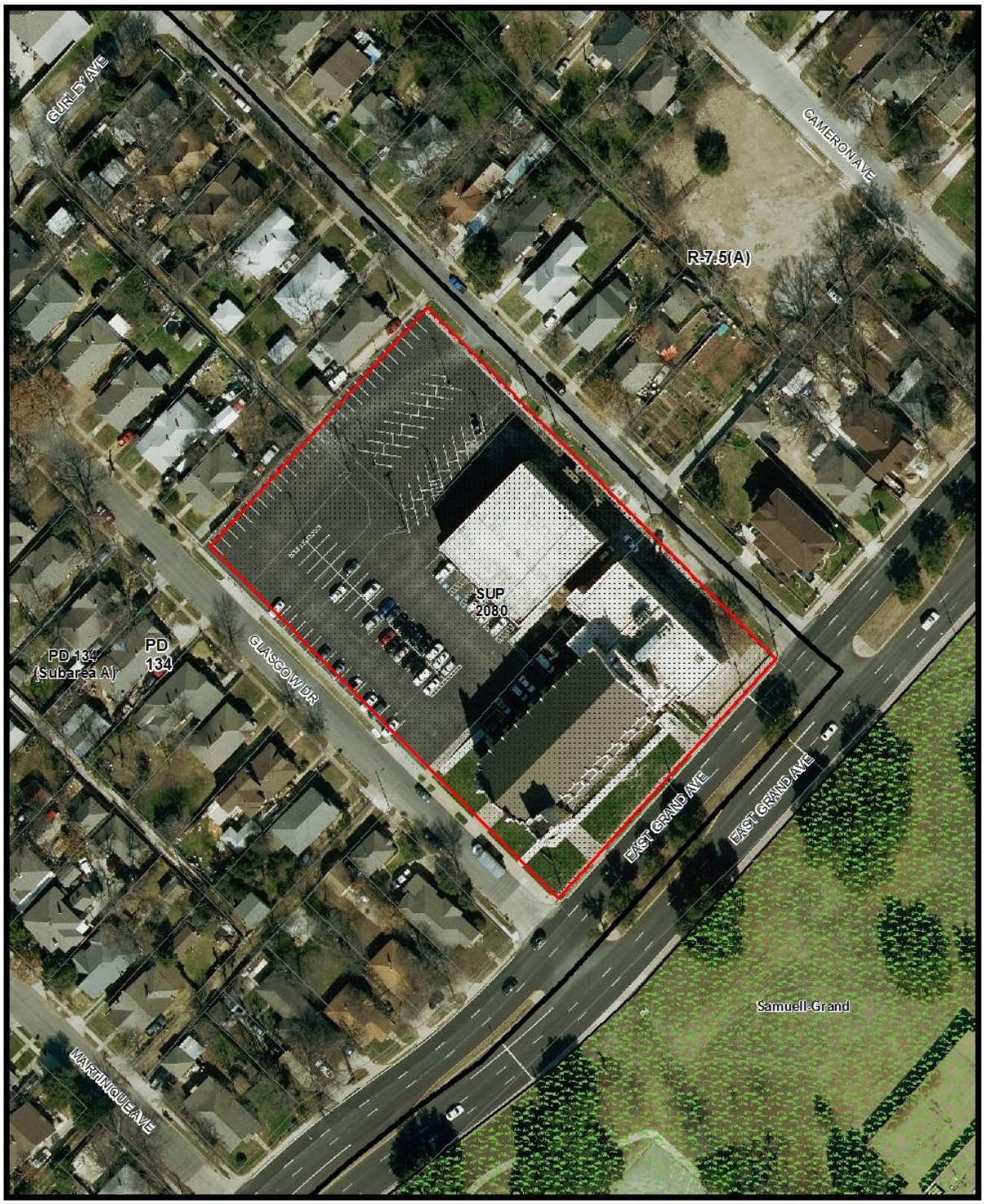




1:1,200

Zoning Map

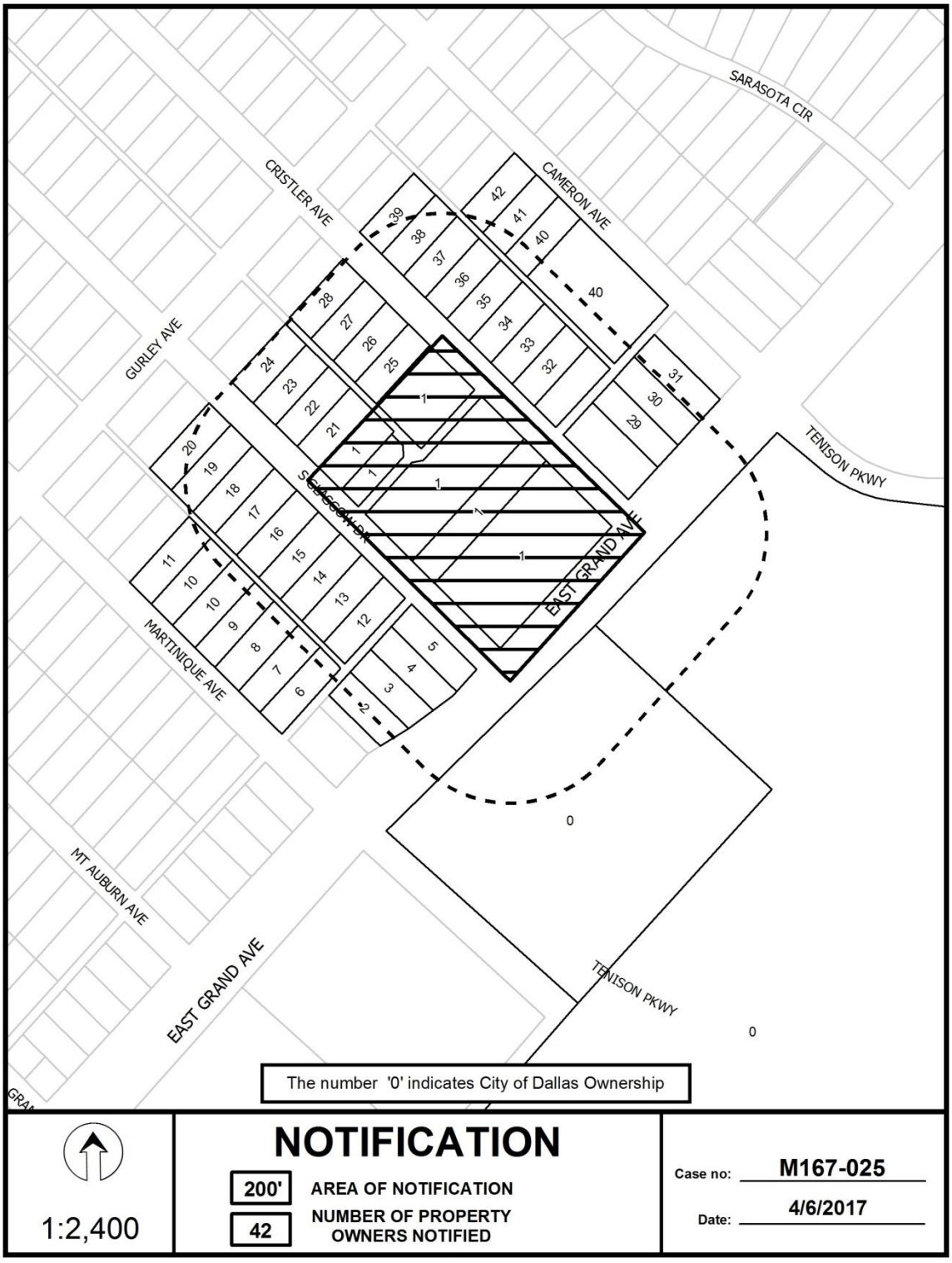
Printed Date: 4/19/2017



1:1,200

Aerial Map

Printed Date: 4/19/2017


SARASOTA CIR
CRISTLER AVE
CAMERON AVE
GURLEY AVE
TENISON PKWY
EAST GRAND AVE
MARTINIQUE AVE
MT AUBURN AVE
EAST GRAND AVE
TENISON PKWY
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
42
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: M167-025
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

M167-025

42 Property Owners Notified

Label #	*Address*		*Owner*
1	6211	EAST GRAND AVE	CITYSCAPE SCHOOLS INC
2	6111	EAST GRAND AVE	ASCENCIO JOSE
3	6115	EAST GRAND AVE	MCKINNEY C W
4	6119	EAST GRAND AVE	MCKINNEY C W
5	6123	EAST GRAND AVE	HALIMAN SHAMALEE &
6	1110	MARTINIQUE AVE	LOPEZ MANUEL O &
7	1106	MARTINIQUE AVE	HERRERA JOSE
8	1102	MARTINIQUE AVE	CONTRERAS BALTAZAR DELAROSA
9	1028	MARTINIQUE AVE	RAMOS ANTONIO & FRANCISCA
10	1026	MARTINIQUE AVE	VIDALES RODOLFO
11	1018	MARTINIQUE AVE	GOMEZ DONICIO
12	1111	S GLASGOW DR	ORTEGA VICTOR M
13	1107	S GLASGOW DR	CASTILLO SAUL & ZUEMY
14	1103	S GLASGOW DR	RAMIREZ JUAN & ELIZABETH
15	1031	S GLASGOW DR	CASTILLO SAUL F & BRUNA P
16	1027	S GLASGOW DR	RODRIQUEZ JOSE &
17	1023	S GLASGOW DR	OROZCO MANUEL &
18	1019	S GLASGOW DR	HALIMAN SHAMALEE & TOMASA
19	1013	S GLASGOW DR	HGTA LTD PS
20	1011	S GLASGOW DR	FERNANDEZ GREGARIO ET AL
21	1022	S GLASGOW DR	GONZALEZ MARIA A
22	1016	S GLASGOW DR	LICEADELGADO MIGUEL A &
23	1014	S GLASGOW DR	COSBY BETTIE JO
24	1010	S GLASGOW DR	FERNANDEZ GREGORIO V &
25	1023	CRISTLER AVE	ROSALES JUANITA
26	1019	CRISTLER AVE	WILKINS CARL M

Label #	*Address*		*Owner*
27	1015	CRISTLER AVE	KERR KELVIN B
28	1009	CRISTLER AVE	OUENES OUSSAMA
29	6309	EAST GRAND AVE	GRAVES CHAD HENRY
30	6311	EAST GRAND AVE	ROJAS EFRAIN & M GUADALUPE
31	6315	EAST GRAND AVE	ROJAS EFRIAIN & M GUADALUPE
32	1106	CRISTLER AVE	ORTIZ ANTONIO
33	1102	CRISTLER AVE	SAKDAVONG JACK & NAOMY
34	1030	CRISTLER AVE	SHELTON LEILA
35	1026	CRISTLER AVE	CAMPUZANO EFRAIN
36	1022	CRISTLER AVE	GUZMAN JORGE A JR
37	1018	CRISTLER AVE	SANDERS JOHN S ESTATE OF
38	1014	CRISTLER AVE	MASSON WILFRED RICHARD &
39	1010	CRISTLER AVE	SAILER LAURA &
40	1029	CAMERON AVE	MOUNT AUBURN LLC
41	1023	CAMERON AVE	CAMPUZANO AZAEL
42	1017	CAMERON AVE	MORALES ANDREW &

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER: Z156-260(SM) **DATE FILED:** May 4, 2016

LOCATION: West corner of East Grand Avenue and St. Mary Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 46 G, H

SIZE OF REQUEST: Approx. 20,000 Sq. Ft. **CENSUS TRACT:** 25.00

APPLICANT/REPRESENTATIVE: Jaime Tamayo

OWNER: Tamex Investments, Inc. – Jaime Tamayo, Sole Officer

MISCELLANEOUS DOCKET ITEM:

Extension of the six month time period for scheduling a zoning request for City Council.

On August 18, 2016, the City Plan Commission recommended **approval** of an application to renew Specific Use Permit No. 1601 for a Commercial amusement (inside) use, limited to a Class A dance hall for a three-year period, subject to a site plan and conditions.

On February 16, 2017, the City Plan Commission recommended **approval** of an extension of the six month time period for scheduling a zoning request for City Council for a three month period. The last City Council meeting within the three month extension period is May 10, 2017 however; the deadlines to place an item on that agenda have lapsed.

The Dallas Development Code states that a request for a zoning change may not be held for longer than six months from the date of the Commission's action without being scheduled for a City Council hearing. Furthermore, the Commission shall review a zoning request that has not been scheduled within six months of the Commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void.

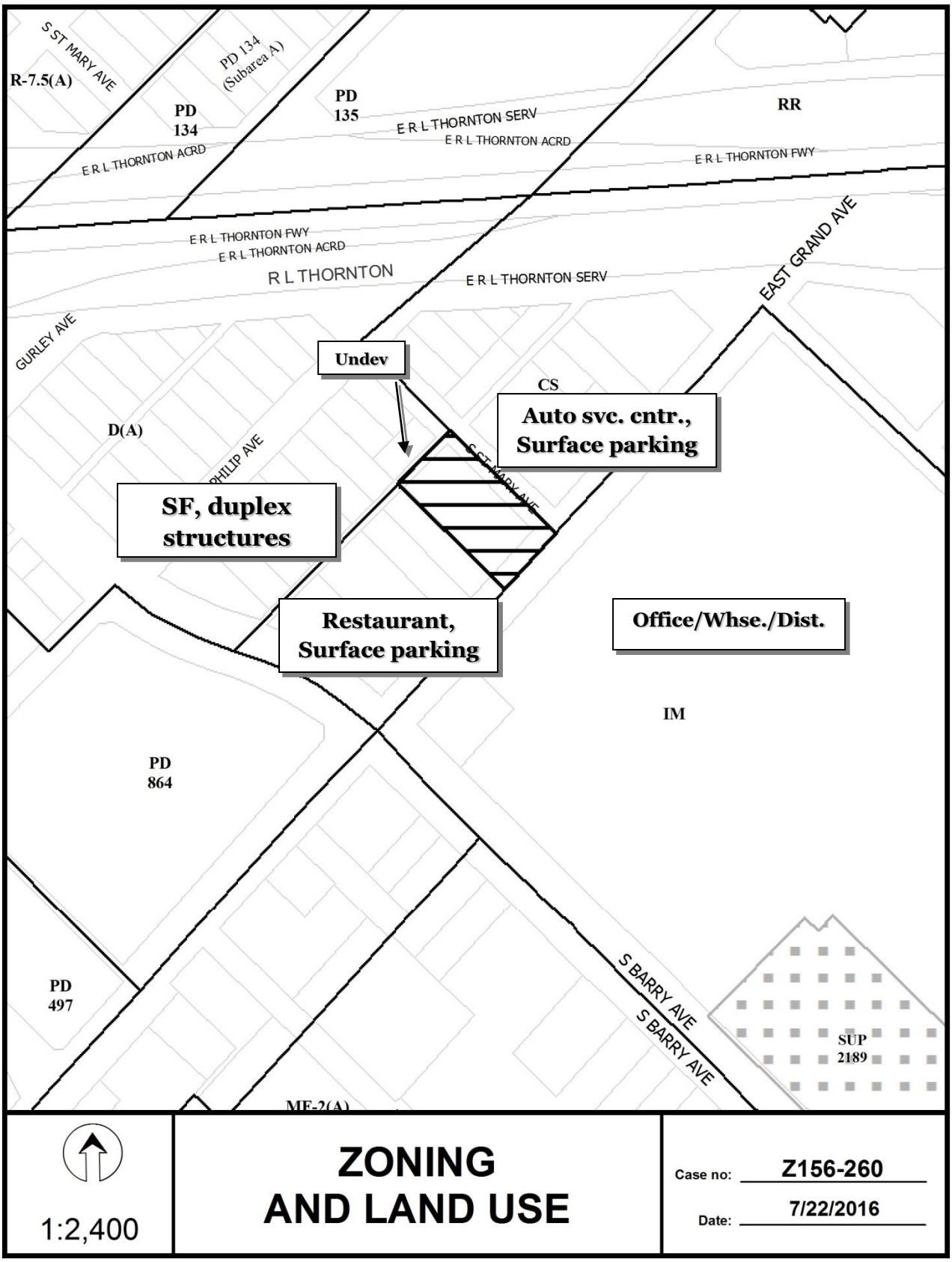
Staff Recommendation: **Approval** of an extension to place the item on the City Council agenda no later than August 23, 2017.

BACKGROUND INFORMATION:

The initial delay in forwarding this request to the City Council has been attributed to the discovery that the applicant had not complied with the overall maximum floor area specified in the conditions upon Building Inspections' review of a new certificate of occupancy. The applicant had previously converted an existing restaurant space into a commercial amusement (inside) use. Since the original SUP conditions specified both the overall floor area for a commercial amusement (inside) use and the floor area for a Class A dance hall, a revision to the SUP conditions and a revised site plan is required to reflect the change. The conversion of floor area from restaurant to commercial amusement (inside) does not increase the floor area limited to a Class A dance hall or the amount of required parking. Class A dance halls require a Specific Use Permit in this zoning district; general commercial amusement (inside) use that is not a Class A dance hall does not require a SUP.

The second delay in forwarding this request to City Council has been attributed to the delay by the applicant to provide staff with the necessary documentation to prepare amendments to Specific Use Permit No. 1601 which includes a revised site plan and amended tabulation of floor area for a commercial amusement (inside) use.

The applicant is currently working with Building Inspection to finalize the site plan and floor area tabulation and estimates finalized documentation in the near future. However, the deadlines to place an item on the May 10, 2017 City Council agenda have lapsed and therefore another extension is needed. Staff recommends an extension to allow the item to be placed on the City Council agenda no later than August 23, 2017.


S ST MARY AVE
R-7.5(A)
PD 134 (Subarea A)
PD 134
PD 135
E R L THORNTON SERV
E R L THORNTON ACRD
RR
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
R L THORNTON
E R L THORNTON SERV
EAST GRAND AVE
GURLEY AVE
Undev
CS
Auto svc. cntr., Surface parking
D(A)
PHILIP AVE
S ST MARY AVE
SF, duplex structures
Restaurant, Surface parking
Office/Whse./Dist.
IM
PD 864
PD 497
S BARRY AVE
S BARRY AVE
SUP 2189
MF-2(A)
1:2,400
ZONING AND LAND USE
Case no: Z156-260
Date: 7/22/2016

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: M167-018 **DATE FILED:** January 24, 2017

LOCATION: Generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane

COUNCIL DISTRICT: 14 **MAPSCO:** 36Z, 46D

SIZE OF REQUEST: Approx. 18.05 acres **CENSUS TRACT:** 13.01

APPLICANT: Masterplan

OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

REQUEST: An application for a minor amendment to a development plan on property zoned Planned Development District No. 543.

On March 24, 1999, the City Council passed Ordinance No. 23833 which established Planned Development District No. 543 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses.

PDD No. 543 was approved subject to a development plan for the development and use of the property for a public school other than an open-enrollment charter school. The subject site was subsequently improved with the J.L. Long Middle School and Woodrow Wilson High School campuses. Both schools are slated for building additions during the build-out of the DISD 2015 Bond Program. An application to amend PDD No. 543 to allow for the proposed expansion has been submitted and is currently under staff review.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan in order to construct a 57-space surface parking lot near the southeast boundary of the site. The construction of the new parking lot will allow for the continued use of existing modular classrooms as they will be relocated to this parking area and will remain during the future construction phase for the two building additions (pending approval of the above-referenced PDD amendment). The applicant has indicated that the modular classrooms will be removed once the building expansion project is completed. The proposed parking lot will then be used for faculty parking.

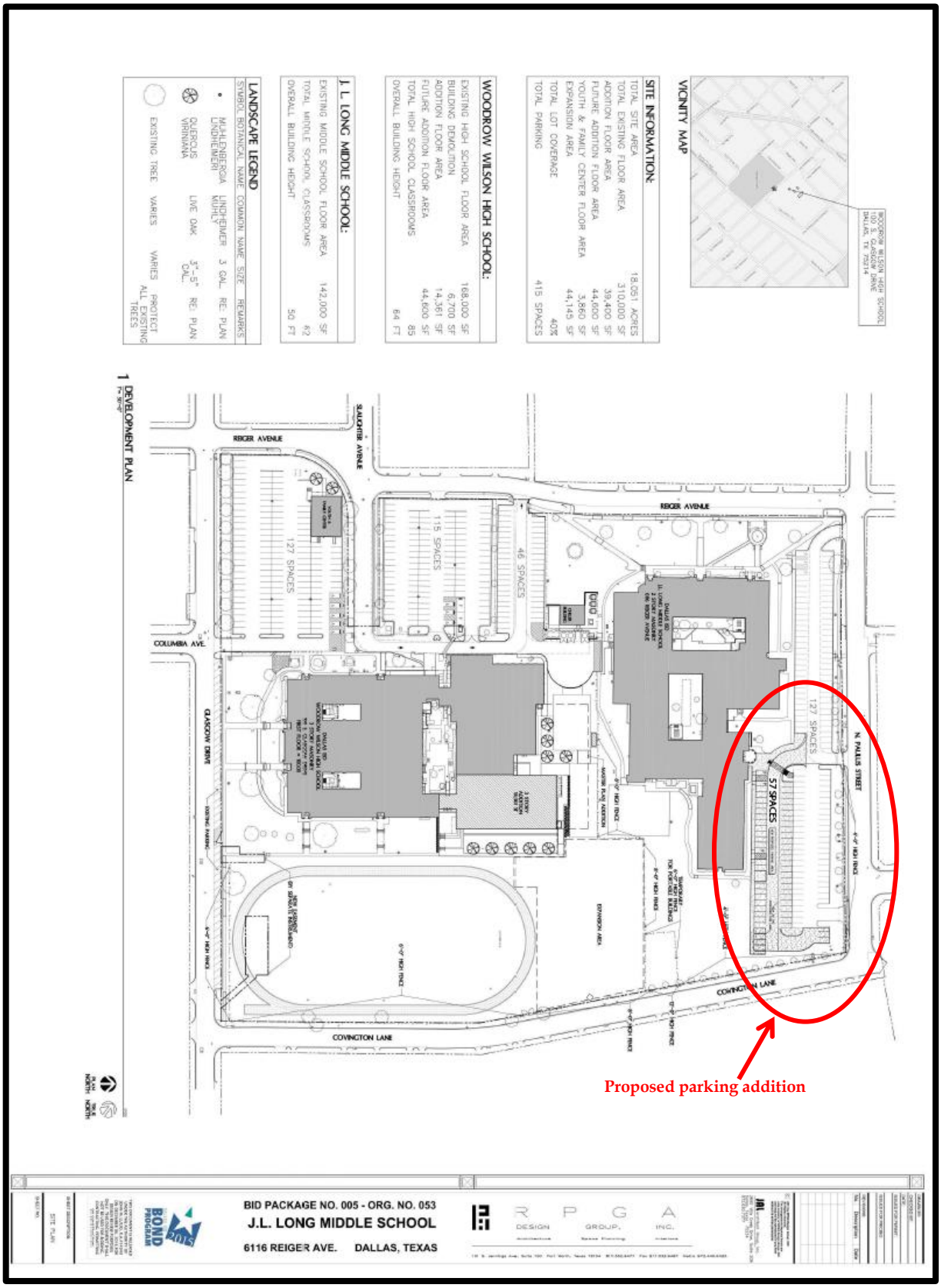
The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

The most up to date PD ordinance may be viewed at the following link:

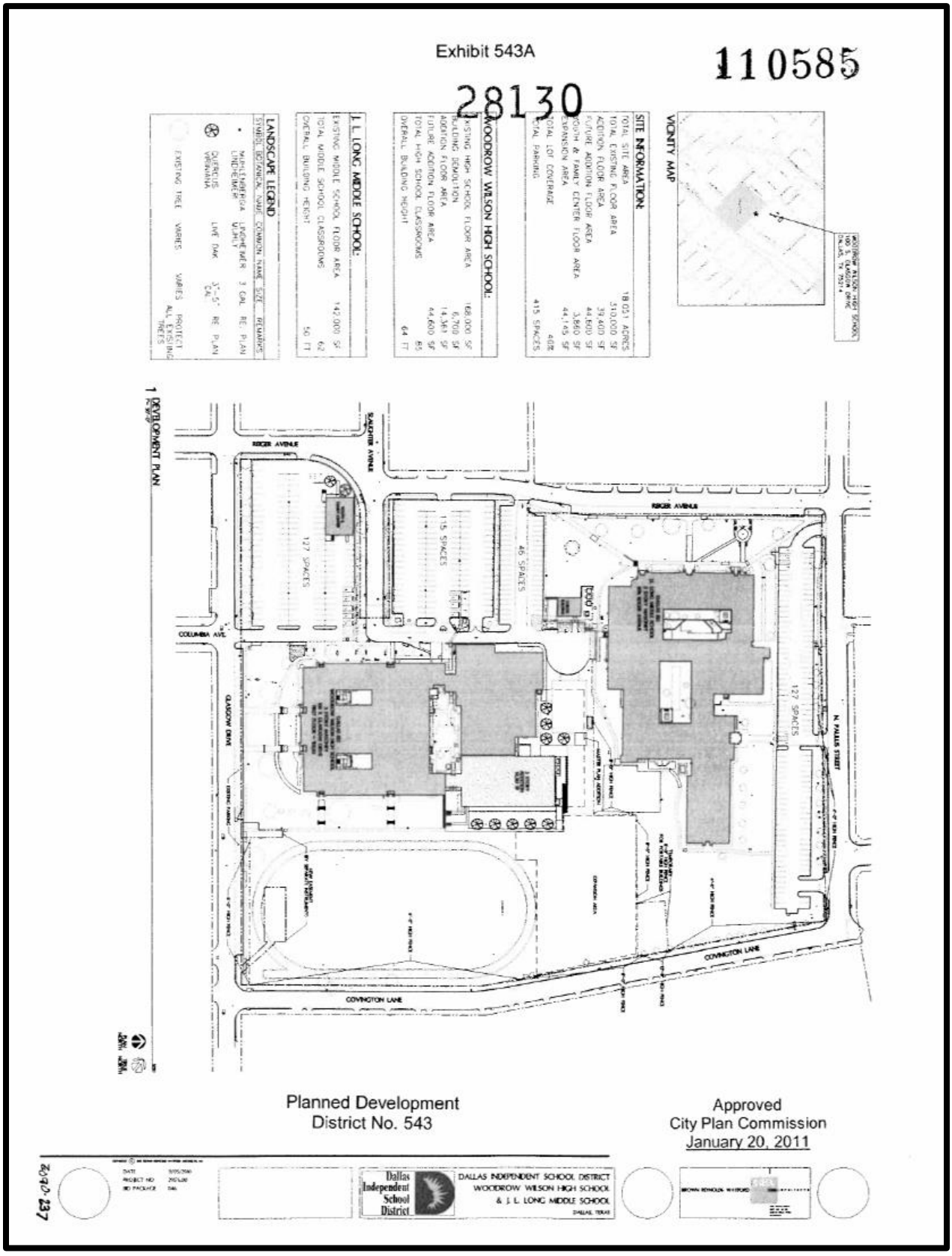
http://www.dallascityattorney.com/51P/Articles%20Supp%2026/Article%20543.pdf

STAFF RECOMMENDATION: Approval

Proposed Development Plan



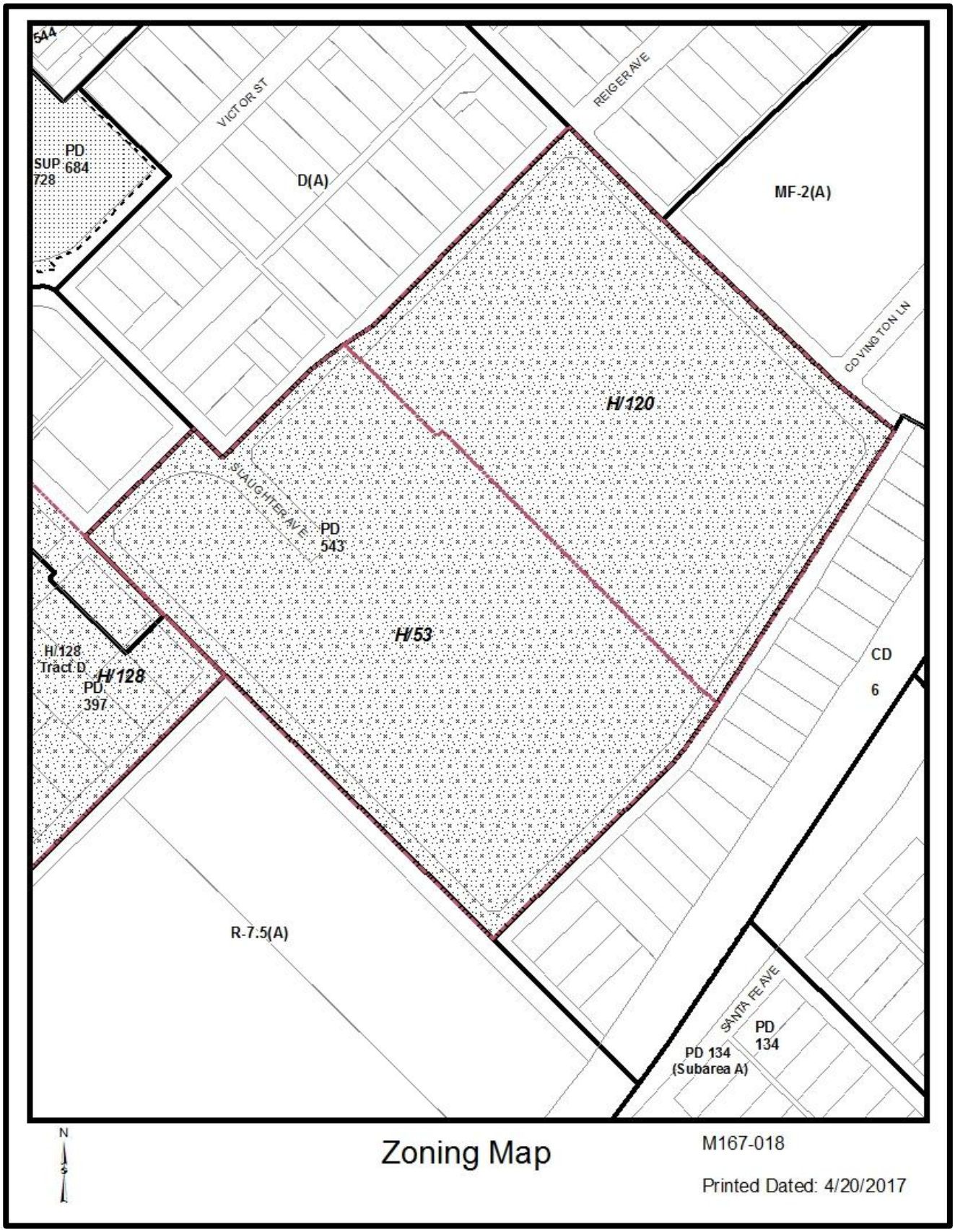
Existing Development Plan



List of Officers
Dallas Independent School District

BOARD OF TRUSTEES

District 1	Edwin Flores, 1st Vice President
District 2	Dustin Marshall
District 3	Dan Micciche, President
District 4	Jaime Resendez, Board Secretary
District 5	Lew Blackburn, Ph.D.
District 6	Joyce Foreman
District 7	Audrey Pinkerton, 2nd Vice President
District 8	Miguel Solis
District 9	Bernadette Nutall

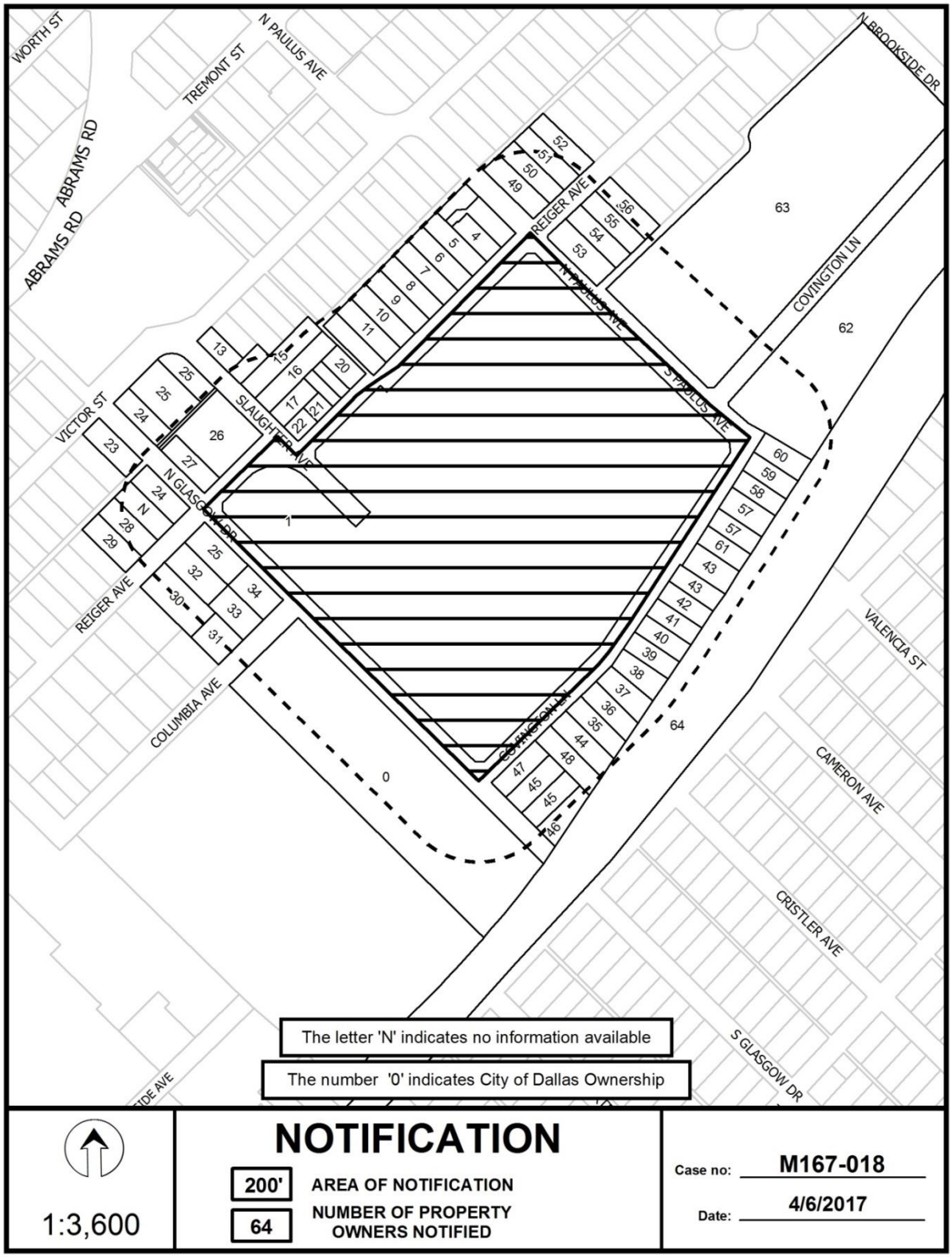

544
VICTOR ST
REIGER AVE
PD
SUP 684
728
D(A)
MF-2(A)
COVINGTON LN
H/120
SLAUGHTER AVE
PD
543
H/53
H/128
Tract D
H/128
PD
397
CD
6
R-7.5(A)
SANTA FE AVE
PD
134
PD 134
(Subarea A)
N
Zoning Map
M167-018
Printed Dated: 4/20/2017



Aerial Map

M167-018

Printed Dated: 4/20/2017


WORTH ST
N PAULUS AVE
TREMONT ST
ABRAMS RD
ABRAMS RD
N BROOKSIDE DR
REIGER AVE
63
COVINGTON LN
62
VICTOR ST
SLAUGHTER AVE
S PAULUS AVE
N GLASGOW DR
REIGER AVE
COLUMBIA AVE
COVINGTON LN
64
VALENCIA ST
CAMERON AVE
CRISTLER AVE
S GLASGOW DR
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
64
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: M167-018
Date: 4/6/2017

Notification List of Property Owners

M167-018

64 Property Owners Notified

04/06/2017

Label #	*Address*		*Owner*
1	100	S GLASGOW DR	Dallas ISD
2	6137	REIGER AVE	JOAQUIM PATRICIA BENDER
3	311	PAULUS AVE	SHANNON KATHIE
4	6135	REIGER AVE	CALLAHAN JOAN M
5	6131	REIGER AVE	DOYLE ELISHA K
6	6125	REIGER AVE	REICHARDT WILLIAM D
7	6121	REIGER AVE	MARRERO MIGUEL M &
8	6119	REIGER AVE	DCH COMMUNITY HOLDINGS LLC
9	6113	REIGER AVE	MILYO KEITH G
10	6109	REIGER AVE	LUSH SUSAN R
11	6105	REIGER AVE	FAIREY JEFF
12	6101	REIGER AVE	ZIEGLERLOVELACE HOLDINGS LLC
13	6024	VICTOR ST	SCHLEYER LAUREN & JON MARK
14	318	SLAUGHTER AVE	SMITH HOWARD & VIVIAN
15	314	SLAUGHTER AVE	TREVINO RICHARD
16	310	SLAUGHTER AVE	MARSHALL JASON C
17	304	SLAUGHTER AVE	DMT INC
18	6041	REIGER AVE	ANDRADE AMY L
19	6039	REIGER AVE	HOWE BRYAN
20	6045	REIGER AVE	VELAZQUEZ PABLO A &
21	302	SLAUGHTER AVE	SMITH LEA RANA & TRAVIS SCOTT
22	300	SLAUGHTER AVE	STEINERT JAMES A JR & JENNIFER R
23	5934	VICTOR ST	EAKINS GREG
24	320	N GLASGOW DR	LAKEWOOD WEST SHORE
25	6010	VICTOR ST	LAKEWOOD WEST SHORE
26	6015	REIGER AVE	6015 REIGER LLC

Label #	*Address*		*Owner*
27	6003	REIGER AVE	PITTS MACK ALBERT
28	5927	REIGER AVE	HILBERT AARON
29	5921	REIGER AVE	ACKERMAN ROBERT L
30	5926	REIGER AVE	MARTINEZ ANNA STEWART & SALVADOR L
31	5925	COLUMBIA AVE	ALDANA HECTOR M
32	5930	REIGER AVE	NEWTON GLORIA
33	5933	COLUMBIA AVE	PATRICK LARRY T &
34	203	N GLASGOW DR	DOTTER LAURIE
35	6302	COVINGTON LN	ANDREASON KIMBERLY
36	6306	COVINGTON LN	SULLINS CHRISTOPHER J
37	6308	COVINGTON LN	HERNANDEZ NANCEY &
38	6312	COVINGTON LN	OFFENBURGER KRISTY A
39	6318	COVINGTON LN	JENSON CARIE YVONNE
40	6322	COVINGTON LN	WILLIAMSON JACK H ESTATE
41	6402	COVINGTON LN	SETTLE JODI NICOLE
42	6406	COVINGTON LN	SAUCEDO SANTOS R
43	6410	COVINGTON LN	DEAN REVOCABLE TRUST
44	6218	COVINGTON LN	TORRES VERONICA
45	306	S GLASGOW DR	BCH DEVELOPMENT LLC
46	314	S GLASGOW DR	NAJERA MIGUEL A &
47	302	S GLASGOW DR	TELLO ESPERANZA
48	6214	COVINGTON LN	RODRIGUEZ MICHAEL S
49	6201	REIGER AVE	MADDOX KATHERINE G & WILL C
50	6207	REIGER AVE	SCHLECTE ANDREW K & GRACE A WEBB
51	6211	REIGER AVE	SCOLES SARA J &
52	6215	REIGER AVE	MELBY CLAIRE A
53	6200	REIGER AVE	GULLEDGE MARY T
54	6206	REIGER AVE	HURLEY ASHLEY D
55	6210	REIGER AVE	YOUPA CHRIS ETAL
56	6214	REIGER AVE	DAUME JOSEPH & KATHLEEN
57	6426	COVINGTON LN	MORENO OMAR

Label #	*Address*		*Owner*
58	6430	COVINGTON LN	MORENO OMAR &
59	6434	COVINGTON LN	MIX PATTI KAY
60	6438	COVINGTON LN	WATSON JIM A
61	6418	COVINGTON LN	HOME ALONE CORP THE
62	101	N BROOKSIDE DR	101 NORTH BROOKSIDE DR LLC
63	101	N BROOKSIDE DR	101 NORTHBROOK DR LLC
64	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: M167-022 **DATE FILED:** January 24, 2017

LOCATION: Generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane

COUNCIL DISTRICT: 14 **MAPSCO:** 36Z, 46D

SIZE OF REQUEST: Approx. 18.05 acres **CENSUS TRACT:** 13.01

APPLICANT: Masterplan

OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

REQUEST: An application for a minor amendment to submit a Traffic Management Plan (TMP) on property zoned Planned Development District No. 543.

On March 24, 1999, the City Council passed Ordinance No. 23833 which established Planned Development District No. 543 for a public school and R-7.5(A) Single Family District uses.

On February 23, 2011, the City Council passed Ordinance No. 28130, which amended PDD No. 543. The approved amendment required the submission and approval of a TMP by October 1, 2011, using the minor amendment public hearing process; however, the requirement was never met.

At this time, the applicant has submitted a minor amendment application for the submission and approval of a TMP in accordance with the requirements of PDD No. 543. The proposed TMP depicts the strategies that will be employed to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up of the existing J.L. Long Middle School and Woodrow Wilson High School campuses.

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

The most up to date PD ordinance may be viewed at the following link:

http://www.dallascityattorney.com/51P/Articles%20Supp%2026/Article%20543.pdf

STAFF RECOMMENDATION: Approval

Proposed TMP for
J.L. Long Middle School

DeShazo Group

Traffic. Transportation Planning. Parking. Design.



Technical Memorandum

To: Karl Crawley — Masterplan Consultants

From: David Nevarez, PE, PTOE — DeShazo Group, Inc.

Date: February 14, 2017

Re: Traffic Management Plan for DISD J. L. Long Middle School in Dallas, Texas
DeShazo Project Number 17005

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing professional service in traffic engineering, transportation planning and related fields. Masterplan Consultants retained the services of DeShazo on behalf of the Dallas Independent School District (DISD) to provide a requisite Traffic Management Plan (TMP) for J. L. Long Middle School. The school is located at 6116 Reiger Avenue in Dallas, Texas.

At the time of this study, the school had an enrollment of 1,271 students in 6th through 8th grade. The school is undergoing a revision of their existing plan. Proposed changes are mainly attributed to additional classrooms with no change to student capacity. A proposed site plan showing proposed building modifications is attached as reference.

The school site is zoned Planned Development [PD] District 543. In order to gain entitlements for the proposed improvements, the school administration is seeking approval of a change to the development plan. As part of the approval process, the City of Dallas requires a TMP as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. **The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.**

400 S Houston St, Suite 330 Dallas, TX 75202 P. 214.748.6740 F. 214.748.7037 www.deshazogroup.com

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such parking and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

School Operational Characteristics

Table 1 summarizes the known operational characteristics for J. L. Long Middle School assumed in this analysis:

Table 1. School Operational Characteristics

Enrollment:	6^{th} – 8^{th} Grade > 1,271 students
Daily Start/End Schedule:	> Start: 8:35 AM > End: 3:45 PM
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: ≅ 10% (~130 students) By Self-Driving: ≅ 0% By Walking: ≅ 0%
Approximate Number of Students with Alternate Schedules:	Extracurricular Activities: ≅ 10% (~130 students)

NOTE #1: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives.
NOTE #2: Occasional functions or other events may be held at the school which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Site Access and Circulation

The subject site provides a parking area for faculty and staff, which is accessed from N Paulus Avenue and Covington Lane. During the afternoon dismissal period, parents park on street in the vicinity of the school and wait for students. School buses load within the faculty and staff parking lot. Buses enter the parking lot at the west end of the parking lot on N Paulus Avenue and exit at the east end onto N Paulus Avenue. Most of the buses come from the south of the site heading northbound on Reiger Avenue, which operates as a one-way (northbound) operation from Glasgow Drive to N Paulus Avenue during school peak periods.

Passenger Unloading/Loading and Vehicle Queuing

DeShazo conducted field observations during typical school-day conditions on Thursday, January 19 and Tuesday, February 14, 2017. The peak number of parent-vehicles on site was quantified during the afternoon pick-up period. A summary of the peak number of vehicles is provided in **Table *2***.

Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period

# of Students	Max. Vehicle Accumulation (Observed)*
~1,017 students** *(or 80% of student pop.)*	Approx. 113 parent vehicles, plus 10 school buses and one van/shuttle

* Includes vehicles on- and off-site at time of peak demand, including vehicles in queue, standing, and/or parked.
** See Table 1 above

The school provides designated loading areas along the south side of N Paulus Street between Reiger Avenue and Covington Lane. However, the number of parents picking up students exceeds the designated capacity. Parents also park on the north side of N Paulus Avenue, on both sides of Glasgow Drive, Reiger Avenue and Covington Lane as well as the south side of Slaughter Avenue. Generally, the center lane of all one-way streets remains available for passing traffic.

Recommendations to Facilitate Queue Operations

Queue pick-up participation is a challenge that schools in our community face constantly. Full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

The following recommendations are provided to school administration for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during pick-up periods is notably greater than the traffic generated during the morning drop-off period due to timing and traffic concentration. In most instances, achieving efficiencies during the afternoon period is most critical, while the morning traffic operations require nominal active management.

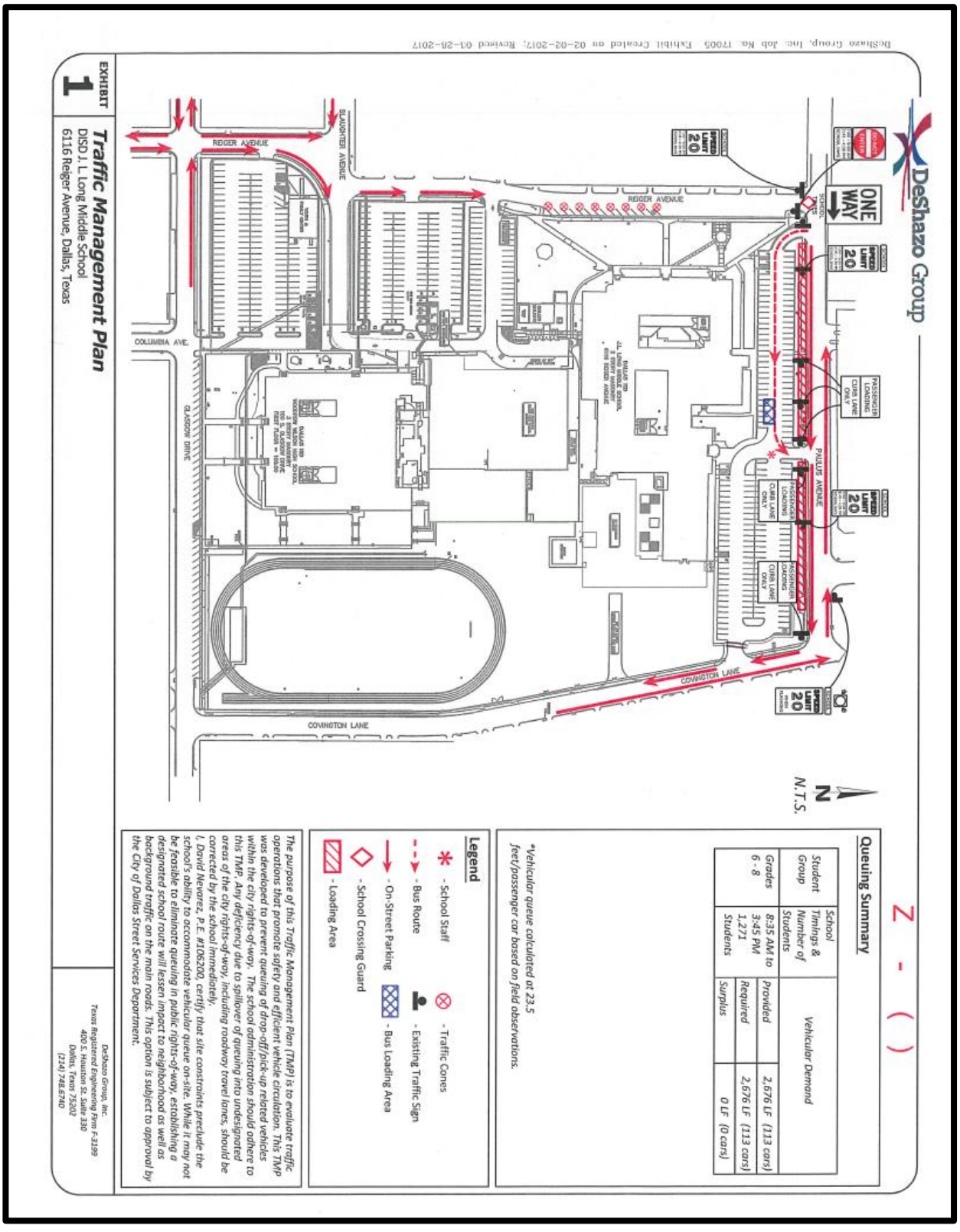
- DeShazo recommends the implementation of the traffic circulation plan depicted in **Exhibit 1** based upon a detailed review of existing traffic conditions.
- Outbound school buses should proceed directly onto Covington Lane to avoid mixing with pedestrian and vehicular traffic congestion on N Paulus Avenue.
- School bus and vans should continue to load on-site; all other vehicles should be restricted access from entering the faculty and staff parking lot.
- Staff should continue to direct traffic and coordinate the loading of students on school property. However, only DISD police and/or deputized officers of the law should engage or attempt to influence traffic operations in public streets. There should be an adult school crossing guard present at the intersection of N Paulus Avenue and Reiger Avenue to guide and direct traffic.
- There is no clear evidence of any students walking home after school; school administration should investigate potential opportunities to encourage students to walk home.
- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

SUMMARY & RECOMMENDATIONS

This TMP is to be used by DISD J. L. Long Middle School to provide safe and efficient transportation of students, staff, and faculty. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

Proposed TMP for
J.L. Long Middle School



DeShazo Group

Traffic. Transportation Planning. Parking. Design.



Technical Memorandum

To: Karl Crawley — Masterplan Consultants

From: David Nevarez, PE, PTOE — DeShazo Group, Inc.

Date: February 14, 2017

Re: Traffic Management Plan for DISD Woodrow Wilson High School in Dallas, Texas
DeShazo Project Number 17004

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing professional service in traffic engineering, transportation planning and related fields. Masterplan Consultants retained the services of DeShazo on behalf of the Dallas Independent School District (DISD) to provide a requisite Traffic Management Plan (TMP) for DISD Woodrow Wilson High School. The school is located at 100 S Glasgow Drive in Dallas, Texas.

At the time of this study, the school had an enrollment of 1,704 students in 9th through 12th grade. The school is undergoing a revision of their existing plan. Proposed changes are mainly attributed to additional classrooms with no change to student capacity. A proposed site plan showing proposed building modifications is attached as reference.

The school site is zoned Planned Development [PD] District 543. In order to gain entitlements for the proposed improvements, the school administration is seeking approval of a change to the development plan. As part of the approval process, the City of Dallas requires a TMP as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. **This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.**

400 S Houston St, Suite 330 Dallas, TX 75202 P. 214.748.6740 F. 214.748.7037 www.deshazogroup.com

Proposed TMP for Woodrow Wilson High School

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such parking and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

School Operational Characteristics

Table 1 summarizes the operational characteristics for Woodrow Wilson High School assumed in this analysis:

Table 1. School Operational Characteristics

Enrollment:	9^{th} – 12^{th} Grade > 1,704 students
Daily Start/End Schedule:	> Start: 9:05 AM > End: 4:15 PM
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: ≅ 20% (~325 students) By Self-Driving: < 10% (~105 students) By Walking: ≅ 0%
Approximate Number of Students with Alternate Schedules:	Extracurricular Activities: ≅ 10% (~170 students)

NOTE #1: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives.
NOTE #2: Occasional functions or other events may be held at the school which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Site Access and Circulation

The school provides student parking in front of the school off Reiger Avenue. No off-street area is available for student loading and unloading—all traffic activities take place within public right-of-way. School buses also operate clockwise in the perimeter of the student parking lot at the front of the school. Buses enter the parking lot at the north driveway on Reiger Avenue and exit at the south driveway. Most school buses arrive from the south of the site, heading northbound on Reiger Avenue, which operates as a one-way (northbound) operation from Glasgow Drive to N Paulus Avenue during school peak periods.

Passenger Unloading/Loading and Vehicle Queuing

DeShazo conducted field observations during typical school-day conditions on Thursday, January 19 and Tuesday, February 14, 2017. The peak number of parent-vehicles on site was quantified during the afternoon pick-up period. A summary of the maximum number of vehicles is provided in **Table 2**.

Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period

# of Students	Max. Vehicle Accumulation (Observed)*
~1,020 students** *(or 60% of student pop.)*	Approx. 128 parent vehicles, plus 13 school buses plus 105 student vehicles

* Includes vehicles on- and off-site at time of peak demand, including vehicles in queue, standing, and/or parked.
** See Table 1 above

In order to accommodate school traffic demands during peak periods, parents park in the perimeter of the school on both sides of Reiger Avenue and Glasgow Drive. Some parents also choose to park available on-street parking spaces designated for students or at the lot directly across the street at the southeast corner of the Columbia Avenue and Glasgow Drive intersection.

Summary of Traffic Queue Operations

Queue pick-up participation is a challenge that schools in our community face constantly. Full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff on their duties and expectations pertaining to this plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

The following recommendations are provided to school administration for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during pick-up periods is notably greater than the traffic generated during the morning drop-off period due to timing and traffic concentration. In most instances, achieving efficiencies during the afternoon period is most critical, while the morning traffic operations require nominal active management.

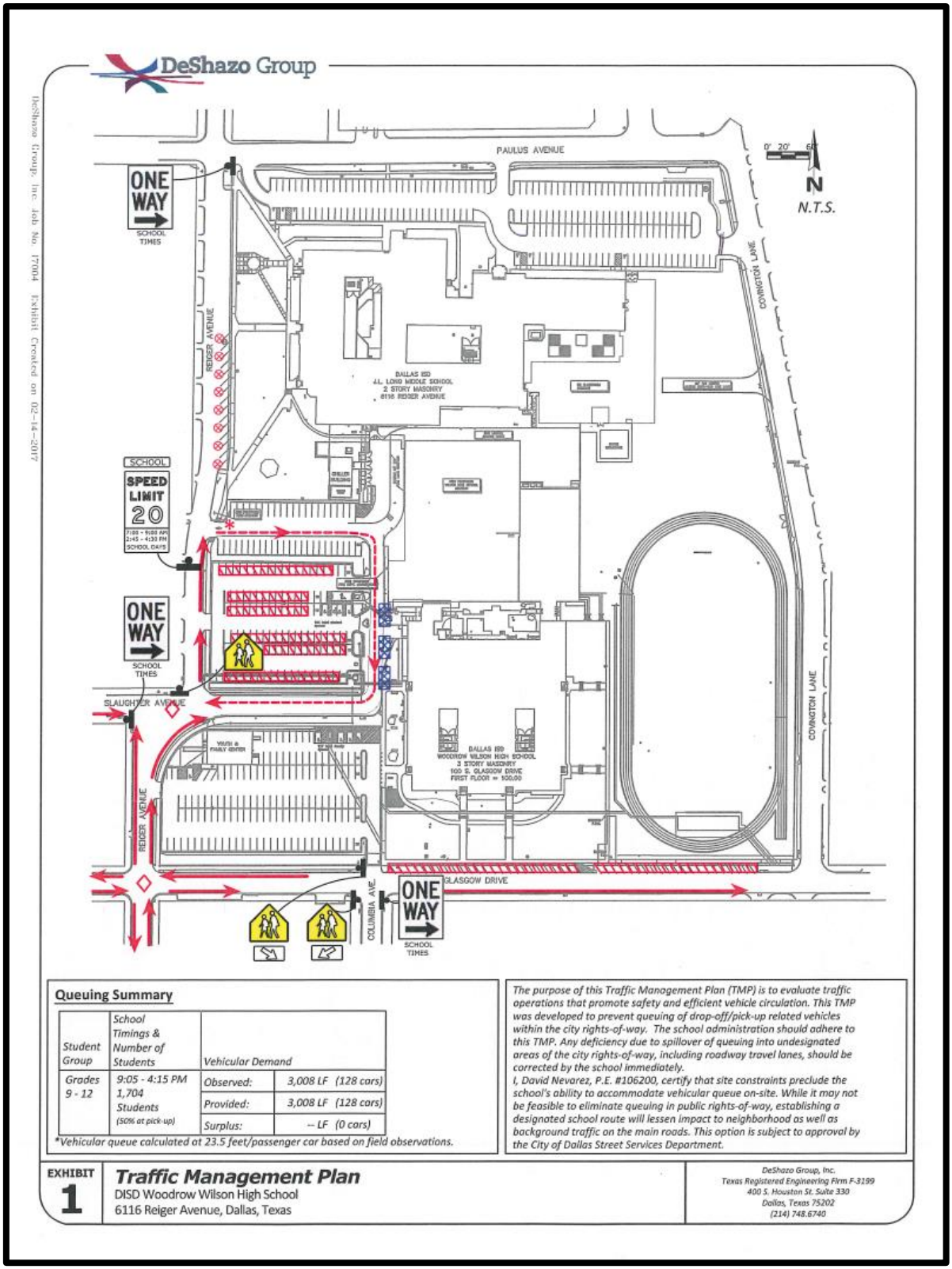
- DeShazo recommends the implementation of the traffic circulation plan depicted in **Exhibit 1** based upon a detailed review of existing traffic conditions.
- School buses should continue to operate on-site; all other vehicles should be restricted access from entering the school driveway and student parking lot.
- Staff should continue to direct pedestrian traffic. However, only DISD police and/or deputized officers of the law should engage or attempt to influence traffic operations in public streets. There should be an adult school crossing guard present at the intersection of Reiger Avenue and Glasgow Drive and a second guard at the intersection of Reiger Avenue and Slaughter Avenue to guide and direct traffic.
- There is no clear evidence of any students walking home after school. School administration should investigate potential opportunities to encourage students to walk home.
- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

SUMMARY & RECOMMENDATIONS

This TMP is to be used by DISD Woodrow Wilson High School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

Proposed TMP for
Woodrow Wilson High School



Queuing Summary

Student Group	School Timings & Number of Students	Vehicular Demand	
Grades 9 - 12	9:05 - 4:15 PM 1,704 Students (50% at pick-up)	Observed:	3,008 LF (128 cars)
		Provided:	3,008 LF (128 cars)
		Surplus:	-- LF (0 cars)

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

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

I, David Nevarez, P.E. #106200, certify that site constraints preclude the school's ability to accommodate vehicular queue on-site. While it may not be feasible to eliminate queuing in public rights-of-way, establishing a designated school route will lessen impact to neighborhood as well as background traffic on the main roads. This option is subject to approval by the City of Dallas Street Services Department.

EXHIBIT 1

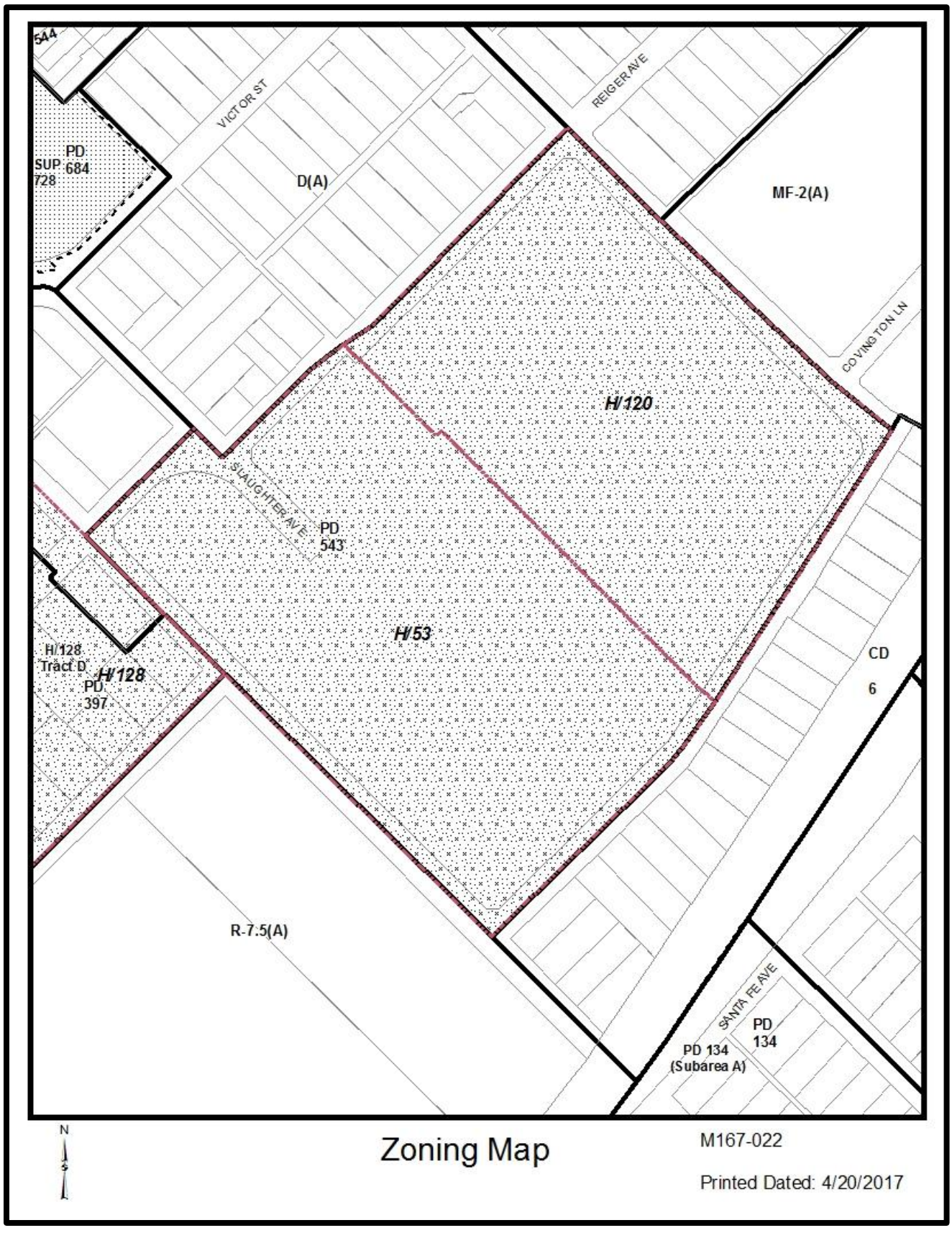
Traffic Management Plan
DISD Woodrow Wilson High School
6116 Reiger Avenue, Dallas, Texas

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

List of Officers
Dallas Independent School District

BOARD OF TRUSTEES

District 1	Edwin Flores, 1st Vice President
District 2	Dustin Marshall
District 3	Dan Micciche, President
District 4	Jaime Resendez, Board Secretary
District 5	Lew Blackburn, Ph.D.
District 6	Joyce Foreman
District 7	Audrey Pinkerton, 2nd Vice President
District 8	Miguel Solis
District 9	Bernadette Nutall

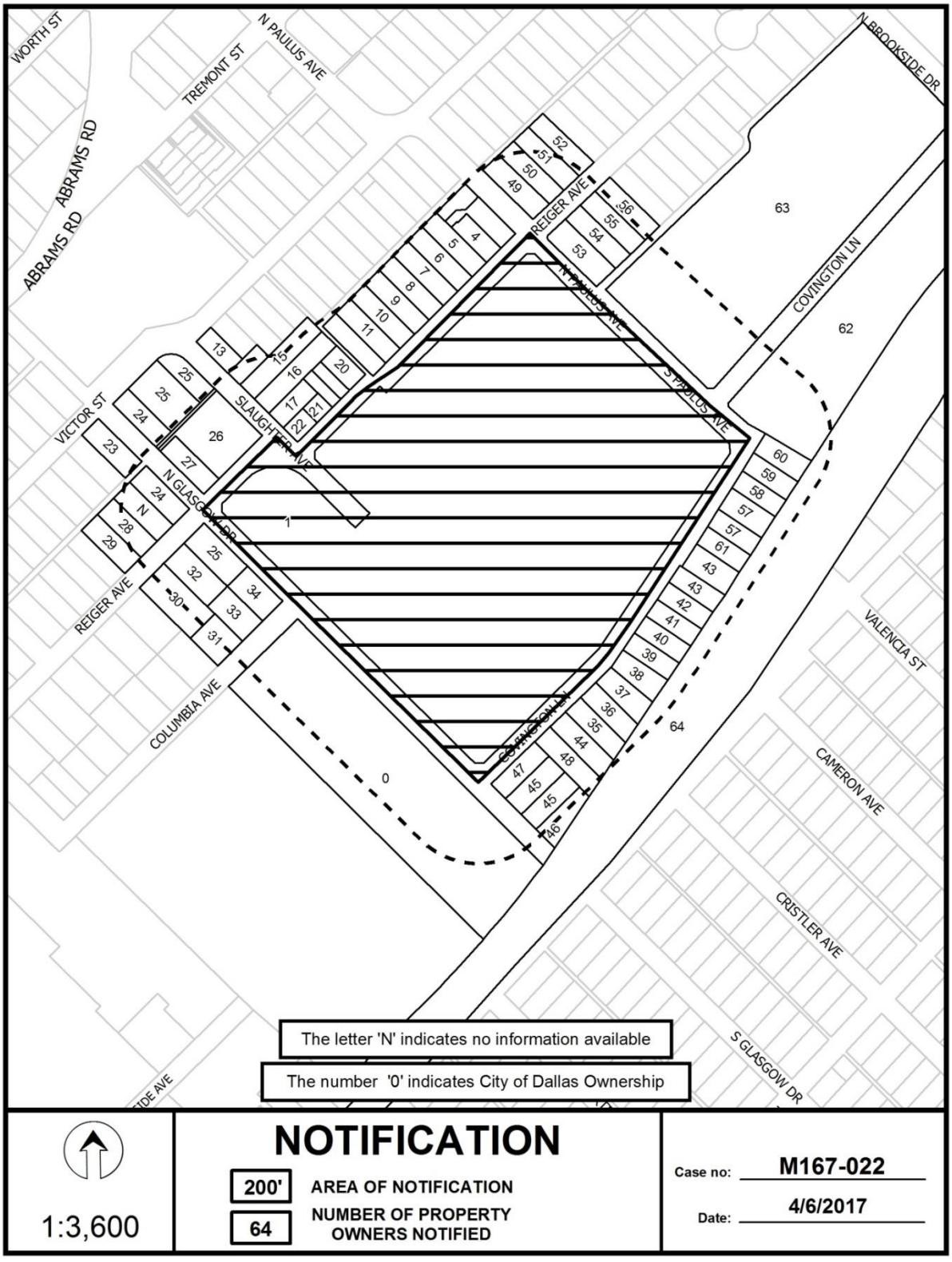

544
VICTOR ST
REIGER AVE
PD
SUP 684
728
D(A)
MF-2(A)
COVINGTON LN
H/120
SLAUGHTER AVE
PD
543
H/53
H/128
Tract D
H/128
PD
397
CD
6
R-7.5(A)
SANTA FE AVE
PD
134
PD 134
(Subarea A)
N
Zoning Map
M167-022
Printed Dated: 4/20/2017



Aerial Map

M167-022

Printed Dated: 4/20/2017


WORTH ST
N PAULUS AVE
TREMONT ST
ABRAMS RD
ABRAMS RD
N BROOKSIDE DR
REIGER AVE
COVINGTON LN
S PAULUS AVE
VICTOR ST
SLAUGHTER AVE
N GLASGOW DR
REIGER AVE
COLUMBIA AVE
COVINGTON LN
VALENCIA ST
CAMERON AVE
CRISTLER AVE
S GLASGOW DR
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
64
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: M167-022
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

M167-022

64 Property Owners Notified

Label #	*Address*		*Owner*
1	100	S GLASGOW DR	Dallas ISD
2	6137	REIGER AVE	JOAQUIM PATRICIA BENDER
3	311	PAULUS AVE	SHANNON KATHIE
4	6135	REIGER AVE	CALLAHAN JOAN M
5	6131	REIGER AVE	DOYLE ELISHA K
6	6125	REIGER AVE	REICHARDT WILLIAM D
7	6121	REIGER AVE	MARRERO MIGUEL M &
8	6119	REIGER AVE	DCH COMMUNITY HOLDINGS LLC
9	6113	REIGER AVE	MILYO KEITH G
10	6109	REIGER AVE	LUSH SUSAN R
11	6105	REIGER AVE	FAIREY JEFF
12	6101	REIGER AVE	ZIEGLERLOVELACE HOLDINGS LLC
13	6024	VICTOR ST	SCHLEYER LAUREN & JON MARK
14	318	SLAUGHTER AVE	SMITH HOWARD & VIVIAN
15	314	SLAUGHTER AVE	TREVINO RICHARD
16	310	SLAUGHTER AVE	MARSHALL JASON C
17	304	SLAUGHTER AVE	DMT INC
18	6041	REIGER AVE	ANDRADE AMY L
19	6039	REIGER AVE	HOWE BRYAN
20	6045	REIGER AVE	VELAZQUEZ PABLO A &
21	302	SLAUGHTER AVE	SMITH LEA RANA & TRAVIS SCOTT
22	300	SLAUGHTER AVE	STEINERT JAMES A JR & JENNIFER R
23	5934	VICTOR ST	EAKINS GREG
24	320	N GLASGOW DR	LAKEWOOD WEST SHORE
25	6010	VICTOR ST	LAKEWOOD WEST SHORE
26	6015	REIGER AVE	6015 REIGER LLC

Label #	*Address*		*Owner*
27	6003	REIGER AVE	PITTS MACK ALBERT
28	5927	REIGER AVE	HILBERT AARON
29	5921	REIGER AVE	ACKERMAN ROBERT L
30	5926	REIGER AVE	MARTINEZ ANNA STEWART & SALVADOR L
31	5925	COLUMBIA AVE	ALDANA HECTOR M
32	5930	REIGER AVE	NEWTON GLORIA
33	5933	COLUMBIA AVE	PATRICK LARRY T &
34	203	N GLASGOW DR	DOTTER LAURIE
35	6302	COVINGTON LN	ANDREASON KIMBERLY
36	6306	COVINGTON LN	SULLINS CHRISTOPHER J
37	6308	COVINGTON LN	HERNANDEZ NANCEY &
38	6312	COVINGTON LN	OFFENBURGER KRISTY A
39	6318	COVINGTON LN	JENSON CARIE YVONNE
40	6322	COVINGTON LN	WILLIAMSON JACK H ESTATE
41	6402	COVINGTON LN	SETTLE JODI NICOLE
42	6406	COVINGTON LN	SAUCEDO SANTOS R
43	6410	COVINGTON LN	DEAN REVOCABLE TRUST
44	6218	COVINGTON LN	TORRES VERONICA
45	306	S GLASGOW DR	BCH DEVELOPMENT LLC
46	314	S GLASGOW DR	NAJERA MIGUEL A &
47	302	S GLASGOW DR	TELLO ESPERANZA
48	6214	COVINGTON LN	RODRIGUEZ MICHAEL S
49	6201	REIGER AVE	MADDOX KATHERINE G & WILL C
50	6207	REIGER AVE	SCHLECTE ANDREW K & GRACE A WEBB
51	6211	REIGER AVE	SCOLES SARA J &
52	6215	REIGER AVE	MELBY CLAIRE A
53	6200	REIGER AVE	GULLEDGE MARY T
54	6206	REIGER AVE	HURLEY ASHLEY D
55	6210	REIGER AVE	YOUPA CHRIS ETAL
56	6214	REIGER AVE	DAUME JOSEPH & KATHLEEN
57	6426	COVINGTON LN	MORENO OMAR

Label #	*Address*		*Owner*
58	6430	COVINGTON LN	MORENO OMAR &
59	6434	COVINGTON LN	MIX PATTI KAY
60	6438	COVINGTON LN	WATSON JIM A
61	6418	COVINGTON LN	HOME ALONE CORP THE
62	101	N BROOKSIDE DR	101 NORTH BROOKSIDE DR LLC
63	101	N BROOKSIDE DR	101 NORTHBROOK DR LLC
64	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sharon Hurd, AICP

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

DEEP ELLUM/NEAR EAST SIDE

CASE NUMBER: 1703060028 **DATE FILED:** March 6, 2017

LOCATION: 3025 Main Street (south elevation) **SIZE OF REQUEST:** 93 square feet

COUNCIL DISTRICT: 2 **ZONING:** PD 269 (Tract A) **MAPSCO:** 46-J

APPLICANT: Grant Redmond

OWNER/TENANT: Dallas Comedy House

REQUEST: An application for a Certificate of Appropriateness for a 93 square-foot flat attached sign (south elevation).

SUMMARY: The applicant will construct a non-illuminated flat attached sign which will read “Dallas Comedy House”.

STAFF RECOMMENDATION: **Approval**

SSDAC RECOMMENDATION: **Approval**, subject to conditions

BACKGROUND:

- The subject site is located in the Deep Ellum/Near East Side SPSD.

- The request is for a *flat attached sign*, which is an attached sign projecting 18 inches or less from a building and parallel to the building facade.

- The maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise, per Section 51A-7.1305.

- The south building façade is the only building façade facing public right-of-way. The total area of the south building façade is 1,554 square feet. The maximum effective area of all signs combined on the premise is approximately 1,554 sq. ft. X 10% = 155.4 square feet. The existing signs on the south and east façades are each 6 square feet. The proposed sign is 93 square feet. As such, the total effective area of all signs combined on the premise is 105 square feet, which is less than the maximum effective area allowed.

- Signage will be constructed of wood and will be mounted on the front of the building (south elevation), approximately 14 feet above grade.

- Construction of the flat attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Section 51A-7.1306(a):

    (a) Attached signs in general.

        (1) No portion of an attached sign may be located:

            (A) more than 10 feet from the façade to which it is attached [the sign will extend 2.25 inches from the façade upon which it will be attached]; or

            (B) less than two feet from the back of a street curb [the sign is more than two feet from the back of the street curb].

        (2) Although not required, the use of three-dimensional projecting attached signs is encouraged [Not applicable because the proposed sign will be a flat attached sign rather than a projecting attached sign].

- On April 11, 2017, SSDAC recommended approval of the non-illuminated flat attached sign subject to the condition that the sign be constructed of cedar wood. The attached exhibits are in compliance with this condition.

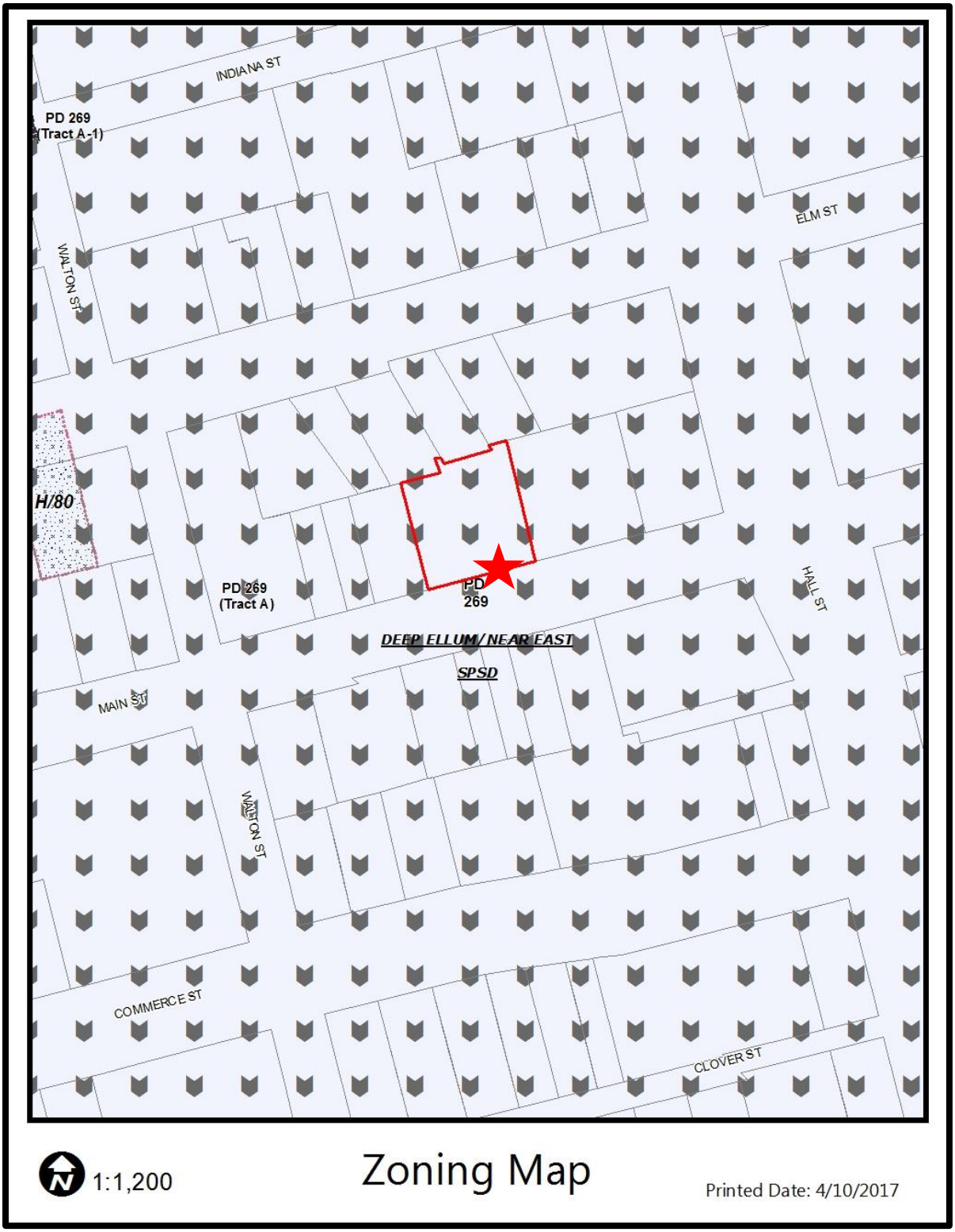
Case Number: 1703060028

List of Officers

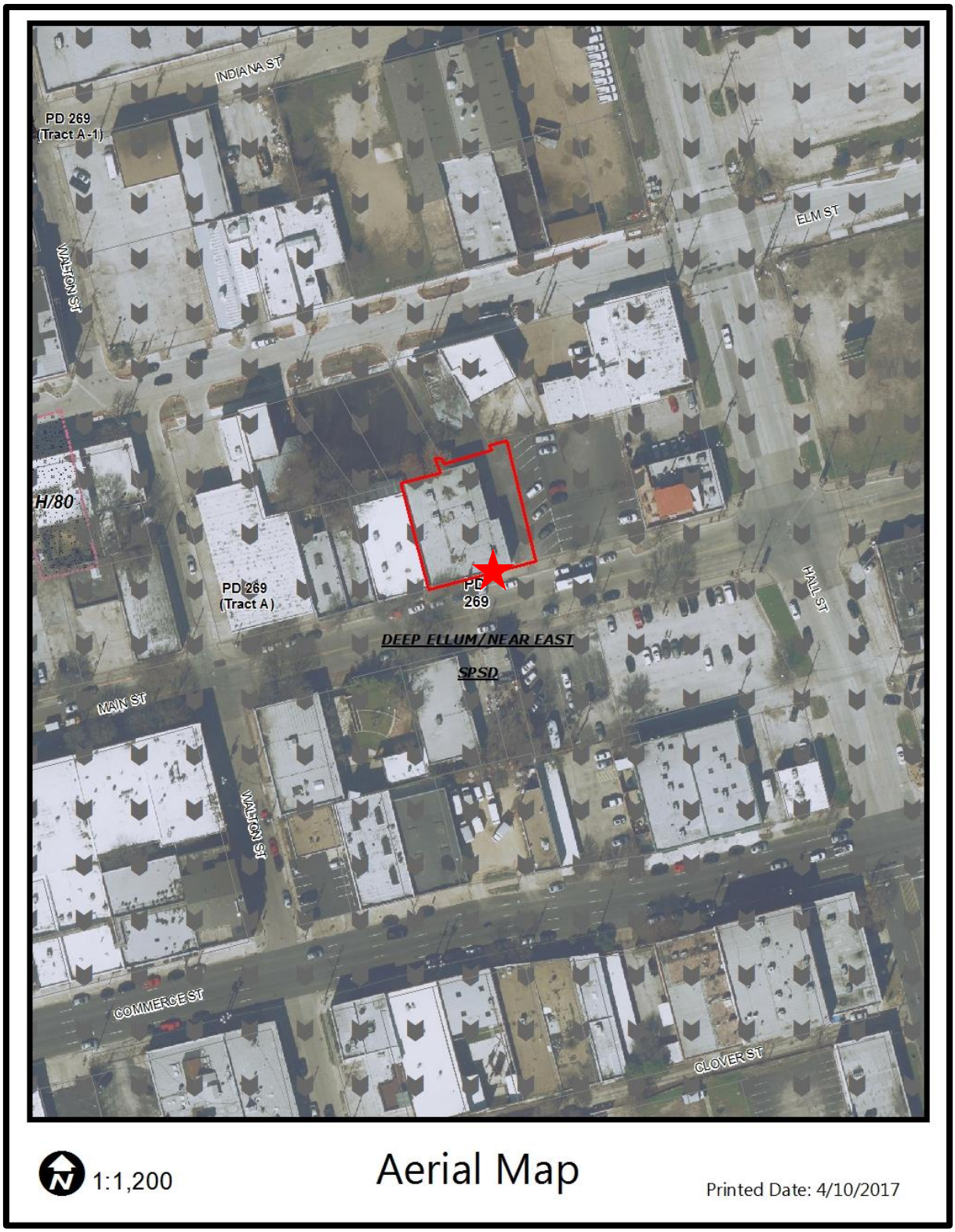
Dallas Comedy House

President/Owner: Amanda Austin

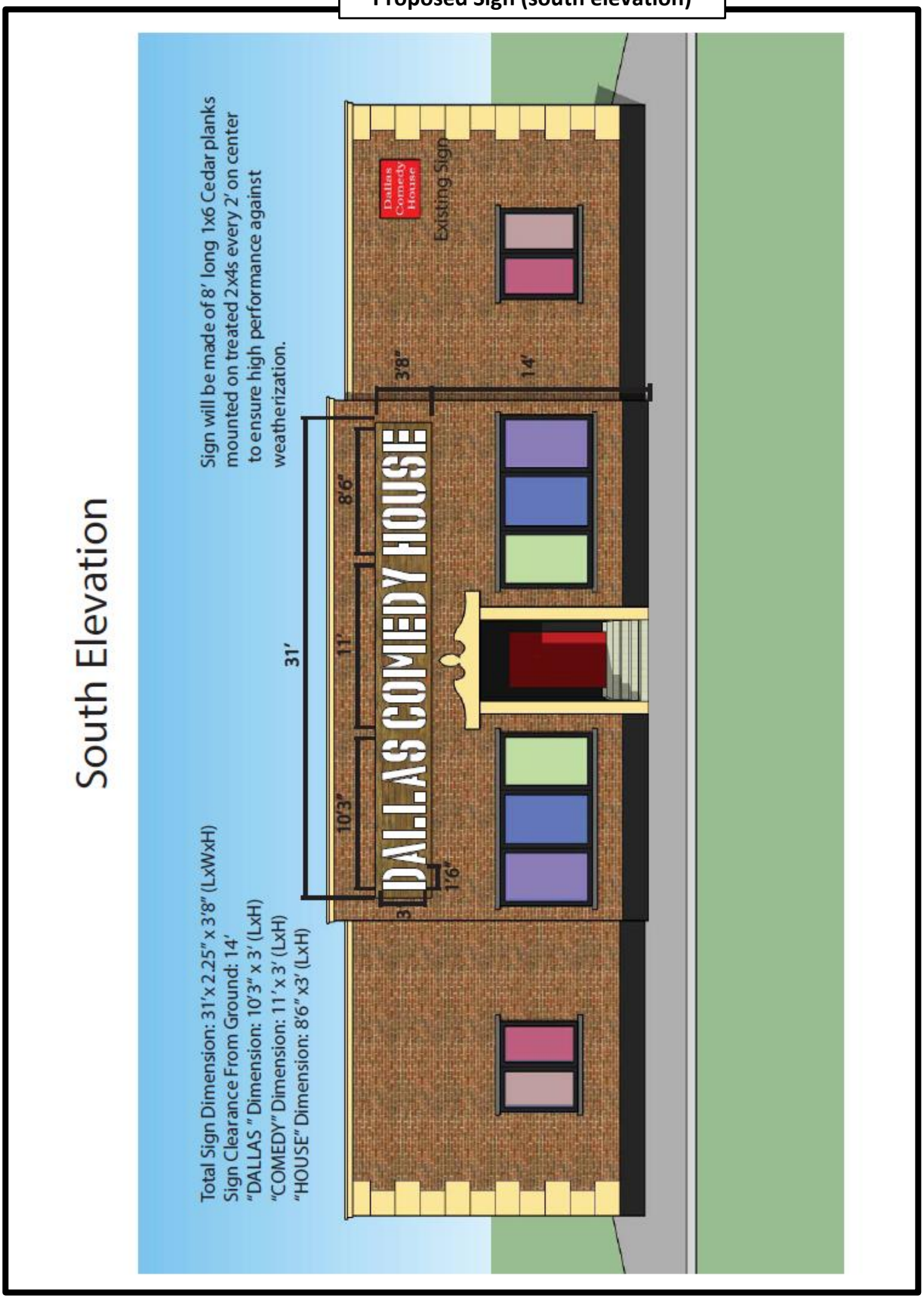
Case Number: 1703060028



Case Number: 1703060028

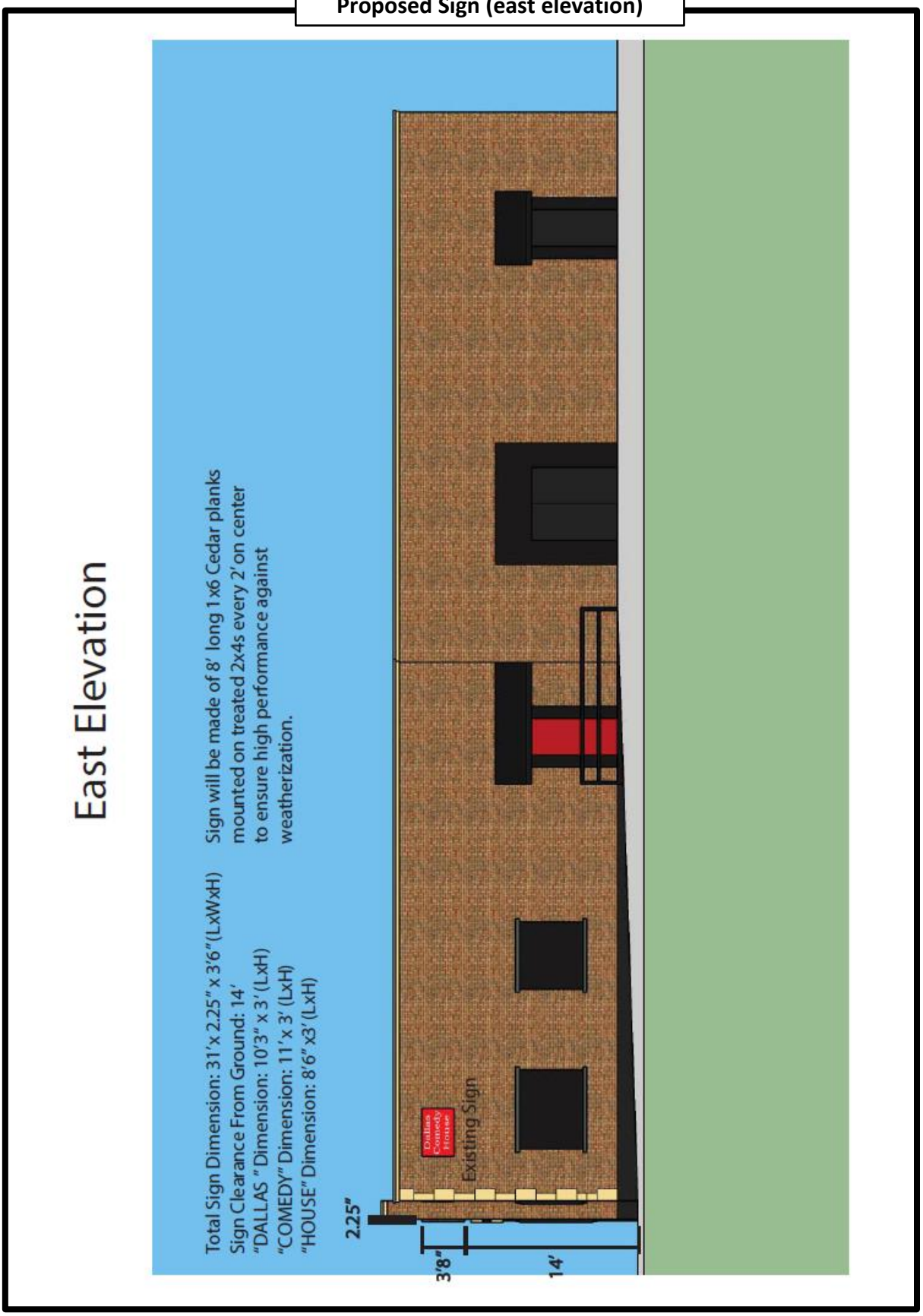


Proposed Sign (south elevation)



Case Number: 1703060028

Proposed Sign (east elevation)



CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER:	Z167-121(SM)	**DATE FILED:**	October 25, 2016
LOCATION:	Southwest corner of East Lovers Lane and Matilda Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	36-B
SIZE OF REQUEST:	Approx. 0.599 acre	**CENSUS TRACT:**	79.13

APPLICANT: Lincoln LAG, Ltd.

OWNER: Texas Utilities Electric Co.

REPRESENTATIVE: Jonathan G. Vinson
Jackson Walker, LLP

REQUEST: An application for an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant proposes to utilize the property for overflow parking for nearby users including Tradition Senior Living and Central Market.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The area of request was originally owned by the Texas Electric Railway and was a portion of the original 1909 extension of the Sherman/Denison Interurban Line.

- The area of request is also a proposed trailhead for the Matilda Trail as identified in the Park and Recreation Department's 2008 Dallas Trail Network Plan.

- The area of request is located between two 50-foot wide rights-of-way that were originally designed as a couplet for Matilda Street. Portions of the western couplet street have been abandoned over time, including a portion to the south of the request site.

Zoning History: There have been three zoning changes requested in the past five years.

1. **Z145-326**: On August 10, 2016, the City Council approved an amendment to Subareas I and II within Planned Development District No. 799.

2. **Z134-110**: On June 25, 2014, the City Council approved a Planned Development District and the termination of Specific Use Permit No. 416 for a private country club, Specific Use Permit No.1272 for a utility or government installation other than listed, and deed restrictions on property zoned MF-1(A) Multifamily District, MF-2(A) Multifamily District, CR Community Retail District, MU-3(SAH) Mixed Use District, and MC-1 Multiple Commercial District.

3. **Z134-111**: On May 14, 2014, the City Council approved a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District.

Thoroughfares/Streets:

Thoroughfare/Street	Function	Proposed Dimension	ROW
East Lovers Lane	Minor Arterial	Minimum-6 lanes-Divided	100 feet
Matilda Street (east)	Local	-	50 ft.
Matilda Street (west)	Local	-	50 ft.

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

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

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

Land Use Compatibility:

The approximately 0.599 acre site is relatively flat and contains a grassy area with overhead electrical lines. A shopping center, grocery store, and motor vehicle fueling station are located on the north side of East Lovers Lane and retirement housing with a medical clinic is located to the east, across the eastern couplet of Matilda Street. A grocery store is located to the southwest with accessory surface parking to the west and south of the request site. The applicant is also preparing an application to abandon the western portion couplet of Matilda Street. The abandonment would allow the applicant to connect the area of request to the surface parking area to the west and south with additional surface parking on the area of request.

Staff supports the request of a MU-1 Mixed Use District because it provides a transition between the multifamily based zoning to the east to the nonresidential zoning to the west and north. Additionally, since the site is identified as a proposed trailhead, the request would allow the main use *public park or playground* whereas a P(A) Parking District would prohibit a *public park or playground*.

	Zoning	Land Use
Site	MF-1(A)	Local Utilities
North	MU-3, MU-3(SAH) DR Z923-286	Retail and Motor Vehicle Fueling Station
East	PDD No. 799 (Subareas 1 and 2)	Medical Clinic and Retirement Housing
South	PDD No 610 (Tract 1)	Parking
West	PDD No 610 (Tract 2)	Retail

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) - Existing Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	RPS 90'; 7 stories 120'; 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

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

TEXAS UTILITIES ELECTRIC COMPANY, INC.

List of Officers and Directors

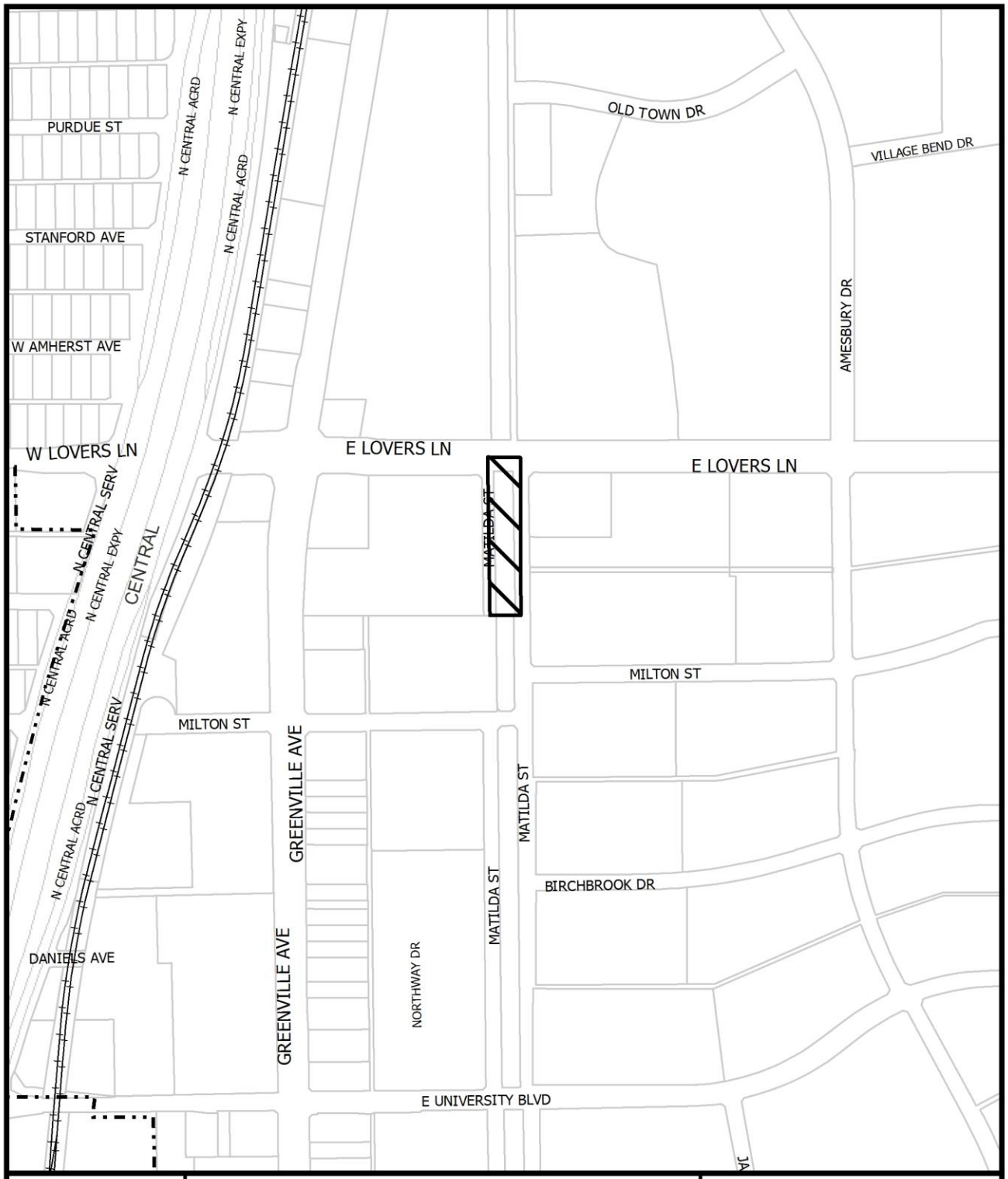
PAUL M. KEGLEVIC	DIRECTOR
PAUL M. KEGLEVIC	PRESIDENT
JEFFREY J. WALKER	VICE PRESIDENT
JEFFREY J. WALKER	SECRETARY
ASHLEY A. BURTON	ASSISTANT SECRETARY
JILL L. ALVAREZ	TRANSMISSION ENGINEERING MANAGER, ATTORNEY-IN-FACT

LINCOLN LAG, LTD.

Director and Officer List

General partner: Akard Ervay, Inc. a Texas corporation.
Directors and Officers of Akard Ervay, Inc., are:

MACK POGUE	CEO
MACK POGUE	DIRECTOR
WILLIAM C. DUVALL	PRESIDENT
WILLIAM C. DUVALL	DIRECTOR
NANCY A. DAVIS	VICE PRESIDENT
NANCY A. DAVIS	SECRETARY
NANCY A. DAVIS	TREASURER
LEIGH ANN EVERETT	ASSISTANT SECRETARY
STEPHEN G. SEITZ	VICE PRESIDENT
STEPHEN G. SEITZ	ASSISTANT SECRETARY
GREGORY S. COURTWRIGHT	VICE PRESIDENT
GREGORY S. COURTWRIGHT	ASSISTANT SECRETARY
ROBERT DOZIER	VICE PRESIDENT
TOM KUHLMANN	VICE PRESIDENT


PURDUE ST
STANFORD AVE
W AMHERST AVE
W LOVERS LN
E LOVERS LN
E LOVERS LN
OLD TOWN DR
VILLAGE BEND DR
AMESBURY DR
MATILDA ST
MILTON ST
MILTON ST
GREENVILLE AVE
GREENVILLE AVE
MATILDA ST
MATILDA ST
BIRCHBROOK DR
NORTHWAY DR
DANIELS AVE
E UNIVERSITY BLVD
N CENTRAL ACRD
N CENTRAL EXPY
N CENTRAL SERV
CENTRAL
1:4,800
VICINITY MAP
Case no: Z167-121
Date: 12/22/2016

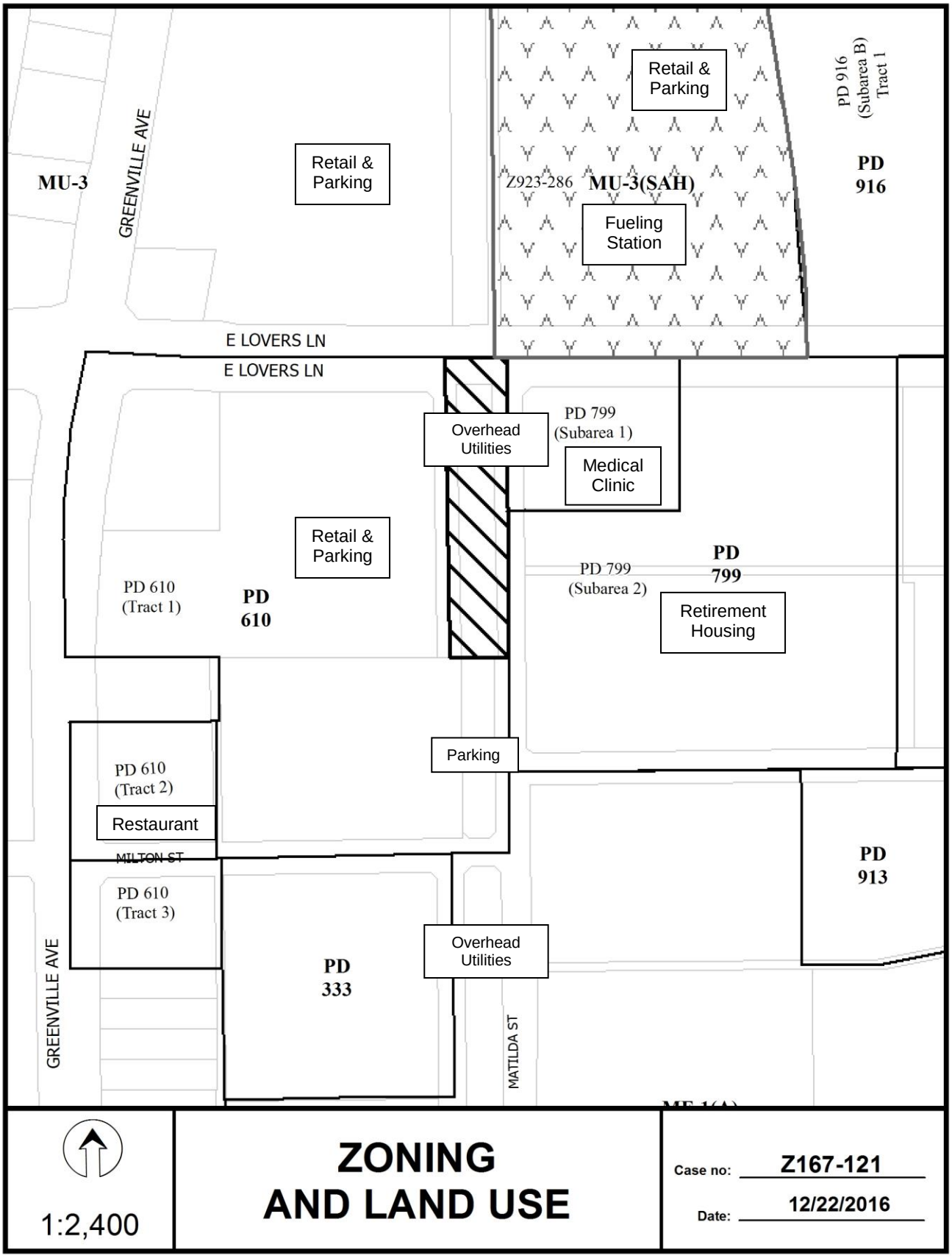


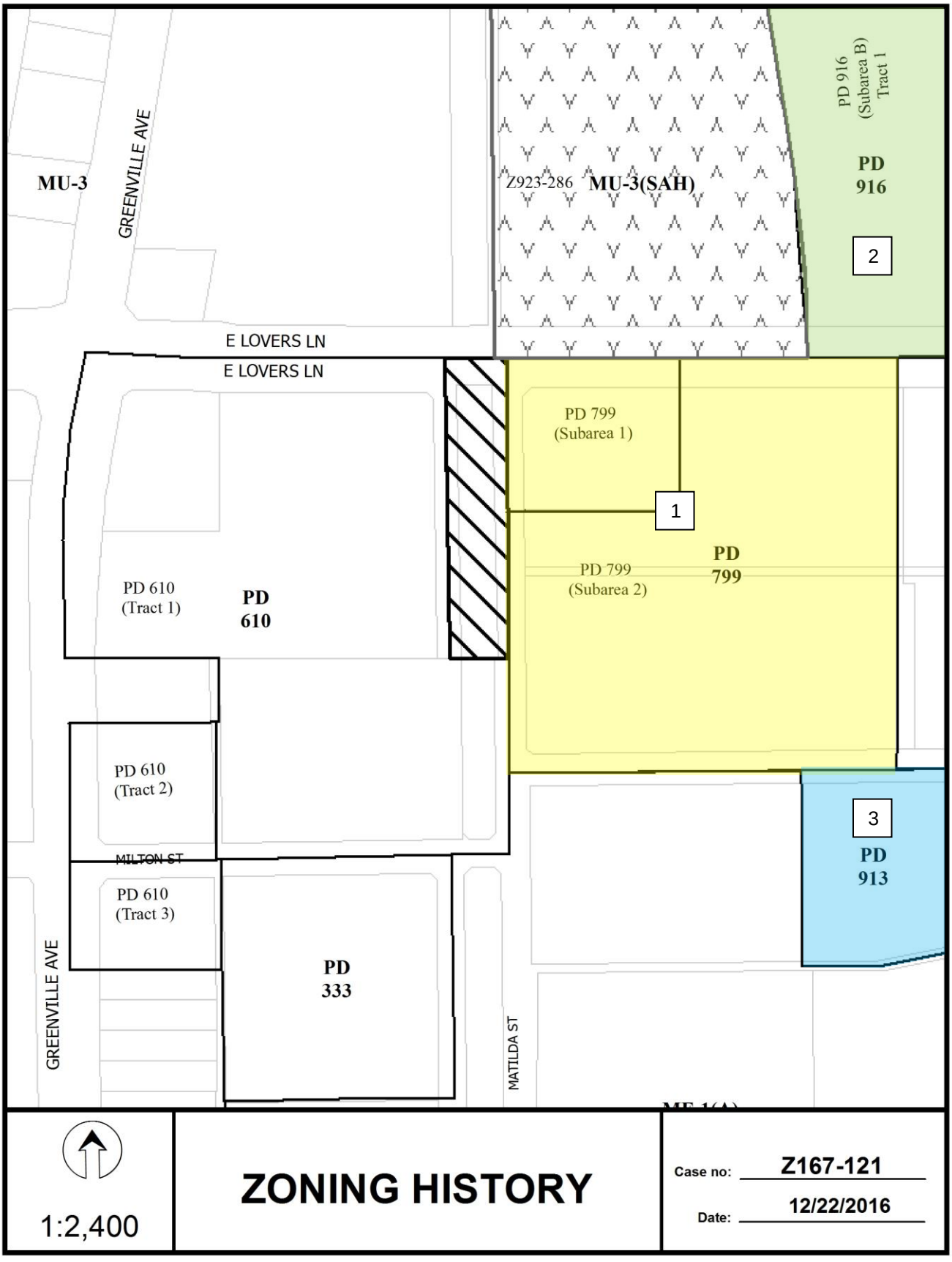
1:2,400

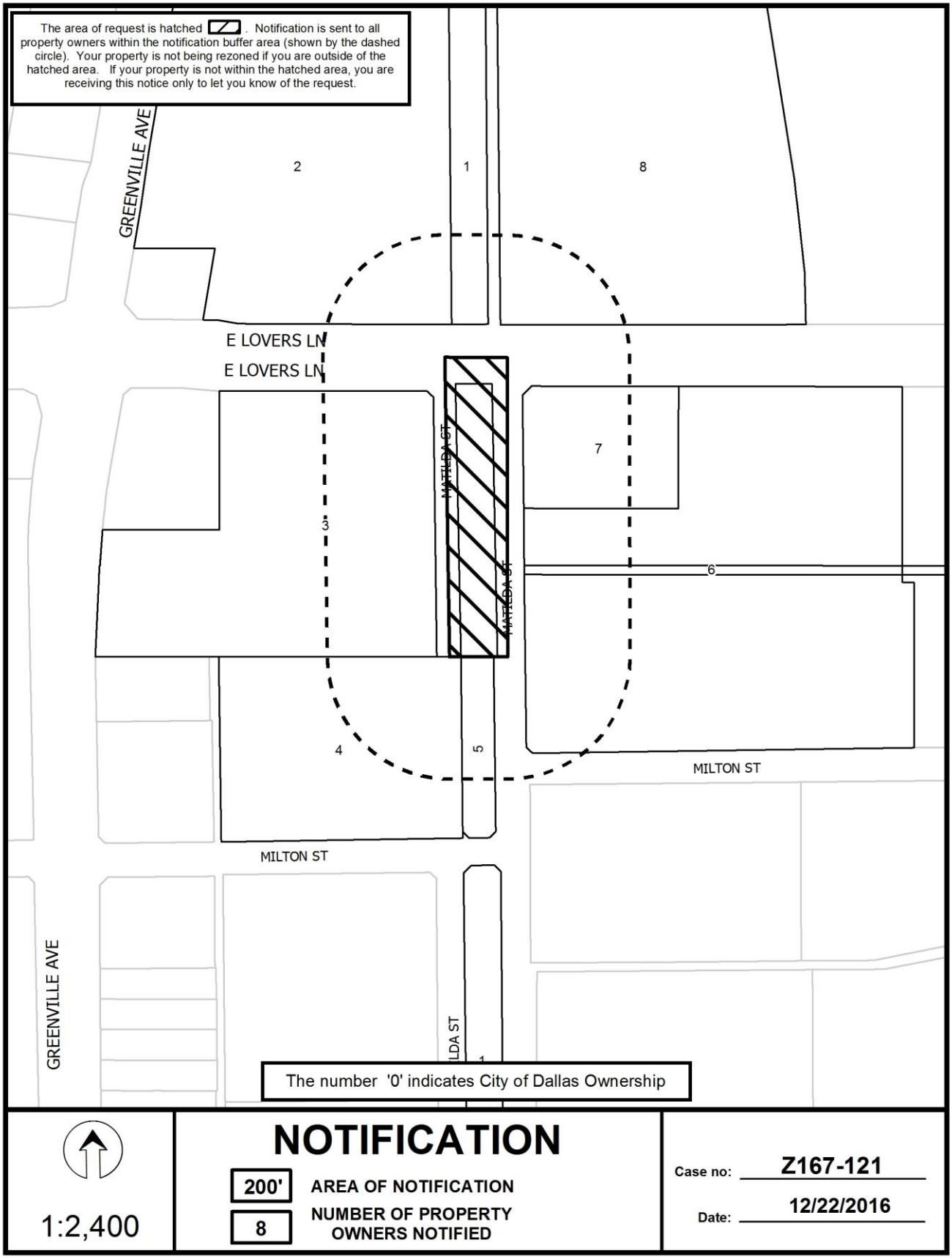
AERIAL MAP

Case no: Z167-121

Date: 12/22/2016


Retail & Parking
PD 916 (Subarea B) Tract 1
PD 916
MU-3
GREENVILLE AVE
Retail & Parking
Z923-286
MU-3(SAH)
Fueling Station
E LOVERS LN
E LOVERS LN
Overhead Utilities
PD 799 (Subarea 1)
Medical Clinic
Retail & Parking
PD 610 (Tract 1)
PD 610
PD 799 (Subarea 2)
PD 799
Retirement Housing
Parking
PD 610 (Tract 2)
Restaurant
MILTON ST
PD 913
PD 610 (Tract 3)
Overhead Utilities
PD 333
GREENVILLE AVE
MATILDA ST
1:2,400
ZONING AND LAND USE
Case no: Z167-121
Date: 12/22/2016


MU-3
GREENVILLE AVE
Z923-286
MU-3(SAH)
PD 916 (Subarea B) Tract 1
PD 916
2
E LOVERS LN
E LOVERS LN
PD 799 (Subarea 1)
1
PD 799 (Subarea 2)
PD 799
PD 610 (Tract 1)
PD 610
PD 610 (Tract 2)
3
PD 913
MILTON ST
PD 610 (Tract 3)
PD 333
GREENVILLE AVE
MATILDA ST
1:2,400
ZONING HISTORY
Case no: Z167-121
Date: 12/22/2016


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.
GREENVILLE AVE
2
1
8
E LOVERS LN
E LOVERS LN
MATILDA ST
MATILDA ST
7
3
6
4
5
MILTON ST
MILTON ST
GREENVILLE AVE
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
8
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-121
Date: 12/22/2016

12/22/2016

Notification List of Property Owners

Z167-121

8 Property Owners Notified

Label #	*Address*		*Owner*
1	4500	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
2	5500	GREENVILLE AVE	OT TX GREENVILLE LP
3	5750	E LOVERS LN	LINCOLN LAG LTD
4	5750	LOVERS LN	LINCOLN LAG LTD
5	4500	GREENVILLE AVE	LINCOLN LAG LTD
6	5850	E LOVERS LN	LOVERS TRADITION II LP
7	5800	E LOVERS LN	LOVERS MEDICAL INVESTORS LP
8	5809	E LOVERS LN	OT TEXAS GREENVILLE LP

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER: Z167-172(SM) **DATE FILED:** January 3, 2017

LOCATION: Northwest side of Fort Worth Avenue, between West Colorado Boulevard and Walter Drive

COUNCIL DISTRICT: 1 **MAPSCO:** 43-Z

SIZE OF REQUEST: Approx. 2.7687 acres **CENSUS TRACT:** 69.00

APPLICANT/OWNER: GRBK Frisco, LLC

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for an amendment to Subdistrict 4B for single family uses within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The applicant proposes to construct a single family development with a shared access easement with a maximum of 62 dwelling units.

STAFF RECOMMENDATION: **Approval**, subject to conditions.

BACKGROUND INFORMATION:

- PDD No. 714 was approved by the City Council on February 23, 2005. The PDD is comprised of 11 distinct areas

- The site was previously developed with multifamily uses that were demolished in April 2010, according to permit records.

- On February 24, 2010, the City Council approved an amendment to Subdistrict 4A and 4B of Planned Development District No. 714, the West Commerce Street/Ft. Worth Avenue Special Purpose District. The request added that in Subdistrict 4B, the sales/leasing office of a multifamily use is considered a retail and personal service use in order to qualify as a mixed use project and it created standards for a streetcar/trolley shelter and modified development standards, parking regulations, landscaping, and architectural design regulations.

Zoning History:

1. **Z145-294:** On October 28, 2015, City Council approved an amendment to Subdistrict 4 of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District and a Specific Use Permit for a tower/antenna for cellular communication limited to a mounted cellular antenna.

2. **Z123-334:** On January 22, 2014, City Council approved a Specific Use Permit for a Convalescent and nursing homes, hospice care, and related institutions use and to terminate the deed restrictions.

Traffic: The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system. Garage entries and drive approaches are not allowed on Fort Worth Avenue; all access for the proposed development is through a singular shared access drive that runs parallel to Fort Worth Avenue.

Thoroughfares/Streets:

Thoroughfares/Street	Function	Proposed Dimension	ROW
Fort Worth Avenue	Principal Arterial	4 lanes-divided with bicycle facility	100 feet
Colorado Boulevard	Local	N/A	60 feet
Walter Drive	Local	N/A	50 feet

Comprehensive Plan:

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

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

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

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

Economic Element

Goal 2.1 Promote balanced growth

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

Urban Design

Goal 5.1 Promote a sense of place, safety and walkability

> Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

> Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety
>
> Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Area Plan

Fort Worth Avenue Corridor Land Use and Urban Design Study

The *Fort Worth Avenue Corridor Land Use and Urban Design Study* was approved by Council January 26, 2005. The Study identified goals, land use objectives, and a vision for the area and was the basis of the creation of PDD No. 714. The PDD was approved by the City Council on February 23, 2005 and encompasses approximately 245 acres (north and south lines of West Commerce Street and Ft. Worth Avenue, between North

Beckley Avenue and Westmoreland Road). The PDD and the Study states the following in regard to Subdistrict 4 (italics added),

> Subdistrict 4 is a mixed-use subdistrict dominated by multifamily uses. While commercial and retail uses are encouraged at street level, *maintenance of the residential density is desired*. Pedestrian protections from traffic, such as broad sidewalks, street trees, and crosswalks, are desired. *New construction should be oriented to address the street front*. Existing slip roads providing on-street parking and pedestrian amenities should be preserved.

Since the vision for this portion of the Fort Worth Avenue Corridor is to preserve residential densities and encourage multifamily uses, the proposal that includes accommodations for the proposed shared access development is consistent with the vision of the PDD.

Land Use Compatibility:

The proposed amendments to Subdistrict 4B would allow a maximum of 62 single-family units in a shared access development. In the Dallas Development Code (Code), a shared access development means a development where one or more of the lots within the development do not front on a public or private street, where access to the lots within the development is provided via a shared access area, and that meets all of the requirements of this section[1]. The Code also specifies that a shared access development is treated as one lot for purposes of compliance with the front, side, and rear yard regulations, applicable landscape regulations, and any prohibition against parking in a front yard. For example, the front yard of the shared access development as a whole determines whether the front yard setback is in compliance with the zoning district regulations, and the individual lots within the shared access development are not individually required to meet front yard setback requirements. Therefore, shared access developments, although they are considered a single family main use, are often constructed in a way to resemble lower density multifamily developments and townhouse developments, as recommended by the Study.

The request site is on the northwest line of Fort Worth Avenue and is undeveloped. An established single family neighborhood is located to the northwest, across an existing 20-foot alley. To the northeast, there are a mix of non-residential uses, including office, retail, and restaurants that all front on Fort Worth Avenue. To the southeast, across Fort Worth Avenue, are large undeveloped parcels and a multifamily building is located to the southwest. Since the existing regulations regarding land use are remaining unchanged, the request's land use is compatible with surrounding properties.

[1] Reference Section 51A-4.411

	Zoning	Land Use
Site	PDD No. 714 (Subdistrict 4B)	Undeveloped
Northwest	R-7.5(A)	Single Family
Northeast	PDD No. 714 (Subdistrict 3B)	Office, retail, and restaurant
Southeast	PDD No. 714 (Subdistrict 4A)	Undeveloped
Southwest	PDD No. 714 (Subdistrict 4)	Multifamily

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: PDD	Min: 15' to FW, 5' other Max: 50'	20' res. 0' nonres.	50'	90%	RPS	Mixed uses
Proposed: PDD	Min: 5' Max: 50' to FW No max other	15'	42'	90%.	RPS	Mixed uses

The above comparison of development standards of the existing and proposed is a condensed version of the request. The full spectrum of requests is included in the proposed conditions in the following pages of this report. As the above summary shows, the requested amendments are not significantly different from the existing requirements and the existing development standards are generally maintained.

The minimum front yard is proposed to be reduced from 15 feet to five feet. This reduction allows the shared access development to bring the structures on Fort Worth Avenue closer to the sidewalk and therefore could provide additional shade and "eyes on the street" for pedestrians. It also allows the buildings to be constructed ten more feet further from the adjacent R-7.5(A) Single Family District and therefore allows those structures to reach more than two stories in height due to residential proximity slope restrictions.

The maximum front yard setback is proposed to be restricted only to Fort Worth Avenue and the corresponding setback area to Walter Drive and Colorado Boulevard is also included with the request. Maximum front yard setbacks are important to establishing a "street wall" in order to frame streets however; they can also create logistical problems when multiple streets are present and when no street hierarchy exists. When a maximum front yard setback is applied to all streets, logistical problems arise in that a building facade is forced into an over-built rectangular or U-shape or it makes the site undevelopable because other regulations such as maximum lot coverage, building

separation to allow fire access, and breaks in the building facade to allow for vehicular access and parking are prohibited.

The urban form side and rear yard setback for portions that exceed 45 feet is also proposed to be deleted in the request because the height is proposed to be limited to 42 feet.

Floor area ratio (FAR) is proposed to not be limited for shared access development in Subdistrict 4B. Because height is limited to 42 feet and further restricted with residential proximity slope the FAR is inherently limited. Further, because FAR calculations are done on a lot-by-lot-basis, shared access development would not include all the vehicular shared access drives, amenity areas, and guest parking spaces, FAR would appear to be out of scale whereas FAR for the entire shared access would be comparable to the existing FAR limitations of 1.6 FAR.

The Shared Access Development regulations in Section 51A-4.411 allow multifamily districts to include the shared access drive in determining maximum lot coverage. The proposed provision to treat Subdistrict 4B as a multifamily district for purposes of determining lot coverage is consistent with multifamily districts standards throughout the City and serves as clarification as how to apply maximum lot coverage regulations.

Overall, staff recommends approval of the requested amendments because they are consistent with the goals and objectives of the Fort Worth Avenue Corridor Land Use and Urban Design Study and they establish a basis for the balance of development and the co-existence with the built environment along the corridor.

Architectural Design Standards:

The proposed amendments to the architectural design standards are limited in scale and are recommended to accommodate the shared access development.

The proposed amendments specify that primary entrances be oriented to face Fort Worth Avenue in contrast with any right-of-way. This is important for buildings on corner lots such that two primary facades and entrances are not required to face both streets.

Single family uses are proposed to meet one of the listed elements whereas there are no regulations for street-facing facades that do not exceed 30 feet in length. Finally, Subdistrict 4B is proposed to be exempt from providing divisions of a base, middle, and top of buildings because height is limited to 42 feet.

Parking:

The existing parking regulations of the PDD require a maximum of two parking spaces per dwelling unit and pursuant to Section 51A-4.411 of the Dallas Development Code, 0.25 guest parking spaces are required per dwelling unit to accommodate guests. With 62 planned units, 16 spaces in addition to the two spaces per dwelling unit are required for the maximum build out of the proposed amendments. Additionally, the street section exhibits in the existing PDD are remaining unchanged by this request.

Landscaping:

Landscaping must be provided in accordance with the current landscaping regulations in the planned development district, as amended. No modifications to landscaping is proposed or recommended by staff.

List of Officers

GRBK Frisco, LLC

James R. Brickman, CEO and Director

Richard A. Costello, CFO

Jed Dolson, President

Proposed Amending Conditions

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 248.9 acres. (Ord. Nos. 25898; 26876; 27056; 28505)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

(a) This district is divided into the following subdistricts:

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, and 1C have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, and 1C are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, and 1C.

(2) Subdistrict 2. Subdistrict 2 is a mixed-use subdistrict that consists predominately of residential uses, but with some small retail and office uses. Because residential neighborhoods are adjacent to the subdistrict, it should be more serene than other subdistricts. New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. North Edgefield Avenue should connect the north and the south neighborhoods. Pedestrian protections from traffic, such as on-street parking, street trees, and parkways, are desired. Buildings should have minimum or no setbacks. Building heights are controlled separately in Subdistricts 2A, 2B, 2C, and 2D to optimize medium density residential development, preserve downtown views, and be sensitive to the existing single-family neighborhood to the north. Preserving historic buildings through adaptive re-use is a priority. Subdistricts 2A, 2B, 2C, and 2D are part of Subdistrict 2. Subdistrict 2 regulations apply in Subdistricts 2A, 2B, 2C, and 2D unless otherwise indicated.

(3) Subdistrict 3. Subdistrict 3 is a mixed-use subdistrict primarily developed with commercial and retail uses, but with some residential uses. Retail and commercial areas should be strengthened with more varied uses. New development should include residential uses and vertical stacking of uses for more efficient land use resulting in activity throughout the day and night. Buildings should have minimum or no setbacks. Off-street parking should be provided behind buildings and shared between neighboring lots. Use of traffic calming elements such as median plantings, on-street parking, street trees, broad sidewalks, and low-to-mid-rise buildings is desirable. Development should strive to create a village center accessible by pedestrians, bicycles, mass transit, and cars. Land uses are controlled separately in Subdistricts 3A and 3B to be sensitive to residential neighborhoods.

(4) Subdistrict 4. Subdistrict 4 is a mixed-use subdistrict dominated by multifamily uses. While commercial and retail uses are encouraged at street level, maintenance of the residential density is desired. Pedestrian protections from traffic, such as broad sidewalks, street trees, and crosswalks, are desired. New construction should be oriented to address the street front. Existing slip roads providing on-street parking and pedestrian amenities should be preserved. Building height, land use, and setbacks are controlled separately in Subdistricts 4A and 4B to encourage mixed use and townhouse development. Subdistricts 4A and 4B are part of Subdistrict 4. Subdistrict 4 regulations apply in Subdistricts 4A and 4B unless otherwise indicated.

(5) Subdistrict 5. Subdistrict 5 is a mixed-use district balanced with residential, commercial, and retail uses. New development should include vertical stacking of different uses to achieve more efficient land use and activity throughout the day and night. New development should also include a medium density residential component to strengthen surrounding residential neighborhoods and ensure the success of commercial and retail development. Building heights and uses are controlled to be sensitive to residential neighborhoods. New development should strengthen pedestrian connections on Fort Worth Avenue. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential uses above. Off-street parking should be provided behind buildings and shared between neighboring lots. Pedestrian protections from traffic, such as broad sidewalks, street trees, planters, and crosswalks, are a priority.

(b) Exhibit 714A is a map showing the boundaries of this district and its subdistricts. Exhibit 714B is a verbal description of the boundaries of this district and its subdistricts. In the event of a conflict between the graphic depiction in Exhibit 714A and the verbal description in Exhibit 714B, the verbal description in Exhibit 714B controls.

(c) This district is considered to be a mixed-use zoning district. (Ord. Nos. 25898; 26876; 27056; 27820; 28505; 29654)

SEC. 51P-714.104. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(1) BINGO PARLOR means a facility licensed for the conducting of bingo pursuant to Texas Occupation Code Chapter 2001, as amended.

(1.1) BUILD-TO ZONE means the area where a specified percentage of a street-facing building facade must be constructed on a lot.

(1.2) CERAMIC STUDIO means a studio containing kilns used to fire ceramics.

(2) DISTRICT means the entire planned development district (the West Commerce Street/Fort Worth Avenue Special Purpose District) created by this article.

(2.1) ELECTRICAL VEHICLE CHARGING STATION means a dedicated parking area for vehicles that includes publicly accessible recharging equipment.

(3) FRONT FACADE means the primary building elevation facing the front yard.

(4) FULLY SIGHT-OBSCURING FENCE means a fence that provides complete visual separation. Fully sight-obscuring fences must be six feet high and 100 percent sight-obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, or wood. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(4.1) GATEWAY PLAZA means a plaza in Permissible Building Area A of Subdistrict 1C as shown on the conceptual plan that marks the entrance to Subdistrict 1C by creating a sense of arrival and that incorporates a minimum of two of the following, which must be shown on an approved development plan:

(A) Public art.

(B) A prominent architectural feature that marks the corner through increased height such as a tower or monument.

(C) A visual enhancement such as a water feature, distinctive landscaping, or a display window.

(D) Site configuration that allows direct pedestrian access through the plaza and into the interior of Subdistrict 1C through the use of pedestrian passages or paseos.

(5) HIGH SCREEN means a landscape treatment that provides physical and visual separation between uses. Shrubs must form a six-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. If a wall or fence is also provided, it must be on the interior side of the high screen.

(6) LIVE/WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses.

(7) LOW SCREEN means a landscape treatment that provides physical separation between uses. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. A three-foot-high masonry wall may be substituted, but ground cover plants are still required. A berm may be substituted. The berm must be planted with turf grass or groundcover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height per three feet of width. If a wall or fence is provided in addition to shrubs or a berm, it must be on the interior side of the shrubs or berm.

(8) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, MAJOR MODIFICATION means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment.

(9) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under the physician's direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, massage by registered physical therapists who treat only patients recommended by a licensed physician and who operate only under the physician's direction, or massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(9.1) MICRO-BREWERY OR MICRO-WINERY means a facility that produces no more than 15,000 barrels of beer or wine, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off the premises.

(9.2) MICRO-DISTILLERY means a facility that manufactures no more than 250,000 gallons of distilled spirits, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off premises.

(10) MIXED-USE PROJECT means a development containing uses in two or more of the following categories, and with the combined floor areas of the uses in each category equaling or exceeding the following percentages of the total floor area of the project:

Use category	Percentage of total floor area
Lodging	**10%**
Office	**15%**
Residential	**10%**
Retail and personal service	**5%**

(11) NEW CONSTRUCTION means construction of a main structure that did not exist on February 23, 2005, the date of the establishment of this special purpose district. With regard to streets and sidewalks, NEW CONSTRUCTION means construction of a street or sidewalk that did not exist on February 23, 2005.

(12) ORIGINAL BUILDING means a structure existing on February 23, 2005, but does not include a structure that has undergone a major modification.

(13) PARTIALLY SIGHT-OBSCURING FENCE means a fence that provides partial visual separation. Partially sight-obscuring fences must be six feet high and at least 50 percent sight-obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, wood, or wrought iron. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be

capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(13.1) PHOTOGRAPHY STUDIO means a facility for taking and processing photographs. This does not include a bulk photography processing plant.

(13.2) PEDESTRIAN ZONE means the area between the back-of-curb and the building facade, which is intended for sidewalks, planting areas, outdoor eating areas, and pedestrian amenities.

(14) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(14.1) REQUIRED FRONTAGE means the percentage of the street-facing facade that must be located within the build-to zone.

(14.2) SPECIAL COMMUNITY ACTIVITY means a temporary event or gathering such as:

(A) sale of merchandise, food, or beverages;

(B) art shows or craft shows; or

(C) outdoor shows, concerts, exhibits, or exhibitions that may also involve erection of a tent; installation of a stage, bandshell, trailer, van, portable building, grandstand, or bleachers; placement of portable toilets; or placement of temporary no-parking, directional, over-size, or identification signs or banners.

(14.3) SPECIAL TEMPORARY RETAIL USE means an outdoor temporary facility for the retail sale of seasonal products such as food, Christmas trees, and live plants.

(15) STREET CAR/TROLLEY SHELTER means a structure which affords protection from the weather to persons who are waiting to board a publically-owned or franchised street car or trolley.

(16) SUBDISTRICT means one of the subdistricts referred to in Section 51P-714.103 of this article.

(17) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(17.1) TEMPORARY CELLULAR UNIT means any cellular communication structure, vehicle, trailer mounted apparatus, or device that is part of a system authorized by the

Federal Communications Commission that is designed to temporarily provide service where an existing tower/antenna for cellular communication is not operable due to one or more of the following reasons:

(A) The existing tower/antenna for cellular communication use is damaged or destroyed by something other than the intentional act of the owner or agent; or

(B) A demolition or construction permit has been issued on a building site that includes an existing mounted cellular antenna, monopole cellular tower, or other cellular communication tower/antenna.

(18) VISIBILITY TRIANGLE means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection. VISIBILITY TRIANGLE means the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and an adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on driveway or alley edge and the street curb line 20 feet from the intersection.

(19) WRECKER SERVICE means a facility for the parking or storage of vehicle tow trucks. (Ord. Nos. 25898; 27820; 28470; 28505; 29914)

SEC. 51P-714.105. INTERPRETATIONS.

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

(b) Section 51A-2.101, "Interpretations," applies to this article.

(c) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol ***[L]*** appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol ***[SUP]*** appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

(4) The symbol ***[DIR]*** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan

Review." ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800, "Development Impact Review.")

(5) The symbol ***[RAR]*** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800, "Development Impact Review.")

(d) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps. (Ord. 25898)

SEC. 51P-714.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 714A: Subdistrict boundary map.

(2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.

(3) Exhibit 714C: Native and adapted xeriscape plants.

(4) Exhibit 714D: Main and accessory land use chart.

(5) Exhibit 714E: Development standards chart.

(6) Exhibit 714F: Street diagrams and landscaping.

(7) Exhibit 714G: Residential proximity slope illustration.

(8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.

(9) Exhibit 714I: Subdistrict 1C conceptual plan. (Ord. 28505)

SEC. 51P-714.106. CONCEPTUAL PLAN.

(a) Except for Subdistrict 1C, there is no conceptual plan for this district.

(b) The Fort Worth Avenue Corridor Land Use and Urban Design Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.

(c) The West Dallas Urban Structure and Guidelines should be consulted for goals, objectives, policy statements, and recommendations for development of Subdistricts 1C.

(d) Development and use of Subdistrict 1C must comply with the Subdistrict 1C conceptual plan (Exhibit 714I). (Ord. Nos. 25898; 28505)

SEC. 51P-714.107. DEVELOPMENT PLAN.

(a) Except for Subdistrict 1C, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) A development plan must be approved by the city plan commission before the issuance of any building permit to authorized work in Subdistrict 1C. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) For Subdistrict 1C, each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include a tabulation box that includes:

(1) existing, proposed, and total floor area for all Permissible Building Areas;

(2) required and provided off-street parking for all permitted uses; and

(3) detail for all special temporary retail uses, inclusive of land area for each and required off-street parking; date of issuance of certificate(s) of occupancy, any 30-day extensions (noting revised off-street parking requirement for more than one 30-day extension). In lieu of a minor amendment to a development plan to comply with paragraph, an analysis may be submitted for approval by the director that contains the information required by this paragraph. (Ord. Nos. 25898; 28505)

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A AND 1B.

OMMITED FOR BREVITY

SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.

OMMITED FOR BREVITY

SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 2.

OMMITED FOR BREVITY

SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 3.

OMMITED FOR BREVITY

SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 4.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services. *[Subdistrict 4A only.]*

(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.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
-- Convent or monastery. *[SUP]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP] [Subdistrict 4A only.]*
-- Hotel or motel. *[SUP] [Subdistrict 4A only.]*

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

(9) Residential uses.

-- Live/work unit. *[Subdistricts 4A and 4B only.] [The non-residential portion of a live/work unit is considered an office use or a retail and personal service use for purposes of a mixed-use project.]*
-- Multifamily. *[Only as a component of a mixed-use project.] [In Subdistrict 4B, the sales/leasing office of a multifamily use is considered a retail and personal service use.]*
-- Retirement housing. *[RAR]*
-- Single family. *[Except Subdistrict 4B, a~~A~~ minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures. In Subdistrict 4B, a minimum of 15 feet between each group of six attached single family structures. In Subdistrict~~s~~ 4A ~~and 4B~~, this only applies to single family structures located in the front yard setback area of Fort Worth Avenue. Except in Subdistrict 4B, Single family detached structures are prohibited.*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[SUP] [Subdistrict 4A only.]*
-- Business school. *[Subdistrict 4A only.]*
-- Commercial amusement inside. *[SUP] [Subdistrict 4A only. Bingo parlor, billiard hall, Class E dance hall, and motor track prohibited.]*
-- 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. *[Subdistrict 4A only.]*
-- General merchandise or food store 100,000 square feet or more. *[SUP] [Subdistrict 4A only.]*
-- Household equipment and appliance repair. *[Subdistrict 4A only.]*
-- Motor vehicle fueling station. *[RAR] [Prohibited in Subdistrict 4B.]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
-- Restaurant without drive-in or drive-through service. *[RAR] [In Subdistrict 4B, RAR not required if the restaurant has a floor area of 2,000 square feet or less.] [In Subdistrict 4B, SUP required if the restaurant has a floor area greater than 2,000 square feet.]*
-- Restaurant with drive-in or drive-through service. *[DIR] [SUP in Subdistrict 4B.]*
-- Temporary retail use.
-- Theater. *[SUP] [Subdistrict 4A only.]*

(11) Transportation uses.

-- Private street or alley. *[SUP]*
-- Street car/trolley shelter. *[Subdistricts 4A and 4B only.]*
-- 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.

-- Electrical substation. *[SUP]*
-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
-- Police or fire station.
-- Post office. *[SUP]*
-- Tower/antenna for cellular communication. *[Limited to a mounted cellular antenna and temporary cellular unit in Subdistrict No. 4 only. Mounted cellular antenna by SUP in Subdistrict No. 4 only. Prohibited in Subdistrict Nos. 4A and 4B]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

(1) 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 in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(3) In Subdistrict 4B, an accessory community center (private) is a permitted accessory use to a shared access development.

(c) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Minimum front yard.

(i) Except as provided in this subparagraph, minimum front yard is 15 feet.

(ii) Except as provided in this subparagraph, in Subdistrict~~s~~ 4A ~~and 4B~~, no minimum front yard setback is required.

(iii) In Subdistrict 4B, minimum front yard setback ~~from Colorado Boulevard and Walter Drive~~ is five feet. This paragraph controls over setbacks shown in Exhibit 714F.

(B) Maximum front yard.

(i) Maximum front yard from Fort Worth Avenue is 50 feet.

(ii) Except as provided in this subparagraph, in Subdistricts 4A and 4B, maximum front yard is 50 feet. In Subdistrict 4B, no maximum setback for Walter Drive or Colorado Boulevard.

(iii) In Subdistrict 4A, maximum front yard is 100 feet on all right-of-ways other than Fort Worth Avenue or rights-of-way adjacent to Fort Worth Avenue if no more than one row of off-street parking is located in the setback. In Subdistrict~~s~~ 4A ~~and 4B~~, if a public right-of-way is dedicated adjacent to the existing Fort Worth Avenue right-of-way, maximum front yard is 50 feet measured from the Fort Worth Avenue right-of-way shown on the Subdistrict 4A ~~and 4B~~ existing Fort Worth Avenue right-of-way exhibit (Exhibit 714I).

(C) Setback areas. In Subdistricts 4A and 4B, structures fronting Fort Worth Avenue or a right-of-way dedicated adjacent to Fort Worth Avenue must be located within the Fort Worth Avenue setback area for at least 60 percent of the lot width. In Subdistrict 4A, structures fronting current or future right-of-way dedications must be located within the setback area for at least 60 percent of the lot width. In Subdistrict 4B, the remainder of the front facade must comply only with the minimum front yard setback.[~~In Subdistrict 4B, structures fronting Walter Drive or Colorado Boulevard must be located within the setback area for at least 60 percent of the street frontage width. The setback area is the area between the minimum and maximum front yard setbacks.~~]

(D) Garage door. In Subdistrict~~s~~ 4A ~~and 4B~~, a residential use may not have a garage door facing the front lot line. In Subdistrict 4B, a residential use within 50 feet of Fort Worth Avenue may not have a garage door face Fort Worth Avenue and a residential use may not have a garage door face Colorado Boulevard or Walter Drive.

(E) Street car/trolley shelter. In Subdistricts 4A and 4B, a street car/trolley shelter is exempt from the front yard requirements, but must be at least five feet from the edge of a roadway.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), minimum side and rear yard is:

(i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district or a residential use (but not a mixed-use project with a residential component); ~~and~~

(ii) 15 feet in Subdistrict 4B.

(iii) no minimum in all other cases.

(B) Except in Subdistrict~~s~~ 4A ~~and 4B~~, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(C) In Subdistricts 4A and 4B, a carport is allowed within the side or rear yard setback. Carports must remain open. Storage of items other than motor vehicles within a carport is prohibited.

(D) In Subdistricts 4A and 4B, a streetcar/trolley shelter is exempt from the side and rear yard requirements, but must be at least five feet from the edge of a roadway.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio.

(A) Except as provided, m~~M~~aximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (with res.)
Lodging	**1.6**	**2.5**	**3.0**	**3.5**
Office	**1.6**	**2.5**	**3.0**	**3.5**
Residential	**1.6**	**--**	**3.0**	**3.5**
Retail and personal service	**1.0**	**1.1**	**1.2**	**1.3**
Total	**--**	**2.5**	**3.0**	**3.5**

(B) A street car/trolley shelter is not counted as floor area.

(C) No maximum floor area for a shared access development in Subdistrict 4B.

(5) Height.

(A) Subdistrict 4.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, 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. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. A mounted cellular antenna may exceed residential

proximity slope if located atop an existing structure that is nonconforming to residential proximity slope.

(ii) Maximum height. Maximum structure height is 180 feet.

(iii) Temporary cellular unit. A temporary cellular unit must comply with the yard, lot and space regulations of the district and may not exceed the height of the existing tower/antenna for cellular communication use to be removed. Lightning rods atop a temporary cellular unit are not included in height calculations. A temporary cellular unit is not subject to the residential proximity slope. If a temporary cellular unit collocates existing operators on a single vertical temporary cellular unit, the following regulations apply:

(aa) If the height of the existing mounted cellular antenna to be removed is less than the maximum structure height of the district, the maximum structure height may extend an additional 10 feet in height for each existing operator above one, not to exceed the maximum structure height of the district.

(bb) If the height of the existing mounted cellular antennas to be removed is equal to or exceeds the maximum structure height of the district, the maximum height of the temporary cellular unit may not exceed the height of the existing mounted cellular antennas to be removed.

(B) Subdistrict 4A.

(i) Residential proximity slope.

(aa) Except as otherwise provided in this subparagraph, if any portion of a structure is over 20 feet in height, that portion may not be located above a residential proximity slope. The residential proximity slope is a plane projected upward and outward at a one-to-two slope beginning at a point seven feet above grade at the site of origination, as shown on Exhibit 714G.

(bb) The residential proximity slope is infinite.

(cc) The residential proximity slope does not apply to a residential use 40 feet in height or less.

(dd) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less. Chimneys may project through the residential proximity slope to a height 12 feet above the residential proximity slope and 12 feet above the maximum structure height.

(ee) The residential proximity slope applies only to MF-1(A) adjacency. For the southernmost portion of this subdistrict, the site of origination is the north and northwest lines of the Wedglea Creek Addition as shown on Exhibit 714H.

(ii) Maximum height. Maximum structure height is 180 feet.

(C) Subdistrict 4B.

(i) Residential proximity slope.

(aa) Except as otherwise provided in this subparagraph, if any portion of a structure is over 20 feet in height, that portion may not be located above a residential proximity slope. The residential proximity slope is a plane projected upward and outward at a one-to-two slope beginning at a point seven feet above grade at the site of origination, as shown on Exhibit 714G.

(bb) The residential proximity slope terminates 150 feet from the site of origin.

(cc) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less. Chimneys may project through the residential proximity slope to a height 12 feet above the residential proximity slope and 12 feet above the maximum structure height.

(ii) Maximum height. Maximum structure height is 42[~~50~~] feet. The highest point of a structure with a gable, hip, gambrel, or dome roof may project a maximum of 12 feet above the maximum height.

(6) Lot coverage.

(A) Except as provided in this paragraph, maximum lot coverage is 80 percent.

(B) In Subdistricts 4A and 4B, maximum lot coverage is 90 percent. Subdistrict 4B is treated as a multifamily district for lot coverage in accordance with 51A-4.411.

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

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade is 12, except that maximum number of stories above grade in Subdistrict 4B is three.

(B) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X.

(g) Shared access development. In Subdistrict 4B, a maximum of 62 units may be platted in a single shared access development with a minimum of two access points.

SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 5.

OMMITED FOR BREVITY

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

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

(b) Remote parking. Except as provided in this section, remote parking is allowed if it is located within 600 feet of the main use and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. Except for residential uses, all of Subdistrict 4A is considered one building site for parking purposes.

(c) Residential.

(1) One space per bedroom up to a maximum of two spaces per dwelling unit.

(2) In Subdistricts 4A and 4B, for purposes of this subsection, a bedroom is defined as having at least 100 square feet of floor area and direct access to a closet.

(3) In Subdistrict 4A, at least one parking space per residential unit must be located on the same building site as the residential unit. Any additional required parking spaces must be located on a building site within Subdistrict 4A and within 200 feet of the building site containing the residential use.

(d) Restaurant.

(1) One space per 125 square feet of floor area.

(2) Except as provided in this subsection, any outdoor dining area, whether or

not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, "outdoor dining area" means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

(3) In Subdistricts 4A and 4B, 50 percent of an outdoor dining area, whether or not covered, is excluded for calculation of the parking requirement as long as the outdoor dining area is within 20 feet of, and has direct access to, a street, sidewalk, or publically accessible open space. This exclusion only applies to an area up to 20 percent of the size of the indoor floor area. Any portion of an outdoor dining area in excess of 20 percent of the size of the indoor floor area must be parked in accordance with Paragraph (2).

(e) Retail and personal service in Subdistricts 4A and 4B. Except for a business school; commercial amusement (inside); furniture store; nursery, garden shop, or plant sales; and theater, one space per 250 square feet of floor area. The floor area of a sales/leasing office and amenities for residential uses that are part of a mixed use project do not count for purposes of determining parking calculations. The non-residential portion of a live/work unit is treated as an office or a retail and personal service use for parking purposes.

(f) Retirement housing in Subdistricts 4A and 4B. 0.7 spaces per dwelling unit or suite. In Subdistrict 4A, all required parking must be located on the same building site as the retirement housing use.

(g) Above-grade off-street parking. Parking is permitted on any level of a building.

(h) Bicycle parking. If an institutional and community service use, mixed-use project, or retail and personal service use has a floor area of 4,000 square feet or more, it must provide a lockable rack for a minimum of two bicycles.

(i) Mixed-use shared parking reduction.

(1) Office and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 120 spaces [(100 x 1.00) + (80 x .25) = 120].

(2) Retail and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 160 spaces [(100 x 1.00) + (80 x .75) = 160].

(3) If a mixed-use project has office, retail, and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office-residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.

(4) The parking reduction in this subsection may not be used in Subdistrict 1C.

(j) On-street parallel, straight, or angled head-in parking.

(1) Except as provided in this subsection, any on-street parallel parking spaces on West Commerce Street, Fort Worth Avenue, or a street that intersects Fort Worth Avenue may be counted toward the parking requirement of the use adjacent to the on-street parallel parking space.

(A) An on-street parallel parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(2) In Subdistrict 4A, any on-street parallel, straight, or angled head-in parking space may be counted toward the total off-street parking requirement of the use adjacent to the on-street parallel, straight, or angled head-in parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) In Subdistrict 4B, parallel, straight, or angled head-in parking accessed from the alley between Subdistrict 4B and Colorado Boulevard is allowed and screening from the alley is not required.

(4) In Subdistrict 4B, on-street parallel, straight, or angled head-in parking may be counted towards the total off-street parking requirement.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8 ÷ 24 = one-third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(k) Parking to the rear of the main structure.

(1) In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.

(l) Parking structures.

(1) In Subdistrict 4A, if an aboveground parking structure is located within 200 feet of an adjacent residential district not dedicated to a public park, playground, or golf course use, the parking must be concealed in a structure with a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(2) Except as provided in this subparagraph, aboveground parking structures are prohibited in Subdistrict 4A within 100 feet of a residential district not dedicated to a public park, playground, or golf course use. If an aboveground parking structure is located in that portion of Subdistrict 4A shown on Exhibit 714H, which is located within 100 feet of the boundary of the adjacent residential district, the aboveground parking structure must be aligned with the existing aboveground parking structure. If the existing aboveground parking structure in the adjacent residential district is demolished or is not used for parking prior to construction of the aboveground parking structure in Subdistrict 4A, the aboveground parking structure in Subdistrict 4A must be located more than 100 feet from the boundary line of the adjacent residential district.

(3) In Subdistrict 2D, parking must be concealed in a structure with a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(m) Loading.

(1) In Subdistricts 4A and 4B, a nonresidential use with a floor area greater than 10,000 square feet, but less than 20,000 square feet, per occupancy must have one small size loading space as defined in Section 51A-4.303.

(2) In Subdistricts 4A and 4B, a required loading space may be located within the public right-of-way.

(n) Parking lanes and private drives. In Subdistrict 4B, parking lanes and private drives may be accessed from an alley. (Ord. Nos. 25898; 26876; 27820; 28505; 29654)

SEC. 51P-714.114. LANDSCAPING.

(a) In general.

(1) Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

(2) Landscaping of streets as shown in Exhibit 714F is required.

(b) Street trees.

(1) One street tree must be provided per 30 feet of street frontage, with a minimum of two street trees per building site. Along Fort Worth Avenue in Subdistrict 1C, small tree types, as listed in Section 51P-714.114 (c)(5) may be provided in lieu of street trees.

(2) It is recommended that, to the extent possible, street trees be spaced 30 feet apart, but, where necessary, street trees may be spaced a minimum of 20 feet apart.

(3) Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted.

(4) In Subdistricts 1A and 1B, street trees must be placed in a 16-foot square tree grate. In Subdistrict 1C, street trees must be planted in either a minimum 16-foot square tree grate or a minimum 4x6 foot planting area. In Subdistrict 1C, street trees must be planted within six feet of the back of curb.

(5) In Subdistrict 2, street trees must be placed in a four-foot-wide planting

strip with a minimum length of six feet.

(6) In Subdistrict 3, street trees must be placed in a 16-foot square tree grate.

(7) Except as provided in this subsection, in Subdistrict 4, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(8) In Subdistricts 4A and 4B, street trees must be placed in a minimum 15 square foot tree grate if placed within a sidewalk or other non-permeable area. In Subdistricts 4A and 4B, street trees not planted within a sidewalk or other non-permeable area must be placed in a minimum 15 square foot planting strip. In Subdistricts 4A and 4B, street trees may be placed anywhere within the public right-of-way.

(9) In Subdistricts 4A and 4B, credit will be given for the preservation of existing street trees in accordance with Section 51A-10.125(b)(3)(B).

(10) In Subdistricts 4A and 4B, site trees and street trees planted in the right-of-way count as replacement trees required for the mitigation of protected trees.

(11) In Subdistrict 5, street trees along Fort Worth Avenue must be placed in a 16-foot square tree grate, and street trees along all other streets must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(12) Street trees at the following frontages must be placed in a 16-foot[-]square tree grate:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(13) Trees must be evenly spaced over the length of a planting strip.

(14) Except for Subdistrict 1C, see Exhibit 714F for the required location of tree grates or planting strips.

(15) Except as provided in this paragraph, street trees may not be counted as site trees. In Subdistrict 4A, street trees may be counted as site trees. In Subdistrict 4B, street trees

other than those directly adjacent to Fort Worth Avenue may be counted as site trees.

(16) Except as provided in this section, street trees must be provided from the following list of Texas native or adapted species:

Scientific name	Common name	Tree type
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy** ***[Subdistrict 1C only]***
Diospyros virginiana (male only)	**Common persimmon**	**Large canopy**
Fraxinus americana	**White ash**	**Large canopy**
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy** ***[Subdistrict 1C only]***
Gymnocladus dioicus	**Kentucky coffee tree**	**Large canopy**
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy** ***[Subdistrict 4A and 4B only]***
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy [Subdistrict 1C only]**
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy** ***[Subdistricts 1C, 4A and 4B only]***
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy** ***[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**

(17) Street trees required to be planted along West Commerce Street or Fort Worth Avenue must be provided from the following list of Texas native or adapted species:

Scientific name	Common name	Tree type
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy** ***[Subdistrict 1C only]***
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy** ***[Subdistrict 1C only]***
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Pistachia chinensis	**Chinese pistachio**	**Large canopy**

Prosopis glandulosa	**Maverick mesquite**	**Large canopy *[Subdistrict 4A and 4B only]***
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy *[Subdistrict 1C only]***
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy *[Subdistricts 1C, 4A and 4B only]***
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy *[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**

(c) Site trees.

(1) One site tree must be provided per 3,000 square feet of lot area or fraction thereof, with a minimum of four trees provided.

(2) Site trees must have a minimum caliper of two inches.

(3) Site trees may not be counted as street trees.

(4) In Subdistricts 4A and 4B, site trees planted in the right-of-way count as replacement trees required for the mitigation or protected trees.

(5) Except as provided in this paragraph, site trees must be provided from the following list of Texas native or adapted species. In Subdistrict 1C, other species of trees may be used as street trees with approval from the building official.

Scientific name	**Common name**	**Tree type**
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy *[Subdistrict 1C only]***
Aesculus glaba v. arguta	**Texas buckeye**	**Small**
Aesculus pavia	**Red buckeye**	**Small**
Carya illinoinensis	**Pecan**	**Large canopy**
Carya texana	**Black hickory**	**Large canopy**
Cercis canadensis	**Redbud**	**Small**
Chilopsis linearis	**Desert willow**	**Small**
Diospyros texana	**Texas persimmon**	**Small**
Diospyros virginiana (male only)	**Common persimmon**	**Large canopy**
Fraxinus americana	**White ash**	**Large canopy**

Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy *[Subdistrict 1C only]***
Gymnocladus dioicus	**Kentucky coffee tree**	**Large canopy**
Ilex decidua	**Deciduous holly or Possumhaw**	**Small**
Ilex vomitoria	**Yaupon holly**	**Small**
Juglans microcarpa	**Texas black walnut**	**Large canopy**
Juniperus ashei	**Ashe juniper**	**Small**
Juniperus virginiana	**Eastern red cedar**	**Large noncanopy**
Lagerstroemia indica	**Crepe myrtle**	**Small**
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Magnolia grandiflora	**Southern magnolia**	**Large noncanopy**
Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Mesquite**	**Small**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy *[Subdistrict 4A and 4B only]***
Prunus mexicana	**Mexican plum**	**Small**
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus macrocarpa	**Bur oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy [Subdistrict 1C only]**
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy *[Subdistricts 1C,4A and 4B only]***
Rhamnus caroliniana	**Carolina buckthorn**	**Small**
Rhus lanceolata	**Flameleaf sumac**	**Small**
Rhus virens	**Evergreen sumac**	**Small**
Sophora affinis	**Eve's necklace**	**Small**
Taxodium ascandens	**Pond cypress**	**Large noncanopy**
Taxodium distichum	**Bald cypress**	**Large noncanopy**
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy *[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**
Viburnum rufidulum	**Rusty blackhaw viburnum**	**Small**

(d) Parking lot trees.

(1) Except as provided in this subsection, each required parking space must be within 75 feet of the trunk of a large canopy site tree.

(2) In Subdistricts 4A and 4B, each required parking space not within a parking structure must be within 75 feet of either a site tree or street tree.

(3) Parking lot trees must have a minimum caliper of three inches.

(4) Parking lot trees may not be planted closer than two feet from a paved surface.

(5) Parking lot trees may be counted as site trees, but may not be counted as street trees.

(e) Prohibited trees. The following trees may not be planted within this district:

Scientific name	Common name
Pyrus calleryana	**Bradford pear**
Populus deltoides	**Cottonwood**
Albizia julbrissen	**Mimosa**

(f) Open space fund.

(1) If a property owner cannot plant all the required trees on the building site, the property owner shall make a payment into the West Commerce Street/Fort Worth Avenue Open Space Fund for no more than 50 percent of the required trees.

(2) The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a tree equal in caliper to the tree not planted, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining the tree for two years as determined by the park and recreation department.

(3) The department shall administer a city account to be known as the West Commerce Street/Fort Worth Avenue Open Space Fund. Funds from the West Commerce Street/Fort Worth Avenue Open Space Fund must be used only for acquiring and maintaining property for parks and open space within this district and for median landscape improvement on West Commerce Street or Fort Worth Avenue. The Fort Worth Avenue Development Group, its successor or a similar organization, should be consulted on uses of the fund

(g) Landscaping in the public right-of-way.

(1) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(2) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this district. 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 right-of-way landscape permit. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at 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 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.

(3) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(4) Upon the installation of landscaping in the public right-of-way, the owners or tenants 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.

(5) Each owner or tenant is responsible for maintaining the right-of-way landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain right-of-way landscaping or make repairs. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of landscaping in the public right-of-way.

(h) Plant requirements. Plants used to satisfy landscape requirements must comply with the following requirements:

(1) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Solid sod or hydro-mulch grass may be used.

(3) Artificial plant materials may not be used.

(4) Any required landscaping that dies must be replaced.

(5) Except as provided in this subsection, trees and shrubs must be planted at least 10 feet from the centerline of any water or sewer main. Landscaping over water or sewer mains must be limited to ground cover.

(6) In Subdistricts 4A and 4B, trees and shrubs must be planted at least five feet from the centerline of any water or sewer main.

(7) Trees must be trimmed to provide adequate clearance for pedestrians and vehicles so as not to create a safety hazard.

(8) Trees may not be located within 15 feet of light poles, signal lights, warning signs, or traffic control devices. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(9) Trees may not be planted within 90 feet of a school crossing or a railroad crossing. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(10) An adequate irrigation and drainage system must be provided for all landscaping. Drought tolerant plants must be used when an irrigation system is not provided. See Section 51A-10.106, "Irrigation Requirements."

(11) Plants other than trees within parkways must be maintained so that they do not overhang the curb.

(i) Plantings within medians.

(1) Trees within medians may not be planted adjacent to left turn lanes.

(2) Trees within medians must be located so as to provide adequate sight distance.

(3) Trees within medians may not be planted within 30 feet of the tip of the median.

(4) Trees within medians may not be planted within three feet of the back of the curb.

(5) Trees within medians must be placed in a six-foot-wide planting strip.

(6) Plants other than trees within medians must be maintained so that they do not overhang the curb.

(7) Trees within medians must have a minimum clearance of 15 feet.

(8) Drought tolerant plants must be used in medians.

(j) Landscape plan.

(1) This section becomes applicable to a building site when an application is made for a building permit for construction work that within a 24-month period:

(A) increases the number of stories in a building on the site;

(B) increases the combined floor area of all buildings on the site; or

(C) increases the nonpermeable coverage on the site by 1,000 square feet or more.

(2) Landscape plans must be reviewed by water utilities and the department of public works and transportation.

(3) A landscape plan must include a schedule for maintenance of required landscaping.

(4) A landscape plan must earn at least 75 points (out of a total of 125 possible points). The points awarded for providing each feature is provided in parentheses. Existing landscaping qualifies for points. If the landscape plan earns at least 75 points, the design standards of Section 51A-10.126, "Design Standards," are not required.

(A) Lighting. (Total possible points = 30) Ten points each are awarded for providing tree lighting, building facade lighting, or landscape area lighting. Tree lighting must provide lighting in each tree in the front yard. Building facade lighting must illuminate the entire front facade. Landscape area lighting must illuminate a landscape feature such as a planting bed, fountain, sculpture, or water feature. The lighting must be at least 1.5 foot-candles in intensity.

(B) Foundation planting strip. (Total possible points = 30) Thirty points are awarded for a three-foot-wide foundation planting strip extending along at least 50 percent of the foundation facing the street. The foundation planting strip must have evergreen shrubs planted every three feet on center.

(C) Seasonal color landscaping. (Total possible points = 15) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for each 10 square feet of landscape area. The plants in the landscape area must be changed at least twice per year with appropriate seasonal color plants. The landscape area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(D) Native or adapted xeriscape landscaping. (Total possible points = 30) Points may be obtained for using native plants or xeriscape plants for at least 80 percent of the landscape requirement. Native plants or adapted xeriscape plants listed in Exhibit 714C must be used.

(E) Creation of open space. (Total possible points = 20) Five points are awarded for every 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this district. For purposes of this subparagraph, "open space" means a contiguous space containing primarily grass or vegetation and pedestrian amenities such

as fountains, benches, paths, or shade structures. In Subdistricts 4A and 4B, dog parks, community gardens, and publically-accessed plazas are also open space. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 1C.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C.

(2) Vehicular a[A]ccess to and from Subdistrict 4B is restricted to Colorado Boulevard and Walter Drive is permitted only at the locations in existence on February 24, 2010.

(3) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(c) Sidewalk standards.

In Subdistricts 1A and 1B, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue.

(2) In Subdistrict 2, there must be a six-foot sidewalk.

(3) In Subdistrict 3, there must be a 12-foot sidewalk along Fort Worth Avenue, and an 11-foot, six-inch sidewalk along any other street.

(4) Except as provided in this subsection, in Subdistrict 4, there must be a six-foot sidewalk.

(5) In Subdistricts 4A and 4B, the minimum width of sidewalks along Fort Worth Avenue is 10 feet. At least five feet of the sidewalks along Fort Worth Avenue must be made of concrete; the remainder may be an aggregate or permeable surface. All other sidewalks along a right-of-way must be at least six-feet-wide with at least three feet of the sidewalk unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction. If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement or access agreement to the city to assure its availability to the public as a permanent pedestrian way.

(6) In Subdistrict 5, there must be a 10-foot sidewalk.

(7) Except as provided in this paragraph, see Exhibit 714F for the required widths of sidewalks. See Paragraph (1) for the required width of sidewalks in Subdistrict 1C.

(8) The street curb may not be counted as part of the sidewalk width.

(9) The following frontages must provide the sidewalks shown on page 6 of Exhibit 714F.

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(10) Sidewalk widths must taper or expand to match the width of existing sidewalks in front of adjacent properties at the point of convergence.

(11) Sidewalks must be located along the entire length of the street frontage.

(12) Each owner or tenant is responsible for maintaining sidewalks, and for keeping sidewalks safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain sidewalks or make repairs. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction.

If a structure is built in Permissible Building Area E in Subdistrict 1C before structures are built in Permissible Building Areas A, B, C, and D and surface parking exists between Permissible Building Area E and the the public right-of-way, then the surface parking must be screened from the public right-of-way with a low screen until structures are built in Permissible Building Areas A, B, C, and D. In Subdistrict 1C, screening of surface parking is not required for any surface parking between Permissible Building Areas C and D.

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a solid fence. One side may be a gate.

(2) Screening materials must match the main building. This provision does not apply to Subdistrict 1C.

(3) Screening must be at least as tall as the objects being screened, but in no case less than six feet in height.

(4) Each panel of the gate must have a pin that can be inserted in a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Outside storage areas.

(1) Except as provided in this subsection, all outside storage areas for commercial and business services uses and industrial uses must be entirely screened on any side visible from a street with a fully sight-obscuring fence or a high screen.

(2) In Subdistrict 1C, outside storage used for temporary outside display and sales does not need to be screened.

(3) In Subdistrict 1C, accessory outside storage provided in conjunction with a special temporary retail use must be screened with a minimum four-foot solid screen. Metal panels or slats are prohibited screening materials. Accessory outside storage may not exceed five percent of the land area associated with each special temporary retail use.

(f) Nonresidential buildings. The rear or service side of a nonresidential building must be screened with a partially sight-obscuring fence if the nonresidential building is exposed to a residential use.

(g) Maintenance.

(1) Each owner or tenant is responsible for maintaining screening at no expense to the city, and the city is absolutely exempt from any requirements to maintain screening or make repairs.

(2) Screening must be properly maintained so that:

(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.117. SIGNS.

(a) See Division 51A-7.2000, "Provisions for the West Commerce Street/Fort Worth Avenue Sign District," of Article VII."

(b) No signs are permitted on street car/trolley shelters except government signs, street car or trolley system logos, schedules, and route information. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way. In Subdistrict 4B, the primary facade and primary entrance of new construction must be oriented to face Fort Worth Avenue.

(2) Except as provided in 51P-714.111(c)(1)(D), ~~G~~garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In

Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.

(1) In general. All street-facing entrances must be architecturally prominent and clearly visible from the street. This provision applies only to new construction. In Subdistrict 1C, except as provided in 51A-714.118(e)(3), all customer entrances for retail and personal service uses must have the same level of design and articulation whether street-facing or not.

(2) Primary customer entrances for retail and personal service uses in all subdistricts. Except as provided in 51A-714.118(e)(3), primary customer entrances for retail and personal service uses must face the street. For corner lots, primary customer entrances for retail and personal service uses may be oriented toward the corner. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

(A) Arcade.

(B) Arch.

(C) Attached tower or turret.

(D) Awning.

(E) Canopy.

(F) Decorative elements such as tile work, molding, raised banding, or projected banding.

(G) Display windows.

(H) Integral planters or wing walls that incorporate landscaped areas or places for sitting.

(I) Overhang.

(J) Peaked roof form.

(K) Patio.

(L) Porch.

(M) Portico.

(N) Projection.

(O) Raised corniced parapet.

(P) Recess.

(3) Additional regulations for customer entrances for retail and personal service uses in Subdistrict 1C. Street-facing customer entrances must be provided as follows:

(A) In Permissible Building Area A, one entrance must be oriented to Sylvan Avenue unless the facade oriented to Sylvan Avenue is 60 percent or more glazing. For purposes of calculating glazing percentage, glazing must be located a minimum of three feet above grade and a maximum of 10 feet above grade.

(B) In Permissible Building Area B, one entrance must be oriented to Sylvan Avenue.

(C) In Permissible Building Area C, two entrances must be oriented to a public street.

(D) In Permissible Building Area D, one entrance must be oriented to Ft. Worth Avneue.

(E) Four of the five entrances required in this paragraph must comply with Paragraph (2). All other entrances are not required to comply with Paragraph (2).

(f) Facades.

(1) Street-facing facades on a single development tract must have similar architectural design.

(2) Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements. Single family uses in Subdistrict 4B must have at least one of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(3) The ground floor of the primary facade of nonresidential uses or mixed-use projects with retail uses on the ground floor must have at least two of the following elements for at least 60 percent of the width of the facade:

(A) Arcades, canopies, or secondary roofs to provide shade.

(B) Display windows.

(C) Awnings associated with windows or doors.

(4) Except in Subdistrict 1C and Subdistrict 4B, street-facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(5) Accessory structures must have the same architectural detail, design elements, materials, and roof design as the primary structure.

(6) Except as provided in this paragraph, any parking structure for a residential use must be constructed of comparable materials and be of the same architectural treatment as the dwelling units. In Subdistrict 4A, this provision only applies to a facade facing a public street.

(7) Additions and alterations must have the same architectural detail, design elements, materials, and roof design as the portion of the structure that is not being altered.

(8) That portion of the ground-level floor facing the street of any multi-floor parking facility must have a use other than parking. For Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground-level western facade must be a use other than parking.

(9) Except in Subdistrict 1C, at least 20 percent, but no more than 80 percent, of street-facing facades of nonresidential uses must be windows and doors. In Subdistrict 1C, at least 20 percent, but no more than 80 percent, of non-street level facades of nonresidential uses must be windows and doors, except for residential portions of mixed-use structures. Windows and doors on street-level facades in Subdistrict 1C must be provided as follows:

	Permissible Building Area A	Permissible Building Area B	Permissible Building Area C	Permissible Building Area D
Minimum transparency required**	50% facing Sylvan*	50% facing Sylvan	50% facing Sylvan	60% facing Fort Worth Ave

* See SEC. 51P-714.118(e)(3) for additional requirements.

** For purposes of calculating the minimum transparency required, glazing must be located a minimum of 3 feet and a maximum of 10 feet above grade.

(10) If a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. If the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry. In Subdistrict 1C, metal and stucco are allowed in addition to masonry on up to 50 percent of the total area of street-facing facade per street frontage. In Subdistrict 4B, 75 percent of the first-story street-facing facade, excluding fenestration, must be masonry.

(11) Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.

(12) Within Permissible Building Area E in Subdistrict 1C, vehicular access must be provided from west to east.

(13) Within Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground floor of any parking structure oriented to and visible from the east boundary line of Subdistrict 1C must be screened by plant material.

(14) In Subdistrict 1C, facades oriented to Sylvan Avenue and Ft. Worth Avenue may have overhead garage-type doors if the doors do not open to an automotive use.

(15) In Subdistrict 4B, facades of single family structures that face Walter Drive or Colorado Boulevard must have a minimum 10 percent fenestration.

(g) Fences and walls. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may spread out over the length of the fence or wall. In Subdistrict 4B, a maximum four-foot-high fence is allowed in a front yard. A maximum three-foot-high handrail may be located on retaining walls in a front yard.

(h) Materials. Exterior building materials should be high quality and durable.

(1) Glass.

(A) Allowed. Glass is allowed. In Subdistrict 1C, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

(B) Prohibited. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, "reflectance" is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

(i) Brick.

(ii) Cement-based siding or panels.

(iii) Finished concrete masonry units such as split-faced concrete masonry units.

(iv) Tilt architectural pre-cast concrete with an applied masonry finish.

(B) Prohibited.

(i) Painted brick.

(ii) Simulated brick.

(iii) Unfinished concrete masonry units.

(3) Metal.

(A) Allowed. No more than 20 percent of a street-facing facade may be flat or corrugated metal panels. In Subdistrict 1C, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

(B) Prohibited.

(i) Aluminum siding.

(ii) Reflective metal panels.

(4) Plastic.

(A) Allowed. Fiberglass.

(B) Prohibited. Plastic, including plastic siding and vinyl siding.

(5) Stone.

(A) Allowed.

(i) Cast stone.

(ii) Materials that simulate natural stone.

(iii) Natural stone.

(B) Prohibited. Painted stone.

(6) Stucco.

(A) Allowed. Stucco. In Subdistricts 4A and 4B, miscellaneous foam trim sections are permissible as base material to be covered in stucco.

(B) Prohibited. Simulated stucco. In Subdistricts 4A and 4B, exterior insulated finish systems (EIFS).

(7) Tile. Terra cotta and tile are allowed.

(8) Wood.

(A) Allowed.

(i) Natural wood.

(ii) No more than 20 percent of a street-facing facade may be shake shingles or plywood.

(B) Prohibited. Flakeboard.

(i) Roofs. Roofs must comply with the following:

(1) Sloped roofs must have a pitch of 4:12 or more, and must have overhanging eaves extending no less than 12 inches past the supporting walls.

(2) Flat roofs and roofs with a pitch of less than 4:12 must have a parapet that meets the following:

(A) The parapet must be articulated or detailed as an element distinct from other building facade elements.

(B) Single-story buildings must have a parapet at least 18 inches high.

(C) Multi-story buildings must have a parapet at least 24 inches high.

(3) Except as allowed in Subdistrict 1C, mechanical equipment, skylights, and solar panels on roofs must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way. In Subdistrict 1C, skylights and solar panels may be part of any structure regardless of visibility.

(j) Story dimensions.

(1) A minimum 10-foot floor-to-floor dimension is required for the ground floor of single-story and multi-story residential structures. Except in Subdistricts 4A and 4B, the foundation must be two feet above grade.

(2) A minimum 12-foot floor-to-floor dimension is required for the ground floor of single-story nonresidential structures and single-story mixed-use projects.

(3) Except as provided in this subsection, a minimum 14-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and multi-story mixed-use projects.

(4) In Subdistrict 4A, a minimum 10-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed use projects.

(5) In Subdistrict 4B, a minimum nine-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed-use projects.

(6) In Subdistricts 4A and 4B, a minimum eight-foot floor-to-floor dimension is required for any residential portion of a structure. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.119. ADDITIONAL PROVISIONS.

(a) In general. Property within this district must be properly maintained in a state of good repair and neat appearance.

(b) Compliance. Development and use of property within this district must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Visual obstruction regulations. A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is in a visibility triangle and between two and one-half feet and eight feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the

portion of the street adjacent to the visibility triangle. The board of adjustment shall grant a special exception to the requirements of this subsection when, in the opinion of the board of adjustment, the item will not constitute a traffic hazard.

(d) Temporary cellular unit.

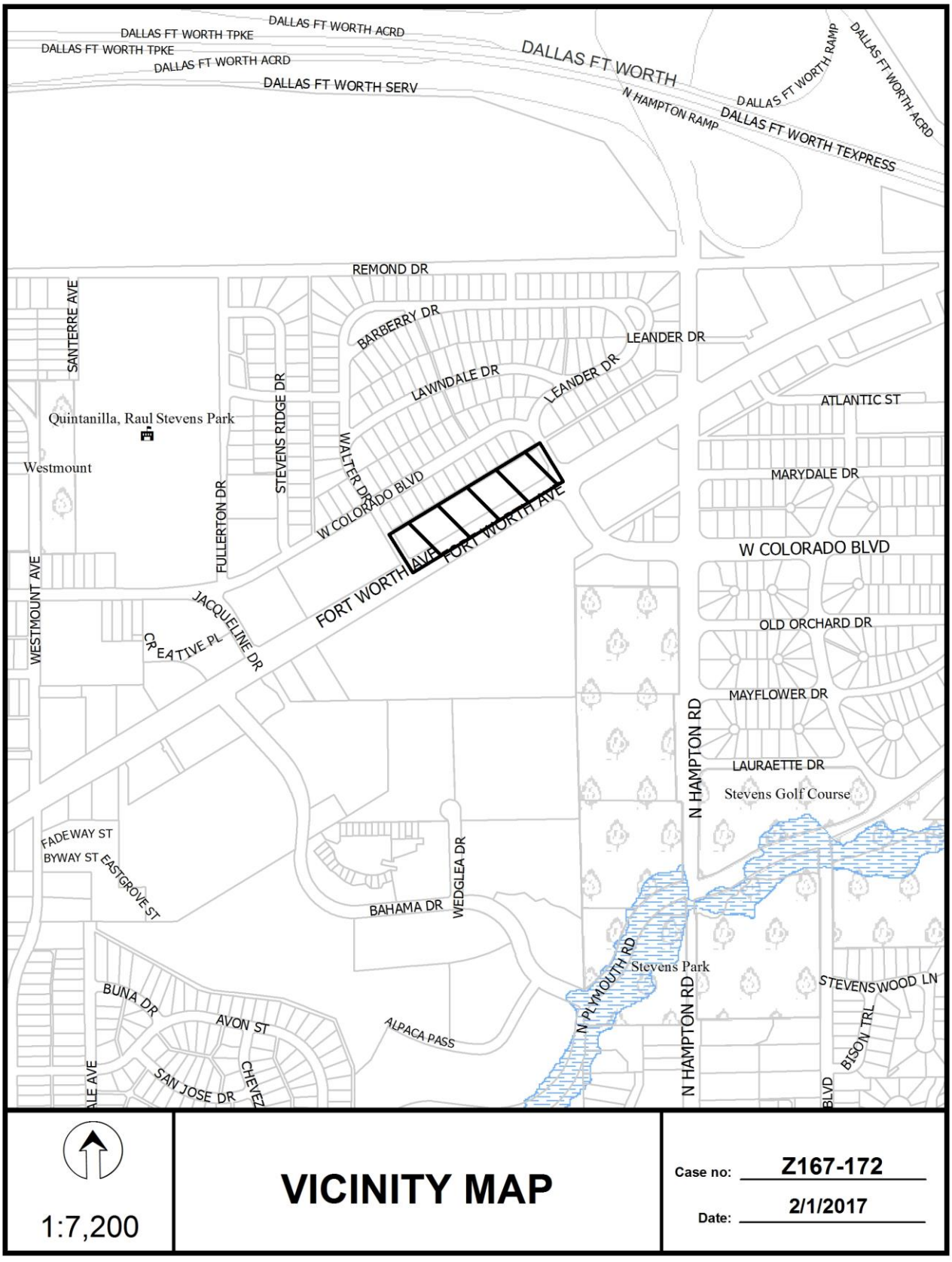
(1) The building official may issue a certificate of occupancy for a period not to exceed one year. The building official may grant two six-month extensions if an application for or amendment to a specific use permit or planned development district has been filed with the director or a permit is issued for the replacement of the existing tower/antenna for cellular communication.

(2) A temporary cellular unit must be removed upon the expiration of its certificate of occupancy or upon the completion or expiration of a permit to construct a structure to mount a permanent mounted cellular antenna, a monopole cellular tower, or other cellular antenna. (Ord. Nos. 25898; 29914)

SEC. 51P-714.120. 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 director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 25898)



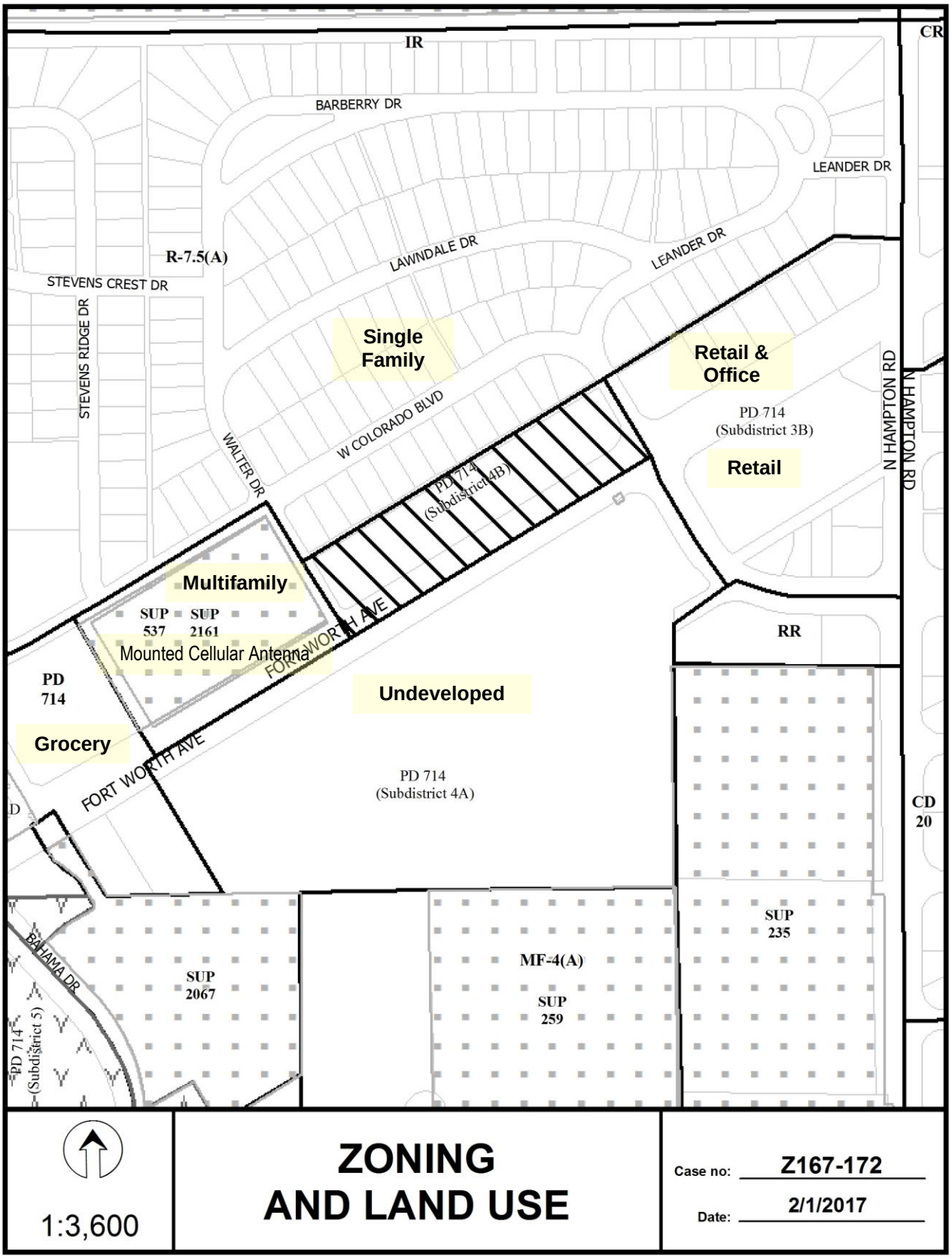
1:7,200

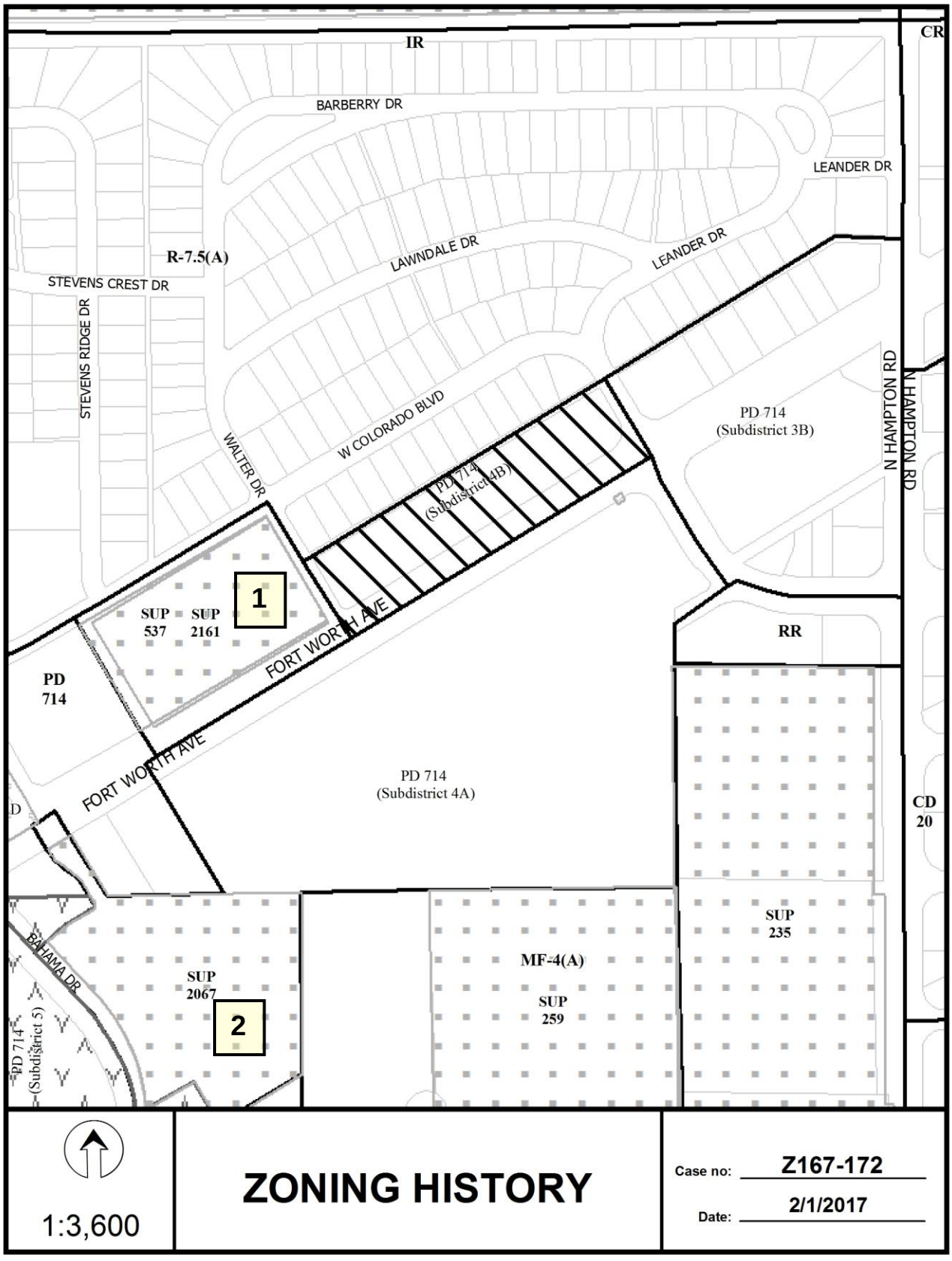
VICINITY MAP

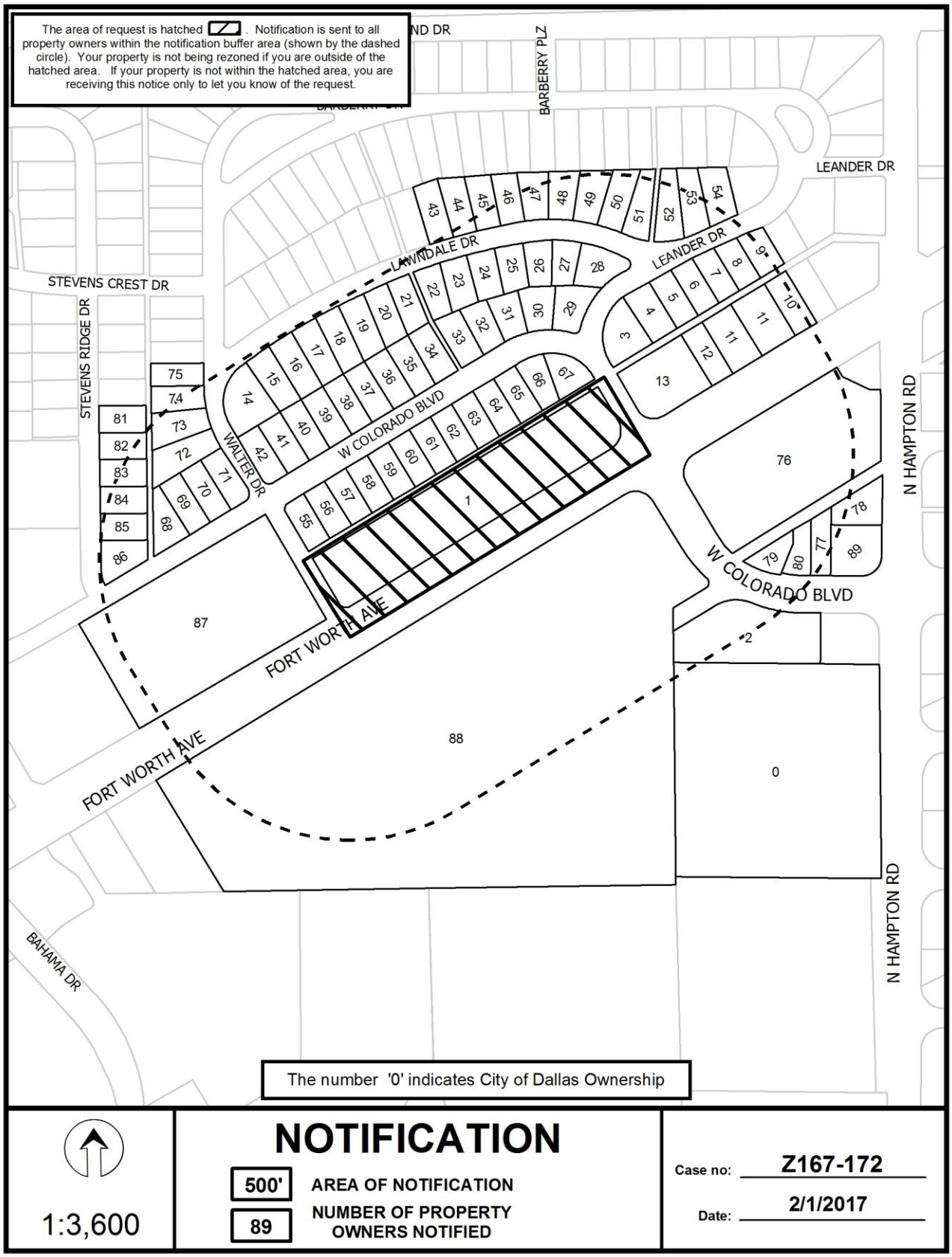
Case no: Z167-172

Date: 2/1/2017


REMOND DR
BARBERRY PLZ
BARBERRY DR
LEANDER DR
LAWNDALE DR
LEANDER DR
STEVENS CREST DR
STEVENS RIDGE DR
WALTER DR
W COLORADO BLVD
N HAMPTON RD
W COLORADO BLVD
FORT WORTH AVE
FORT WORTH AVE
BAHAMA DR
N HAMPTON RD
1:3,600
AERIAL MAP
Case no: Z167-172
Date: 2/1/2017


IR
CR
BARBERRY DR
LEANDER DR
LAWNDALE DR
LEANDER DR
R-7.5(A)
STEVENS CREST DR
STEVENS RIDGE DR
Single Family
Retail & Office
PD 714 (Subdistrict 3B)
Retail
N HAMPTON RD
W COLORADO BLVD
WALTER DR
PD 714 (Subdistrict 4B)
Multifamily
SUP 537
SUP 2161
Mounted Cellular Antenna
FORT WORTH AVE
RR
PD 714
Undeveloped
Grocery
FORT WORTH AVE
PD 714 (Subdistrict 4A)
CD 20
SUP 235
BAHAMA DR
SUP 2067
MF-4(A)
SUP 259
PD 714 (Subdistrict 5)
1:3,600
ZONING AND LAND USE
Case no: Z167-172
Date: 2/1/2017


IR
CR
BARBERRY DR
LEANDER DR
LAWNDALE DR
LEANDER DR
R-7.5(A)
STEVENS CREST DR
STEVENS RIDGE DR
WALTER DR
W COLORADO BLVD
PD 714
(Subdistrict 3B)
N HAMPTON RD
PD 714
(Subdistrict 4B)
1
SUP
537
SUP
2161
FORT WORTH AVE
RR
PD
714
FORT WORTH AVE
PD 714
(Subdistrict 4A)
CD
20
SUP
235
BAHAMA DR
SUP
2067
2
MF-4(A)
SUP
259
PD 714
(Subdistrict 5)
1:3,600
ZONING HISTORY
Case no: Z167-172
Date: 2/1/2017


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.
BARBERRY PLZ
LEANDER DR
LAWNDALE DR
STEVENS CREST DR
STEVENS RIDGE DR
WALTER DR
W COLORADO BLVD
FORT WORTH AVE
N HAMPTON RD
BAHAMA DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
89
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-172
Date: 2/1/2017

01/31/2017

Notification List of Property Owners

Z167-172

89 Property Owners Notified

Label #	*Address*		*Owner*
1	2201	FORT WORTH AVE	CPIF INVESTORS 1 LP
2	2100	W COLORADO BLVD	CALABRIA JAMES THOMAS
3	2146	LEANDER DR	ROSO ANTHONY R
4	2142	LEANDER DR	GODWIN JOSEPH H
5	2136	LEANDER DR	NEWTON SHEILA &
6	2132	LEANDER DR	PICKETT CLINT D
7	2126	LEANDER DR	JACKSON ERIC W
8	2122	LEANDER DR	FLORES ANDRE
9	2116	LEANDER DR	FANNIN BRIAN
10	2115	FORT WORTH AVE	WILMOTH JOINT GRANTORS TR
11	2131	FORT WORTH AVE	SAGINAW HARRY
12	2139	FORT WORTH AVE	2139 FT WORTH AVE LLC
13	2151	FORT WORTH AVE	LEISURE & RECREATION
14	2336	LAWNDALE DR	TREJO F R
15	2332	LAWNDALE DR	PANOPOULOS MARINA
16	2328	LAWNDALE DR	MCCONNELL BENJAMIN M &
17	2324	LAWNDALE DR	FRIEDEL CHERIE L
18	2318	LAWNDALE DR	BOGGAN GREGORY
19	2314	LAWNDALE DR	CARVELL DENA MARIE REV LIV TR THE &
20	2306	LAWNDALE DR	JOHNSON VAN A
21	2302	LAWNDALE DR	ROMERO JOHN M
22	2240	LAWNDALE DR	ROECKER RICHARD J
23	2234	LAWNDALE DR	HATTON JACQUELYN J
24	2230	LAWNDALE DR	HILES JUSTIN S &
25	2226	LAWNDALE DR	TRISTAN JONATHAN STEPHEN &
26	2218	LAWNDALE DR	MOUNT PAMELA JANE

01/31/2017

Label #	*Address*		*Owner*
27	2214	LAWNDALE DR	BREEDLOVE BRIAN
28	2202	LAWNDALE DR	BOYD JOHN A &
29	2203	W COLORADO BLVD	DEGIRONEMO LOUIS
30	2209	W COLORADO BLVD	MYNATT MARK D &
31	2215	W COLORADO BLVD	JONES CLIFFORD N JR & MARJORIE JONES
32	2219	W COLORADO BLVD	GUERRA GONZALEZ EVELYN & ABEL GUERRA
33	2223	W COLORADO BLVD	WHITE STEPHEN DEWAYNE
34	2229	W COLORADO BLVD	MERTZ JENNIFER S
35	2235	W COLORADO BLVD	GARZA TRINIDAD
36	2241	W COLORADO BLVD	ROSALES HENRY
37	2303	W COLORADO BLVD	PRUITT CHARLES W & JANIS K
38	2307	W COLORADO BLVD	WILKINSON STEPHEN E
39	2309	W COLORADO BLVD	SMITH LARRY
40	2315	W COLORADO BLVD	LELAND ROBYN
41	2323	W COLORADO BLVD	DUNCAN BATSON TRUST
42	2329	W COLORADO BLVD	WATKINS KEVIN DEMETRI
43	2243	LAWNDALE DR	ZACCARELLO ALICE
44	2239	LAWNDALE DR	MUNOZ ROBERT
45	2235	LAWNDALE DR	PETERS MATTHEW &
46	2229	LAWNDALE DR	PREZIOSI DAVID S
47	2225	LAWNDALE DR	BOZEK CHARLES G
48	2219	LAWNDALE DR	MCELFRESH TODD E
49	2215	LAWNDALE DR	BAKER JOHN THOMAS
50	2209	LAWNDALE DR	LEWIS NELLIE B
51	2203	LAWNDALE DR	ZARRELLA NANCY CHATMAS
52	2131	LEANDER DR	JELEN JASON LEE
53	2127	LEANDER DR	POWERS JANICE
54	2121	LEANDER DR	BRAZILL STEPHANIE L
55	2328	W COLORADO BLVD	VENTURA STEVE
56	2322	W COLORADO BLVD	GOODYEAR SHARON
57	2318	W COLORADO BLVD	FARRIS MICHAEL

01/31/2017

Label #	*Address*		*Owner*
58	2314	W COLORADO BLVD	SAENZ RENE R & ELIDA T
59	2308	W COLORADO BLVD	MINKLER AMANDA D &
60	2302	W COLORADO BLVD	JOHNSON MYLA A
61	2234	W COLORADO BLVD	SCHAPER ANNETTE
62	2230	W COLORADO BLVD	LEE SCOTT E & LAURA A
63	2226	W COLORADO BLVD	POOL LEONARD
64	2220	W COLORADO BLVD	OCON LUCIA M
65	2214	W COLORADO BLVD	JONES J B
66	2208	W COLORADO BLVD	THOMPSON SHARON MARIE
67	2202	W COLORADO BLVD	IRELAND JACK WADE
68	2419	W COLORADO BLVD	CASTILLO DARRELL
69	2411	W COLORADO BLVD	MORALES ROSALBA L & CESAR H
70	2407	W COLORADO BLVD	DOMINGUEZ VALENTINE G &
71	2403	W COLORADO BLVD	MALONE KEVIN & MELISSA
72	1215	WALTER DR	CZITROM ALEC LADISLAU
73	1219	WALTER DR	CAMPBELL JERRY D &
74	1223	WALTER DR	IMTHURN MELINDA &
75	1227	WALTER DR	CHILES JESSICA
76	2128	FORT WORTH AVE	CENTRO NP HOLDINGS 12 SPEC LLC
77	2111	W COLORADO BLVD	ARTELL CORPORATION
78	1221	N HAMPTON RD	SPECIALTY INVESTMENTS CORPORATION
79	2119	W COLORADO BLVD	MATYASTIK PAUL J
80	2115	W COLORADO BLVD	CLEAR VALLEY PROPERTIES LLC
81	1236	STEVENS RIDGE DR	RIVERA ESMERALDA
82	1230	STEVENS RIDGE DR	GOODRIDGE ERIN
83	1224	STEVENS RIDGE DR	MUNOZ JORGE & ANGELICA R
84	1218	STEVENS RIDGE DR	MUNOZ JESUS M & LUCINA
85	1212	STEVENS RIDGE DR	MENDOZA JOVITO
86	1206	STEVENS RIDGE DR	GAYTAN RAUL O
87	2423	FORT WORTH AVE	DALLAS HOUSING AUTHORITY
88	2300	FORT WORTH AVE	CPIF INVESTORS 1 LP

01/31/2017

Label #	*Address*		*Owner*
89	1205	N HAMPTON RD	RODRIGUEZ ROSARIO PADILLO

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER: Z167-173(SM) **DATE FILED:** January 3, 2017

LOCATION: East side of North Westmoreland Drive, south of Interstate Highway 30.

COUNCIL DISTRICT: 1 **MAPSCO:** 43T, U

SIZE OF REQUEST: Approx. 9.25 acres **CENSUS TRACT:** 69.00

OWNER: Dallas County Hospital District

APPLICANT: QuikTrip Corporation

REPRESENTATIVE: Dallas Cothrum, Masterplan

REQUEST: An application for 1) the termination of a portion of Specific Use Permit No. 98 for a quarry; 2) a CR Community Retail District on the southeastern quadrant of the area of request; and 3) a Planned Development District for CR Community Retail District uses on the remainder of the area of request on property zoned an NO(A) Neighborhood Office District and an IR Industrial Research District.

SUMMARY: The purpose of the request is to (1) terminate a portion of an obsolete specific use permit for a quarry, (2) rezone the southeastern quadrant to a CR Community Retail District to facilitate future utility uses for Oncor, and (3) create a Planned Development District for CR Community Retail District uses on the remainder to construct a general merchandise or food store greater than 3,500 square feet and a motor vehicle fueling station [QuikTrip] with modifications to landscaping regulations.

STAFF RECOMMENDATION: **Approval** to repeal a portion of Specific Use Permit No. 98, **approval** of a CR Community Retail District; and **approval** of a Planned Development District, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The area of request has remained undeveloped for approximately 40 years, according to aerial photography from 1968.

- To the west of the area request is Planned Development District No. 811. In September 2009, PDD No. 811 was established to allow for a mixed use development that will provide a combination of retail, commercial, residential and office uses. On May 9, 2012 Council approved an amendment and expansion of PDD No. 811.

- The site has significant topography and is in the general area impacted by the escarpment zone. However, the Director determined that the area of request is determined as a Geologically Similar Area and all development on the site must comply with the City of Dallas Code, Chapter 51A-5.200.

- On March 16, 2017, the City Plan Commission recommended approval of a CR Community Retail District; and approval of a Planned Development District, subject to a development plan and conditions.

- On April 6, 2017, the City Plan Commission reconsidered this item to allow staff to re-advertise the item to add the termination of a portion of Specific Use Permit No. 98 for a quarry for a portion of the property zoned an IR Industrial Research.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Planned Dimension; ROW
Westmoreland Road	Principal Arterial	Minimum 6 lanes, divided; 100 ft.
Interstate Highway 30	Highway	Varies

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request's Traffic Impact Analysis and determined that the proposed development will not be a detriment on the surrounding street system.

COMPREHENSIVE PLAN:

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to

AREA PLAN:

The request site is within the boundary of the *Southwest Dallas Land Use Study, Phase II*, June 1988. The Study encourages office and support retail uses.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	NO(A)	Undeveloped
North	IR, SUP No. 1551, SUP No. 98	Highway, Animal Shelter, Undeveloped
East	NO(A), SUP No. 98	USPS Bulk Mail Center
South	NO(A)	Medical Clinic
West	PD No. 811	Undeveloped

One purpose of the request is to change the zoning in order to allow three retail uses that are prohibited in the existing Neighborhood Office NO(A) District. The new uses are (1) general merchandise or food store greater than 3,500 square feet, (2) motor vehicle fueling station, and (3) a convenience store with drive through. The convenience store with drive through requires a specific use permit and the applicant is currently considering adding that feature to new QuikTrip stores. In the event the applicant decides a drive through is desired, a new application for a Specific Use Permit will be submitted and reviewed.

The second purpose of the request is to separate an area within the property for the future use of ONCOR. This area is proposed to be CR Community Retail and is located in the southeastern quadrant of the property, north of the existing medical clinic building and west of the existing USPS Bulk Mail Center. Other utility towers are also in the vicinity of the request at the western terminus of Remond Drive and on the north line of Remond Drive, east of Hartsdale Drive.

The request site is undeveloped and is conveniently located on the corner of an interstate access road and a major arterial roadway in a nonresidential area. The development pattern for the immediate area consists of a medical clinic, mixed use, and utility uses. These uses are located primarily along Westmoreland Road and the interstate. Because the site is distanced from residential neighborhoods and adjacent to an interstate, the land use is compatible with the surrounding properties.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing							
NO(A) Neighborhood Office	15’	20’ adjacent to residential OTHER: No Min.	0.5 FAR	30’ 2 stories	50%	Proximity Slope Visual Intrusion	Office
Proposed							
CR	15	20’ adjacent to residential OTHER: No Min.	.75 FAR overall .5 office	54’ 4 stories	60%		Retail & personal service
PD with CR base	15	20’ adjacent to residential OTHER: No Min.	.75 FAR overall .5 office	54’ 4 stories	60%		Retail & personal service

Landscaping:

Landscaping requirements in the proposed planned development district must be in accordance with Article X of the Dallas Development Code with one modification to street trees. Because the site contains significant topography, the maximum distance to consider trees as street trees was extended from 30 feet to 60 feet from the street curb. This modification is only proposed on the southwestern boundary of the site and will allow the site to maintain the existing grades so as to not disturb the grades the southern property line.

Sidewalks:

Enlarged sidewalks and pedestrian crossings are also proposed in this request. PDD No. 811 to the west of North Westmoreland Road has a pedestrian friendly environment with large sidewalks. Therefore, matching sidewalk widths, pedestrian crossings, and a pedestrian connection from the sidewalk to the proposed facility are included with the request.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

Geologically Similar Area:

On January 6, 2017, the Director of Sustainable Development and Construction wrote a determination letter that the Property is considered a Geologically Similar Area. The determination was made based on the materials submitted for the determination, the Property is located within an area that was previously covered by Specific Use Permit No. 98 for a quarry, and historical aerial photographs indicate portions of the site and areas immediately adjacent to the site were quarried and mined extensively in the past. Therefore, all development on the site must comply with the regulations for development in Geologically Similar Areas, as defined in Chapter 51A-5.200. Items required for review in accordance with Chapter 51A-5.200 include details of terrain and area drainage, results of a slope stability analysis, a soil erosion control plan, grading plans, and vegetation plans, as prescribed in Chapter 51A-5.200.

Parkland List of Officers

Board Members

Winfred Parnell, MD
Board Chair

Michael D. Williams, FACHE
Vice Chair

Paula Dobbs-Wiggins, MD
Secretary

Brian H. Fant
Marvin A. Earle
Natalie Jenkins Sorrell
Scherry Johnson, EdD
Robert D. Martinez
Jeff Tillotson
Jesse Vallejo
Gonzalo Venegas, MD, F.A.C.O.G

QuikTrip List of Officers

Chester Cadieux III, President/Chief Executive Officer

James Marchesano, Vice President of Store Development

Stuart C. Sullivan, Vice President of Finance (CFO)

Marvin C. O'Dell III, Vice President of Sales

Jeffrey T. Thoene, Vice President of Real Estate

Chad M. Stanford, Corporate Director of Real Estate

Kelly P Vaughan, Regional Director of Real Estate

Craig D. Williams, Regional Director of Real Estate

APPLICANT'S PROPOSED CONDITIONS FOR A PLANNED DEVELOPMENT SUBDISTRICT

"ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located south of Interstate Highway 30 and east of N. Westmoreland Drive. The size of PD _____ is approximately 7.26 acres.

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

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

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

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

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: development plan.

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

Development and use of the Property must comply with the development plan (Exhibit ___). 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) In general. Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use

permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

(b) The following main uses are prohibited:

(1) Commercial and business service uses.

-- Building repair and maintenance shop.
-- Tool or equipment rental.

(2) Industrial uses.

-- Gas drilling and production.

(3) Office uses.

-- Alternative financial establishment.

(4) Retail and personal service uses.

-- Liquor store.
-- Pawn shop.
-- Swap or buy shop.

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

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

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

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

The yard, lot, and space regulations for the CR Community Retail District apply.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

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

(b) Retaining wall landscaping. A minimum of nine large canopy trees with a minimum spacing of 40 feet on center must be provided within 15 feet of the northern facade of the retaining wall shown on the development plan.

(c) Street trees. Beginning at the northern terminus of Canyon Bluff Boulevard and continuing south along the east line of Westmoreland Road to the southern boundary of the Property, street trees may be located a maximum of 60 feet from the street curb provided the required street trees remain located between the development and public streets.

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

SEC. 51P- ____.112. SIDEWALKS.

(a) A minimum six-foot wide unobstructed sidewalk must be provided in an area parallel to and between four and 12 feet from the back of projected Westmoreland Road street curb.

(b) A scored concrete sidewalk is required to provide an additional pedestrian connection between Westmoreland Road and the facility as shown on the development plan.

(c) At each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

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

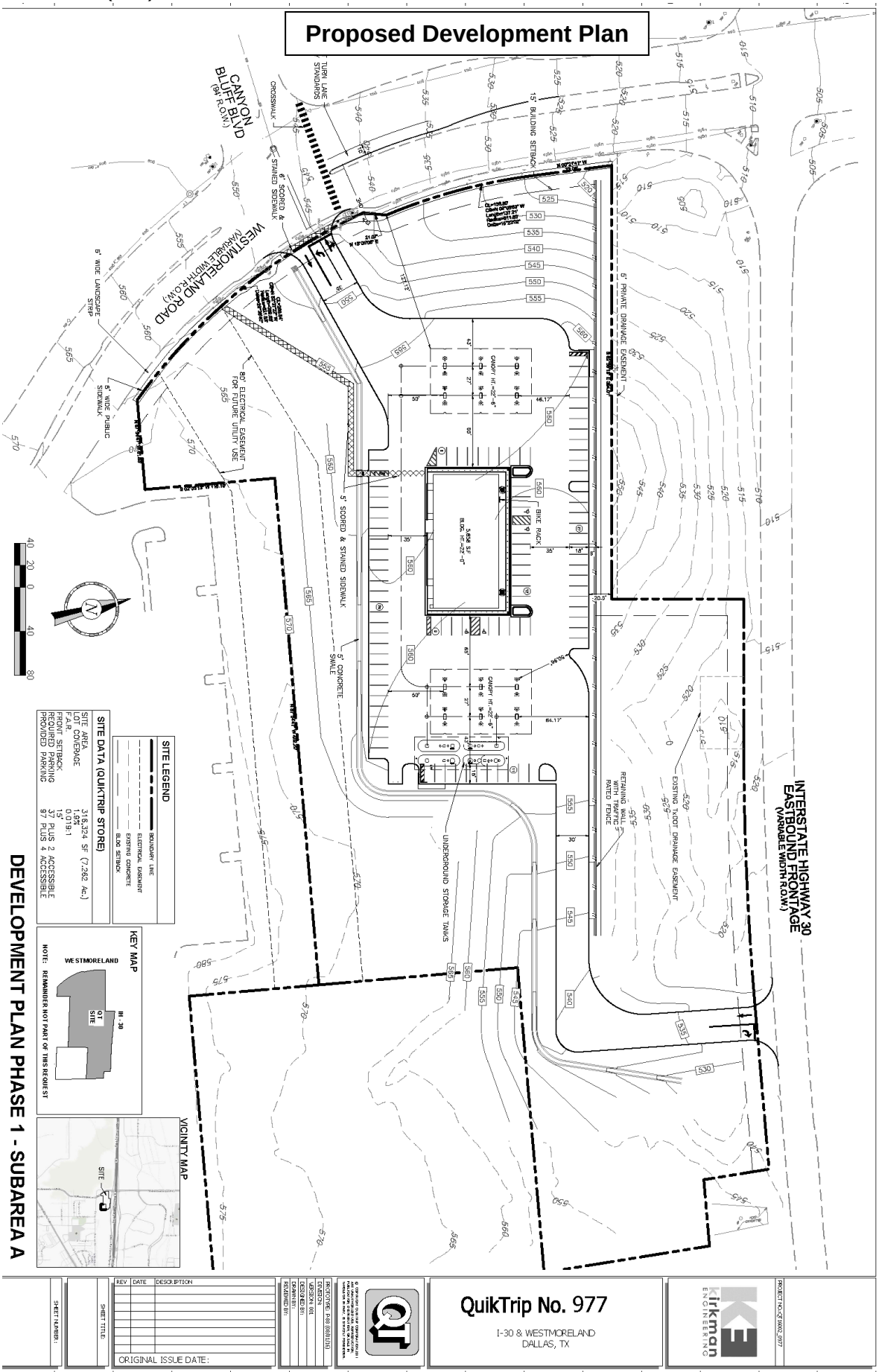
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

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

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

Proposed Development Plan



SITE LEGEND

- BOUNDARY LINE
- ELECTRICAL EASEMENT
- EXISTING CONCRETE
- BLDG SETBACK

SITE DATA (QUIKTRIP STORE)

SITE AREA	316,324 SF (7.262 Ac.)
LOT COVERAGE	1.83%
F.A.R.	0.019:1
FRONT SETBACK	15'
REQUIRED PARKING	37 PLUS 2 ACCESSIBLE
PROVIDED PARKING	97 PLUS 4 ACCESSIBLE

KEY MAP

NOTE: REMAINDER NOT PART OF THIS REQUEST

VICINITY MAP

DEVELOPMENT PLAN PHASE 1 - SUBAREA A

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET NUMBER:

SHEET TITLE:

DRAWN BY:
DESIGNED BY:
REVIEWED BY:

PROJECT MGR: P.REED (6/30/16)
DIVISION #:
VERSION #: 001

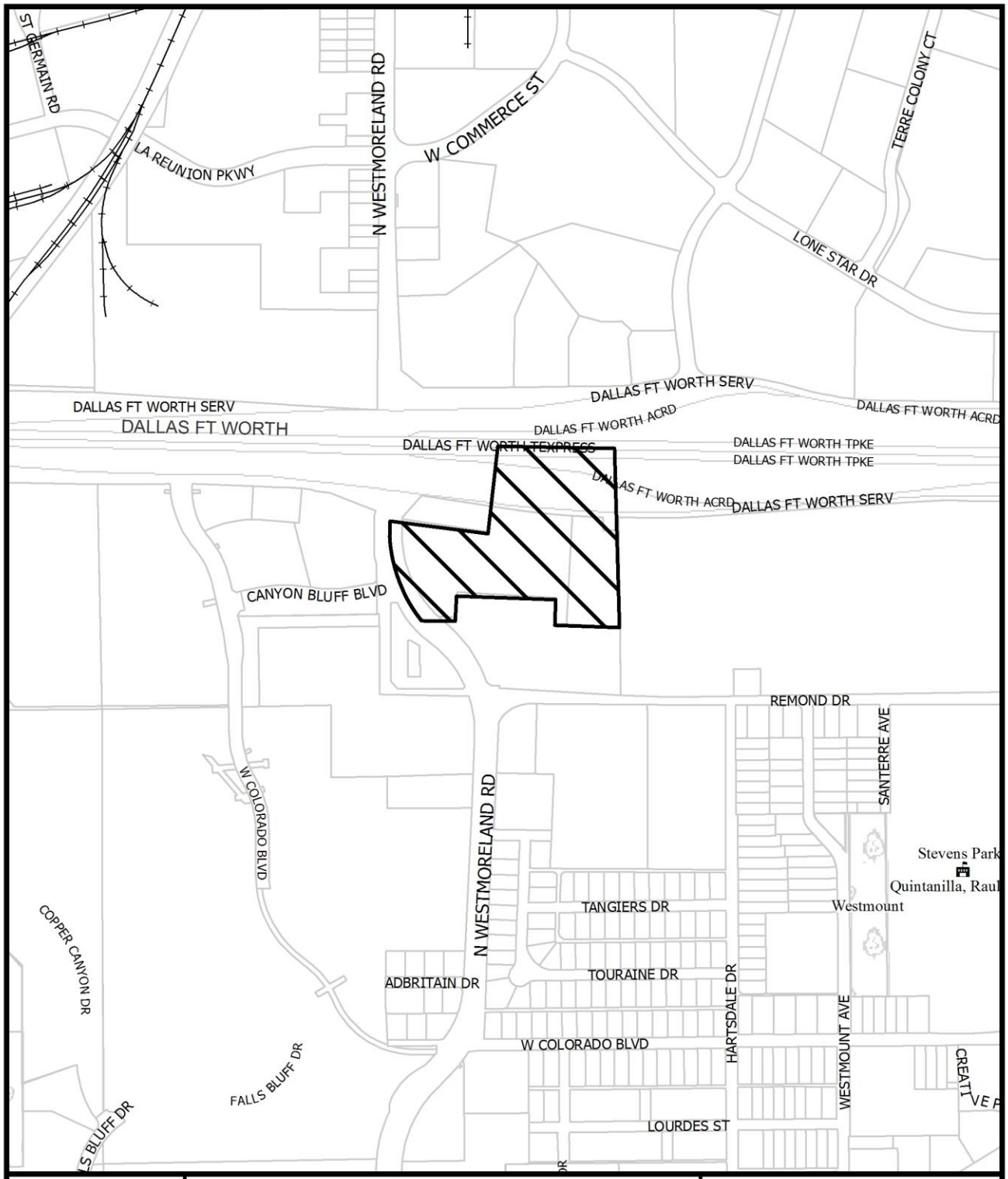
QT

QuikTrip No. 977

I-30 & WESTMORELAND
DALLAS, TX

kirkman ENGINEERING

PROJECT NO: QT16002_977



1:7,200

VICINITY MAP

Case no: Z167-173

Date: 2/15/2017

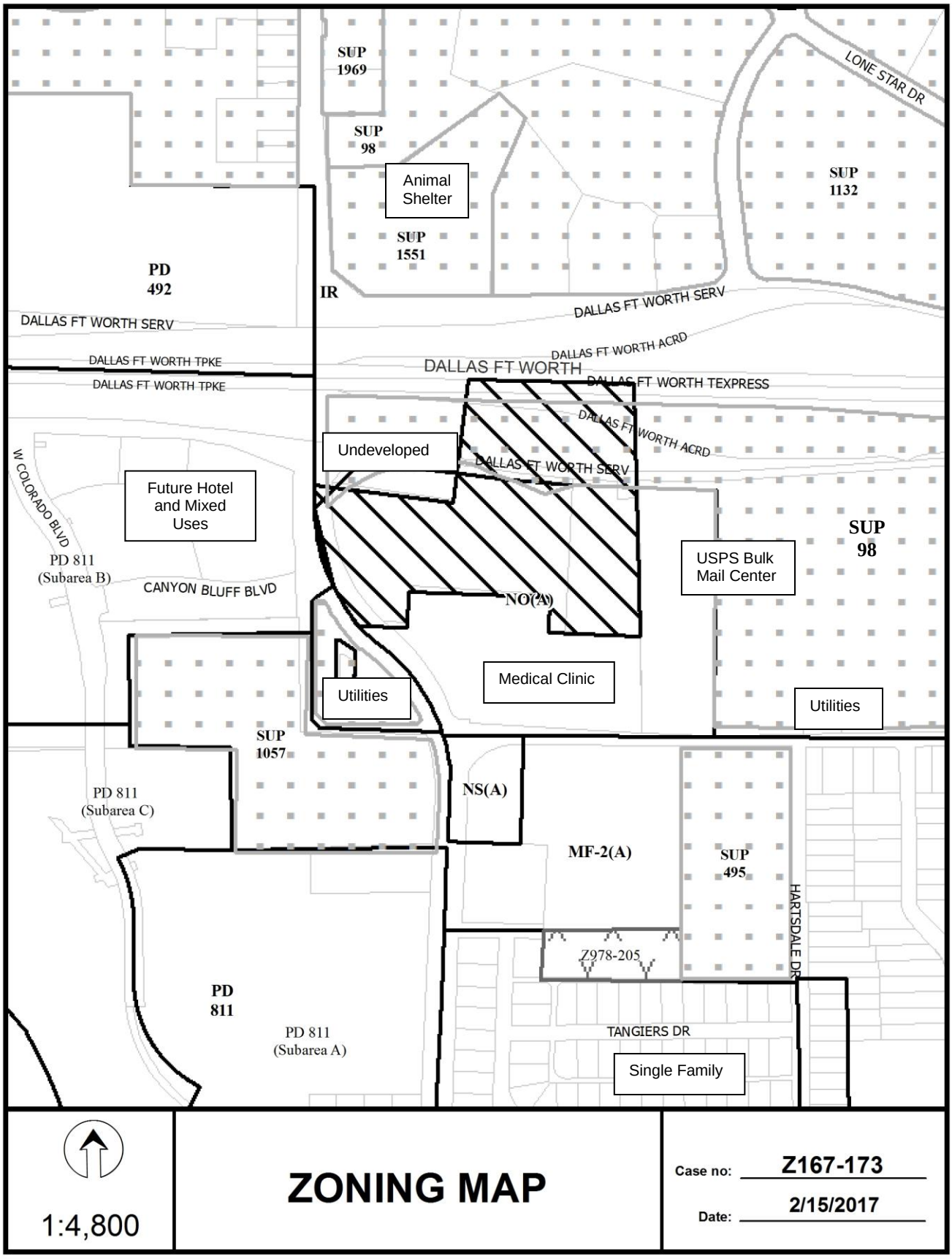


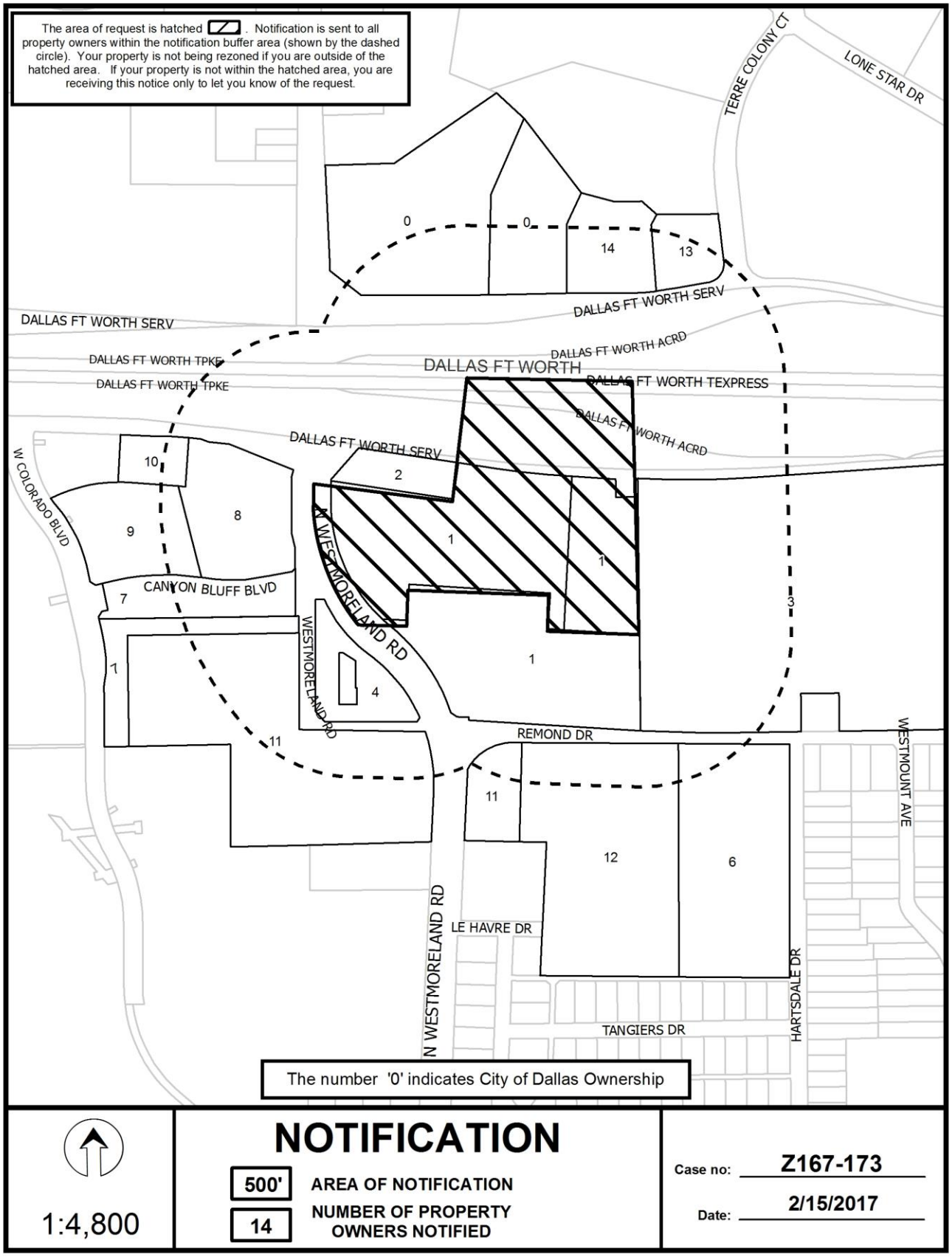
1:4,800

AERIAL MAP

Case no: Z167-173

Date: 2/15/2017


SUP 1969
SUP 98
Animal Shelter
SUP 1551
SUP 1132
LONE STAR DR
PD 492
IR
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
DALLAS FT WORTH
DALLAS FT WORTH TEXPRESS
DALLAS FT WORTH ACRD
DALLAS FT WORTH SERV
Undeveloped
W COLORADO BLVD
Future Hotel and Mixed Uses
PD 811 (Subarea B)
CANYON BLUFF BLVD
NO(A)
USPS Bulk Mail Center
SUP 98
Utilities
Medical Clinic
Utilities
SUP 1057
PD 811 (Subarea C)
NS(A)
MF-2(A)
SUP 495
HARTSDALE DR
Z978-205
PD 811
PD 811 (Subarea A)
TANGIERS DR
Single Family
1:4,800
ZONING MAP
Case no: Z167-173
Date: 2/15/2017


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.
TERRE COLONY CT
LONE STAR DR
DALLAS FT WORTH SERV
DALLAS FT WORTH SERV
DALLAS FT WORTH ACRD
DALLAS FT WORTH TPKE
DALLAS FT WORTH
DALLAS FT WORTH TPKE
DALLAS FT WORTH TEXPRESS
DALLAS FT WORTH ACRD
DALLAS FT WORTH SERV
W COLORADO BLVD
CANYON BLUFF BLVD
N WESTMORELAND RD
WESTMORELAND RD
REMOND DR
WESTMOUNT AVE
N WESTMORELAND RD
LE HAVRE DR
HARTSDALE DR
TANGIERS DR
0
0
14
13
10
9
8
7
2
1
1
1
3
1
4
11
11
12
6
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-173
Date: 2/15/2017

02/15/2017

Notification List of Property Owners

Z167-173

14 Property Owners Notified

Label #	*Address*		*Owner*
1	2841	REMOND DR	DALLAS COUNTY HOSPITAL DISTRICT
2	1600	N WESTMORELAND RD	TEXAS UTILITIES ELEC CO
3	2400	IH 30	U S POSTAL SERVICE
4	1433	N WESTMORELAND RD	SLF THE CANYOUN IN OAK CLIFF LP
5	1433	N WESTMORELAND RD	CROWN COMMUNICATION INC
6	2902	REMOND DR	REMOND CLIFF PLAZA
7	1419	N WESTMORELAND RD	SLF III THE CANYON IN OAK CLIFF LP
8	1600	N WESTMORELAND RD	SLF III THE CANYON RETAIL JV LP
9	1600	N WESTMORELAND RD	CANYONS HOTEL VENTURE
10	1600	N WESTMORELAND RD	KAIZEN REAL ESTATE INC
11	1353	N WESTMORELAND RD	DALLAS CO MENTAL HEALTH &
12	3050	REMOND DR	MHMR SENIOR HOUSING LP
13	1771	TERRE COLONY CT	SW BELL WIRELESS
14	3111	IH 30	WOERTENDYKE CLAIR C &

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER: Z167-181(SM) **DATE FILED:** January 17, 2017

LOCATION: North line of South Riverfront Boulevard, west of Cadiz Street

COUNCIL DISTRICT: 1 **MAPSCO:** 45T

SIZE OF REQUEST: Approximately 0.57acres **CENSUS TRACT:** 100.00

APPLICANT/OWNER: Pine H Partnership, LP

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

REQUEST: An application to create a new subdistrict within the Cedars West Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: A new subdistrict is being created to permit a monopole cellular tower. The other uses permitted in the Cedars West Subdistrict of the Planned Development District will continue to be allowed, as well. [Verizon Wireless]

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

BACKGROUND INFORMATION:

- Planned Development District No. 784, Trinity River Corridor Special Purpose District was originally adopted on September 24, 2008 before Article XIII Form Districts were adopted. This district is intended to function as a form based district and therefore has similar goals and tools that it utilizes to direct development, including but not limited to, regulating building facades, transparency, wide sidewalks, pedestrian scaled lighting, benches, bike lanes, and street sections.

- In October 2010, the City Council amended Planned Development District No. 784, the Trinity River Corridor Special Purpose District, to include the Cedar West Subarea.

- The Cedars West Subdistrict of Planned Development District No. 784 allows mounted cellular antennas by right but prohibits all other types of tower/antenna for cellular communications.

- On August 12, 2015, the Council denied an application to create a new subdistrict within the Cedars West Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District without prejudice on the request site.

Zoning History: There have been three recent zoning changes requested in the area Within the last five years.

1. Z134-203 On August 13, 2014 the City Council approved a new subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District that allowed a utility or government installation other than listed (Able Pump Station) by SUP and adopted SUP No. 2098 for an utility or government installation other than listed (Able Pump Station).

2. Z112-241 On August 22, 2012, the City Council approved a renewal to SUP No. 1484 for a commercial amusement (inside) limited to a Class A dance hall subject to a five year period.

3. Z112-160 On April 25, 2012, the City Council approved a new subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District that allowed a restaurant with drive through use by SUP and granted SUP No. 1953 for a three year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Special cross street designation
Riverfront Boulevard	Principal Arterial	6 lanes divided, 130' ROW, 93' pavement with bicycle lanes

Traffic:

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

Surrounding Land Uses:

	PDD No. 784 Subdistrict	Land Use
Site	Cedars West	Vacant restaurant
North	Cedars West	IH-30 elevated and separated highway
East	Cedars West	IH-35E elevated and separated highway
South	Cedars West	Electric utilities
West	Mixmaster Riverfront	IH-35E elevated and separated highway

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Trinity River Corridor Comprehensive Land Use Plan:

The *Trinity River Corridor Comprehensive Land Use Plan* was adopted by the City Council in March 2005. The plan outlines several goals and policies which can serve as

a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in the Mixed Use – High Density Module.

This module represents a mix of uses in a dense vertical arrangement within a tall building. The active pedestrian uses are located on the ground floor with direct access to major streets and/or transit stations. High density mixed use development can include hotel, office, residential, entertainment and civic uses. Dense mixed-use development fosters active pedestrian areas and is usually located where it can take advantage of quality views.

Land Use Compatibility:

The vacant building to the rear of the site, located on the same parcel as the proposed monopole cellular tower, was constructed in 2002 to 2003 and most recently was occupied by a restaurant, named the Riverfront Café that received a certificate of occupancy in November 2012. The proposed monopole cellular tower is situated near Riverfront Boulevard. The applicant has requested the location shown on the site plan because all other locations would obstruct the faces of the nearby billboard. During staff review, the applicant agreed to move the tower as far away from the Riverfront right-of-way in order to accommodate the regulating plan and public improvements so that the monopole tower does not protrude into pedestrian areas or project in front of future building facades. An essential part of the Area Plans is to encourage a work, live, and play environments and it is staff's position that it includes connectivity to cellular services.

The property to the south houses electric utilities and contains various vertical pole and utility structures. The remainder of the surrounding properties consists of elevated and separated interstate highways and access roads that separate the property from contiguous development and therefore creates an island affect for the subject property that makes the Plan's High Density Building Block virtually impossible to obtain. Therefore, staff supports a tower/antenna for cellular communication use at this uniquely situated property without a specific use permit but rather by a site plan, as explained in the next section.

Site Plan Requirement:

The request restricts the tower/antenna land use to a site plan that is approved by Council. This allows Council the discretion to evaluate whether or not the proposed plan is appropriate, as specified by the criteria listed in the PDD. This requirement is similar to a development plan requirement, however; the PDD was organized and created with similar terminology for a site plan rather than a development plan.

Unique to this PDD are two items that are pertinent to this request: (1) the PDD has regulating plans and (2) the PDD allows CPC to approve site and landscape plans that do not conform to the regulating plan. The PDD describes that, “Regulating plans [show] the subarea boundaries and height regulations, and additional regulations such as streetscape standards, build-to lines, setback lines, and parking setback lines for each subarea."[1] The PDD also states the following:

> The city plan commission shall approve a site plan or landscape plan that does not comply with the regulating plan if the modification:
>
> (A) is to the right-of-way or street alignments shown on the regulating plan, and the modification does not alter the street types designated on the regulating plan;
>
> (B) does not alter the minimum or maximum heights designated on the height map; and
>
> (C) the site plan or landscape plan:
>
> (i) does not alter the basic relationship of the proposed development to abutting property;
>
> (ii) does not adversely affect surrounding properties;
>
> (iii) is consistent with the Trinity River Corridor Comprehensive Land Use Plan; and
>
> (iv) is consistent with the vision and intent of the applicable form district and regulating plan.[2]

Therefore, in this PDD, a site is not required to comply with the full extent of the PDD regulations if the above criteria listed for a site plan approval are met and approved by City Plan Commission. Since the tower/antenna use is also proposed to be required to have a Council approved site plan for the use, staff supports the request.

Location and screening: The proposed site plan situates the monopole seven feet from the property line on Riverfront Boulevard. Part III of PDD No. 714 describes streetscape standards for each street and for Riverfront Boulevard, which is also designated on the Thoroughfare Plan. The current right-of-way for Riverfront Boulevard

[1] Reference Section 51P-784.103(c)(3)
[2] Reference Section 51P-784.108(c)

varies as it traverses through the PDD. The Thoroughfare Plan calls out 130 feet of right-of-way which includes 93 feet of pavement. The street section that is included in Part III of PDD 714 corresponds with the dimensions described in the Thoroughfare plan but describes a 10 foot-wide pedestrian zone between the curb and edge of the right-of-way and finally, a maximum seven-foot build-to line.

The site currently contains a three-sided non-premise sign, or billboard. The applicant reports that the siting of the monopole tower is based on view corridors for the billboard so as to not obstruct views of the signs and the siting of the equipment is to not obstruct the operations of the existing vacant restaurant. Additionally, the monopole is situated a minimum of seven feet from the property line which would allow the monopole to sit at or behind any future building facade. A six-foot CMU split face masonry wall is proposed to surround the base of the monopole and equipment. Staff recommends approval because the screening material proposed for the monopole and equipment will ensure that the site will remain tidy, durable, and the locations proposed do not obstruct future redevelopment possibilities.

Parking: The proposed site plan complies with the Dallas Development Code minimum off-street parking regulations.

Landscaping: The utility or government installation other than listed use will not trigger any requirements under Article X. Further, the request proposes that a tower/antenna for cellular communication is exempt from installing the specific landscaping regulations and pedestrian amenities for Riverfront Boulevard.

LIST OF OFFICERS

Pine H Partnership, L.P.

4514 Travis Street

Suite 326

Dallas, TX 75205

Manager: Barry E. Hancock

Margaret M. Hancock

Marilyn H. Augur

PROPOSED REVISED CONDITIONS
PD 784 CEDARS WEST SUBAREA

Note: Due to the size of the PD, only the portions of the conditions pertinent to this request are included in this report.

SEC. 51P-784.203. URBAN VILLAGE FORM DISTRICT REGULATIONS.

(a) In general.

(1) The urban village form district emphasizes a dense, urban mid-rise development with a mix of residential and nonresidential uses. The character of development will include low-rise and mid-rise structures with active pedestrian frontages. Streets will create an important public open space network with wide sidewalks and other amenities. Landscaping is urban and emphasizes street trees within the planting and amenity zones to create pedestrian shading.

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

(3) In the Cedars West Subdistrict No. 2, a tower/antenna for cellular communication use is not required to meet the standards in Subparagraphs (b) through (j) if the City Council approves a site plan that complies with the zoning procedures in Section 51A-4.701. The City Council shall approve a site plan for a tower/antenna for cellular communication use if the City Council finds that:

(A) the request complies with the right-of-way or street alignments shown on the regulating plan and the modification does not alter the street types designated on the regulating plan, excluding

(i) frontage on build-to-line requirements and

(ii) the number of tree requirements when a capital improvement project is approved to install street trees;

(B) the request does not alter the minimum or maximum heights designated on the height map; and

(C) the site plan :

(i) does not alter the basic relationship of the proposed development to abutting property;

(ii) does not adversely affect surrounding properties;

(iii) is consistent with the Trinity River Corridor Comprehensive Land Use Plan; and

(iv) is consistent with the vision and intent of the applicable form district and regulating plan.

Table 203.12. Main uses permitted in the urban village form district.

Utility and public service uses		
Commercial radio or television transmitting station	Permitted	
Electrical substation	Permitted	
Local utilities	Permitted	
Police or fire station	Permitted	
Post office	Permitted	
Tower/antenna for cellular communication	Permitted	Except as otherwise provided, o[~~O~~]nly mounted cellular antenna permitted. In Cedars West Subdistrict No. 2, any type of tower/antenna for cellular communication use that complies with Section 51P-784.203(a)(3) is permitted.
Utility or government installation other than listed	Permitted	Detention facility prohibited.

PART III.

SUBAREA REGULATIONS.

SEC. 51P-784.301. REGULATING PLANS.

Use and development of the Property must comply with the regulating plan approved for each subarea. If there is a conflict between the text of this article and a regulating plan, the text of this article controls. (Ord. 27331)

SEC. 51P-784.302. CREATION OF SUBAREAS.

(a) Subareas are geographic areas within the district. The form district regulations are applied to the subareas.

(b) The following subarea are incorporated into the Trinity River Special Purpose District (See Illustration 302A):

(1) Mixmaster Riverfront Subarea.

(A) Mixmaster Riverfront Subarea Tract 1 (Able Pump Station).

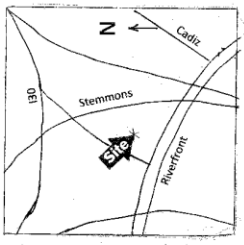
(B) Mixmaster Riverfront Subarea Tract 2.

(2) Cedars West Subarea.

(A) Cedars West Subdistrict No. 1.

(B) Cedars West Subdistrict No. 2.

PROPOSED SITE PLAN



VICINITY MAP

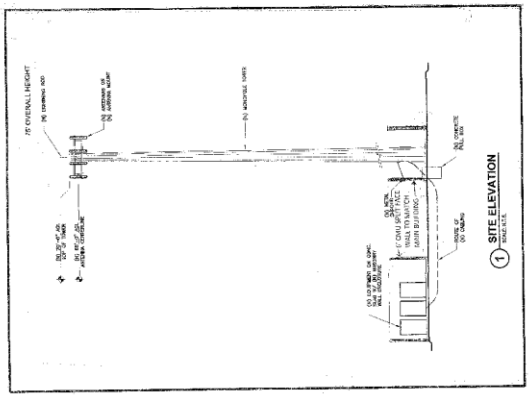
REPRESENTATIVE: ZONE SYSTEMS, IN
1620 HANDLEY DRI
DALLAS, TX. 75208
214 941-4440

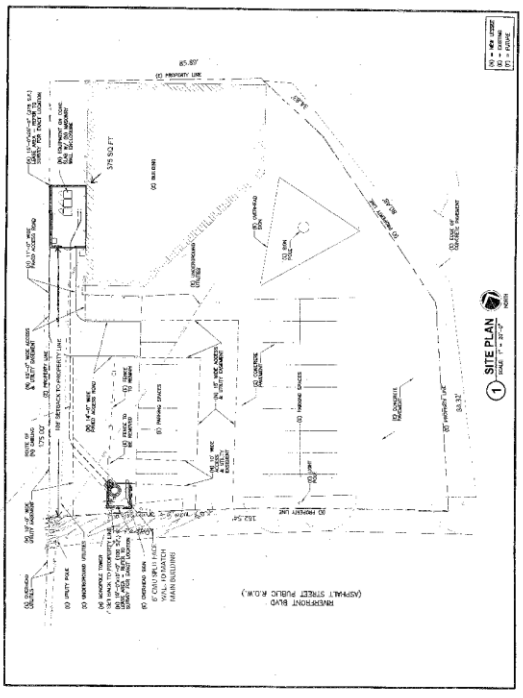
OWNER: PINE H PARTNERSHIP
4514 TRAVIS STREET
DALLAS, TX 75206
214 808-0000

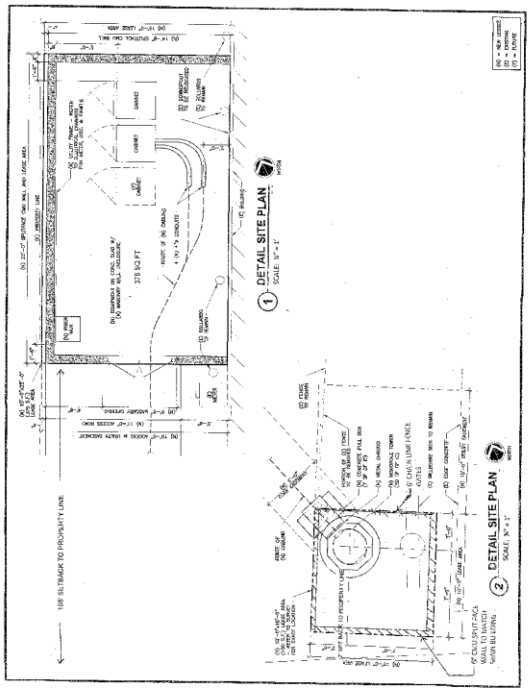
SITE PLAN

906 S. RIVERFRONT BLVD.
DALLAS, TX
ELMERS ADDITION NO.1
LOT 1, BLOCK 7334
W.S. BEATTY SURVEY, ABSTRACT NO.57

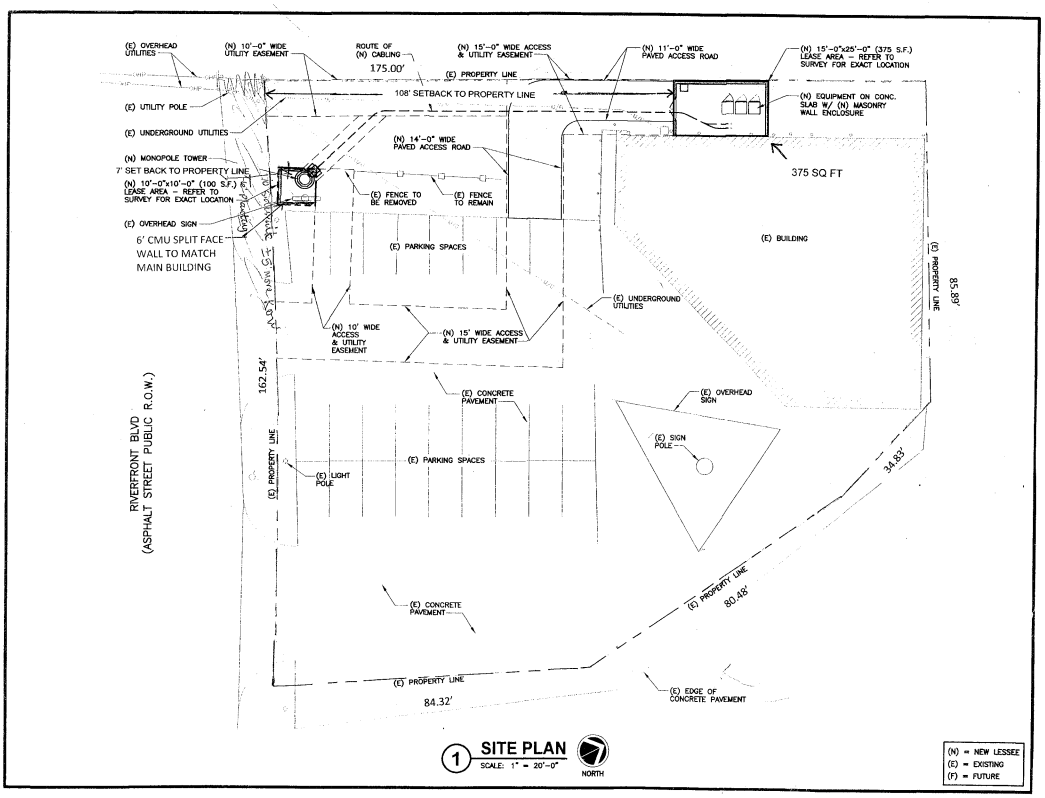
Z167-181

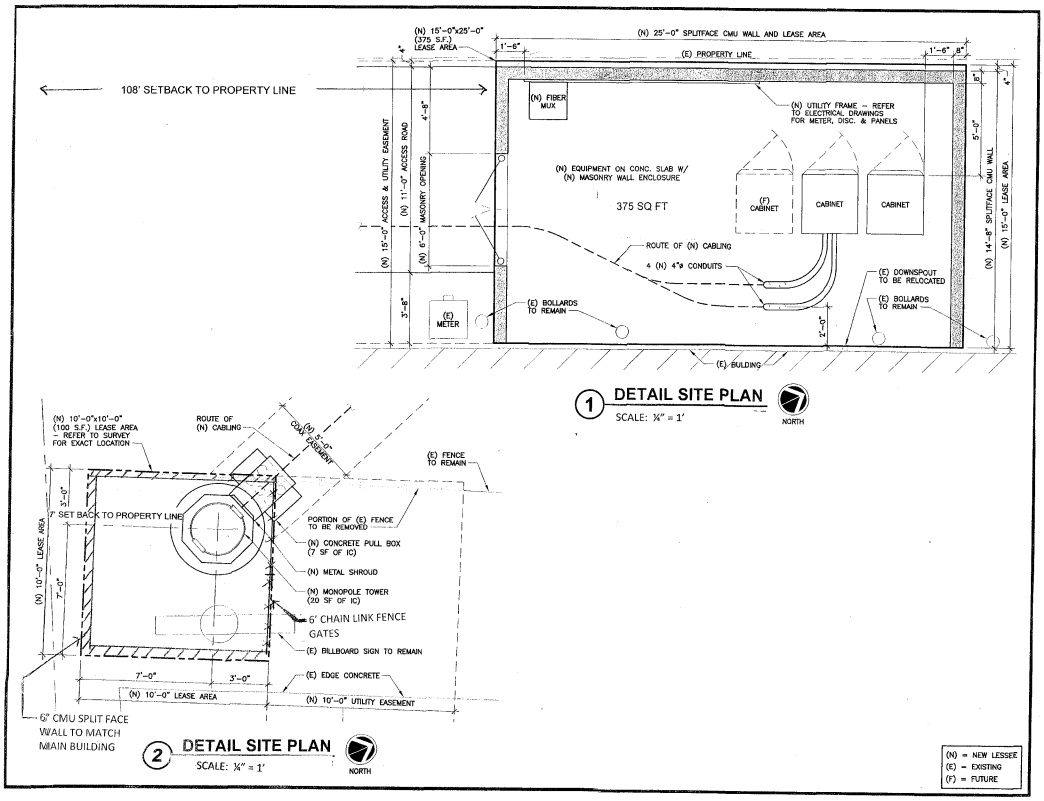




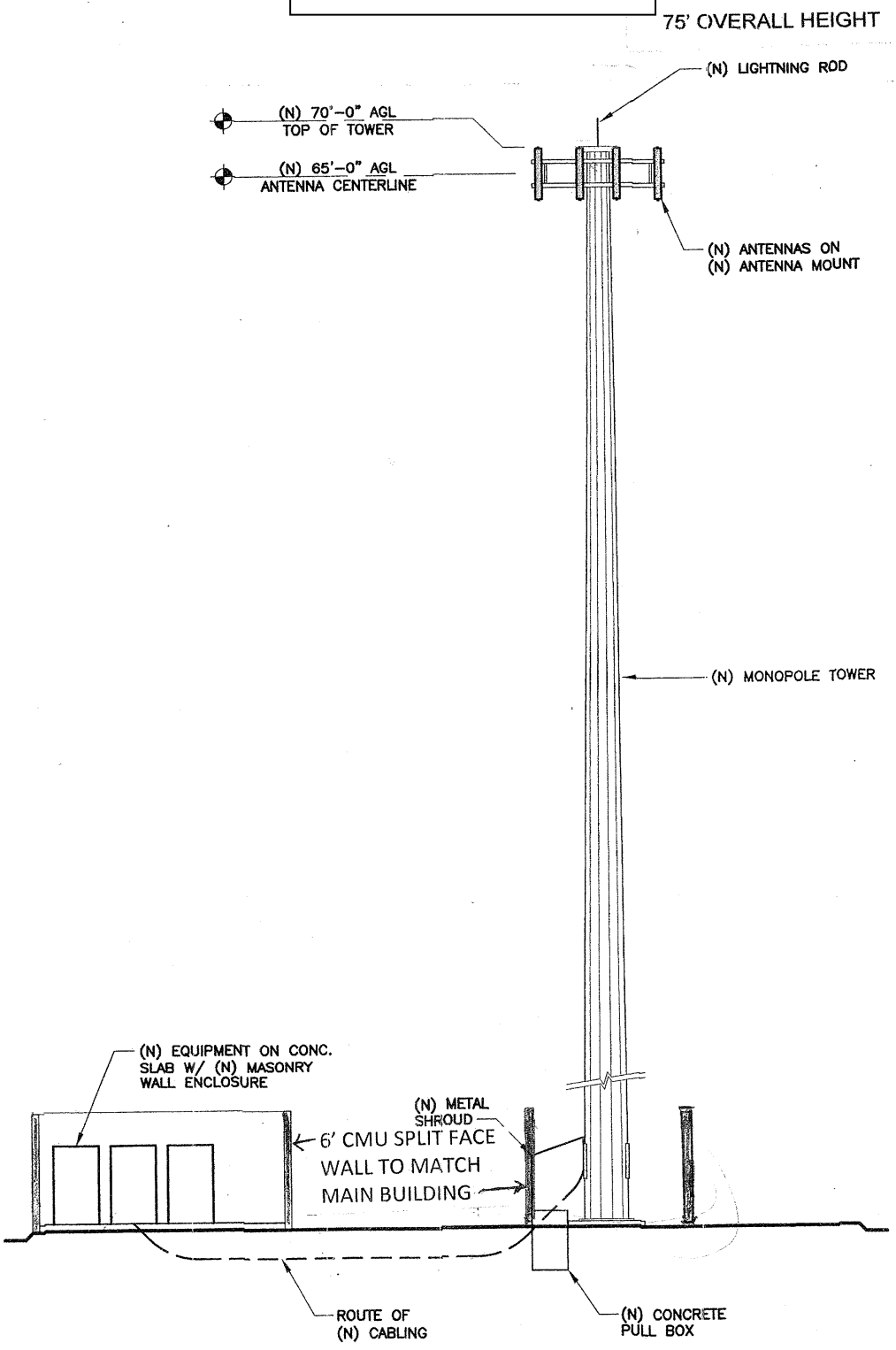


PROPOSED ENLARGED SITE PLAN



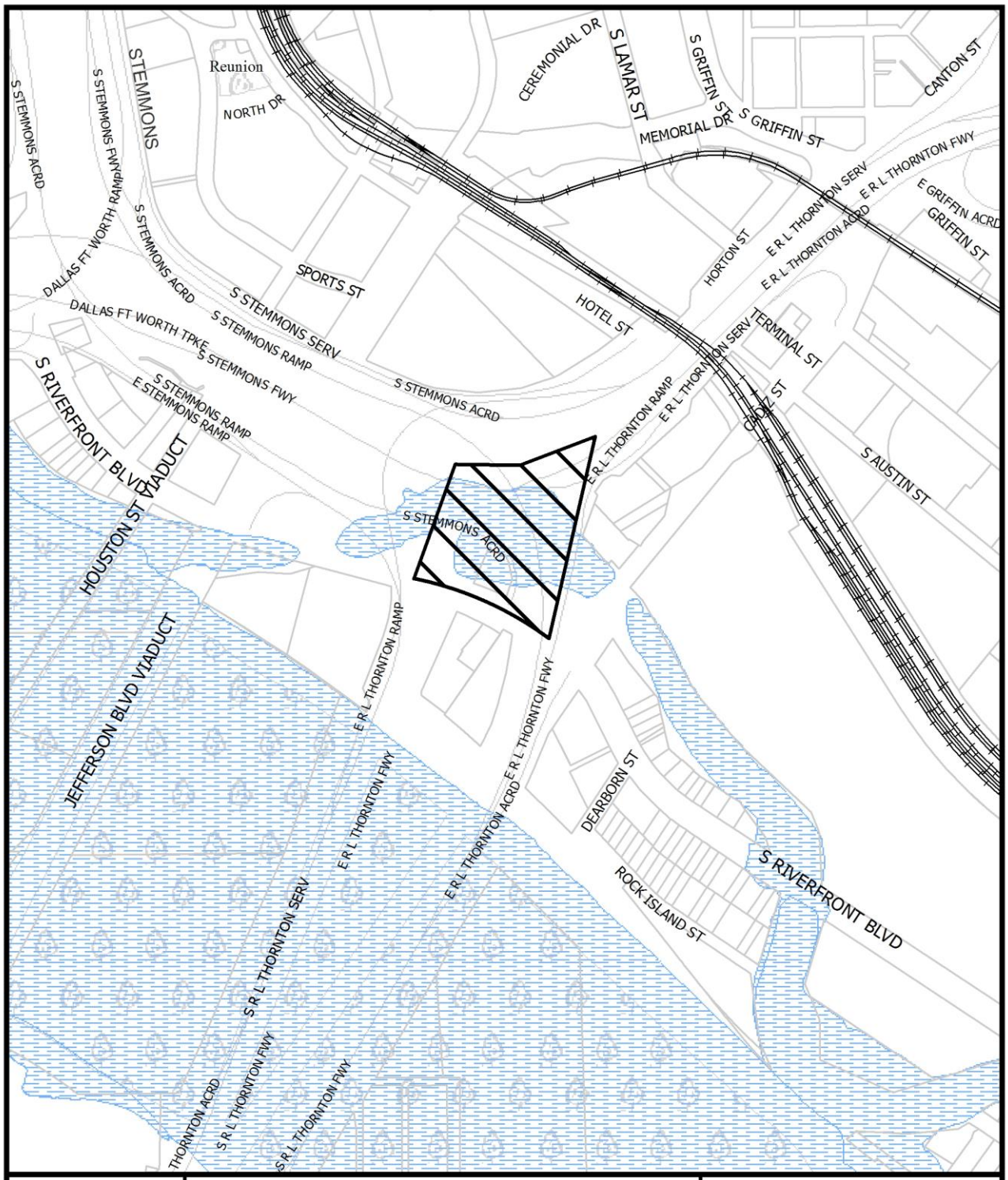


PROPOSED ENLARGED ELEVATION PLAN



1 SITE ELEVATION

SCALE: N.T.S.

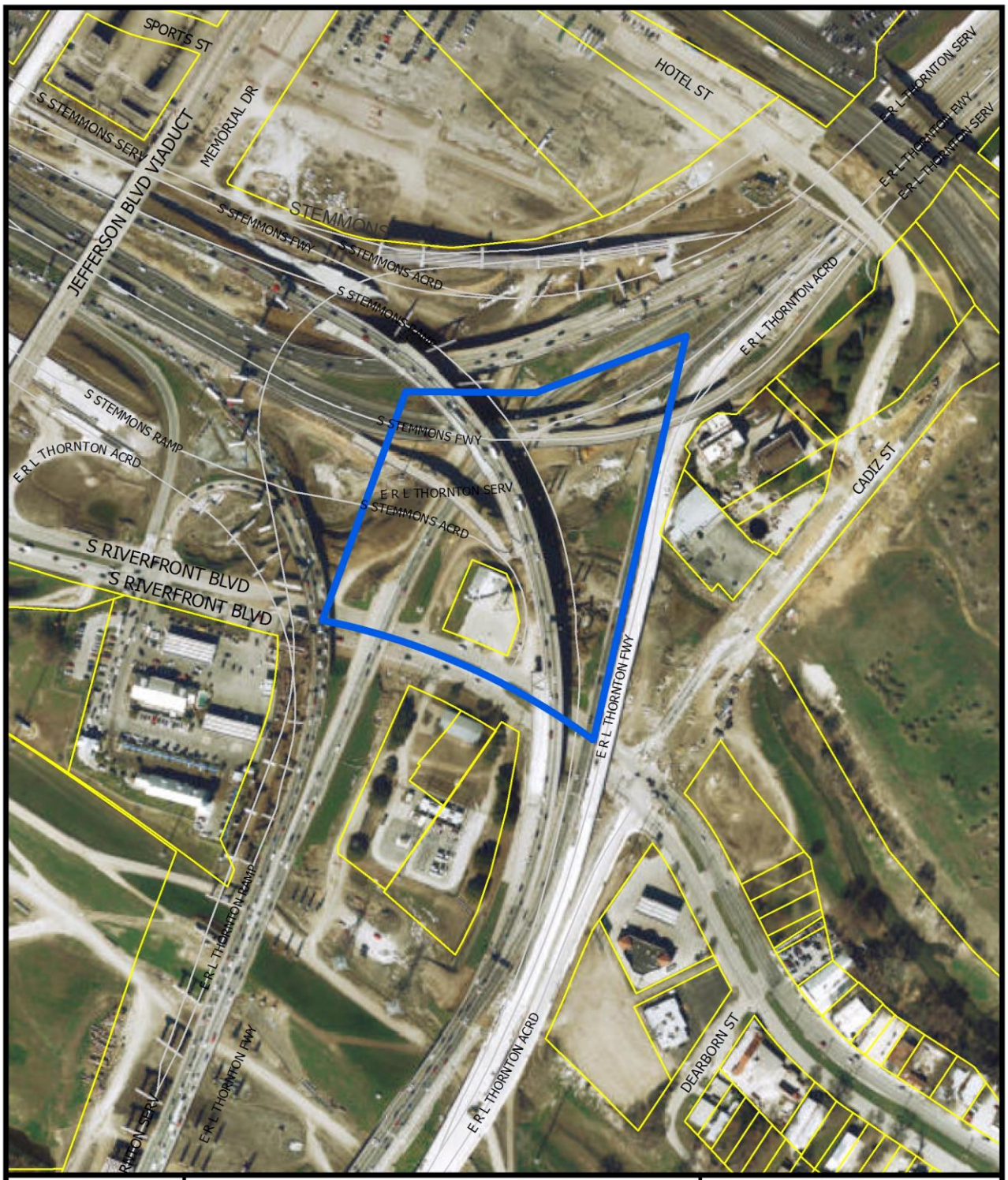


1:7,200

VICINITY MAP

Case no: Z167-181

Date: 4/19/2017

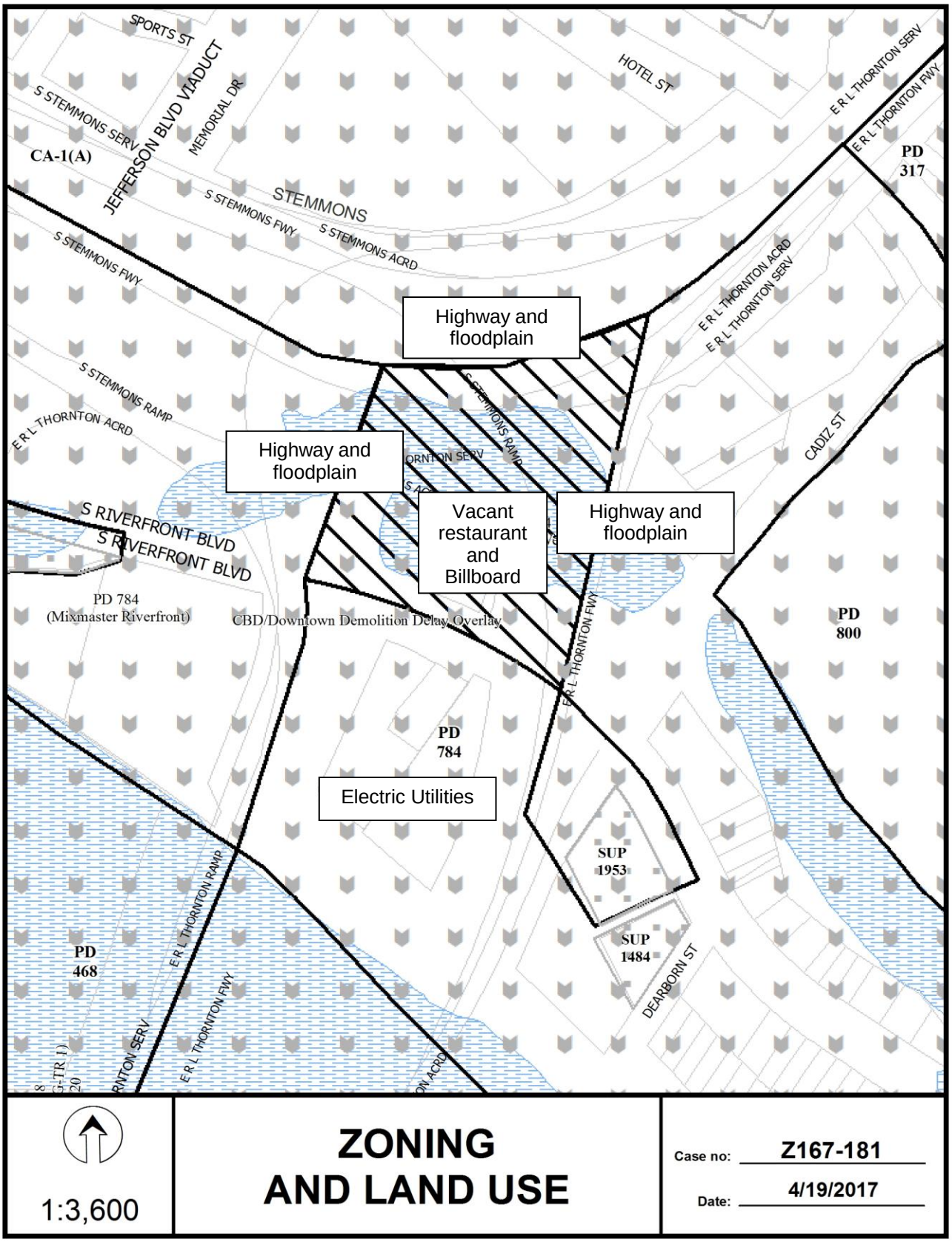


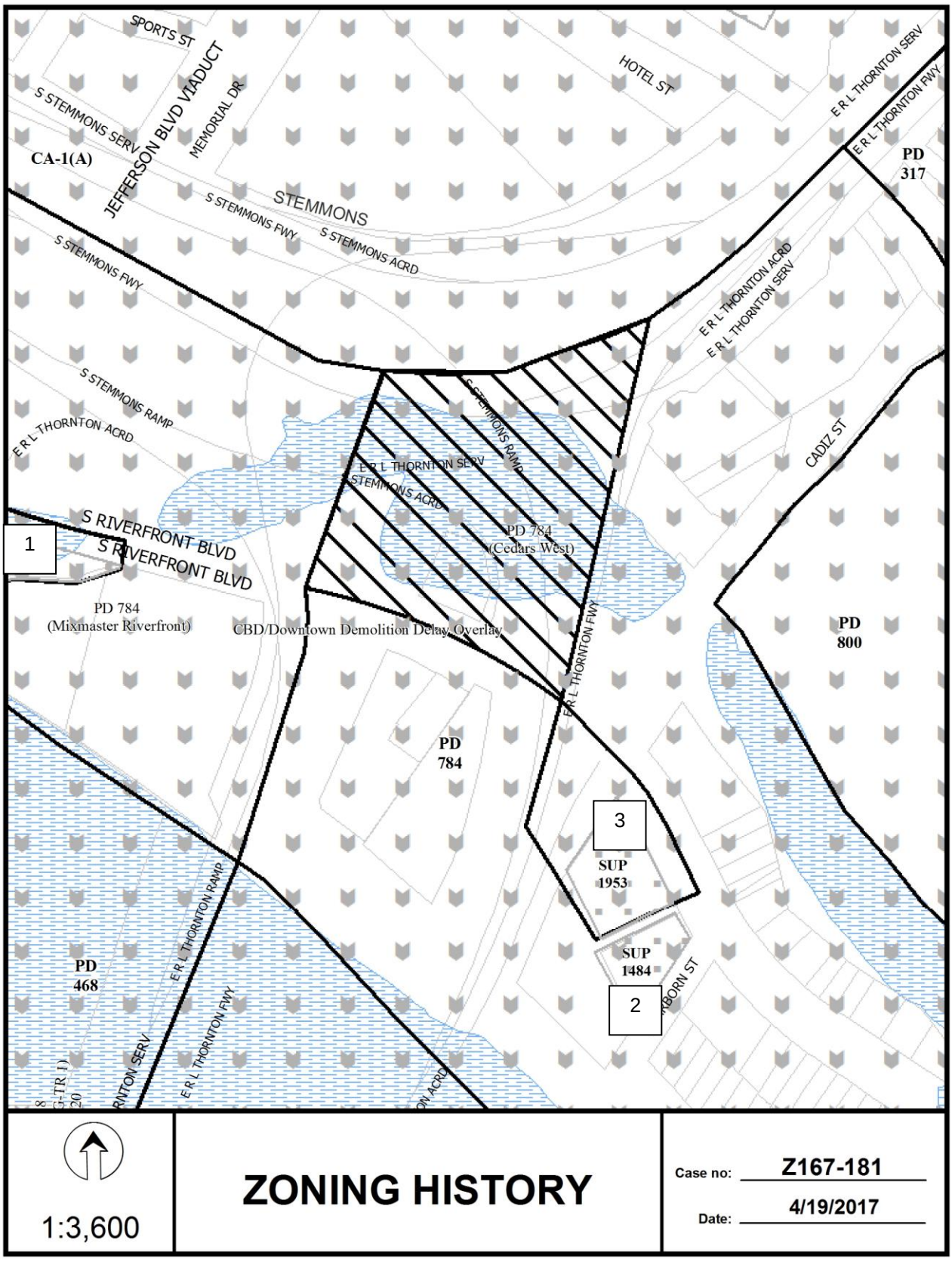
1:3,600

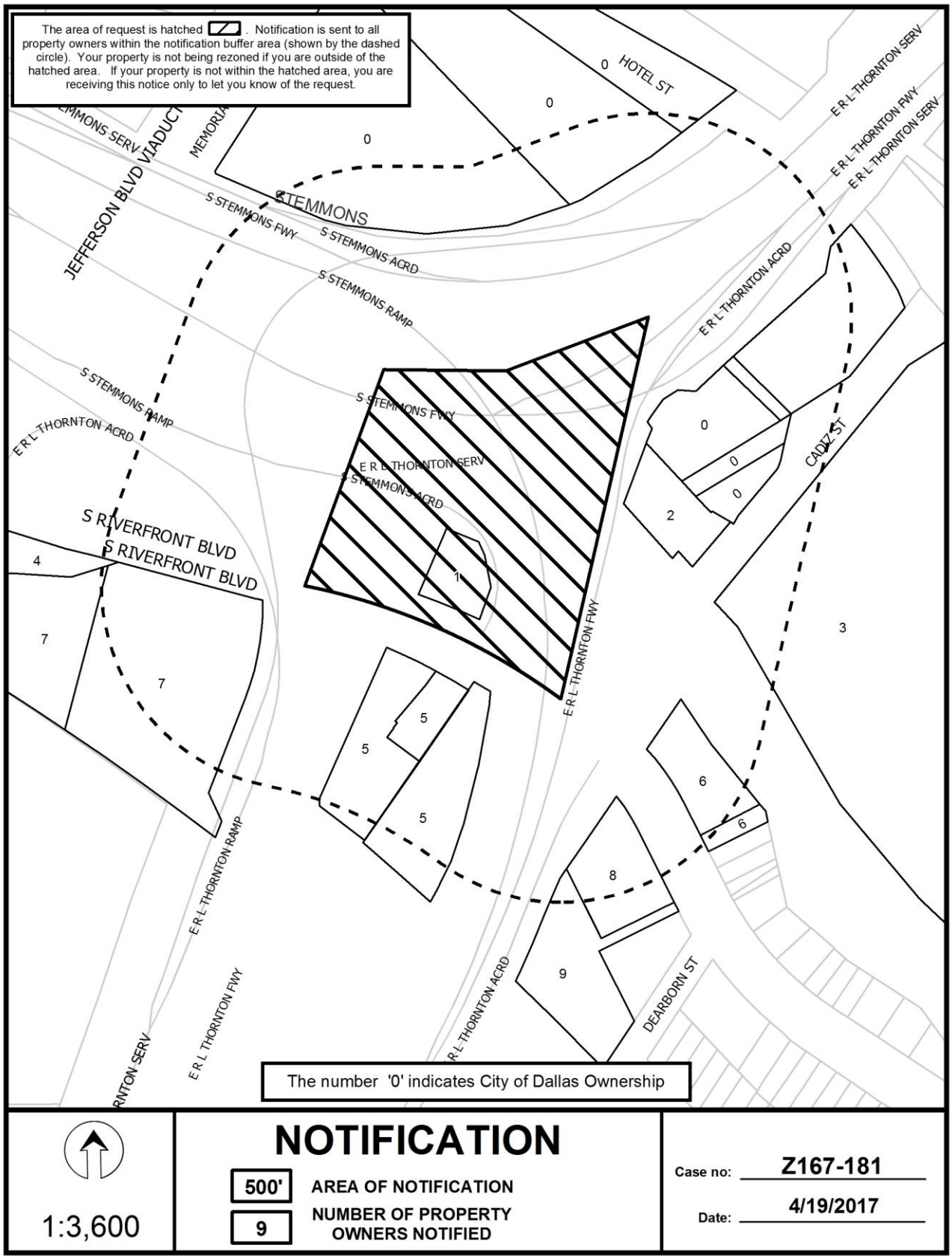
AERIAL MAP

Case no: Z167-181

Date: 4/19/2017


SPORTS ST
JEFFERSON BLVD VIADUCT
MEMORIAL DR
S STEMMONS SERV
CA-1(A)
STEMMONS
S STEMMONS FWY
S STEMMONS ACRD
HOTEL ST
E R L THORNTON SERV
E R L THORNTON FWY
PD 317
E R L THORNTON ACRD
Highway and floodplain
S STEMMONS RAMP
CADIZ ST
Highway and floodplain
Vacant restaurant and Billboard
Highway and floodplain
S RIVERFRONT BLVD
PD 784 (Mixmaster Riverfront)
CBD/Downtown Demolition Delay Overlay
PD 800
PD 784
Electric Utilities
SUP 1953
SUP 1484
DEARBORN ST
PD 468
E R L THORNTON RAMP
E R L THORNTON FWY
1:3,600
ZONING AND LAND USE
Case no: Z167-181
Date: 4/19/2017


SPORTS ST
JEFFERSON BLVD VIADUCT
MEMORIAL DR
S STEMMONS SERV
CA-1(A)
STEMMONS
S STEMMONS FWY
S STEMMONS ACRD
HOTEL ST
E R L THORNTON SERV
E R L THORNTON FWY
PD 317
E R L THORNTON ACRD
S STEMMONS RAMP
E R L THORNTON ACRD
CADIZ ST
S RIVERFRONT BLVD
1
PD 784
(Mixmaster Riverfront)
CBD/Downtown Demolition Delay Overlay
PD 784
(Cedars West)
PD 800
PD 784
3
SUP 1953
SUP 1484
2
PD 468
E R L THORNTON RAMP
E R L THORNTON FWY
1:3,600
ZONING HISTORY
Case no: Z167-181
Date: 4/19/2017


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.
JEFFERSON BLVD VIADUCT
S STEMMONS
S STEMMONS FWY
S STEMMONS ACRD
S STEMMONS RAMP
HOTEL ST
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON ACRD
CADIZ ST
S RIVERFRONT BLVD
E R L THORNTON RAMP
DEARBORN ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-181
Date: 4/19/2017

04/19/2017

Notification List of Property Owners

Z167-181

9 Property Owners Notified

Label #	*Address*		*Owner*
1	908	S RIVERFRONT BLVD	HFT PROPERTIES LLC
2	327	CADIZ ST	SHERO INDUSTRIAL PPTIES LP
3	318	CADIZ ST	TEXAS CENTRAL REAL ESTATE
4	130	E JEFFERSON BLVD	DALLAS COUNTY FLOOD
5	915	S RIVERFRONT BLVD	TEXAS UTILITIES ELEC CO
6	200	CADIZ ST	SPORTATORIUM ASSOC INC &
7	801	S RIVERFRONT BLVD	INDUSTRIAL GOLD RUSH LTD
8	1005	S RIVERFRONT BLVD	ARLINGTON LAKESIDE GROCERY & GRILL INC
9	106	DEARBORN ST	REYNA ROGER & ROSA

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER: Z167-232(SM) **DATE FILED:** March 1, 2017

LOCATION: North line of Elam Road, west of Holcomb Road

COUNCIL DISTRICT: 5 **MAPSCO:** 58 R, V

SIZE OF REQUEST: Approx. 7.5827 acres **CENSUS TRACT:** 92.02

APPLICANT / OWNER: Salvation Army

REPRESENTATIVE: James Riley, Brockette Davis Drake, Inc.

REQUEST: An application to amend and expand Specific Use Permit No. 80 for a Salvation Army Community Center on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct approximately 4,118 square feet in two building additions, expand and enhance existing outdoor recreational areas, and construct additional parking.

STAFF RECOMMENDATION: **Approval**, subject to a revised site plan.

BACKGROUND INFORMATION:

- On November 9, 1964, Council approved Special Permit No. 80 for a Salvation Army Community Center.
- Aerial photography from 1968 shows the site utilized the expansion area for athletic fields.
- On July 1, 1999, a minor amendment was approved to provide for a new restroom and storage structure approximately in the middle of the site.
- The existing facility has 21,429 square feet of building area, athletic fields with lighting, and accessory structures.

Zoning History: There has been no recent zoning activity in the immediate area relevant to this request.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested amendment and has no objection to the request.

Thoroughfare/Street	Designation	Dimension
Elam Road	Major Arterial	Minimum-6 lanes-divided; 100' ROW

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

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

Land Use Element

GOAL 1.1 Align land use strategies with economic development priorities

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

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

Land Use Compatibility: The request site is developed with approximately 21,429 square feet of floor area in a one-story building and includes athletic fields to the north and seven field light poles. Although the original ordinance for SUP No. 80 from 1964 describes the area shown on the zoning map, aerial photography from 1968 shows the requested area of expansion has been utilized as athletic fields for the past 49 years. The applicant proposes to erect two one-story additions to the existing main building, enlarge and redesign surface parking, replace and add bleachers, replace the existing field lights with 11 new 60-foot-tall light poles in the athletic fields, erect a new 14-foot-tall scoreboard, and upgrade the sports fields.

Surrounding land use consists of single family uses in all directions. Additionally, since the site is located in an R-7.5(A) District, structures are not subject to residential proximity slope height restrictions. Further, since a community service center is categorized as an institutional use, it is not subject to the maximum district height [1]of 30 feet. The proposed building additions will be 16 and 18 feet and the upgrades to the athletic field lighting standards will be 60 feet.

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 Salvation Army has been a neighbor in this location for almost 50 years and wishes to expand and enhance the services to the community. A community service center use is a compatible use with the surrounding single family properties because it provides an amenity to the neighborhood with recreation and communal gathering spaces. The existing SUP conditions do not impose a time limit and since the tenant has operated in a responsible manner since the creation of the SUP, staff recommends approval without changes to the existing conditions.

Athletic Field Lighting: The request includes a proposal to replace seven athletic field light standards with 11 new light standards that are a maximum of 60 feet tall. The lights are proposed to surround the renovated multi-use sports field area to the north of the existing building. Three of those new lights are proposed on the north side of the field, with the lighting directed onto the field to the south; three more are proposed to the south of the sports field, with the lighting directed onto the field to the north, and four light standards are proposed at each corner of the sports field, with each of the light

[1] Reference Section 51A-4.408(a)(1) of the Dallas Development Code.

standards directed onto the sports field in each direction of northeast, southeast, southwest, and northwest. Finally, a new light pole is proposed approximately 260 feet south of the northern property line, along the eastern property line.

Each of the 11 new light standards is 60 feet tall. The proposed light standards to the north are proposed approximately 10 feet further south from the northern properties than the existing light standards and these light standards will be directed away from the closest residential properties. The light standards on the south side of the field, directing light on to the field ground surface to the north are proposed approximately 265 feet from the closest northern neighboring property line. The light standards that are positioned in the southwest and southeastern corners of the field are approximately 215 feet from the nearest northern neighboring property line. If a three to one slope is applied as a comparison of determining appropriate height of structures, 265 feet in distance would allow a structure 88 feet in height and 215 feet in distance would allow a structure 71 feet in height. Therefore, staff supports the proposed heights and location of the light standards.

Finally, an existing condition of SUP No. 80 is that "All outdoor lighting devices shall be designed and installed so as to direct light down and away from surrounding properties and shall be turned off not later than [ten] o'clock p.m." staff supports the request with no changes to the SUP conditions.

Screening: An existing condition of SUP No. 80 is that, "A six foot high solid screening fence shall be provided along the north, east, and west property lines as shown on the site plan." The Dallas Development Code requires screening of nonresidential parking areas to contiguous residential uses and to screen service areas of buildings. Since the existing screening condition of SUP No. 80 applies an additional screening element, staff supports the request with no changes to the SUP conditions

Parking: The existing site has 62 parking spaces for 21,429 square feet of community service center building area. Nonconforming parking, or "delta credits", are calculated by subtracting the amount of parking provided from the minimum parking requirement of the existing building at existing parking ratios[2]. The current parking requirement for a community service center is one space per 200 square feet of floor area, the parking requirement for the existing 21,429 square foot community service center is 107 spaces. Therefore, the site has 45 delta credits (107 – 45 = 45).

The Dallas Development Code allows properties to carry forward delta credits when parking requirements are increased but any unused delta credits will not be carried forward. Therefore, since the facility is proposed to be expanded to 25,547 square feet, the minimum parking requirement is 128 spaces. The proposed site plan provides 120 spaces and therefore, the site can retain eight delta credits to meet minimum parking requirements.

Landscaping: Landscaping is required in accordance with Article X of the Dallas Development Code.

[2] Reference Section 51A-4.704(b)(4) of the Dallas Development Code.

List of Officers

THE SALVATION ARMY

DOING THE MOST GOOD®

FOUNDERS
William & Catherine Booth

GENERAL
André Cox

TERRITORIAL COMMANDER
Commissioner Donald C. Bell

TEXAS DIVISIONAL COMMANDER
Lt. Colonel Ken Luyk

DFW METROPLEX COMMANDER
Major Jonathan Rich

ADVISORY BOARD CHAIR
Carl Ice

SECRETARY
Lee R. Slaughter

TREASURER
Daniel O. Chesnut

IMMEDIATE PAST CHAIR
Richard K. Martin

PAST CHAIRS
J. D. McCaslin
Judy Gibbs
Elliott (Tony) Roosevelt
J. Ray Nixon, Jr.
Doug Thompson
Rita Clements
Charles J. Wyly, Jr.
Caren Prothro
Lee R. Slaughter
Margot Perot
Ruth Altshuler

MANAGEMENT SERVICES CHAIR
Bernice J. Washington

PROGRAM SERVICES CHAIR
Scott Turpin

RESOURCE DEVELOPMENT CHAIR
Debbie Oates

COMMITTEE CHAIRS
Jack Balagia
Dr. Ernest Beecherl
Denny Carreker
Daniel O. Chesnut
Rick Davis
Bernie DiFiore
Alan D. Friedman
Jean Hobby
Carl Ice
Willis Johnson
Jeanie Laube
Dr. Bobby B. Lyle
Richard K. Martin
Preston McAfee
Debbie Oates
David Russell
LaMonte Thomas
Scott Turpin
Bernice J. Washington

WOMEN'S AUXILIARY PRESIDENT
Karen Dealy

Existing SUP No. 80 Conditions (to remain unchanged)

ORDINANCE NO. 10705

An Ordinance amending the basic Zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, by permitting the following described property, which is presently zoned Residential 7,500 to-wit: Being Lot 2 and part of Lot 3 of City Block 6344 and further described thus: Beginning at a point in the north line of Elam Road and 421.4 feet west of the west line of Holcomb Road; Thence northerly along a common property line, a distance of 682.7 feet to a point for corner in the south line of an existing 10 foot alley; Thence westerly along said alley line, a distance of 450.7 feet to a point for corner in the west line of Lot 2 of City Block 6344; Thence southerly along said lot line, a distance of 682.7 feet to a point for corner in the north line of Elam Road; Thence easterly along said line, a distance of 450.7 feet to the point of beginning, to be used under a Special Permit for a Salvation Army Community Center; That a Special Permit shall be granted for a Salvation Army Community Center with reference to the herein described property, subject, however, to the special conditions hereinafter more fully expressed; That the property shall be improved according to the site plan approved herewith; providing for a penalty; providing for a severability clause; and Declaring an Emergency.

WHEREAS, the City Plan Commission of the City of Dallas and the Governing Body of the City of Dallas in compliance with the Charter of the City of Dallas and the State law with reference to the granting of special permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property herein described, the Governing Body of the City of Dallas is of the opinion that said special permit should be granted, subject to the conditions set out herein; Now, Therefore;

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

SECTION 1. That the basic Zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, be, and it is hereby amended insofar as it applies to the property hereinafter described, which is presently zoned Residential 7,500, and which shall be used under a special permit for a Salvation Army Community Center, to-wit:

BEING Lot 2 and part of Lot 3 of City Block 6344 and further described thus:

BEGINNING at a point in the north line of Elam Road and 421.4 feet west of the west line of Holcomb Road;

THENCE northerly along a common property line, a distance of 682.7 feet to a point for corner in the south line of an existing 10 foot alley;

THENCE westerly along said alley line, a distance of 450.7 feet to a point for corner in the west line of Lot 2 of City Block 6344;

THENCE southerly along said lot line, a distance of 682.7 feet to a point for corner in the north line of Elam Road;

THENCE easterly along said line, a distance of 450.7 feet to the point of beginning.

SECTION 2. That this special permit for a Salvation Army Community Center with reference to the hereinabove described property is approved and granted upon the following express conditions, and in accordance with Article 165-22, Section 16 of the Zoning Ordinance:

1) Site Plan: Development shall be in conformance with the site plan as approved by the City Plan Commission;

2) Parking: Paved off-street parking shall be provided as shown on the site plan;

3) Paving: All driveways, entrances, and parking areas shall have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements;

4) Screening: A six foot high solid screening fence shall be provided along the north, east, and west property lines as shown on the site plan;

5) Platting: Prior to passage of an ordinance, a plat shall be filed providing for necessary street and alley right-of-way;

6) Lighting: All outdoor lighting devices shall be designed and installed so as to direct light down and away from surrounding properties and shall be turned off not later than 10:00 o'clock p.m.

SECTION 3. That the site plan for these improvements and as approved by the City Council is attached hereto and made a part hereof for all purposes. A true copy of the site plan shall be retained by the Director of Planning and the Building Inspector for observance in connection with these improvements. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in accordance with standard City of Dallas specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Public Works.

SECTION 4. No Certificate of Occupancy shall be issued by the Building Inspector until there has been a full compliance with Subsections 1 through 6 of Section 2, in accordance with the requirements of the building for which the Certificate is issued, together with all other provisions of this ordinance and any applicable provisions of the Zoning Ordinance and the Building Codes.

SECTION 5. That any person, firm or corporation violating any of the terms and provisions of this ordinance shall be subject to the same penalties provided for in Ordinance No. 5238, particularly Article 165-30.

SECTION 6. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 7. WHEREAS, it appears that the subject property of this ordinance is to be used under a special permit for a Salvation Army Community Center, and will serve the public interest, comfort and general welfare, creates an urgency and an emergency in the preservation of the public peace, comfort and general welfare and requires that this ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:
H. P. KUCERA, City Attorney

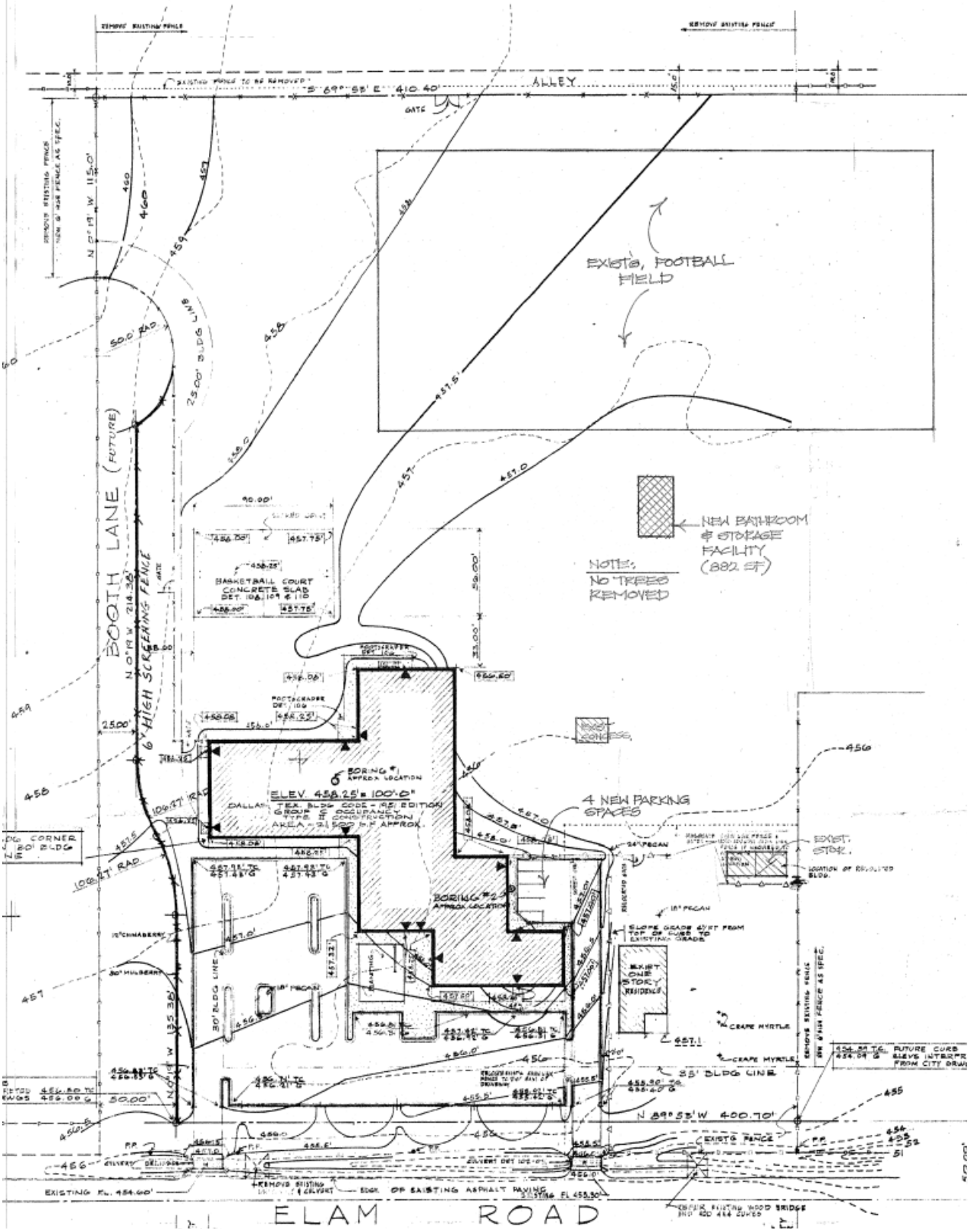
PASSED: November 9, 1964
CORRECTLY ENROLLED: November 9, 1964

APPROVED: H P Kucera
City Attorney

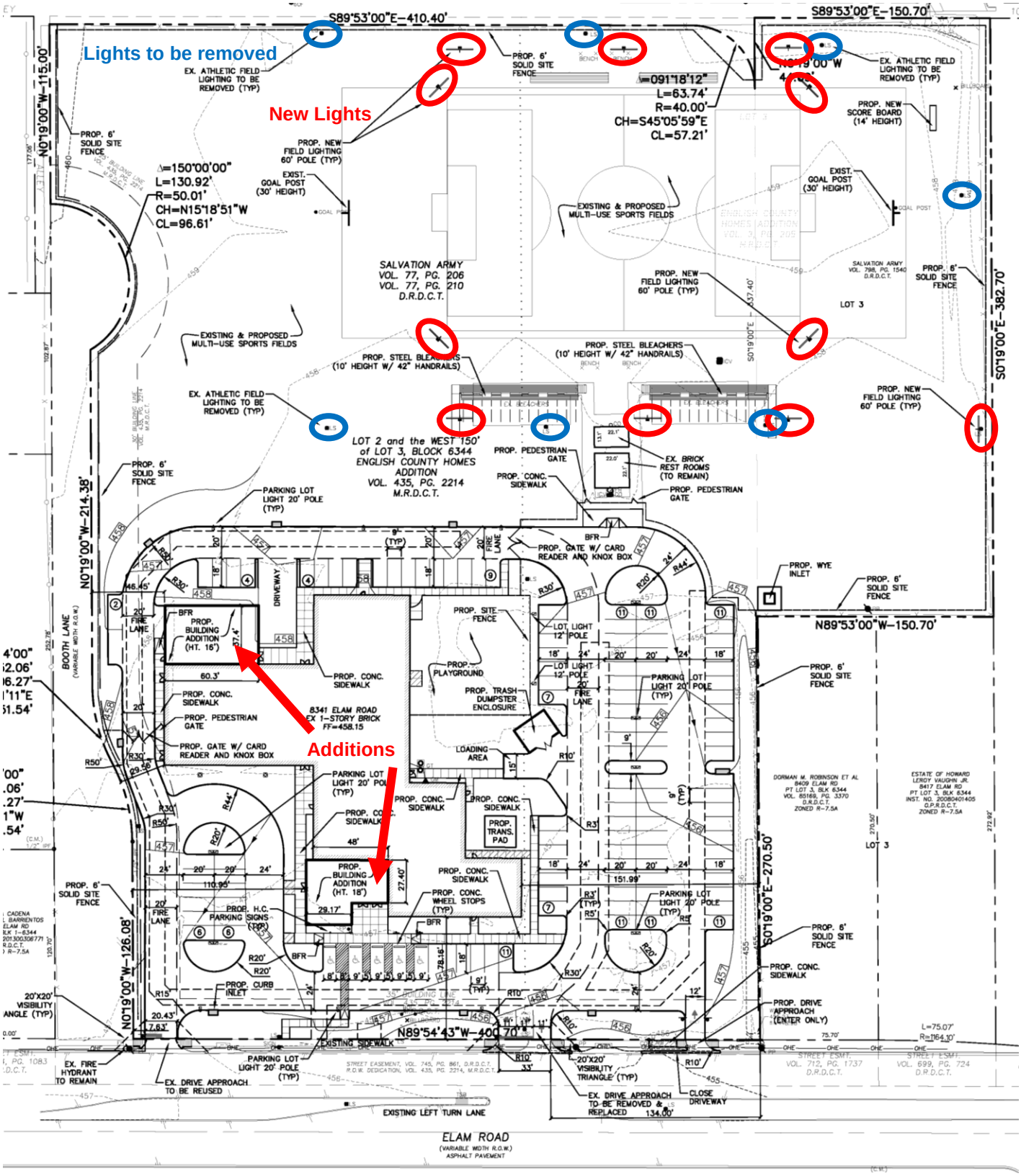
ATTEST:

Harold G. Stark
City Secretary

Existing Site Plan



Proposed Site Plan



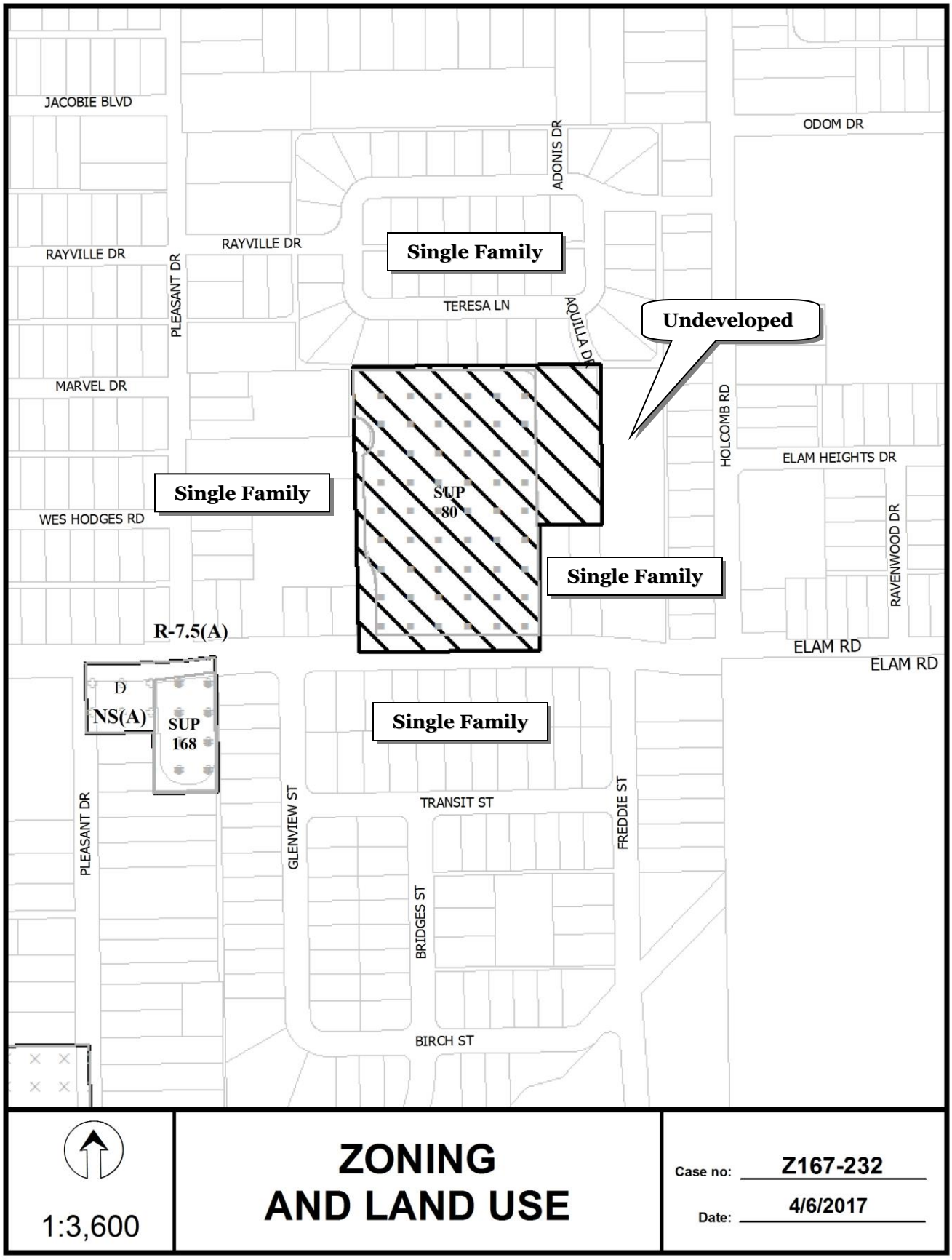


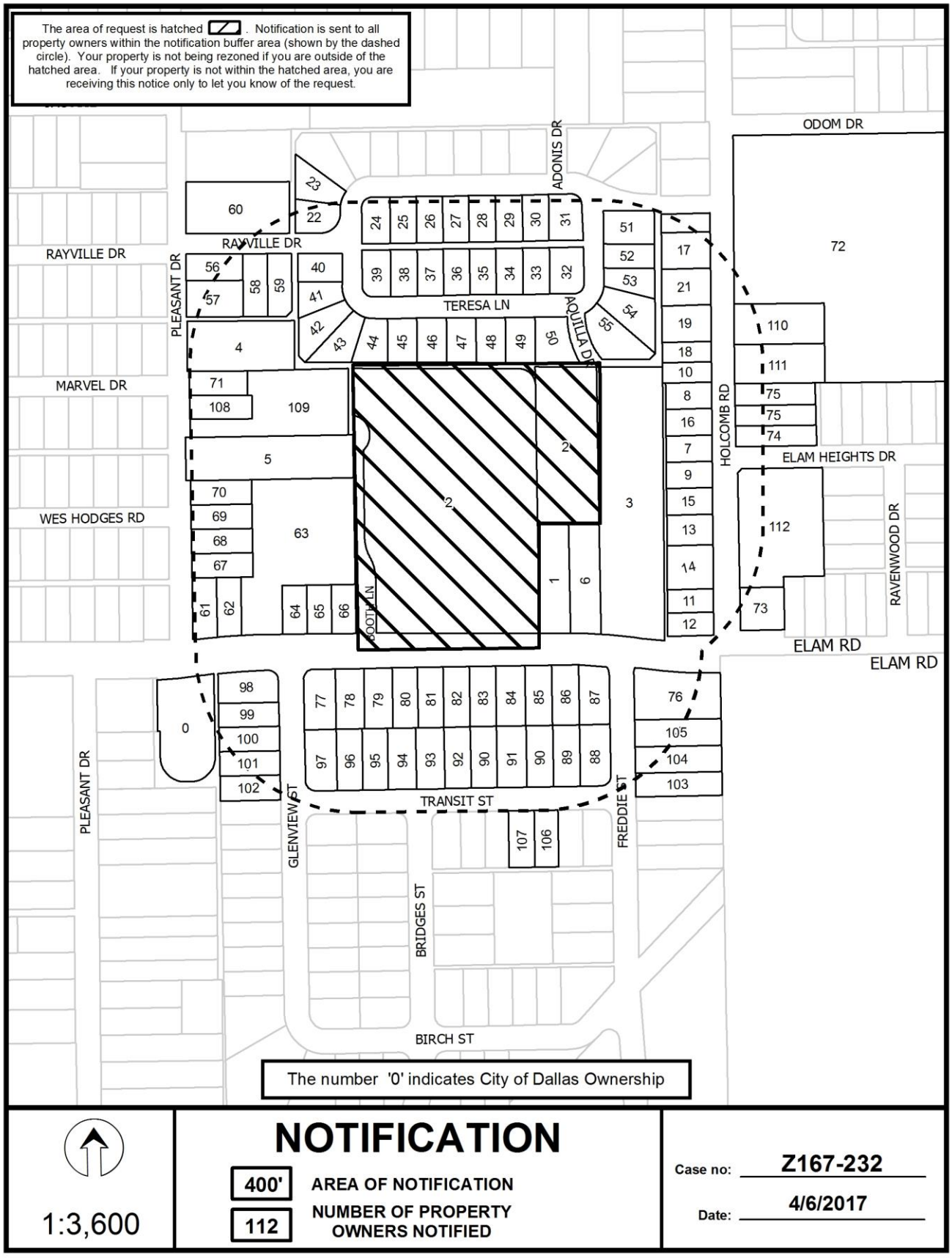
1:6,000

VICINITY MAP

Case no: Z167-232

Date: 4/6/2017


JACOBIE BLVD
ODOM DR
ADONIS DR
RAYVILLE DR
RAYVILLE DR
Single Family
PLEASANT DR
TERESA LN
AQUILLA DR
Undeveloped
MARVEL DR
HOLCOMB RD
ELAM HEIGHTS DR
Single Family
SUP 80
WES HODGES RD
RAVENWOOD DR
Single Family
R-7.5(A)
ELAM RD
ELAM RD
D
NS(A)
SUP 168
Single Family
TRANSIT ST
PLEASANT DR
GLENVIEW ST
FREDDIE ST
BRIDGES ST
BIRCH ST
1:3,600
ZONING
AND LAND USE
Case no: Z167-232
Date: 4/6/2017


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.
ODOM DR
ADONIS DR
RAYVILLE DR
PLEASANT DR
TERESA LN
AQUILLA DR
MARVEL DR
WES HODGES RD
HOLCOMB RD
ELAM HEIGHTS DR
RAVENWOOD DR
ELAM RD
TRANSIT ST
GLENVIEW ST
FREDDIE ST
BRIDGES ST
BIRCH ST
SOOTH LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400' AREA OF NOTIFICATION
112 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-232
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

Z167-232

112 Property Owners Notified

Label #	*Address*		*Owner*
1	8409	ELAM RD	ROBINSON DORMAN M ETAL
2	8401	ELAM RD	SALVATION ARMY
3	8425	ELAM RD	CHAVEZ EFRAIN & MARIA
4	604	PLEASANT DR	SIERRA ABELARDO
5	538	PLEASANT DR	MARTINEZ EFREN
6	8417	ELAM RD	VAUGHN HOWARD LEROY JR EST OF
7	539	HOLCOMB RD	REED PHILIP D
8	611	HOLCOMB RD	BAYSON CHARLES J
9	531	HOLCOMB RD	ESCOVAR JOSE R &
10	615	HOLCOMB RD	ALVARADO FRANCISCO & ANA CECILIA
11	507	HOLCOMB RD	VEGA ALBERTO N
12	503	HOLCOMB RD	RUBIO MIGUEL A &
13	523	HOLCOMB RD	PANIAGUA MARTIN R
14	509	HOLCOMB RD	RODRIGUEZ ANTHONY
15	527	HOLCOMB RD	PANIAGUA MARIA REFUGIO
16	607	HOLCOMB RD	REHKOP FAYE WHITTINGTON
17	639	HOLCOMB RD	NUZE IRSA VIRGINIA AVELAR
18	617	HOLCOMB RD	GAMEZ DAMIAN
19	623	HOLCOMB RD	FRANCO MARIA
20	643	HOLCOMB RD	CARBAJAL JORGE R &
21	627	HOLCOMB RD	LOPEZ OFELIA &
22	8325	RAYVILLE DR	ARRIAGA RIGOBERTO &
23	8329	RAYVILLE DR	RAMIREZ ROSA ISELA
24	8338	RAYVILLE DR	ADAMEARENAS GUMARO
25	8342	RAYVILLE DR	MARTINEZ SILVA MIGUEL A
26	8348	RAYVILLE DR	RODRIGUEZ JORGE & ELIDIA

Label #	*Address*		*Owner*
27	8352	RAYVILLE DR	GONZALEZ VICTOR &
28	8358	RAYVILLE DR	NOGUEZ YOLANDA
29	8362	RAYVILLE DR	MORALES BERNARDO &
30	8368	RAYVILLE DR	HAWKINS ELBERT D
31	8372	RAYVILLE DR	MCCLUSKY J G
32	8355	TERESA LN	PULASKI GEORGE
33	8351	TERESA LN	BROWN MABLE LOUISE &
34	8347	TERESA LN	RANGEL DOMINGO & BEATRIZ
35	8343	TERESA LN	RAMIREZ MARIA E
36	8339	TERESA LN	AGUERO MARIA GRICELDA &
37	8335	TERESA LN	VASQUEZ ALBERT
38	8329	TERESA LN	PEAL FRANCES
39	8325	TERESA LN	RODRIGUEZ DAVID &
40	8306	TERESA LN	BLANCO JOEL ANTONIO
41	8310	TERESA LN	PRUITT BILLY JACK
42	8314	TERESA LN	STEWART CECIL D & DIANNE
43	8318	TERESA LN	MARTINEZ ALEJANDRO GARCIA & ERIKA PEREZ
44	8324	TERESA LN	FLORES VIVIAN
45	8328	TERESA LN	MILLER ANNIE M
46	8334	TERESA LN	RAMOS LOUIS
47	8338	TERESA LN	JIMENEZ JAVIER &
48	8344	TERESA LN	GORDON SUSAN PEAL
49	8348	TERESA LN	ORTIZ EDIVINO
50	8352	TERESA LN	ZAVALA ANGELICA G
51	8372	TERESA LN	REED RONALD JAMES &
52	8368	TERESA LN	MUNOZ ALFREDO
53	8364	TERESA LN	BENCH DAN CARROLL
54	8360	TERESA LN	LOERA ANTONIO ETAL
55	8356	TERESA LN	RODRIGUEZ BLANCA GRISELDA
56	8308	RAYVILLE DR	RENTERIA MIGUEL & RODE R
57	612	PLEASANT DR	BELL ROBERT ELDON EST OF

Label #	*Address*		*Owner*
58	8314	RAYVILLE DR	GRIMALDO MANUEL & MARIA S
59	8318	RAYVILLE DR	CALDWELL ETTA M
60	630	PLEASANT DR	GARCIA RAUL C & ORALIA
61	8301	ELAM RD	TUDON JOSE ANGEL & MARTHA
62	8305	ELAM RD	JONES C W
63	8315	ELAM RD	CAZARES JUAN MANUEL & ELIDA
64	8323	ELAM RD	SPENCE LEONARD RAY
65	8325	ELAM RD	BESOWSKEK FRANK
66	8331	ELAM RD	BARRIENTOS PASCUAL &
67	514	PLEASANT DR	PEREZ GUSTAVO M &
68	518	PLEASANT DR	SILOS JOSE
69	524	PLEASANT DR	PANIAGUA ELBA M &
70	530	PLEASANT DR	OLIVARES DOROTEO &
71	554	PLEASANT DR	RUBIO CHRISTINA MARIA & JUAN GABRIEL MARQUEZ
72	650	HOLCOMB RD	Dallas ISD
73	8507	ELAM RD	WINGS OF DELIVERANCE
74	602	HOLCOMB RD	DELGADO RAUL &
75	606	HOLCOMB RD	ALVARADO FRANCISCO & ANA
76	446	FREDDIE ST	VALDEZ ENRIQUE
77	8344	ELAM RD	DIXON RENDIA
78	8350	ELAM RD	RICHARDS RODNEY L &
79	8356	ELAM RD	RICHARDS EUNICE L
80	8360	ELAM RD	HICKS RUSELL LEO
81	8366	ELAM RD	AVELAR JUANA IRSA
82	8400	ELAM RD	MICHEL MOISES G & NANCY M
83	8408	ELAM RD	TOLEDO THOMAS & ERMA
84	8414	ELAM RD	HOUSE DENNIS G & LYNNETTE
85	8418	ELAM RD	NIX CHARLOTTE EMMA
86	8424	ELAM RD	AGUILAR JESUS G & BLANCA
87	8430	ELAM RD	ALBA RICARDO M & JOSEFINA
88	8431	TRANSIT ST	SALINAS ANTONIO Z &

Label #	*Address*		*Owner*
89	8425	TRANSIT ST	SIMPSON PAMELA G
90	8419	TRANSIT ST	STOVALL LINDA DARLENE
91	8415	TRANSIT ST	ROBINSON MAYBELL
92	8403	TRANSIT ST	HERNANDEZ BEATRIZ
93	8367	TRANSIT ST	MARTINEZ ROBERT
94	8361	TRANSIT ST	LOFTIN STEVE J EST OF
95	8357	TRANSIT ST	VARGAS OSCAR
96	8351	TRANSIT ST	PINA DELIA
97	8345	TRANSIT ST	HERNANDEZ VICTOR & CARMEN
98	8328	ELAM RD	BLAKE INGRAM ENTERPRISES INC
99	463	GLENVIEW ST	BURNES DAVID
100	457	GLENVIEW ST	ESCANDON VICTOR &
101	453	GLENVIEW ST	TOVAR OMAR ADRIAN
102	447	GLENVIEW ST	ESCANDON EDUARDO & NARCISA GUADALUPE
103	432	FREDDIE ST	HERNANDEZ CEASAR I &
104	438	FREDDIE ST	CASTILLO FERNANDO &
105	442	FREDDIE ST	SAUCEDO RAUL
106	8422	TRANSIT ST	PIEDRA VIRGINIA
107	8418	TRANSIT ST	RODRIGUEZ FRANCISCO
108	546	PLEASANT DR	SANCHEZ ANA ISABEL & JORGE HUMBERTO
109	542	PLEASANT DR	SANCHEZ JORGE H
110	622	HOLCOMB RD	OLIVARES VICTOR MANUEL
111	614	HOLCOMB RD	FAVELA CATARINO & ORALIA
112	522	HOLCOMB RD	WINGS OF DELIV TABNLE INC

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Warren F. Ellis

FILE NUMBER:	Z156-352(WE)	**DATE FILED:**	August 29, 2016
LOCATION:	Burlew Street and Bryan Street, west corner		
COUNCIL DISTRICT:	2	**MAPSCO:**	46-A
SIZE OF REQUEST:	Approx. 0.234 acres	**CENSUS TRACT:**	15.03

APPLICANT: Bryan Street Tavern - Joe Hinkson

OWNER: Baymar Hotels & Properties, Inc.

REPRESENTATIVE: Audra Buckley

REQUEST: An application for amendment to Planned Development District No. 398 for MU-1 Mixed Use District and outside sales to add an outdoor commercial amusement use.

SUMMARY: The purpose of the request is to allow for an outdoor commercial amusement use (pavilion) to operate as an accessory use to the main use [Bryan Street Tavern]. The proposed outdoor commercial amusement will be used only by the Bryan Street Tavern patrons.

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

BACKGROUND INFORMATION:

- In May 1994, the Dallas City Council approved Planned Development District No. 398 for outside sales and MU-1 Mixed Use District uses.

- The request site is currently developed as an outside pavilion. The outside pavilion is an accessory use to the adjacent restaurant [Bryan Street Tavern].

- The applicant's request will allow for an additional use to be permitted within the PD as well as define the parking requirements for the new use. The applicant is requesting to add an "outside commercial amusement use." The outside commercial amusement use will be an extension of the Bryan Street Tavern, which will allow for, but not be limited to, art exhibits, small sport courts for bocce ball and sand volleyball. The proposed use will also have an uncovered patio area.

Zoning History: There has been one zoning change requested in the area during the past five years.

1. Z156-226 On September 14, 2016, the City Council approved an amendment to Tract 3 to allow single family or multifamily uses within Planned Development District No. 324 on the east corner of Scurry Street and Burlew Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Burlew Street	Local	40 ft.	40 ft.
Bryan Street	Minor Arterial	80 ft.	80 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 398	Pavilion
Northeast	PD No. 298 MU-1 (Subarea 9), PDD No. 324 (Tr. 1)	Surface parking, Industrial
Southeast	PD No. 298 MU-1 (Subarea 9)	Surface parking, Office
Northwest	PD No. 298 MF-2(A)	Undeveloped, Single family
Southwest	PD No. 298 MU-1 (Subarea 9)	Restaurant, bar, lounge or tavern

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.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND UE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

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

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

AREA PLAN: In March 1991, the City Council approved the "*Peak Bryan Place Community Market Study*." The request site was identified to be developed as a public market to serve the surrounding community. The report stated that the "The multi-purpose market space primarily will be for the sale of local products and produce." The study also recommends the development of mixed uses, where residential uses are developed over retail shops.

STAFF ANALYSIS:

Land Use Compatibility: The site is developed with an outside pavilion. The applicant's request is for an amendment to PDD No. 398 to allow for an outside commercial amusement use to permit outside activities to occur within the existing pavilion. The outside pavilion will be considered an accessory use to the adjacent restaurant use [Bryan Street Tavern] and will be required to provide off-street parking for the new use. The outside commercial amusement will be an extension of the Bryan Street Tavern, which will allow for, but not be limited to, art exhibits, small sport courts for bocce ball and sand volleyball. The proposed use will also have an uncovered patio area. The applicant has imposed a requirement in the PDD condition to comply with the special event permit for food trucks and live music under Chapter 42A, Article II of the Dallas Development Code. This provision was inserted to prevent any abuse of the outside commercial amusement use.

The surrounding land uses consist of a variety of retail and personal service uses, office, industrial (inside), and single family uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 398 - existing MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, outside sales
PDD No. 398 - proposed MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, outside sales, commercial amusement (outside)

Landscaping: Landscaping of any development will be in accordance with development /landscape plan.

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

Parking: The applicant has provided provisions in the PDD conditions that require off-street parking for the new use. These new provisions include establishing a parking ratio of one off-street parking space for every 100 square feet of non-permeable covered area and allow the remote parking distance to be increased from 300 feet to 1,200 feet. The valet parking will eliminate any off-street parking within the adjacent neighborhood as well provide safety for the customers using the outside commercial amusement use [pavilion]. A license is required to authorize an extension of the walking distance of 600 feet to 1,200 feet.

The existing pavilion covers an area of approximately 1,745 square feet and with the parking ratio of one space per 100 space feet of floor area, the applicant will provide a minimum of 18 off-street parking spaces. In addition, staff supports the applicant's request to not include the restrooms facilities, waitress stations, and storage areas in the non-permeable covered area calculations because 1) the outside commercial amusement use is an accessory use to the adjacent restaurant use and 2) the development code has not established any parking ratios for the stand alone uses under an outside commercial amusement use as mentioned above.

LIST OF OFFICERS/PARTNERS

Baymar Hotels & Properties, Inc.

- Roy Marcayan President and Secretary

LIST OF OFFICERS/PARTNERS

BST (Bryan Street Tavern) Hospitality, Inc.

- Joseph Hinkson Principal and Secretary
- Waylon Yale Director

PROPOSED PDD CONDITIONS

ARTICLE 398.

PD 398.

SEC. 51P-398.101. LEGISLATIVE HISTORY.
PD 398 was established by Ordinance No. 22054, passed by the Dallas City Council on May 25, 1994. Ordinance No. 22054 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-398.102. PROPERTY LOCATION AND SIZE.
PD 398 is established on property generally located along the northwest line of Bryan Street, northeast of the northeast line of Peak Street. The size of PD 398 is approximately 0.39 acres.

SEC. 51P-398.103. DEFINITIONS AND INTERPRETATIONS.
(a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply to this article.

(b) OUTDOOR COMMERCIAL AMUSEMENT means an event or gathering including one or more of the following activities:

1. food and beverages sales in collaboration with the adjacent restaurant;

2. art shows or craft shows;

3. outdoor sport courts with portable seating including sand volleyball courts, bocce ball courts. The portable seating area may not exceed 875 square feet of floor area as shown on the development plan;

4. exhibits or exhibitions that may also involve erection of a temporary tent; and

5. food trucks and live music by special event permit only in accordance with Chapter 42A, Article II of the Dallas City Code.

(c) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A

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

SEC. 51P-398.104. DEVELOPMENT PLAN AND REGULATIONS.

Development and use of the Property must comply with the development plan (Exhibit 398A). [~~Development of the Property is governed by the regulations governing the MU-1 Mixed Use District contained in the Dallas Development Code, except as~~

~~provided by the provisions of this article or the development plan.~~] If there is [~~In the event of~~] a conflict between the text of this division [~~provisions of this article~~] and the development plan, the text of this division [~~provisions of this article~~] control.

SEC. 51P-398.104.1. YARD, LOT, AND SPACE REGULATIONS.

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

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

SEC. 51P-398.105. USES PERMITTED.

(a) The only main uses permitted in this subdistrict are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Part I of this article. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in this district; etc.[~~The only uses authorized by this PD are outside sales, and those uses permitted in the MU-1 Mixed Use District.~~]

(b) The following uses are permitted by right:

-- Outdoor commercial amusement.

-- Outside sales.

SEC. 51P-398.105.1. ACCESSORY USES.

(a) In general. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) Outdoor commercial amusement.

(1) Outdoor commercial amusement may be considered accessory to a main use, such as an alcohol related establishment or restaurant and may be considered as part of the main use when determining the gross revenue derived by the establishment from the sale of alcoholic beverages for on premise consumption.

(2) The outdoor commercial amusement use may be located on a separate building site, lot or tract from the main use but sites must be adjacent and combined under a unified site plan approved by the Building Official.

SEC. 51P-398.106. SETBACKS.

There are no minimum setbacks unless required by the visual obstruction regulations [~~contained~~] in Section 51A-4.602.

SEC. 51P-398.107. OFF-STREET PARKING.

(a) ~~-~~Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use. [~~Parking must be provided as shown on the development plan.~~]

(b) Outdoor commercial amusement.

(1) One off-street parking space must be provided for every 100 square feet of non-permeable covered area shown on Exhibit 398A. Restroom facilities, waitress stations, and storage areas are not included in the non-permeable covered area calculations.

(2) Outdoor seating areas that are uncovered or covered with a permeable cover, are not included in required parking calculations provided the seating area does not contain a square footage that exceeds 50 percent of the non-permeable covered area.

(3) Remote parking may be located on a separate lot that is within 1,200 feet walking distance of the use served by the remote parking. WALKING DISTANCE means the distance from the nearest point of the parking lot to the nearest public entrance of the main use, measured along the most convenient pedestrian walkway.

(A) The walking distance for remote parking may be extended up to 1,200 feet by license as set out in Division 51A-4.320.

(B) Section 51A-4.328(a) does not apply in this subdistrict. An agreement authorizing remote parking for a use may be based on a lease of the remote parking spaces only if the lease:

(i) Is in writing on a form obtained from the building official;

(ii) contains legal descriptions of the properties affected:

(iii) specifies the special parking being provided and the hours of operation of any use involved:

(iv) is governed by the laws of the State of Texas;

(v) is signed by all owners of the properties affected;

(vi) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(vii) is for a minimum term of three years; and

(viii) provides that both the owner of the lot occupied by the use benefitting from the parking and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(4) Except as expressly modified in this article, the special parking regulations in Division 51A-4.320 apply to all uses permitted in this article. If special parking is used to satisfy off-street parking requirements, an agreement must be signed and filed in accordance with Section 51A-4.328. If there is a conflict between this article and the special parking regulations, this article controls.

SEC. 51P-398.108. LANDSCAPE PLAN.

Landscaping must be provided as shown on the development plan. Landscaping must be installed within six months after the issuance of a certificate of occupancy. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-398.109. ADDITIONAL PROVISIONS. [~~MAINTENANCE.~~]

(a) Outdoor commercial amusement may only operate between 11:00 a.m. and 10:00 p.m., Sunday through Thursday; and between 11:00 a.m. and 12:00 a.m. (midnight), Friday and Saturday.

(b) The Property [~~entire premises~~] must be properly maintained in a state of good repair and neat appearance.

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

(d) Development and use of the Property must comply with Part I of this article.

SEC. 51P-398.110. [GENERAL REQUIREMENTS.

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-398.111. PAVING.~~]

[~~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.~~]

SEC. 51P-398.111[~~2~~].] COMPLIANCE WITH CONDITIONS.

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

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

[~~SEC. 51P-398.113. ZONING MAP.~~]

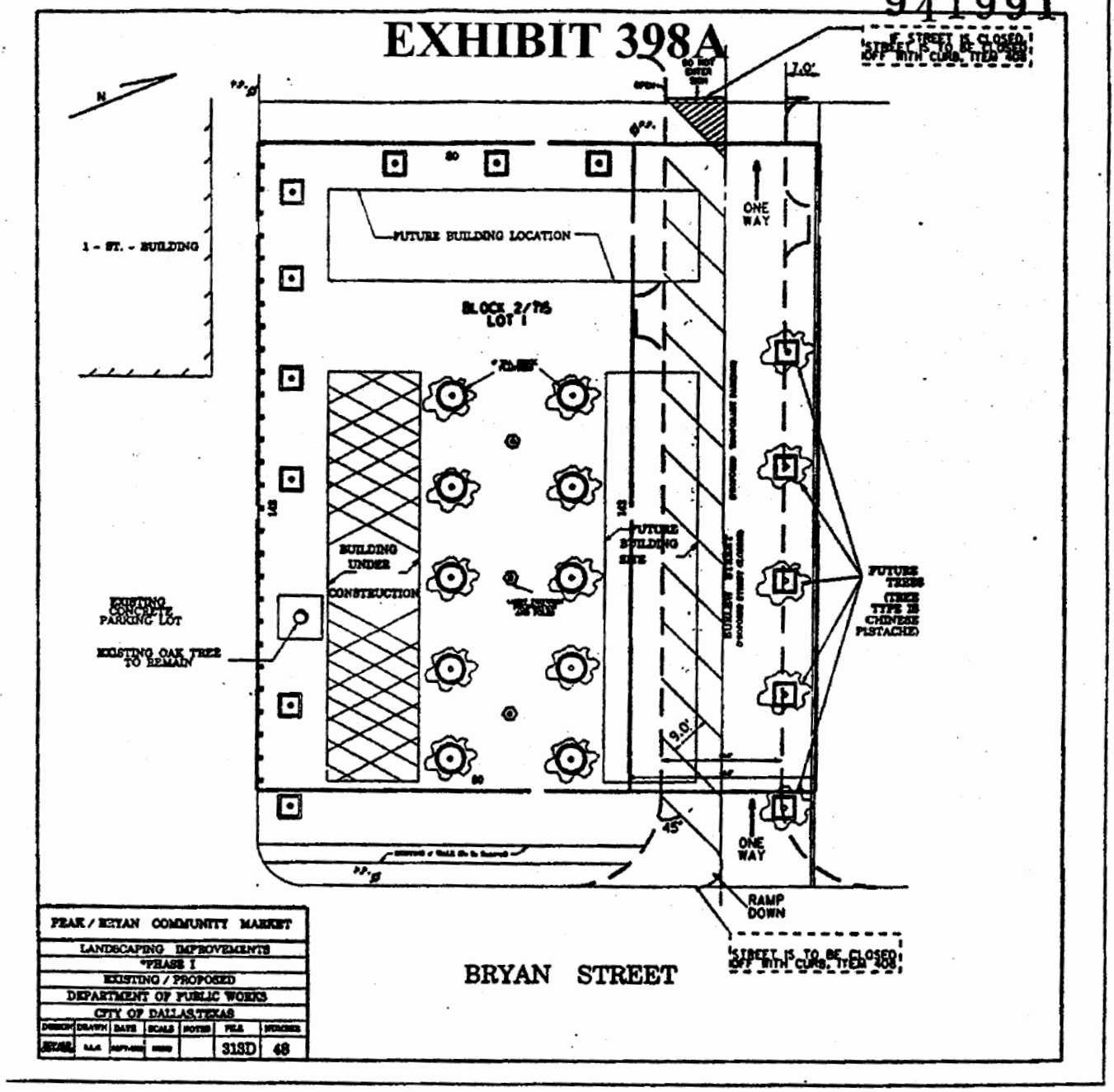
[~~PD 398 is located on Zoning Map No. I-8.~~]

EXISTING DEVELOPMENT PLAN

25850

050182

941991

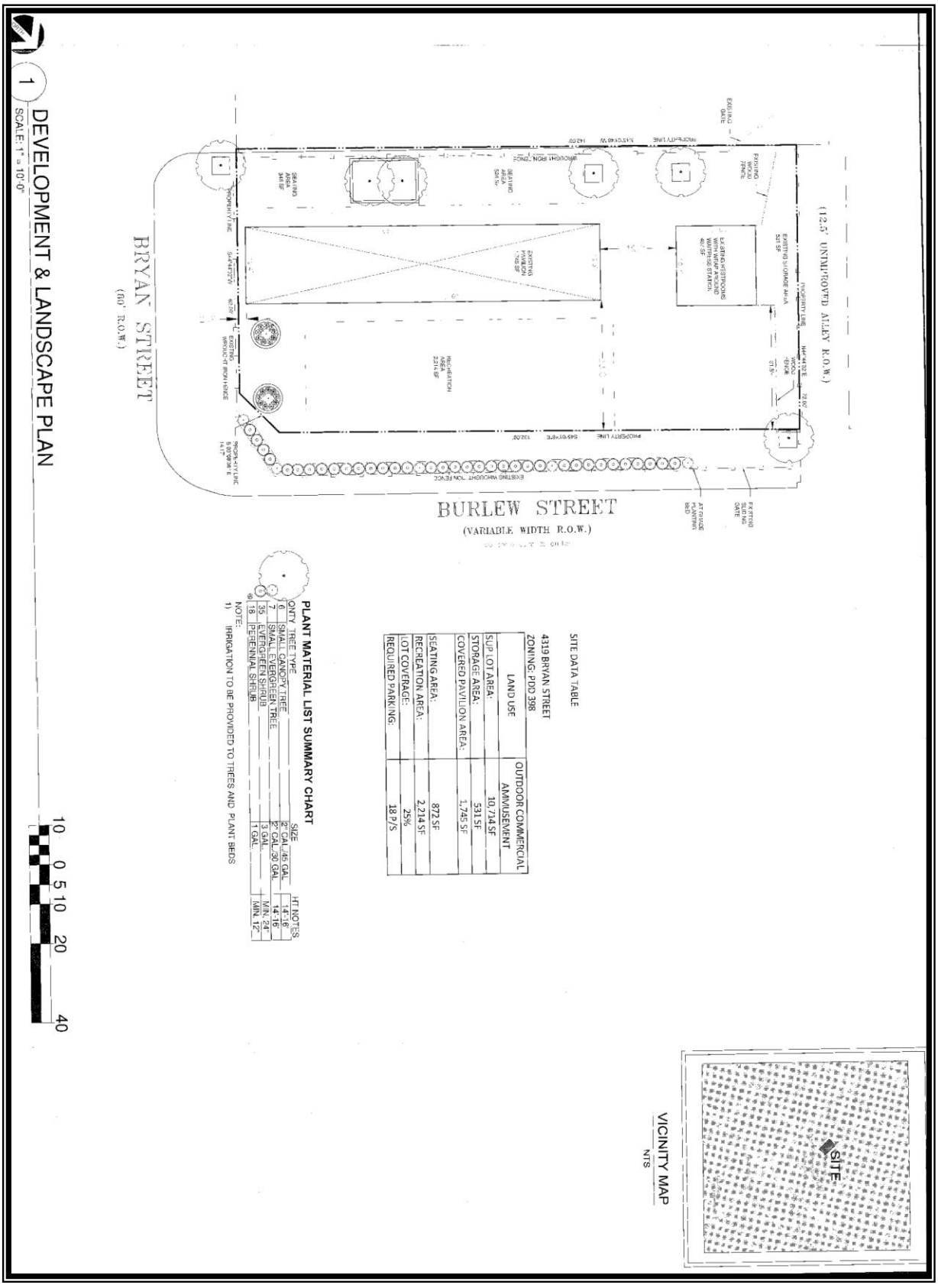


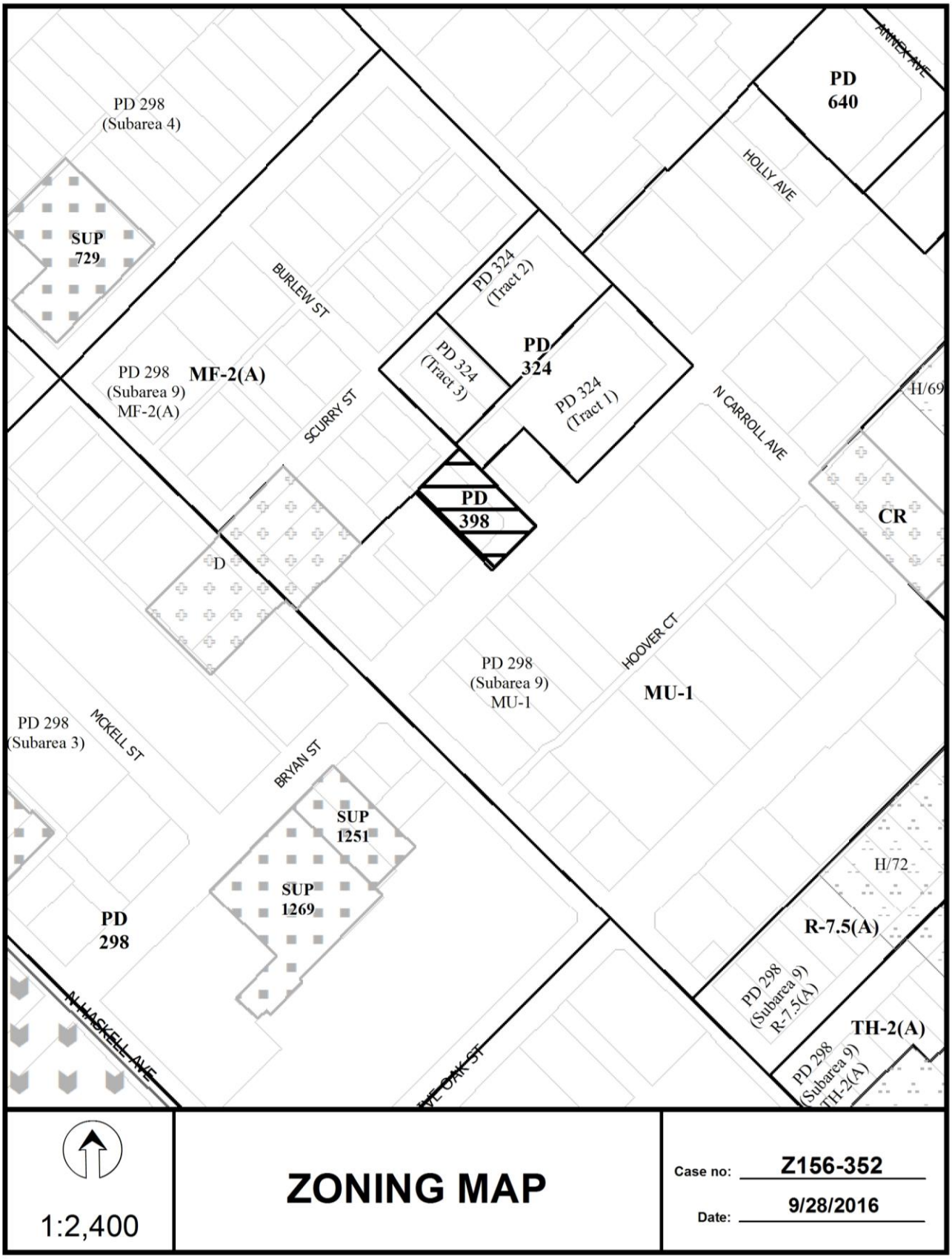
Approved
City Plan Commission
4-21-94

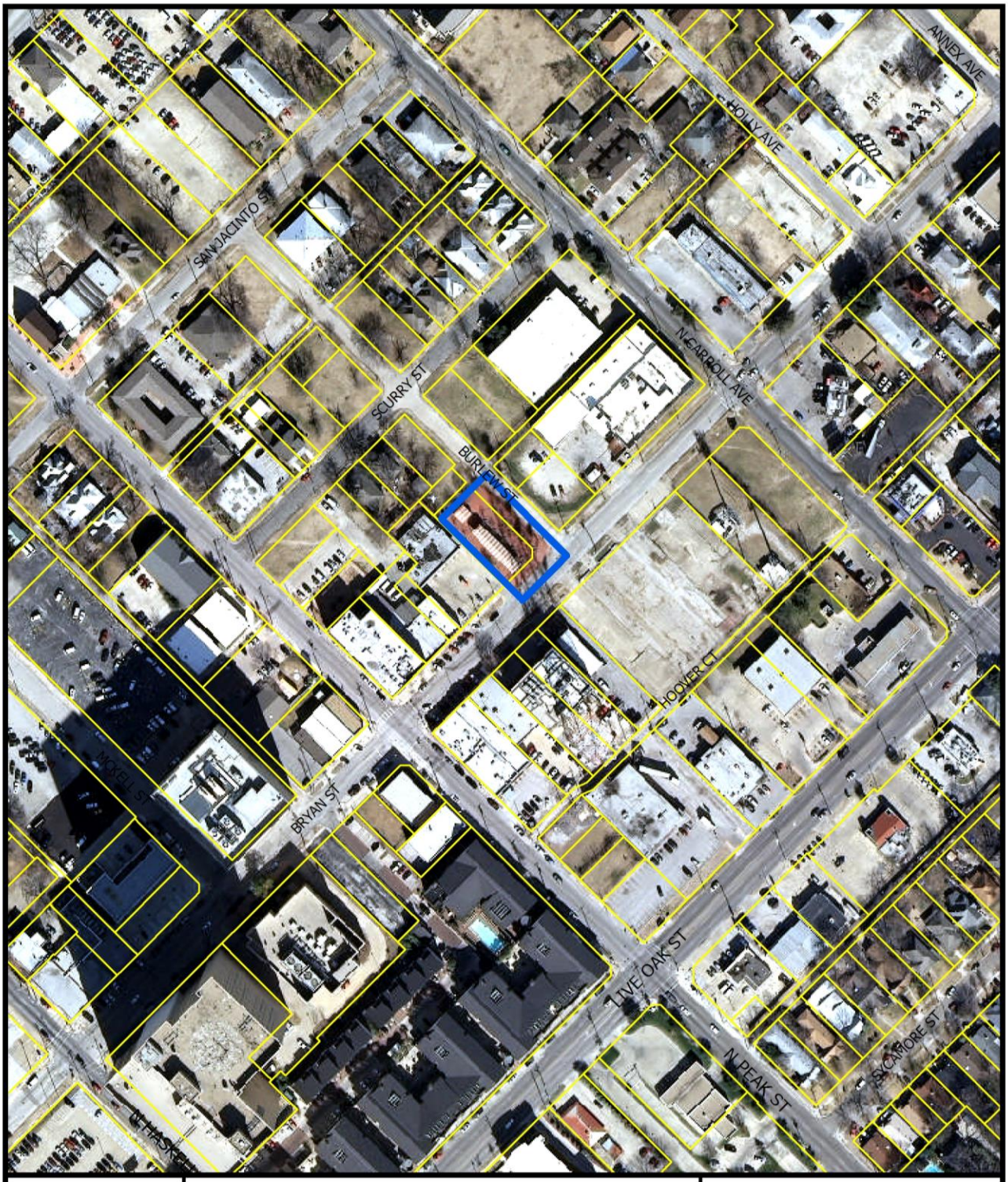
PLANNED DEVELOPMENT DISTRICT NO. 398

Z934-177/9608-E

PROPOSED DEVELOPMENT/LANDSCAPE PLAN




PD 298
(Subarea 4)
SUP
729
BURLEW ST
PD 324
(Tract 2)
PD 324
(Tract 3)
PD
324
PD 324
(Tract 1)
HOLLY AVE
ANNEX AVE
PD
640
PD 298
(Subarea 9)
MF-2(A)
MF-2(A)
SCURRY ST
N CARROLL AVE
H/69
PD
398
CR
D
HOOVER CT
PD 298
(Subarea 9)
MU-1
MU-1
PD 298
(Subarea 3)
MCKELL ST
BRYAN ST
SUP
1251
SUP
1269
PD
298
H/72
R-7.5(A)
PD 298
(Subarea 9)
R-7.5(A)
TH-2(A)
PD 298
(Subarea 9)
TH-2(A)
N HASKELL AVE
1:2,400
ZONING MAP
Case no: Z156-352
Date: 9/28/2016

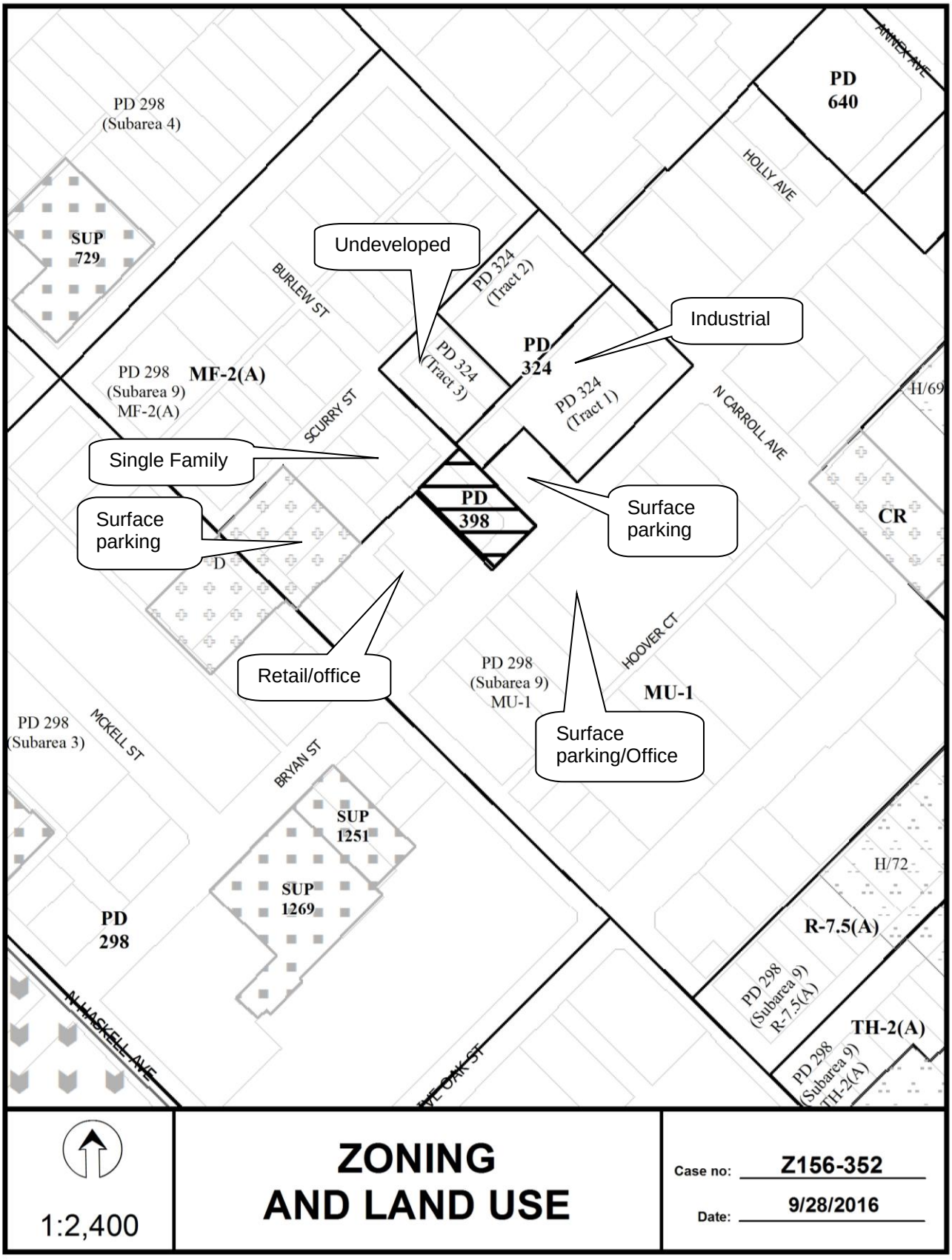


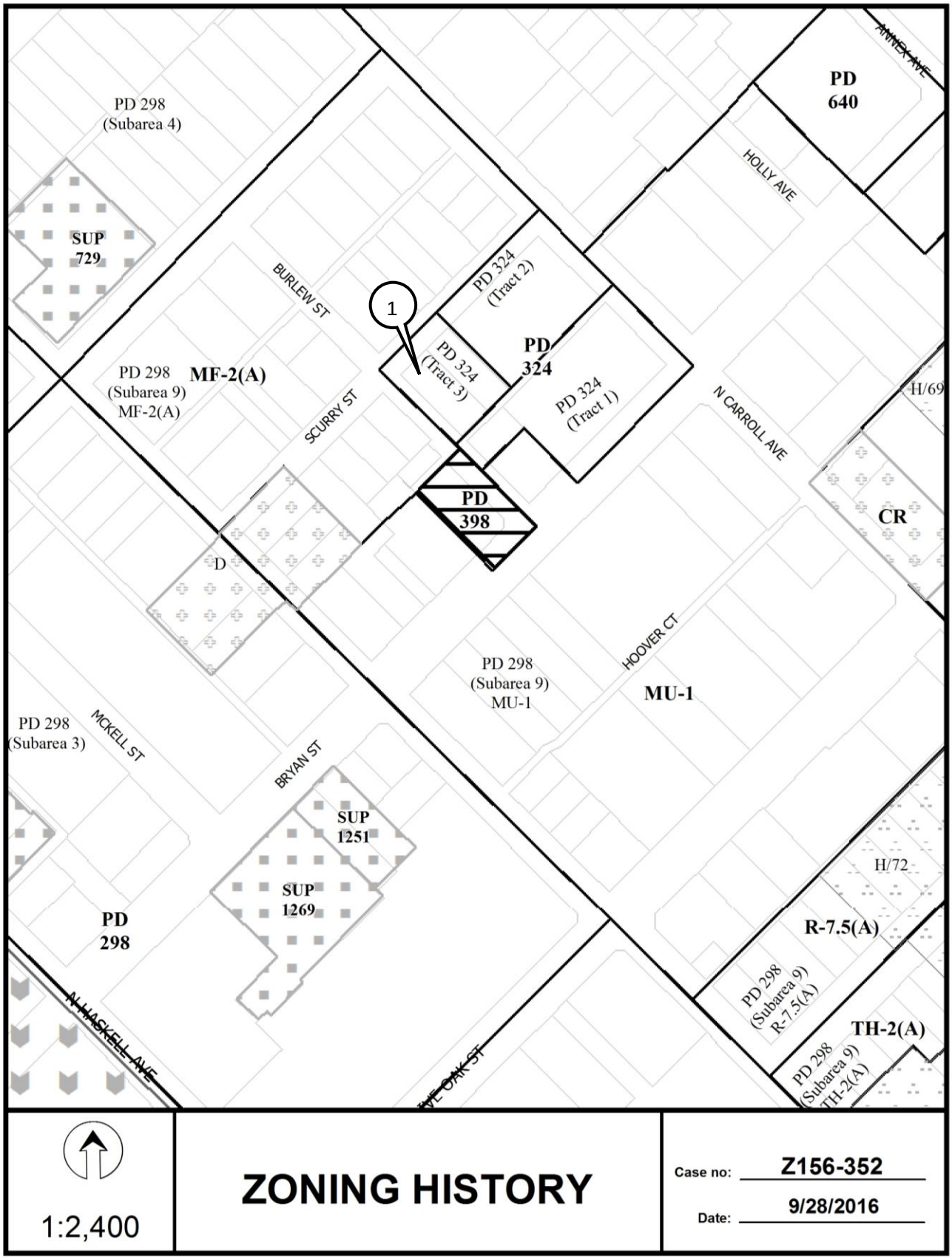
1:2,400

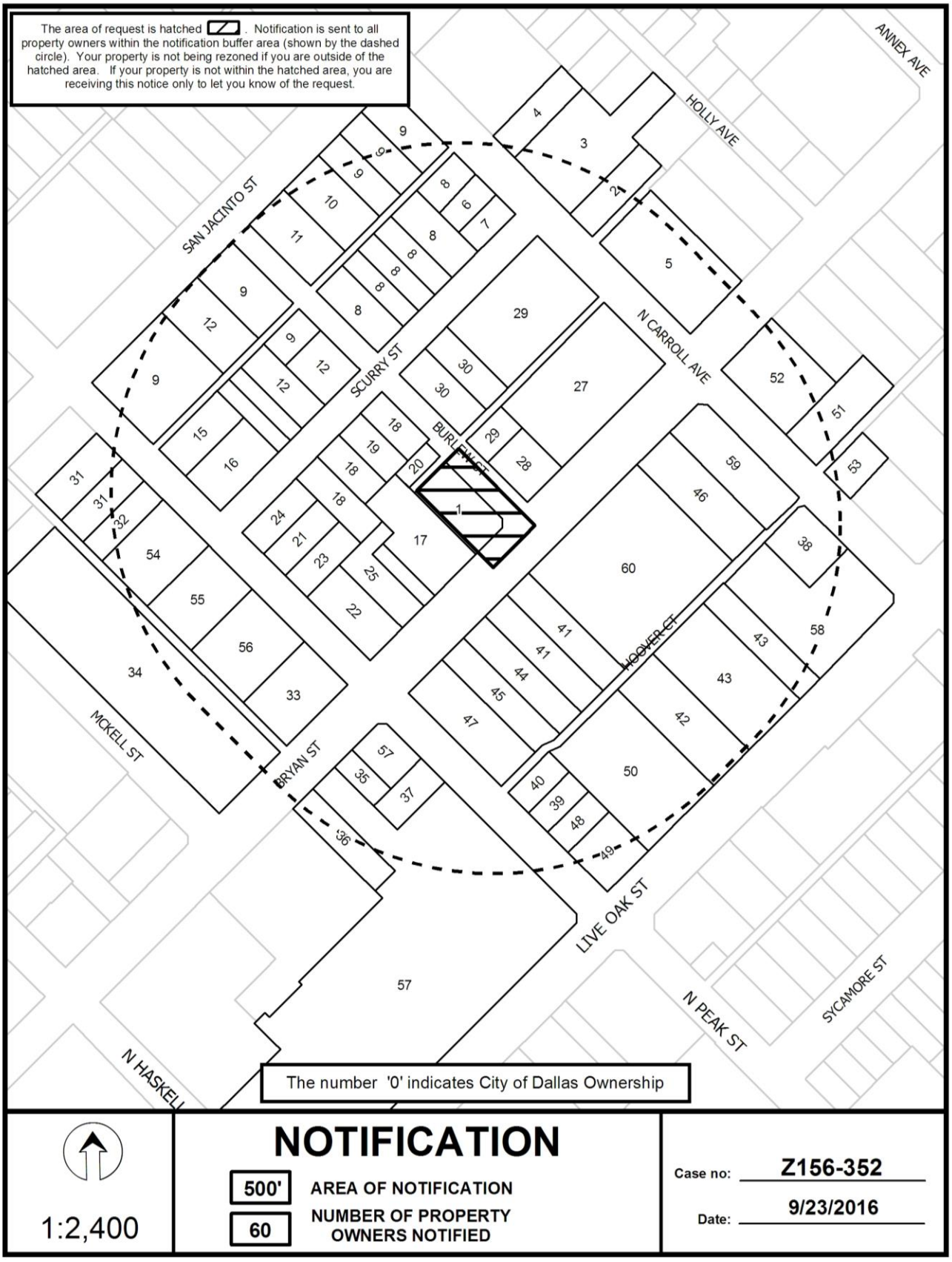
AERIAL MAP

Case no: Z156-352

Date: 9/23/2016


PD 298
(Subarea 4)
SUP
729
BURLEW ST
PD 324
(Tract 2)
PD 324
(Tract 3)
PD
324
PD 324
(Tract 1)
HOLLY AVE
ANNEX AVE
PD
640
Undeveloped
Industrial
PD 298
(Subarea 9)
MF-2(A)
MF-2(A)
SCURRY ST
N CARROLL AVE
H/69
Single Family
Surface
parking
PD
398
Surface
parking
CR
D
Retail/office
HOOVER CT
PD 298
(Subarea 9)
MU-1
MU-1
Surface
parking/Office
PD 298
(Subarea 3)
MCKELL ST
BRYAN ST
SUP
1251
SUP
1269
H/72
PD
298
R-7.5(A)
PD 298
(Subarea 9)
R-7.5(A)
TH-2(A)
PD 298
(Subarea 9)
TH-2(A)
N HASKELL AVE
OAK ST
1:2,400
ZONING
AND LAND USE
Case no: Z156-352
Date: 9/28/2016


PD 298
(Subarea 4)
SUP
729
BURLEW ST
1
PD 324
(Tract 2)
PD 324
(Tract 3)
PD
324
PD 324
(Tract 1)
PD 298
(Subarea 9)
MF-2(A)
MF-2(A)
SCURRY ST
PD
398
D
HOLLY AVE
PD
640
ANNEX AVE
N CARROLL AVE
H/69
CR
HOOVER CT
PD 298
(Subarea 9)
MU-1
MU-1
PD 298
(Subarea 3)
MCKELL ST
BRYAN ST
SUP
1251
SUP
1269
PD
298
H/72
R-7.5(A)
PD 298
(Subarea 9)
R-7.5(A)
TH-2(A)
PD 298
(Subarea 9)
TH-2(A)
N HASKELL AVE
LIVE OAK ST
1:2,400
ZONING HISTORY
Case no: Z156-352
Date: 9/28/2016


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.
ANNEX AVE
HOLLY AVE
SAN JACINTO ST
SCURRY ST
N CARROLL AVE
BURLEW CT
HOOVER CT
MCKELL ST
BRYAN ST
LIVE OAK ST
N PEAK ST
SYCAMORE ST
N HASKELL
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
500' AREA OF NOTIFICATION
60 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z156-352
Date: 9/23/2016

Notification List of Property Owners

Z156-352

60 Property Owners Notified

Label #	Address		Owner
1	4319	BRYAN ST	BAYMAR HOTELS & PPTIES INC
2	1416	N CARROLL AVE	LEE ALDRIC
3	1500	N CARROLL AVE	OLD EAST CARROL LLC
4	1510	N CARROLL AVE	QUINTERO BERTIN
5	1412	N CARROLL AVE	YONG & JD INC
6	1505	N CARROLL AVE	THREE MAD OX LLC
7	1501	N CARROLL AVE	1501 N CARROLL LLC
8	1509	N CARROLL AVE	TWO MAD OX LLC
9	1515	N CARROLL AVE	HB CAPITAL DALLAS LP
10	4406	SAN JACINTO ST	PHAN LORN C
11	4400	SAN JACINTO ST	RIGGIO DAVID
12	4321	SCURRY ST	URBAN SOUTHWEST EASTSIDE LP
13	4313	SCURRY ST	PACHECO MARIA
14	4311	SCURRY ST	GOMEZ AUGUSTINE
15	1508	N PEAK ST	PEAK 1508 LLC
16	1502	N PEAK ST	OLD EAST PEAK LLC
17	4315	BRYAN ST	4315 BRYAN ST PROPERTIES LLC
18	4324	SCURRY ST	ONE MAD OX LLC
19	4320	SCURRY ST	ONE MAD OX LLC
20	1413	BURLEW ST	SUN LAND RESERVE OF AMERICA INC
21	1416	N PEAK ST	RECONCILIATION OUTREACH
22	4301	BRYAN ST	RECONCILIATION OUTREACH
23	1412	N PEAK ST	RECONCILIATION OUTREACH
24	1420	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES
25	4307	BRYAN ST	RECONCILIATION OUTREACH
26	4311	BRYAN ST	RECONCILIATION OUTREACH

09/23/2016

Label #	*Address*		*Owner*
27	1401	N CARROLL AVE	J & J COMPANY
28	4401	BRYAN ST	KIPNESS PROPERTY CO LTD
29	1408	BURLEW ST	KIPNESS MAX
30	4404	SCURRY ST	MAKENS LENDER JAMES M
31	1517	N PEAK ST	RECONCILIATION OUTREACH
32	1509	N PEAK ST	WORDEN JACQUELYN M
33	4217	BRYAN ST	PICCOLA ERNEST CHARLES
34	4211	BRYAN ST	SOUTHWESTERN BELL
35	4214	BRYAN ST	CAMPISE LUCY R MENTESANA
36	4210	BRYAN ST	PEN PLAZA PROPERTIES LLC
37	1325	N PEAK ST	PEAK STREET DC PROPERTY LLC
38	1305	N CARROLL AVE	NWC CARROLL LIVE OAK LTD
39	1310	N PEAK ST	LILLARD FRANK H &
40	1314	N PEAK ST	LILLARD FRANK H &
41	4318	BRYAN ST	BORDERCOMM PARTNERS LP
42	4321	LIVE OAK ST	MILLER TRIPLETS
43	4409	LIVE OAK ST	BILLINGSLY L B INV CO
44	4316	BRYAN ST	4316 BRYAN ST LP
45	4308	BRYAN ST	ABERNETHY MEDIA
46	4416	BRYAN ST	HUYNH LONG & KIMYEN T
47	4302	BRYAN ST	CASS DON E TR
48	1306	N PEAK ST	LILLARD FRANK H RESIDUAL TRUST
49	4311	LIVE OAK ST	LILLARD FRANK H &
50	4311	LIVE OAK ST	LILLARD FRANK H &
51	1316	N CARROLL AVE	BURGER KING CORPORATION
52	4502	BRYAN ST	FONBERG REAL ESTATE INV
53	4503	LIVE OAK ST	BURGER KING 202
54	1503	N PEAK ST	RECONCILIATION OUTREACH
55	1421	N PEAK ST	RECONCILIATION OUTREACH
56	1411	N PEAK ST	RECONCILIATION OUTREACH
57	4207	LIVE OAK ST	EGW LIVE OAK INVESTMENT LP

09/23/2016

Label #	*Address*		*Owner*
58	4423	LIVE OAK ST	LUCKY JAMAL USA LLC
59	1321	N CARROLL AVE	1250 WDT LTD
60	4408	BRYAN ST	DFW MLA OPPORTUNITY

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z167-206(WE) **DATE FILED:** August 26, 2016

LOCATION: South line of West Northwest Highway at the terminus of Meadowbrook Drive

COUNCIL DISTRICT: 13 **MAPSCO:** 24-Z

SIZE OF REQUEST: Approx. 1.5 acres **CENSUS TRACT:** 73.01

APPLICANT: Robbie Fusch

OWNER: Meadowbrook School

REPRESENTATIVE: Bob Welty

REQUEST: An application for an amendment to Specific Use Permit No. 580 for a private school on property zoned an R-1ac(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the construction of an 800 square foot addition to the private school [Meadowbrook School]. The private school has a maximum enrollment of 66 students.

STAFF RECOMMENDATION: **Approval**, subject to a revised site plan/traffic management plan and conditions.

BACKGROUND INFORMATION:

- The site is developed with a 4,652 square foot single family structure that is being used as a private school.

- In March 1972, the City Council approved Specific Use Permit No. 580 for a private school. From 1973 to 1989, there have been four application submittals for renewal of SUP No. 580. In May 1989, during the last renewal, the City Council approved Specific Use Permit No. 580 for a private school for a permanent time period.

- In July 2008, the City Plan Commission approved a minor amendment to the site plan to permit the construction of a 194 square foot additional classroom along the northern building façade.

- The applicant's request for an amendment SUP No. 580 will allow for the construction of an 800 square foot classroom on the southern portion of the site. The latest request could not be a minor amendment because the increase in the floor area on the original site plan exceeds more than five percent.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Northwest Highway	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	R-1ac(A), SUP No. 580	Private School
North	PDD No. 815, R-1ac(A)	Church surface parking lot, Single Family
Southeast	R-1ac(A), R-16(A)	Single Family
West	R-1ac(A)	Single Family

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-1ac(A) Single Family	40'	10'	1 Dwelling Unit/ 1 Acre	36'	40%		Single family

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.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

STAFF ANALYSIS:

Land Use Compatibility: The site is developed with a 4,652 square foot structure that is being used as a private school. The surrounding area is predominately developed as single family uses. North of the request site, across West Northwest Highway, is a church, surface parking lot, and single family uses.

The applicant's request for an amendment to Specific Use Permit No. 580 will allow for the construction of an 800 square foot classroom on the southern portion of the site. The private school consists of preschool and kindergarten and has a maximum enrollment of 66 students. The private school currently operates between the hours of 7:00 a.m. and 4:30 p.m., Monday through Friday.

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

Staff's recommendation is for approval of the applicant's request because the use is compatible with the surrounding area. The private school serves preschool and kindergarten age students in a predominately residential area. While the private school will continue to provide valuable service to this area of the city, the request site is not directly accessible from the adjacent residential neighborhood.

Landscaping: Landscaping will continue to be in accordance to the landscaping requirements in Article X, as amended.

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

The applicant has submitted a Traffic Management Plan that shows that the school will provide no queuing on the City right-of-way and ensure the safety of the children during the drop-off and pick-up times. The site plan reveals an ingress and egress to and from the school on West Northwest Highway.

Parking: The requirement for off-street parking for the school is derived by two criterions: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each elementary school classroom,

The applicant is proposing to add one additional classroom to the campus. Based on the 16 classrooms, which includes the addition, the required number of parking spaces is 24 spaces and the applicant is providing approximately 27 spaces. The applicant has provided an additional nine off-street parking spaces near the entrance of the school.

LIST OF
PARTNER/PRINCIPALS/OFFICERS
Meadowbrook School

- Robbie Fusch President

PROPOSED SUP CONDITIONS

[~~2.~~](1) USE: The only use authorized by this specific use permit is an open-enrollment charter school.

[~~1.~~](2) SITE PLAN: Use and development of the Property must comply with the attached site plan.

[~~8.~~](3) TIME LIMIT: This specific use permit expires has no expiration date.

[~~3.~~](4) OFF-STREET PARKING: Off-street parking must be provided at a ratio of one and one-half spaces for each kindergarten/elementary school classroom, and provided in accordance with the requirements of the Dallas Development Code, as amended.

[~~4. PAVING: All parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced to comply with the standards set out in the Dallas Development Code, as amended.~~]

5. INGRESS – EGRESS: A circular drive or similar area must be provided for the off-street loading and unloading of children as shown on the attached site plan.

6. OUTDOOR PLAY AREA: A minimum of 100 square feet of outdoor play space must be provided for each child in the play area at one time as indicated on the attached site plan.

7. HOURS OF OPERATION: The private school may operate between the 7:00 a.m. and 4:30 p.m., Monday through Friday.

8. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of an open-enrollment charter school must comply with the attached traffic management plan.

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2019**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each odd-numbered year.

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

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

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

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

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

D. Amendment process.

i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

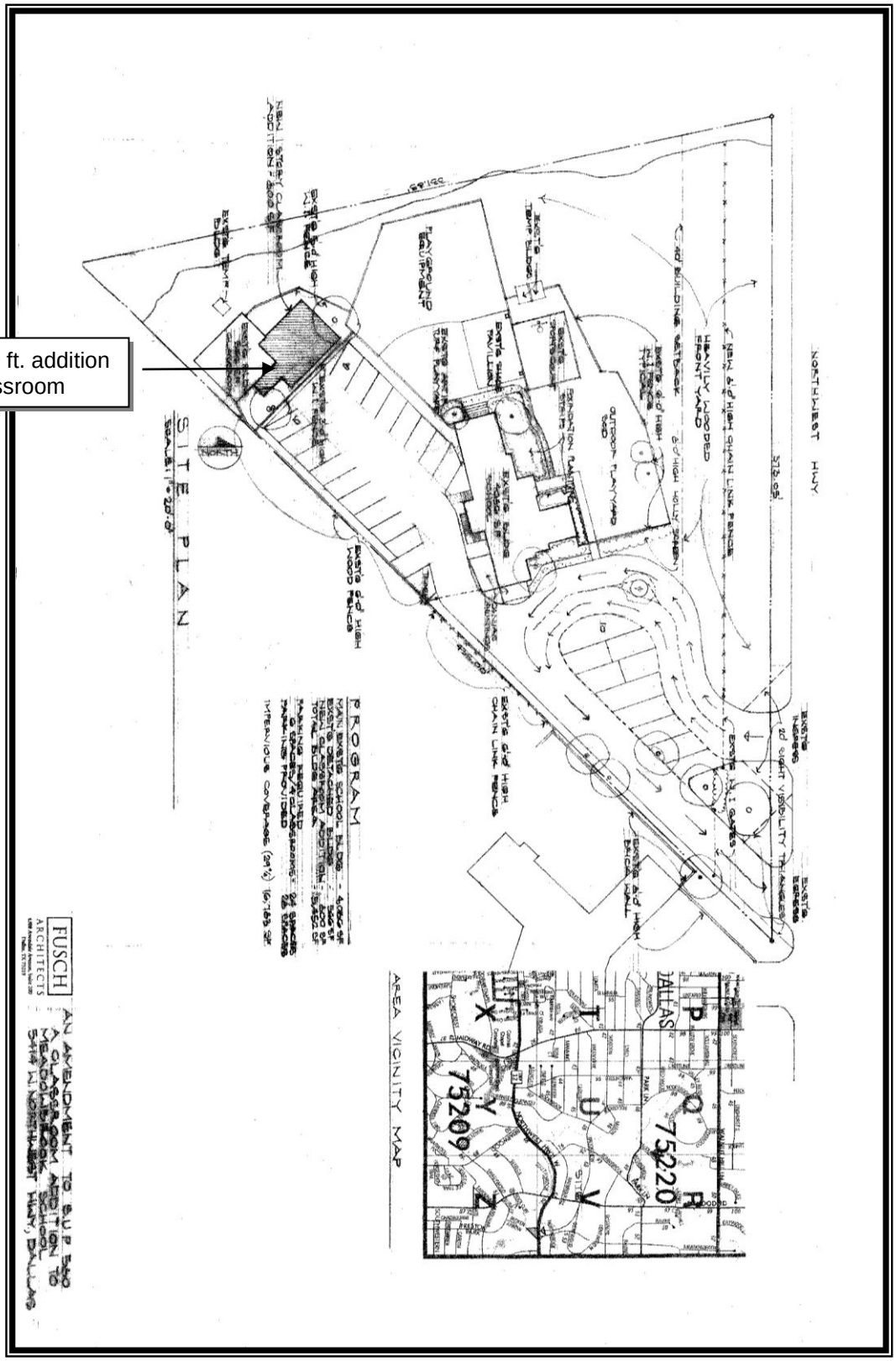
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

[~~10. SIGNS: All signs must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations," of the Dallas Development Code, as amended.~~]

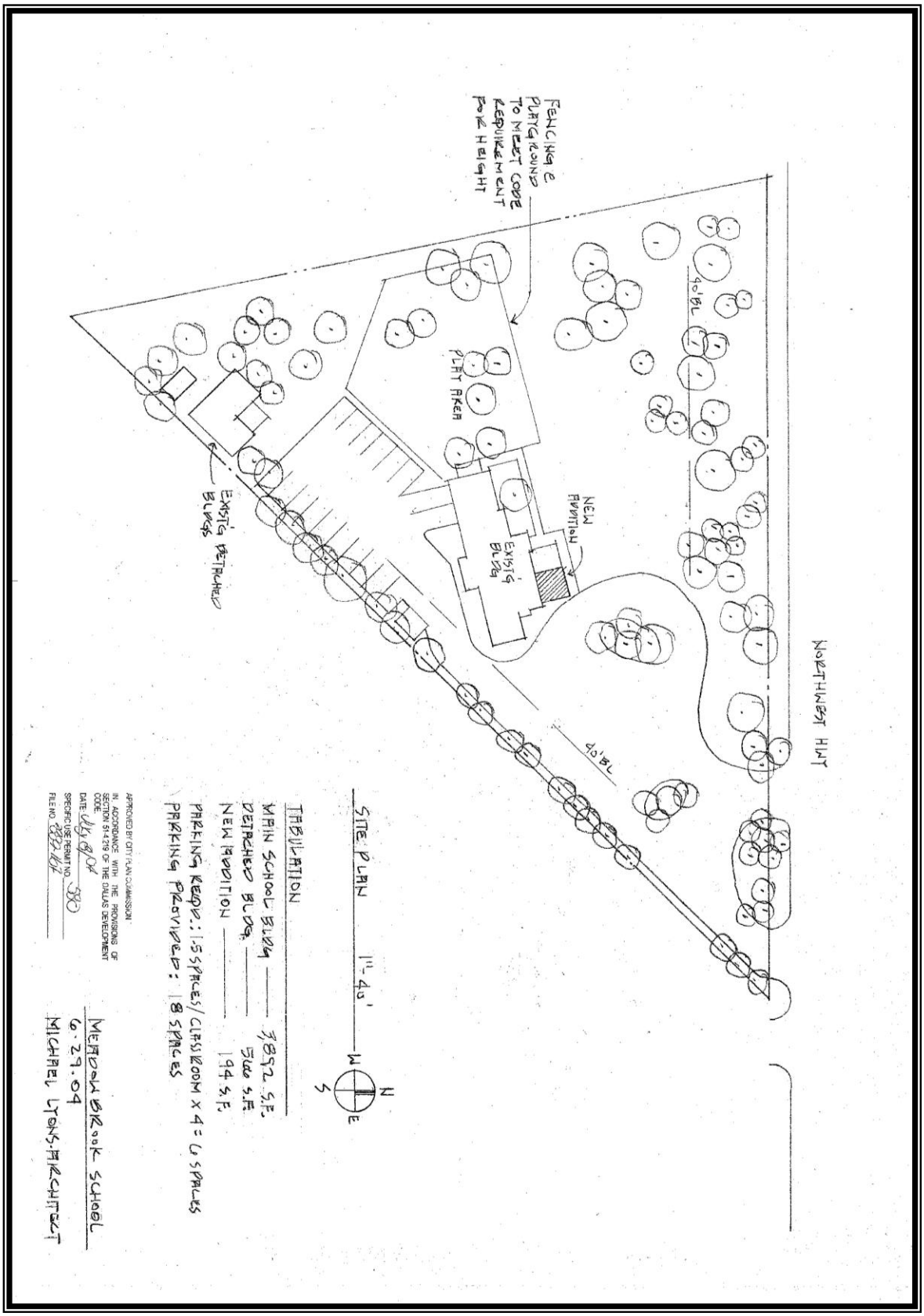
[~~11.~~](10) GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

800 ft. addition classroom



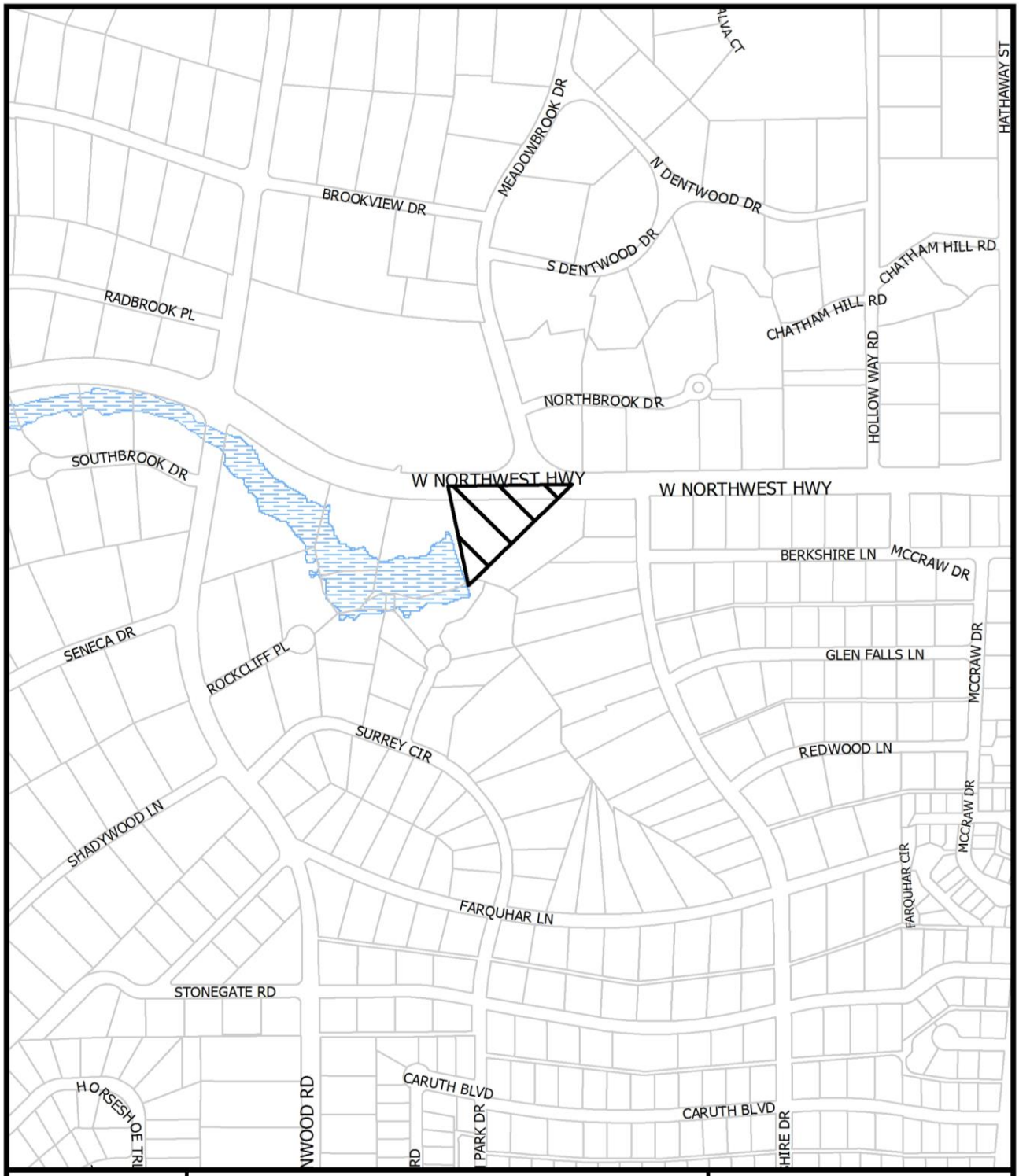
EXISTING SITE PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN

Traffic Management Plan

a. There is one ingress point and one egress point located on the South side of Northwest Hwy. near the East end of the site.
b. There is queue length in 2 drop off lanes which accommodate a total of 12 cars. 290' total from property line.
c. Two teachers arrive at school at 7:45 A.M. Four more teachers arrive at school 8:15 A.M. The first child drop off begins at 8:00 A.M. Two teachers will monitor the drop off for approximately 18 families. The next drop off is at 8:45 A.M. of approximately 32 families. Six teachers monitor this drop off. At 11:45 A.M., 6 teachers will monitor the pickup of approximately 30 families. At 12:00 P.M.,6 teachers will monitor the drop off for approximately 25 families. PM/Kindergarten pickup will be at 3:00 P.M for approximately 35 families monitored by 6 teachers. If we have enrichment that number will drop to 15-20 families. If we do the lunch bunch, we have a 2:00 P.M. pickup of approximately 15 families, monitored by 4 teachers. These numbers are based on 45 A.M. children, 25 P.M. children and 10 kindergarten children.
d. The drop off and pickup locations are at the front door of the school noted on the site plan.
e. We noted the times for drop off and pickup in "c".
f. The morning group arrives from 8:00 – 8:15 A.M. and is picked up at 11:45 A.M. The afternoon group arrives at 12:00 P.M. and picked up at 3:00 P.M. The teachers arrive from 7:45 – 8:15 A.M. and depart between 3:15 – 4:00 P.M.
g. The traffic circulates in a circular direction as shown on the site plan.
I asked the director of the School if there has ever been backups or accidents on Northwest Hwy caused by drop off or picks at the school at our ingress/egress points. She responded "no" to both. She added that there is a policy in their school package (which must be signed by each parent) which states, "If the parking area is full, please do not stop on the highway. This is extremely dangerous for you and others. Please circle around and wait until there is a safe approach into the driveway", copy attached.


ALVA CT
HATHAWAY ST
MEADOWBROOK DR
N DENTWOOD DR
BROOKVIEW DR
S DENTWOOD DR
CHATHAM HILL RD
RADBROOK PL
CHATHAM HILL RD
HOLLOW WAY RD
NORTHBROOK DR
SOUTHBROOK DR
W NORTHWEST HWY
W NORTHWEST HWY
BERKSHIRE LN
MCCRAW DR
SENECA DR
ROCKCLIFF PL
GLEN FALLS LN
MCCRAW DR
SURREY CIR
REDWOOD LN
MCCRAW DR
SHADYWOOD LN
FARQUHAR CIR
FARQUHAR LN
STONEGATE RD
HORSESHOE TRL
CARUTH BLVD
CARUTH BLVD
PARK DR
HIRE DR
1:6,000
VICINITY MAP
Case no: Z167-206
Date: 4/19/2017

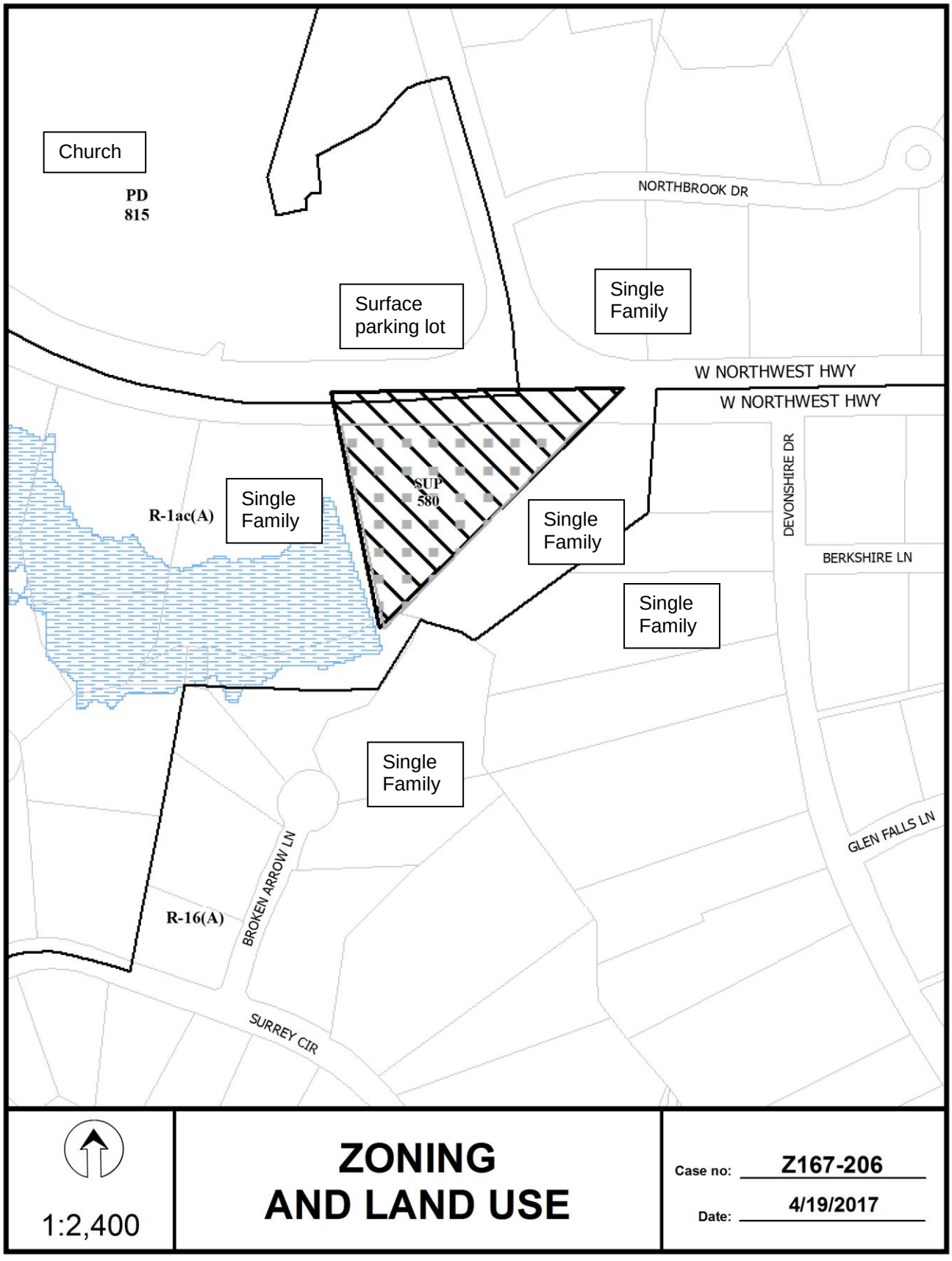


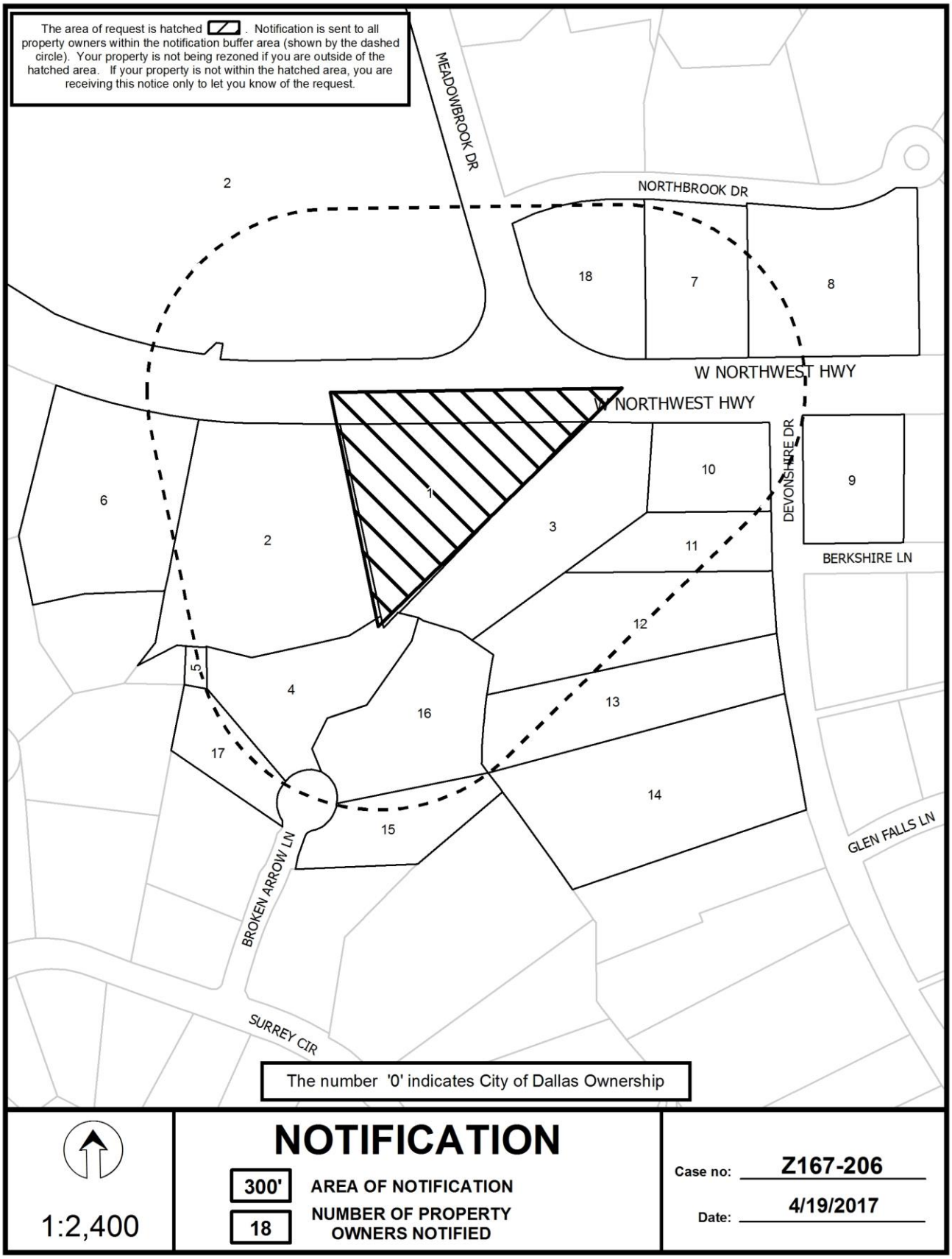
1:2,400

AERIAL MAP

Case no: Z167-206

Date: 4/19/2017


Church
PD 815
NORTHBROOK DR
Surface parking lot
Single Family
W NORTHWEST HWY
W NORTHWEST HWY
SUP 580
R-1ac(A)
Single Family
Single Family
DEVONSHIRE DR
BERKSHIRE LN
Single Family
Single Family
GLEN FALLS LN
BROKEN ARROW LN
R-16(A)
SURREY CIR
1:2,400
ZONING AND LAND USE
Case no: Z167-206
Date: 4/19/2017


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.
MEADOWBROOK DR
NORTHBROOK DR
W NORTHWEST HWY
W NORTHWEST HWY
DEVONSHIRE DR
BERKSHIRE LN
GLEN FALLS LN
BROKEN ARROW LN
SURREY CIR
2
18
7
8
6
2
1
3
10
9
11
12
5
4
16
13
17
14
15
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-206
Date: 4/19/2017

Notification List of Property Owners

Z167-206

18 Property Owners Notified

Label #	*Address*		*Owner*
1	5414	W NORTHWEST HWY	MEADOWBROOK SCHOOL
2	5324	W NORTHWEST HWY	LOVERS LANE UNITED
3	5500	W NORTHWEST HWY	NELSON GORDON H
4	9035	BROKEN ARROW LN	MUTCH RUTH ODONNELL TRUSTEE
5	9004	W NORTHWEST HWY	AINSCOW DONALS G &
6	5324	W NORTHWEST HWY	LOVERS LN UNITED METH CH
7	5430	NORTHBROOK DR	IVY RONALD S & LINDA R
8	5444	NORTHBROOK DR	5444 NORTHBROOK DRIVE LLC
9	5711	BERKSHIRE LN	WYNNE JOAN J FAMILY LIVING TRUST
10	9143	DEVONSHIRE DR	CODY FRANK
11	9139	DEVONSHIRE DR	TURNER DARIN
12	9131	DEVONSHIRE DR	ROBERT SOLENDER FAMILY TRUST
13	9123	DEVONSHIRE DR	WILSON ADDISON III
14	9115	DEVONSHIRE DR	VOSE CHARLES A III &
15	9024	BROKEN ARROW LN	ACADIA REVOCABLE TRUST
16	9030	BROKEN ARROW LN	JONES JEFFREY L & PATTIE M
17	9029	BROKEN ARROW LN	AINSCOW DONALD G &
18	5420	NORTHBROOK DR	MAHONEY MICHAEL H

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-159(KK) **DATE FILED:** December 16, 2016

LOCATION: East corner of Cedar Springs Road and Oak Lawn Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 35-W, X

SIZE OF REQUEST: Approx. 3.01 acres **CENSUS TRACT:** 6.05

APPLICANT/ OWNER: Quadrant Investment Properties, LLC/AG QIP Oak Lawn LP

REPRESENTATIVE: Jackson Walker L.L.P., Suzan Kedron

REQUEST: An application to amend Planned Development District No.157 for mixed uses.

SUMMARY: The purpose of this request is to amend the planned development district to revise the landscape portion of the approved development plan to allow for enhanced landscaping in the publicly accessible courtyard area, alter the maximum allowed floor areas per land use, and amend the sign requirements. The total floor area of retail/bar/restaurant land uses is proposed to slightly increase due to the demand for these land uses according to the applicant. The conditions on the residential land use is not being amended, and the allowable land uses are not proposed to change.

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

BACKGROUND INFORMATION:

- The request site was constructed prior to 1971 according to permit records.
- On August 3, 1983, PDD No.157 was approved by City Council.
- The purpose of this request is to update the development/landscape plan and amend the text of PDD No.157 to allow for the renovation and to be able to upgrade the mixed-use office building. Per the applicant, the renovated building would be geared toward those businesses seeking a collaborative office experience.
- Over the years there have been multiple interior remodel permits pulled for the area of request. The construction on site is currently permitted for a scope of work consisting of interior renovations with minor exterior renovations.

Zoning History:

1. Z123-129: On February 27, 2012, the City Council approved a Planned Development District for mixed uses on property zoned Planned Development Subdistrict No. 73 in Planned Development District No. 193, the Oak Lawn Special Purpose District and a Historic Transition Subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State-Thomas Historic District, with deed restrictions on a portion on the east side of McKinney Avenue, between Routh Street and Fairmount Street.

2. Z123-130: On February 27, 2012, the City Council approved the termination of deed restrictions and a new subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State Thomas Historic District subject to deed restrictions volunteered by the applicant.

3. Z123-149: On December 11, 2013, the City Council approved a Planned Development Subdistrict for GR General Retail Subdistrict Uses, removal of the D Liquor Control Overlay, and termination of existing deed restrictions.

5. Z112-135: On February 22, 2012, the City Council approved a Specific Use Permit for a Hotel or Motel use on property zoned Core Subdistrict within the Historic District within Planned Development District No. 225, the State-Thomas Special Purpose District

4. Z112-163: On April 11, 2012, the City Council approved an amendment to the Phase I portion of PDS No. 20, subject to a development/landscape plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Oak Lawn Avenue	Principal Arterial	75 ft.
Cedar Springs Road	Community Collector	60 ft.
Welborn Street	Substandard Street	56 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed amendment and development plan will not have a negative impact on the surrounding street system. A waiver of traffic impact analysis was given to the development by the Engineering Division due to this being an existing property and that no additional trips are projected with the approval of this zoning change.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No.157	Retail, Restaurant, Office, Multifamily
North	(GR) PDD No. 193	Personal Service, Multifamily, General Merchandise, Retail
East	(GR) PDD No. 193	Personal Service, Multifamily, Office
South	PDD No.229 & (O-2) PDD No. 193	Multifamily, Office, Retail
West	(PDS 101) & (GR) PDD No. 193	Hotel, General Merchandise, Postal Office, Church, Undeveloped

STAFF ANALYSIS:

Comprehensive Plan:

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTRE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Policy 5.1.4 Enhance visual enjoyment of public space.

Land Use Compatibility:

Abutting the property directly to the north is the Argyle apartment building, zoned GR Subdistrict within PDD No. 193, with restaurants, retail, personal service, and office. Diagonally across Cedar Springs Road and Oak Lawn Avenue to the west is the Warwick Melrose Hotel, zoned PDS 101 within PDD No. 193. To the south across Welborn Street are multifamily, retail and office uses zoned PDD No. 229 and O-2 Subdistrict within PDD No. 193.

The applicant proposes three amendments with this request, two are discussed here the other will be discussed in the landscape section:

(1) To modify the maximum allowable floor areas per allowed land uses. The applicant proposes to increase the total allowable floor area of the retail/bar/restaurant uses due to the current demand and decrease the allowable office space to be occupied. The requested amendment will serve to allow flexibility as ownership renovates, re-tenants, and updates the building. The zoning request follows the redevelopment of the area where more office spaces are being converted to residential and/or retail land uses. These modifications support the economic element of the comprehensive plan that

ensures that zoning is flexible enough to respond to changing economic conditions. The applicant has indicated that development is targeting restaurants with alcohol sales and not bar only land uses. This is proposed to be updated in the text of the planned development. Staff has proposed to clean up and clarify the text of this section as well. The bar/restaurant land use is originally listed twice which can be confusing to staff when reviewing permits and Certificates of Occupancy for issuance. The conditions on multifamily land uses is not being amended in any manner. The allowable land uses are not proposed to change.

(2) Allow for a freestanding tower element attached to the below grade garage be considered attached for purposes of signage. The applicant also wants two facades to be considered a primary for purposes of complying with Sec. 51A-7.305. This code amendment will allow the second façade to be similar to the original primary façade which allows the same size message to rotate through two sides. Lastly, the applicant requests that one in every six changes of messages are allowed to be tenant or building identification signage that exceeds the allowable effective area for purposes of complying with Sec.51A-7.216(a). This would allow tenant or building identification signage to extend beyond the allowable two screens one time in every six rotations. Per the applicant, the sign will primarily be used for art images, i.e. the other five rotations. The freestanding tower element also encourages complementary building height, scale and design per the urban design goals detailed in the comprehensive plan. Approval from the chief sign inspector was obtained with this zoning request. He is in agreement that these revisions meet compliance with the purpose of the sign regulations as detailed in the Dallas Development Code.

Parking:

The parking requirement set forth in Sec.51P-157.107 is not proposed to change. The planned development required that a minimum of 1,183 parking spaces must be provided for this development as shown on the development plan. The only change to the development plan increases the non-required parking number by providing on-street parking. The representative has obtained approval for the proposed on-street parking by Mobility and Street Services Department. They have agreed upon the layout and need of this on-street parking. This parking will provide drive-up access to the retail tenants that are located on the ground level of this structure. This on-street parking will be additional to the required 1,183 parking spaces that must be provided per the planned development.

The remaining condition of the ordinance that an additional 51 parking spaces must be provided by this development for the use of the Argyle Apartments is remaining and the applicant has stated that these parking spaces will continue to be provided.

Landscaping:

The last amendment proposed is to revise the landscape portion of the approved development/landscape plan to allow for enhanced landscaping in the publicly accessible courtyard areas as well as the enhanced pedestrian streetscape.

Landscaping must be installed as shown on the development/landscape plan. The revisions to the proposed development/landscape plan are to allow development to enhance the landscape in the publicly accessible courtyards as well as enhance the pedestrian streetscape. Per a tree survey and confirmation from our Chief Arborist, 16 protected trees were removed totaling 108 caliper inches. Per the proposed development/landscape plan, 26 three inch caliper trees are proposed to be planted back on site. This will leave 78 caliper inches to be mitigated for by paying into the Tree Mitigation Fund by the developer. The text was also amended to allow two trees to be located within the visibility triangle located at the corner of Welborn Street and Hall Street. The Engineering Division of the Sustainable Development and Construction Department reviewed this amendment request and confirmed that best on the traffic flow these trees would not create an obstruction if located in the visibility triangles as shown on the development plan.

Comparison of the proposed amendments:

	Existing Conditions	**Proposed Conditions**
Uses Permitted	- Max 47,000 square feet of retail/bar/restaurant uses - Max 59,163 square feet of athletic club facilities - Max 335,000 square feet of office uses - Min 80,000 square feet of residential uses - Max 27,000 square feet of bar/restaurant uses	- Max 89,304 square feet of retail/bar/restaurant uses - Athletic club facility - Office Use - Min 80,000 square feet of residential uses
Signs	All signs must comply with the provisions for business zoning districts	- Freestanding tower element to be considered attached for purposes of signage - Secondary façade to be considered primary façade - Digital display permitted to exceed effective area limitation
Landscaping		- Two trees permitted to be located in visibility triangle

List of Partners/Principals/Officers

AG-QIP Oak Lawn Owner, L.P.
AG-QIP Oak Lawn Owner GP, L.L.C., General Partner
AG-QIP Oak Lawn Parent, L.L.C., Limited Partner, and Sole Member of AG-QIP Oak Lawn Owner GP, LLC
AG Real Estate Manager, Inc., Manager of AG-QIP Oak Lawn Parent, L.L.C.
Matt Jackson, Authorized Signer of AG Real Estate Manager, Inc.

Quadrant Investment Properties, LLC
Managers of Quadrant Investment Properties, LLC
Chad Cook
Quadrant Partners Investments, LLC

Managers of Quadrant Partners Investments, LLC
Michael Young
Howard Rachofsky
Randall Fleisher

PROPOSED PDD CONDITIONS

ARTICLE 157.

PD 157.

SEC. 51P-157.101. LEGISLATIVE HISTORY.

PD 157 was established by Ordinance No. 17940, passed by the Dallas City Council on August 3, 1983. Ordinance No. 17940 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17940 was amended by Ordinance No. 20490, passed by the Dallas City Council on October 25, 1989, and Ordinance No. 24115, passed by the Dallas City Council on December 8, 1999. (Ord. Nos. 10962; 17940; 20490; 24115; 25508)

SEC. 51P-157.102. PROPERTY LOCATION AND SIZE.

PD 157 is established on property generally located at the east corner of Oak Lawn Avenue and Cedar Springs Road. The size of PD 157 is approximately 3.13 acres. (Ord. Nos. 17940; 25508)

SEC. 51P-157.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25508)

SEC. 51P-157.104. DEVELOPMENT PLAN.

Use of the property must be in conformance with a city plan commission-approved development/landscape plan (Exhibit 156A). (Ord. 24115; 25508)

SEC. 51P-157.105. USES PERMITTED.

(a) The following main uses are the only main uses permitted ~~development permitted within this PD is limited to the following uses~~:

(1) (limited to 89,304 square feet) ~~a maximum of (89,304) 47,000 square feet of~~ retail/bar/restaurant uses;

(2) ~~a maximum of 59,163 square feet of~~ athletic club facilities;

(3) ~~a maximum of 335,000 square feet of~~ office uses;

(4) ~~a minimum of 80,000 square feet of~~ residential and accessory uses (minimum 80,000 square feet); ~~and~~

~~(5) a maximum of 27,000 square feet of bar/restaurant uses.~~

(b) Total nonresidential development may not exceed 397,738 square feet for a maximum nonresidential floor area ratio of 2.91 to 1.

(c) Development on stories 12 through 19 is limited to residential uses. (Ord. Nos. 24115;25508)

SEC. 51P-157.106. MAXIMUM HEIGHT.

Maximum height of this development may not exceed 268 feet, 6 inches. (Ord. Nos. 24115; 25508)

SEC. 51P-157.107. PARKING.

(a) A minimum of 1,183 parking spaces must be provided for this development as shown on the development plan. An additional 51 parking spaces must be provided by this development for the use of the Argyle Apartments.

(b) Use of parking spaces and parking signage must comply with the Parking Management Plan for the Centrum (Exhibit 157B). (Ord. Nos. 24115; 25508)

SEC. 51P-157.108. SUBDIVISION PLAT.

Prior to the issuance of a building permit, a subdivision plat as approved by the city plan commission must be filed for record with the county clerk. The subdivision plat must show all right-of-way dedications required by the Traffic Management Plan as approved by the department of public works and transportation. (Ord. Nos. 24115; 25508)

SEC. 51P-157.109. SIGNS.

(a) Except as provided in this section, ~~All~~ signs must comply with the provisions for business zoning districts ~~contained~~ in Division 51- 7.300.

(b) The freestanding tower element labeled on the development plan attached to the below grade garage is considered attached for purposes of signage.

(c) For purposes of Section 51A-7.305, secondary facades may also be considered primary facades.

(d) Digital display signs in Section 51A-7.216(a), are permitted to exceed the effective area limitation only if the digital display sign displays tenant or building

identification signage one in every six change of messages with the other change of messages being art images. (Ord. Nos. 24115; 25508)

SEC. 51P-157.110. SCREENING AND LANDSCAPING.

(a) Landscaping must be provided as shown on the development/landscape plan.

(b) The director of public works and transportation shall approve the location of all landscape material within the street right-of-way prior to the planting.

(c) The director of parks and recreation must approve a maintenance agreement for maintaining all landscape material within the street right-of-way prior to any planting. All landscaping must be maintained in a healthy, growing condition at all times.

(d) Two trees are permitted in the visibility triangle at the corner of Welborn Street and Hall Street, as shown on the development/landscape plan. (Ord. Nos. 24115; 25508)

SEC. 51P-157.111. ADDITIONAL PROVISIONS ~~GENERAL REQUIREMENTS~~.

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

(b) Development and use of the ~~this~~ Pproperty must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations ~~the requirements of all departments~~ of the city. (Ord. Nos. 24115; 25508; 26102

SEC. 51P-157.112. ~~PAVING.~~

~~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. (Ord. Nos. 24115; 25508; 26102)~~

SEC. 51P-157.113. COMPLIANCE WITH CONDITIONS.

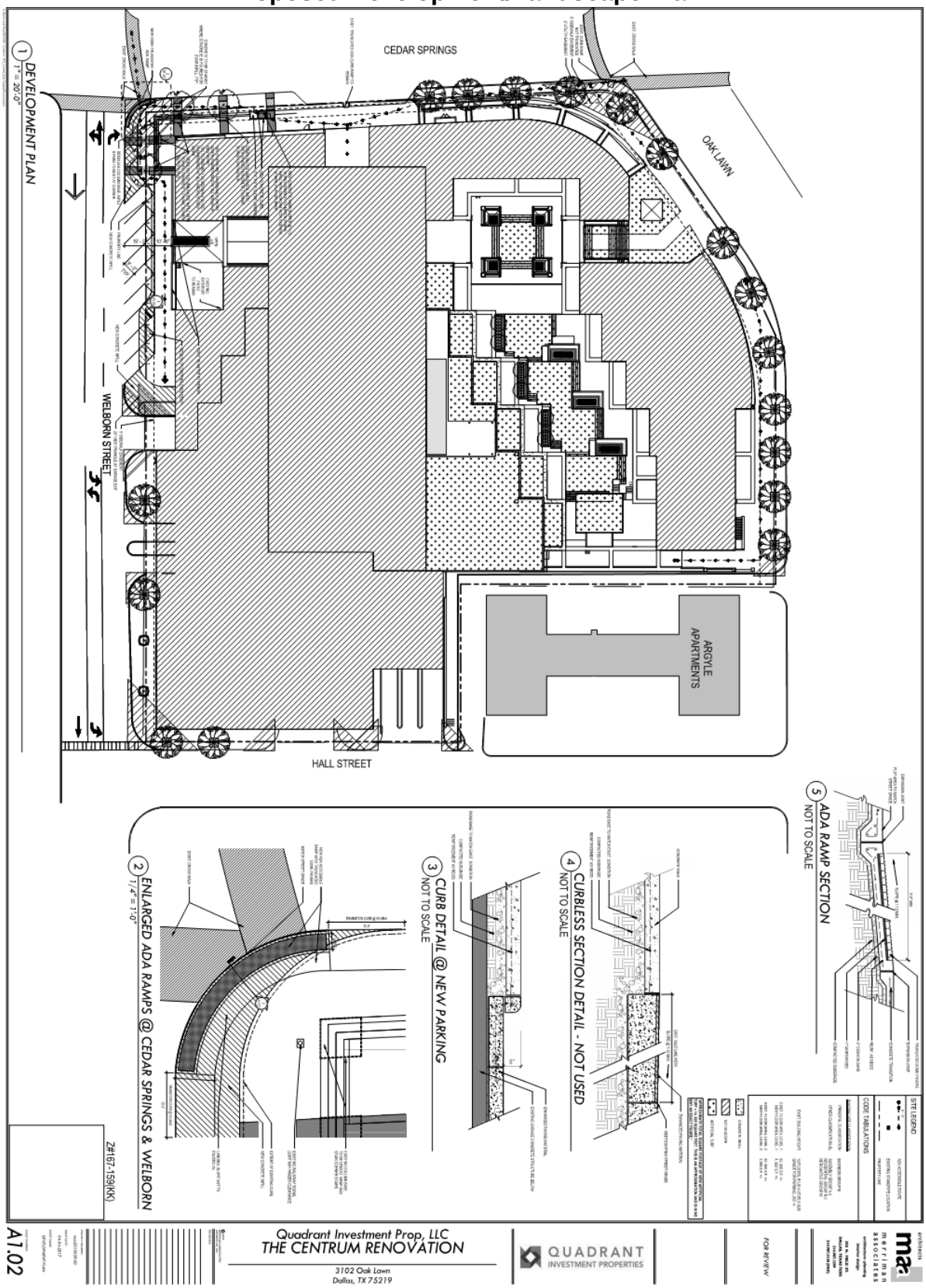
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of ~~for~~ a use, ~~in this PD~~ 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 ~~Dallas City~~ c~~C~~ode. (Ord. Nos. 24115; 25508)

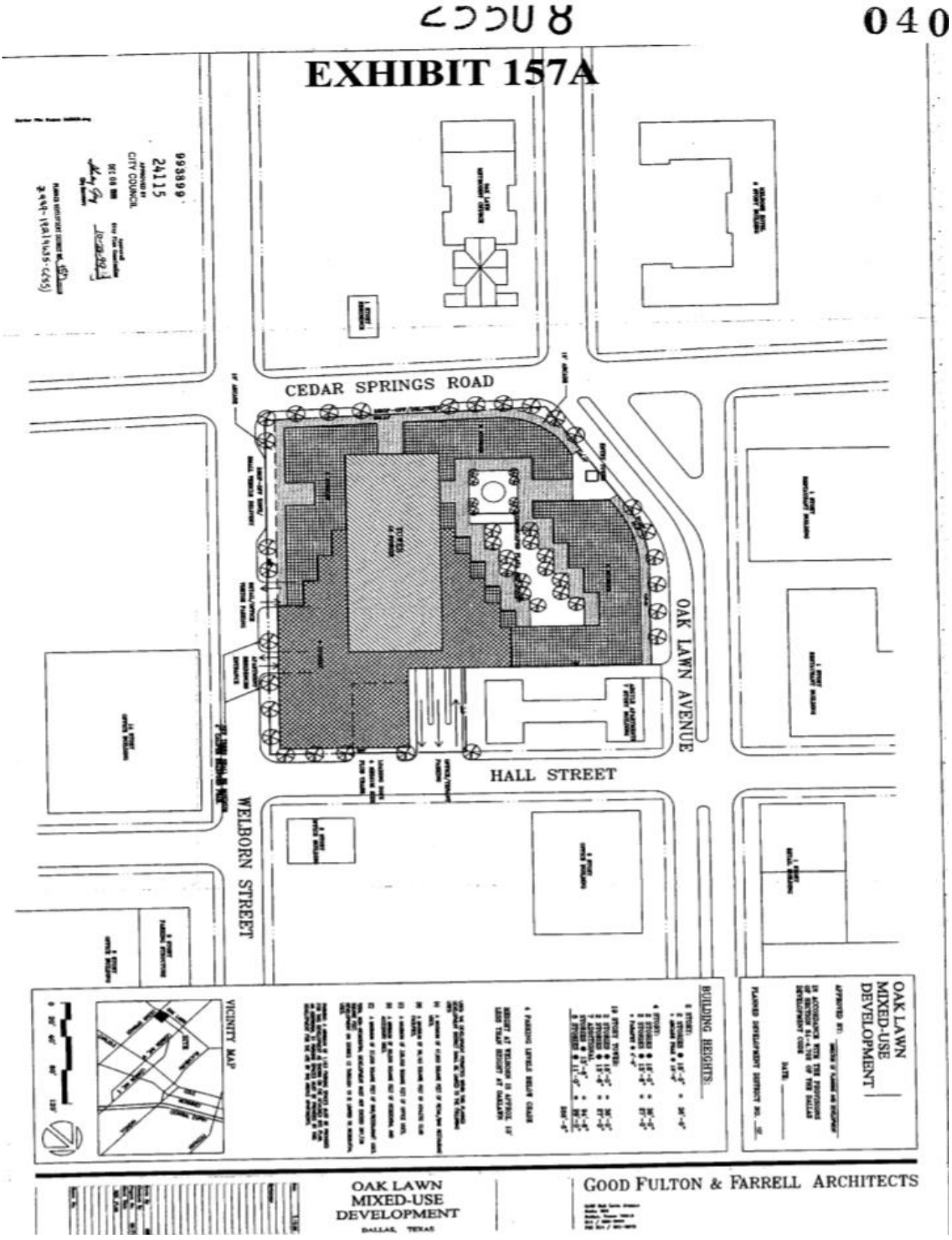
~~**SEC. 51P-157.114. ZONING MAP.**~~

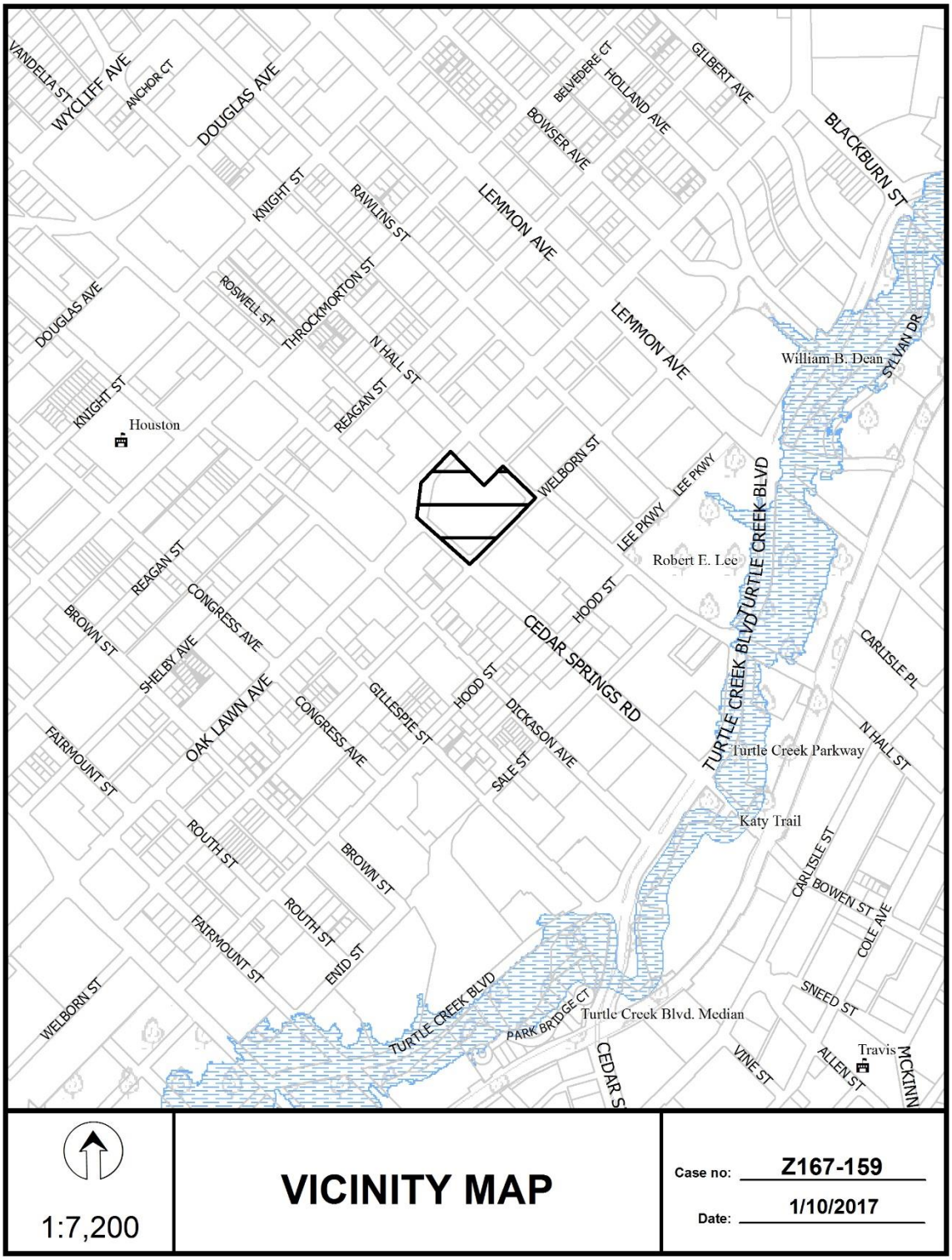
~~PD 157 is located on Zoning Map No. I-7. (Ord. Nos. 17940; 25508)~~

Proposed Development/Landscape Plan



Existing Development/Landscape Plan



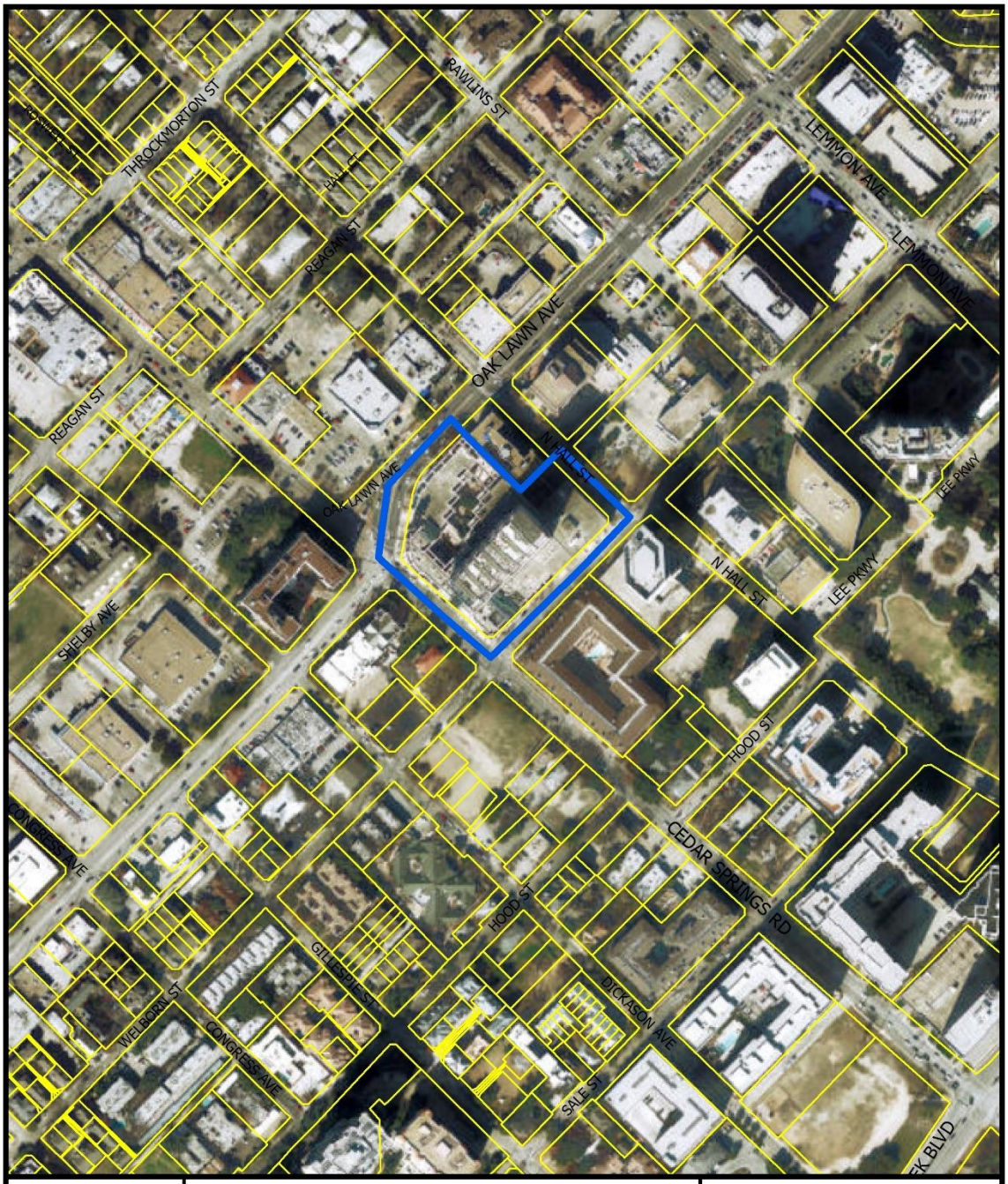


1:7,200

VICINITY MAP

Case no: Z167-159

Date: 1/10/2017

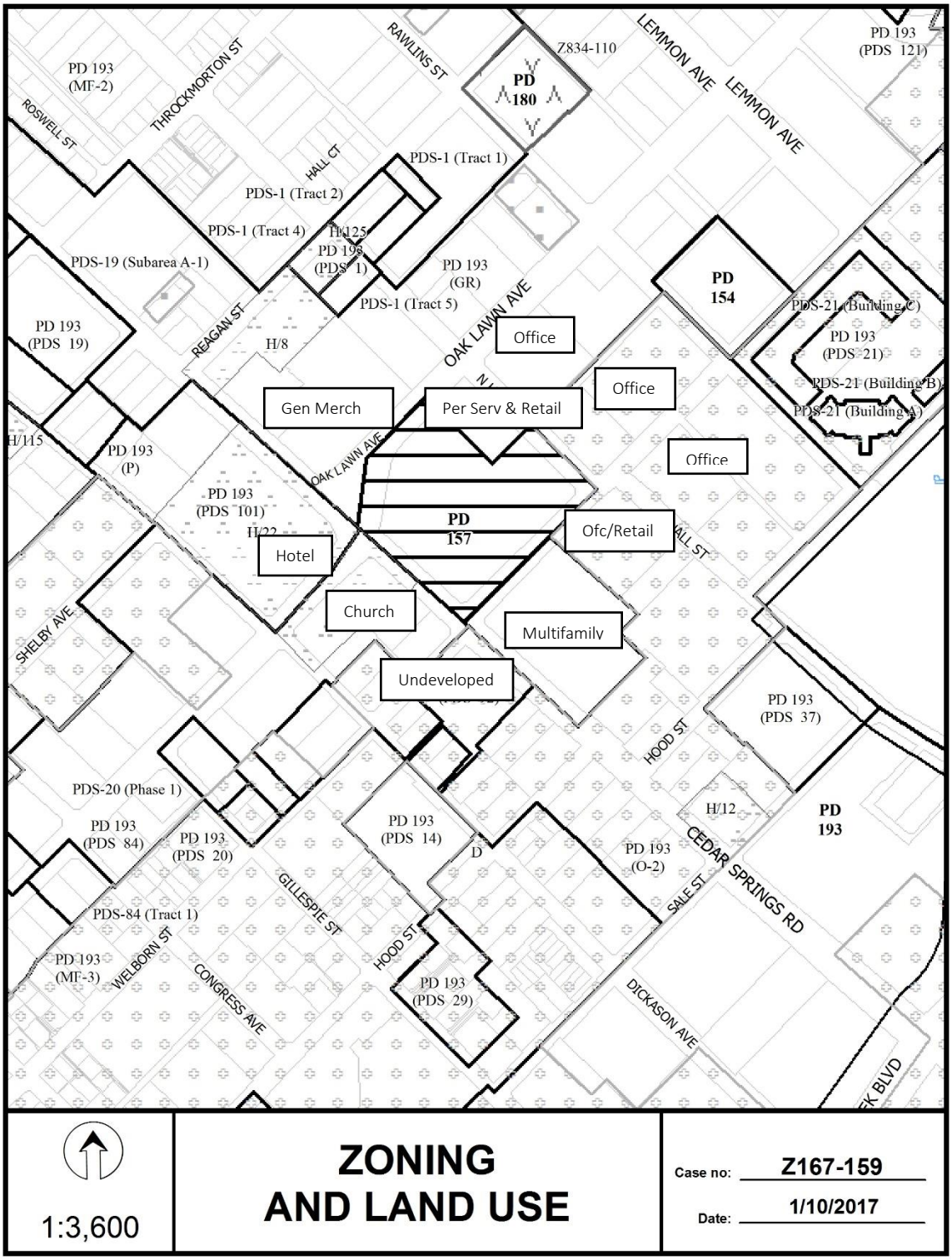


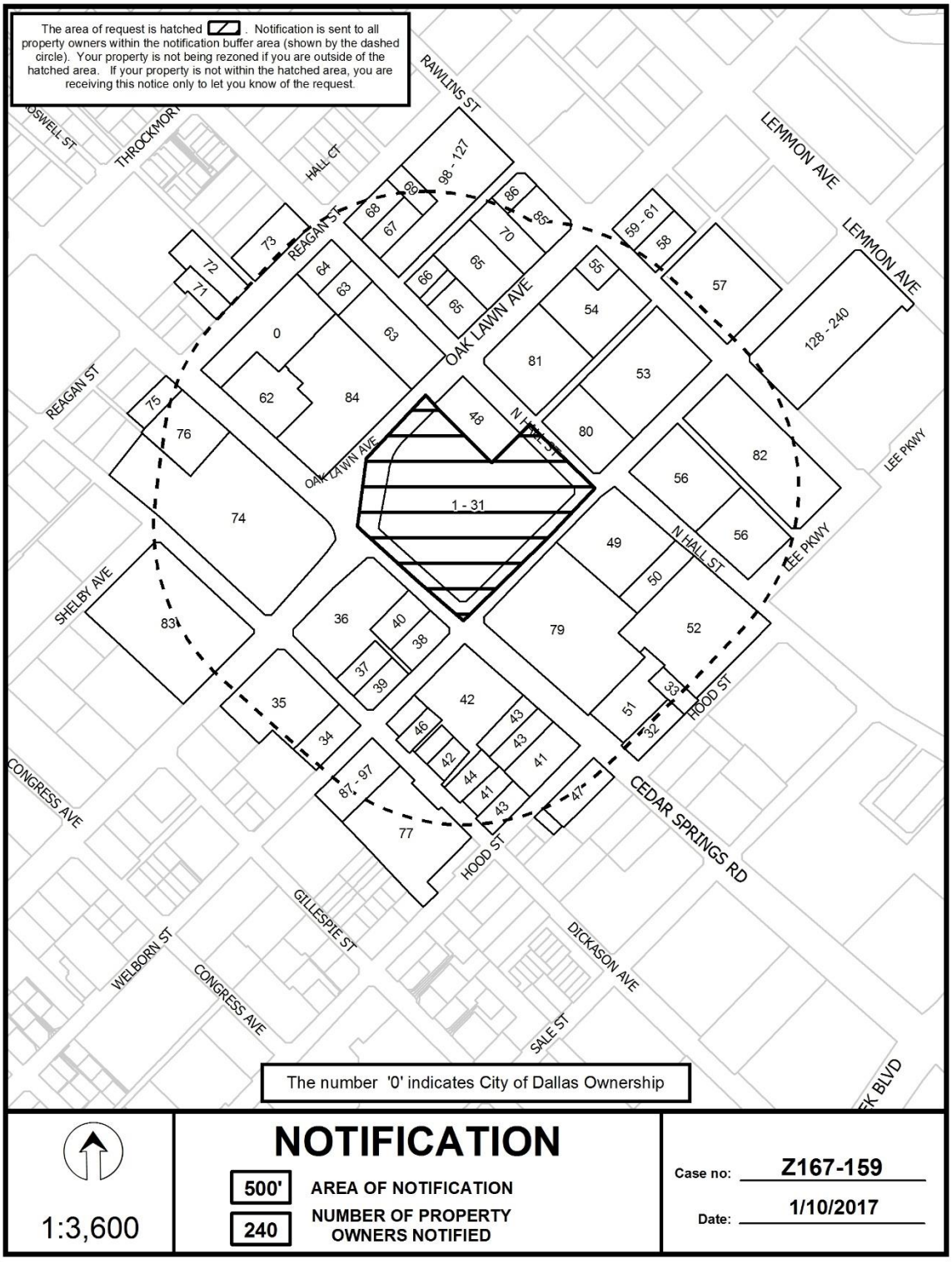
1:3,600

AERIAL MAP

Case no: Z167-159

Date: 1/10/2017


PD 193 (MF-2)
THROCKMORTON ST
RAWLINS ST
Z834-110
LEMMON AVE
LEMMON AVE
PD 193 (PDS 121)
ROSWELL ST
PD 180
HALL CT
PDS-1 (Tract 1)
PDS-1 (Tract 2)
PDS-1 (Tract 4)
H/125
PD 193 (PDS 1)
PDS-19 (Subarea A-1)
PD 193 (GR)
PDS-1 (Tract 5)
PD 154
PDS-21 (Building C)
PD 193 (PDS 19)
REAGAN ST
H/8
OAK LAWN AVE
Office
PD 193 (PDS 21)
Office
PDS-21 (Building B)
Gen Merch
Per Serv & Retail
PDS-21 (Building A)
H/115
PD 193 (P)
OAK LAWN AVE
Office
PD 193 (PDS 101)
H/22
PD 157
Ofc/Retail
Hotel
Church
Multifamily
SHELBY AVE
Undeveloped
PD 193 (PDS 37)
HOOD ST
PDS-20 (Phase 1)
H/12
PD 193
PD 193 (PDS 84)
PD 193 (PDS 20)
PD 193 (PDS 14)
D
PD 193 (O-2)
CEDAR SPRINGS RD
SALE ST
GILLESPIE ST
PDS-84 (Tract 1)
HOOD ST
WELBORN ST
PD 193 (MF-3)
CONGRESS AVE
PD 193 (PDS 29)
DICKASON AVE
1:3,600
ZONING
AND LAND USE
Case no: Z167-159
Date: 1/10/2017


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.
RAWLINS ST
LEMMON AVE
HALL CT
REAGAN ST
OAK LAWN AVE
N HALL ST
LEE PKWY
SHELBY AVE
CONGRESS AVE
HOOD ST
CEDAR SPRINGS RD
GILLESPIE ST
WELBORN ST
DICKASON AVE
SALE ST
1 - 31
98 - 127
128 - 240
87 - 97
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
240
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-159
Date: 1/10/2017

01/10/2017

Notification List of Property Owners

Z167-159

240 Property Owners Notified

Label #	*Address*		*Owner*
1	3102	OAK LAWN AVE	AG QIP OAK LAWN OWNER LP
2	3102	OAK LAWN AVE	AG QIP OAK LAWN OWNER
3	3111	WELBORN ST	FORMANEK JONATHAN P LIV TR
4	3111	WELBORN ST	ANBOUBA IMAD K
5	3111	WELBORN ST	CAPRA JACQUELINE D
6	3111	WELBORN ST	WESSON DONALD E & WANDA F
7	3111	WELBORN ST	BRUFF CATHERINE ECKERT
8	3111	WELBORN ST	MERINGER CHRISTOPHER G & MARIA CANO
9	3111	WELBORN ST	LAWRENCE CHARLES M & KIMBERLY D
10	3111	WELBORN ST	JOHNSON MADELEINE
11	3111	WELBORN ST	ROBERTS MAIDA L B
12	3111	WELBORN ST	DASEKE DON ROBERT &
13	3111	WELBORN ST	MARTENS ROGER W & JOANN H
14	3111	WELBORN ST	LONDON FREDERICK A & JUDITH A
15	3111	WELBORN ST	RACZ TRUST
16	3111	WELBORN ST	DERINGER MATTHEW ROBERT
17	3111	WELBORN ST	SCHWARTZ JEANNINE BAZER
18	3111	WELBORN ST	BOYD CURTIS W &
19	3111	WELBORN ST	BOONE FAMILY TRUST
20	3111	WELBORN ST	FRANKS BRENT J &
21	3111	WELBORN ST	JOHNSON MADELEINE
22	3111	WELBORN ST	DANIS JEROLD I & JEANNE M
23	3111	WELBORN ST	FORMANEK JONATHAN P LIV TR
24	3111	WELBORN ST	HUNT HELEN LAKELLY
25	3111	WELBORN ST	HUNT HELEN LAKELLY
26	3111	WELBORN ST	HALVORSONBOYD GLENNA J &

01/10/2017

Label #	*Address*		*Owner*
27	3111	WELBORN ST	SUDER ERIC
28	3111	WELBORN ST	THOMSON MICHAEL D
29	3111	WELBORN ST	CENTRUM TOWERS LTD
30	3111	WELBORN ST	JONES ARMINTA REVOCABLE TRUST
31	3111	WELBORN ST	3111 WELBORN STREET LLC
32	3526	CEDAR SPRINGS RD	CUTSHALL RALPH TR & HANNAH TR
33	3113	HOOD ST	CUTSHALL HANNAH D TR & RALPH S TR
34	2929	WELBORN ST	CONRADO INC
35	2920	OAK LAWN AVE	INTERPROPERTIES GROUP INC
36	3014	OAK LAWN AVE	OAK LAWN M E CHURCH
37	3706	DICKASON AVE	OAK LAWN METH CHURCH
38	3703	CEDAR SPRINGS RD	OAK LAWN METH CH
39	3704	DICKASON AVE	OAK LAWN METH CHURCH
40	3707	CEDAR SPRINGS RD	BD OF TRUSTEES OAK LAWN
41	3601	CEDAR SPRINGS RD	SALI LP
42	3631	CEDAR SPRINGS RD	3631 CEDAR SPRINGS LLC
43	3613	CEDAR SPRINGS RD	WINHAVIR LP
44	3636	DICKASON AVE	3636 DICKASON LLC
45	3620	DICKASON AVE	3631 CEDAR SPRINGS LLC
46	3624	DICKASON AVE	3631 CEDAR SPRINGS LLC
47	3525	CEDAR SPRINGS RD	3525 EXECUTIVE SUITES LLC
48	3721	N HALL ST	ARMORE II THE ARGYLE LLC
49	3625	N HALL ST	PARK CREEK PLACE LLC
50	3615	N HALL ST	AD STALCUP LLC
51	3530	CEDAR SPRINGS RD	CUTSHALL RALPH S JR & HANNAH D TR
52	3141	HOOD ST	W&K HOOD STREET PTNR LP
53	3333	WELBORN ST	CONSTRUCTORS & ASSOCIATES INC
54	3316	OAK LAWN AVE	3316 OAK LAWN PTNR LTD
55	3330	OAK LAWN AVE	BUCKS OAK LAWN LP
56	3303	LEE PKWY	BWP LEE PARK PORTFOLIO LLC
57	3710	RAWLINS ST	GAEDEKE HOLDINGS II LTD

01/10/2017

Label #	*Address*		*Owner*
58	3720	RAWLINS ST	3720 RAWLINS LP
59	3400	OAK LAWN AVE	BUZZINI LP
60	3400	OAK LAWN AVE	RESIDUARY TESTAMENT TRUST
61	3400	OAK LAWN AVE	HILL HENRY L JR
62	3818	CEDAR SPRINGS RD	GILLILAND PPTIES II LTD
63	3211	OAK LAWN AVE	MADISON PACIFIC DEV
64	3829	N HALL ST	SAMPER OMAR D
65	3301	OAK LAWN AVE	3311 OAK LAWN PTNR LTD
66	3812	N HALL ST	BAYLESS ALVIN K &
67	3822	N HALL ST	MADISON PACIFIC
68	3828	N HALL ST	MADISON PACIFIC DEVELOPMENT COMPANY INC
69	3300	REAGAN ST	BROWER MANAGED ASSETS LLC
70	3317	OAK LAWN AVE	OAK LAWN HOLDINGS I LP
71	3109	REAGAN ST	CEDAR SPRINGS LLC
72	3113	REAGAN ST	CEDAR SPRING LLC
73	3901	N HALL ST	HOWELL REAL EST MGMT
74	3015	OAK LAWN AVE	WARWICK MELROSE DALLAS
75	3847	CEDAR SPRINGS RD	LERER JANE SAGINAW
76	3839	CEDAR SPRINGS RD	WARWICK CEDAR SPRINGS CORP
77	3611	DICKASON AVE	SSL LANDLORD LLC
78	3014	HOOD ST	ROARK ROBERT CONRAD & DANA L
79	3604	CEDAR SPRINGS RD	CWS CEDAR SPRING PV WB LP
80	3301	WELBORN ST	CONSTRUCTORS & ASSOC INC
81	3300	OAK LAWN AVE	OAK LAWN REALTY ASSOC L P
82	3333	LEE PKWY	GPI LEE PARKWAY LP
83	2929	OAK LAWN AVE	NADG OAKLAWN LTD PS
84	3802	CEDAR SPRINGS RD	WALGREENS STORE NO 7839
85	3329	OAK LAWN AVE	ELEVEN OAKS PTNRS LP
86	3811	RAWLINS ST	3811 RAWLINS LLC
87	3627	DICKASON AVE	BLS III REAL ESTATE LLC
88	3627	DICKASON AVE	ADAMS DAVID G

01/10/2017

Label #	*Address*		*Owner*
89	3627	DICKASON AVE	LEARY ANNE C
90	3627	DICKASON AVE	WALSH STEPHEN A & MARY L
91	3627	DICKASON AVE	RICE JAMES L & VONDA L
92	3627	DICKASON AVE	MARTINISKO TRAVIS
93	3627	DICKASON AVE	BOECKLE SCOTT
94	3627	DICKASON AVE	ACCR HOLDING LLC
95	3627	DICKASON AVE	MACIAS ROSENDO GILBERTO &
96	3627	DICKASON AVE	WILLMANN PAMELA JEAN
97	3627	DICKASON AVE	GALLI JEFFREY
98	3817	RAWLINS ST	PASSPORT MINISTRIES
99	3817	RAWLINS ST	MOROCH PTNRS LP
100	3817	RAWLINS ST	ALINI ELENA
101	3817	RAWLINS ST	PASSPORT MINISTRIES
102	3817	RAWLINS ST	MIOT DANIEL &
103	3817	RAWLINS ST	TYLER PHYLLIS
104	3817	RAWLINS ST	YATES E LEIGH
105	3817	RAWLINS ST	HOLLEY NICK R
106	3320	REAGAN ST	HARROD JAMES M TRUST
107	3815	RAWLINS ST	MATHEWS MICHAEL G
108	3320	REAGAN ST	COCO MAR PROPERTIES COMPANY LLC
109	3320	REAGAN ST	BOSWELL ROBERT
110	3320	REAGAN ST	HARROD JAMES MICHAEL TR
111	3320	REAGAN ST	PROPHET GARY M
112	3320	REAGAN ST	RAINES DALE EST OF &
113	3320	REAGAN ST	MULLER ERIC
114	3320	REAGAN ST	PEREZ PATRICIA
115	3815	RAWLINS ST	DAVIS DAVID PAUL
116	3320	REAGAN ST	FALCON ROSA I
117	3320	REAGAN ST	CHAMBERLAIN ERNEST DON
118	3320	REAGAN ST	CHUI WAI L
119	3818	N HALL ST	KELLY KIMBERLY ANN

01/10/2017

Label #	*Address*		*Owner*
120	3818	RAWLINS ST	STRONG D WALKER
121	3818	N HALL ST	SINGH GURPAL GILL &
122	3818	N HALL ST	FIGUEROA RAY E &
123	3818	N HALL ST	NASH KEVIN
124	3818	N HALL ST	FOLEY CHRISTOPHER
125	3818	N HALL ST	QUINONES JULIO
126	3818	N HALL ST	CARLSON GLEN
127	3818	N HALL ST	MILLER STEPHEN E
128	3400	WELBORN ST	DELIER MICHAEL
129	3400	WELBORN ST	SANGANI SARA
130	3400	WELBORN ST	PAULSON PATRICIA
131	3400	WELBORN ST	JONES TAMARA R
132	3400	WELBORN ST	MONTEMAYOR JAVIER
133	3400	WELBORN ST	VUONG NICHOLAS MINH
134	3400	WELBORN ST	NAVARRO MICHAEL R
135	3400	WELBORN ST	GEARHART JERROLD JEROME III
136	3400	WELBORN ST	BORDELON JAMES M
137	3400	WELBORN ST	MORCHOWER KAREN R
138	3400	WELBORN ST	GEHI LAXMAN
139	3400	WELBORN ST	AUSTIN KELLY
140	3400	WELBORN ST	ROBERTS BRITT
141	3400	WELBORN ST	LOEPER PHILIP W
142	3400	WELBORN ST	PAPARELLA MARY
143	3400	WELBORN ST	OLIVEIRA TANYA
144	3400	WELBORN ST	BECK MARGARET A
145	3400	WELBORN ST	MILDREN GLYNNE L &
146	3400	WELBORN ST	HARDY SMITH PETER M REV TR
147	3400	WELBORN ST	ROBERTSON MELVIN TODD
148	3400	WELBORN ST	WAN LINDA K
149	3400	WELBORN ST	GOOD MARY & JAMES G GOOD
150	3400	WELBORN ST	BRATTAIN DAVID

01/10/2017

Label #	*Address*		*Owner*
151	3400	WELBORN ST	BUIDA WILLIAM T & PATSY L
152	3400	WELBORN ST	SOMES FAMILY TRUST A
153	3400	WELBORN ST	MILLER MATTHEW
154	3400	WELBORN ST	BONAZZOLI RICHARD &
155	3400	WELBORN ST	PALCHIK YEFIM & SOFYA
156	3400	WELBORN ST	GONGRE MICHAEL
157	3400	WELBORN ST	CARNE JAMES REVOCABLE TRUST
158	3400	WELBORN ST	NASON GREGORY A
159	3400	WELBORN ST	MOAYYAD NATHAN
160	3400	WELBORN ST	STEWART WILLIAM A & RAVI D
161	3400	WELBORN ST	LU LE
162	3400	WELBORN ST	HARRELL KEN & DEBRA
163	3400	WELBORN ST	PROEHL STEVE GOODWIN &
164	3400	WELBORN ST	FLANAGAN JASON & ROBIN
165	3400	WELBORN ST	TEMKIN CAROLYN
166	3400	WELBORN ST	SEIDEMAN MONIKA J
167	3400	WELBORN ST	GOODMAN BENNETT & PATRICIA
168	3400	WELBORN ST	YU ADAM J & JUDY
169	3400	WELBORN ST	WOOLDRIDGE ANN & JAMES
170	3400	WELBORN ST	GK WYNDEMERE LLC
171	3400	WELBORN ST	SIMMEN DEBORAH LEE
172	3400	WELBORN ST	STROPENI NANCY
173	3400	WELBORN ST	CARBERY JEFFREY S & JULIE D
174	3400	WELBORN ST	SALINAS KARIN
175	3400	WELBORN ST	MCCURLEY SKYLER ROBERT & STACEY
176	3400	WELBORN ST	PIRKUL NESET
177	3400	WELBORN ST	CARTER GREGORY STERLING &
178	3400	WELBORN ST	EILEEN LUEDEY REV LIV TR
179	3400	WELBORN ST	GIBSON JOHN LYCURGUS II
180	3400	WELBORN ST	KAINTH MALVINDER SINGH & MONIQUE
181	3400	WELBORN ST	BEHRENDT EMILY LAUREN

01/10/2017

Label #	*Address*		*Owner*
182	3400	WELBORN ST	INGRAHAM MATTHEW ETAL
183	3400	WELBORN ST	BELL RENEE
184	3400	WELBORN ST	CARRINGTON ANGELA
185	3400	WELBORN ST	LO JESSICA M
186	3400	WELBORN ST	LIEU FRANK C & JOYCE M LIEU TRUSTEES
187	3400	WELBORN ST	YOUNG ANGELA NICOLE
188	3400	WELBORN ST	DILLARD LINDA
189	3400	WELBORN ST	RAJENDRAN KAYAL
190	3400	WELBORN ST	SANDERS WAYNE N & PENNY J
191	3400	WELBORN ST	SONNENSCHEIN INVESTMENT LTD
192	3400	WELBORN ST	REGGIARDO DIANA
193	3400	WELBORN ST	YIP MICHAEL
194	3400	WELBORN ST	SYED NABEEL &
195	3400	WELBORN ST	ANDERSON CHELSEA MARIE
196	3400	WELBORN ST	RAJENDRAN SANKERLINGAM & GEETHA
197	3400	WELBORN ST	SAADALLAH NURA & DINA
198	3400	WELBORN ST	WAYNE FRANCES L
199	3400	WELBORN ST	WALTER WENDOLYN SMITH
200	3400	WELBORN ST	MAHMOODZADEH MOHAMMAD
201	3400	WELBORN ST	BRATETICH SARA N
202	3400	WELBORN ST	ZHANG NAN
203	3400	WELBORN ST	BOKAMPER JERRY W
204	3400	WELBORN ST	DOLOTINA VALENTINA NIKOLAEVNA
205	3400	WELBORN ST	SNOWDON VICTORIA A &
206	3400	WELBORN ST	DELEU BRIAN S
207	3400	WELBORN ST	BRECUNIER JANE
208	3400	WELBORN ST	WEATHRL MARTHA C
209	3400	WELBORN ST	BHATNAGER JOGINDER MOHAN &
210	3400	WELBORN ST	YU ADAM & JUDY
211	3400	WELBORN ST	HIPP JAMES D
212	3400	WELBORN ST	ZEAK SHAWN M

01/10/2017

Label #	*Address*		*Owner*
213	3400	WELBORN ST	NICHOLSON DON & ALICE
214	3400	WELBORN ST	PORRAS REBECCA L
215	3400	WELBORN ST	MOHAN ASHWATHI &
216	3400	WELBORN ST	PATEL ANAND N & SWATI ARVINDKUMAR PATEL REV TRUST
217	3400	WELBORN ST	BIERMAN KARIN L
218	3400	WELBORN ST	MAXVILL ALISSA B
219	3400	WELBORN ST	REICHENBACH AUGUST WILLIAM
220	3400	WELBORN ST	WHITE ANNICK
221	3400	WELBORN ST	COOKSEY CHARLES N
222	3400	WELBORN ST	PRANGE BRETT P
223	3400	WELBORN ST	HASHEM ABRAHAM & SUSAN
224	3400	WELBORN ST	HOAK EDWARD
225	3400	WELBORN ST	OHEA LINDA L
226	3400	WELBORN ST	TACCONI EUGENIO J &
227	3400	WELBORN ST	VINSON RACHEL & BROOKE
228	3400	WELBORN ST	WEBB ALBERT M
229	3400	WELBORN ST	MUMMERT PEGGY L
230	3400	WELBORN ST	HOANG MEGAN
231	3400	WELBORN ST	MAYDEW RANDALL P & ALLIS
232	3400	WELBORN ST	DE LEON CARLOS
233	3400	WELBORN ST	STEPHENSON TIMOTHY R
234	3400	WELBORN ST	MONTAGUE MAXWELL K &
235	3400	WELBORN ST	BUROVA OLGA
236	3400	WELBORN ST	D'ARCY KENNETH R
237	3400	WELBORN ST	BALQUE DORSIN P JR &
238	3400	WELBORN ST	GOMAR JORGE E &
239	3400	WELBORN ST	DEMIRCI KEMAL SAFAK
240	3400	WELBORN ST	PARENT GAYLE

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-177(KK) **DATE FILED:** January 11, 2017

LOCATION: Northwest corner of Dallas North Tollway and Royal Lane

COUNCIL DISTRICT: 13 **MAPSCO:** 25-E

SIZE OF REQUEST: Approx. 5.55 acres **CENSUS TRACT:** 134.00

APPLICANT/ OWNER: Winston School

REPRESENTATIVE: Jackson Walker L.L.P., Suzan Kedron

REQUEST: An application to amend Planned Development District No. 84 for a private school and a school for special education.

SUMMARY: The purpose of this request is to amend the planned development district to revise the development plan to include a separate landscape plan to allow for trees to be planted in a protected easement, alter setbacks to allow for netting poles to be located within it, and amend the time requirement when the required landscaping must be installed. The remaining conditions and the allowable land uses are not proposed to change.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a private school and a school for special education [Winston School]. The school has been in operation at this location beginning in the fall of 1978.

- On August 4, 1975, PDD No. 84 was approved by City Council.

- The purpose of this request is to amend the planned development district to revise the development plan to include a separate landscape plan to allow for trees to be planted in a protected easement. Per the applicant, this amendment includes an agreed upon solution with the neighbors to the north of the site were trees were removed from a protected drainage easement, alter the setbacks to allow for netting poles to be located within it, and amend the time requirement to when the required landscaping must be installed. The remaining conditions and the allowable land uses are not proposed to change.

- The 36 foot tall netting poles were installed at some point after the issuance of building permits to construction an addition to the school. The addition permits were issued from Building Inspection on March 8, 2016. No permits were issued for the installation of the netting poles at that time.

- The proposed amendments will allow for the continued operation of the Winston School, a college preparatory school geared toward learning-different students. This land use is further defined in PDD No. 84 as a school for students with learning differences or attention deficit disorder.

Zoning History: There has not been any recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Dallas North Tollway	Highway	100 ft.
Royal Lane	Principal Arterial	100 ft.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 84	Private school and a school for special education
North	R-1/2AC(A)	Single family dwellings
East	R-16(A)	Single family dwellings
South	PDD No. 91, R-1AC(A), SUP No. 45	Single family dwellings, Library, Church
West	R-1/2AC(A), R-1AC(A)	Single family dwellings

STAFF ANALYSIS:

Comprehensive Plan:

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

ECONOMIC ELEMENT

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

NEIGHBORHOOD PLUS

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

Land Use Compatibility:

Abutting the property directly to the north and west are single family dwellings, zoned R-1/2AC(A) and R-1AC(A) Single Family Districts. Across Royal Lane to the south are single family dwellings, a library, and a church, zoned R-1AC(A) Single Family District, PDD No. 188 and PDD No, 91. To the east is the Dallas North Tollway, with single family dwellings across the tollway, zoned R-16(A) Single Family District, as well as a multifamily development and duplex development to the southeast across the tollway, zoned D(A) Duplex District and MF-2(A) Multifamily District.

The applicant proposes three amendments with this request:

(1) To revise the text of the planned development to require a separate landscape plan from the development plan.

(2) To revise the text of the planned development to allow netting poles to be allowed in the required front yard setback. A stop work order has been issued on the site until the zoning is resolved. Once the stop work order is lifted, the contractor will pull a permit to legally install the netting poles that are existing on site today.

(3) To amend the time requirement when the required landscaping must be installed.

There are no new additions, increases in floor area or classroom count with the proposed development plan. The continued operation of this private school is compatible with the surrounding uses and provides another choice to serve educational needs in the community. The use is compatible with the mix of uses in the area. It is located on a major thoroughfare to allow for access to the school without interfering with a residential traffic. The remaining conditions and the allowable land uses are not proposed to change.

Parking:

The parking requirement set forth in Sec.51P-84.106(3) is not proposed to change. The planned development requires that a minimum of 105 parking spaces must be provided for this development as shown on the development plan.

Traffic:

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

Landscaping:

Landscaping must be installed as shown on the landscape plan and must be installed prior to the issuance of a Certificate of Occupancy for Area II as shown on both the development and landscape plans. The existing conditions stated that landscaping

could be installed within six months after the issuance of a Certificate of Occupancy. The proposed revision requires all landscape to be installed and inspected by an Arborist with Building Inspection before a Certificate of Occupancy can be issued for Area II.

The revisions to the proposed landscape plan are to provide a solution with the neighbors to the north of the site were trees were removed from a protected drainage easement. The approved landscape plan will allow for trees to be planted in a protected easement. The representative had to obtain approval from the North Texas Toll Authority (NTTA) for the proposed trees to be located in a flowage easement that is maintained by NTTA.

Once this landscaping is installed all existing trees along the floor easement area and in the area north of the flood easement area must remain. This area is shown on both the development and landscape plan. No construction is permitted on the north side of the flood easement, however, the north side of the flood easement can be used for recreational and open space purposes.

List of Partners/Principals/Officers

Winston Board 2016-2017

Stephanie Al Otaiba, Ph.D
Terri Anderson – Treasurer
Nancy Best
Emily Corrigan
Jennifer Corrigan
Michelle Early
Nancy Furney – Board Chair
Michele Garza
Dr. John Hart, Jr.
Bob Hays
Johnny Hea – Secretary and Parliamentarian
Joan Buchanan Hill, Ph.D
Arnie Holtberg
Craig Lentzsch
Ray Marr
William Moore, M.D.
Will Morris
Caroline Perini
Ginny Pettey
Melissa Stewart
John Thompson
Rhea Wolfram

Head of School
Rebbie Evans
Mario Porro – Business Manager
Laura Barnes – Development Director

PROPOSED PDD CONDITIONS

ARTICLE 84.

PD 84.

SEC. 51P-84.101. LEGISLATIVE HISTORY.

PD 84 was established by Ordinance No. 14947, passed by the Dallas City Council on August 4, 1975. Ordinance No. 14947 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 14947 was amended by Resolution No. 77-1115, passed by the Dallas City Council on April 25, 1977; Ordinance No. 22187, passed by the Dallas City Council on June 12, 1996. (Ord. Nos. 10962; 14947; 22187; 22777; 25423; Res. 77-1115)

SEC.51P-84.102. PROPERTY LOCATION AND SIZE.

PD84 is established on property general located at the northwest corner of Royal Lane and the Dallas North Tollway. The size of PD 84 is approximately 8.59 acres. (Ord. Nos. 14947; 25423; 27875)

SEC.51P-84.103. DEFINITONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article. In this article, SCHOOL FOR SPECIAL EDUCATION means a school for students with learning disabilities or attention deficit disorder.

(b) Unless otherwise stated, all code references are to Chapter 51.

(c) This district is considered to be a residential zoning district. (Ord. Nos. 22187; 25423)

SEC.51P-84.104. DEVELOPMENT~~/CONCEPTUAL~~ PLAN.

A development/conceptual plan (Exhibit 84A) for each phase of development within the PD is attached to and made part of the PD ordinance. Development and use of the Property must comply with the development/conceptual plan. In the event of a conflict between the provisions of this article and the development/conceptual plan, the provisions of this article control. For those portions of the Property shown in concept on the development/conceptual plan, a development plan must be approved by the city plan commission before issuance of any building permit. (Ord. Nos. 22178; 22777; 25423)

SEC.51P-84.105. USES.

The only uses permitted within the PD are a private school and a school for special education~~, which for purposes of this PD is defined as a school for students with learning differences or attention deficit disorder~~. (Ord. Nos. 22187; 25423)

SEC.51P-84.106. USE REGULATIONS AND DEVELOPMENT STANDARDS.

The use regulations and development standards in the MF-3 District apply to this PD, with the follow exceptions:

(1) Height. No structure may exceed a maximum allowable height of 36 feet as measured from the highest point on the structure, including all structures listed in Section 51-4.408(a)(2).

(2) Stories. The number of stories is limited to two.

(3) Off-street parking. A minimum of 105 off-street parking spaces must be provided.

(4) Setbacks.

(A) Area I. The building line setback [~~for Area I~~] from Royal Lane is 95 [~~100~~] feet, as shown on the development/conceptual plan.

(B) Area II. The building line setback [~~for Area II~~] from Royal Lane is 145 feet and 95 feet, as shown on the development/conceptual plan.

(C) Private field netting. Practice field netting and support poles may be located in a required front, side or rear yard setback.

(5) Landscaping.

(A) Landscaping must be provided as shown on the landscape plan ~~development/conceptual plan~~. If there is a conflict between the text of this article and the landscape plan ~~development/conceptual plan~~, the text of this article controls.

(B) Landscaping must be installed prior to ~~within six months after~~ issuance of a certificate of occupancy for Area II.

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

(6) Lot coverage. Maximum allowable lot coverage is 28 percent.

(7) Floor area. Maximum building square footage permitted on the site is limited to 57,942 square feet for Area I, and 28,787 square feet for Area II.

(8) Ingress and egress. Ingress and egress to and from Royal Lane is limited to a one-way entrance and a one-way exit as shown on the development/conceptual plan. (Ord. Nos. 22187; 22777; 25423; 27875)

SEC.51P-84.107. LIGHTING.

All lights, except security lights, must be turned off by 10:30 p.m. every evening. Night lighting must be constructed so that light will be reflected downward and not toward any nearby residential property. No lighting of the areas identified as "recreation fields" and "playing fields" on the development/conceptual plan is permitted. (Ord. Nos. 22187; 25423)

SEC.51P-84.108. DRAINAGE AREA.

Existing trees along the flood easement area and in the area north of the flood easement area, as shown on the development~~/conceptual~~ plan, must remain. No construction is permitted on the north side of the flood easement, however, the north side of the flood easement can be used for recreational and open space purposes. (Ord. nos. 22187; 25423)

SEC.51P-84.109. SCREENING.

(a) A solid fence or hedge must be maintained in the locations shown on the development/conceptual plan along Royal Lane between the south property line and the area identified as "Existing Parking Area" on the development/conceptual plan.

(b) A solid screening fence along the western and northern boundaries of the Property must be maintained in the locations shown on the development/conceptual plan at heights of six feet and eight feet.

(c) All other screening must be provided prior to the issuance of a building permit on Area II.

(d) The existing fence and 36' pole and field netting along the eastern property line adjacent to the Dallas North Tollway must be maintained. (Ord. Nos. 22187; 25243; 27875)

SEC.51P-84.110. SIGNS.

Signs must comply with the provisions for non-business zoning districts. (Ord. Nos. 22187; 25423)

SEC. 51P-84.111. ADDITONAL PROVISIONS. ~~STREETS AND PAVING.~~

(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.

~~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. (Ord. Nos. 22187; 25423; 26102)~~

SEC. 51P-84.112. COMPLIANCE WITH CONDITIONS.

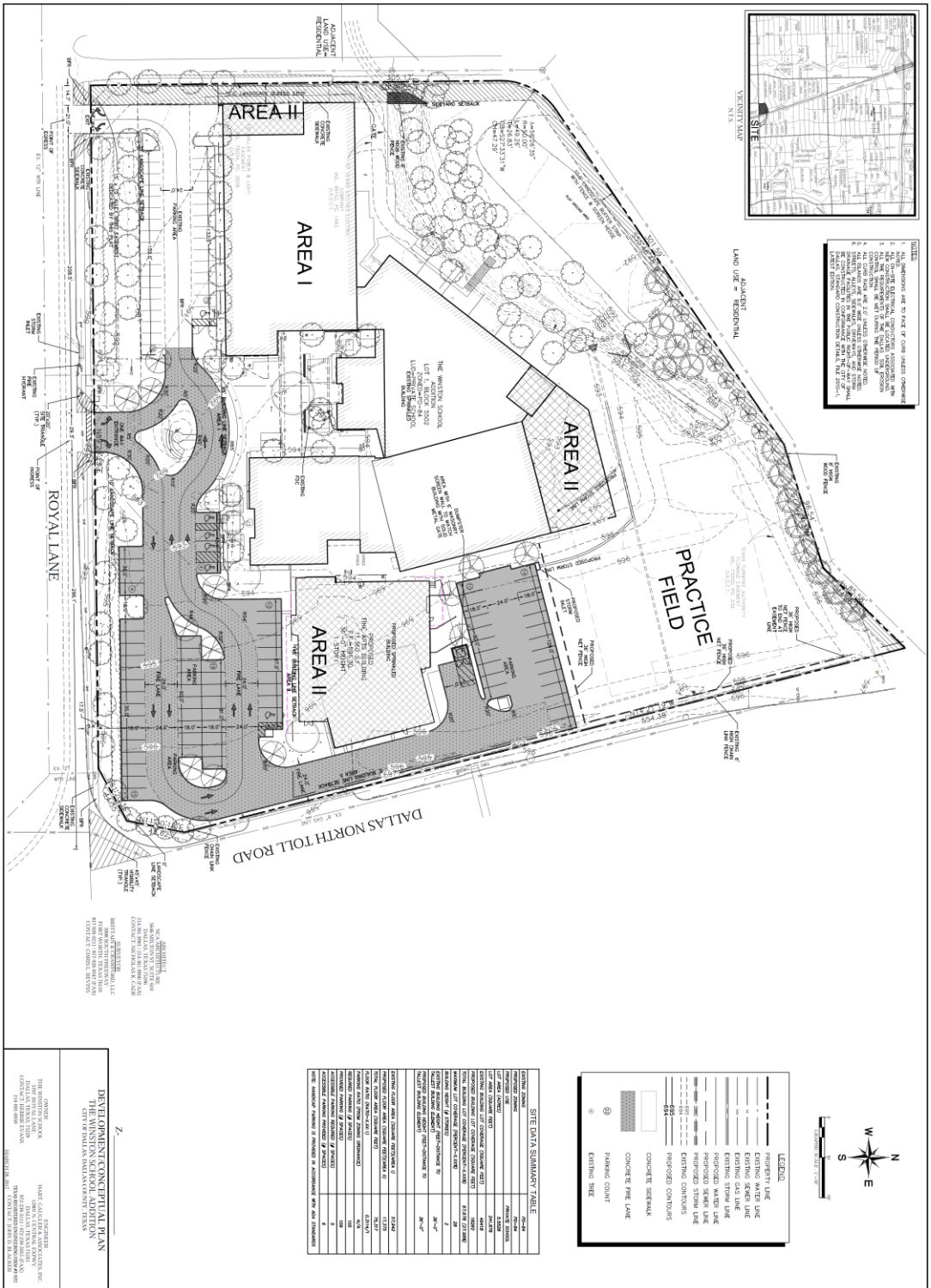
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of ~~for~~ a use, ~~in this PD~~ 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. 22187; 25423)

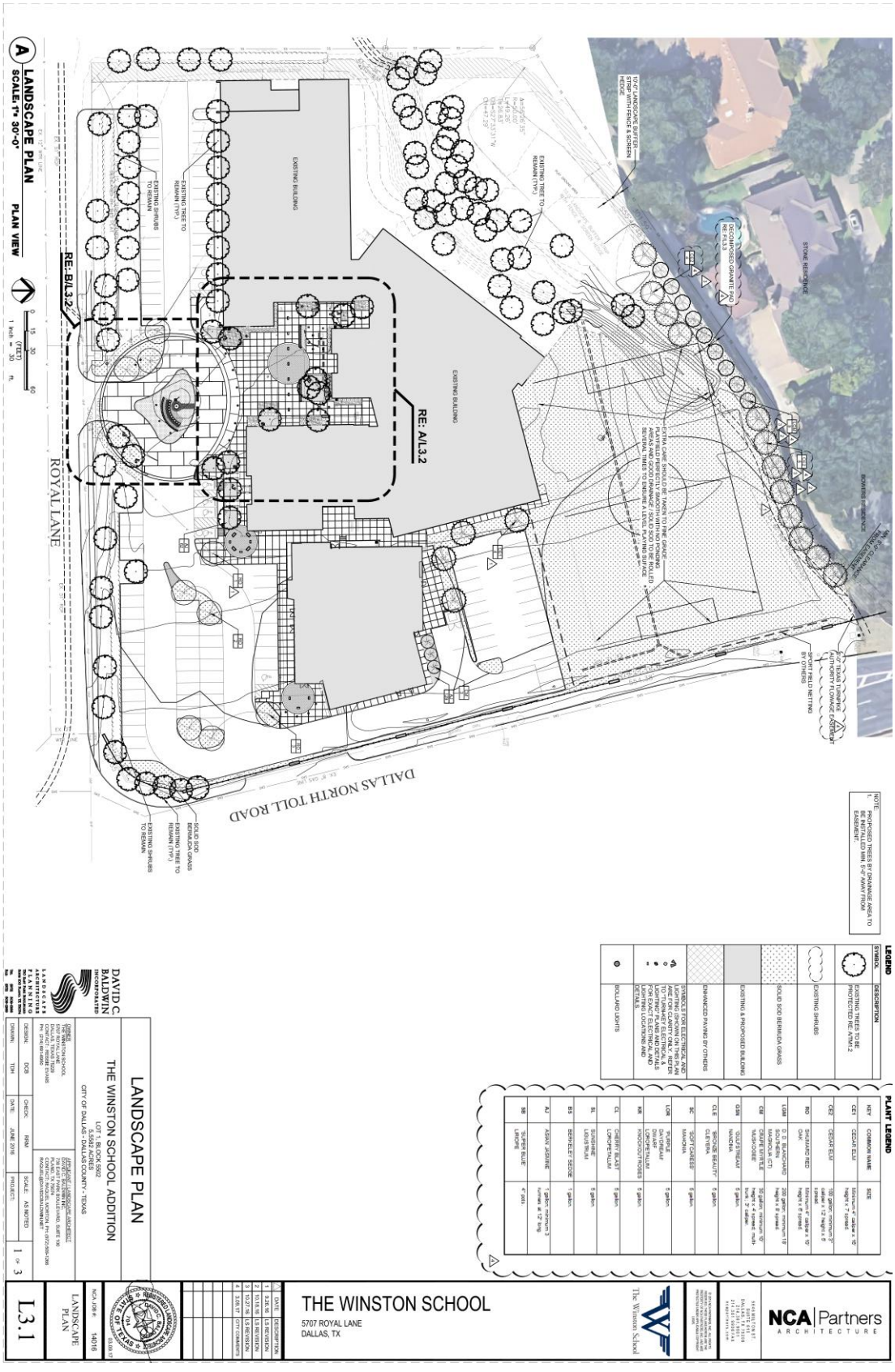
~~**SEC. 51P-84.113. ZONING MAP.**~~

~~PD 84 is located on Zoning Map No. E-7. (Ord. Nos. 22187; 25423)~~

PROPOSED DEVELOPMENT PLAN

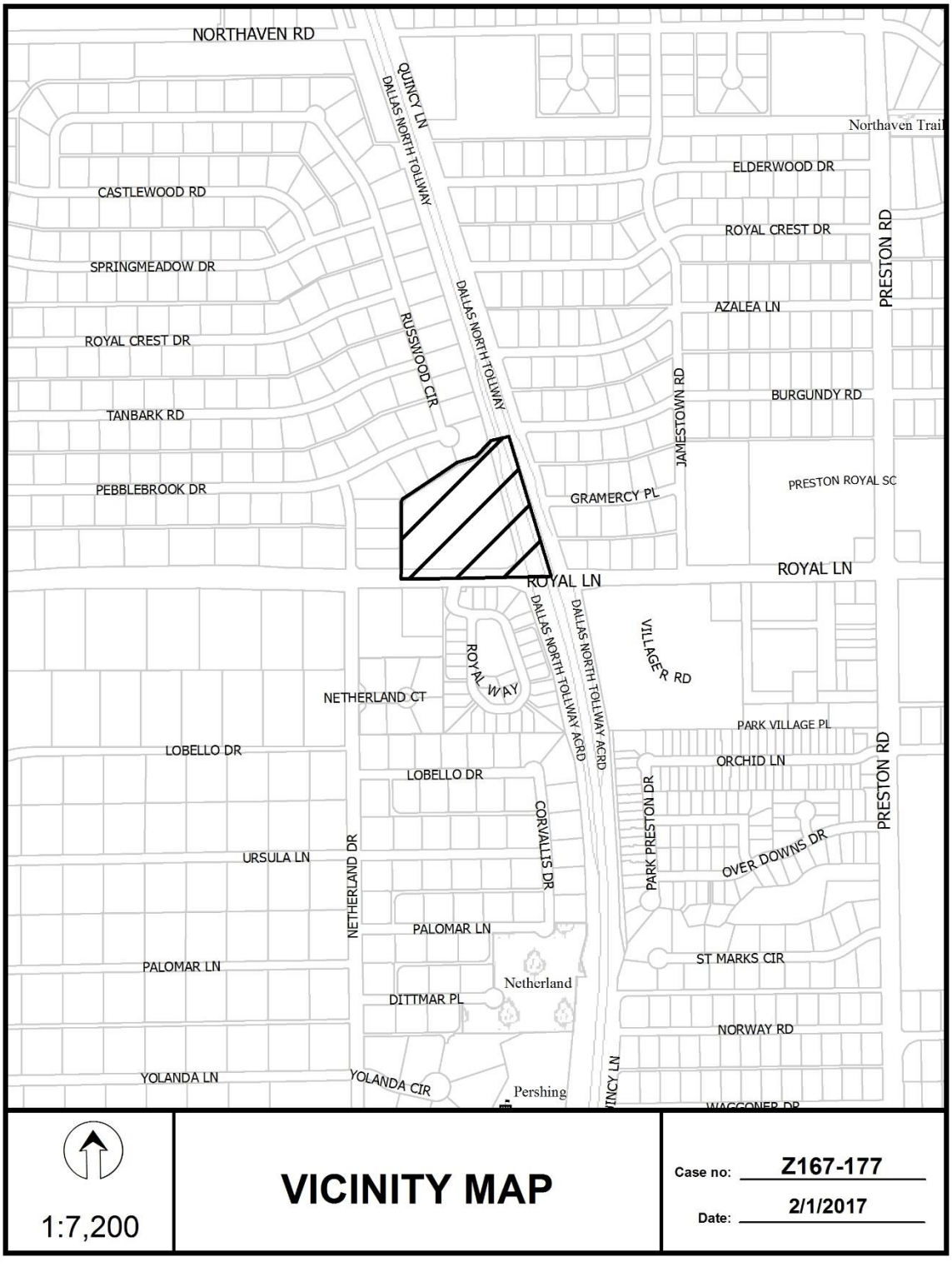


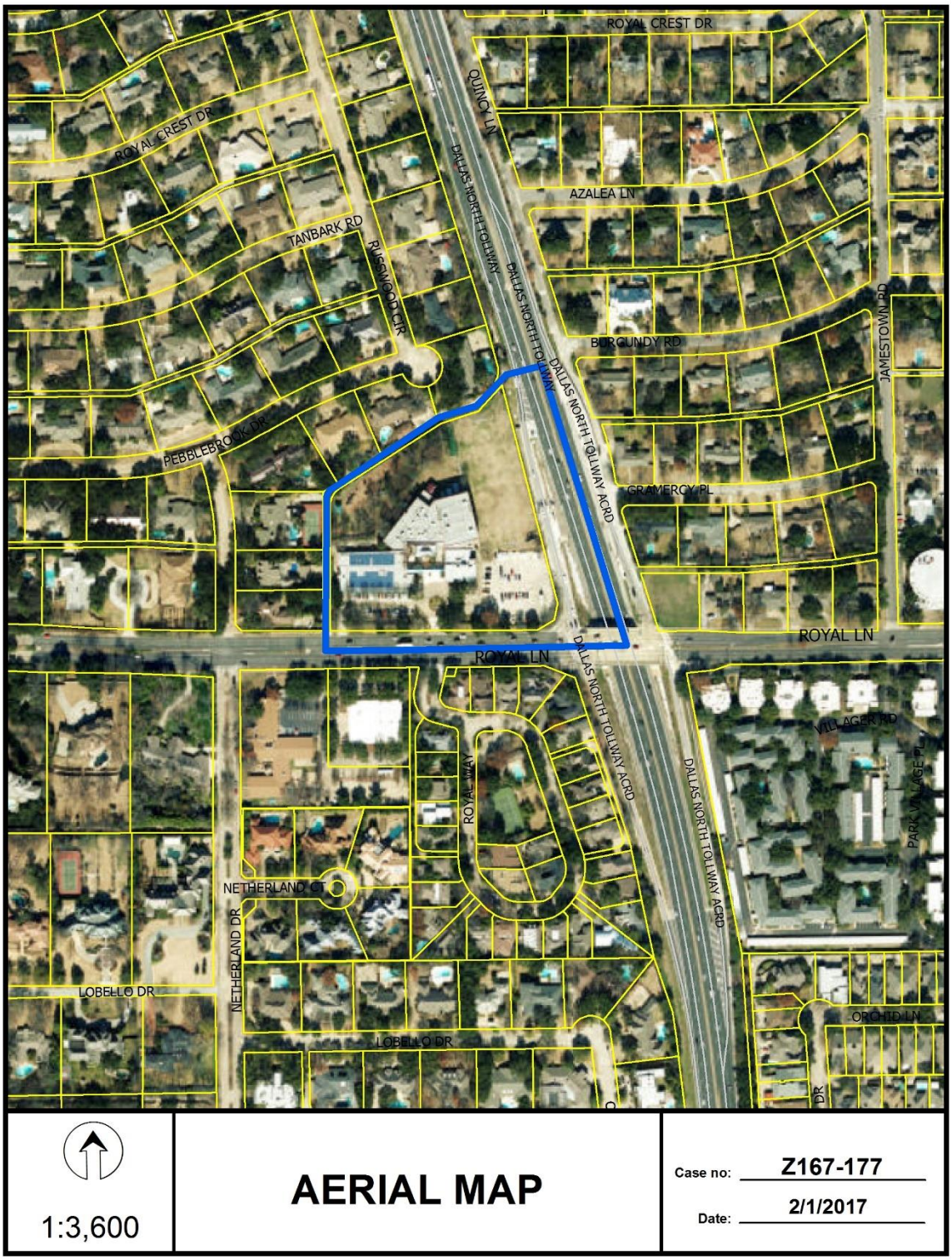
PROPOSED LANDSCAPE PLAN

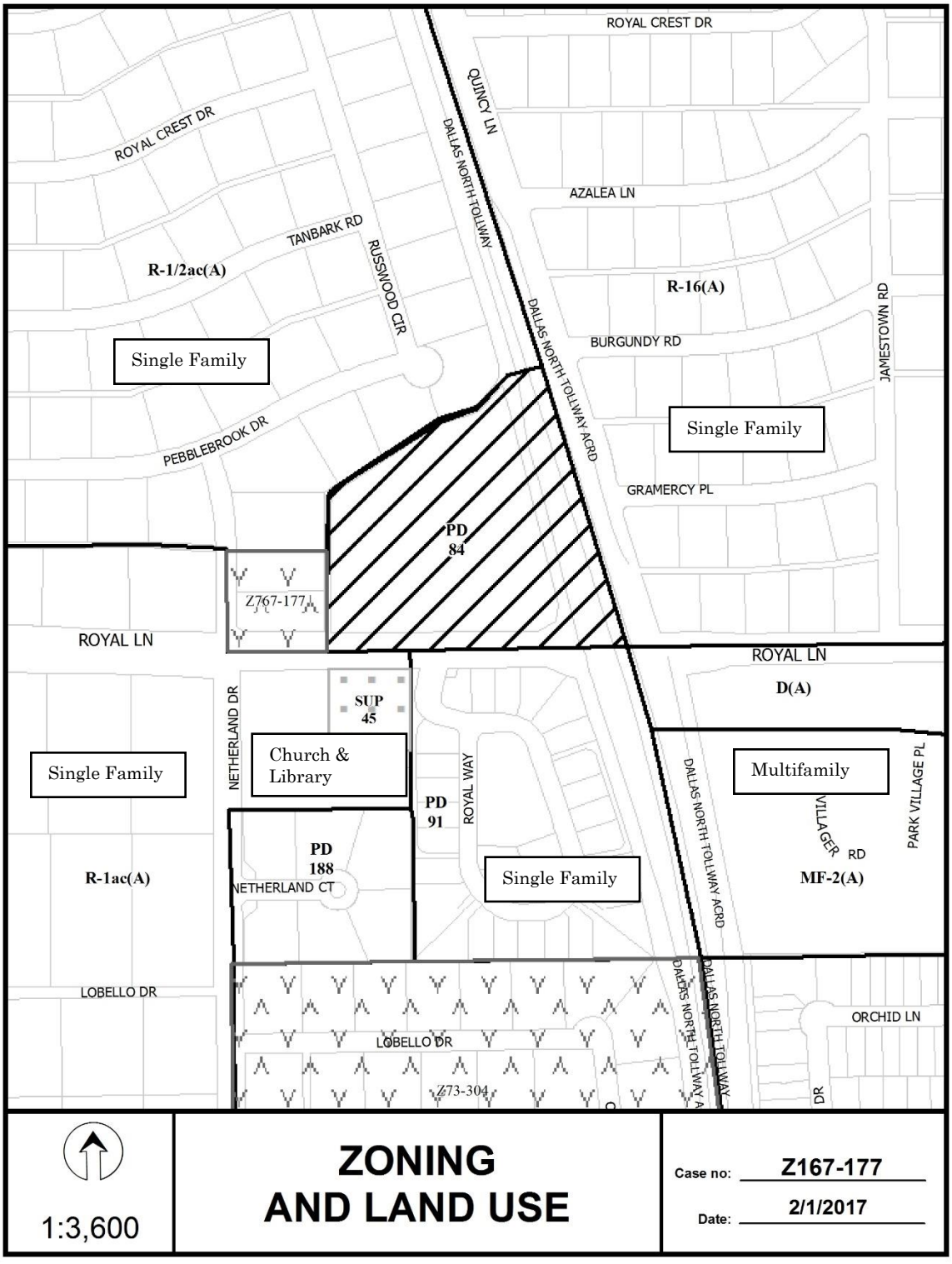


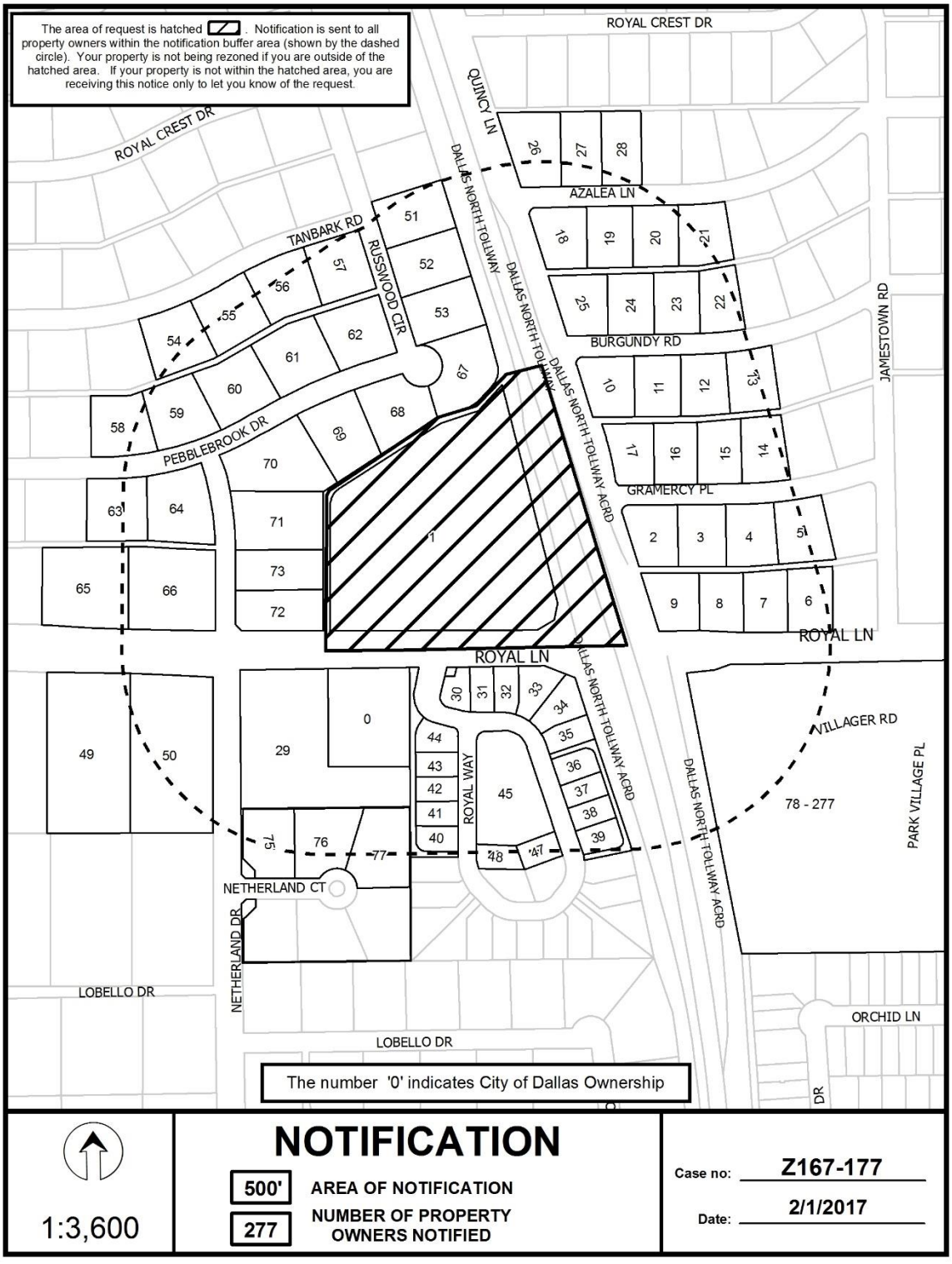
EXISTING DEVELOPMENT PLAN




NORTHAVEN RD
QUINCY LN
DALLAS NORTH TOLLWAY
Northaven Trail
ELDERWOOD DR
CASTLEWOOD RD
ROYAL CREST DR
PRESTON RD
SPRINGMEADOW DR
AZALEA LN
RUSSWOOD CIR
ROYAL CREST DR
JAMESTOWN RD
BURGUNDY RD
TANBARK RD
PRESTON ROYAL SC
PEBBLEBROOK DR
GRAMERCY PL
ROYAL LN
ROYAL LN
DALLAS NORTH TOLLWAY ACRD
VILLAGER RD
ROYAL WAY
NETHERLAND CT
PARK VILLAGE PL
LOBELLO DR
ORCHID LN
LOBELLO DR
CORVALLIS DR
PARK PRESTON DR
URSULA LN
NETHERLAND DR
OVER DOWNS DR
PALOMAR LN
ST MARKS CIR
PALOMAR LN
Netherland
DITTMAR PL
NORWAY RD
YOLANDA LN
YOLANDA CIR
Pershing
WAGGONER DR
1:7,200
VICINITY MAP
Case no: Z167-177
Date: 2/1/2017


ROYAL CREST DR
QUINCY LN
ROYAL CREST DR
TANBARK RD
RUSWOOD CIR
DALLAS NORTH TOLLWAY
AZALEA LN
DALLAS NORTH TOLLWAY
BORGUNDY RD
JAMESTOWN RD
PEBBLEBROOK DR
DALLAS NORTH TOLLWAY ACRD
GRAMERCY PL
ROYAL LN
ROYAL LN
DALLAS NORTH TOLLWAY ACRD
VILLAGER RD
ROYAL WAY
DALLAS NORTH TOLLWAY ACRD
PARK VILLAGE PL
NETHERLAND CT
NETHERLAND DR
LOBELLO DR
LOBELLO DR
ORCHID LN
DR
1:3,600
AERIAL MAP
Case no: Z167-177
Date: 2/1/2017


ROYAL CREST DR
QUINCY LN
DALLAS NORTH TOLLWAY
ROYAL CREST DR
AZALEA LN
TANBARK RD
RUSSWOOD CIR
R-1/2ac(A)
R-16(A)
JAMESTOWN RD
BURGUNDY RD
Single Family
DALLAS NORTH TOLLWAY ACRD
Single Family
PEBBLEBROOK DR
GRAMERCY PL
PD 84
Z767-177
ROYAL LN
ROYAL LN
D(A)
SUP 45
NETHERLAND DR
Church & Library
Single Family
Multifamily
PD 91
ROYAL WAY
PARK VILLAGE PL
PD 188
NETHERLAND CT
R-1ac(A)
Single Family
VILLAGER RD
MF-2(A)
DALLAS NORTH TOLLWAY ACRD
LOBELLO DR
ORCHID LN
LOBELLO DR
Z73-304
DALLAS NORTH TOLLWAY
1:3,600
ZONING
AND LAND USE
Case no: Z167-177
Date: 2/1/2017


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.
ROYAL CREST DR
QUINCY LN
AZALEA LN
TANBARK RD
RUSSWOOD CIR
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY ACRD
BURGUNDY RD
JAMESTOWN RD
PEBBLEBROOK DR
GRAMERCY PL
ROYAL LN
VILLAGER RD
PARK VILLAGE PL
78 - 277
ROYAL WAY
NETHERLAND CT
NETHERLAND DR
LOBELLO DR
ORCHID LN
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
277
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-177
Date: 2/1/2017

01/31/2017

Notification List of Property Owners

Z167-177

277 Property Owners Notified

Label #	*Address*		*Owner*
1	5707	ROYAL LN	WINSTON SCHOOL
2	5806	GRAMERCY PL	ROSE AARON TIMOTHY &
3	5818	GRAMERCY PL	HIGGINBOTHAM PHILIP R III & JODI K
4	5826	GRAMERCY PL	STREY COURTENAY H &
5	5834	GRAMERCY PL	KERMAN KAY LYNN
6	5831	ROYAL LN	MCELYEA JACQUELYN SUZANNE
7	5823	ROYAL LN	DERKACH VIKTOR
8	5815	ROYAL LN	DERKACH VIKTOR
9	5807	ROYAL LN	MORGULOFF MARTHA H &
10	5806	BURGUNDY RD	POWELL CHARLES D &
11	5818	BURGUNDY RD	NICOL JULIE A
12	5826	BURGUNDY RD	MERO VENTURES LLC
13	5834	BURGUNDY RD	ELLIOTT JAMES PETER &
14	5831	GRAMERCY PL	WARTHAN MOLLY MAE
15	5823	GRAMERCY PL	WILKES MIRAM CATHERINE
16	5815	GRAMERCY PL	JOHNSON JOYCE M &
17	5807	GRAMERCY PL	MORROW CRAIG P &
18	5806	AZALEA LN	SILVA MARY DELIA
19	5818	AZALEA LN	MOORE TIMOTHY JAY &
20	5826	AZALEA LN	GUNBY ROBERT T III
21	5834	AZALEA LN	JACKSON SCOTT & LISA
22	5831	BURGUNDY RD	GREEN ALLAN
23	5823	BURGUNDY RD	LEON TRIP
24	5815	BURGUNDY RD	YOUNG JOHN ROBERT & CHARNETTE KAY
25	5807	BURGUNDY RD	CASE MATTHEW OWEN & STEPHANIE M
26	5807	AZALEA LN	BOOZER MARK & KASANDRA D

01/31/2017

Label #	*Address*		*Owner*
27	5815	AZALEA LN	OHLENBURG JAMES E
28	5823	AZALEA LN	HAYES MARK & MERIDITH
29	5600	ROYAL LN	CENTRAL CONGREGATIONAL CH
30	1	ROYAL WAY	WHITING DAVID & HARRIET
31	2	ROYAL WAY	KLEIN ALAN C & SUSAN S
32	3	ROYAL WAY	CIVELLO CATHERINE A &
33	4	ROYAL WAY	STACY ANN HOOPER
34	5	ROYAL WAY	HARPER JOE K & RITA B
35	6	ROYAL WAY	TAYLOR H EARL & LAWANDA S
36	7	ROYAL WAY	WELLS DENNIS L &
37	8	ROYAL WAY	DECLEVA SOPHIA
38	9	ROYAL WAY	BERMAN HAROLD B
39	11	ROYAL WAY	FIRST AMENDED & RESTATED MCCALL LAVERNE
40	29	ROYAL WAY	SIMON DANNA W
41	30	ROYAL WAY	LANAHAN BRUCE G &
42	31	ROYAL WAY	MORAN PATRICIA J MGT TR EST OF
43	32	ROYAL WAY	MORAN PATRICIA J MGT TR
44	33	ROYAL WAY	DELOACHE MARY F
45	5700	ROYAL WAY	FIFTY SEVEN ROYAL OWNRS
46	5700	ROYAL WAY	FIFTY SEVEN ROYAL OWNRS
47	10	ROYAL WAY	FRANKLIN BARBARA J
48	28	ROYAL WAY	CAMPDERA ANTONIO J
49	5514	ROYAL LN	HUGHES JEFFREY D & MARIE M
50	10775	NETHERLAND DR	YU LI
51	10930	RUSSWOOD CIR	MCCREA VICTOR CHASE III &
52	10920	RUSSWOOD CIR	SLADEK WILLIAM LEE &
53	10910	RUSSWOOD CIR	MCMANUS JONATHAN L
54	5508	TANBARK RD	MASSMAN RICHARD
55	5518	TANBARK RD	NIELSON STAFANIE A & KENT R
56	5528	TANBARK RD	YELLEN JONATHAN H &
57	5538	TANBARK RD	NAIK PREETI

01/31/2017

Label #	*Address*		*Owner*
58	5431	PEBBLEBROOK DR	RICHMAN MARC H &
59	5441	PEBBLEBROOK DR	HOCHSTER LEONARD S &
60	5511	PEBBLEBROOK DR	HAYES MEREDITH L &
61	5521	PEBBLEBROOK DR	WILFONG LALAN S & SHELLY R
62	5531	PEBBLEBROOK DR	NAFTALIS JEROME M MD
63	5430	PEBBLEBROOK DR	SAYAH LAWRENCE E
64	5440	PEBBLEBROOK DR	NASECK BARRY P & KAREN S
65	5511	ROYAL LN	ABLON BARON P
66	5527	ROYAL LN	SCHERZ CARL C
67	5540	PEBBLEBROOK DR	BOWERS MIKEL J
68	5530	PEBBLEBROOK DR	STONE NATHAN E & ANNE L
69	5520	PEBBLEBROOK DR	LASTELICK JOSEPH J & BETTY
70	5510	PEBBLEBROOK DR	RAY JOSEPH H & ALYSON L
71	10820	NETHERLAND DR	DECKER RECBECCA A
72	10810	NETHERLAND DR	GOLDBERG ROBERT J & LAURA
73	10816	NETHERLAND DR	HESSE GREGORY G & PATRICIA S
74	1	NETHERLAND CT	NETHERLAND COURT ASSN INC
75	5605	NETHERLAND CT	BOCK ELAINE
76	5615	NETHERLAND CT	BLEDSOE BILL L & GLENDA G
77	5625	NETHERLAND CT	RIOS JULIO E II &
78	5818	ROYAL LN	GRAY DORTHY KAY TRUST
79	5820	ROYAL LN	HUBER MARGARET
80	5826	ROYAL LN	GRAVEL BARRIE
81	5828	ROYAL LN	RAINES ARTHUR LEE & KATHERINE P
82	5834	ROYAL LN	BYRNE JOHN P & MARY JON
83	5836	ROYAL LN	DODD LINDA & THOMAS JOSEPH
84	5842	ROYAL LN	BOWSER DIANA A
85	5844	ROYAL LN	RUTH MATINA &
86	5906	ROYAL LN	SELF S SUSAN
87	5908	ROYAL LN	VATTAM SREENADHA &
88	5810	ROYAL LN	POULOS MARGARET MARY

01/31/2017

Label #	*Address*		*Owner*
89	5812	ROYAL LN	MIZE CHARLES E & SUSAN G
90	10656	PARK VILLAGE PL	COMEAUX JAMIE A
91	10656	PARK VILLAGE PL	SWARTZ DIANA
92	10656	PARK VILLAGE PL	SUMTER RONALD S &
93	10656	PARK VILLAGE PL	YOUNG ISABELLE LIFE ESTATE
94	10660	PARK VILLAGE PL	HAMILTON MILDRED J
95	10660	PARK VILLAGE PL	ESTABROOK JUNE TEMPLETON &
96	10660	PARK VILLAGE PL	PITTMAN DONNA LOU
97	10660	PARK VILLAGE PL	PEUGH LYNDA LEOLA
98	10710	PARK VILLAGE PL	SEELEY MARGARET M
99	10710	PARK VILLAGE PL	MALVAEZ DIANA L
100	10710	PARK VILLAGE PL	ARMENT DEBRA
101	10710	PARK VILLAGE PL	THE WHITAKER FAMILY TRUST
102	10658	PARK VILLAGE PL	WHEELER SHIRLEY J
103	10658	PARK VILLAGE PL	REED JANE J
104	10714	PARK VILLAGE PL	MCCULLOUGH MARGARET SUE W
105	10714	PARK VILLAGE PL	TAYLOR ROBERT F & DEBBIE M
106	10714	PARK VILLAGE PL	ABSHIRE RICHARD K &
107	10714	PARK VILLAGE PL	MARTIN RYAN DOUGLAS & AMANDA LEANN
108	10716	PARK VILLAGE PL	SPORER SMITH ANN COIT TR
109	10716	PARK VILLAGE PL	BROWN DELLA DONICE
110	10716	PARK VILLAGE PL	KNOX NANCY
111	10716	PARK VILLAGE PL	KOLINEK SHERRY J BALDWIN
112	10718	PARK VILLAGE PL	SCOTT DAVID & AIMEE
113	10718	PARK VILLAGE PL	GUMMER STEVEN V
114	10718	PARK VILLAGE PL	ACKERMAN VALERIE RUTH
115	10718	PARK VILLAGE PL	MEIS THERESA
116	10720	PARK VILLAGE PL	WALKER PAMELA & JOHN W
117	10720	PARK VILLAGE PL	KIRK FAMILY PARTNERS LTD
118	10720	PARK VILLAGE PL	HEY MATTHEW
119	10720	PARK VILLAGE PL	MARSH SHIRLIE Y

01/31/2017

Label #	*Address*		*Owner*
120	10724	PARK VILLAGE PL	VAIL PATRICIA C
121	10724	PARK VILLAGE PL	HINKLEY SARAH BLAKE &
122	10724	PARK VILLAGE PL	BULLWINKLE MARY
123	10724	PARK VILLAGE PL	HARTMAN CHARLES E &
124	10730	PARK VILLAGE PL	BLAND MARILYN
125	10730	PARK VILLAGE PL	HERN G NEAL
126	10730	PARK VILLAGE PL	LOPEZ LUIS &
127	10730	PARK VILLAGE PL	SRNICK GREGORY P
128	10734	PARK VILLAGE PL	FOUNTAIN JIMMIE C TR
129	10734	PARK VILLAGE PL	JOHNSTON HARRIET B
130	10734	PARK VILLAGE PL	WEBER LUCILLE C LIFE ESTATE
131	10734	PARK VILLAGE PL	BOX GERALD
132	10736	PARK VILLAGE PL	OLSSON JOHN P &
133	10736	PARK VILLAGE PL	BADOW THERESE E
134	10738	PARK VILLAGE PL	DUQUETTE BRANDON
135	10738	PARK VILLAGE PL	GUMMER MARTHA
136	10738	PARK VILLAGE PL	THOMPSON CATHERINE KEY
137	10738	PARK VILLAGE PL	CRANFILL JENNIFER
138	10744	PARK VILLAGE PL	BIGGERSTAFF JOAN WOOD
139	10744	PARK VILLAGE PL	POTTS ESTELLE J &
140	10744	PARK VILLAGE PL	STEINDORF VICTORIA L
141	10744	PARK VILLAGE PL	HUTTON ELINORE
142	10750	PARK VILLAGE PL	NURRE MICHAEL THEODORE JR
143	10750	PARK VILLAGE PL	JENKINS KEVIN L
144	10750	PARK VILLAGE PL	KATZ SANDRA KAHN
145	10750	PARK VILLAGE PL	BUTLER NELL
146	10727	PARK VILLAGE PL	LOCHNER MARCIA
147	10727	PARK VILLAGE PL	CALLIS ELLIE LIFE ESTATE
148	10727	PARK VILLAGE PL	HOLLAND RUSSELL B
149	10727	PARK VILLAGE PL	DOUGHERTY PATRICK W
150	10737	PARK VILLAGE PL	REZANOUR FARHAD

01/31/2017

Label #	*Address*		*Owner*
151	10737	PARK VILLAGE PL	YONACK SURVIVORS TRUST
152	10737	PARK VILLAGE PL	NEWMAN PHYLLIS
153	10737	PARK VILLAGE PL	STEPHENS PEGI A
154	10747	PARK VILLAGE PL	ABNEY MARK L & ANN C
155	10747	PARK VILLAGE PL	JOSEPH BERNARD
156	10747	PARK VILLAGE PL	ROMAGOSA MARIAN A
157	10747	PARK VILLAGE PL	LOCKLIN DELORES LEE
158	10776	VILLAGER RD	ATALLA PATRICIA ANNE BRIGHTMAN
159	10776	VILLAGER RD	BUSH STEVEN M
160	10744	VILLAGER RD	DUNN JAMES D & SHAZELL J
161	10744	VILLAGER RD	DAVIS CRYSTAL K
162	10744	VILLAGER RD	ORMAN WARREN B
163	10744	VILLAGER RD	KRUSE ROBERT W & CYNTHIA
164	10754	VILLAGER RD	KENNEDY BETH W
165	10754	VILLAGER RD	FENCL DANIEL ALLEN
166	10754	VILLAGER RD	SCOTT PATRICIA ANN
167	10754	VILLAGER RD	HODGKINSON LAURA
168	10764	VILLAGER RD	TOWNSEND BETTY WILLIS
169	10764	VILLAGER RD	MANCUSO THOMAS
170	10764	VILLAGER RD	JERABEK LYNN B HARDEE
171	10764	VILLAGER RD	FOOR JOE P & ANNE C
172	10774	VILLAGER RD	KENNY JENNY C ETAL
173	10774	VILLAGER RD	ARMENT NORMA JEAN
174	10774	VILLAGER RD	PIENAAR CRYSTAL
175	10774	VILLAGER RD	RAFIEI MELIKA
176	10707	PARK VILLAGE PL	SULLIVAN VALERIE
177	10707	PARK VILLAGE PL	SMITH AMY DEANNE
178	10707	PARK VILLAGE PL	LAMBERT DAVID R
179	10707	PARK VILLAGE PL	TORNOW RENEE L
180	10709	VILLAGER RD	MARX ANITA L
181	10709	VILLAGER RD	A MAR VENTURES LLC

01/31/2017

Label #	*Address*		*Owner*
182	10711	VILLAGER RD	CHAKOS GUS W EST OF &
183	10711	VILLAGER RD	EDWARDS KRISTY CARMICHAEL
184	10711	VILLAGER RD	KARALLA CHERYL L
185	10711	VILLAGER RD	COLEMAN HELEN E
186	10715	PARK VILLAGE PL	SPIES ELIZABETH JANE
187	10715	PARK VILLAGE PL	SMITH JONAN B
188	10715	PARK VILLAGE PL	DIPP MICHAEL J &
189	10715	PARK VILLAGE PL	BAKER CHRISTINE R
190	10717	VILLAGER RD	CHUNG JUNJOO
191	10717	VILLAGER RD	SCHWARTZ ANNA K
192	10717	VILLAGER RD	MCELLIN CATHERINE
193	10717	VILLAGER RD	BENNETT RICHARD
194	10719	VILLAGER RD	BOSTICK JAMES H JR & MARGARET R
195	10719	VILLAGER RD	STEEL EDITH E LIVING TR
196	10719	VILLAGER RD	MACHO KHRISTINE
197	10719	VILLAGER RD	PRINCE MARIAESTELLA
198	10721	VILLAGER RD	CLAERHOUT JULIEN C & GLORIA F
199	10721	VILLAGER RD	MOBLEY ROXANNE M
200	10721	VILLAGER RD	BOSTICK JAMES H III LIFE ESTATE
201	10721	VILLAGER RD	LAWLER DELMAS LACY
202	10723	VILLAGER RD	LAUGHLIN ROY C & JOYCE P
203	10723	VILLAGER RD	BAN BARBARA A NESBITT
204	10723	VILLAGER RD	STILL JOSEPH W JR
205	10723	VILLAGER RD	ONEAL LYNDA S
206	10727	VILLAGER RD	LOK MARY H
207	10727	VILLAGER RD	CONINE RESIDENTIAL GROUP INC
208	10727	VILLAGER RD	STEPHENSON FAMILY TRUST
209	10727	VILLAGER RD	LAMONT KATHLEEN ROGERS
210	10729	VILLAGER RD	WOMACK MORRIS & MAUREEN
211	10729	VILLAGER RD	DRIVER DIANA
212	10729	VILLAGER RD	ROUSE AMANDA MICHELE

01/31/2017

Label #	*Address*		*Owner*
213	10729	VILLAGER RD	JOHNSTON MARGARET ELLEN
214	10731	VILLAGER RD	GATT SALLIE HAHN LIFE ESTATE
215	10731	VILLAGER RD	PITNER CHRISTINA ANN
216	10733	VILLAGER RD	HELLMAN MICHAEL C
217	10733	VILLAGER RD	CURRY BRIAN S
218	10733	VILLAGER RD	KEE MARILYN G
219	10733	VILLAGER RD	LUMPKIN LISA L
220	10735	VILLAGER RD	STURMAN PEARL
221	10735	VILLAGER RD	COUTODASILVA OCTAVIO H JR &
222	10735	VILLAGER RD	WATSON ROBERT L II
223	10735	VILLAGER RD	MURCHISON MARY KATHLEEN
224	10737	VILLAGER RD	MOSES MICHAEL A & DEBRA A
225	10737	VILLAGER RD	WILSON JANIS F
226	10737	VILLAGER RD	KUONEN SANDRA & OSWALD
227	10737	VILLAGER RD	RICHARDSON KATHERINE M
228	10739	VILLAGER RD	STRIETZEL ERHARD
229	10739	VILLAGER RD	HILL LACY & BILLY J HILL JR
230	10739	VILLAGER RD	GIDLEY JEFFREY
231	10739	VILLAGER RD	NAUMANN KENNETH D
232	10741	VILLAGER RD	VANBERGH PATRICIA
233	10741	VILLAGER RD	GASH GWEN
234	10749	VILLAGER RD	BRANDENBURG LISA L
235	10749	VILLAGER RD	DOOLITTLE WILCOX S JR TRUSTEE
236	10751	VILLAGER RD	BUSH WENDELL ALLEN
237	10751	VILLAGER RD	ODOHERTY KATHLEEN
238	10751	VILLAGER RD	MORRIS BRUCE III & SUSAN G
239	10751	VILLAGER RD	KNOX LAURIE
240	10753	VILLAGER RD	NUCCIO FRANK P
241	10753	VILLAGER RD	JACKSON KATHERINE P
242	10753	VILLAGER RD	KOEN LISA
243	10753	VILLAGER RD	BOND TOBY C JR

01/31/2017

Label #	*Address*		*Owner*
244	10747	VILLAGER RD	GOLDFARB ALAN & TERRY
245	10747	VILLAGER RD	GOTTLICH PATRICIA P
246	10755	VILLAGER RD	WSM 2005 DESCENDANTS TRUST THE
247	10755	VILLAGER RD	STEWART JENNIFER
248	10755	VILLAGER RD	TAYLOR M ELAINE
249	10755	VILLAGER RD	CASWELL EDWARD M
250	10745	VILLAGER RD	BASHARKHAH SIMINDOKHT
251	10745	VILLAGER RD	DUNNE PATTY
252	10745	VILLAGER RD	ASHLEY WILLIAM B
253	10745	VILLAGER RD	FRANKLIN MORAN LLC
254	10757	VILLAGER RD	BLAINE ROBERT A III
255	10757	VILLAGER RD	TETTAMANZI CARLA ROSA
256	10757	VILLAGER RD	LATHROP EVA GULBIS
257	10757	VILLAGER RD	WETHERBEE LOUELLA V
258	10767	VILLAGER RD	MCLANE PEGGY MARIE
259	10767	VILLAGER RD	JESSUP MARILYN A
260	10767	VILLAGER RD	EPSTEIN CORINNE B
261	10767	VILLAGER RD	WENTZEL FELIPE J
262	10769	VILLAGER RD	COLBERT RITA B
263	10769	VILLAGER RD	BOYD ROSALIE
264	10769	VILLAGER RD	OLLILA JOY
265	10769	VILLAGER RD	MALVAEZ DIANA
266	10771	VILLAGER RD	SCHWARTZ ROBERTA
267	10771	VILLAGER RD	WEITZUL CHADWICK EDWARD & SARAH BARTLES WEITZUL
268	10771	VILLAGER RD	SCHWARTZ SUSAN
269	10771	VILLAGER RD	YOUNG ZACHARY
270	10763	VILLAGER RD	HODGKINSON CINDY
271	10763	VILLAGER RD	BAKER MARY P
272	10763	VILLAGER RD	MCHARGUE ELIZABETH B
273	10763	VILLAGER RD	RUBENSTEIN LEON
274	10765	VILLAGER RD	RAINES EMILY KATHERINE

01/31/2017

Label #	*Address*		*Owner*
275	10765	VILLAGER RD	THOMAS GIL
276	10765	VILLAGER RD	BUTLER ERNEST
277	10765	VILLAGER RD	PRICE LYNN A

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-184(KK) **DATE FILED:** January 19, 2016

LOCATION: Southeast side of South Westmoreland, south of Irwindell Boulevard

COUNCIL DISTRICT: 1 **MAPSCO:** 53-F

SIZE OF REQUEST: Approx. 0.03 acres **CENSUS TRACT:** 45.00

APPLICANT/ OWNER: Branch Towers LLC/JTM Trust & David Millison

REPRESENTATIVE: Hart Mason & Associates Inc., Hart Mason

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District and an NS(A) Neighborhood Service District.

SUMMARY: The applicant proposes to construct a stealth monopole tower for cellular communication [T Mobile]. The tower will be a maximum height of 100 feet and will include a five-foot lightning rod for a total height not to exceed 105 feet above ground level.

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

BACKGROUND INFORMATION:

- The area of request is approximately 0.03 acres of partially undeveloped and developed land. The site will contain a 2,025 square-foot area that will be improved with a stealth monopole tower for cellular communication.

- The proposed stealth monopole tower will be a maximum height of 100 feet and will include a five-foot lightning rod for a total height not to exceed 105 feet above ground level.

- The Specific Use Permit allows this additional use of the property and does not change the existing R-7.5(A) Single Family District and NS(A) Neighborhood Service District zoning. The uses permitted by the present zoning will continue to be allowed.

- The surrounding area is predominately comprised of single family dwelling development to the east and south zoned R-7.5(A) Single Family District, with retail related uses bordering the site to the north and east zoned NS(A) Neighborhood Service District.

Zoning History: There has not been any recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Westmoreland Road	Principal Arterial	100 feet
Schooldell Drive	Substandard Street	40 feet

Land Use:

	Zoning	Land Use
Site	R-7.5(A), NS(A)	Undeveloped and restaurant
North	NS(A)	Restaurant, general merchandise, and personal service
East	R-7.5(A)	Residential uses
South	R-7.5(A)	Residential uses
West	R-7.5(A), NS(A)	Restaurant, general merchandise, and personal service

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Land Use Compatibility:

The area of request is approximately 0.03 acres of undeveloped land and an existing restaurant use. The area of request will contain a 2,025-square-foot lease area that will be improved with a stealth monopole tower for cellular communication. The monopole tower will be a maximum height of 100 feet and will include a five-foot lightning rod for a total height not to exceed 105 feet above ground level. The applicant has detailed that the proposed tower height is the minimum height necessary to provide the required coverage relative to nearby complementary wireless facilities. If residential proximity slope were to apply, the tower would have to be setback 300 feet from the eastern property line where the property is directly adjacent to a residentially zoned district. The longest portion of the area of request is approximately 155 linear feet. The tower cannot be located on site and not encroach into residential proximity slope if the eastern property line were a site of origination.

The surrounding area is predominately comprised of single family development to the east and south with commercial uses bordering the site to the north and east. The applicant has detailed that T-Mobile seeks to improve a significant capacity deficiency in its 3G and 4G LTE coverage in the city of Dallas. Per the applicant the proposed site location was chosen to improve the voice and data capacity for customers located between West Jefferson Boulevard to the north, West Clarendon Drive to the south, and between South Westmoreland Road to the west, and South Hampton Road to the east. The applicant asserts that the area to be developed will allow wireless telephone providers the necessary infrastructure for attaching their equipment to transmit and receive radio signals to and from their customers.

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 is consistent with the intent of the Dallas Development Code which stipulates that a monopole cellular tower is exempt from residential proximity slope height restrictions if an SUP is required for the monopole cellular use and the impact of the tower height on an adjacent residential district is considered in the SUP process.

Although the subject site is adjacent to residential uses, the proposed monopole tower will enhance the vital communication service throughout the area. Staff recommends the applicant install a stealth tower instead of the typical cellular tower with various antenna cells. The typical cellular tower with the antenna cells could alter the visual aesthetics of the neighborhood's character. The visual aesthetic of a typical cellular tower does not contribute to, enhance or promote the welfare of the area of request and adjacent properties at this location. A stealth cellular tower will reduce any visual impact the proposed use will have on the adjacent neighborhood. Also, the use does not generate any significant traffic thus posing no detriment to pedestrians in the area. In order to mitigate the impact of the proposed tower on the adjacent residential uses, an eight-foot tall solid wooden fence will be installed along the perimeter of the lease area. There is also an existing alley that provides separation between the single family homes and the area of request. The single family rear yards that have direct adjacency have a fence to separate their lots from the alley and the area of request.

Development Standards:

DISTRICT	SETBACKS		Lot Area	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Residential	25'	5'/5'	7,500	30'	45% res	Proximity Slope Visual Intrusion	Residential
NS(A) Retail	15'	20' where adj. to res No min. in all other cases	No max DWU density	35' for structure with gable, hip, or gambrel roof 30' for any other structure	40%	Proximity Slope Visual Intrusion	Retail, Institutional

Parking:

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

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

Traffic:

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

Notification Area:

On January 13, 2016, the City Council approved an amendment to the Development Code regarding tower/antenna for cellular communication use. One provision pertains to the notification area and requires written notification of the public hearing on an application for an SUP for a tower/antenna for cellular communication to all real property within 500 feet of the building site on which the tower/ antenna for cellular communication will be located.

As a result of the amendment, the SUP will be placed on the larger 0.03-acre tract of land, and the notification area will extend from this boundary rather than from border of the 2,025-square foot lease area of the tower/antenna for cellular communication.

List of Partners/Principals/Officers

Members of Branch Towers, LLC, a Delaware Limited Liability Company:

1. Peppertree Capital Telecom Tower Fund, LP
2. Curtis Branch
3. Branch Communications, LLC

Officers:

1. Curtis Branch, President
2. Ryan D. Lepene, Secretary

Principal place of business: 1516 South Boston Avenue, Ste. 115, Tulsa, OK 74119
Registered Agent is the Corporation Trust Center with an address of 1209 Orange Street, Wilmington, Delaware 19801

Officers for Branch Communications, LLC:

1. Curtis Branch, President
2. Jared Ledet, Vice-President
3. Mark Kesner, Vice-President
4. David Wells, Vice-President

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. FENCE: The proposed lease area must be enclosed by an eight-foot-tall wooden fence and secured by a 12-foot-tall access gate in the location shown on the attached site plan.

5. HEIGHT: The tower/antenna for cellular communication may not exceed 100 feet in height, with a five-foot lightning rode, for a total height not to exceed 105 feet.

6. MONOPOLE CELLULAR TOWER DIMENSIONS:

    A. The pole portion of the tower/antenna for cellular communication may not exceed 42 inches in diameter.

    B. The platform portion of the tower/antenna for cellular communication may not have a horizontal cross sectional area greater than 196 square feet.

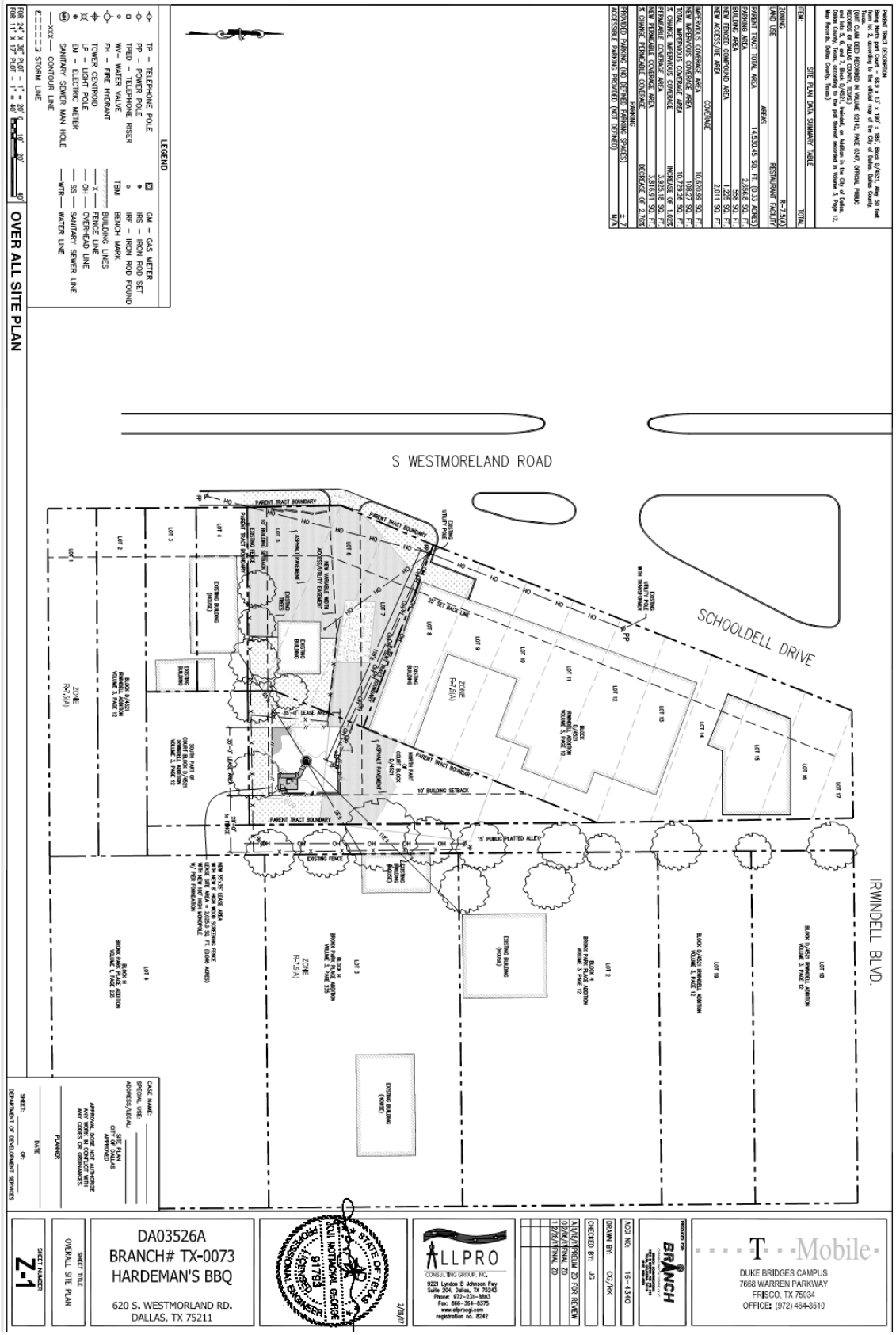
    C. The depth of the platform may not exceed four feet, excluding any whip antenna.

7. SHARED USE WITH OTHER CARRIERS: Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers, and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.

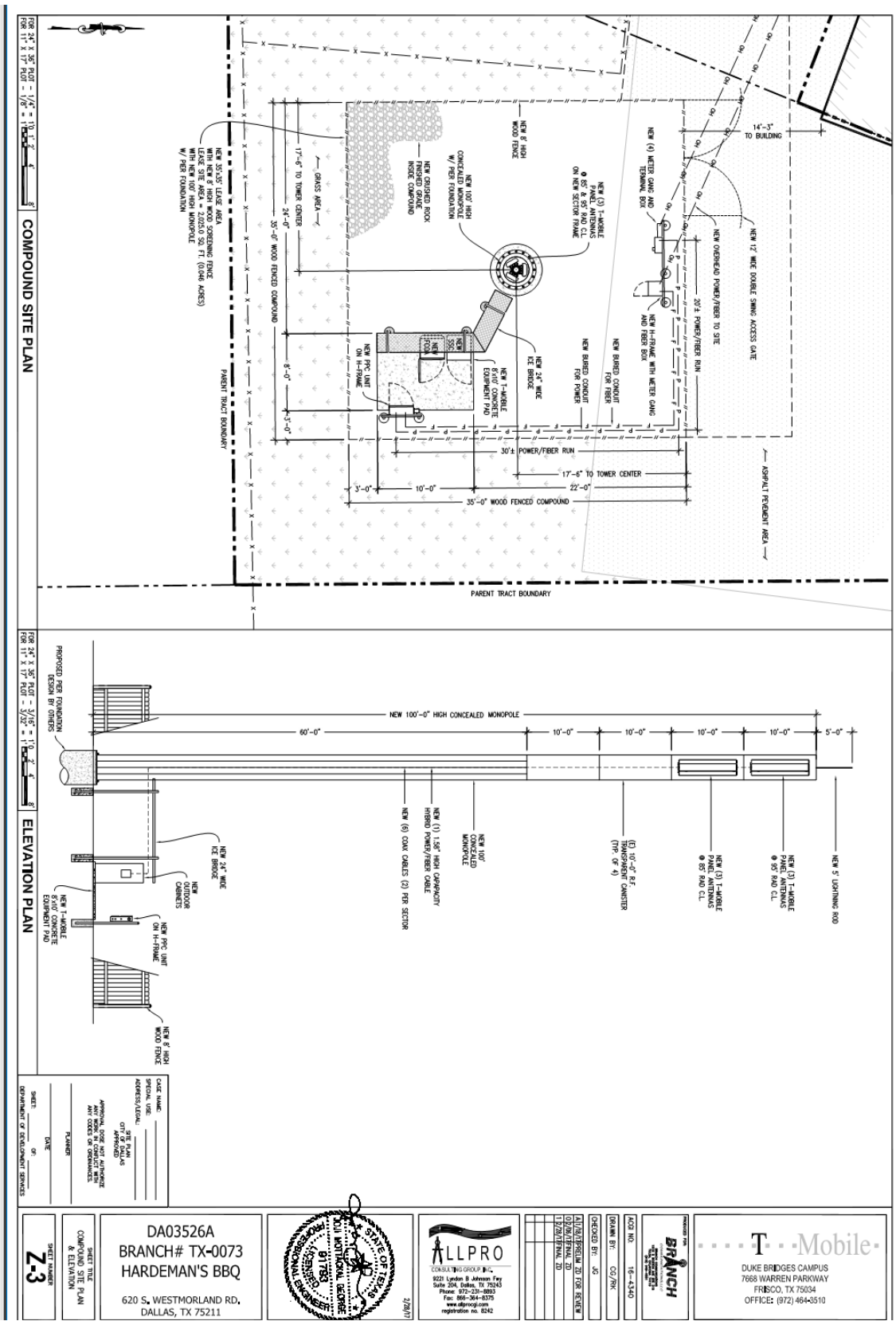
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

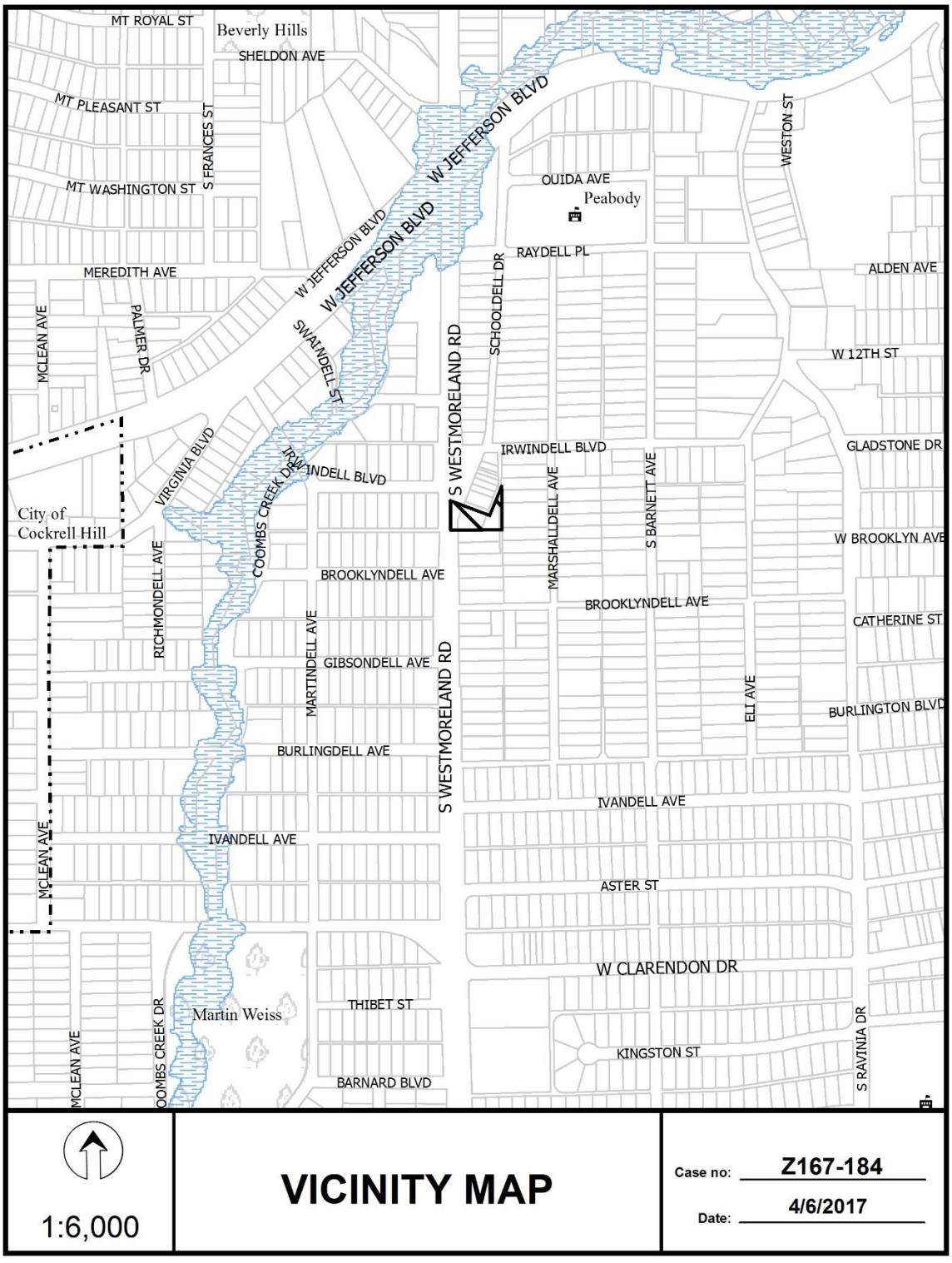
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

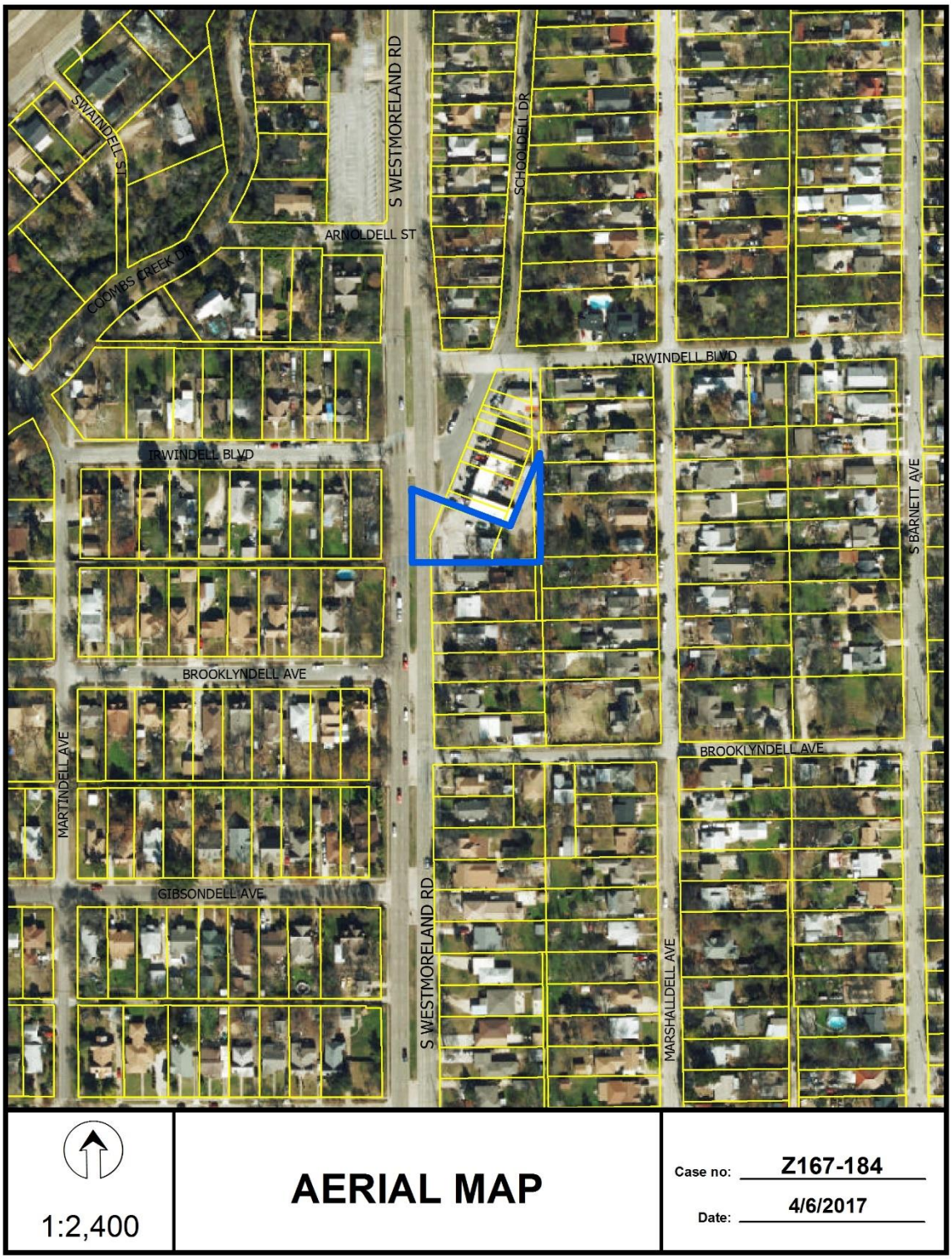
PROPOSED SITE PLAN

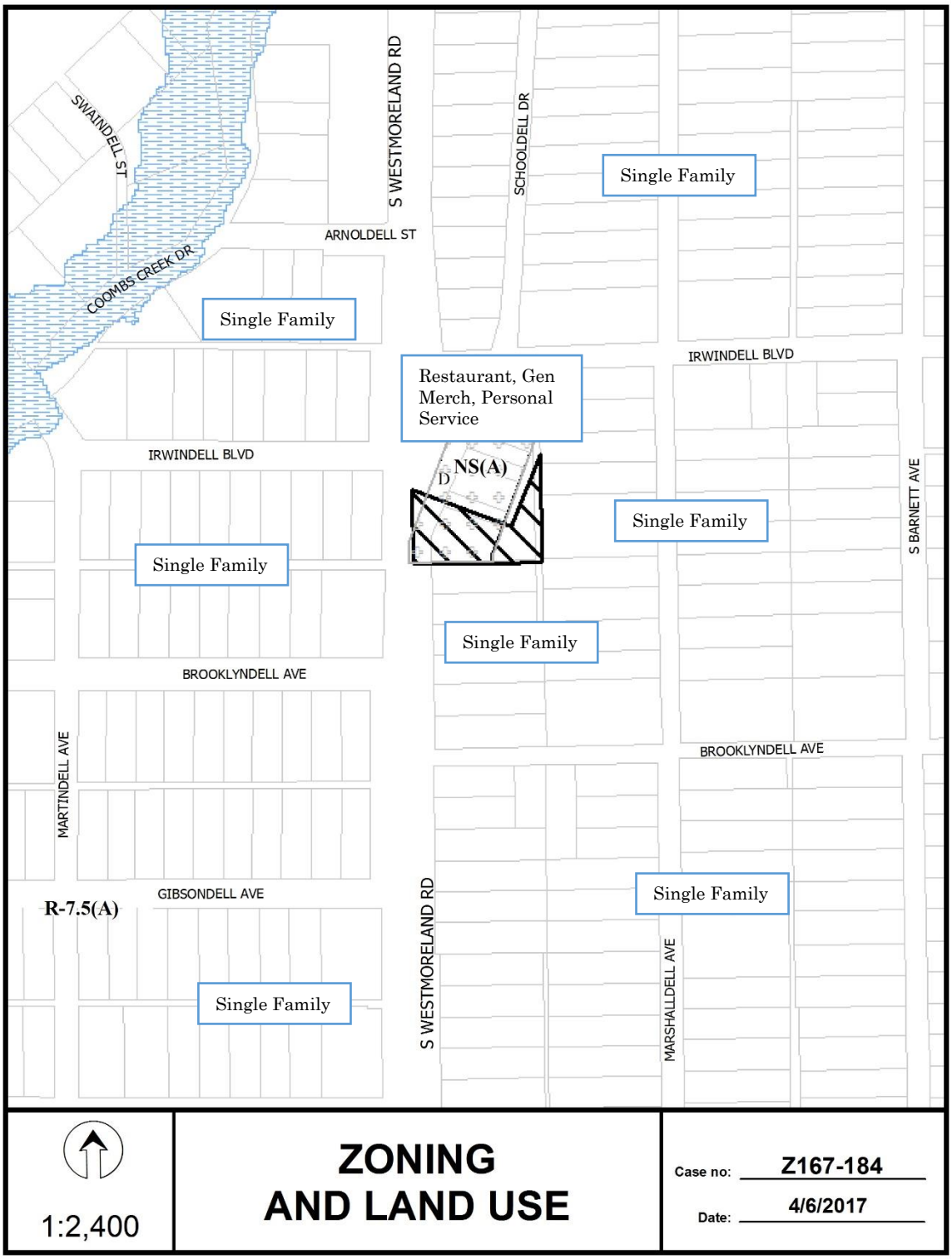


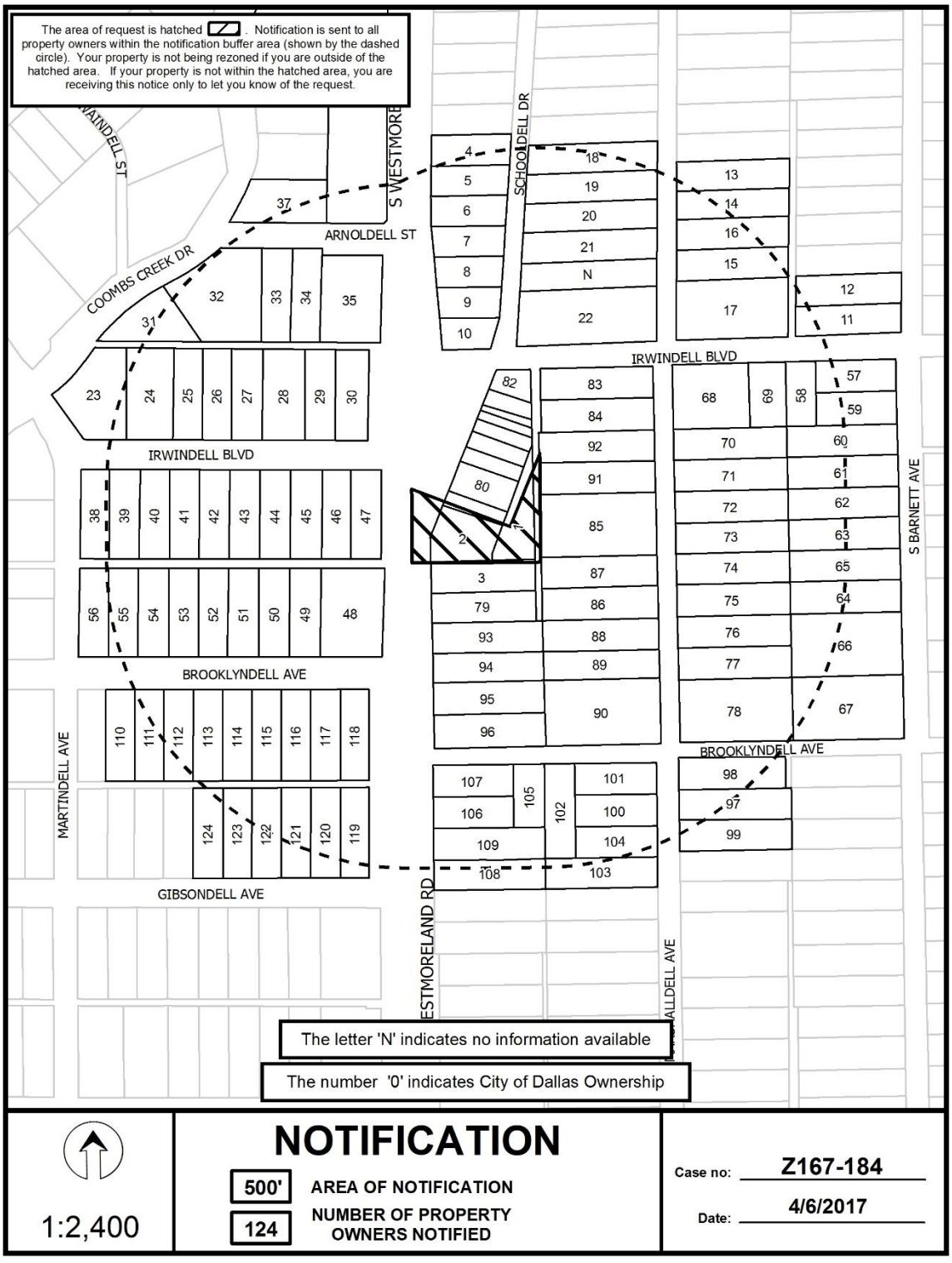
PROPOSED ELEVATION




MT ROYAL ST
Beverly Hills
SHELDON AVE
MT PLEASANT ST
S FRANCES ST
MT WASHINGTON ST
W JEFFERSON BLVD
OUIDA AVE
Peabody
WESTON ST
MEREDITH AVE
RAYDELL PL
ALDEN AVE
MCLEAN AVE
PALMER DR
SWANDELL ST
SCHOOLDELL DR
W 12TH ST
S WESTMORELAND RD
IRWINDELL BLVD
GLADSTONE DR
VIRGINIA BLVD
COOMBS CREEK DR
City of Cockrell Hill
MARSHALLDELL AVE
S BARNETT AVE
W BROOKLYN AVE
RICHMONDELL AVE
BROOKLYNDELL AVE
CATHERINE ST
MARTINDELL AVE
GIBSONDELL AVE
ELI AVE
BURLINGTON BLVD
BURLINGDELL AVE
IVANDELL AVE
ASTER ST
W CLARENDON DR
Martin Weiss
THIBET ST
KINGSTON ST
S RAVINIA DR
BARNARD BLVD
1:6,000
VICINITY MAP
Case no: Z167-184
Date: 4/6/2017


S WESTMORELAND RD
SCHOOLDELL DR
SWAINDELL ST
ARNOLDELL ST
COOMBS CREEK DR
IRWINDELL BLVD
IRWINDELL BLVD
S BARNETT AVE
BROOKLYNDELL AVE
BROOKLYNDELL AVE
MARTINDELL AVE
GIBSONDELL AVE
S WESTMORELAND RD
MARSHALLDELL AVE
1:2,400
AERIAL MAP
Case no: Z167-184
Date: 4/6/2017


SWAINDELL ST
S WESTMORELAND RD
SCHOOLDELL DR
Single Family
ARNOLDELL ST
COOMBS CREEK DR
Single Family
IRWINDELL BLVD
Restaurant, Gen Merch, Personal Service
NS(A)
D
Single Family
S BARNETT AVE
Single Family
Single Family
BROOKLYNDELL AVE
BROOKLYNDELL AVE
MARTINDELL AVE
GIBSONDELL AVE
R-7.5(A)
Single Family
S WESTMORELAND RD
MARSHALLDELL AVE
Single Family
1:2,400
ZONING AND LAND USE
Case no: Z167-184
Date: 4/6/2017


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.
MARTINDELL ST
S WESTMORELAND RD
SCHOOLDELL DR
ARNOLDELL ST
COOMBS CREEK DR
IRWINDELL BLVD
BROOKLYNDELL AVE
GIBSONDELL AVE
MARTINDELL AVE
S BARNETT AVE
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
124
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-184
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

Z167-184

124 Property Owners Notified

Label #	*Address*		*Owner*
1	620	N WESTMORELAND RD	JTM TRUST &
2	618	S WESTMORELAND RD	JTM TRUST &
3	622	S WESTMORELAND RD	GARCIA FERNANDO G &
4	434	S WESTMORELAND RD	COOPER BRENDAN & TIFFANY
5	438	S WESTMORELAND RD	BAXTER LOREN T
6	440	S WESTMORELAND RD	MORENO JORGE & BELEN R
7	502	S WESTMORELAND RD	REIGEL JEREMY &
8	506	S WESTMORELAND RD	GRILLOT SUZANNE M
9	510	S WESTMORELAND RD	RATLIFF KENNETH JR &
10	514	S WESTMORELAND RD	CAMPOS ERICA Y & MILTON J
11	523	S BARNETT AVE	HUX DANNY R
12	519	S BARNETT AVE	GUZMAN JESSE A
13	506	MARSHALLDELL AVE	CORTEZ DOLORES
14	510	MARSHALLDELL AVE	MONDRAGON IGNACIO A ESTATE OF
15	518	MARSHALLDELL AVE	SHAW BRUCE
16	514	MARSHALLDELL AVE	MORALES JUAN I
17	522	MARSHALLDELL AVE	WALLS ROBERT A
18	503	MARSHALLDELL AVE	VALDERAS FRANCCEVASCA M
19	507	MARSHALLDELL AVE	MENDOZA LORENZO & MARTHA
20	511	MARSHALLDELL AVE	GOMEZ ALICA M
21	513	MARSHALLDELL AVE	LOERA BASILIO
22	523	MARSHALLDELL AVE	MENDOZA CARLOS &
23	3343	IRWINDELL BLVD	SMITH LONNIE L
24	3335	IRWINDELL BLVD	STORM RONALD L STORM
25	3331	IRWINDELL BLVD	FUNDERBURK MARGIE LIFE ESTATE
26	3327	IRWINDELL BLVD	JONES DIANA E

04/06/2017

Label #	*Address*		*Owner*
27	3323	IRWINDELL BLVD	CRITTENDEN CAROL JANE
28	3319	IRWINDELL BLVD	HERNANDEZ ALEJANDRO &
29	3313	IRWINDELL BLVD	JIMENEZ AGUSTIN P
30	3307	IRWINDELL BLVD	LEE RANDELL K
31	510	COOMBS CREEK DR	FAIRLY JEANNINE
32	500	COOMBS CREEK DR	CRUZ JOSE LUIS OLIDE &
33	3318	ARNOLDELL ST	MACIAS ARMANDO A &
34	3314	ARNOLDELL ST	BECKNER ZACHARIAH KATHLEEN
35	3308	ARNOLDELL ST	GARRISON CATHERINE
36	411	S WESTMORELAND RD	GRACE FELLOWSHIP IN
37	3333	ARNOLDELL ST	TRUJILLO LINDA E
38	3340	IRWINDELL BLVD	PATTERSON ALICE
39	3338	IRWINDELL BLVD	HOWELL BRYAN
40	3334	IRWINDELL BLVD	CALDERON JOSE &
41	3330	IRWINDELL BLVD	REYES ROBERTO
42	3326	IRWINDELL BLVD	ARNS INVESTMENT
43	3322	IRWINDELL BLVD	BACERRA GLORIA R
44	3318	IRWINDELL BLVD	HINDERSON SHAWNTA
45	3314	IRWINDELL BLVD	IRWINDELL PROPERTIES LLC
46	3310	IRWINDELL BLVD	GONZALEZ GREGORIO
47	3306	IRWINDELL BLVD	ALFARO ANTONIO R EST OF
48	3311	BROOKLYNDELL AVE	HARGER ANDREW T
49	3315	BROOKLYNDELL AVE	VELA HENRY JR &
50	3319	BROOKLYNDELL AVE	GAYTAN JAMES JR &
51	3323	BROOKLYNDELL AVE	MCELHENEY CHRISTAPHER W &
52	3327	BROOKLYNDELL AVE	SALAS ERNERSTINA
53	3331	BROOKLYNDELL AVE	BUYS RYAN E &
54	3335	BROOKLYNDELL AVE	RUIZ NORMA J
55	3339	BROOKLYNDELL AVE	DTX RENTALS LP
56	3343	BROOKLYNDELL AVE	HIGA FRANCISCO & ALICIA
57	601	S BARNETT AVE	GARCIA ROGELIO V & MARICELA G

04/06/2017

Label #	*Address*		*Owner*
58	3110	IRWINDELL BLVD	RIOS RITA
59	605	S BARNETT AVE	WONG ALEX TUNG CHOI
60	611	S BARNETT AVE	CISNEROS MARSHALL
61	615	S BARNETT AVE	HERNANDEZ MARIA DEL REFUGIO &
62	619	S BARNETT AVE	OSTERHOLT EVERETT J EST OF
63	623	S BARNETT AVE	AMAYA JOSE CRISTOBAL &
64	707	S BARNETT AVE	RAMIREZ RICARDO &
65	703	S BARNETT AVE	SANCHEZ GRIMALDO SR
66	715	S BARNETT AVE	DOMINGUEZ MARY EST OF
67	719	S BARNETT AVE	DOMINGUEZ ALFRED & MARY
68	602	MARSHALLDELL AVE	RAMIREZ NOE & LOURDES
69	3116	IRWINDELL BLVD	RAMIREZ ISIDRO &
70	610	MARSHALLDELL AVE	RITTER NICHELLE
71	614	MARSHALLDELL AVE	SERRANO PETER A
72	618	MARSHALLDELL AVE	ZEPEDA JUAN JOSE
73	622	MARSHALLDELL AVE	ZEPEDA JOSE SALUD
74	702	MARSHALLDELL AVE	MATA ANDRES L & ORELIA
75	706	MARSHALLDELL AVE	NIETO ELIZABETH &
76	714	MARSHALLDELL AVE	CASTILLO REBECCA &
77	710	MARSHALLDELL AVE	HERNANDEZ LUISA ET AL
78	722	MARSHALLDELL AVE	MULLIN BARBARA
79	628	S WESTMORELAND RD	DBDFW LLC
80	616	SCHOOLDELL DR	JTM TRUST
81	610	SCHOOLDELL DR	LOPEZ ERNEST
82	606	SCHOOLDELL DR	RIOS HENRY &
83	3216	IRWINDELL BLVD	SOTO BENITO & MARIA G
84	607	MARSHALLDELL AVE	SORIA HOMER
85	619	MARSHALLDELL AVE	MORRIS TERESA
86	707	MARSHALLDELL AVE	SERRATO ISMAEL
87	701	MARSHALLDELL AVE	RAMOS ESIQUIO & MARIA
88	711	MARSHALLDELL AVE	MORIN RAMIRO & MARIA

04/06/2017

Label #	*Address*		*Owner*
89	715	MARSHALLDELL AVE	LOREDO JOSE JESUS
90	721	MARSHALLDELL AVE	GLENN RAYMOND D
91	615	MARSHALLDELL AVE	DELGADO ROSA
92	611	MARSHALLDELL AVE	RIOS SANDRA
93	638	S WESTMORELAND RD	MCGRAW DANIA &
94	642	S WESTMORELAND RD	MENDOZA CHRISTINA C
95	646	S WESTMORELAND RD	GARCIA SAUL
96	650	S WESTMORELAND RD	MARTINEZ OPHELIA C
97	806	MARSHALLDELL AVE	MEDELES ANDREA H
98	802	MARSHALLDELL AVE	RAMIREZ VICENTE P
99	808	MARSHALLDELL AVE	MARTINEZ JAIME
100	807	MARSHALLDELL AVE	PALAFOX DIANA DURON
101	803	MARSHALLDELL AVE	ORTUNO ANTONIO &
102	3210	BROOKLYNDELL AVE	LOPEZ ANITA
103	815	MARSHALLDELL AVE	RAMOS MARIA
104	809	MARSHALLDELL AVE	SKINNER FRED P
105	3214	BROOKLYNDELL AVE	BALDERAS ISMAEL & ANTONIA
106	706	S WESTMORELAND RD	SANCHEZ JOSE F
107	702	S WESTMORELAND RD	FRANCO REYNALDO &
108	714	S WESTMORELAND RD	LEYVA RIGOBERTO &
109	710	S WESTMORELAND RD	GALVAN FERNANDO & MARIA
110	3338	BROOKLYNDELL AVE	MARTINEZ ALBERT E JR &
111	3334	BROOKLYNDELL AVE	HARGROVE ANITA V
112	3330	BROOKLYNDELL AVE	DELABRA JOSE L & MARIA G
113	3326	BROOKLYNDELL AVE	DELABRA CUAUHTEMOC & AMPARO
114	3322	BROOKLYNDELL AVE	DELABRA ARTEMIO & NORMA
115	3318	BROOKLYNDELL AVE	VARGAS RAFAEL &
116	3314	BROOKLYNDELL AVE	BEIMER CHRISTOPHER &
117	3310	BROOKLYNDELL AVE	MONTALVO JOSE & PETRA
118	3306	BROOKLYNDELL AVE	LOZANO RAMIRO
119	3307	GIBSONDELL AVE	MEZA GODOFREDO & ARACELI

04/06/2017

Label #	*Address*		*Owner*
89	715	MARSHALLDELL AVE	LOREDO JOSE JESUS
90	721	MARSHALLDELL AVE	GLENN RAYMOND D
91	615	MARSHALLDELL AVE	DELGADO ROSA
92	611	MARSHALLDELL AVE	RIOS SANDRA
93	638	S WESTMORELAND RD	MCGRAW DANIA &
94	642	S WESTMORELAND RD	MENDOZA CHRISTINA C
95	646	S WESTMORELAND RD	GARCIA SAUL
96	650	S WESTMORELAND RD	MARTINEZ OPHELIA C
97	806	MARSHALLDELL AVE	MEDELES ANDREA H
98	802	MARSHALLDELL AVE	RAMIREZ VICENTE P
99	808	MARSHALLDELL AVE	MARTINEZ JAIME
100	807	MARSHALLDELL AVE	PALAFOX DIANA DURON
101	803	MARSHALLDELL AVE	ORTUNO ANTONIO &
102	3210	BROOKLYNDELL AVE	LOPEZ ANITA
103	815	MARSHALLDELL AVE	RAMOS MARIA
104	809	MARSHALLDELL AVE	SKINNER FRED P
105	3214	BROOKLYNDELL AVE	BALDERAS ISMAEL & ANTONIA
106	706	S WESTMORELAND RD	SANCHEZ JOSE F
107	702	S WESTMORELAND RD	FRANCO REYNALDO &
108	714	S WESTMORELAND RD	LEYVA RIGOBERTO &
109	710	S WESTMORELAND RD	GALVAN FERNANDO & MARIA
110	3338	BROOKLYNDELL AVE	MARTINEZ ALBERT E JR &
111	3334	BROOKLYNDELL AVE	HARGROVE ANITA V
112	3330	BROOKLYNDELL AVE	DELABRA JOSE L & MARIA G
113	3326	BROOKLYNDELL AVE	DELABRA CUAUHTEMOC & AMPARO
114	3322	BROOKLYNDELL AVE	DELABRA ARTEMIO & NORMA
115	3318	BROOKLYNDELL AVE	VARGAS RAFAEL &
116	3314	BROOKLYNDELL AVE	BEIMER CHRISTOPHER &
117	3310	BROOKLYNDELL AVE	MONTALVO JOSE & PETRA
118	3306	BROOKLYNDELL AVE	LOZANO RAMIRO
119	3307	GIBSONDELL AVE	MEZA GODOFREDO & ARACELI

04/06/2017

Label #	*Address*		*Owner*
120	3311	GIBSONDELL AVE	GUERRA ELUTERIO O
121	3315	GIBSONDELL AVE	ANDERSON MICHAEL J
122	3319	GIBSONDELL AVE	GARCIA PERFECTO
123	3323	GIBSONDELL AVE	HEBERT DENELLE G
124	3327	GIBSONDELL AVE	BACKES EDWIN C III

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-222(KK) **DATE FILED:** February 22, 2017

LOCATION: Northwest corner of West Camp Wisdom Road and South Westmoreland Road

COUNCIL DISTRICT: 3 **MAPSCO:** 63-S

SIZE OF REQUEST: Approx. 8.95 acres **CENSUS TRACT:** 109.03

APPLICANT/OWNER: A.W. Brown Fellowship Leadership Academy

REPRESENTATIVE: Karl Crawley, Masterplan Consultants

REQUEST: An application to renew Specific Use Permit No. 1929 for an open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District.

SUMMARY: The applicant proposes to continue the operation of an open-enrollment charter school [A.W. Brown Fellowship Leadership Academy]. Specific Use Permit No. 1929 was eligible for auto renewal, but the applicant is proposing revisions to the traffic management plan (TMP). As a result, the renewal of the SUP has to go through the public hearing process.

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

BACKGROUND INFORMATION:

- The property is currently developed with an open-enrollment charter school [A.W. Brown Fellowship Leadership Academy]. This school accommodates a total number of 1,264 students and 71 classrooms for children in grades kindergarten through elementary.

- On February 22, 2012, Specific Use Permit No. 1929 for an open-enrollment charter school was approved by City Council for a five-year period. The SUP expired on February 22, 2017. The renewal application was submitted on the same date.

- The applicant's request for a renewal of Specific Use Permit No. 1929 for an open enrollment charter school will allow the school to continue to operate on the 8.95 acre site.

- This application was submitted through the renewal process instead of the automatic renewal process because the applicant submitted a revised traffic management plan (TMP) and missed the auto renewal window. The revised TMP addresses traffic concerns in the area and has been approved by the Engineering Division of the Department of Sustainable Development and Construction

- The current tenant has been operating the school since July of 2002. A five acre addition to the campus was constructed in 2012.

- Existing deed restrictions on a portion of the property zoned a CR Community Retail District provide for a maximum floor area ratio (0.5:1) as well as maximum structure height (30 feet).

- The school's administration has designated four existing driveway approaches for ingress/egress onto the site.

Zoning History: There has been one recent zoning change in the area within the last five years.

1. **Z134-210** On October 14, 2014, the City Council approved a request to amend and expand SUP No. 1995 for the use of an open-enrollment charter school on property zoned a NO(A) Neighborhood Office District, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Camp Wisdom	Principal Arterial	100 feet
South Westmoreland Road	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	CR, NO(A), SUP No.1929	Open-enrollment charter school
North	R-7.5(A)	Single Family Dwellings
East	CR, NO(A), SUP No. 1995	Elementary School and Undeveloped
South	MU-2, RR	General merchandise, personal service, restaurant
West	R-10(A), CR	Single Family Dwellings, General merchandise, restaurant

STAFF ANALYSIS:

Comprehensive Plan:

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

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

NEIGHBORHOOD PLUS

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

Land Use Compatibility:

The request site is developed (west line of Westmoreland Road, north of Camp Wisdom Road) with an open-enrollment charter school. The applicant originally operated at this location under SUP No. 1466 beginning in April, 2002; however the SUP expired on May 31, 2006. SUP No. 1929 was approved on February 22, 2012 for a five year period. An application for SUP renewal was applied for on February 22, 2017 because the applicant missed the window to submit an automatic renewal.

The request site's existing improvements are oriented along the Westmoreland Road frontage. Except for the low density residential development north, northeast, and west (in relation to the northern half of the request site), the site is adjacent to nonresidential zoning and uses. Specifically, an undeveloped property zoned for NO(A) District Uses is situated to the east with various retail uses to the south, at the intersection of Camp Wisdom Road and Westmoreland Road. Lastly, the southern half of the site abuts retail and commercial uses to the west.

The open-enrollment charter school is permitted to have a maximum of 71 classrooms used by kindergarten through elementary aged children. The school's administration has designated four existing driveway approaches for ingress/egress onto the site; all are located along South Westmorland Road. There are no drive approaches located at W Camp Wisdom.

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 continued operation of this open-enrollment charter school is compatible with the surrounding uses and provides another choice to serve educational needs in the community. The use is compatible with the mix of uses in the area. It is located on a major thoroughfare to allow for access to the school without interfering with a residential traffic. The conditions in the Specific Use Permit and the Traffic Management Plan provide regulations that will help mitigate any potential issues. The relatively short time periods and the requirement of the updated TMP will allow staff to evaluate the operation of the use for continued compatibility.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5	35' for structure with gable, hip or gambrel roof 30' for any other structure	80%	Residential Proximity Slope	Institutional, office, retail
CR Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 for all uses combined 0.5 office	54'	60%	Residential Proximity Slope	Retail & personal service, lodging, institutional, wholesale

Parking:

The requirement for off-street parking for the school is derived by two criterions: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each kindergarten/elementary school classroom,
- three and one-half spaces for each junior high/middle school classroom; and
- nine and one-half spaces for each senior high school classroom

The school is using 71 classrooms on site all for kindergarten/elementary aged students. The total number of proposed classrooms determines the number of required parking spaces. Seventy-one classrooms at 1.5 parking spaces requires 107 spaces. The number of required off-street parking spaces for the campus is 107 spaces and the existing site plan details that the site is providing 183 off-street parking spaces.

Landscaping:

No new development is proposed, therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code, as amended.

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction reviewed the request and determined that it will not impact the surrounding roadway system. The Engineering Division has reviewed and supports the revised Traffic Management Plan. The applicant is required, as with all Traffic Management Plans, to submit a traffic study to the director each odd-numbered year, to determine if

the TMP is being implemented effectively.

The following changes were proposed and approved. The drive approach located at the southernmost portion of the property along South Westmoreland Road will become an exit only. This drive approach will remain an exit only during all hours that the school is in operation. Turning signs will be installed travelling north bound on South Westmoreland Road. These signs will detail that no left turns can be made at the two left turn lanes during school operating hours. Left-turns of northbound traffic into the school shall be prohibited during school peak hours. Traffic cones will also be used to aid in traffic pattern and flow. Vehicles must drive north past the school and make an U-turn north of Ohana Place neighborhood. They must then travel south along South Westmoreland Road and make a right hand turn into the only entrance located at the most northern portion of the site. This operation prevents any traffic conflict with residents who live on Ohana Place. Once on-site double que lines will be formed by all vehicles. This will allow for all queuing of traffic to occur on site, and should alleviate any queuing in the right-of-way.

Site Plan/Conditions:

No changes to the existing site plan are proposed. No changes have been made on site and the site is compliant with the existing site plan. Therefore, no changes are required to the existing site plan approved by City Council.

The only change to the conditions is the time limit date. All other conditions, previously approved by City Council, and not proposed to change.

List of Partners/Principals/Officers

A.W. Brown Fellowship Leadership Academy

Nia Khepera	Chief Academic Officer
James Montfort	Chief Financial Officer
Judy Hope Carroll	Secretary
Lorenzo Brown	President
Jamira Armstrong	Secretary
Laura Mimms	Superintendent

Proposed SUP Conditions
SUP No. 1929

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan/landscape plan.

3. TIME LIMIT: This specific use permit expires on, (five-year period from the passage of this ordinance) ~~February 22, 2017~~, (~~five-year period from the passage of this ordinance~~), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan/landscape plan.

5. CLASSROOMS: The maximum number of classrooms is 71.

6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday.

7. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan/landscaping plan. No other ingress or egress is permitted.

8. OFF-STREET PARKING: Parking must be located as shown on the attached site plan/landscape plan.

9. TRAFFIC MANAGEMENT PLAN:

   A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

   B. Queuing. Queuing is only permitted inside the property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2013. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd~~ff~~-numbered year.

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

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

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

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the application in writing.

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

D. Amendment process.

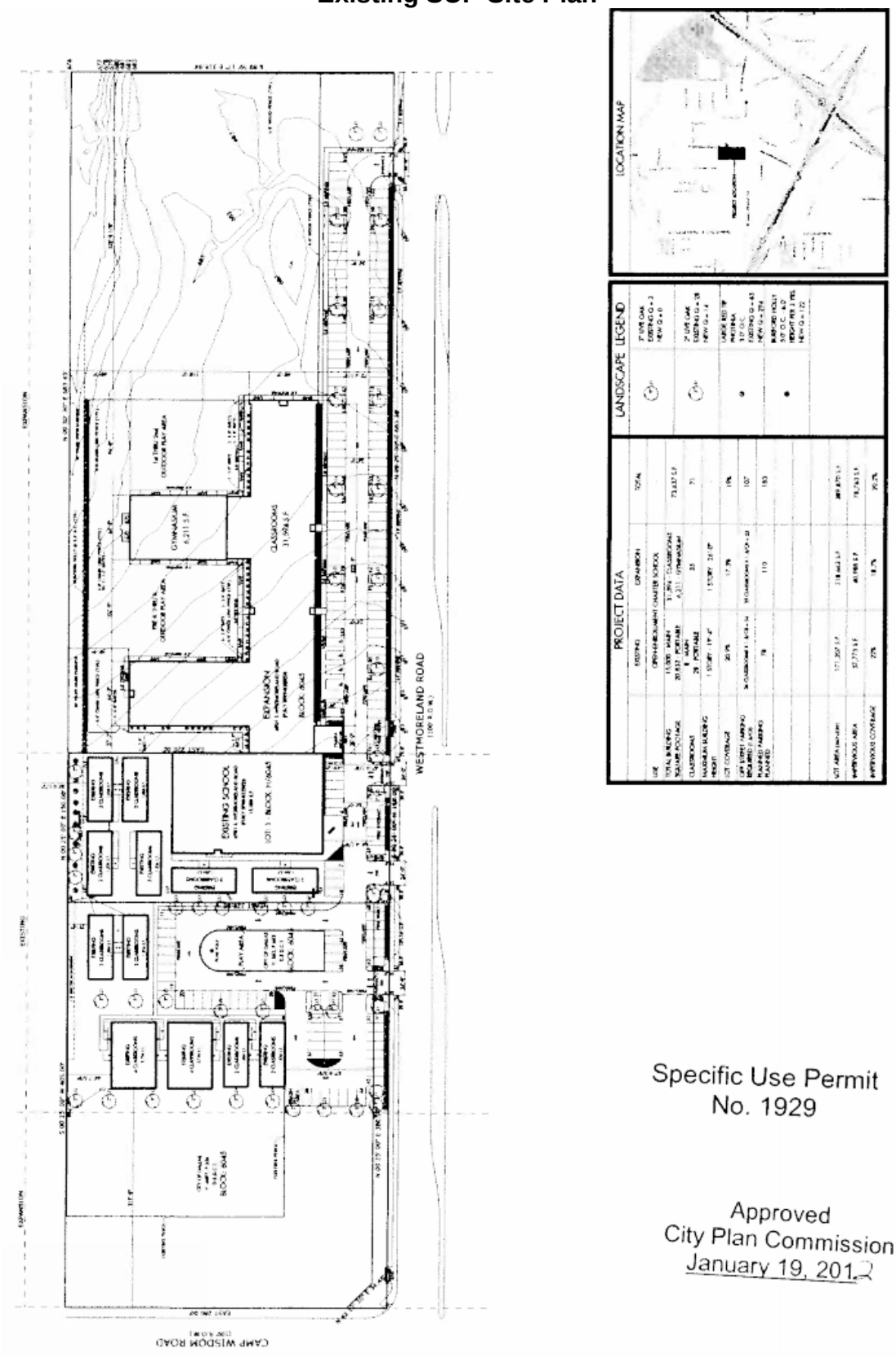
i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing SUP Site Plan



Specific Use Permit
No. 1929

Approved
City Plan Commission
January 19, 2012

PROPOSED TMP

TRAFFIC MANAGEMENT PLAN FOR

A.W. BROWN

FELLOWSHIP LEADERSHIP ACADEMY

EARLY CHILDHOOD CAMPUS

DALLAS, TEXAS

DeShazo Project No. 16143

Prepared for:
Building Solutions
9401 LBJ FWY, Suite 410
Dallas, Texas 75243



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

January 5, 2017

DeShazo Group

Traffic Management Plan for

A.W. Brown Fellowship Leadership Academy, Early Childhood Campus

~ DeShazo Project No. 16143 ~

Table Of Contents

INTRODUCTION 1
TRAFFIC MANAGEMENT PLAN 2
School Operational Characteristics 2
Site Access and Circulation 2
Student Loading 3
Vehicular Queue Lengths 3
Recommendations 3
SUMMARY 5

LIST OF TABLES:

Table 1. School Operational Characteristics

LIST OF EXHIBITS:

Exhibit 1. Recommended Site Circulation Plan

DeShazo Group

Traffic. Transportation Planning. Parking. Design.

Technical Memorandum

To: *William Marshall* — Building Solutions

CC: A.W. Brown Fellowship Leadership Academy, Early Childhood Campus

From: *David Nevarez, P.E., PTOE* — DeShazo Group, Inc.

Date: January 5, 2017

Re: Traffic Management Plan for A.W. Brown Fellowship Leadership Academy, Early Childhood Campus; *DeShazo Project Number 16143; Z___-___( )*

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas providing licensed engineers and planners skilled in the field of traffic and transportation engineering. The services of DeShazo were retained by Building Solutions on behalf of the school administration at A.W. Brown Fellowship Leadership Academy to provide a requisite traffic management plan (TMP) for their Early Childhood Campus. The subject site is located at 6901 S. Westmoreland Road—the northwest quadrant at the intersection of S. Westmoreland Road and W. Camp Wisdom Road in Dallas, Texas.

The school is currently in operation at the subject site with an enrollment of 1,264 students in grades Pre-K through 2nd. The school is proposing improvements to current facilities, providing a student capacity of 1,250 students. The school is currently operating under regulations provided in SUP 1929; approval by the City of Dallas is required in order to gain entitlements for the proposed modifications.

As part of the SUP approval process, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. This TMP is intended to assess existing and anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP, the school agrees to be held self-accountable for the enforcement of the strategies presented herein until and unless the City of Dallas deems further measures are necessary. (NOTE: In this report, the term "parent" refers to any individual who is involved in the drop-off or pick-up of one or more students at the school.)

400 S Houston St, Suite 330 Dallas, TX 75202 P. 214.748.6740 F. 214.748.7037 www.deshazogroup.com

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including pedestrian traffic—will also inherently improve, and the operational impact on the public street system should also be minimized. **This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it should be used as a tool to facilitate a safer and more efficient environment.**

School Operational Characteristics

DeShazo, in coordination with school representatives, visited A.W. Brown Fellowship Leadership Academy Early Childhood Campus to evaluate aspects such as passenger loading and unloading and vehicle queuing. Field observations indicate that current practices during the morning drop-off period do not present significant obstruction of vehicular traffic. Arrival of vehicles is also notably more sporadic than any traffic generated during the afternoon pick-up period. In general, vehicular traffic near the vicinity of the school operates without any evident traffic delay or congestion during the morning drop-off period. **Table 1** summarizes the school operational characteristics assumed in this analysis.

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment (by grade):	Pre-K3: 227 students Pre-K4: 282 students Kindergarten: 251 students 1st Grade: 244 students 2nd Grade: 260 students *Total: 1,264 students*	Pre-K3: 250 students Pre-K4: 250 students Kindergarten: 250 students 1st Grade: 250 students 2nd Grade: 250 students *Total: 1,250 students*
Daily Start/End Schedule	Grades Pre-K3 through 2nd: >Start: 8:00 AM >End: 3:30 PM	Grades Pre-K3 through 2: >Start: 8:00 AM >End: 3:30 PM
Approximate Percentage of Students Travelling by Mode Other Than Drop-off/Pick-up:	By Daycare/Van: ≅ 10% By Walking: ≅ 0% By Transit: ≅ 0% Parent Pick-Up ≅ 90%	By Daycare/Van: ≅ 10% By Walking: ≅ 0% By Transit: ≅ 0% Parent Pick-Up ≅ 90%

NOTE: To the highest degree practical, accounts of existing conditions presented in this report are based upon actual on-site observations conducted by DeShazo during typical school days and from personal interviews of school representatives.

Site Access and Circulation

To assess the current queuing operations from both arrival and dismissal times, DeShazo conducted field observations on three different days during typical school-day conditions, two days in November and one day in December. The Early Childhood Campus provides a site access driveway on S. Westmoreland Road. Parents currently queue on S. Westmoreland instead of on-site at the designated loading zones. Once parents are advised by adult crossing guards to enter the site, a double queue is formed from front of the school building towards the kindergarten to 2nd grade loading zone. The second loading zone is for Pre-K and daycare, which is located on the south side of the school. Here, parents also queue on S. Westmoreland instead of on-site.

Existing traffic signs in the vicinity of the school direct school traffic along a preferred arrival route. Vehicles are encouraged to arrive the school site from the north and form a systematic queue along the west curb of S. Westmoreland Road without obstructing any intersections or private driveway. Parents arriving from the south are directed to proceed northbound to the end of the queue after making a U-turn on S. Westmoreland Road. Existing conditions warrant corrective measures to eliminate a queueing spillback on S. Westmoreland Road and any adverse impact to adjacent properties resulting from peak school traffic.

Student Loading

During the afternoon pick-up period, the school implements a managed "carpool" system. The carpool queue consists of two, side-by-side lanes that are loaded simultaneously in front of the school building. At the beginning of each school term, school should issue hangtags to all parents with unique identification that pairs them with the corresponding student. During the pick-up period, the hangtags should be on display through the vehicle's windshield while parents arrive through the prescribed route. School staff is positioned at strategic locations ahead of the loading area and relay the sequence of parent arrival back to the loading area via hand radio. Students are prepped for pick-up as the parents approach. With the assistance of other school staff stationed at the loading area, several vehicles are loaded simultaneously. Once loaded, school staff clears vehicles to carefully exit the site sequentially along the designated route.

- School staff should not stop or delay approaching vehicles to request student information. Maintaining a continuous flow of incoming traffic toward the front of the queue should be a priority at all times to expedite operations and increase the efficiency of the loading protocol.

Vehicular Queue Lengths

A.W. Brown Fellowship Leadership Academy Early Childhood Campus should accommodate all vehicular queuing and drop-off/pick-up procedures in accordance with the traffic management plan presented in this report. School staff should try to maximize efficiency of student loading operations at all times. Maximum accumulation of vehicles is subject to both the rate of arrival traffic and the rate at which school staff is able to load/unload students into their corresponding cars; any delay or inadequacy in the loading/unloading operations results in unwarranted accumulation of traffic.

Recommendations

The following recommendations are provided to A.W. Brown Fellowship Leadership Academy Early Childhood Campus for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delay or congestion during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to timing and concentration characteristics. In most instances, achieving efficiencies during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations.

A concerted effort and full participation of all school staff members, students, and parents is crucial for the success of this traffic management plan. Proper training of school staff on the duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

Traffic Queue Operations

- Based upon a review of the proposed site conditions and the anticipated needs of traffic during peak conditions DeShazo recommends full enforcement of the site traffic circulation. This plan was designed with the intent of optimizing the on-site vehicular circulation, retention of vehicle queuing in a manner that promotes safety and operational efficiency, and also inherently reducing queuing length. To achieve this, DeShazo recommends staggering dismissal times as depicted in **Exhibit 1**.
- Parents should immediately proceed to form a double queue on site upon arriving at the school during the afternoon pick-up period at the designated student(s) dismissal time. **Exhibit 1** provides queueing operations during staggering dismissal times as follows:
    - PreK3 – PreK4: (90% parent pick-up)
        - A proposed capacity of 1,577 linear feet available at 3:20 PM will accommodate a projected queue of 56 vehicles (approximately 1,316 feet) and provides a surplus of 261 linear feet.
    - Kindergarten – 1st Grade: (90% parent pick-up)
        - A proposed capacity of 1,783 linear feet available at 3:40 PM will accommodate a projected queue of 56 vehicles (approximately 1,316 feet) and provides a surplus of 467 linear feet.
    - 2nd Grade: (90% parent pick-up)
        - A proposed capacity of 1,990 linear feet available at 4:00 PM will accommodate a projected queue of 28 vehicles (approximately 658 feet) and provides a surplus of 1,332 linear feet.
- The school should implement a "Passenger Identification System" during the afternoon pick-up period. The school should issue hangtags to parents with unique identification that pairs them with corresponding student(s) at the beginning of each school term. Hangtags must be on display through the vehicle's windshield while parents arrive at the pick-up areas during pick-up periods. School staff should also be positioned at strategic locations ahead of the loading area and relay the sequence of arrivals via hand radio while students are prepped for pick-up. With the assistance of other school staff stationed at the loading area, several vehicles should be loaded simultaneously. After each loading, vehicles should be cleared by school staff to carefully exit the queue.
- The school should investigate the use of apps or software (e.g. Driveline Dispatch®) to expedite queue operations. This software efficiently displays family names of upcoming vehicles on indoor screens and provides students and school staff with a chart of vehicles approaching the loading zone.

Student Safety

- Student safety should remain paramount at all times. School administration should remind students, parents and staff of their expectations relative to this traffic management plan continuously throughout the school year.
- School administration should review traffic operations and address any problems concerning this traffic management plan and identify solutions in the interest of student safety.

- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

Enforcement

- School officials should appoint a safety committee whose objective is to implement actions of this TMP and make any necessary adjustments necessary to enforce a coordinated traffic management plan.
- The plan includes recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.
- To properly organize traffic operations, left-turns of northbound traffic into the school shall be prohibited during school peak hours—effectively encouraging parents to make a U-turn north of Ohana Place. This operation prevents any traffic conflicts with residents who live on Ohana Place. In lieu of traffic cones, staff should procure a temporary A-stand sign as shown in **Exhibit 1** to further emphasize this restriction.
- Dallas Police Department staff should continue to patrol traffic on S. Westmoreland Road as shown in **Exhibit 1**.
- A fence to discourage remote parking.
- DeShazo recommends parking markings to clearly designate queueing routes for each dismissal period.
- As needed, staff directing dismissed students out of the school building should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages for STOP and SLOW. Optional additional equipment used by staff may include whistles (for audible warnings) and fluorescent vests (for visual warning).

SUMMARY

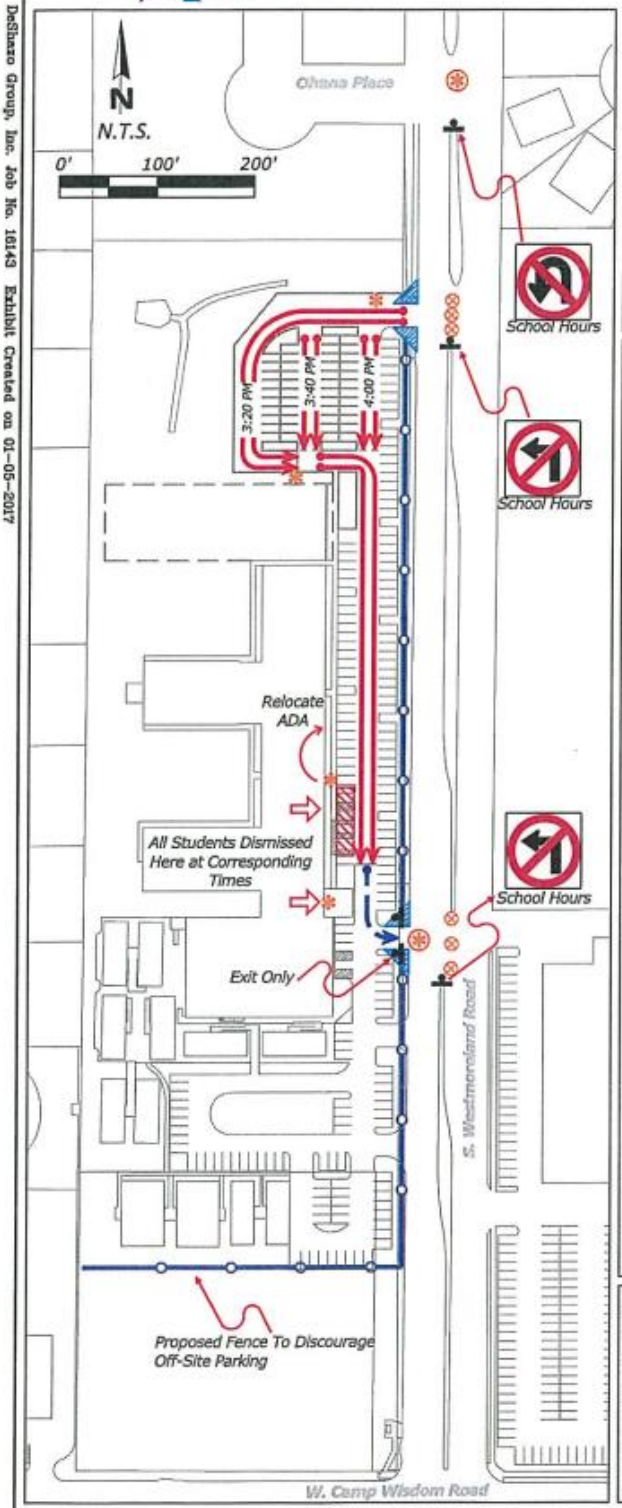
This TMP should be used by A.W. Brown Fellowship Leadership Academy Early Childhood Campus to provide safe and efficient transportation of students, staff, and faculty to and from the site. The plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. School administration should review details of this TMP on a regular basis to confirm its effectiveness.

END OF MEMO

TMP SITE PLAN

DeShazo Group

DeShazo Group, Inc. Job No. 16143 Exhibit Created on 01-05-2017



LEGEND

- School Staff
- Adult School Crossing Guard (DPD)
- Vehicular Queue
- Egress Route
- Traffic Cones
- Traffic Sign (Existing)
- Visibility Triangle (20' x 20' per City Code)

NOTE: sign within visibility triangles must not be less than 8' in height

PROPOSED CONDITIONS

Student Group/ Dismissal	Student Enrollment	Travel Modes		Vehicular Traffic Demand Queue	
PreK3 - PreK4 3:20 PM	500 Students	By Daycare/Van:	10%	Capacity:	1,577 LF (67 cars)
		By Walking:	~0%	Maximum:	1,316 LF (56 cars)
		By Transit:	0%	Surplus:	261 LF (11 cars)
		Parent Pick-Up:	90%		
Kindergarten - 1st Grade 3:40 PM	500 Students	By Daycare/Van:	10%	Capacity:	1,783 LF (75 cars)
		By Walking:	~0%	Maximum:	1,316 LF (56 cars)
		By Transit:	0%	Surplus:	467 LF (19 cars)
		Parent Pick-Up:	90%		
2nd Grade 4:00 PM	250 Students	By Daycare/Van:	10%	Capacity:	1,990 LF (84 cars)
		By Walking:	~0%	Maximum:	658 LF (28 cars)
		By Transit:	0%	Surplus:	1,332 LF (56 cars)
		Parent Pick-Up:	90%		

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

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

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

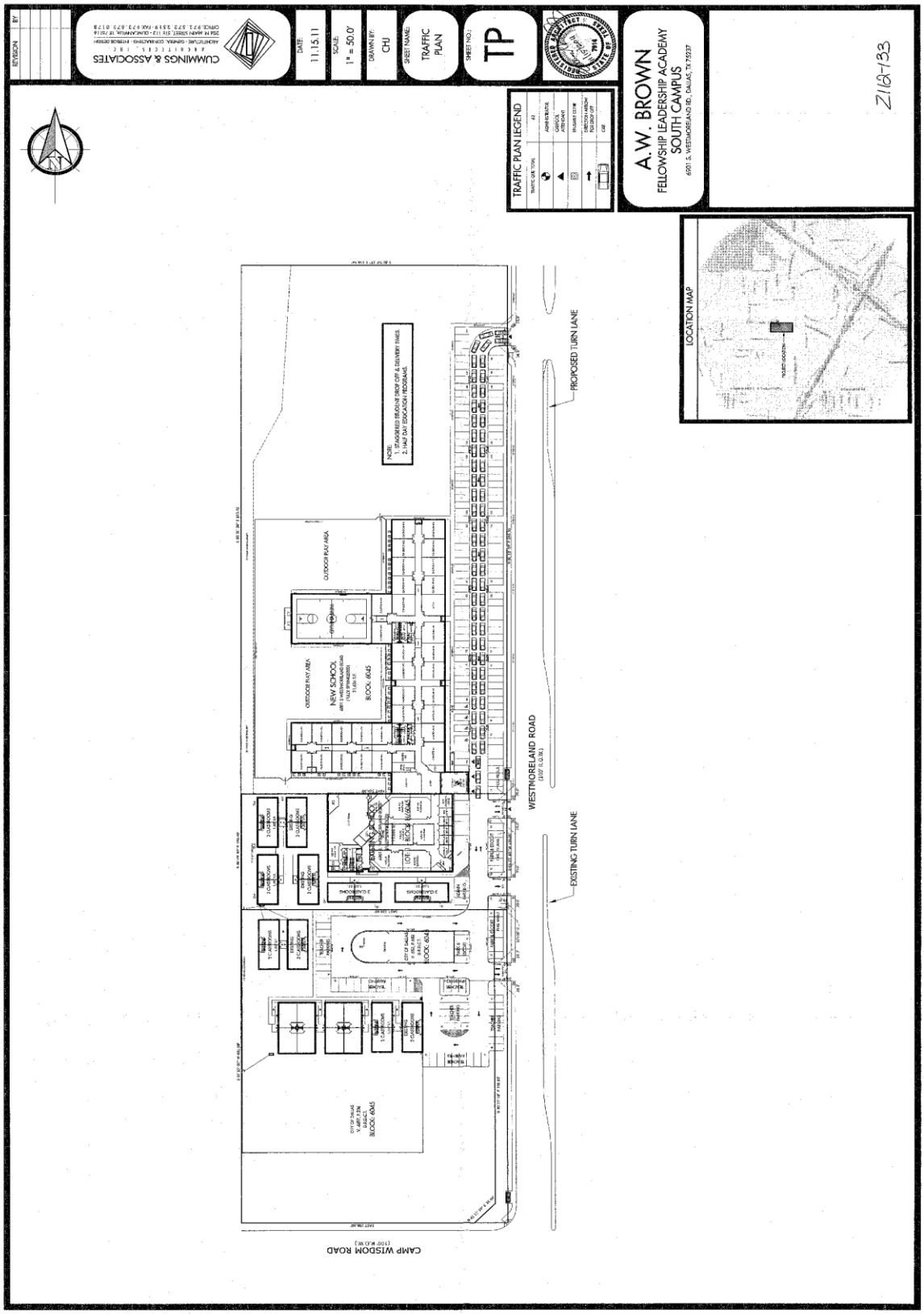
EXHIBIT 1

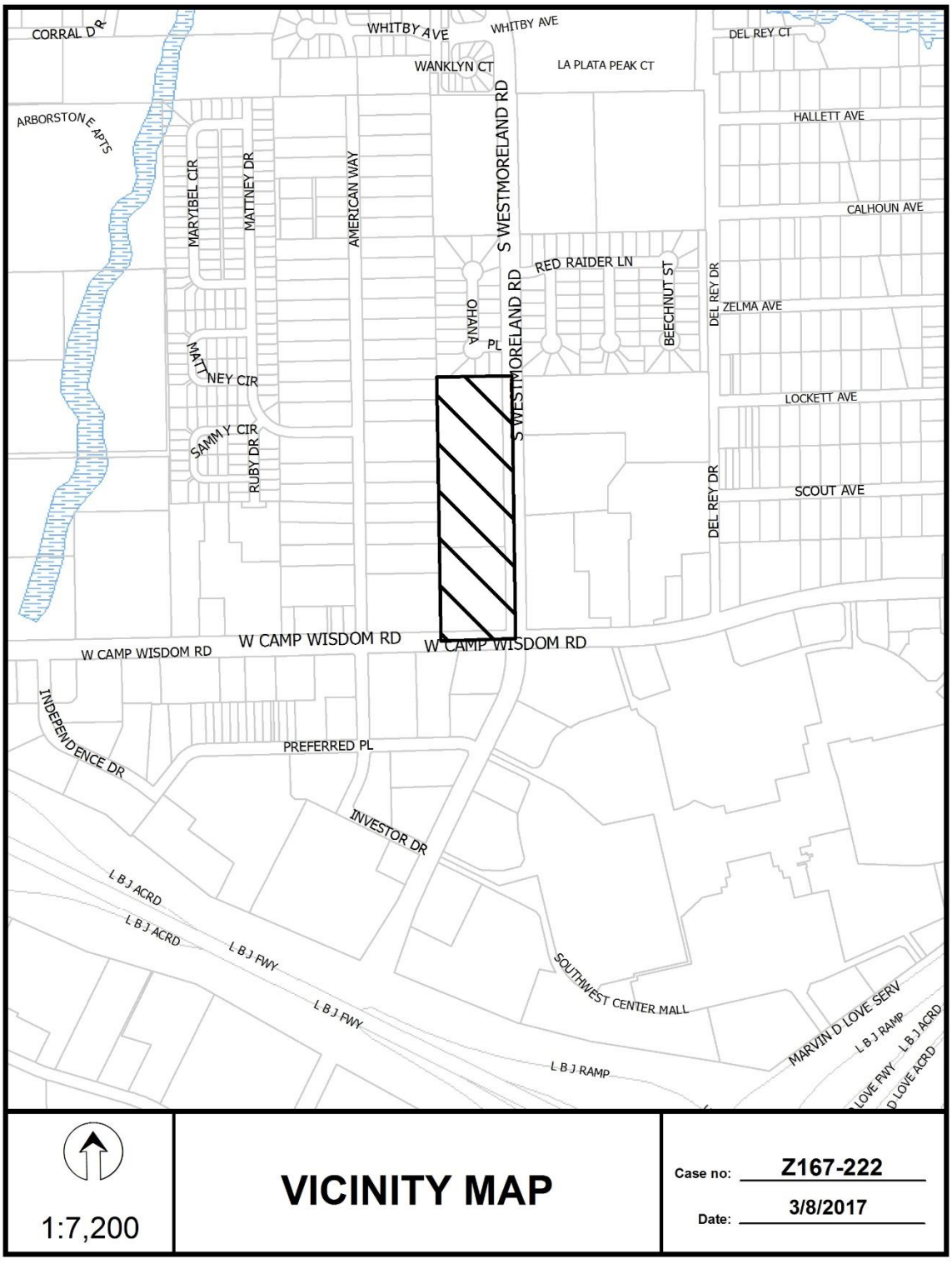
Traffic Management Plan

A.W. Brown-Fellowship Leadership Academy Early Childhood Campus
6901 S. Westmoreland Road, Dallas, Texas

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3159
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

EXISTING TMP




CORRAL DR
WHITBY AVE
WHITBY AVE
WANKLYN CT
LA PLATA PEAK CT
DEL REY CT
HALLETT AVE
CALHOUN AVE
ARBORSTONE APTS
MARYIBEL CIR
MATTNEY DR
AMERICAN WAY
S WESTMORELAND RD
RED RAIDER LN
BEECHNUT ST
DEL REY DR
ZELMA AVE
OHANA PL
MATTNEY CIR
SAMMY CIR
RUBY DR
LOCKETT AVE
SCOUT AVE
W CAMP WISDOM RD
W CAMP WISDOM RD
W CAMP WISDOM RD
INDEPENDENCE DR
PREFERRED PL
INVESTOR DR
L B J ACRD
L B J ACRD
L B J FWY
L B J FWY
SOUTHWEST CENTER MALL
L B J RAMP
MARVIN D LOVE SERV
L B J RAMP
L B J ACRD
1:7,200
VICINITY MAP
Case no: Z167-222
Date: 3/8/2017

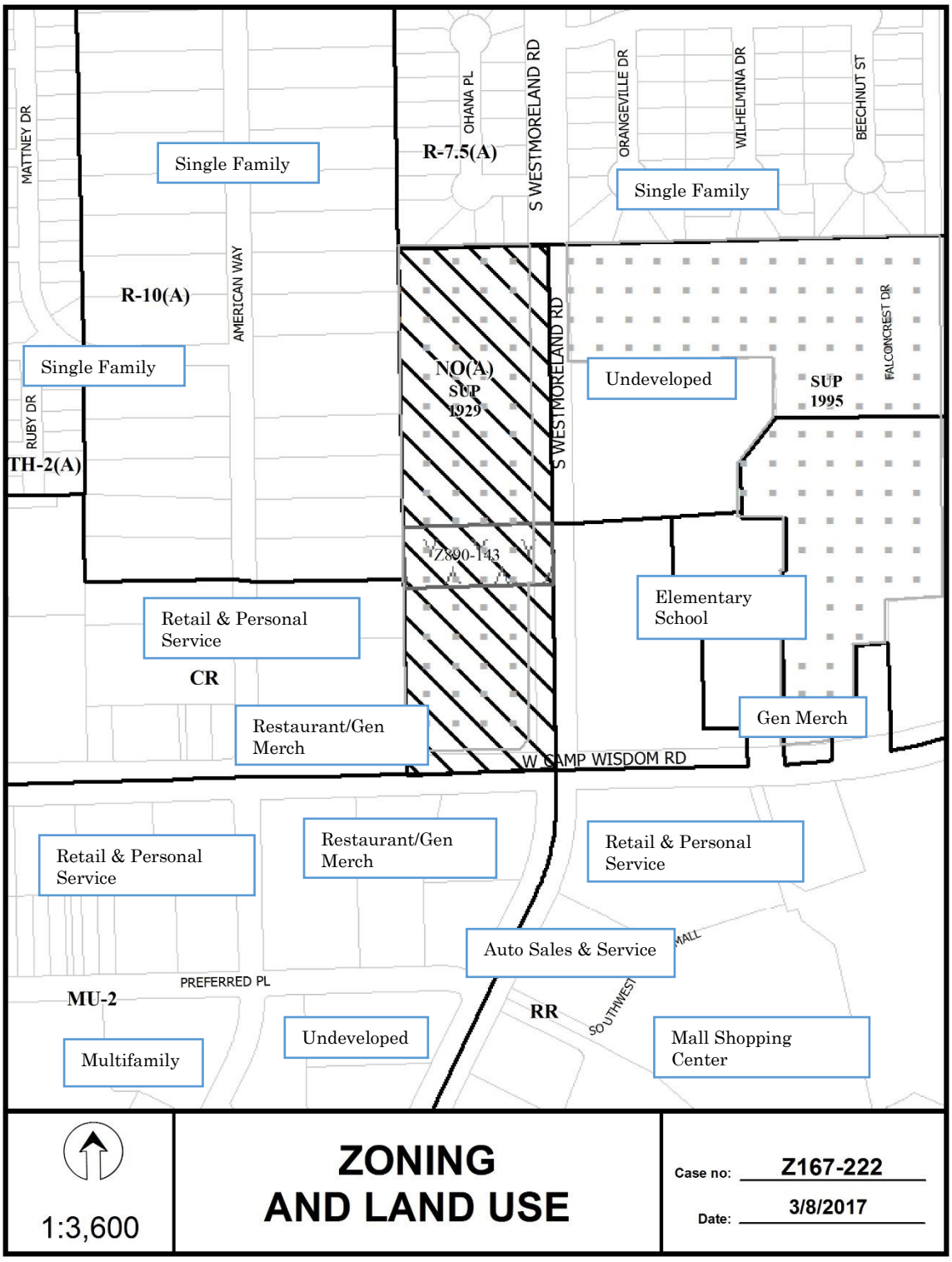


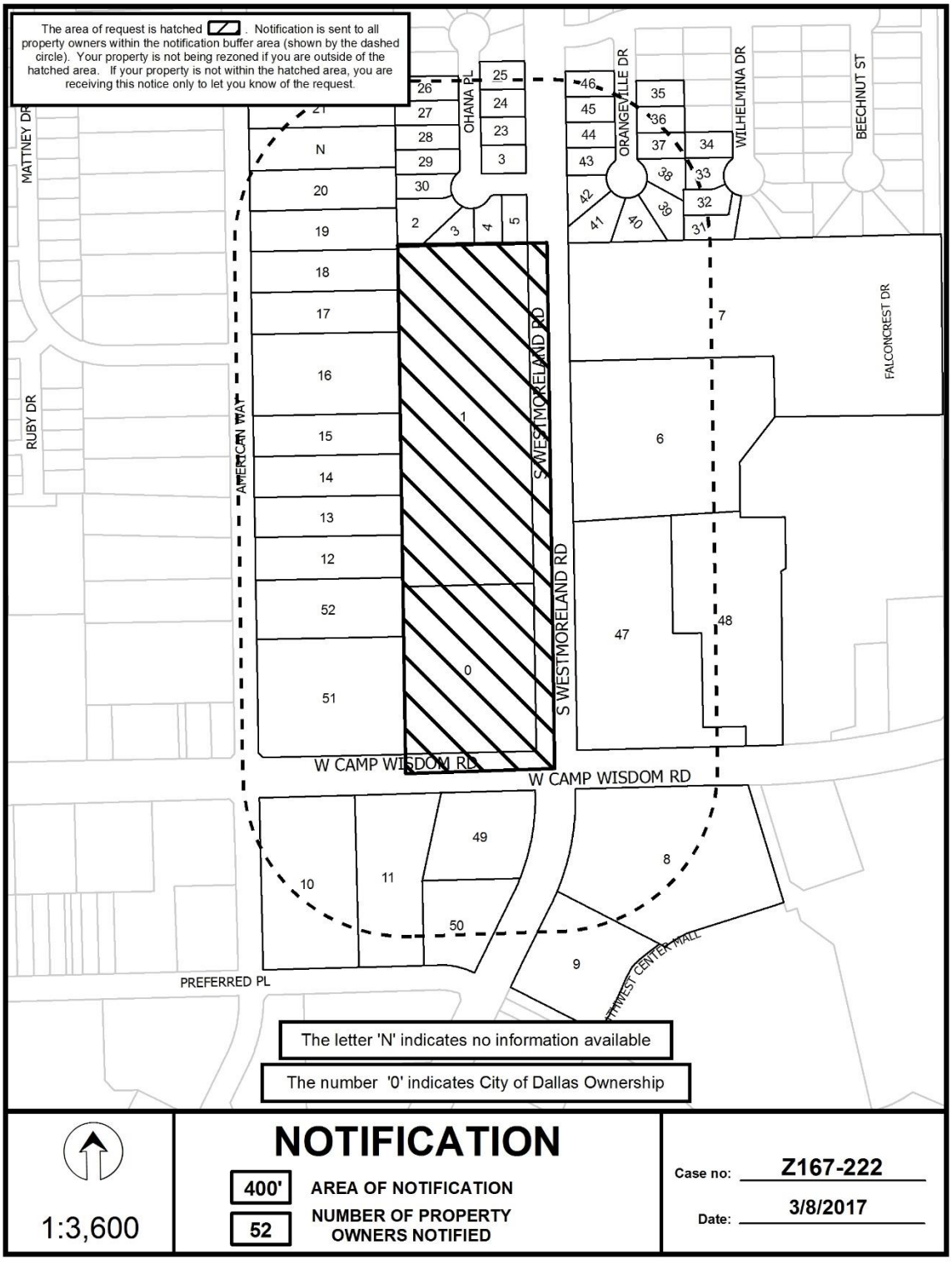
1:3,600

AERIAL MAP

Case no: Z167-222

Date: 3/8/2017


MATTNEY DR
Single Family
R-10(A)
AMERICAN WAY
Single Family
RUBY DR
TH-2(A)
OHANA PL
R-7.5(A)
S WESTMORELAND RD
ORANGEVILLE DR
WILHELMINA DR
BEECHNUT ST
Single Family
NO(A)
SUP
1929
S WESTMORELAND RD
Undeveloped
SUP
1995
FALCONCREST DR
Z890-143
Elementary School
Retail & Personal Service
CR
Restaurant/Gen Merch
Gen Merch
W CAMP WISDOM RD
Retail & Personal Service
Restaurant/Gen Merch
Retail & Personal Service
Auto Sales & Service
PREFERRED PL
MU-2
RR
SOUTHWEST
Undeveloped
Multifamily
Mall Shopping Center
1:3,600
ZONING
AND LAND USE
Case no: Z167-222
Date: 3/8/2017


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.
MATTNEY DR
RUBY DR
AMERICAN WAY
OHANA PL
ORANGEVILLE DR
WILHELMINA DR
BEECHNUT ST
FALCONCREST DR
S WESTMORELAND RD
W CAMP WISDOM RD
PREFERRED PL
NORTHWEST CENTER MALL
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
52
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-222
Date: 3/8/2017

03/08/2017

Notification List of Property Owners

Z167-222

52 Property Owners Notified

Label #	*Address*		*Owner*
1	6891	S WESTMORELAND RD	NEWARK CULTURAL EDUCATION FACILITIES
2	6739	OHANA PLC	MORINHERNANDEZ MARTHA ALICIA
3	6728	OHANA PLC	WESTMORELAND OC LLC
4	6747	OHANA PLC	TIJERINA ALBERTO V &
5	6751	OHANA PLC	VILLA PEDRO & GARCIA DORA
6	6900	S WESTMORELAND RD	ST MATTHEW BAPTIST CH INC
7	6900	S WESTMORELAND RD	KIPP DALLAS FORT WORTH INC
8	3720	W CAMP WISDOM RD	SJJ MCCADDEN LLC
9	7110	S WESTMORELAND RD	SHOWBIZ PIZZA TIME INC
10	3910	W CAMP WISDOM RD	BAILEYS FURNITURE INC
11	3906	W CAMP WISDOM RD	ACE KING PROPERTIES LLC
12	6938	AMERICAN WAY	CONTRERAS ALEJANDRO &
13	6930	AMERICAN WAY	DELACRUZ MARIA E
14	6922	AMERICAN WAY	GAYTAN ALBERTO A &
15	6914	AMERICAN WAY	GAYTAN JOSEFINA
16	6906	AMERICAN WAY	GARCIA CONNIE
17	6830	AMERICAN WAY	MORGAN DAVID RAY
18	6822	AMERICAN WAY	RUBIO OSCAR
19	6814	AMERICAN WAY	PYLAND JASON
20	6806	AMERICAN WAY	RIVERA MELCHOR &
21	6722	AMERICAN WAY	LUCERO LUIS ALAN
22	6714	AMERICAN WAY	STRAIN JAMES K
23	6724	OHANA PLC	MACIAS EDNA &
24	6720	OHANA PLC	JONES LATASHA D
25	6716	OHANA PLC	BLACK LANETTE &
26	6719	OHANA PLC	NICKLEBERRY KIMBERLY EVON

03/08/2017

Label #	*Address*		*Owner*
27	6723	OHANA PLC	RODRIGUEZ ROSELY SILIEZAR &
28	6727	OHANA PLC	SMITH LEMAYA
29	6731	OHANA PLC	MEDINAALMANZA JORGE A &
30	6735	OHANA PLC	HERNANDEZREYES JOSE ANGEL &
31	6833	WILHELMINA DR	MARTINEZ MARIA
32	6829	WILHELMINA DR	OLIVARES JOSE LUIS &
33	6825	WILHELMINA DR	WILLIAMS DEBRA
34	6821	WILHELMINA DR	WASHINGTON GLORIA
35	6812	ORANGEVILLE DR	RODRIGUEZ RAUL IBARRA &
36	6816	ORANGEVILLE DR	GRIFFIN TENNILLE RICHARDS
37	6820	ORANGEVILLE DR	BROWN TERRY
38	6824	ORANGEVILLE DR	JU WENG
39	6828	ORANGEVILLE DR	MALONE BESSIE L
40	6832	ORANGEVILLE DR	BECERRA G JAVIER
41	6831	ORANGEVILLE DR	PEDDOMO EDGARDO
42	6827	ORANGEVILLE DR	WILMINGTON SAVINGS FUND SOCIETY
43	6823	ORANGEVILLE DR	BREWER ERNEST &
44	6819	ORANGEVILLE DR	BERRY ERICKA &
45	6815	ORANGEVILLE DR	LEVEY HOWARD II
46	6811	ORANGEVILLE DR	BARRERA RAYNALDO &
47	3777	W CAMP WISDOM RD	3777 WEST CAMP WISDOM LTD
48	3737	W CAMP WISDOM RD	CAMP WISDOM WESTMORELAND
49	3904	W CAMP WISDOM RD	CULLUM JOINT REVOCABLE LIVING TRUST
50	7163	S WESTMORELAND RD	SHERWIN WILLIAMS REALTY HOLDINGS INC
51	3907	W CAMP WISDOM RD	RED BIRD TRINITY LLC
52	7010	AMERICAN WAY	GRUPO GLEMKA TEXAS LLC

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-243(KK) **DATE FILED:** March 8, 2017

LOCATION: South of Telephone Road, east of Travis Trail

COUNCIL DISTRICT: 8 **MAPSCO:** 76-L

SIZE OF REQUEST: Approx. 13.39 acres **CENSUS TRACT:** 167.03

APPLICANT/ OWNER: Quincy Roberts/Q. Roberts Trucking Inc.

REPRESENTATIVE: Land Use Planning & Zoning Services, Elsie Thurman

REQUEST: An application for a CS Commercial Services District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant proposes to operate a commercial motor vehicle parking lot on a portion of the area of request. The remainder of the site will remain undeveloped.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The request site is currently zoned an A(A) Agricultural District and is generally located at Telephone Road and Travis Trail, north of Wintergreen Road, east of Bonnie View Road, and west of Van Horn Drive.

- The reason for this request is the applicant proposes to legalize the current operation of a commercial motor vehicle parking lot. The applicant has been operating on this site since 2014 without a Certificate of Occupancy.

- The land use of commercial motor vehicle parking lot is defined as a retail use in the Dallas Development code. This land use is allowed by right in the CS Commercial Services District.

- The proposed CS Commercial Services District would add a multitude of new uses, most notably including office, lodging, and retail and personal service uses.

Zoning History:

1. Z167-253: An application was filed on March 23, 2017 for a general zoning change to an IM Industrial Manufacturing District and an SUP for a commercial motor vehicle parking lot on property zoned an A(A) Agricultural District. This application is pending City Plan Commission hearing.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Telephone Road	Substandard	40 ft.
Travis Trail	Substandard	40 ft.

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Commercial Motor Vehicle Parking
North	A(A)	Undeveloped and Single Family
South	PDD No. 761 (LI)	Undeveloped
East	A(A)	Undeveloped and Illegal Commercial Use
West	A(A)	Single Family and Undeveloped

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

1.2.1.1 Use the Vision Illustration and Building Blocks as a general guide to shape zoning and land use concepts, while also considering site specific and area specific issues. Site specific zoning cases must consider relevant policy statements contained within the Policy Plan, such as environmentally sensitive land, the site's proximity to the edge of a Building Block and appropriate transitions between Building Blocks.

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

> Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.
>
> Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

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

Land Use Compatibility:

The applicant's request to change the zoning is to legalize the current operation of a commercial motor vehicle parking lot. The applicant stated that this use has been operating on this site beginning in 2014 without a Certificate of Occupancy.

The area of request is currently zoned an A(A) Agricultural District. This purpose of this district as defined in the Dallas Development Code, Section 51A-4.111(1), states that there exists in certain fringe areas of the city, land which is presently used for agricultural purposes and to which urban services are not yet available. These lands should appropriately continue to be used for agricultural purposes until needed for urban purposes in conformity with the orderly growth of the city. It is anticipated that all of the A(A) district area will be changed to other urban zoning categories as the area within the corporate limits of Dallas becomes fully developed.

The proposed CS Commercial Services District is described as being for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development

The proposed CS Commercial Service District would allow by right the land use of commercial motor vehicle parking. This land use is defined in the Dallas Development Code, Section 51A-4.210(8.1), as a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicle with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charge independently of any other use on the lot, if the parking is not accessory to a main use on the lot. This land use is allowed by right in CS, LI, IR, and IM districts.

The proposed CS Commercial Service District is complimentary to the existing LI Light Industrial District to the northwest and the light industrial planned development to the south, PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District. The property to the east of the area of request has applied for a general zoning change for the same land use. The Building Inspection Division of Sustainable Development and Construction is currently reviewing plans and permits for a 700,000 square foot warehouse complex located in PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District. The surrounding zoning changes, established zoning districts, current land uses, and proposed development would all be agreeable to the CS Commercial Services District and the current illegal land use.

The surrounding land uses consist of a single family dwelling to the north, undeveloped land and an illegal commercial use to the east, undeveloped land to the south, single family dwellings, undeveloped land, and another illegal commercial use to the west. The area of request is fully surrounded by A(A) Agricultural District with LI Light Industrial District to the northwest, and PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District, to the south.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50’	20’ SY 50’ RY for Single Family 10’ RY for Other	N/A	24’	10% for res structure; 25% for non-res	N/A	Residential, Agricultural, Utility and Public Service
Proposed							
CS Commercial Service	15’ where adj to expressway or thorughfare	No Min.; adj to res 20’	0.5 for office, lodging, retail; 0.75 for all uses combined	45’ RPS	80%	Residential Proximity Slope	Institutional, Lodging, Office, Retail, Wholesale uses

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. There is no required parking for the land use of a commercial motor vehicle parking. Any accessory or other main uses established on the site will have to meet the requirements for those specific land uses per the Dallas Development Code.

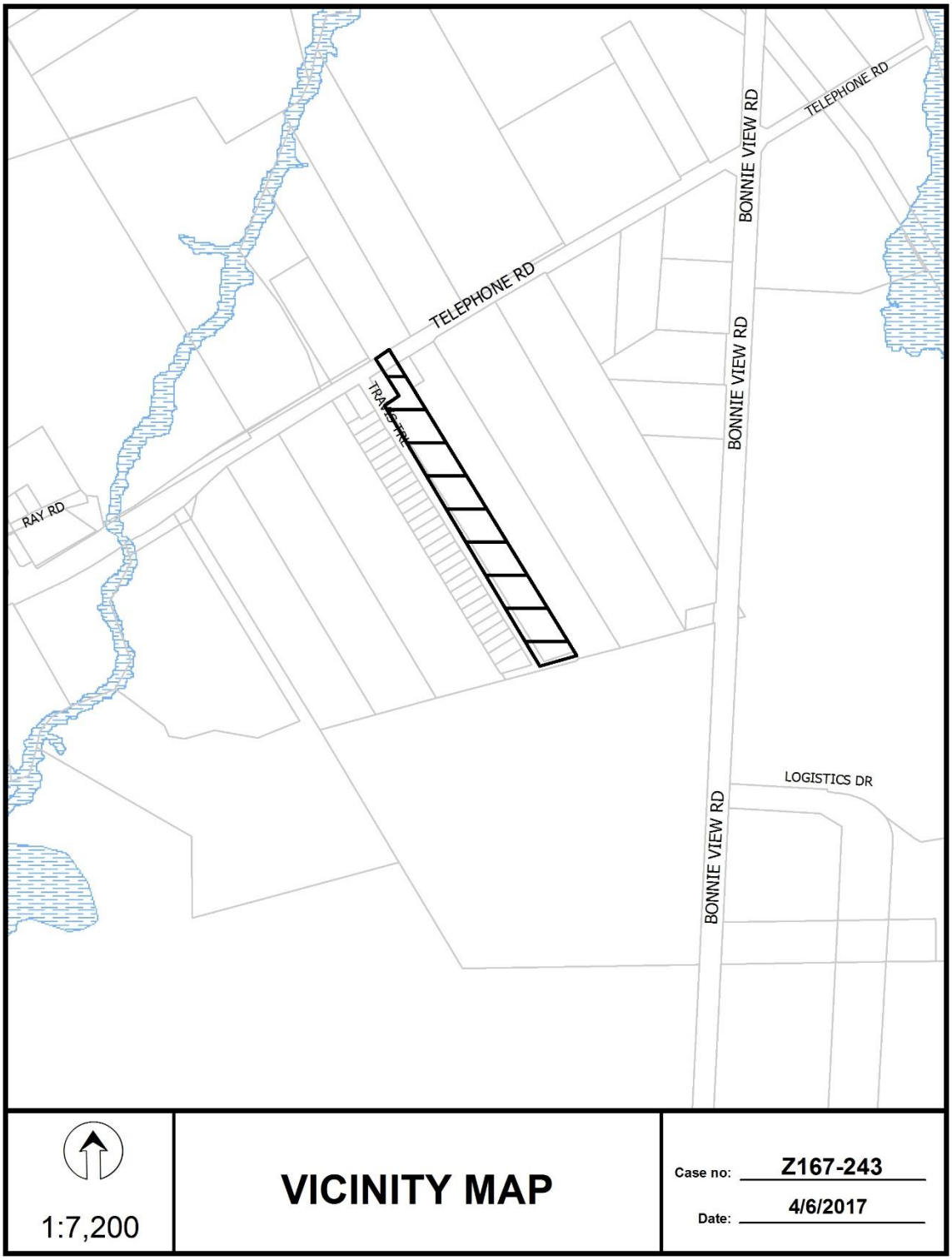
Landscaping:

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

List of Partners/Principals/Officers

Officer/Owner:

Q. Roberts Trucking Incorporated
Quincy Roberts


TELEPHONE RD
BONNIE VIEW RD
TELEPHONE RD
TRANSMISSION
BONNIE VIEW RD
RAY RD
LOGISTICS DR
BONNIE VIEW RD
1:7,200
VICINITY MAP
Case no: Z167-243
Date: 4/6/2017

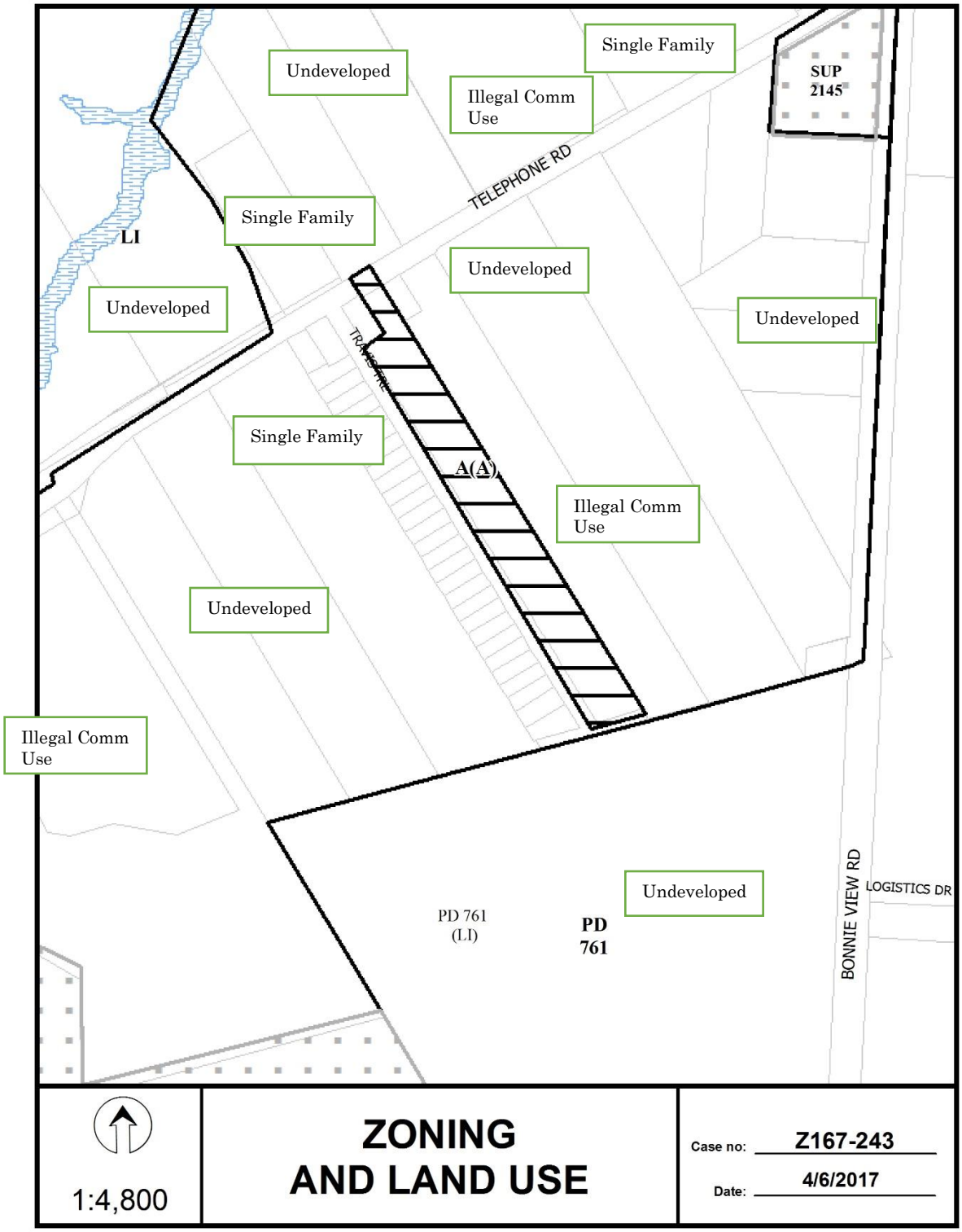


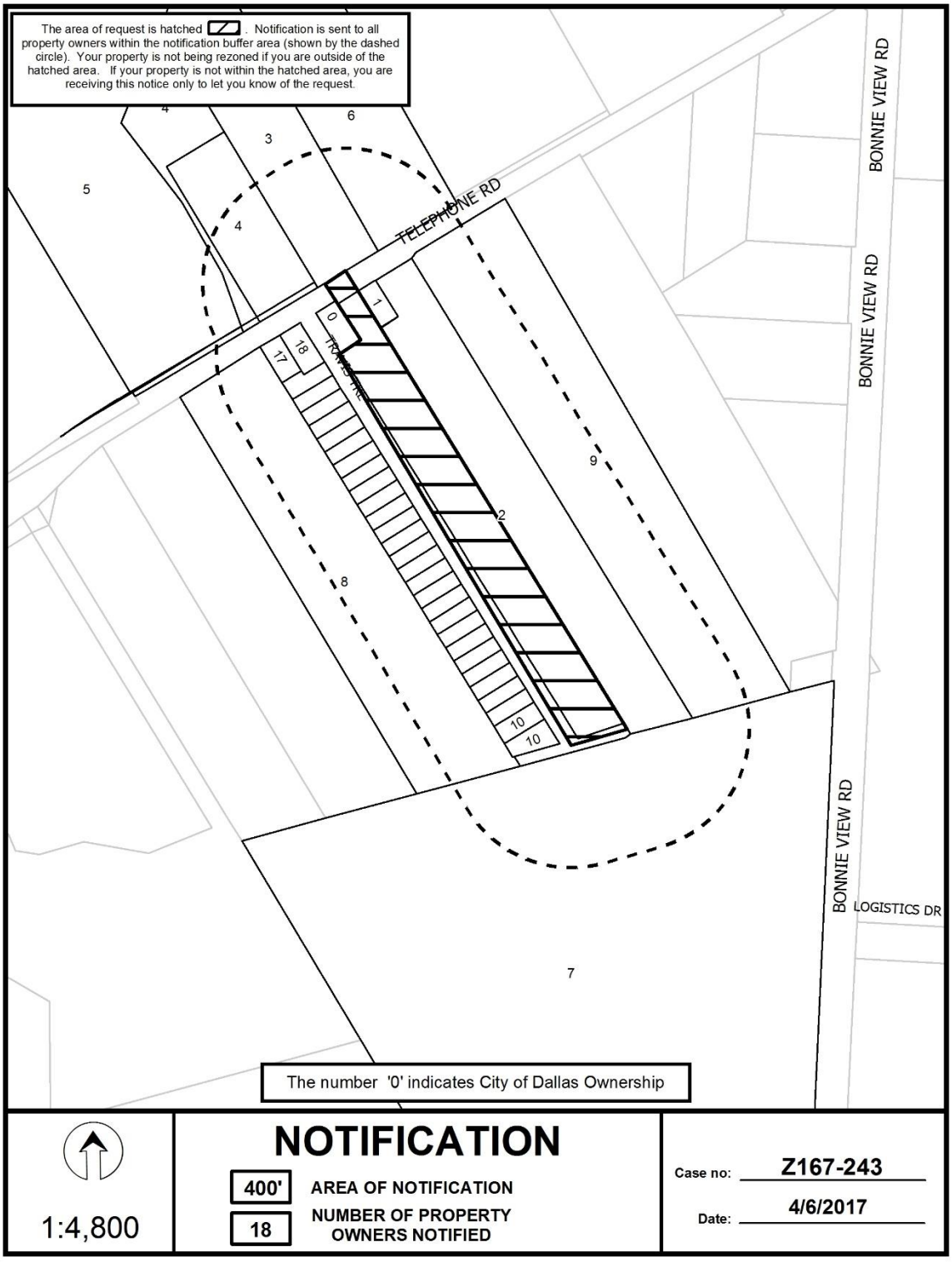
1:4,800

AERIAL MAP

Case no: Z167-243

Date: 4/6/2017


Undeveloped
Single Family
Illegal Comm Use
SUP 2145
TELEPHONE RD
Single Family
LI
Undeveloped
Undeveloped
Undeveloped
TRANSMITTAL
Single Family
A(A)
Illegal Comm Use
Undeveloped
Illegal Comm Use
Undeveloped
PD 761 (LI)
PD 761
BONNIE VIEW RD
LOGISTICS DR
1:4,800
ZONING AND LAND USE
Case no: Z167-243
Date: 4/6/2017


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.
TELEPHONE RD
BONNIE VIEW RD
BONNIE VIEW RD
BONNIE VIEW RD
LOGISTICS DR
TRINITY RR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-243
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

Z167-243

18 Property Owners Notified

Label #	*Address*		*Owner*
1	3918	TELEPHONE RD	HENDERSON MARGAREE EST OF
2	9600	TRAVIS TRL	ROBERTS QUINCY
3	3925	TELEPHONE RD	FONSECA GUILLERMO & ELVA J TORRES
4	3901	TELEPHONE RD	CURRIE JULIAN & GLORIA
5	3845	TELEPHONE RD	TEJAS INVESTORS
6	3935	TELEPHONE RD	GIDDENS DONNIE L
7	9901	BONNIE VIEW RD	DLH MASTER LAND HOLDING LLC
8	3800	TELEPHONE RD	ARCHIBALD GARY &
9	4100	TELEPHONE RD	FENNER PAT &
10	9927	TRAVIS TRL	MARTINEZ FERNANDO &
11	9811	TRAVIS TRL	JOHNSON DON JR
12	9727	TRAVIS TRL	CUNNINGHAM SALLY A
13	9707	TRAVIS TRL	QUINTANILLA LETICIA
14	9703	TRAVIS TRL	LOPEZ GAUDENCIO
15	9635	TRAVIS TRL	MARTINEZ MARIA DE JESUS &
16	9623	TRAVIS TRL	RODRIGUEZ BLANCA H &
17	3830	TELEPHONE RD	CASTILOW LENA
18	3838	TELEPHONE RD	RODRIGUEZ ISRAEL PAZ &

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Jennifer Muñoz

FILE NUMBER:	Z167-210(JM)	**DATE FILED:**	February 13, 2017
LOCATION:	Northeast corner of Ross Avenue and McCoy Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	45-H
SIZE OF REQUEST:	Approx. 0.30 acres	**CENSUS TRACT:**	16.00

APPLICANT: Kyle Bourgeois, Smoothie King

OWNER: Mitchell Fonberg

REPRESENTATIVE: Eric Wilhite, AICP for CEI Engineering Associates, Inc.

REQUEST: An application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The purpose of this request is to allow the site to be developed with a drive-through restaurant (Smoothie King).

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

BACKGROUND INFORMATION:

- The site is currently undeveloped. A certificate of occupancy was issued in 1988 for a retail paint store. No other records were found for the site.

- The applicant would like to operate a restaurant with a drive-through and walk-up window with patio area. There will not be any interior seating available. The patio will not be covered.

Zoning History:

1. Z145-272(WE) On September 22, 2015, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.

2. Z145-340(WE) On January 13, 2016, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.

3. Z156-129(SM) On April 13, 2016, the City Council denied a request for a Specific Use Permit for a vehicle or engine repair or maintenance use on property zoned Subarea 1B of Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and Villars Street.

4. Z156-242(JM) On August 10, 2016, the City Council approved SUP No. 2206 for a liquor store use on property zoned Subarea 1 of Planned Development District No. 298, the Bryan Area Special Purpose District on the southeast side of Ross Avenue, northeast of Hall Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Ross Avenue	Community Collector	80 ft.
McCoy Street	Minor Arterial	50 ft.

Land Use:

Area	Zoning	Land Use
Site	PD 298 Subarea 1	Undeveloped
Northwest	PD 298 Subarea 1	Vacant & Under Demolition
Northeast	PD 298 Subarea 1A & SUP No. 1819	Multifamily
Southeast	PD 298 Subarea 1	Catering Service, Personal Service, Vacant (Auto Related)
Southwest	PD 298 Subarea 1	Vacant (Auto Related), Retail, Bank w/drive-thru, Liquor Store

Traffic:

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

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

> Policy 1.1.1 Use Vision Building Blocks as a general guide for desired development patterns.

The Plan designates the area of request in the Multi-modal corridor. This request is characteristic of this Building Block because it is part of a larger effort to redevelop the neighborhood into a more vibrant and walkable area. The new restaurant would provide a new service within the urban neighborhood, serving immediate multifamily across McCoy Street, and attracting residents from nearby single family residences down Ross Avenue.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plan:

The Bryan Area Study of 1988 determined that a Planned Development District was appropriate to help organize and enhance the development potential in an area of East Dallas adjacent to and northeast of the Central Business District. Beginning in March 2004, an evaluation study was conducted to determine if development was meeting the objectives of the Bryan Area Study and to make recommendations to adjust regulations that were falling short. The original study identified eight objectives: (1) promote urban character; (2) encourage residential development; (3) encourage redevelopment and commercial activity; (4) establish the Bryan Area as a regional health care complex of Dallas; (5) enhance the physical appearance and promote urban character within the Bryan Area; (6) reinforce the multi-cultural character of the Bryan Area; (7) focus commercial/retail redevelopment opportunities to the Village Center; and (8) establish linkages to regional activity centers.

Subsequent to that study, an evaluation study was conducted and found that objectives 3 and 7 were off track. Specifically, Ross Avenue was divided into a few subdistricts of differing regulations and the predominance of auto-related uses was identified as a redevelopment inhibitor. The recommendations of the evaluation study identified changes to PD No. 298 to encourage the desired development for the Ross Avenue corridor, namely: (1) subdistricts 1, 2, and 3 were combined along Ross Avenue to encourage uniform regulations for this gateway corridor; (2) razor wire and barbed wired fencing was prohibited and desired fencing materials listed; and (3) compliance dates for nonconforming uses along Ross Avenue were determined necessary to achieve the desired urban scale development and improve opportunity to maximize development potential.

Redevelopment is occurring on Ross Avenue and this request supports the changing uses along the gateway corridor.

STAFF ANALYSIS

Land Use Compatibility:

Surrounding land uses include a demolition site to the northwest, multifamily units to the northeast, retail and personal service as well as vacant auto-related uses to the southeast and southwest. The subject site is zoned Subdistrict 1 of Planned Development District No. 298, the Bryan Place Special Purpose District, and has been an undeveloped lot for over two decades, according to a historical search of aerial views, as well as county and city documents.

The proposed restaurant with drive-in or drive-through service will complement the variety of shops for the community. The walk-up window with patio area was designed with several of the area plan goals in mind, including increasing walkability and the overall liveliness of the streetscape. The site was developed closely with the City Design Studio to ensure that while the request is primarily a drive-through, auto-oriented use, the addition of a patio and certain design elements were taken advantage of to encourage walkability to the site, as well as past the site. This includes how the main structure and patio were reoriented to bring the building up to the street/sidewalk to provide for a lively environment engaging pedestrians and multi-modal riders (cyclists, bus, etc.). The design is secured by the SUP site plan, a condition of approval which would guarantee compliance with the agreed-upon design.

There are no similar restaurants in the immediate vicinity. The proposed development would be an added contribution to the area, attracting visitors, as well as serving the multiple multifamily structures in walking distance to the north.

A restaurant with drive-in or drive-through service is allowed in this district with an SUP. The SUP process of approval and renewals allows for uses to develop with consideration of the changing environment of the neighborhood. Staff is recommending an initial approval period of five-years, with eligibility for automatic renewals for additional five-year periods in anticipation of a successful redevelopment of the site from an undeveloped lot, to an engaging and lively service for the neighborhood. At each five-year renewal, the site is subject to compliance with the approved SUP conditions and site plan.

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					
PD No. 298 Subarea 1	5' min 15' max	0' or 10' Side 5' Rear	Per plan	120'	90%	Proximity Slope Visual Intrusion	Commercial, Business Services, Institutional, Lodging, Office, Recreational, Residential, Retail, & Utility Uses

Landscaping:

Landscaping will be in accordance with PD No. 298.

The applicant has chosen to comply with landscaping requirements, provide large, unobstructed sidewalks with a minimum clearance of six feet, as well as to implement design elements such as bringing the building up to the street to align with the redevelopment of Ross Avenue.

Parking:

A restaurant with drive-in or drive-through service use requires of one parking space per every 100 square feet of floor area (1/100). The plan provides a 653 sq. ft. building, thereby requiring seven parking spaces. The required parking is shown on the proposed site plan.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a restaurant with drive-in or drive-through service.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

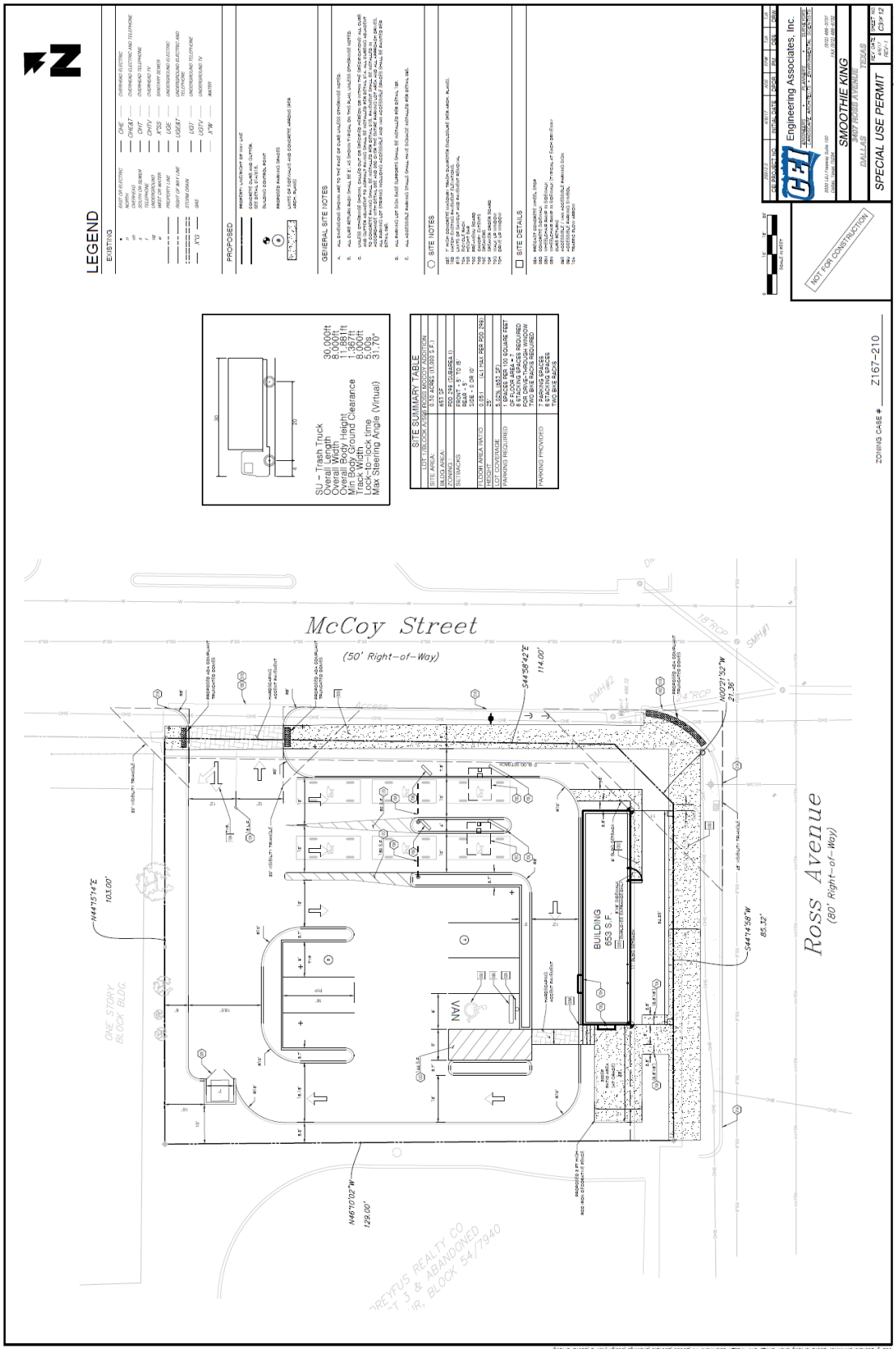
3. TIME LIMIT: This specific use permit expires on (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application 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.)

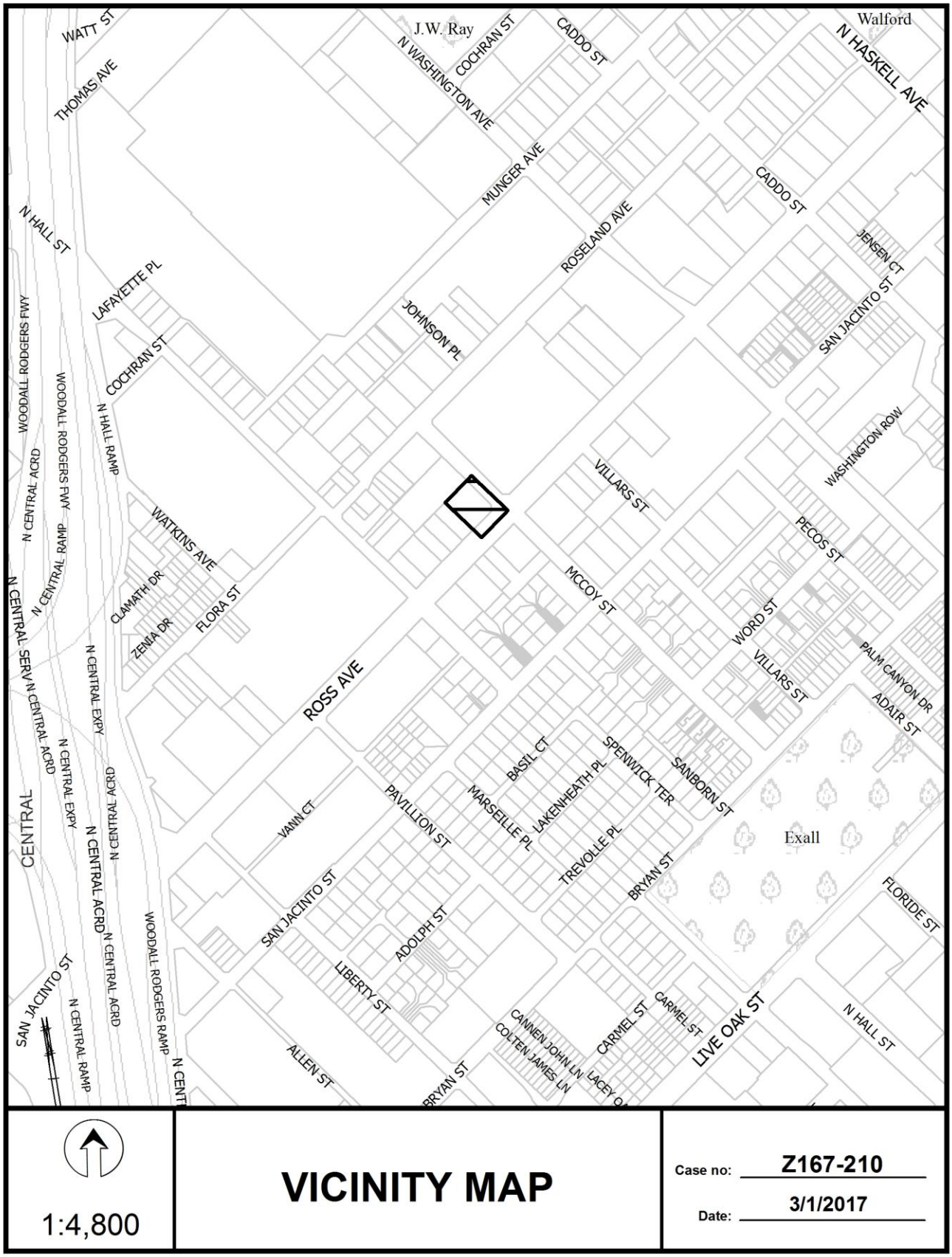
4. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN





1:4,800

VICINITY MAP

Case no: Z167-210

Date: 3/1/2017

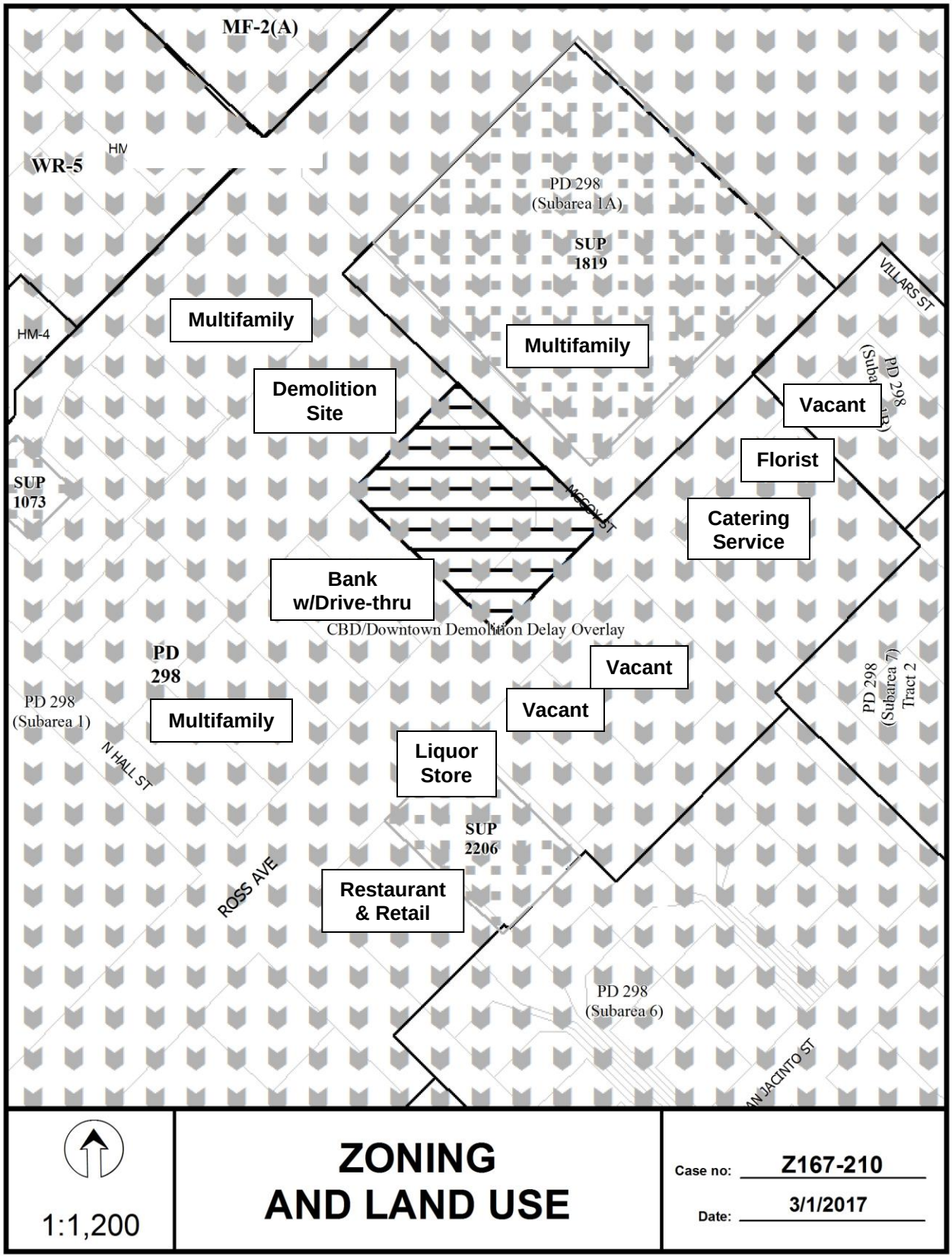


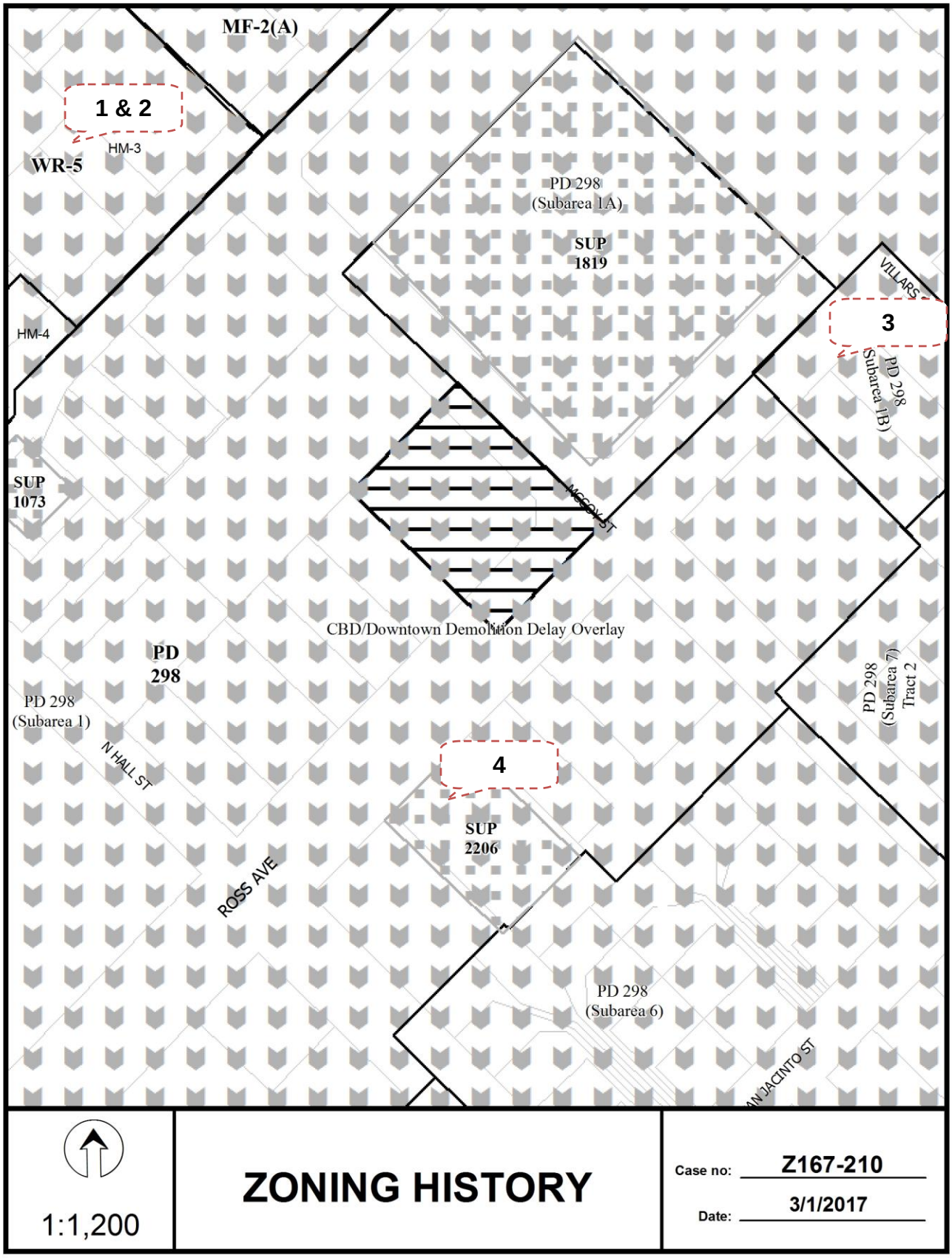
1:1,200

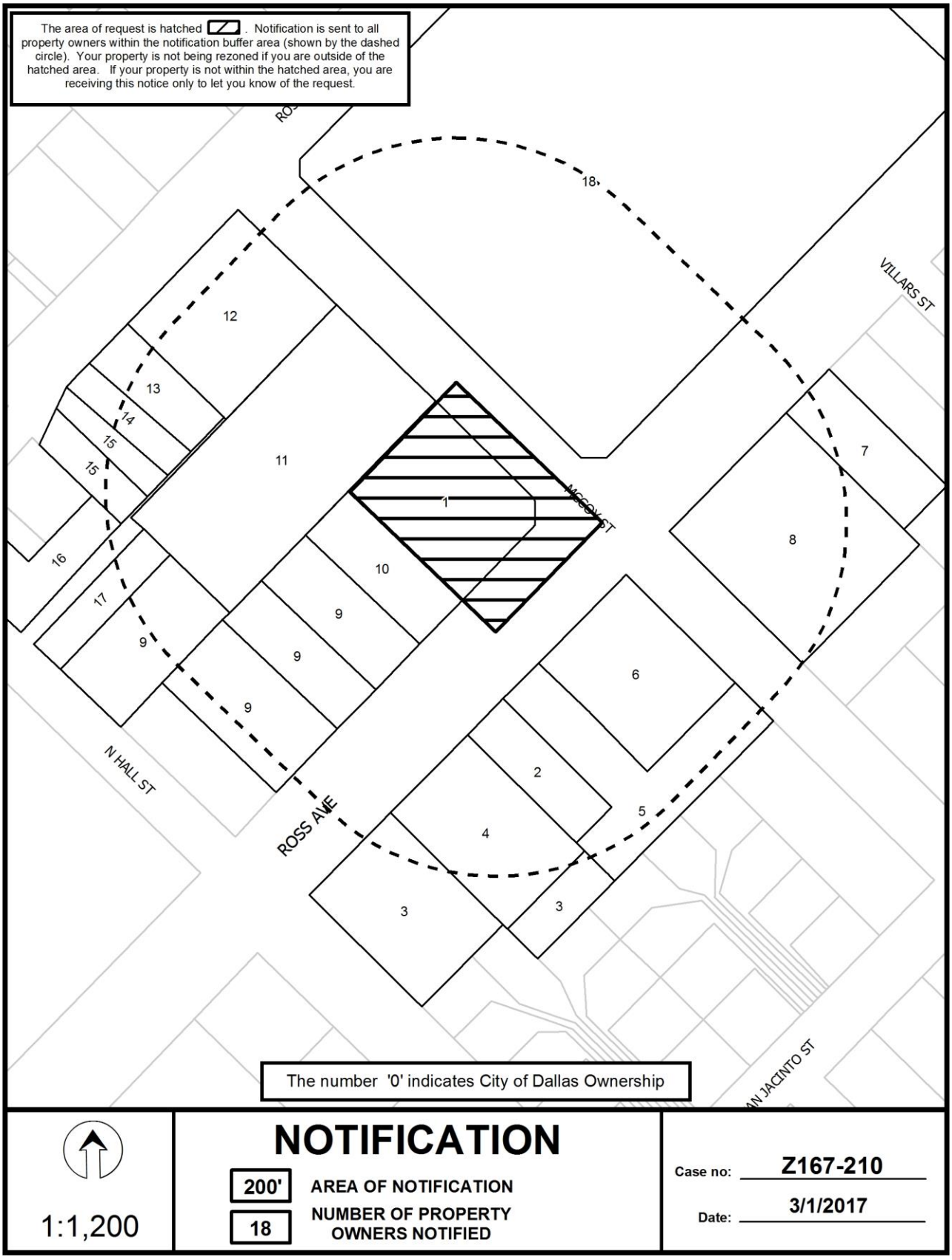
AERIAL MAP

Case no: Z167-210

Date: 3/1/2017


MF-2(A)
WR-5
HM
HM-4
PD 298
(Subarea 1A)
SUP
1819
Multifamily
Multifamily
Demolition
Site
VILLARS ST
Vacant
Florist
Catering
Service
SUP
1073
MCGOWAN ST
Bank
w/Drive-thru
CBD/Downtown Demolition Delay Overlay
PD
298
Vacant
Vacant
PD 298
(Subarea 1)
Multifamily
N HALL ST
Liquor
Store
SUP
2206
ROSS AVE
Restaurant
& Retail
PD 298
(Subarea 6)
SAN JACINTO ST
1:1,200
ZONING
AND LAND USE
Case no: Z167-210
Date: 3/1/2017


MF-2(A)
1 & 2
HM-3
WR-5
PD 298
(Subarea 1A)
SUP
1819
VILLARS
3
HM-4
PD 298
(Subarea 1B)
SUP
1073
MCGOWAN ST
CBD/Downtown Demolition Delay Overlay
PD
298
PD 298
(Subarea 1)
N HALL ST
PD 298
(Subarea 7)
Tract 2
4
SUP
2206
ROSS AVE
PD 298
(Subarea 6)
N JACINTO ST
1:1,200
ZONING HISTORY
Case no: Z167-210
Date: 3/1/2017


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.
18
VILLARS ST
12
13
14
15
15
11
1
MCCOY ST
7
8
16
17
9
10
9
9
9
6
2
5
4
3
3
N HALL ST
ROSS AVE
SAN JACINTO ST
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-210
Date: 3/1/2017

03/01/2017

Notification List of Property Owners

Z167-210

18 Property Owners Notified

Label #	*Address*		*Owner*
1	3407	ROSS AVE	R & F INVESTMENTS II LTD
2	3400	ROSS AVE	HERNANDEZ JULIO
3	3300	ROSS AVE	BSK SCHWARTZ LTD
4	3310	ROSS AVE	BSK SCHWARTZ LTD
5	3404	ROSS AVE	PARKS JAMES B JR
6	3410	ROSS AVE	606 MIDLAND BAR LLC
7	3512	ROSS AVE	MBOGO HINGA ET AL
8	3510	ROSS AVE	PARKS JAMES B JR
9	3311	ROSS AVE	3405 DHG LLC
10	3405	ROSS AVE	1507 DRAGON STREET LLC
11	1711	MCCOY ST	GIRMA ASKE
12	1723	MCCOY ST	HOUSING AUTHORITY OF THE
13	3404	ROSELAND AVE	ROSE LIMITED PS
14	3402	ROSELAND AVE	KIM RACHEL
15	3400	ROSELAND AVE	WOODARD JOHN R JR
16	1722	N HALL ST	HALL & ROSS LTD PS
17	1716	N HALL ST	HALL & ROSS LTD
18	3606	ROSELAND AVE	WW ROSS AVENUE LP

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-225(JM) **DATE FILED:** February 24, 2017

LOCATION: Area bounded by Indian Ridge Trail, Algebra Drive, McKissick Lane, and Wheatland Road

COUNCIL DISTRICT: 8 **MAPSCO:** 74-A

SIZE OF REQUEST: ±29.40 acres **CENSUS TRACT:** 111.01

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Rob Baldwin

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

SUMMARY: The applicant proposes to construct an addition including a gym and expansion of administrative offices. No new classrooms would be added. A planned development district is requested to allow a public school use [David W. Carter High School] by right, to allow existing parking in the required front yards along McKissick Lane and West Wheatland Road, and to provide an alternate landscape plan.

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

BACKGROUND INFORMATION:

- The site was developed with a public school use, David W. Carter High School, in 1965.

- The applicant would like to construct an addition including a gym and expansion of administrative offices. The existing zoning designation of an R-7.5(A) Single Family District requires a specific use permit in order to operate a public school other than an open-enrollment charter school use. The applicant has elected to apply for a new planned development district because the subject site would have conformance issues with today's code under the existing zoning designation. The issues include existing parking in required front yards, and amending landscape requirements, most notably for existing parking lots.

- A new PD is requested to allow for the following changes:
    - Allow the public school other than an open-enrollment charter school use by right, rather than by SUP.
    - To allow existing parking in front yards to remain.
    - To submit an alternate landscape plan, rather than comply with Article X.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
West Wheatland Road	Principal Arterial	100 feet
Indian Ridge Trail	Local	60 feet
Algebra Drive	Local	50 feet
McKissick Lane	Local	Varies

Land Use:

Area	Zoning	Land Use
Site	R-7.5(A)	Public School
North	R-7.5(A)	Single Family
East	R-7.5(A)	Undeveloped
South	PD No. 598 Tract 2A	Church & Undeveloped
West	R-7.5(A) & SUP No. 1097	Undeveloped & Church w/Child Care Facility

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and traffic management plan. The plan has been approved. The city engineer determined the zone change will not have a negative impact on the existing street system.

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Land Use Compatibility:

Surrounding land uses consist of single family to the north, undeveloped land to the east, a church and undeveloped land to the south, and a church, child-care facility, and undeveloped land to the west. The school has been serving the community for over 50 years. The use continues to be compatible with surrounding residential, institutional, and largely undeveloped uses in the area.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5'	30'	45%		Single Family
Proposed: PDD	25'	5'	66'	45%		School

The proposed PD would allow parking to be located in the required front yard along McKissick Lane and West Wheatland Road for a public school other than an open-enrollment charter school use only. While the current lot coverage proposed on the development plan is 16.60 percent, the allowable lot coverage is still 45 percent. Any increase would require a revised development plan for approval. The overall height is being requested to match the existing three-story structure at 66 feet. No other changes to development standards are proposed.

Finally, the applicant has provided an additional provision where for a public school other than open-enrollment charter school, at each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways. While some intersections are suitable for textured pavement in addition to a change in color for sidewalk intersections of driveways, this is not a requirement in all cases.

Parking:

No modifications to the minimum off-street parking requirements of the Dallas Development Code are requested with this application. A public school other than an open-enrolment charter school use is required to provide nine and one-half parking spaces for each senior high school classroom. The high school has 61 classrooms; therefore, 580 parking spaces are required. The proposed development plan indicates that the site will provide 586 parking spaces.

Landscaping:

A landscape plan has been provided for consideration with this request. The City arborist reviewed the proposed landscape plan and recommended approval of the alternate landscape plan and conditions.

List of Officers

Dallas Independent School District

Board of Trustees

Dan Micciche

Edwin Flores

Audrey Pinkerton

Jaime Resendez

Dustin Marshall

Lew Blackburn

Joyce Foreman

Miguel Solis

Bernadette Nutall

Proposed PD Conditions

"ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at the northwest corner of Wheatland Road and Indian Ridge Trail. The size of PD _____ is approximately 29.40 acres.

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

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

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

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

SEC. 51P- ____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

(2) Exhibit ___A: landscape plan.

(3) Exhibit ___C: traffic management plan.

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

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

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

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

(b) Public school other than an open-enrollment charter school is permitted by right.

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

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

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

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

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

(b) Height. For a public school other than an open-enrollment charter school, maximum structure height is 66 feet.

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

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

(b) For a public school other than an open-enrolment charter school, parking may be located in the required front yard along McKissick Lane and Wheatland Road.

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

See Article VI.

SEC. 51P-_____.111. LANDSCAPING.

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

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

(1) Except as provided in this subsection, landscaping must be provided as shown on the landscape plan (Exhibit _____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) If an existing tree shown on the landscape plan is removed or seriously injured, it must be replaced with a minimum two-inch caliper tree of the same type within fifty feet of the replaced tree, unless a minor amendment to the landscape plan is approved for an alternate location.

(3) A minimum of one large street tree must be provided within the required front yard for each 50 feet of street frontage along Algebra Drive and along the northernmost 150 feet of Indian Ridge Trail before new construction is permitted for 200 square feet of additional floor area or 10 or additional parking spaces within 300 feet of Algebra Drive.

(4) Any renovation or reconstruction of an existing parking lot that requires a building permit, or new construction of a parking lot, must comply with the parking lot requirements of Section 51A-10.125(b) and be reflected on a landscape plan to be approved by the city plan commission.

(5) An automatic irrigation system must be provided to maintain new landscape trees required by this section or Article X.

(6) The tree preservation, removal, and replacement provisions in Division 10.130 apply.

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

SEC. 51P--_____.112. TRAFFIC MANAGEMENT PLAN.

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

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2018. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each **even-numbered year**.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(c) Amendment process.

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

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

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

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

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

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

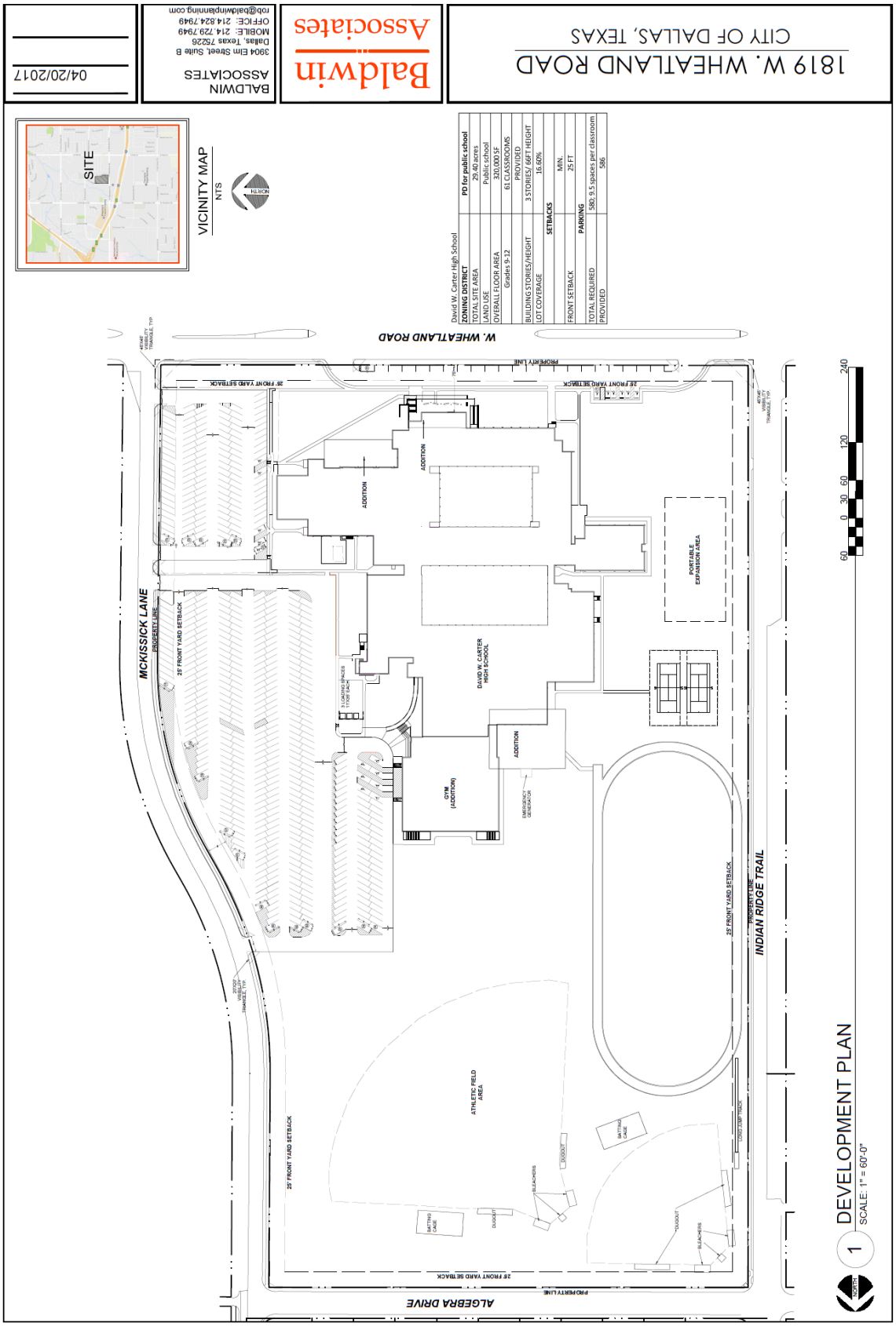
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

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

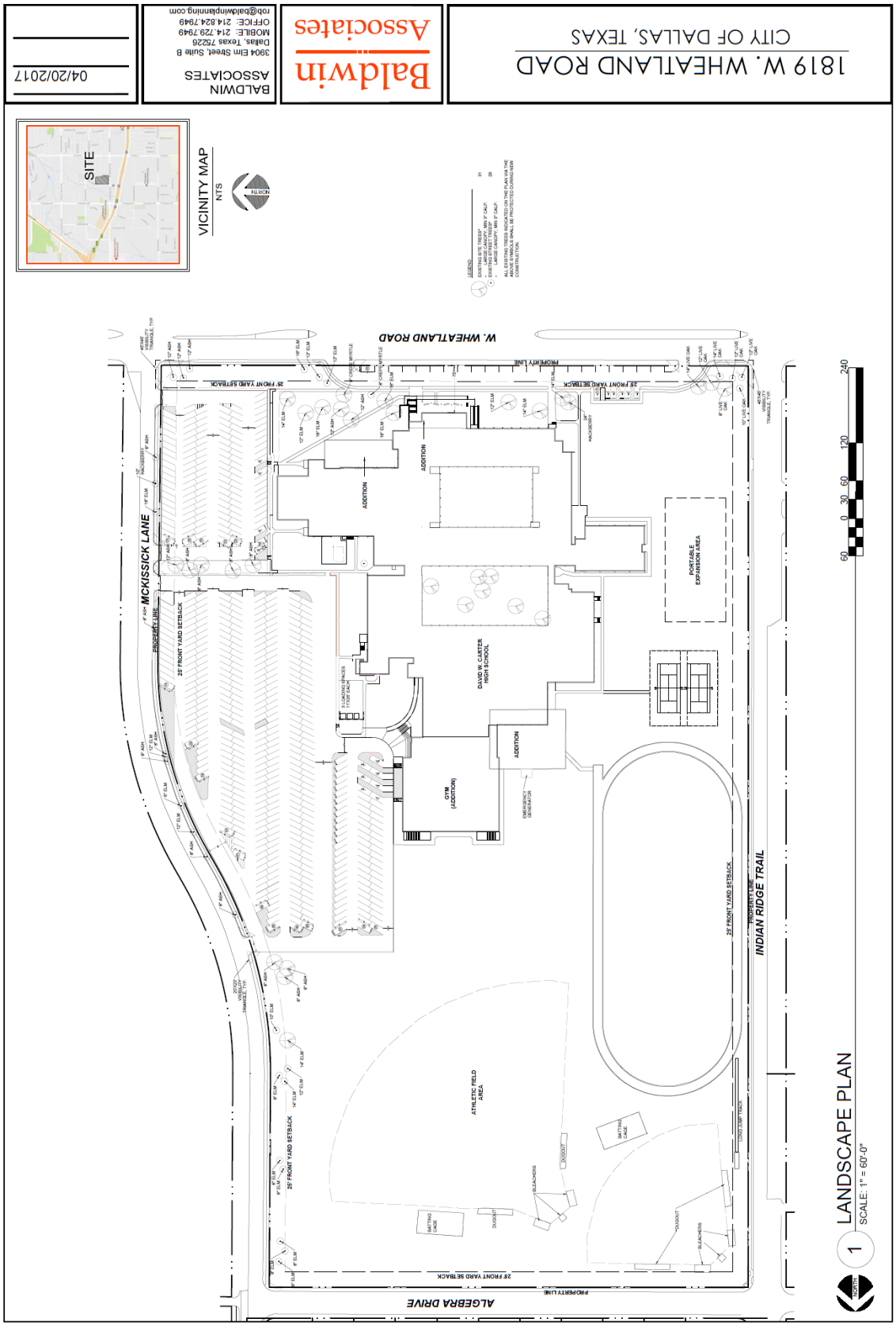
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

Z167-225(JM)

Proposed Development Plan



Proposed Landscape Plan



Traffic Management Plan

April 24, 2017
PK# 2268-17.048

TRAFFIC MANAGEMENT PLAN

Project:
DISD David W. Carter High School
In Dallas, Texas

Prepared for:
City of Dallas

On behalf of:
Dallas Independent School District

Prepared by:

Steve E. Stoner

Steve E. Stoner, P.E., PTOE



Pacheco Koch

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

February 22, 2017

Pacheco Koch

TRAFFIC MANAGEMENT PLAN
DISD David W. Carter High School

Dallas, Texas

TABLE OF CONTENTS

INTRODUCTION 1

Project Description *1*

TMP Objectives *2*

Methodology *3*

Expectations *3*

Changes to TMP *4*

Traffic Management Plan 4

Proposed Site Plan

Exhibit 1. Existing Conditions

Exhibit 2. Recommendations/Proposed Conditions

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for the David W. Carter High School (the "School") located at 1819 W Wheatland Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking creation of a Planned Development District for the site from the City of Dallas (the "Approving Agency") to facilitate proposed site Improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The site currently consists of an existing public high school. Current enrollment is summarized below in Table 1. The School is not anticipating an increase enrollment as a result of the Project. School starts at 9:15 AM and ends at 4:15 PM.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
9th Grade	396
10th Grade	285
11th Grade	251
12th Grade	191
TOTAL	1,123

*Enrollment Data provided by *DISD*

Access to the campus is via Wheatland Road, a six-lane, median-divided major thoroughfare, and two local roads, Indian Ridge Trail and McKissick Lane. Both intersections at Wheatland Road are STOP-controlled on the minor-street approach. Nearby traffic signals are located on Wheatland Road at the intersections with Hampton Road (one-half mile west of school) and Polk Street (one-half mile east of school). The site is located in a predominately residential area. A major church is located across Wheatland Road.

A proposed site plan for the DISD David W. Carter High School, provided by Baldwin Associates, is attached at the end of this report.

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:
Terms are used in this report:

"Event"– a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

Pacheco Koch was not involved with site selection, site design, or the current operations for this project. Pacheco Koch is not responsible for the *implementation* of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "*TMP Objectives*"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibits. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as-needed basis.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions

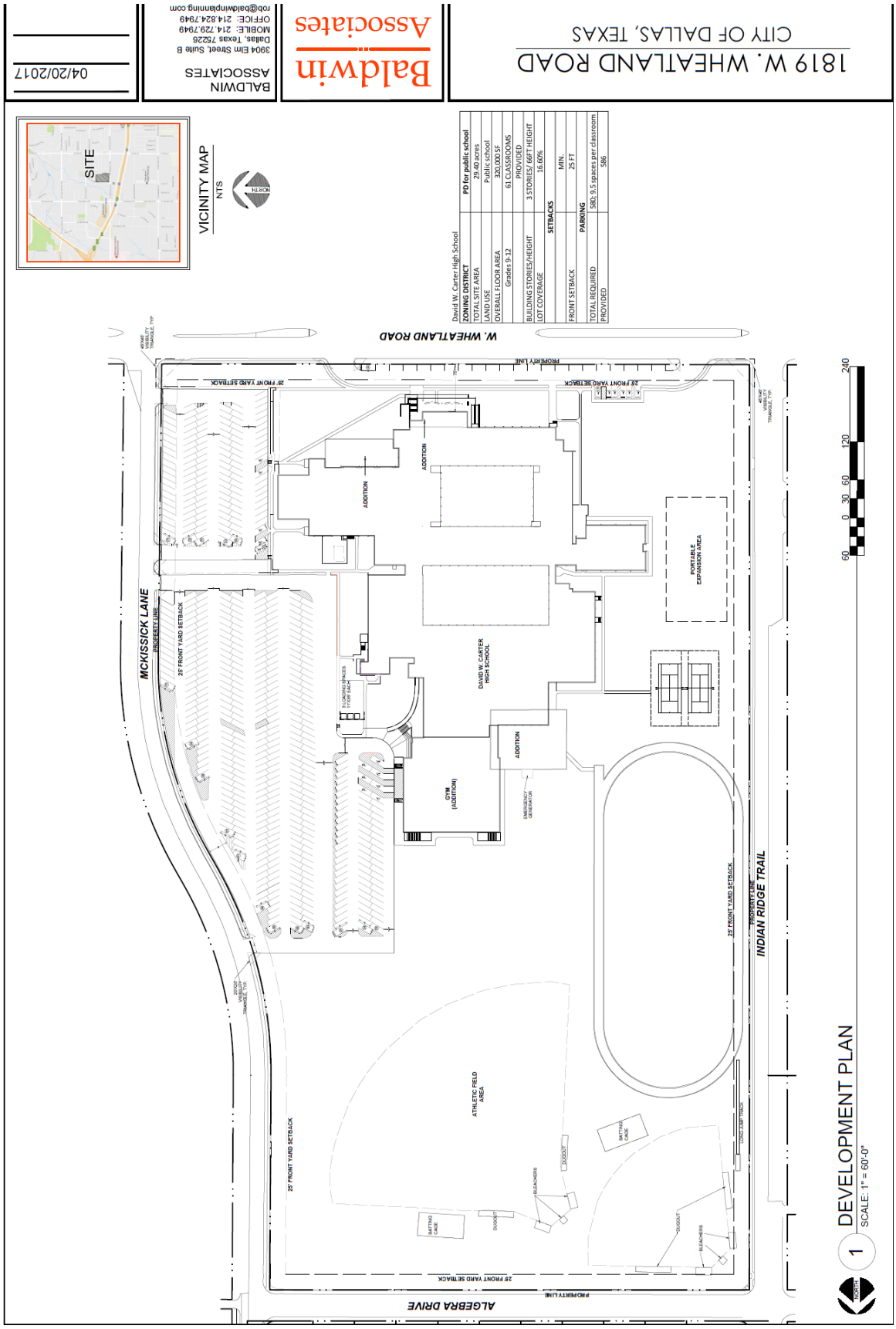
generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

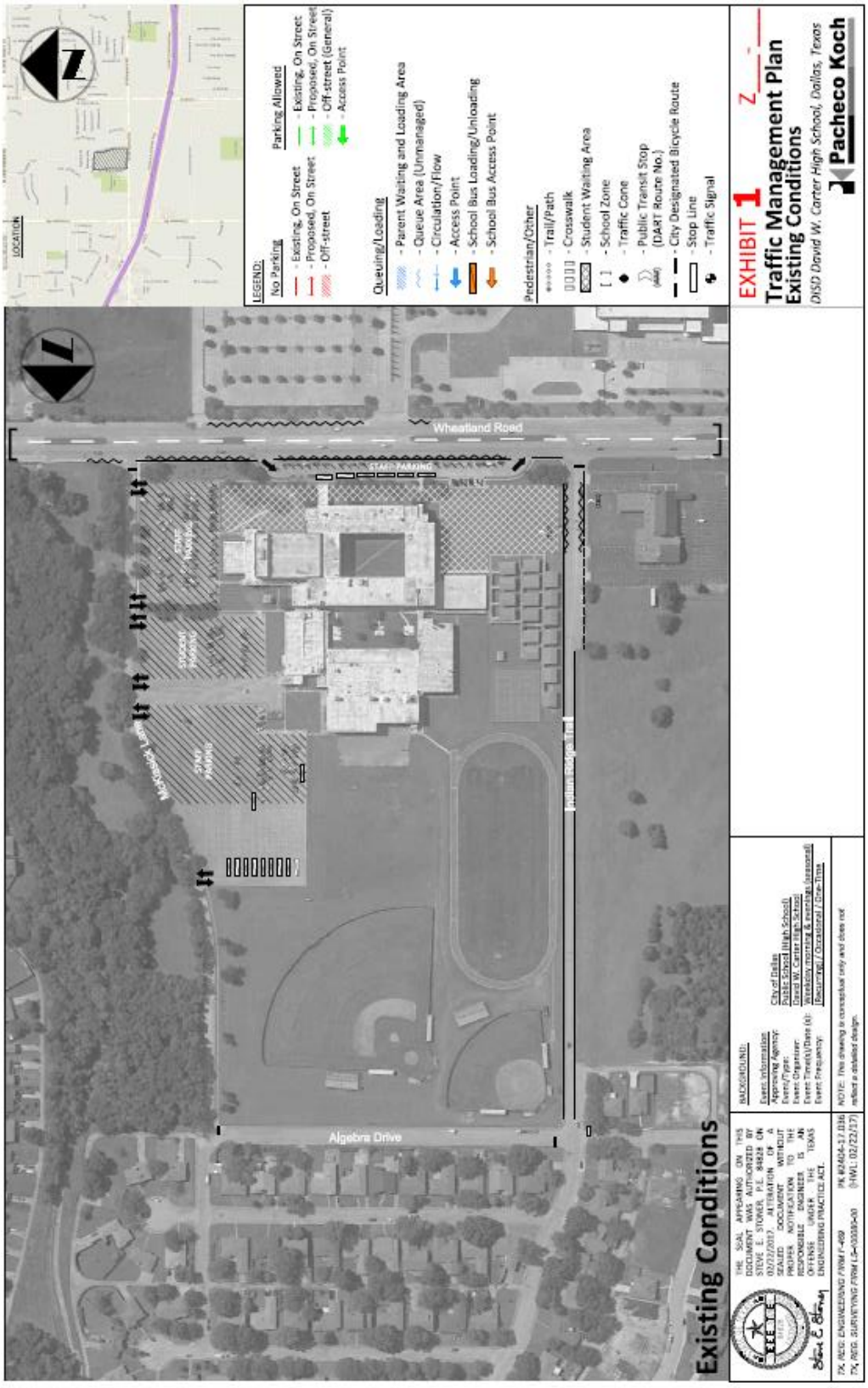
A graphical summary of existing conditions is depicted in **Exhibit 1**; graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 2**.

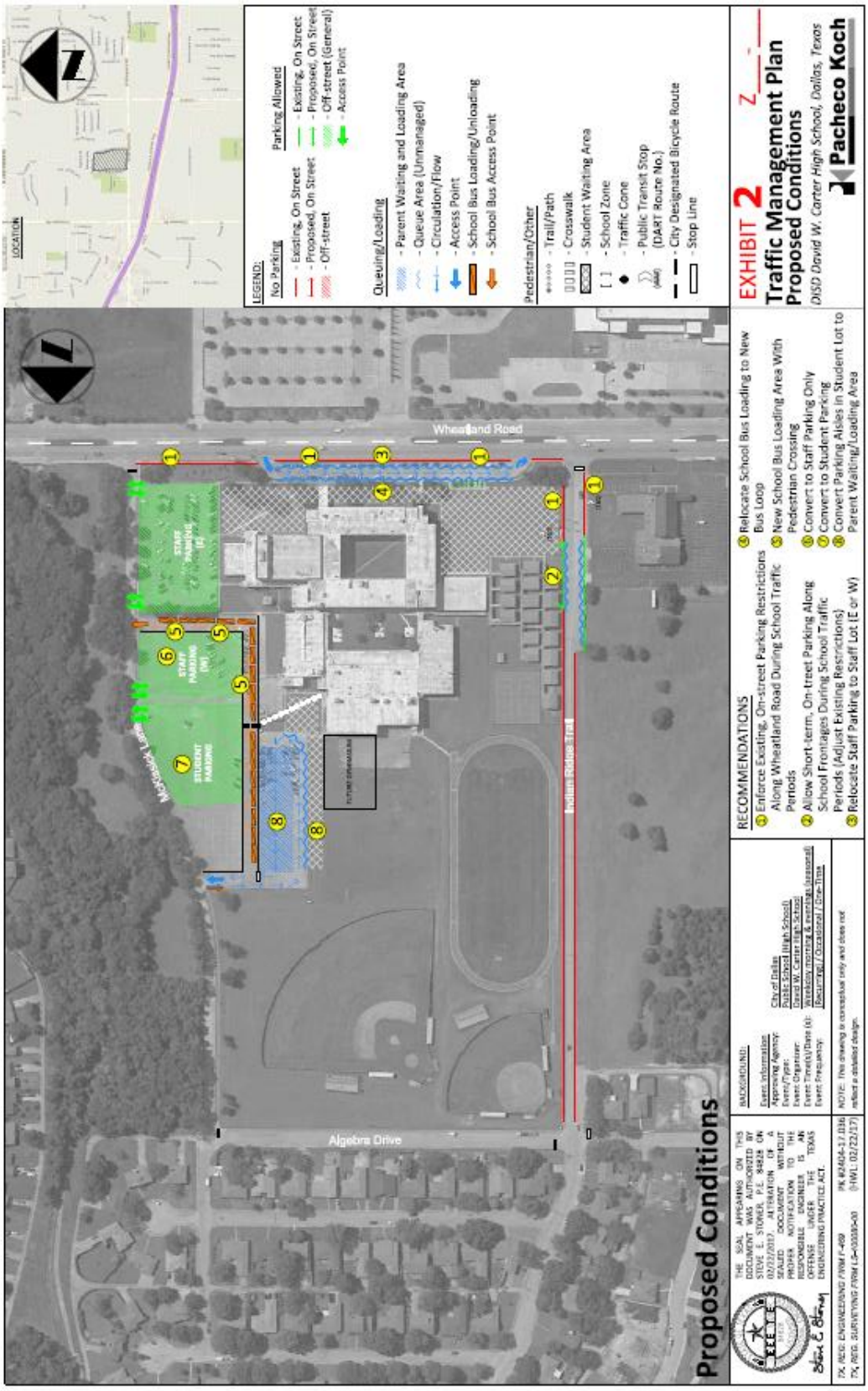
A summary of specific recommendations are provided below:

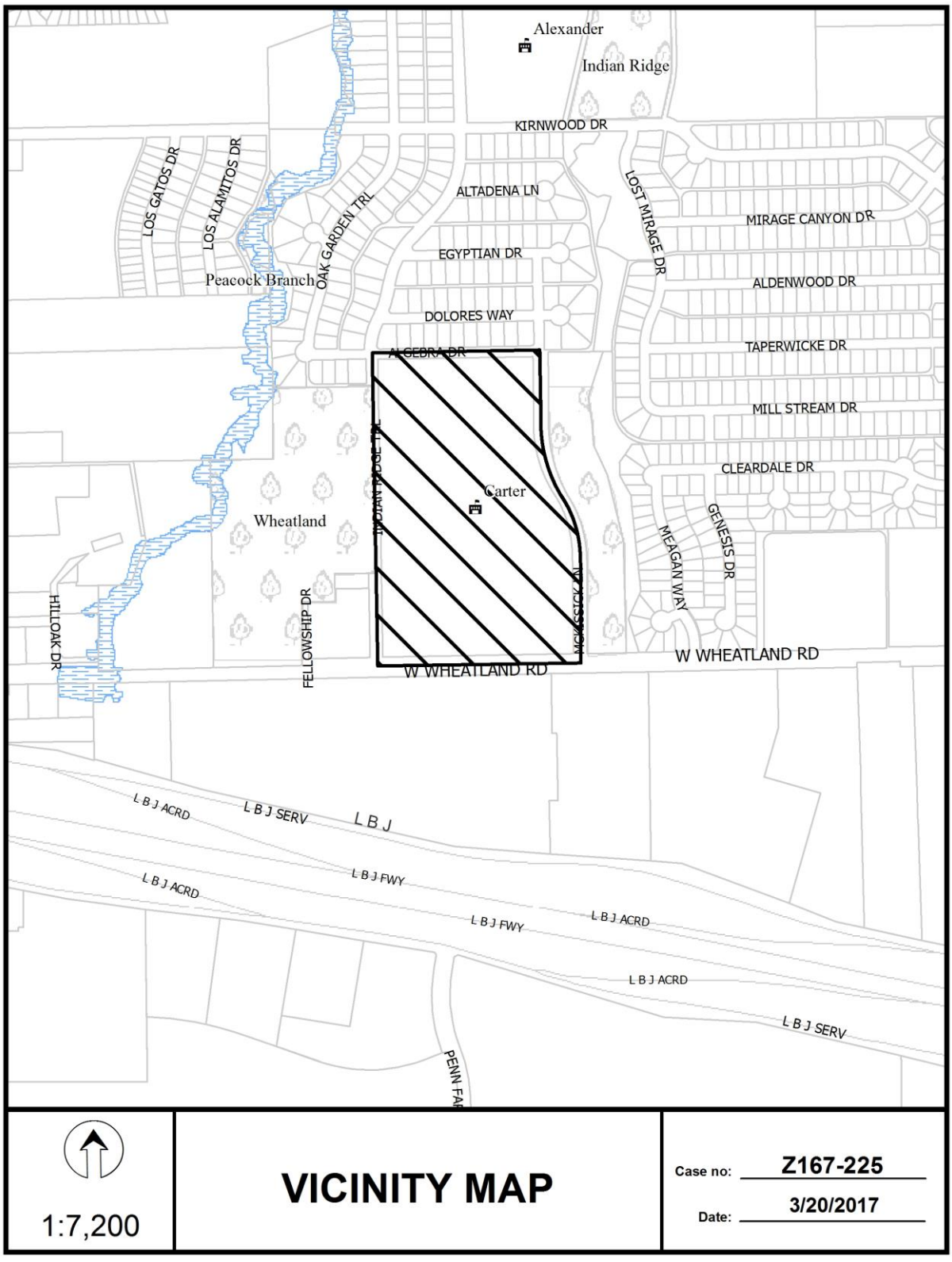
1. Enforce existing, on-street parking restrictions along Wheatland Road during school traffic periods. [Intent: to minimize impact to thoroughfare.]
2. Allow short-term, on-street parking along school frontage on Indian Trail Ridge during school traffic periods (i.e., adjust existing restrictions).
3. Relocate all staff parking located in front of school to the staff lot (E or W) located east of the school.
4. Relocate all school bus loading to the new bus loop.
5. Create new bus loop as indicated on proposed site plan. (Preferably, the bus loop will be physically separated by raised curbs with safe loading areas.)
6. Convert parking lot to staff parking only as indicated on proposed site plan.
7. Convert parking lot to student parking only as indicated on proposed site plan.
8. Create a designated parent waiting/loading area in existing parking lot. [Intent: To provide off-street location for parents to stand/park during afternoon pick-up periods in lieu of standing/parking on thoroughfare.]

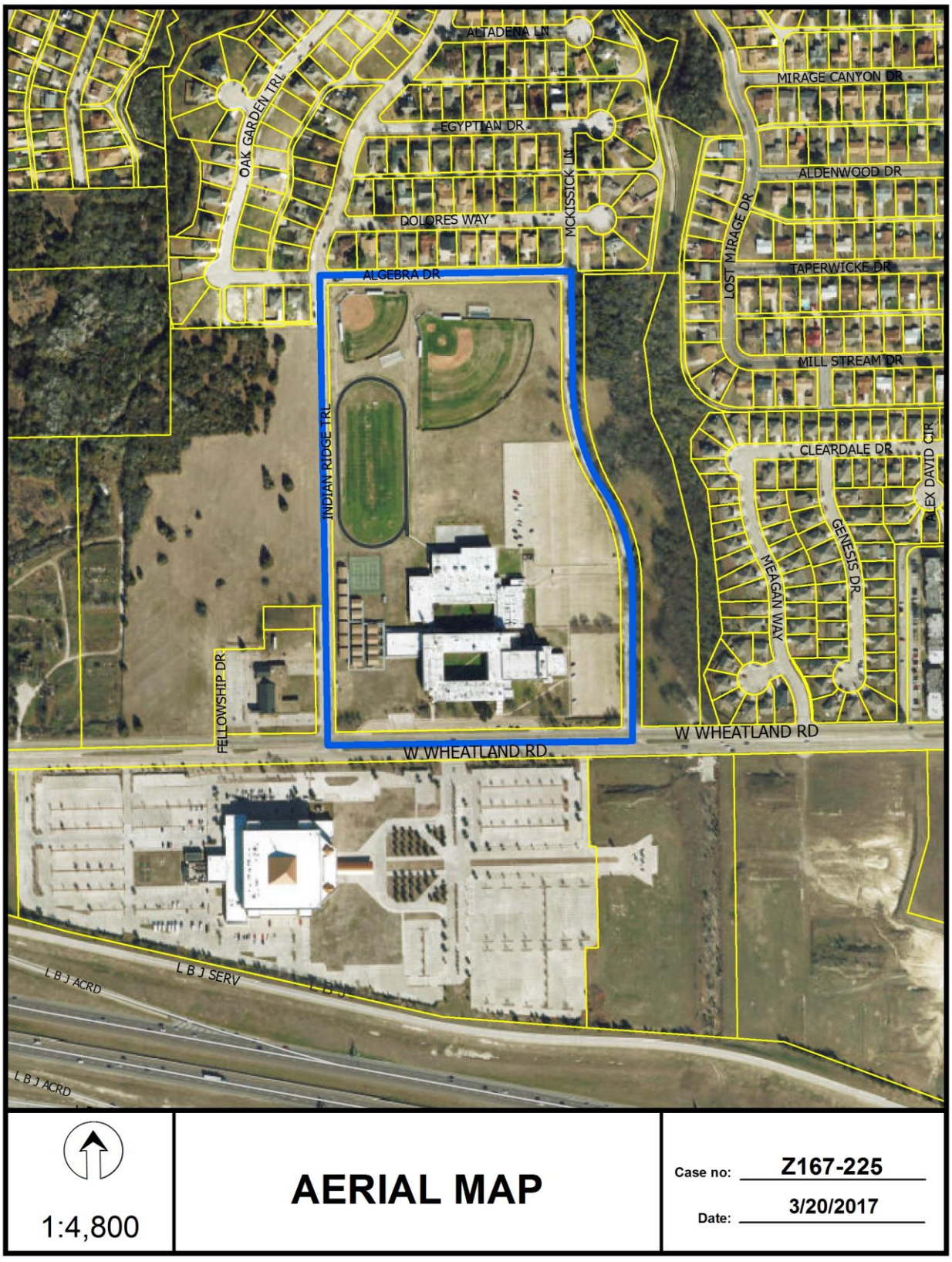
END OF MEMO

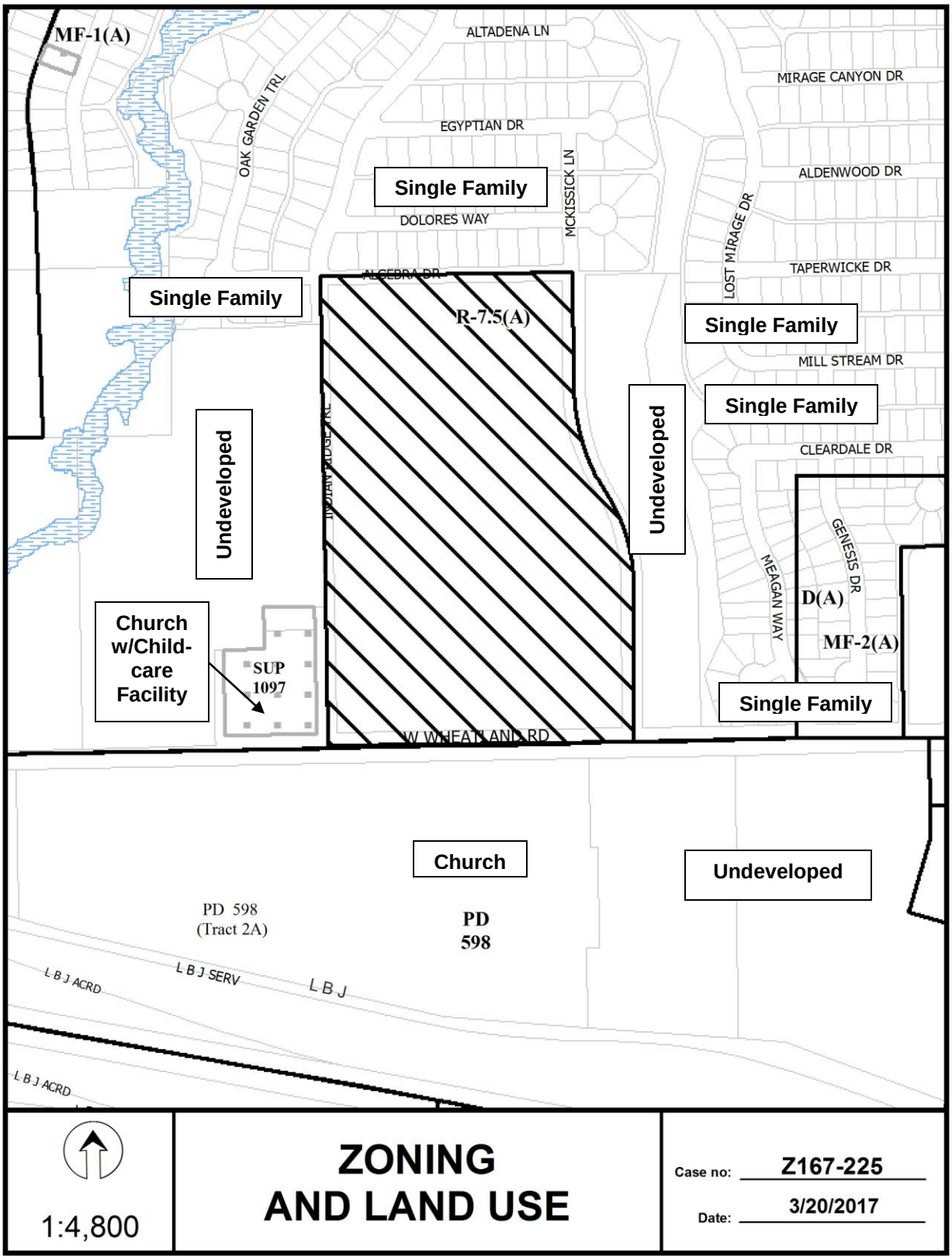

1819 W. WHEATLAND ROAD
CITY OF DALLAS, TEXAS
Baldwin Associates
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com
04/20/2017
SITE
VICINITY MAP
NTS
David W. Carter High School
PD for public school
ZONING DISTRICT
TOTAL SITE AREA
20.40 acres
LAND USE
Public school
OVERALL FLOOR AREA
320,000 SF
Grades 9-12
61 CLASSROOMS
PROVIDED
BUILDING STORIES/HEIGHT
3 STORIES/ 66FT HEIGHT
LOT COVERAGE
16.60%
SETBACKS
FRONT SETBACK
MIN.
25 FT
PARKING
TOTAL REQUIRED
580; 9.5 spaces per classroom
PROVIDED
586
W. WHEATLAND ROAD
PROPERTY LINE
25' FRONT YARD SETBACK
ADDITION
PORTABLE EXPANSION AREA
DAVID W. CARTER HIGH SCHOOL
GYM (ADDITION)
EMERGENCY GENERATOR
LOADING SPACES FOOD BACK
MCKISSICK LANE
25' FRONT YARD SETBACK
INDIAN RIDGE TRAIL
ATHLETIC FIELD AREA
BATTING CAGE
DUGOUT
BLEACHERS
TORO JUMP TRACK
ALGEBRA DRIVE
1 DEVELOPMENT PLAN
SCALE: 1" = 60'-0"
NORTH
60 0 30 60 120 240

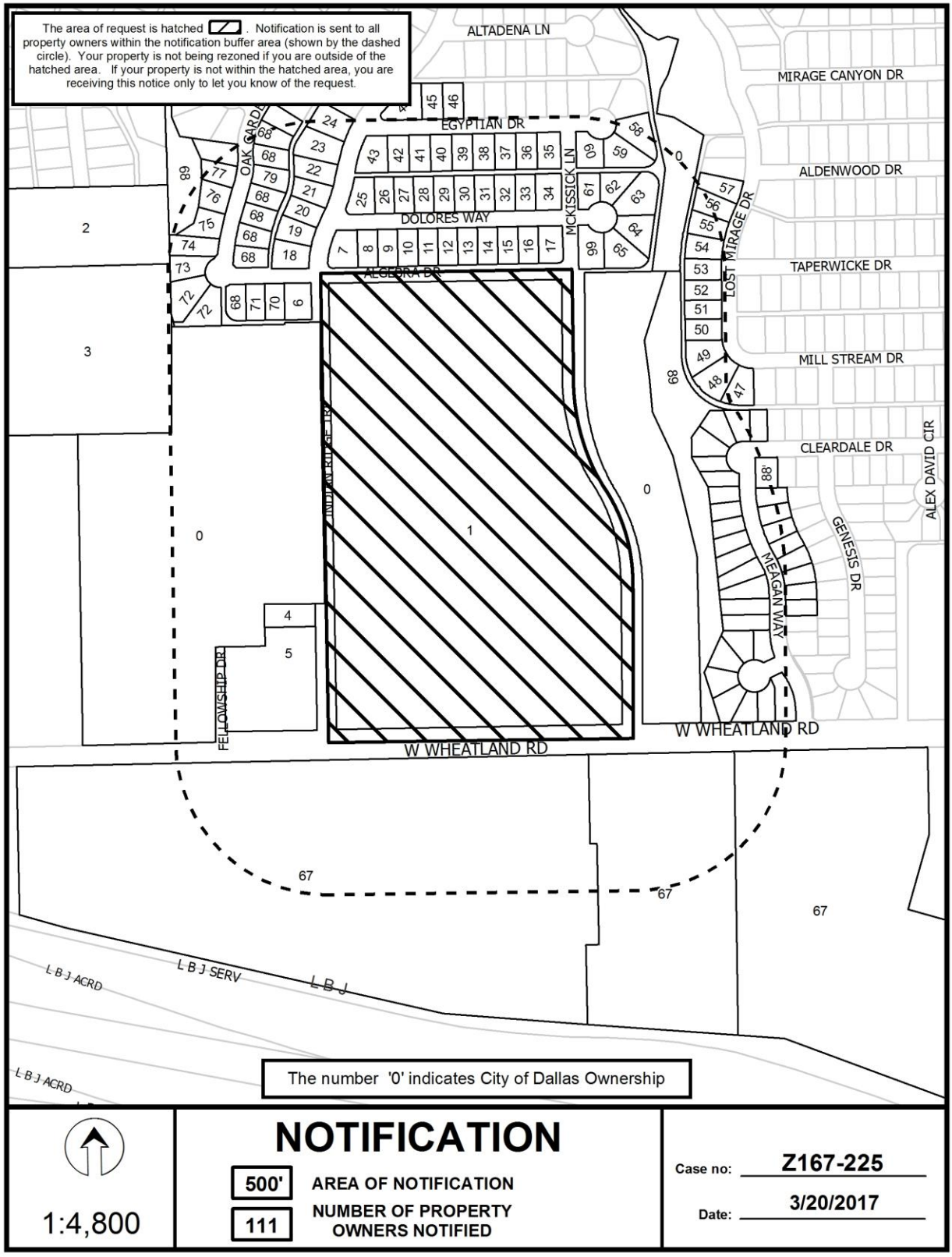

Existing Conditions
Algebra Drive
Wheatland Road
Indian Ridge Trail
STAFF PARKING
STAFF PARKING
STAFF PARKING
STAFF PARKING
LOCATION
LEGEND:
No Parking
- Existing, On Street
- Proposed, On Street
- Off-street
Parking Allowed
- Existing, On Street
- Proposed, On Street
- Off-street (General)
- Access Point
Queuing/Loading
- Parent Waiting and Loading Area
- Queue Area (Unmanaged)
- Circulation/Flow
- Access Point
- School Bus Loading/Unloading
- School Bus Access Point
Pedestrian/Other
- Trail/Path
- Crosswalk
- Student Waiting Area
- School Zone
- Traffic Cone
- Public Transit Stop (DART Route No.)
- City Designated Bicycle Route
- Stop Line
- Traffic Signal
EXHIBIT 1
Z___-___
Traffic Management Plan
Existing Conditions
DISD David W. Carter High School, Dallas, Texas
Pacheco Koch
BACKGROUND:
Event Information
Approving Agency:
City of Dallas
Event/Type:
Public School (High School)
Event Organizer:
David W. Carter High School
Event Time(s)/Date (s):
Weekday morning & evenings (seasonal)
Event Frequency:
Recurring / Occasional / One-Time
NOTE: This drawing is conceptual only and does not reflect a detailed design.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVE E. STOWER, P.E. 84828 ON 02/22/2017. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-10000500
PK #2404-17.036
(HWL 02/22/17)


Proposed Conditions
Algebra Drive
Wheatland Road
Indian Ridge Trail
McKissick Lane
STAFF PARKING (E)
STAFF PARKING (W)
STUDENT PARKING
FUTURE BUILDING
LOCATION
LEGEND:
No Parking
- Existing, On Street
- Proposed, On Street
- Off-street
Parking Allowed
- Existing, On Street
- Proposed, On Street
- Off-street (General)
- Access Point
Queuing/Loading
- Parent Waiting and Loading Area
- Queue Area (Unmanaged)
- Circulation/Flow
- Access Point
- School Bus Loading/Unloading
- School Bus Access Point
Pedestrian/Other
- Trail/Path
- Crosswalk
- Student Waiting Area
- School Zone
- Traffic Cone
- Public Transit Stop (DART Route No.)
- City Designated Bicycle Route
- Stop Line
RECOMMENDATIONS
1 Enforce Existing, On-street Parking Restrictions Along Wheatland Road During School Traffic Periods
2 Allow Short-term, On-treet Parking Along School Frontages During School Traffic Periods (Adjust Existing Restrictions)
3 Relocate Staff Parking to Staff Lot (E or W)
4 Relocate School Bus Loading to New Bus Loop
5 New School Bus Loading Area With Pedestrian Crossing
6 Convert to Staff Parking Only
7 Convert to Student Parking
8 Convert Parking Aisles in Student Lot to Parent Waiting/Loading Area
BACKGROUND:
Event Information
Approving Agency:
Event/Type:
Event Organizer:
Event Time(s)/Date (s):
Event Frequency:
City of Dallas
Dallas School (High School)
David W. Carter High School
Weekday Morning & Evening (Assumed)
Recurring / Occasional / One-Time
NOTE: This drawing is conceptual only and does not reflect a detailed design.
EXHIBIT 2
Z_____
Traffic Management Plan
Proposed Conditions
DISD David W. Carter High School, Dallas, Texas
Pacheco Koch


Alexander
Indian Ridge
KIRNWOOD DR
LOS GATOS DR
LOS ALAMITOS DR
OAK GARDEN TRL
ALTADENA LN
LOST MIRAGE DR
MIRAGE CANYON DR
EGYPTIAN DR
ALDENWOOD DR
Peacock Branch
DOLORES WAY
TAPERWICKE DR
ALGEBRA DR
MILL STREAM DR
CLEARDALE DR
Carter
Wheatland
GENESIS DR
MEAGAN WAY
HILLOAK DR
FELLOWSHIP DR
W WHEATLAND RD
W WHEATLAND RD
L B J ACRD
L B J SERV
L B J
L B J FWY
L B J ACRD
L B J FWY
L B J ACRD
L B J ACRD
L B J SERV
PENN FA
1:7,200
VICINITY MAP
Case no: Z167-225
Date: 3/20/2017


ALTADENA LN
OAK GARDEN TRL
EGYPTIAN DR
MCKISSICK LN
MIRAGE CANYON DR
ALDENWOOD DR
DOLORES WAY
LOST MIRAGE DR
TAPERWICKE DR
ALGEBRA DR
MILL STREAM DR
INDIAN RIDGE TRL
CLEARDALE DR
ALEX DAVID CIR
GENESIS DR
MEAGAN WAY
FELLOWSHIP DR
W WHEATLAND RD
W WHEATLAND RD
L B J ACRD
L B J SERV
L B J
L B J ACRD
1:4,800
AERIAL MAP
Case no: Z167-225
Date: 3/20/2017


MF-1(A)
ALTADENA LN
MIRAGE CANYON DR
OAK GARDEN TRL
EGYPTIAN DR
Single Family
MCKISSICK LN
ALDENWOOD DR
DOLORES WAY
LOST MIRAGE DR
TAPERWICKE DR
ALGEBRA DR
Single Family
R-7.5(A)
Single Family
MILL STREAM DR
Undeveloped
Undeveloped
Single Family
CLEARDALE DR
GENESIS DR
MEAGAN WAY
D(A)
MF-2(A)
Church w/Child-care Facility
SUP 1097
Single Family
W WHEATLAND RD
Church
Undeveloped
PD 598 (Tract 2A)
PD 598
L B J ACRD
L B J SERV
L B J
L B J ACRD
1:4,800
ZONING AND LAND USE
Case no: Z167-225
Date: 3/20/2017


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.
ALTADENA LN
MIRAGE CANYON DR
EGYPTIAN DR
ALDENWOOD DR
DOLORES WAY
MCKISSICK LN
LOST MIRAGE DR
TAPERWICKE DR
ALGEBRA DR
MILL STREAM DR
CLEARDALE DR
ALEX DAVID CIR
GENESIS DR
MEAGAN WAY
FELLOWSHIP DR
W WHEATLAND RD
L B J ACRD
L B J SERV
L B J
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
111
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-225
Date: 3/20/2017

03/20/2017

Notification List of Property Owners

Z167-225

111 Property Owners Notified

Label #	*Address*		*Owner*
1	1819	W WHEATLAND RD	Dallas ISD
2	7700	S HAMPTON RD	HAWKINS MARTIN
3	7750	S HAMPTON RD	ROSE ROY R &
4	7800	INDIAN RIDGE TRL	NEW COVENANT CHRISTIAN
5	2025	W WHEATLAND RD	NEW COVENANT CHRISTIAN
6	2004	ALGEBRA DR	CALHOUN FRANCIS &
7	1926	DOLORES WAY	HARRIS SOLANDA R &
8	1920	DOLORES WAY	ROBERTSON LASHAWN
9	1916	DOLORES WAY	EDWARDS HARRELL &
10	1910	DOLORES WAY	AHR FIRST BORROWER LLC
11	1906	DOLORES WAY	JONES THOMAS E
12	1834	DOLORES WAY	CAH 2014 1 BORROWER LLC
13	1828	DOLORES WAY	BARBER ROBERT R
14	1822	DOLORES WAY	GEORGE NETTIE B
15	1818	DOLORES WAY	WALKER MARY
16	1812	DOLORES WAY	TODD SHERRY M
17	1806	DOLORES WAY	KINDER DANNY & DELORIS
18	7837	INDIAN RIDGE TRL	CALHOUN RUTH &
19	7833	INDIAN RIDGE TRL	ASDJ PPTIES LLC
20	7827	INDIAN RIDGE TRL	BAGLEY SHARRUNDA M
21	7823	INDIAN RIDGE TRL	REECE JAMES W
22	7817	INDIAN RIDGE TRL	WILLIAMS ROBERT E JR
23	7811	INDIAN RIDGE TRL	REESE TIFFANY
24	7805	INDIAN RIDGE TRL	COY EUGENE JR
25	1919	DOLORES WAY	PATTERSON JIMMY
26	1915	DOLORES WAY	DAMN STRAIGHT ENTERPRISES LLC

03/20/2017

Label #	*Address*		*Owner*
27	1909	DOLORES WAY	ADAMS LEO JASON &
28	1905	DOLORES WAY	CUMBO ARCHIE L
29	1833	DOLORES WAY	BELL DAISY
30	1827	DOLORES WAY	HIGHTOWER ALVERSTEIN
31	1821	DOLORES WAY	LONG ALBERTA VENORA
32	1817	DOLORES WAY	BOLDEN NELDA J
33	1811	DOLORES WAY	DAVIS ALPHA
34	1807	DOLORES WAY	SAMS LAWRENCE G
35	1808	EGYPTIAN DR	BOLDEN GEORGE W ETAL
36	1814	EGYPTIAN DR	SMITH SHIRLEY M
37	1820	EGYPTIAN DR	MOORE ESTER P
38	1826	EGYPTIAN DR	RILEY BOBBIE
39	1832	EGYPTIAN DR	WILSON JOHN T &
40	1906	EGYPTIAN DR	BELL DOMITILA
41	1912	EGYPTIAN DR	COLSON JOHN H
42	1918	EGYPTIAN DR	QUANTUM TEXAS LLC
43	1924	EGYPTIAN DR	HODGE SHIRLEY
44	1921	EGYPTIAN DR	THOMPSON HOWARD
45	1911	EGYPTIAN DR	GRANT BETTY JOE
46	1905	EGYPTIAN DR	BAILEY JAMES EDWARD
47	1416	MILL STREAM DR	STATEN OTTIS R
48	1422	MILL STREAM DR	GOMEZ JULIAN &
49	7925	LOST MIRAGE DR	STENCER THERESA
50	7919	LOST MIRAGE DR	MASON PAULA
51	7915	LOST MIRAGE DR	RICE R O & RUBY NELL
52	7909	LOST MIRAGE DR	JONES JACQUELINE R
53	7905	LOST MIRAGE DR	CASMER MICHAEL &
54	7851	LOST MIRAGE DR	GREER L L
55	7847	LOST MIRAGE DR	MY INFINITY HOLDINGS LLC
56	7841	LOST MIRAGE DR	BANDY LEROY JR &
57	7837	LOST MIRAGE DR	MAZE W L

03/20/2017

Label #	*Address*		*Owner*
58	1704	EGYPTIAN DR	ETHRIDGE GREGORY M &
59	1710	EGYPTIAN DR	HAMILTON COREY D
60	1714	EGYPTIAN DR	MCCOY KAYE FRANCIS
61	1715	DOLORES WAY	ADAMS GAYLE SUE
62	1711	DOLORES WAY	TAYLOR EDNA ISABELL
63	1705	DOLORES WAY	LEWIS TERENCE D
64	1704	DOLORES WAY	RODRIGUEZ RAFAEL &
65	1710	DOLORES WAY	CAH 2014 2 BORROWER LLC
66	1714	DOLORES WAY	HARDY RUFUS C & BELINDA K
67	1500	W WHEATLAND RD	FRIENDSHIP WEST BAPTIST
68	1901	KIRNWOOD DR	TEXAS STATE AFFORDABLE HOUSING CORP
69	1901	KIRNWOOD DR	GRIDIRON-CARTER SQUARE LP
70	2008	ALGEBRA DR	AMAYA JOHAN CACERES
71	2012	ALGEBRA DR	NCD LP
72	7839	OAK GARDEN TRL	TEXAS STATE AFFORDABLE HOUSING CORP
73	7831	OAK GARDEN TRL	WILLIAMS HAZEL R
74	7827	OAK GARDEN TRL	AGUILAR LEYBI
75	7823	OAK GARDEN TRL	SPURLOCK MONICA E
76	7817	OAK GARDEN TRL	WAITERS JOSEPHINE L
77	7813	OAK GARDEN TRL	SHANKS TIFFANY
78	7809	OAK GARDEN TRL	STARWOOD WAYPOINT TRS LLC
79	7812	OAK GARDEN TRL	CANNON ALVIN M
80	8036	MEAGAN WAY	SAKA HIROSHI
81	8032	MEAGAN WAY	VAKANI ZAFAR
82	8028	MEAGAN WAY	GUZMAN RICARDO E
83	8024	MEAGAN WAY	CAH 2015 1 BORROWER LLC
84	8020	MEAGAN WAY	SCOTT JACQUELINE
85	8016	MEAGAN WAY	PEREZ JOSE
86	8012	MEAGAN WAY	MCDONALD KIMBERLY & ERIC
87	8008	MEAGAN WAY	WALLACE KEITH
88	1340	CLEARDALE DR	ALLEN MILLIE M

03/20/2017

Label #	*Address*		*Owner*
89	1601	W WHEATLAND RD	WHEATLAND HILLS ESTATES
90	1404	MARENA MOORE WAY	GARDNER JOYCE D
91	1408	MARENA MOORE WAY	PHILLIPS C L & MARTHA
92	1412	MARENA MOORE WAY	OHANA EQUITIES LLC
93	1416	MARENA MOORE WAY	VEGA PATRICIA
94	1417	MARENA MOORE WAY	TOSTE PHILLIP A
95	1413	MARENA MOORE WAY	BROWN ANGELA D &
96	1405	MARENA MOORE WAY	WANG CHEN YU
97	8039	MEAGAN WAY	ZAMORA CRISOFORO &
98	8035	MEAGAN WAY	WILLIAMS DIANE
99	8031	MEAGAN WAY	BEAULY LLC
100	8027	MEAGAN WAY	DINH MARY
101	8023	MEAGAN WAY	PROCTOR TANYA
102	8019	MEAGAN WAY	LOVE ZACHARY &
103	8015	MEAGAN WAY	MANGANDY NOEL & ARACELY
104	8011	MEAGAN WAY	WELLS JOREAN
105	8007	MEAGAN WAY	ONEIL PHYLLIS
106	8003	MEAGAN WAY	BEAULLY LLC
107	1359	CLEARDALE DR	CURRIE PAULA N
108	1355	CLEARDALE DR	WHISNANT J CLIFTON
109	1351	CLEARDALE DR	JYLC LP
110	1347	CLEARDALE DR	BURNS PATRICK &
111	1343	CLEARDALE DR	WILSON DANA RENEE &

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-226(JM) **DATE FILED:** February 24, 2017

LOCATION: On the southwest corner of South St. Augustine Drive and Grady Lane and the northeast corner of Crenshaw Drive and Old Seagoville Road.

COUNCIL DISTRICT: 5 **MAPSCO:** 59-X

SIZE OF REQUEST: ±31.53 acres **CENSUS TRACT:** 117.01

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Rob Baldwin

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

SUMMARY: The applicant would like to construct an addition to the existing structure including 10 additional classrooms and surface parking. A planned development district is requested to allow a public school [H. Grady Spruce High School] use by right, to allow existing parking in the required front yards along South St. Augustine Drive, and to exempt sports equipment/posts from the setback requirements.

.

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

BACKGROUND INFORMATION:

- The site was developed with a public school use, H. Grady Spruce High School, in 1972.

- The applicant would like to construct an addition including 10 new classrooms and surface parking. The existing zoning designation of an R-7.5(A) Single Family District requires a specific use permit in order to operate a public school other than an open-enrollment charter school use. The applicant has elected to apply for a new planned development district because the subject site would have conformance issues with today's code under the existing zoning designation. The issues include existing parking in required front yards, and existing sports equipment which violates the setback and height requirements for the zoning designation.

- A new PD is requested to allow for the following changes:
    - Allow the public school other than an open-enrollment charter school use by right, rather than by SUP.
    - To allow existing parking in front yards to remain.
    - To exempt sports equipment/posts from the setback and height requirements.

- While the property owned and used for the high school extends to September Lane, the applicant has chosen not to include it all in the proposed PD. The majority of the remainder lot is wooded land, but one portion houses tennis courts used for the high school. These courts would now be considered a private recreation area in legal nonconforming status. Staff suggested to the applicant to include the remainder of the property with this request, especially the section with the tennis courts, but DISD has chosen not to do so at this time.

- On October 20, 2010, the subject site was granted 1) a two-foot special exception to the fence height requirements to allow a six-foot chain link fence and gates around the parking lot to the northwest of the site, and 2) special exceptions to the visual obstruction regulations for the driveway entrances of the parking lot along Crenshaw Street, subject to maintaining open chain link and/or open metal materials.

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

1. Z123-239: On October 28, 2015, the City Council renewed SUP No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3.500 square feet on the southwest corner of Seagoville Road and South St. Augustine Road.

2. Z145-319: On October 22, 2013, the City Council approved SUP No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3.500 square feet on the southwest corner of Seagoville Road and South St. Augustine Road.

3. Z145-321: On January 27, 2016, the City Council approved Planned Development District No. 956 and SUP No. 2178 for a private school or open enrollment charter school use on the southwest corner of Old Seagoville Road and South Masters Drive.

Thoroughfares/Streets:

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

Land Use:

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

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and traffic management plan. The plan has been approved. The city engineer determined the zone change will not have a negative impact on the existing street system.

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Land Use Compatibility:

Surrounding land uses consist of a public school [Julius Dorsey Elementary School], single family, and undeveloped land to the north; a private recreation area (tennis courts for the school) and undeveloped land to the east; retail uses, single family, a church with an open-enrollment charter school and undeveloped land to the south; and multifamily, a fire station, single family, and undeveloped land to the west. Staff highly recommends adding the tennis courts, if not all of the remainder lot owned and used for the school, to the proposed PD. Land uses across September Lane include more single family residential.

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

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5'	30'	45%		Single Family
Proposed: PDD	25'*	5'	38'	45%	*Sports related items may encroach into setbacks.	Parking

The proposed PD would allow parking to be located in the required front yard along South St. Augustine Road for a public school other than an open-enrollment charter school use only. Additionally, the overall height is being requested to match the existing three-story structure at 38 feet. Certain sports related items shown on the development plan would be allowed to provide a reduced setback. A baseball diamond at the center of the property's north end has a dugout and bleachers which encroach into the required 25 foot front yard setback for Grady Lane, providing approximately nine feet of front yard before reaching the property line. These items all currently exist, as shown on the proposed development plan. Any changes to include new sports related items would require a new development plan, possibly a minor amendment. While the current lot coverage proposed on the development plan is 15 percent, the allowable lot coverage is still 45 percent. Any increase would require a revised development plan for approval. No other changes to development standards are proposed.

Finally, the applicant has provided an additional provision where for a public school other than open-enrollment charter school, at each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways. While some intersections are suitable for textured pavement in addition to a change in color for sidewalk intersections of driveways, this is not a requirement in all cases.

Parking:

No modifications to the minimum off-street parking requirements of the Dallas Development Code are requested with this application. A public school other than an open-enrollment charter school use is required to provide nine and one-half parking spaces for each senior high school classroom. The high school has 91 classrooms; therefore, 865 parking spaces are required. The proposed development plan indicates that the site will provide the required 865 parking spaces.

Landscaping and Screening:

The site will comply with Article X.

List of Officers

Dallas Independent School District

Board of Trustees

Dan Micciche

Edwin Flores

Audrey Pinkerton

Jaime Resendez

Dustin Marshall

Lew Blackburn

Joyce Foreman

Miguel Solis

Bernadette Nutall

Proposed PD Conditions

"ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at the southeast corner of South Saint Augustine Drive and Grady Lane. The size of PD _____ is approximately 31.53 acres.

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

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

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

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

SEC. 51P- ____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

(2) Exhibit ___B: traffic management plan.

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

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

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

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

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

(b) A public school other than an open-enrollment charter school is permitted by right.

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

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

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

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

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

(b) Encroachments. Accessory athletic field structures may encroach into the required front yard up to 16 feet, as shown on the development plan.

(b) Height. For a public school other than an open-enrollment charter school, the maximum height is 38 feet.

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

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

(b) For a public school other than an open enrolment charter school, parking may be located in the required front yard along South St. Augustine Road.

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

See Article VI.

SEC. 51P-_____.111. LANDSCAPING.

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

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

SEC. 51P--_____.112. TRAFFIC MANAGEMENT PLAN.

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

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2018. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each **even-numbered year**.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to

submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Amendment process.

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

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

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

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

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

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

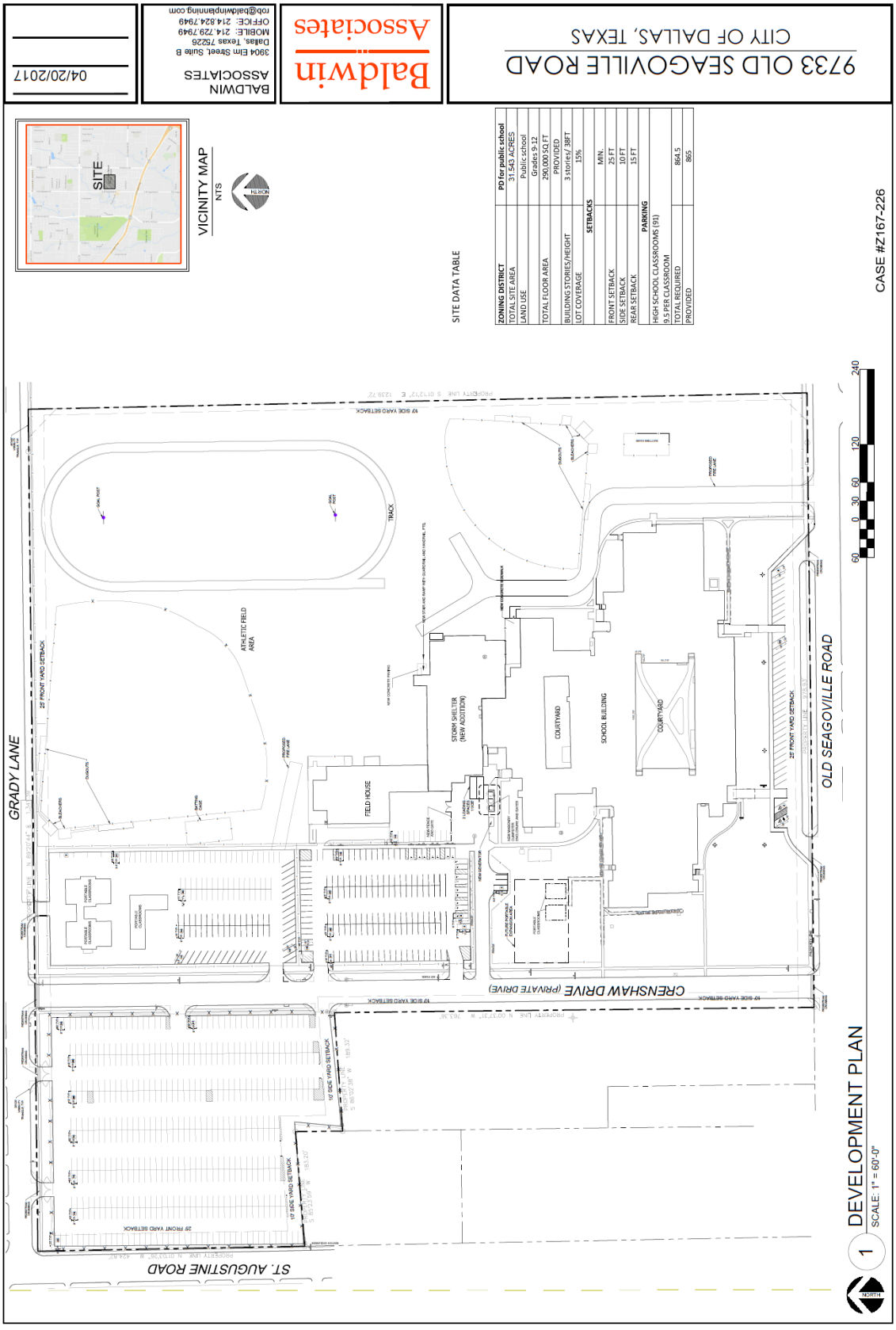
(d) Fencing in a required front yard surrounding a parking lot may not exceed six feet in height.

SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

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

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

Proposed Development Plan



Traffic Management Plan

April 24, 2017
PK# 2268-17.048
Z 167-226

TRAFFIC MANAGEMENT PLAN

Project:
DISD H. Grady Spruce High School
In Dallas, Texas

Prepared for:
City of Dallas

On behalf of:
Dallas Independent School District

Prepared by:

Steve E. Stoner

Steve E. Stoner, P.E., PTOE



Pacheco Koch

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

February 23, 2017

Pacheco Koch

TRAFFIC MANAGEMENT PLAN
DISD H. Grady Spruce High School

Dallas, Texas

TABLE OF CONTENTS

INTRODUCTION 1
Project Description 1
TMP Objectives 2
Methodology 3
Expectations 3
Changes to TMP 4
Traffic Management Plan 4

Proposed Site Plan

Exhibit 1. Existing Conditions
Exhibit 2. Recommendations/Proposed Conditions

Appendix

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained on behalf of **Dallas Independent School District (DISD)**, to prepare a Traffic Management Plan (TMP) for the *H. Grady Spruce High School* (the "School") located at 9733 Old Seagoville Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking creation of a Planned Development District for the site from the City of Dallas (the "Approving Agency") to facilitate proposed site improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The site currently consists of an existing public high school. Current enrollment is summarized below in Table 1. The School is expected to accommodate an enrollment of approximately 2,065 students at full capacity. School starts at 9:15 AM and ends at 4:15 PM.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
9th Grade	598
10th Grade	507
11th Grade	369
12th Grade	266
CURRENT TOTAL	1,740
PROJECTED TOTAL	2,065

*Enrollment data provided by DISD.

Access to the campus is provided on Old Seagoville Road and Crenshaw Drive, both local streets. Old Seagoville Road intersects with St. Augustine Drive (west of school) and Masters Drive (east of school), a community collector and a major arterial, respectively—both intersections are signalized. Crenshaw Drive is a private street and operates as one-way, northbound, during school hours. Land uses surrounding the site are predominately single-family residential with some multifamily and commercial uses in the vicinity.

A proposed site plan for the DISD H. Grady Spruce High School, provided by Baldwin Associates, is attached at the end of this report.

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:
Terms are used in this report:

"Event"– a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

Pacheco Koch was not involved with site selection, site design, or the current operations for this project. Pacheco Koch is not responsible for the *implementation* of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "*TMP Objectives*"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibits. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as-needed basis.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions

generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

A graphical summary of existing conditions is depicted in **Exhibit 1**; graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 2**. All assumptions, calculations, and other quantitative data are provided in the **Appendix**.

A summary of specific recommendations are provided below:

1. Enforce existing, on-street parking restrictions in residential areas (not fronting school property) during school traffic periods. [Intent: to minimize impact to neighborhood.]

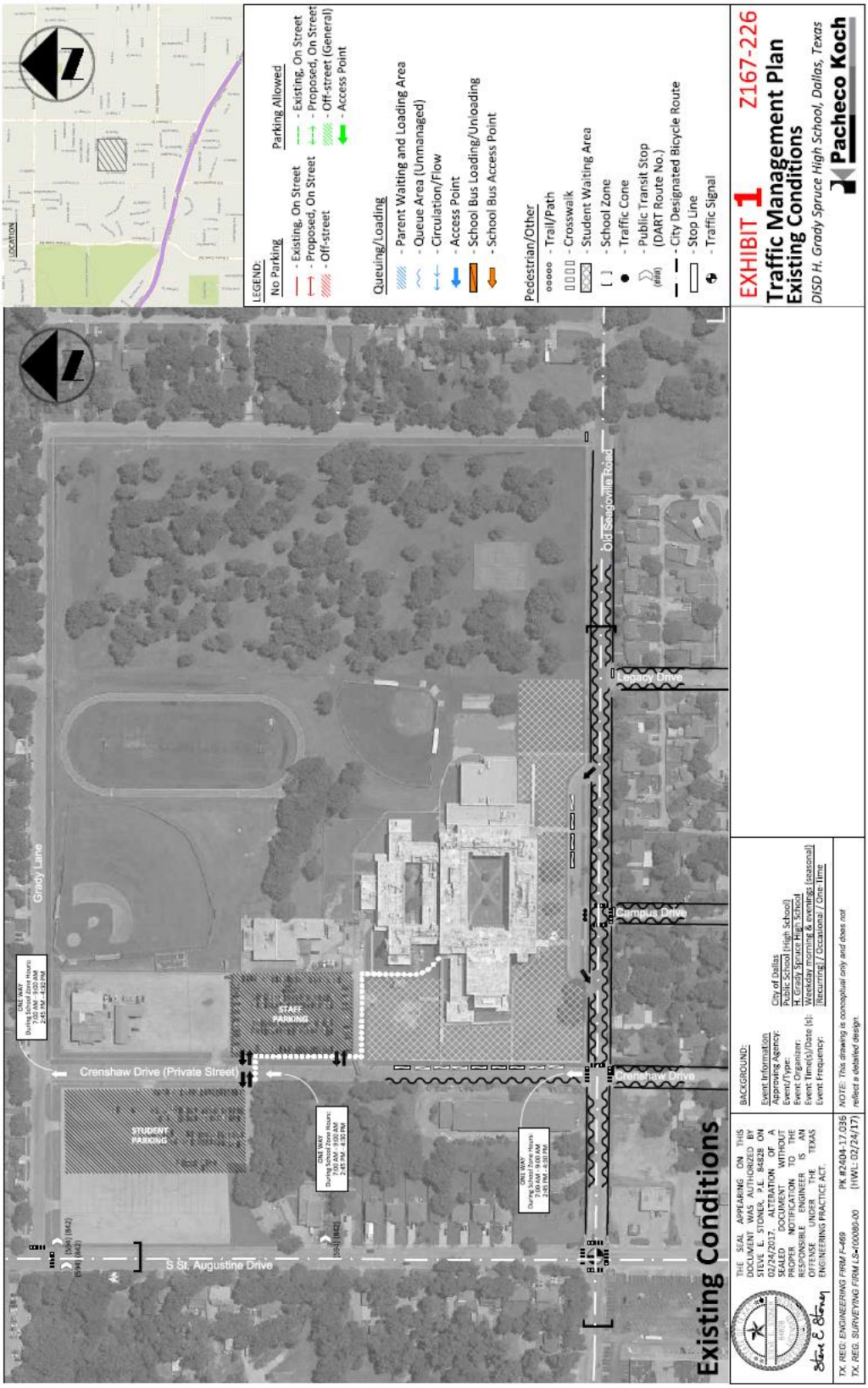
2. Allow short-term, on-street parking along school frontages during school traffic periods (i.e., adjust existing restrictions).

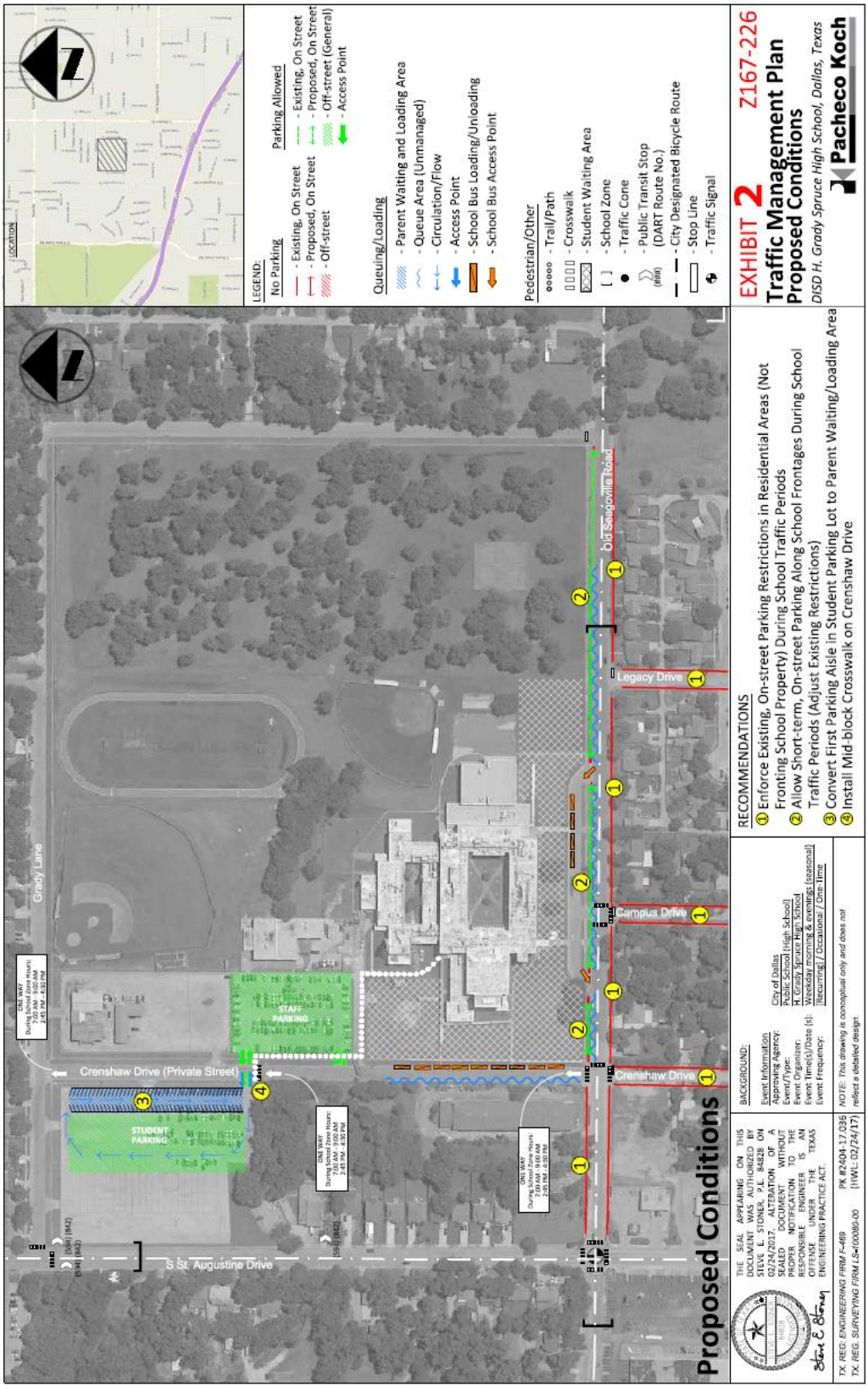
3. Convert the first parking aisle in the Student Parking Lot to parent waiting/loading area. Parking should be angled with one-way flow as illustrated in **Exhibit 2**. [Intent: To provide an off-street location for parents to stand/park during afternoon pick-up period in lieu of standing/parking in front of residences.]

4. Install a mid-block crosswalk on Crenshaw Drive for students entering student lot.

END OF MEMO


9733 OLD SEAGOVILLE ROAD
CITY OF DALLAS, TEXAS
Baldwin Associates
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com
04/20/2017
SITE
VICINITY MAP
NTS
SITE DATA TABLE
ZONING DISTRICT | PD for public school
TOTAL SITE AREA | 31.543 ACRES
LAND USE | Public school
Grades 9-12
TOTAL FLOOR AREA | 290,000 SQ FT
PROVIDED
BUILDING STORIES/HEIGHT | 3 stories/ 38FT
LOT COVERAGE | 15%
SETBACKS | MIN.
FRONT SETBACK | 25 FT
SIDE SETBACK | 10 FT
REAR SETBACK | 15 FT
PARKING
HIGH SCHOOL CLASSROOMS (91)
9.5 PER CLASSROOM
TOTAL REQUIRED | 864.5
PROVIDED | 865
CASE #Z167-226
GRADY LANE
OLD SEAGOVILLE ROAD
CRENSHAW DRIVE (PRIVATE DRIVE)
ST. AUGUSTINE ROAD
25' FRONT YARD SETBACK
10' SIDE YARD SETBACK
TRACK
ATHLETIC FIELD AREA
FIELD HOUSE
STORM SHELTER (NEW ADDITION)
COURTYARD
SCHOOL BUILDING
240
120
60
30
0
60
1
DEVELOPMENT PLAN
SCALE: 1" = 60'-0"
NORTH


EXHIBIT 1
Z167-226
Traffic Management Plan
Existing Conditions
DISD H. Grady Spruce High School, Dallas, Texas
Pacheco Koch
LEGEND:
No Parking
- Existing, On Street
- Proposed, On Street
- Off-street
Parking Allowed
- Existing, On Street
- Proposed, On Street
- Off-street (General)
- Access Point
Queuing/Loading
- Parent Waiting and Loading Area
- Queue Area (Unmanaged)
- Circulation/Flow
- Access Point
- School Bus Loading/Unloading
- School Bus Access Point
Pedestrian/Other
- Trail/Path
- Crosswalk
- Student Waiting Area
- School Zone
- Traffic Cone
- Public Transit Stop (DART Route No.)
- City Designated Bicycle Route
- Stop Line
- Traffic Signal
LOCATION
Existing Conditions
BACKGROUND:
Event Information
Approving Agency:
Event/Type:
Event Organizer:
Event Time(s)/Date (s):
Event Frequency:
City of Dallas
Public School (High School)
H. Grady Spruce High School
Weekday morning & evenings (seasonal)
Recurring / Occasional / One Time
NOTE: This drawing is conceptual only and does not reflect a detailed design
Crenshaw Drive (Private Street)
Grady Lane
S St. Augustine Drive
Campus Drive
Crenshaw Drive
Big Stanley Drive
Big Stanley Drive
STUDENT PARKING
STAFF PARKING
ONE WAY
During School Zone Hours:
7:00 AM - 9:00 AM
2:45 PM - 4:45 PM


EXHIBIT 2
Z167-226
Traffic Management Plan
Proposed Conditions
DISD H. Grady Spruce High School, Dallas, Texas
Pacheco Koch
LOCATION
LEGEND:
No Parking
- Existing, On Street
- Proposed, On Street
- Off-street
Parking Allowed
- Existing, On Street
- Proposed, On Street
- Off-street (General)
- Access Point
Queuing/Loading
- Parent Waiting and Loading Area
- Queue Area (Unmanaged)
- Circulation/Flow
- Access Point
- School Bus Loading/Unloading
- School Bus Access Point
Pedestrian/Other
- Trail/Path
- Crosswalk
- Student Waiting Area
- School Zone
- Traffic Cone
- Public Transit Stop (DART Route No.)
- City Designated Bicycle Route
- Stop Line
- Traffic Signal
RECOMMENDATIONS
1 Enforce Existing, On-street Parking Restrictions in Residential Areas (Not Fronting School Property) During School Traffic Periods
2 Allow Short-term, On-street Parking Along School Frontages During School Traffic Periods (Adjust Existing Restrictions)
3 Convert First Parking Aisle in Student Parking Lot to Parent Waiting/Loading Area
4 Install Mid-block Crosswalk on Crenshaw Drive
BACKGROUND:
Event Information
Approving Agency:
Event/Type:
Event Organizer:
Event Time(s)/Date (s):
Event Frequency:
City of Dallas
Public School (High School)
H. Grady Spruce High School
Weekday morning & evenings (seasonal)
Recurring / Occasional / One-Time
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVE L. STOBB, P.E. #84281 ON 02/24/2017. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
TX. REG. ENGINEERING FIRM F-469 PK #2404-17.036
TX. REG. SURVEYING FIRM LS-100080-00 (HWL: 02/24/17)
NOTE: This drawing is conceptual only and does not reflect a detailed design
Proposed Conditions
Crenshaw Drive (Private Street)
S St. Augustine Drive
Grady Lane
Campus Drive
Legacy Drive
Crenshaw Drive
Old Seagoville Road
STAFF PARKING
STUDENT PARKING
ONE WAY
During School Zone Hours:
7:00 AM - 9:00 AM
2:45 PM - 4:45 PM

School TMP Trip Assumptions

H. Grady Spruce High School, Dallas, Texas

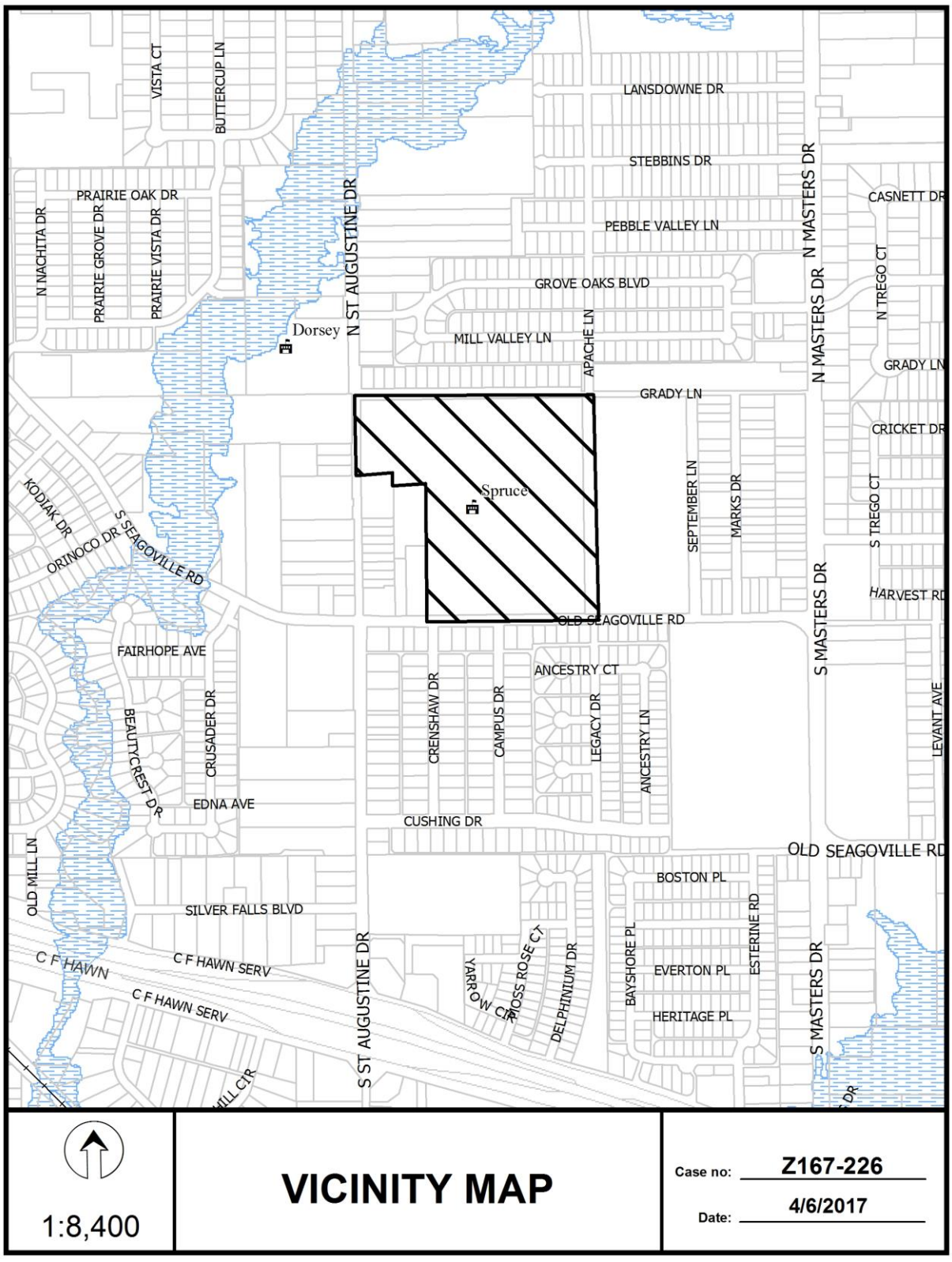
Pacheco Koch

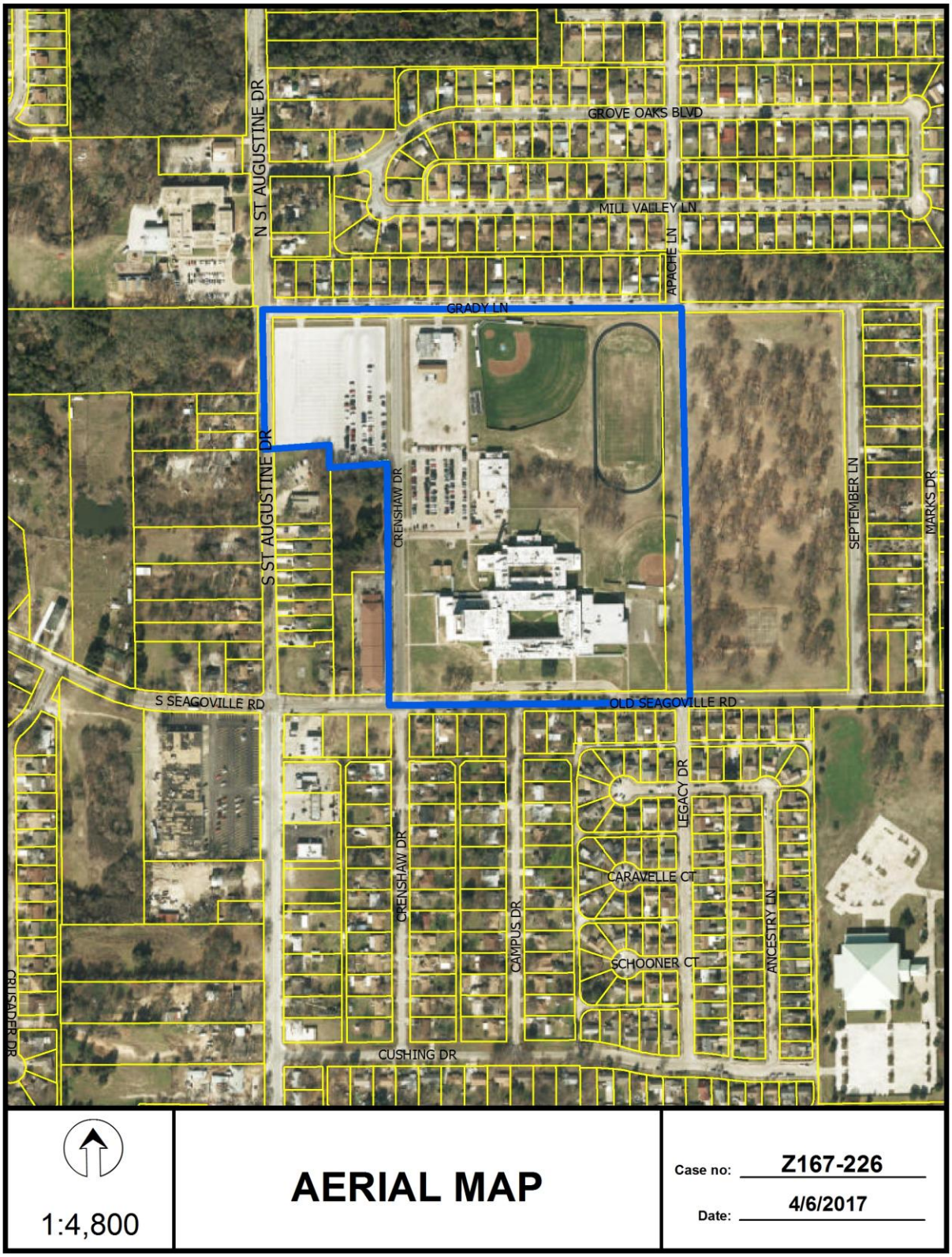
2/22/2017

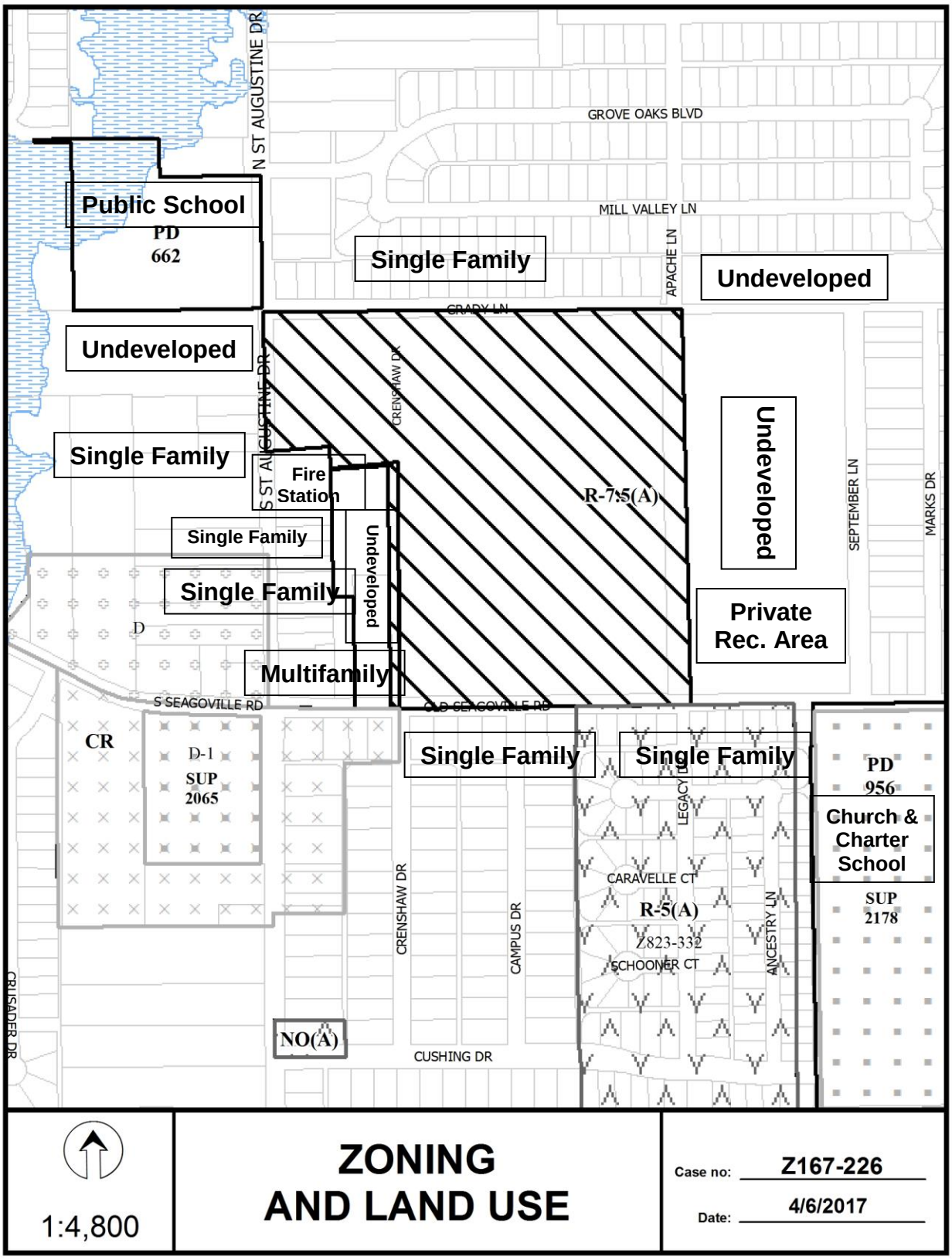
GRADE	ENROLLMENT		MODE SPLIT					QUEUE (FT)*		
			% Bus	% Walk	% Drive	% Other*	% Pick-Up	2.78 (Based on On-site Observations)		
	CURRENT	FUTURE						DEMAND	AVAILABLE	SURPLUS
HIGH SCHOOL			5%	20%	5%	2%	68%			
9th	**598**									
10th	**507**									
11th	**369**									
12th	**266**									
TOTAL	**1740**	**2065**	103	413	103	41	1404	3904	4083	179

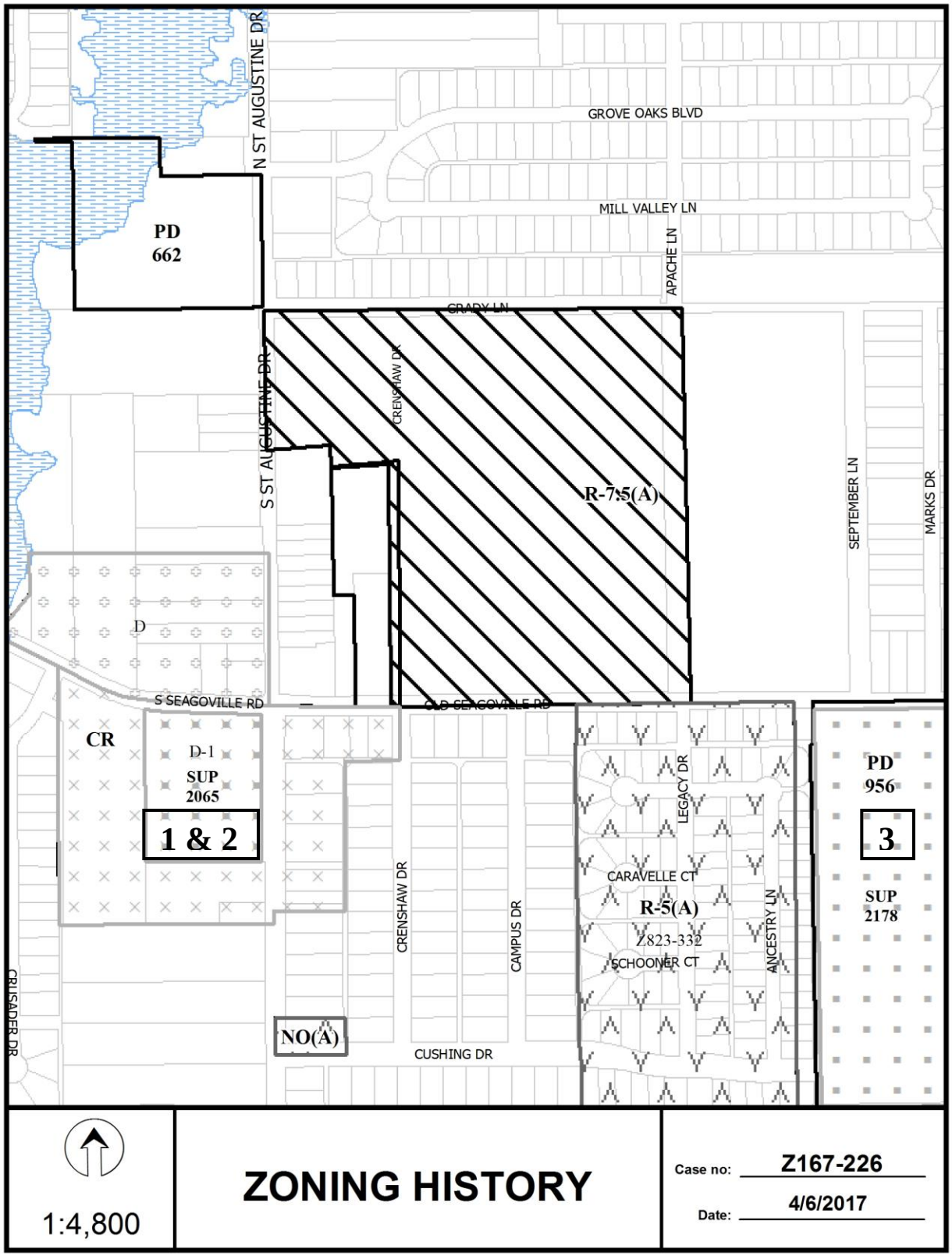
Data Source: The 'mode splits' listed above were based upon information provided by the School and, where practical, field-verified and refined by Pacheco Koch.

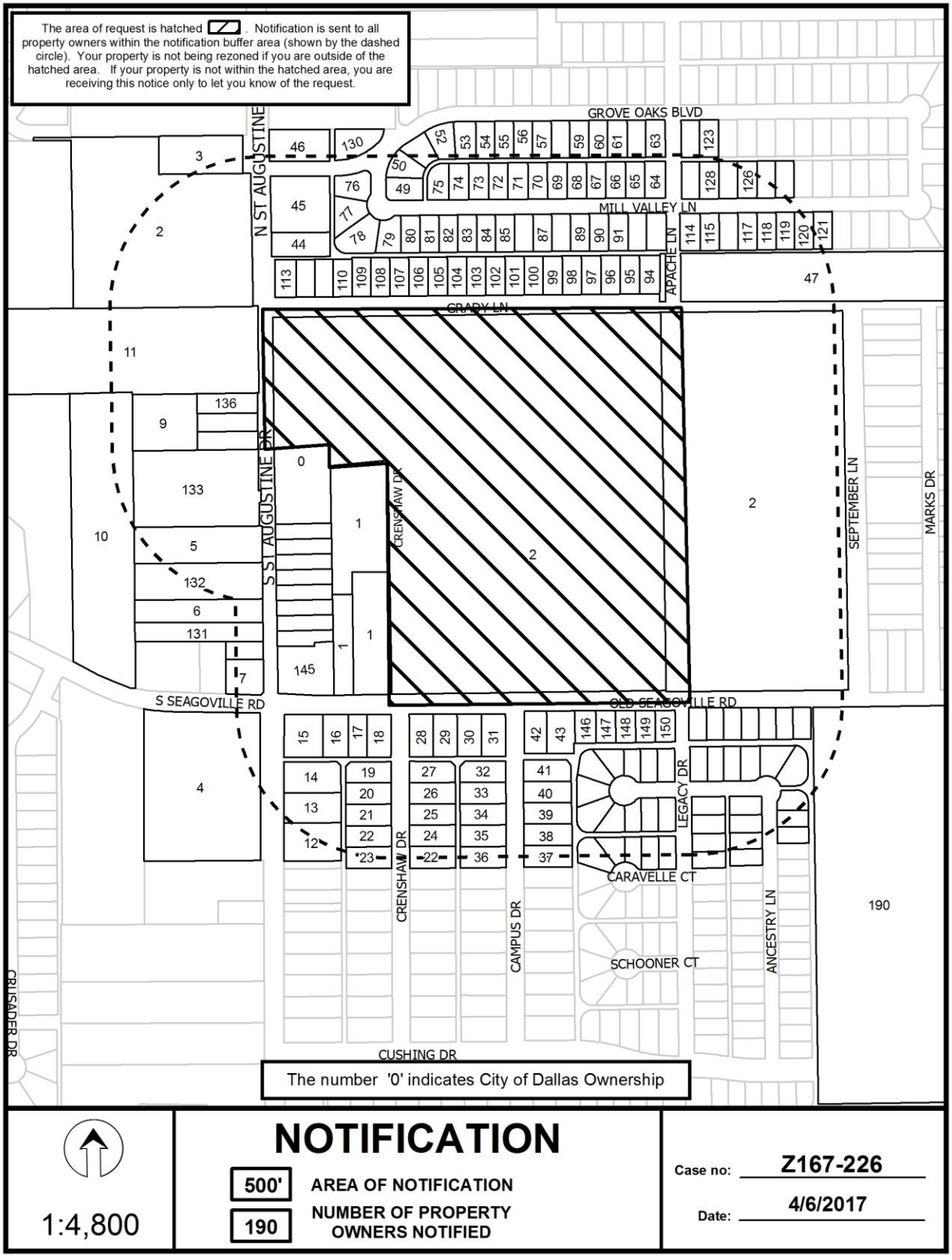
* 'Other' refers to conditions that reduce the number of students being picked-up in a single vehicles, such as: after-school programs, sibling/carpools, etc.


VISTA CT
BUTTERCUP LN
LANSDOWNE DR
STEBBINS DR
PRAIRIE OAK DR
N NACHITA DR
PRAIRIE GROVE DR
PRAIRIE VISTA DR
N ST AUGUSTINE DR
PEBBLE VALLEY LN
N MASTERS DR
CASNETT DR
N TREGO CT
GROVE OAKS BLVD
Dorsey
MILL VALLEY LN
APACHE LN
GRADY LN
CRICKET DR
Spruce
KODIAK DR
ORINOCO DR
S SEAGOVILLE RD
SEPTEMBER LN
MARKS DR
S TREGO CT
HARVEST RD
OLD SEAGOVILLE RD
FAIRHOPE AVE
ANCESTRY CT
CRENSHAW DR
CAMPUS DR
LEGACY DR
ANCESTRY LN
LEVANT AVE
BEAUTYCREST DR
CRUSADER DR
EDNA AVE
CUSHING DR
OLD MILL LN
BOSTON PL
SILVER FALLS BLVD
C F HAWN
C F HAWN SERV
YARROW CIR
CROSS ROSE CT
DELPHINIUM DR
BAYSHORE PL
EVERTON PL
ESTERINE RD
HERITAGE PL
S ST AUGUSTINE DR
S MASTERS DR
1:8,400
VICINITY MAP
Case no: Z167-226
Date: 4/6/2017


GROVE OAKS BLVD
N ST AUGUSTINE DR
MILL VALLEY LN
APACHE LN
GRADY LN
S ST AUGUSTINE DR
CRENSHAW DR
SEPTEMBER LN
MARKS DR
S SEAGOVILLE RD
OLD SEAGOVILLE RD
LEGACY DR
CRENSHAW DR
CARAVELLE CT
CAMPUS DR
SCHOONER CT
ANCESTRY LN
CRUSADER DR
CUSHING DR
1:4,800
AERIAL MAP
Case no: Z167-226
Date: 4/6/2017


Public School
PD
662
Undeveloped
Single Family
Single Family
Fire Station
Single Family
Single Family
Undeveloped
Multifamily
Undeveloped
Undeveloped
Private Rec. Area
Single Family
Single Family
Church & Charter School
PD
956
SUP
2178
R-7.5(A)
R-5(A)
Z823-332
CR
D-1
SUP
2065
D
NO(A)
N ST AUGUSTINE DR
S ST AUGUSTINE DR
GROVE OAKS BLVD
MILL VALLEY LN
APACHE LN
GRADY LN
CRENSHAW DR
SEPTEMBER LN
MARKS DR
S SEAGOVILLE RD
OLD SEAGOVILLE RD
LEGACY DR
CARAVELLE CT
SCHOONER CT
CAMPUS DR
ANCESTRY LN
CRUSADER DR
CUSHING DR
1:4,800
ZONING
AND LAND USE
Case no: Z167-226
Date: 4/6/2017


N ST AUGUSTINE DR
GROVE OAKS BLVD
MILL VALLEY LN
APACHE LN
PD
662
GRADY LN
S ST AUGUSTINE DR
CRENSHAW DR
R-7.5(A)
SEPTEMBER LN
MARKS DR
D
S SEAGOVILLE RD
OLD SEAGOVILLE RD
CR
D-1
SUP
2065
1 & 2
LEGACY DR
PD
956
3
SUP
2178
CARAVELLE CT
R-5(A)
Z823-332
SCHOONER CT
ANCESTRY LN
CRENSHAW DR
CAMPUS DR
CRUSADER DR
NO(A)
CUSHING DR
1:4,800
ZONING HISTORY
Case no: Z167-226
Date: 4/6/2017


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.
GROVE OAKS BLVD
MILL VALLEY LN
N ST AUGUSTINE
S ST AUGUSTINE DR
GRADY LN
APACHE LN
CRENSHAW DR
SEPTEMBER LN
MARKS DR
S SEAGOVILLE RD
OLD SEAGOVILLE RD
LEGACY DR
CARAVELLE CT
CRENSHAW DR
CAMPUS DR
SCHOONER CT
ANCESTRY LN
CRUSADER DR
CUSHING DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
190 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-226
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

Z167-226

190 Property Owners Notified

Label #	*Address*		*Owner*
1	9625	SEAGOVILLE RD	WOOD SHAUN D & JENNIFER L
2	133	N ST AUGUSTINE RD	Dallas ISD
3	149	N ST AUGUSTINE RD	ELAM CONGREGATION OF
4	333	S ST AUGUSTINE RD	BALLAS VICTOR E
5	201	S ST AUGUSTINE RD	REJINO JUAREZ
6	201	S ST AUGUSTINE RD	SOUTH CENTRAL MTG INC
7	237	S ST AUGUSTINE RD	PEREZ REFUCIO & MARIA
8	233	S ST AUGUSTINE RD	SALAZAR JESUS MANUEL
9	340	S SEAGOVILLE RD	SOUTH CENTRAL MORTGAGE INC
10	316	S SEAGOVILLE RD	CHANG ROGER A
11	115	S ST AUGUSTINE RD	ENGLISH MARC S
12	332	S ST AUGUSTINE RD	MILLER W C TRUSTEE
13	326	ST AUGUSTINE RD	OPALACH THOMAS
14	316	S ST AUGUSTINE RD	DANG TUAN N &
15	300	S ST AUGUSTINE RD	PHAM VU T & THIEM PHAM
16	9612	SEAGOVILLE RD	SARAVIA LAURA
17	9618	SEAGOVILLE RD	MITCHELL DANIEL
18	9622	SEAGOVILLE RD	HERNANDEZ VICTOR M
19	315	CRENSHAW DR	AREVALO NORMA A
20	319	CRENSHAW DR	LENTO BARBARA S
21	325	CRENSHAW DR	PORTILLO REINA DE LAPAZ
22	331	CRENSHAW DR	SERRATO ADELFA
23	337	CRENSHAW DR	BENITES ANITA
24	330	CRENSHAW DR	SOSA MARTINA
25	324	CRENSHAW DR	SOSA JOSE J
26	318	CRENSHAW DR	DELGADO LUIS & SONIA

04/06/2017

Label #	*Address*		*Owner*
27	314	CRENSHAW DR	CHAVEZ LUCIANO NAVA
28	9706	SEAGOVILLE RD	COLLINS WILLIAM
29	9710	SEAGOVILLE RD	PAZ ANTONIO
30	9716	SEAGOVILLE RD	BURROWS GWENDOLYN ESTATE OF
31	9720	SEAGOVILLE RD	DELGADO LUIS & SONIA
32	317	CAMPUS DR	BLYTHE VALERIE
33	321	CAMPUS DR	WEATHERSBEE NZINGA KHEMIU
34	327	CAMPUS DR	SIMMONS BOBBY A & ETTA
35	333	CAMPUS DR	RODRIGUEZ ROBERTO RODRIGUEZ &
36	339	CAMPUS DR	NEGRETE AVELINA M
37	338	CAMPUS DR	COOK LARITA ANN
38	332	CAMPUS DR	REYESGARCIA JUANA TERESA &
39	326	CAMPUS DR	SANDOVAL JOSE
40	320	CAMPUS DR	KASPOHL SANDRA C
41	316	CAMPUS DR	ESPINOZA MARIA
42	9804	SEAGOVILLE RD	NEMETH ERICH
43	9810	SEAGOVILLE RD	MORENO RAMON &
44	128	N ST AUGUSTINE RD	SIMS JIMMY R & PATRICIA L
45	134	N ST AUGUSTINE RD	LUNA SONIA IMELDA DE &
46	150	N ST AUGUSTINE RD	CORNELL MARVIN ALLAN
47	101	N MASTERS DR	SIBLEY CHILDREN'S TRUST
48	9700	GRADY LN	SIBLEY CHILDREN'S TRUST
49	9705	MILL VALLEY LN	OLIVA MARIA T
50	9706	GROVE OAKS BLVD	BONNER CORNELIUS
51	9714	GROVE OAKS BLVD	VAQUERA RUBEN
52	9720	GROVE OAKS BLVD	MARQUEZ JAVIER
53	9724	GROVE OAKS BLVD	CAMPOS JORGE A
54	9730	GROVE OAKS BLVD	HURD TARA L
55	9736	GROVE OAKS BLVD	DIAZ ALEJANDRINO
56	9740	GROVE OAKS BLVD	MOSLEY JANICE RUTH
57	9804	GROVE OAKS BLVD	OLIVA DIONICIO

04/06/2017

Label #	*Address*		*Owner*
58	9810	GROVE OAKS BLVD	RODRIGUEZ BENJAMIN
59	9816	GROVE OAKS BLVD	STEWART GARY D & SONIA R
60	9820	GROVE OAKS BLVD	CLARK D K
61	9824	GROVE OAKS BLVD	JACKSON CONSTANCE ELAINE
62	9830	GROVE OAKS BLVD	SANTIAGO ROGELIO
63	9834	GROVE OAKS BLVD	GARCIA JESUS ESPARZA &
64	9839	MILL VALLEY LN	MORENO DANNY &
65	9835	MILL VALLEY LN	NUNEZ FIGUEROA EXAR M &
66	9829	MILL VALLEY LN	TYNDALL JIMMIE
67	9825	MILL VALLEY LN	MECCA APRIL INC
68	9819	MILL VALLEY LN	THOMAS JAMES LEE &
69	9815	MILL VALLEY LN	SCHILLER RICHARD K
70	9809	MILL VALLEY LN	HALL IVERY JR
71	9805	MILL VALLEY LN	GRIFFIN VERNELL
72	9747	MILL VALLEY LN	SILVA JUAN JOSE
73	9741	MILL VALLEY LN	HERNANDEZ AGUSTIN EST OF
74	9737	MILL VALLEY LN	KAUR DALJIT
75	9729	MILL VALLEY LN	HALL TONJA A
76	9706	MILL VALLEY LN	GOMEZ WILLIAM
77	9710	MILL VALLEY LN	RAMIREZ RAUL SERGIO &
78	9714	MILL VALLEY LN	WIGGINS CAROLYN
79	9718	MILL VALLEY LN	GIPSON RAYMOND L
80	9724	MILL VALLEY LN	PAUL ANNIE P
81	9728	MILL VALLEY LN	CARR TOMMY L
82	9734	MILL VALLEY LN	BROWN GRACE EST OF
83	9738	MILL VALLEY LN	JP MORGAN MORTGAGE ACQUISITION CORP
84	9742	MILL VALLEY LN	SCOTT SANDRA MARIE
85	9748	MILL VALLEY LN	COLEMAN VERLON R
86	9806	MILL VALLEY LN	TAYLOR CLOIS JAMES
87	9810	MILL VALLEY LN	MATTHEWS ALLEN WAYNE
88	9816	MILL VALLEY LN	BOWENS W B

04/06/2017

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

04/06/2017

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

04/06/2017

Label #	*Address*		*Owner*
151	9823	ANCESTRY CT	HERNANDEZ TRACY D
152	9819	ANCESTRY CT	FAZ ALEJANDRO & MA IRMA
153	9815	ANCESTRY CT	HILL MILTON JR
154	9809	ANCESTRY CT	ROSSUM LENORA & NATHANIEL
155	9805	ANCESTRY CT	HERNANDEZ RICARDO & PAULA
156	9806	ANCESTRY CT	GARCIA C JOSE
157	9810	ANCESTRY CT	BUIRL JOYCE A &
158	9814	ANCESTRY CT	BARNES BARBARA JEAN
159	9818	ANCESTRY CT	MAYFIELD YOLAUDA
160	9822	ANCESTRY CT	TORRES RAMIRO & MINERVA BANUELOS ARRELLANO
161	9826	ANCESTRY CT	MEJIA FRANCISCO JAVIER &
162	9823	CARAVELLE CT	WALKER SHEILA J
163	9819	CARAVELLE CT	WILLIAMS GERALDINE
164	9815	CARAVELLE CT	CUEVAS ROCIO
165	9809	CARAVELLE CT	WOODS RAYE EVELYN
166	9805	CARAVELLE CT	WOOD RICHARD JR LIFE EST
167	334	LEGACY DR	HERNANDEZ MARTIN
168	330	LEGACY DR	HURNDON GWENDOLYN C
169	326	LEGACY DR	OLIVA JULIO & ERICA
170	331	ANCESTRY LN	HEADWAY LLC
171	335	ANCESTRY LN	SOSA VICTOR R
172	339	ANCESTRY LN	COLEMAN ARTHUR
173	343	ANCESTRY LN	MARTINEZ FEDERICO J &
174	336	ANCESTRY LN	BAZAN FRANCISCO
175	332	ANCESTRY LN	HERNANDEZ JOSE A &
176	328	ANCESTRY LN	ROBERTS BARBARA JEAN
177	324	ANCESTRY LN	HERNANDEZ SANJUANA &
178	320	ANCESTRY LN	DELGADO LUIS & SONIA
179	316	ANCESTRY LN	COLEMAN WANDA S &
180	312	ANCESTRY LN	SANDOVAL FEDERICO &
181	308	ANCESTRY LN	BUSTILLO JOSE ALFREDO &

04/06/2017

Label #	*Address*		*Owner*
182	304	ANCESTRY LN	BRUNDAGE BRENDA JOHNSON
183	9906	SEAGOVILLE RD	CARRANZA SABINO & BERTA
184	9912	SEAGOVILLE RD	LUCERO ARTURO
185	9918	SEAGOVILLE RD	OLVERA MIRNA ELVIA
186	9924	SEAGOVILLE RD	GREEN DANIEL
187	9930	SEAGOVILLE RD	CHACON NELSON
188	9936	SEAGOVILLE RD	DIAZ ALICIA
189	9942	SEAGOVILLE RD	MORENO JOSE &
190	445	S MASTERS DR	A+ CHARTER SCHOOLS

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Jennifer Muñoz

FILE NUMBER:	Z167-244(JM)	**DATE FILED:**	March 13, 2017
LOCATION:	Northeast corner of McBroom Street & North Winnetka Avenue		
COUNCIL DISTRICT:	6	**MAPSCO:**	44K
SIZE OF REQUEST:	± 0.4509 acres	**CENSUS TRACT:**	101.02

APPLICANT/OWNER: Wesley-Rankin Community Center, Inc.

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for the renewal of Specific Use Permit No. 2153 for a child-care facility on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to continue the operation of a child-care facility at the subject site. The site also holds SUP No. 1456 for a community service center. In an effort to align deadlines for simpler renewals, staff is recommending the same expiration date for the current renewal request.

STAFF RECOMMENDATION: **Approval** for a period to expire on September 13, 2021, with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, a revised landscape plan, and conditions.

BACKGROUND INFORMATION:

- The site has operated with a child-care facility under SUP No. 2153 since August 26, 2015. City Council approved the request for an initial two-year period.
- A community service center has operated at the same request site under SUP No. 1456 since 2003.
- In August 2016, the City Council denied a request to add an open-enrollment charter school use to the site. The current request is to renew the existing SUP No. 2153 for a child-care facility with small revisions being made to the existing site and landscape plans.
- While the applicant is not requesting any changes to the existing site plan, landscape plan, or conditions, upon performing a compliance visit, staff found the plan required minor edits to show two fenced mechanical areas. These are the updates made to the revised SUP site and landscape plans.

Zoning History:

There have been two recent zoning cases at the subject site within the last five years.

1. Z156-214 On August 10, 2016, the City Council denied an amendment to Specific Use Permit No. 2153 to add an open-enrollment charter school for grades pre-K to third grade at the request site.

1. Z145-266 On August 26, 2015, the City Council approved Specific Use Permit No. 2153 for a child-care facility for a two-year period at the request site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
McBroom Street	Minor Arterial	50 feet
North Winnetka	Minor Arterial	50 feet

Land Use:

Area	Zoning	Land Use
Site	R-5(A) with SUP No. 1456 & SUP No. 2153	Community service center (SUP No. 1456), child-care facility (SUP No. 2153)
North	R-5 (A)	Church
East	R-5 (A)	Park
South	R-5 (A)	Single family
West	R-5 (A)	Single family

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

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

Neighborhood Plan:

The subject site is located in the area of The West Dallas Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP). This plan serves as a guiding document that articulates a vision for the West Dallas NIP. The Plan also: (1) provides a framework for designation as a "Community Revitalization Plan" (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning. As part of the plan itself, it listed several important elements that are relevant to this case. For instance, the plan states the lack of neighborhood servicing businesses as a major weakness for the area. A child-care facility is a much needed neighborhood servicing business.

STAFF ANALYSIS

Land Use Compatibility:

The 3,433 square feet one-story building is located in a residential area. The existing uses of the property are a child-care facility and a community service center. A child-care facility is classified as an institutional and community service use. Residential

neighborhoods need services like this, as well as other institutional and recreational options. A nearby church exists to the north and a park to the east.

The use is compatible with the other uses in the area. The Wesley-Rankin Community Center is a community center focused facility that provides services to the local families with summer programs and child-care in their own neighborhood. The child-care facility operates from Monday through Sunday from 7:00 am to 10:00 pm with an enrollment of approximately 33 children.

In an effort to align deadlines for simpler renewals, staff is recommending the same expiration date for the current renewal request. The community service center expires on September 13, 2021, but is eligible for 10-year auto renewals. The request is made to allow the child-care facility to match this expiration date, but with five-year auto renewals. This would reduce overall resubmittals to four per decade for both SUPs operating at the site. The applicant and representative have been notified that the community service center will require the same amendments to the site and landscape plans to accurately depict the two gated mechanical areas. These structures are found on the north side of the building, abutting the building and beside the existing playground area.

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

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-5(A)	20’	10’	No max. dwelling unit	30’	25%	N/A	Single family

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code for a child-care facility use that requires an SUP, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise one parking space per 500 square feet of floor area is required. The site contains approximately 3,433 square feet of floor area, which

would require seven parking spaces; however, a parking analysis was submitted with the last request which indicated that four parking spaces are sufficient for the child-care facility. Staff continues to support the parking reduction.

The facility provides four parking spaces, one of which is a handicapped, van-accessible space.

Landscaping:

The City arborist completed a site inspection and determined that the site is in compliance with the last approved landscape plan.

List of Officers

Wesley Rankin Community Center Inc
List of Officers

William D. Young	President
Christine Berry	Vice President
William Lesikar	Treasurer
Kathy Cleveland	Secretary
Sarah J. Squires	Executive Director
Sue Myers	
Laird Johnson	

Z167-244

Proposed SUP No. 2153 Conditions
Z167-244(JM)

1. USE: The only use authorized by this specific use permit is a child-care facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on ~~August 26, 2017.~~ September 13, 2021, 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 landscape plan.

5. HOURS OF OPERATION: The child-care facility may only operate between 7:00 a.m. and 10:00 p.m., Sunday through Saturday.

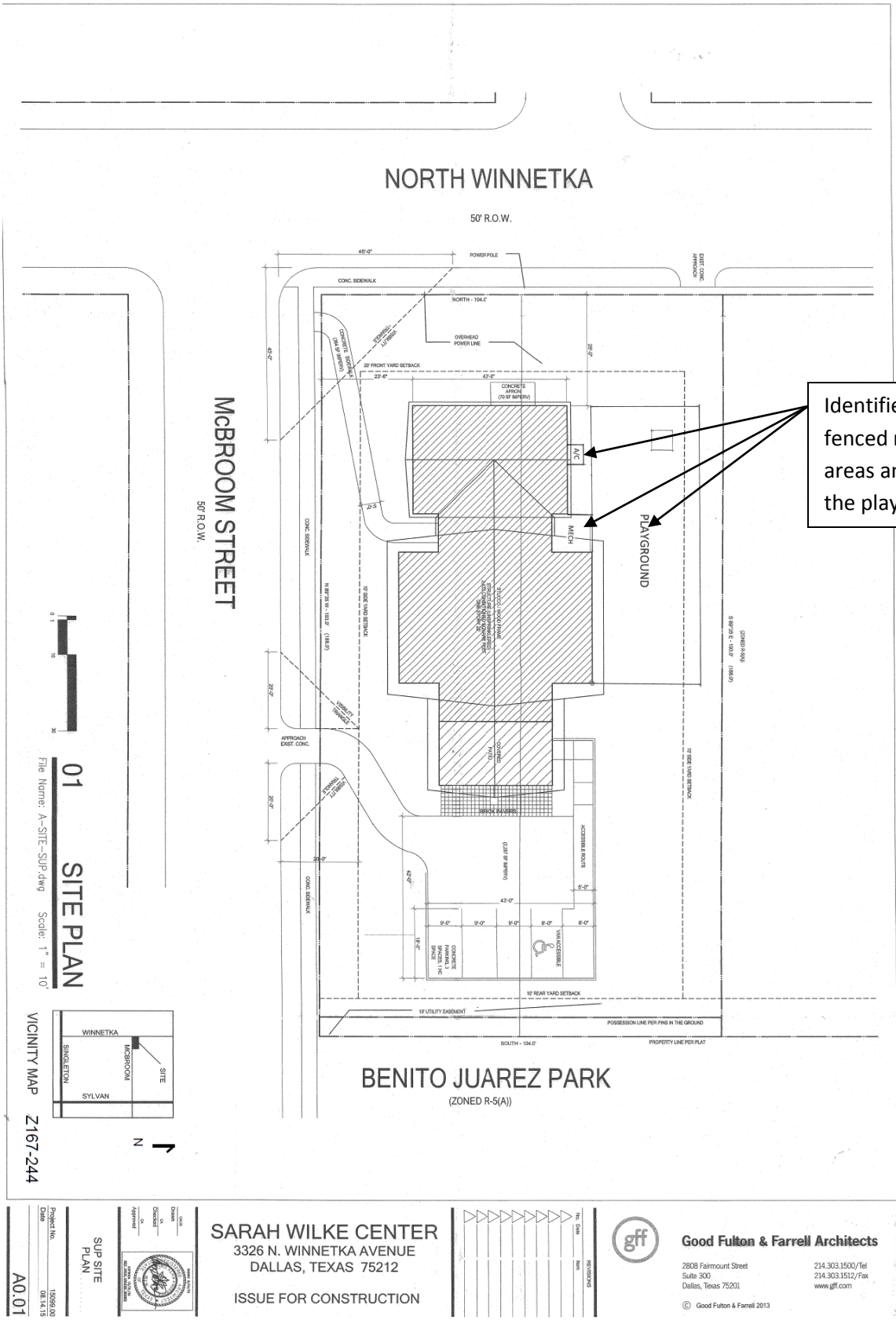
6. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.

7. OFF-STREET PARKING: Off-street parking must be located as shown on the attached site plan. No additional off-street parking is required.

8. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

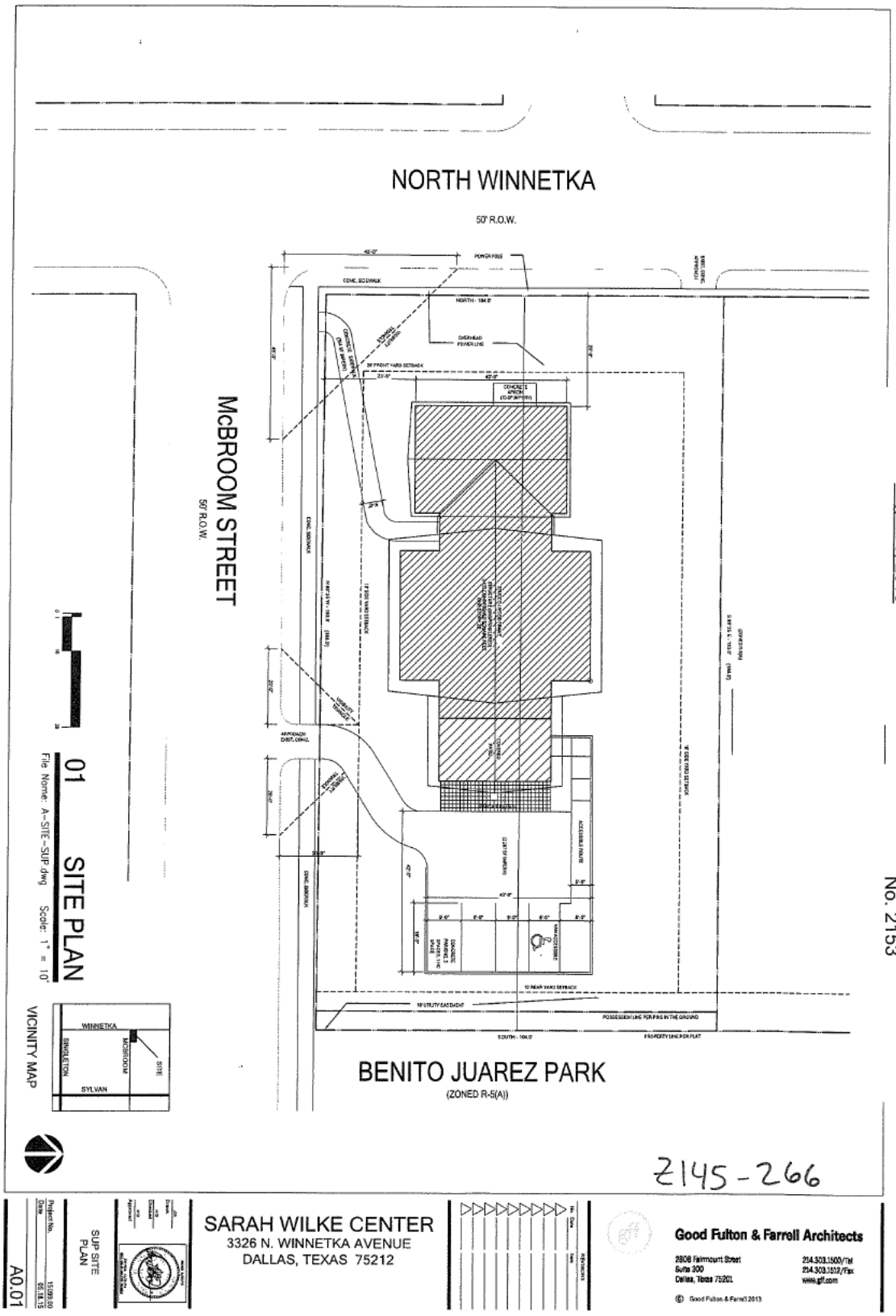
PROPOSED SITE PLAN



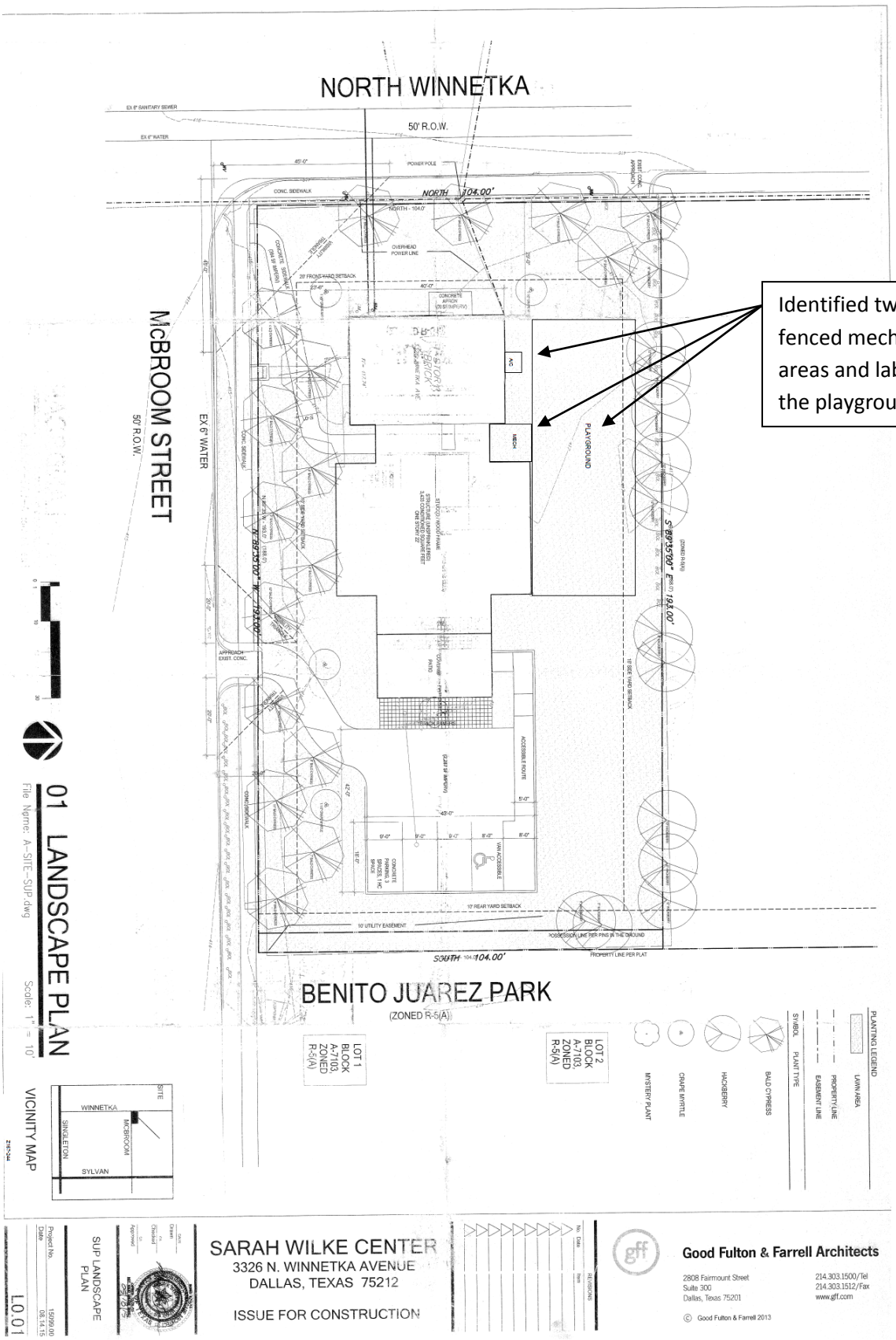
Identified two fenced mechanical areas and labeled the playground.

EXISTING SITE PLAN

29833 151588

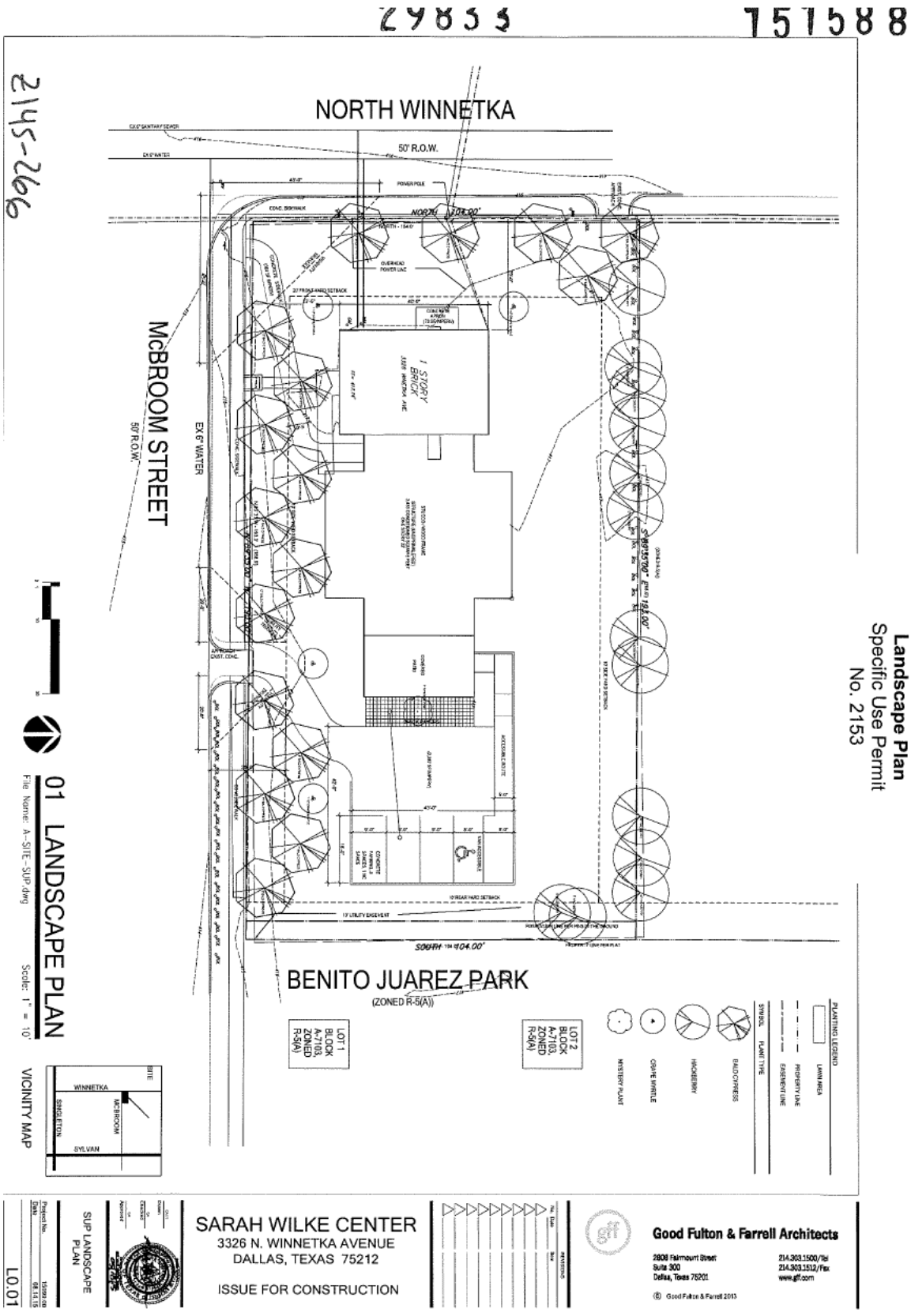


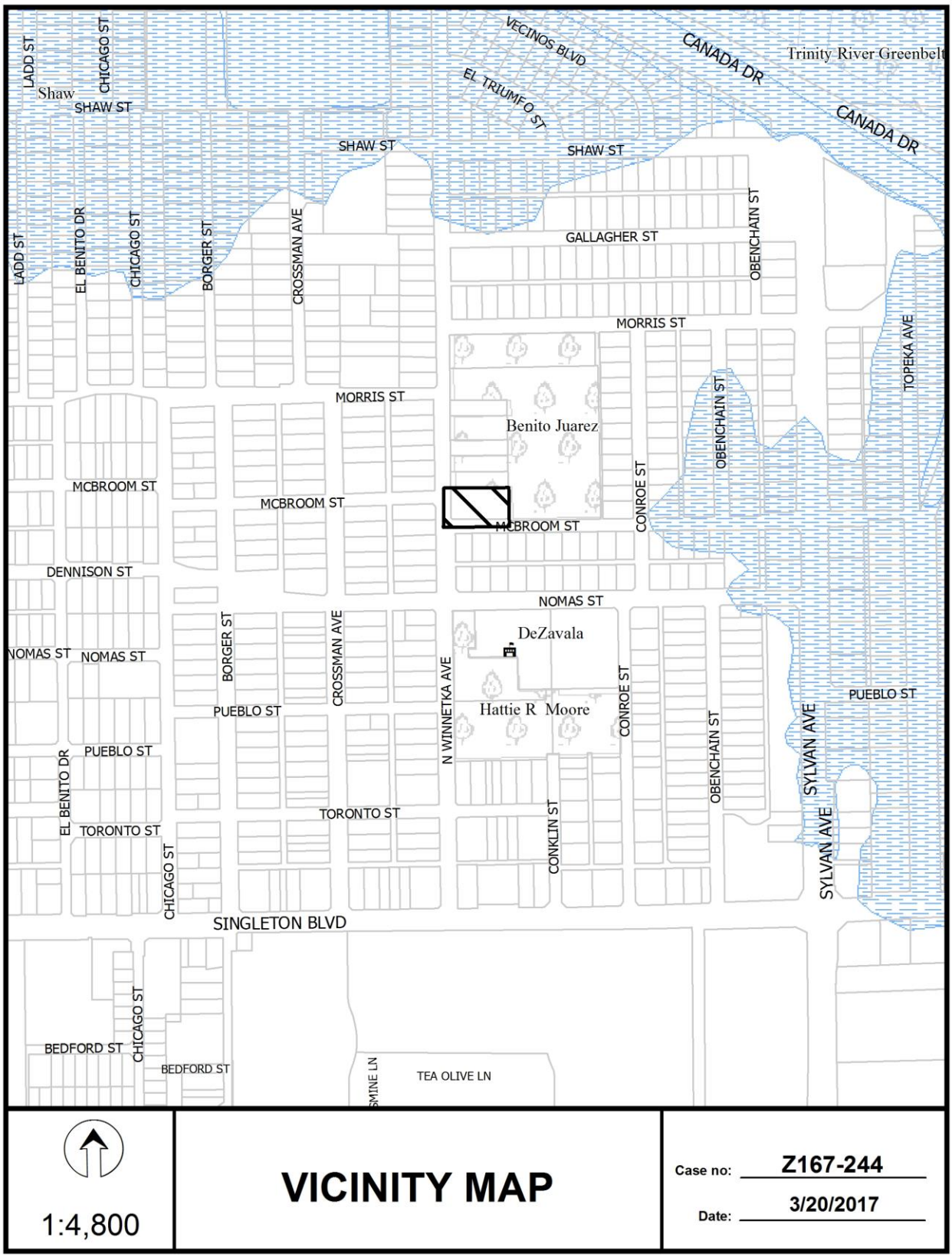
PROPOSED LANDSCAPE PLAN



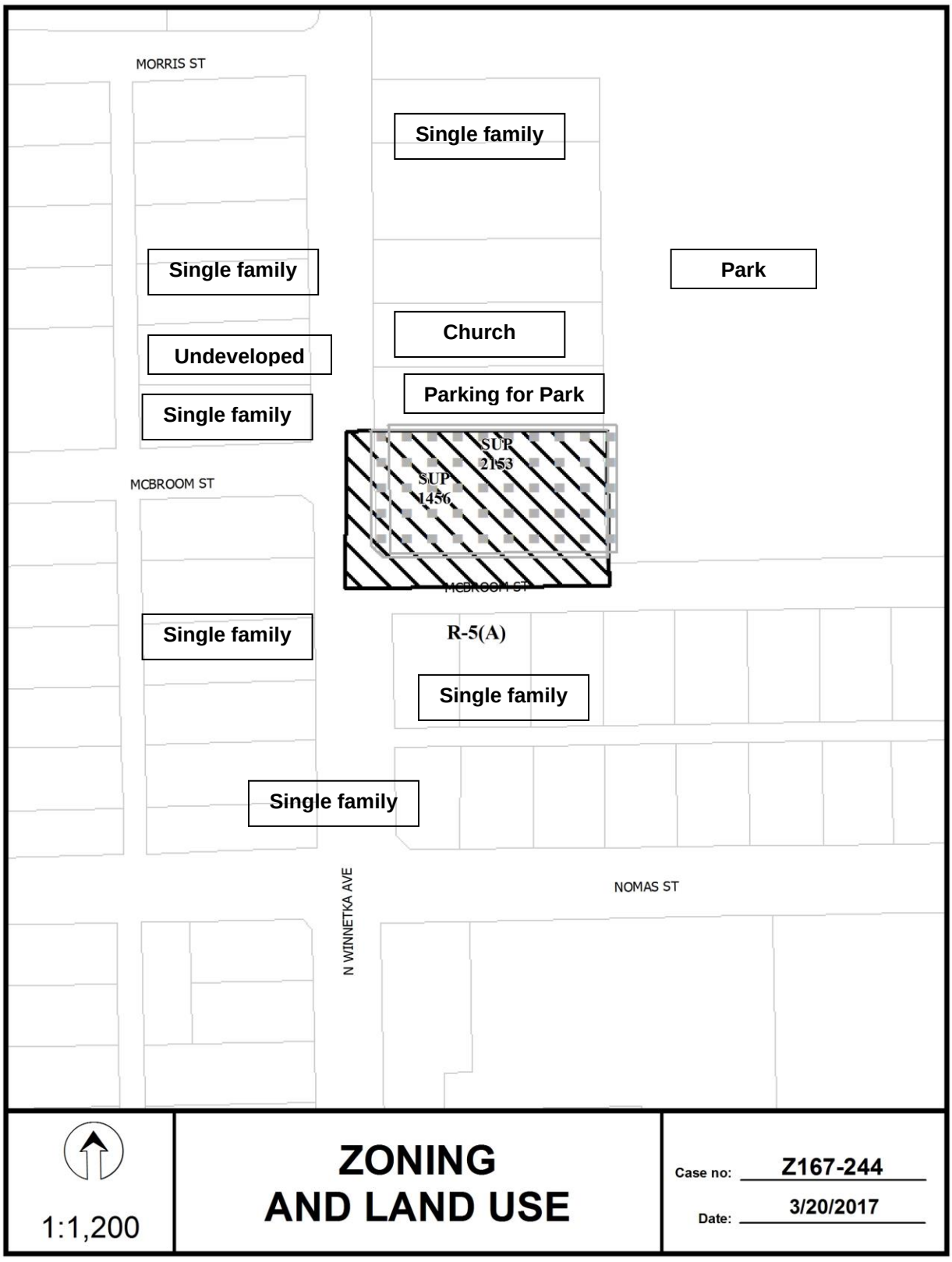
Identified two fenced mechanical areas and labeled the playground.

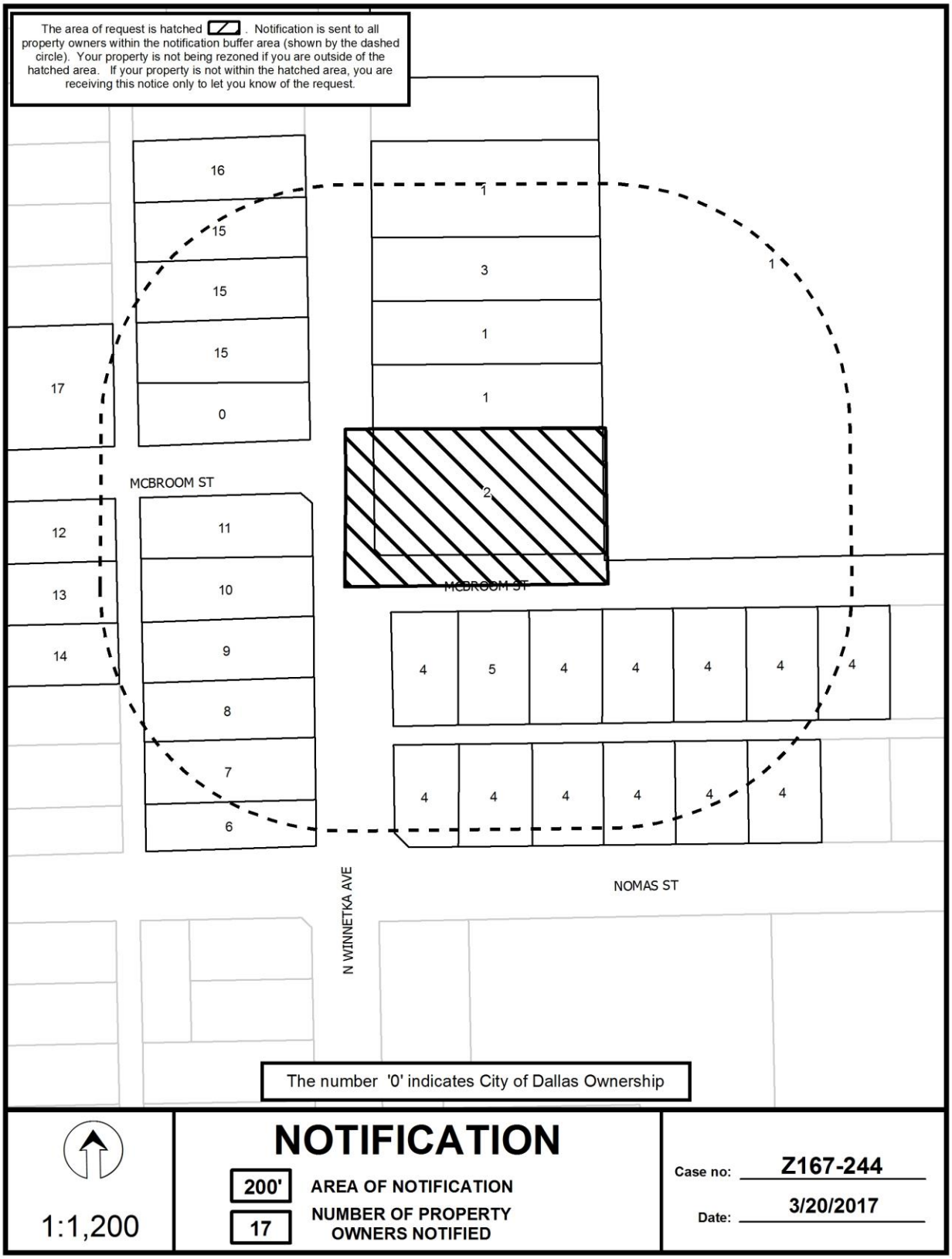
EXISTING LANDSCAPE PLAN




VECINOS BLVD
CANADA DR
Trinity River Greenbelt
EL TRIUMFO ST
CANADA DR
LADD ST
CHICAGO ST
Shaw
SHAW ST
SHAW ST
SHAW ST
GALLAGHER ST
OBENCHAIN ST
MORRIS ST
TOPEKA AVE
EL BENITO DR
BORGER ST
CROSSMAN AVE
MORRIS ST
Benito Juarez
OBENCHAIN ST
MCBROOM ST
MCBROOM ST
MCBROOM ST
CONROE ST
DENNISON ST
NOMAS ST
DeZavala
NOMAS ST
NOMAS ST
BORGER ST
CROSSMAN AVE
N WINNETKA AVE
CONROE ST
PUEBLO ST
Hattie R Moore
PUEBLO ST
PUEBLO ST
OBENCHAIN ST
SYLVAN AVE
EL BENITO DR
TORONTO ST
TORONTO ST
CONKLIN ST
SYLVAN AVE
CHICAGO ST
SINGLETON BLVD
CHICAGO ST
BEDFORD ST
BEDFORD ST
TEA OLIVE LN
1:4,800
VICINITY MAP
Case no: Z167-244
Date: 3/20/2017


MORRIS ST
MCBROOM ST
MCBROOM ST
N WINNETKA AVE
NOMAS ST
1:1,200
AERIAL MAP
Case no: Z167-244
Date: 3/20/2017


MORRIS ST
Single family
Single family
Park
Church
Undeveloped
Parking for Park
Single family
SUP 2153
SUP 1456
MCBROOM ST
MCBROOM ST
Single family
R-5(A)
Single family
Single family
N WINNETKA AVE
NOMAS ST
1:1,200
ZONING AND LAND USE
Case no: Z167-244
Date: 3/20/2017


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.
16
15
15
15
0
17
1
3
1
1
2
1
MCBROOM ST
MCBROOM ST
12
13
14
11
10
9
8
7
6
4
5
4
4
4
4
4
4
4
4
4
4
4
4
N WINNETKA AVE
NOMAS ST
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-244
Date: 3/20/2017

03/20/2017

Notification List of Property Owners

Z167-244

17 Property Owners Notified

Label #	*Address*		*Owner*
1	3352	N WINNETKA AVE	Dallas ISD
2	3326	N WINNETKA AVE	WESLEY RANKIN COMMUNITY
3	3338	N WINNETKA AVE	IGLESIA CHRISTIANA
4	1020	MCBROOM ST	HMK LTD
5	1016	MCBROOM ST	TORRES ALVARO
6	3303	N WINNETKA AVE	RINCON SERGIO GUADALUPE
7	3305	N WINNETKA AVE	ALEJANDRO SALOME M EST OF
8	3311	N WINNETKA AVE	AYALA JOSE ANGEL II & KRYSTAL ALEJANDRO
9	3313	N WINNETKA AVE	PANAMENO ANDRES A &
10	3319	N WINNETKA AVE	ROJAS JULIAN
11	3323	N WINNETKA AVE	SORIANO JULIO & SANDRA
12	3322	CROSSMAN AVE	ALEJANDRO ARMANDO
13	3318	CROSSMAN AVE	LOZANO ADRIANA
14	3314	CROSSMAN AVE	AGUIN ELIZABETH Y
15	3335	N WINNETKA AVE	BANDA MARIA C &
16	3347	N WINNETKA AVE	GARCIA JERRY ZENON &
17	3330	CROSSMAN AVE	MARTINEZ NORMA ALICIA

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Pamela Daniel

FILE NUMBER: Z167-224(PD) **DATE FILED:** February 24, 2017

LOCATION: East corner of Congress Avenue and Shelby Street

COUNCIL DISTRICT: 2 **MAPSCO:** 35-W

SIZE OF REQUEST: ± .288 acres **CENSUS TRACT:** 5.00

OWNER: Calabaza Holdings, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

REQUEST: An application for a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to change the zoning to match the property to the south of the site to allow the property owner to have a uniform zoning district for the two properties.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- Planned Development District No. 193 was established by Ordinance No. 18580 on February 8, 1985.
- The request site is developed with an 8,628 square foot multi-use structure and zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District
- The ±.288-acre request site is developed and surrounded by retail and personal service uses to the west and south, single family uses to the north and a public service use to the east.
- The request will allow two suites within the existing structure to combine and exceed the 2,000 square foot limit for street-level uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Congress Avenue	Local	40 feet
Oak Lawn Avenue	Principal Arterial	70 feet

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

STAFF ANALYSIS:

Comprehensive Plan:

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

In general, the applicant's request is consistent with the following goal and policy of the Comprehensive Plan.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plan:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

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

The applicant's request for a GR General Retail Subdistrict meet items 1, 2, 4, and 7. The existing development provides primary entrances that are prominent and street-facing with sidewalks along the Congress Avenue frontage; providing pedestrian friendly access to nearby retail spaces. The existing development is compatible with the surrounding uses with respect to scale and adjacency issues as an additional setback has been provided along the side property lines to mitigate any negative impact of the development on adjacent and surrounding land uses.

While the applicant's request for a zoning change to allow uniformity of the zoning districts does not meet all of the above referenced objectives, the proposed development supports objective numbers 1, 2, 4, and 7. The remaining objectives are not applicable to the proposed development as the existing use does not meet the entire statement of the objectives in the Oak Lawn Special Purpose District and the Oak Lawn

Plan. The development is existing and the applicant is not proposing any additions or demolition to the existing structure. The proposed development will conform to the character of the neighboring areas.

The property is currently developed with a single story multi-tenant building that contains, retail, restaurant and vacant office space. Although the existing development will not contain any residential uses to the proposed development; the GR Subdistrict is the appropriate base zoning district for a retail use.

Surrounding Land Uses and Zoning:

Direction	Zoning	Land Use
Site	PD No. 193 (O-2)	Developed
North	PD No. 193 (MF-2),	Single Family
East	PD No. 193 (MF-3)	Post Office
South	PD No. 193 (GR)	Restaurant, Retail
West	PD No. 193 (MF-3)	Church

Land Use Compatibility:

The approximately .288 acre site is currently developed with an 8,628 square foot single story multi-tenant building that contains retail, personal service, and restaurant uses. The site is immediately adjacent to restaurant, personal service and retail uses to the south, a post office use to the east, single family uses to the north and a church use to the west. The applicant's request for GR zoning will allow a more uniform zoning district on property owned and developed together. The GR Subdistrict will also allow for retail uses whereas the O-2 Subdistrict limits the size of street level retail uses. The proposed GR Subdistrict will not only reduce the allowed floor area ratio from 4:1 to 2:1 but will also reduce the maximum building height from 240 feet to 120 feet as compared to the current O-2 Subdistrict development rights. Currently there is no demolition proposed and no additions to the building associated with this request.

The request site is located along the frontage of Oak Lawn Avenue which is classified as a special retail district. These districts are characterized as highly attractive, small scale retail districts that should be preserved and improved as these areas redevelop. Additionally, the floor area for the street level of a building is limited to 2,000 square feet in the O-2 Subdistrict. The request will allow two suites within the existing structure to combine and exceed the 2,000 square foot limit for street level uses permitted in the GR Subdistrict. Therefore the zoning change to a GR Subdistrict will not only allow the existing development to exceed the maximum square footage allowed in the O-2 Subdistrict but will also ensure compliance with code, compatibility in scale with

adjacent uses and consistency with the established character of the area. Therefore staff supports the zoning change request.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	FAR	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 193, O-2	10’	0’	N/A	240’	75%	4:1	Office
Proposed							
PDD No. 193, GR	15	0’	N/A	120’	80%	2:1	General Retail

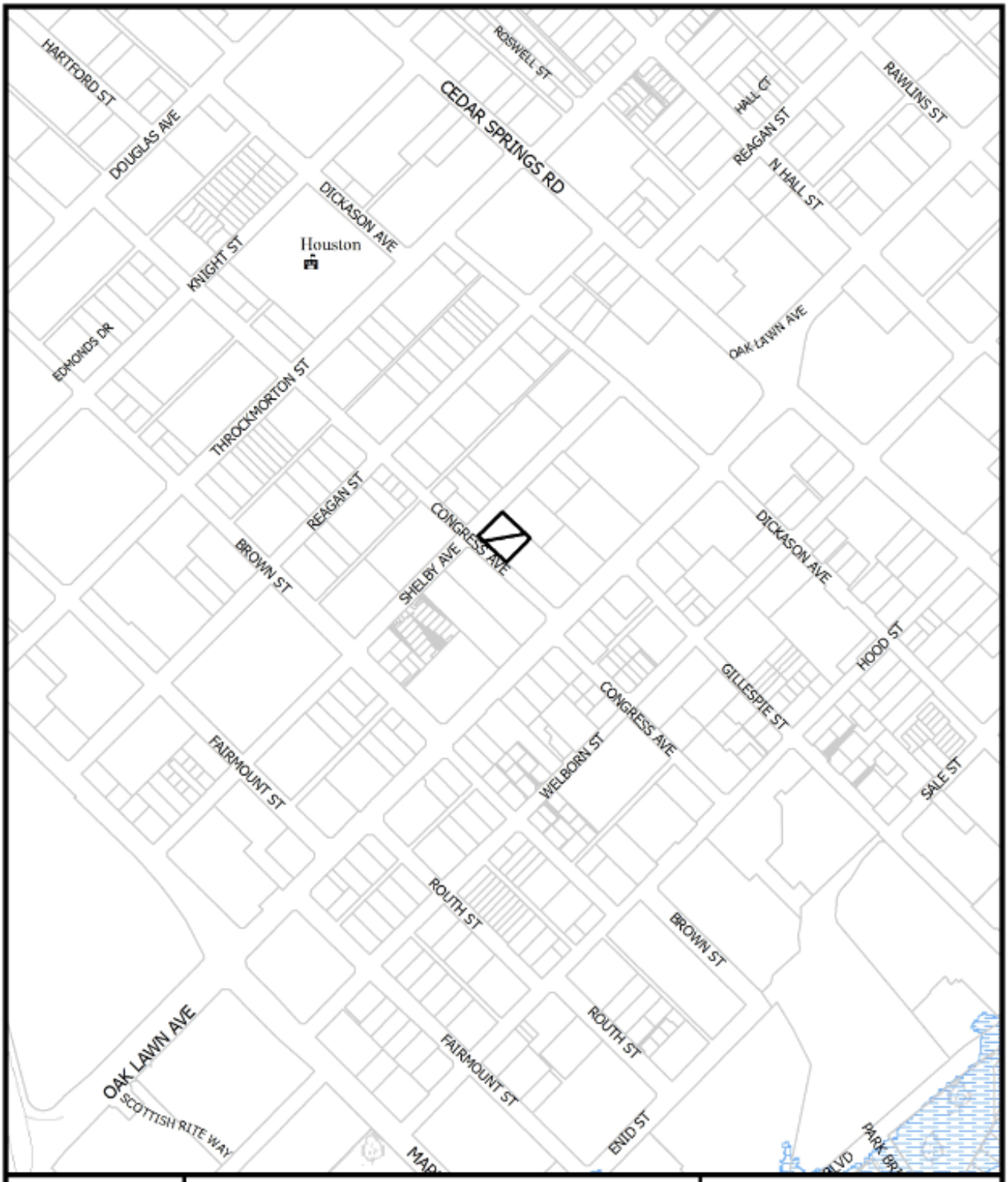
Landscaping:
Landscaping of any development will be in accordance with Part I of PDD No. 193 except as shown on the site plan/landscape plan.

Off-Street Parking:
The off-street parking requirement for retail and personal service uses is one space per 220 square feet of floor area and one space per 100 for a restaurant use. Currently the development provides 62 parking spaces while a minimum of 56 spaces are required. The applicant is not requesting any changes to the parking requirements for the proposed rezoning request however parking is calculated per use. If uses are enlarged, required off-street parking must be provided in accordance with the Dallas Development Code.

Officers of Calabaza Holdings, LLC

Margaret M. Hancock
President

Barry E. Hancock
Secretary



1:4,800

VICINITY MAP

Case no: Z167-224

Date: 3/8/2017

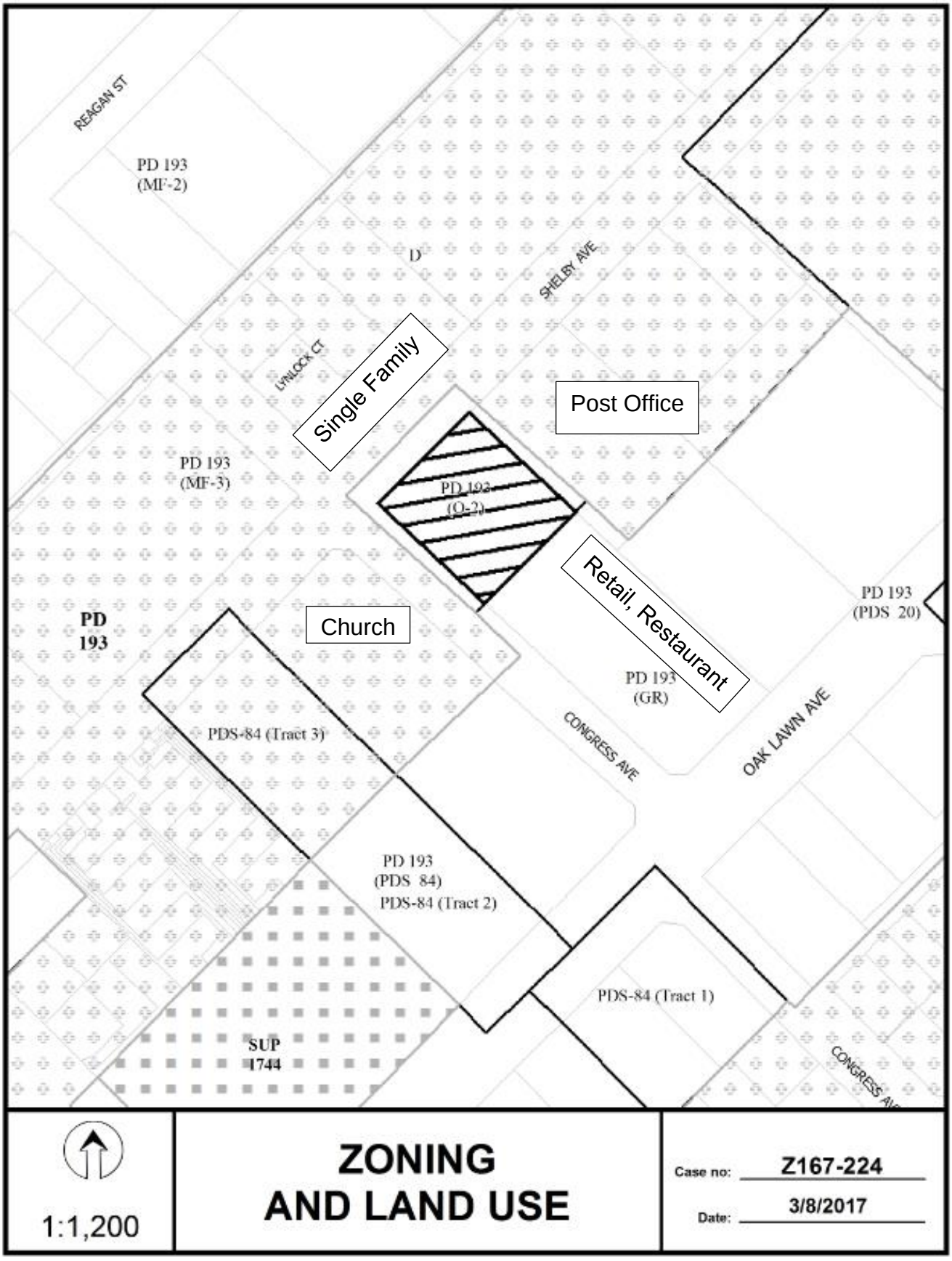


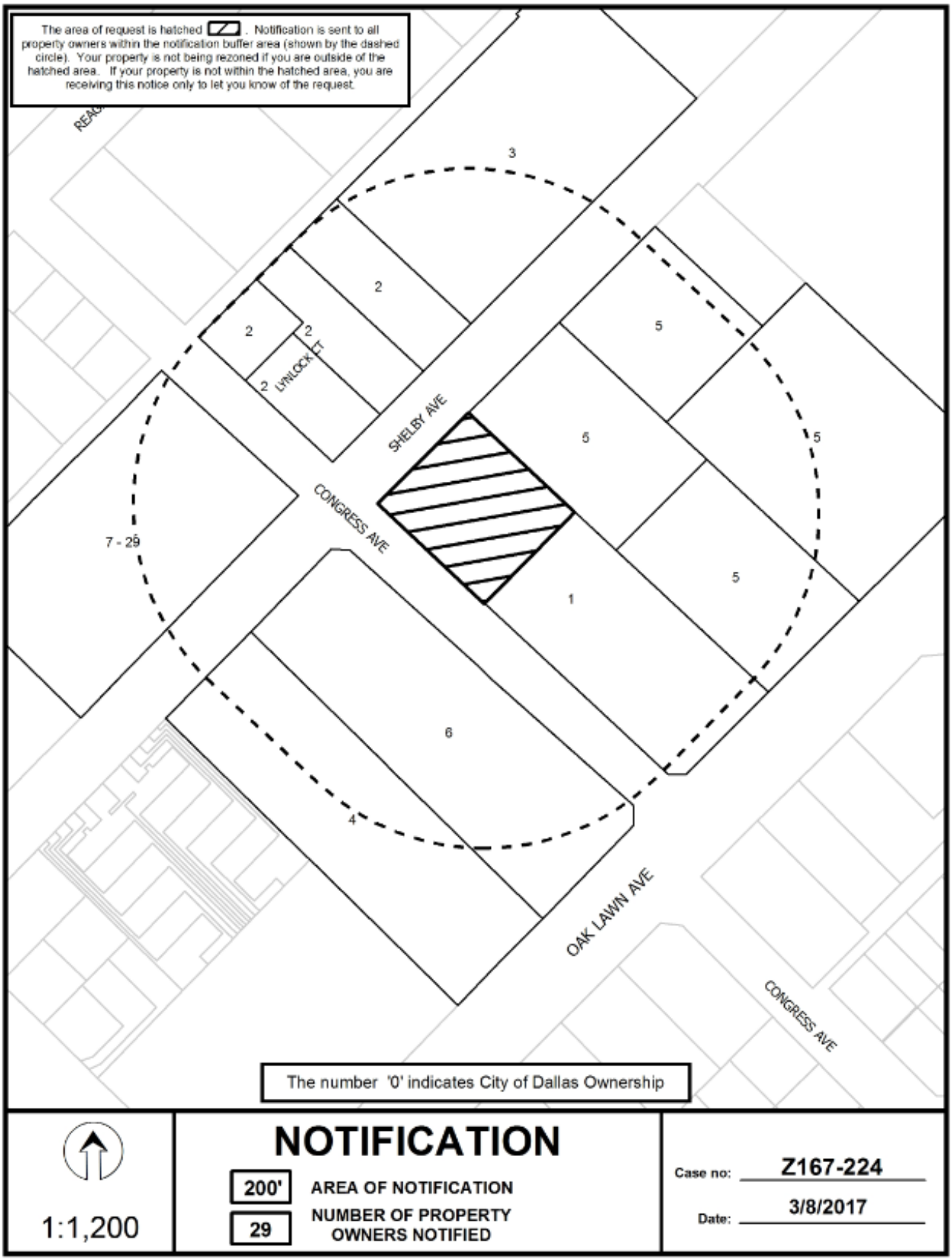
1:1,200

AERIAL MAP

Case no: Z167-224

Date: 3/8/2017


REAGAN ST
PD 193
(MF-2)
D
SHELBY AVE
LYNLOCK CT
Single Family
Post Office
PD 193
(MF-3)
PD 193
(O-2)
Retail, Restaurant
PD 193
(PDS 20)
PD
193
Church
PD 193
(GR)
CONGRESS AVE
OAK LAWN AVE
PDS-84 (Tract 3)
PD 193
(PDS 84)
PDS-84 (Tract 2)
PDS-84 (Tract 1)
SUP
1744
CONGRESS AVE
1:1,200
ZONING
AND LAND USE
Case no: Z167-224
Date: 3/8/2017


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.
3
2
2
2
2
LYNLOCK CT
SHELBY AVE
5
5
5
5
CONGRESS AVE
7 - 29
1
6
4
OAK LAWN AVE
CONGRESS AVE
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
29
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-224
Date: 3/8/2017

03/08/2017

Notification List of Property Owners

Z167-224

29 Property Owners Notified

Label #	*Address*		*Owner*
1	3810	CONGRESS AVE	OAK LAWN PLAZA LP
2	3910	CONGRESS AVE	TEXAS INTOWNHOMES LLC
3	2817	SHELBY AVE	GUEFENLIGHT SHELBY LLC
4	2727	OAK LAWN AVE	CANNON YOUNG PPTIES LP
5	2825	OAK LAWN AVE	U S POSTAL SERVICE
6	2733	OAK LAWN AVE	OAK LAWN OUTDOOR LLC
7	2727	SHELBY AVE	WESTBROOK LAFAY
8	2727	SHELBY AVE	NARVARTE ANTONIO
9	2727	SHELBY AVE	NARVARTE ANTONIO &
10	2727	SHELBY AVE	REGISTER COLBY B &
11	2727	SHELBY AVE	PAUNER ROGER LEE
12	2727	SHELBY AVE	ALTOM JEANA
13	2727	SHELBY AVE	ELEY GARY TALBERT
14	2727	SHELBY AVE	NARVARTE ANTONIO &
15	2727	SHELBY AVE	JOHNSON TYLER J
16	2727	SHELBY AVE	GUY STANLEY E &
17	2727	SHELBY AVE	KELLY BRIAN K
18	2727	SHELBY AVE	ALINI DALILA
19	2727	SHELBY AVE	LESZINSKI SLAWOMIR
20	2727	SHELBY AVE	KROL FLORENCE D
21	2727	SHELBY AVE	OLSON DREE A
22	2727	SHELBY AVE	SHAFFER ALAN
23	2727	SHELBY AVE	YIN LONGDA
24	2727	SHELBY AVE	BAKER SUZANNE
25	2727	SHELBY AVE	CORTEZ SANTOS
26	2727	SHELBY AVE	GIACCONE JAYCI R

03/08/2017

Label #	*Address*		*Owner*
27	2727	SHELBY AVE	HARROD J MICHAEL TR
28	2727	SHELBY AVE	WEISS PHYLLIS
29	2727	SHELBY AVE	GOODREAU DARRIN LEE

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Pamela Daniel

FILE NUMBER: Z167-231(PD) **DATE FILED:** February 27, 2017

LOCATION: Southeast of the intersection of South Ledbetter and Walton Walker Freeway (Loop 12)

COUNCIL DISTRICT: 3 **MAPSCO:** 52-T

SIZE OF REQUEST: ±3.00 acres **CENSUS TRACT:** 165.20

APPLICANT: Kristopher K. Owens

OWNER: Jon T. Underwood & Janna E. Underwood

REPRESENTATIVE: Terry Randolph

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

SUMMARY: The applicant proposes to allow a vehicle display sales or service use on the site.

STAFF RECOMMENDATION: **Approval**

BACKGROUND:

- The request site is approximately 3.00 acres in size.
- The site is vacant and has never been developed.
- The applicant proposes to construct a 20,000 square foot, two-story structure to be used as an office building in conjunction with a vehicle display sales or service use.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S Ledbetter	Minor Arterial	60 feet
Walton Walker Freeway (Loop 12)	Principal Arterial	107 feet

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

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The comprehensive plan does not make a specific land use recommendation related to the request.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

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

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
North	Walton Walker Freeway (Loop 12)	
South	IM	Vehicle Display Sales or Service Use
East	R-5(A)	Single Family
West	A(A), SUP	Church, Tower/Antenna for Cellular Communication

Land Use Compatibility:

The subject site is currently zoned an A(A) Agricultural District and is vacant and undeveloped. The A(A) Agricultural District exists only in fringe areas of the city but is anticipated to change to other urban zoning categories as the area within the corporate limits of Dallas becomes fully developed.

The applicant proposes to utilize the site for a vehicle display sales or service use however the vehicle display sales or service use is not a permitted use in the A(A) District. The LI Light Industrial District is being requested because this district will allow for more main uses to be permitted on the site and allow the applicant flexibility to develop the site with uses that are compatible with adjacent land uses. Further, the applicant believes that the LI Light Industrial District will support their future needs as it relates to the yard, space and lot regulations.

The LI Light Industrial District is characterized by light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for development which may be adjacent to residential communities. The request site is adjacent to Walton Walker Freeway (Loop 12) to the north, an R-5(A) Single Family District to the east, an A(A) Agricultural District to the west, and IM Industrial/Manufacturing District to the south. Therefore the scale and intensity of the proposed use will not only be similar with adjacent uses but compatible as well.

The location of the request site across Walton Walker Freeway (Loop 12) with its 107 feet right-of-way minimizes the potential negative impact on the adjacent residential neighborhood to the east. The IM Industrial Manufacturing District immediately adjacent to the request site will be similar in scale, intensity and use as the regulations for an IM Industrial Manufacturing District and an LI Light Industrial District differ only in the maximum floor area ratio for combined uses (1.0 to 2.0), maximum height allowed (70-ft

to 110-ft) and number of stories above grade (5 stories to 8 stories). The Dallas Development Code further provides protective measures to lessen the negative impact of vehicle display sales or service uses by prohibiting inoperable or wrecked motor vehicles from remaining outside on the premises for more than 24 hours.

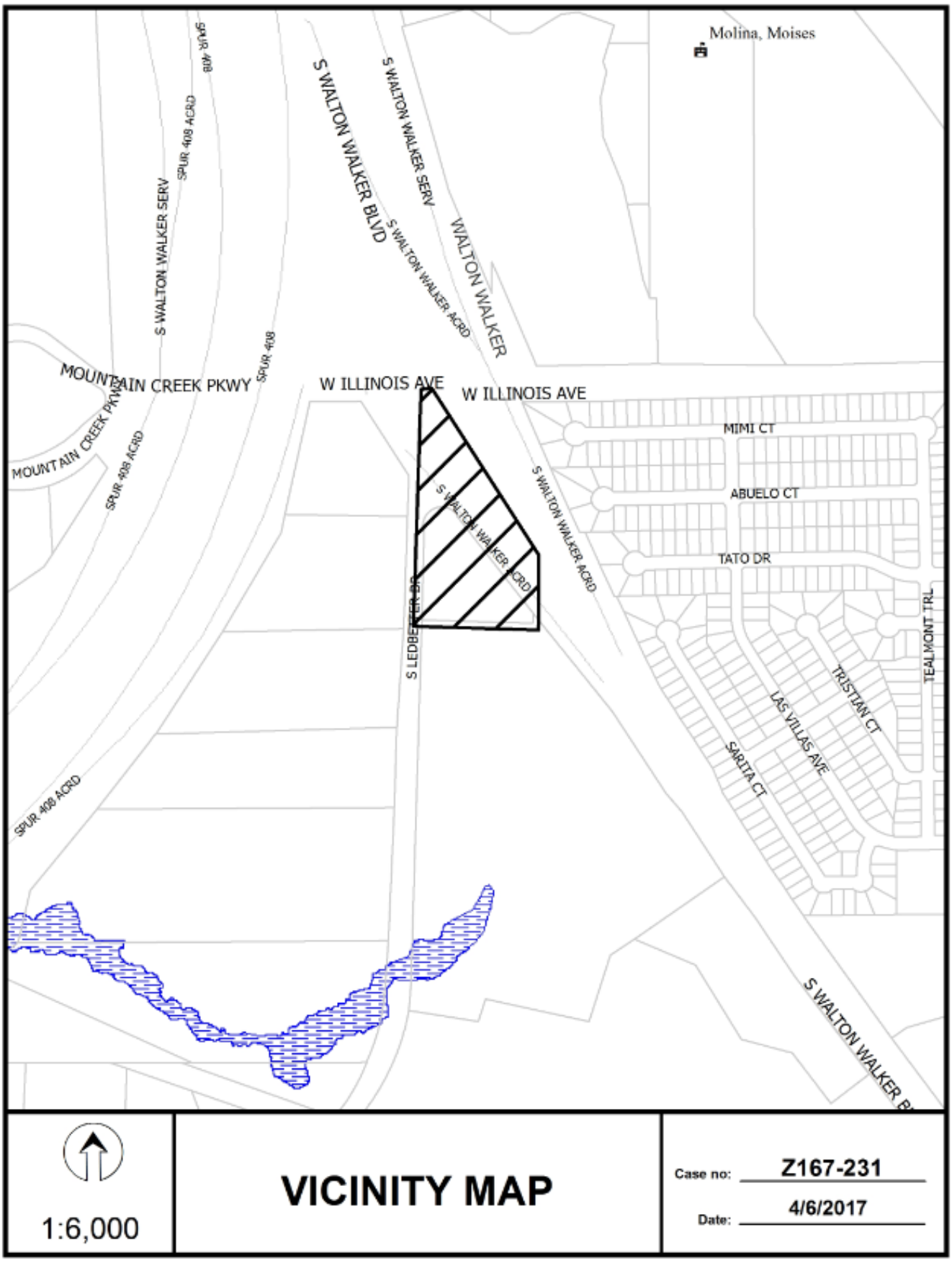
Staff recommends approval of the zoning request because the proposed zoning district and the above regulations provide an opportunity for the use of a vacant and undeveloped site.

Development Standards:

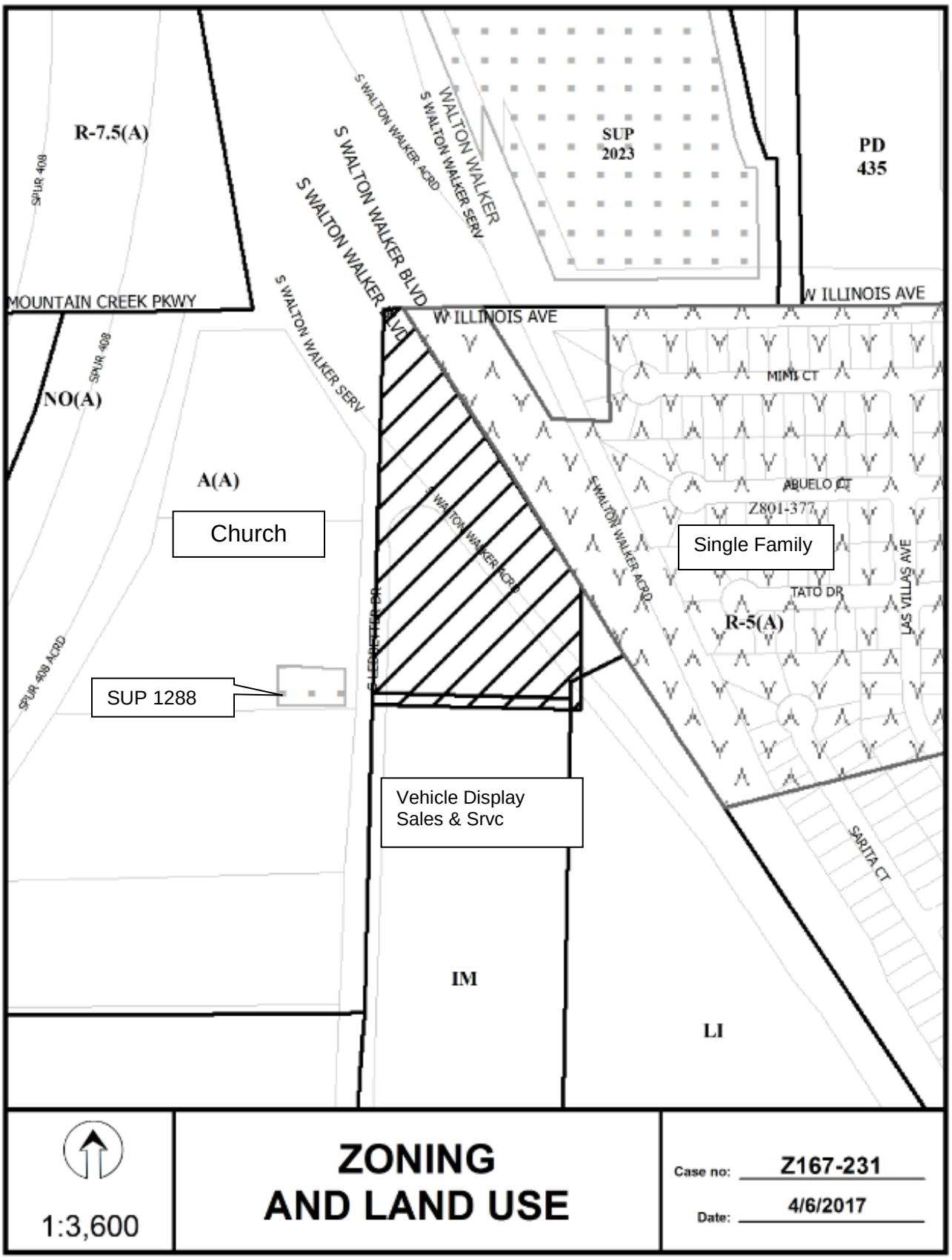
DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
A(A) – Existing	50’	20’/10	No max.	24’	25%	N/A	Agricultural & Single Family
LI – proposed Light Industrial	15’	30’ adjacent residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70’ 5 stories	80%	Proximity Slope Visual Intrusion	Light industrial office, research & development, and commercial

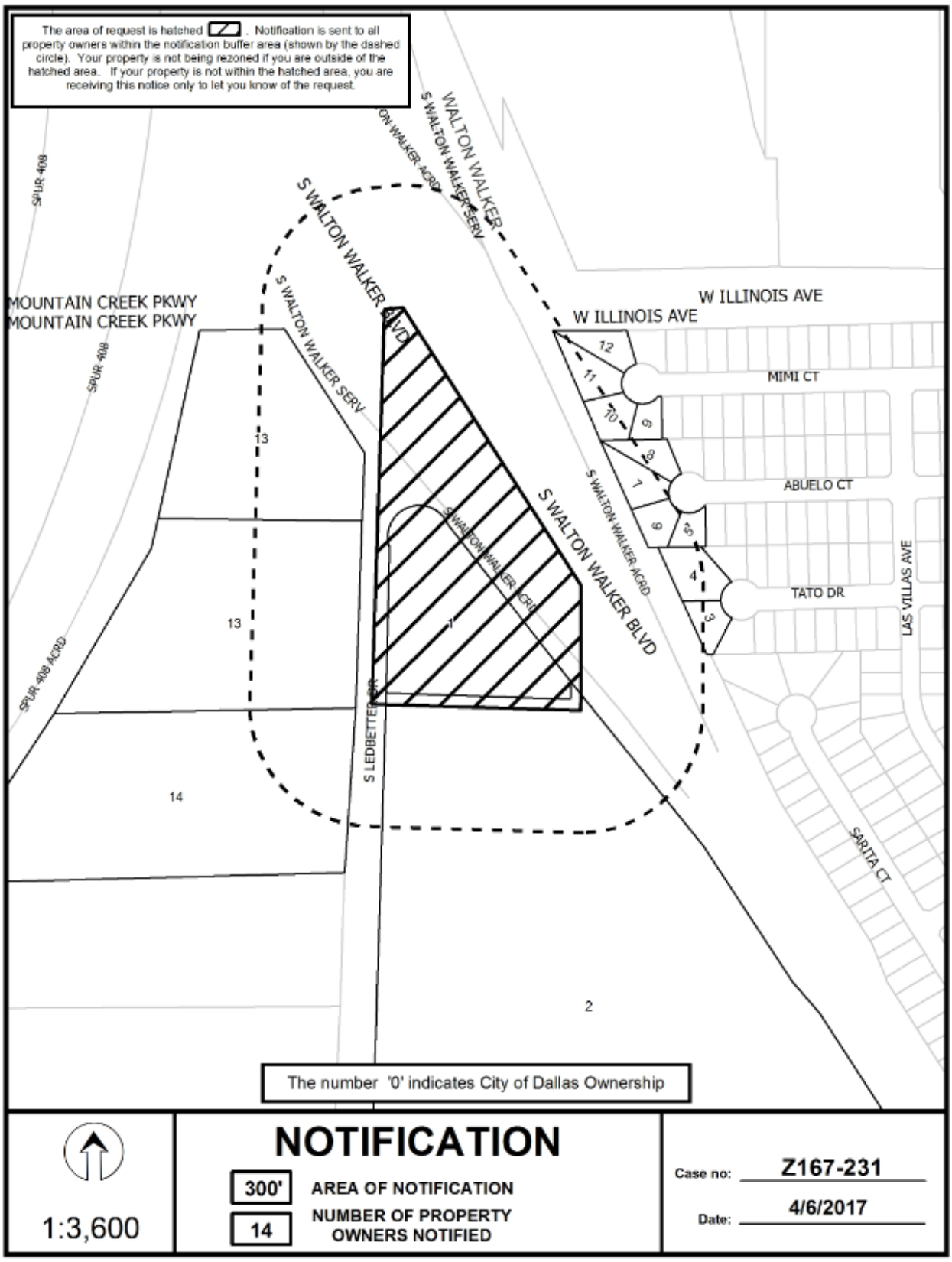
Parking: The parking requirements for a vehicle display, sales and service use is one space per 500 square feet of floor area and site area exclusive of parking area. The proposed development will have approximately 20,000 square feet of office space. Based on the total floor area of 20,000 square feet, the applicant is required to provide 40 off-street parking spaces.

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


Molina, Moises
S WALTON WALKER BLVD
S WALTON WALKER SERV
WALTON WALKER
S WALTON WALKER ACRD
SPUR 408
SPUR 408 ACRD
MOUNTAIN CREEK PKWY
W ILLINOIS AVE
MIMI CT
ABUELO CT
TATO DR
TEALMONT TRL
TRISTIAN CT
LAS VILLAS AVE
SARITA CT
S LEDBETTER DR
S WALTON WALKER
1:6,000
VICINITY MAP
Case no: Z167-231
Date: 4/6/2017


SPUR 408
S WALTON WALKER ACRD
S WALTON WALKER SERV
S WALTON WALKER
S WALTON WALKER BLVD
MOUNTAIN CREEK PKWY
MOUNTAIN CREEK PKWY
W ILLINOIS AVE
W ILLINOIS AVE
NIMI CT
ABUELO CT
TATO DR
LAS VILLAS AVE
SABITA CT
S LEDBETTER DR
SPUR 408 ACRD
1:3,600
AERIAL MAP
Case no: Z167-231
Date: 4/6/2017


R-7.5(A)
SUP 2023
PD 435
MOUNTAIN CREEK PKWY
W ILLINOIS AVE
NO(A)
A(A)
Church
SUP 1288
Vehicle Display Sales & Srvc
Single Family
R-5(A)
IM
LI
S WALTON WALKER BLVD
S WALTON WALKER SERV
WALTON WALKER
S WALTON WALKER ACRD
SPUR 408
SPUR 408 ACRD
MIMI CT
ABUELO CT
Z801-377
TATO DR
LAS VILLAS AVE
SARITA CT
ZONING AND LAND USE
1:3,600
Case no: Z167-231
Date: 4/6/2017


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.
WALTON WALKER
S WALTON WALKER SERV
S WALTON WALKER BLVD
MOUNTAIN CREEK PKWY
MOUNTAIN CREEK PKWY
SPUR 408
SPUR 408 ACRD
S WALTON WALKER SERV
S WALTON WALKER ACRD
S LEDBETTER DR
W ILLINOIS AVE
W ILLINOIS AVE
MIMI CT
ABUELO CT
TATO DR
LAS VILLAS AVE
SARITA CT
12
11
10
6
8
7
9
5
4
3
13
13
14
7
2
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
300'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-231
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

Z167-231

14 Property Owners Notified

Label #	*Address*		*Owner*
1	2400	S LEDBETTER DR	UNDERWOOD JON T & JANNA E
2	2831	S WALTON WALKER BLVD	NEW TEXAS AUTO AUCTION
3	5250	TATO DR	MENA DULCE MARIA
4	5251	TATO DR	DURAN SALOMON &
5	5246	ABUELO CT	CONTRERAS LIBRADO
6	5250	ABUELO CT	MENDEZ JULIO & NATY
7	5257	ABUELO CT	MATTHEWS RANDALL R &
8	5253	ABUELO CT	VALENZUELA OLIVIA C &
9	5252	MIMI CT	MUNOS MARTHA E
10	5256	MIMI CT	LOERA MARTIN &
11	5257	MIMI CT	MALDONADOTORRES ALMA A &
12	5253	MIMI CT	NIETO JOSE L
13	2549	S LEDBETTER DR	FIRST UNITED PENTECOSTAL
14	2555	S LEDBETTER DR	CHRISTIAN CENTER OF MIRACLES HOLDINGS

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-179(OTH) **DATE FILED:** January 11, 2017

LOCATION: Southeast corner of South Buckner Boulevard and Jennie Lee Lane

COUNCIL DISTRICT: 5 **MAPSCO:** 58-C

SIZE OF REQUEST: ± 0.712 acres **CENSUS TRACT:** 90.00

APPLICANT/ OWNER: Hooda Corporation, Inc.

REPRESENTATIVE: Tailim Song Law Firm, Tailim Song & Amy Hsu

REQUEST: An application to renew and amend Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages in conjunction with the currently existing convenience store [Shell].

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

Background:

- The property is currently developed with a 6,120 square feet, one-story structure, of which 4,278 square-foot are used for the general merchandise or food store greater than 3,500 square feet.

- The applicant is requesting to renew SUP No. 2135 to continue the sale of alcoholic beverages in conjunction with the existing convenience store and motor vehicle fueling station. The SUP was set to expire on January 28, 2017 and this application was submitted on January 11, 2017.

- On November 14, 2012, the City Council approved SUP No. 1996 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for additional ten-year periods on the request site.

- Two years later, the applicant requested a new SUP and repeal of SUP No. 1996 due to the fact that the existing structures were demolished and a new one was being built.

- On January 28, 2015, the City Council approved SUP No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period subject to a site plan and conditions on the request site.

- The use of the property in 2012 was a convenience store, motor vehicle fueling station and a car wash. Today, the site is developed with a 6,120 square feet structure with two suites used for a convenience store and office or retail uses.

- During the field trip, staff found discrepancies with the parking on the site. Two parking spaces had been removed for a pole sign. The applicant submitted a revised site plan to reflect current conditions.

Zoning History: There has been one zoning request in the area within the last five years.

1. Z134-350 On January 28, 2015, the City Council approved Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet and repealed SUP No. 1996 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on the subject property.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	Variable
Jennie Lee Lane	Local	50 feet

Land Use:

	Zoning	Land Use
Site	Subarea 1 w/in PD No. 366 with D-1 Overlay, SUP No. 2135	Retail
North	Subarea 1 w/in PD No. 366 with D Overlay	Retail
East	R-7.5(A)	Single Family
South	Subarea 1 w/in PD No. 366 with D Overlay	Retail, undeveloped
West	Subarea 1 w/in PD No. 366 with D Overlay	Retail, undeveloped

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 *fowardDallas! Comprehensive Plan* outlines several goals and policies support the applicant's request:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The property is currently developed with a 6,120 square feet, one-story structure, of which 4,278 square-foot are used for the general merchandise or food store greater than 3,500 square feet. The applicant proposes to continue the sale of alcoholic beverages in conjunction with a convenience store and motor vehicle fueling station.

The site is adjacent to single family residential to the east and retail to the south. Surrounding land uses are retail to the north and west.

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

The proposed use is compatible with the surrounding retail uses. The retail use provides an option for convenience goods to the residents and businesses in the area. The short period of time between renewals will allow staff to evaluate the compatibility of the use and the impact that it might have in the residential properties located to the east of the request site.

Traffic:

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

Parking:

The general merchandise or food store requires one space per 200 square feet for the use plus two spaces for the motor vehicle fueling station. Therefore, the applicant must provide 21 parking spaces for the 4,278 square feet of the convenience store plus the two for the fueling station, for a total of 23. Parking must be provided as shown on the site plan.

Landscaping:

Landscaping is required in accordance with Article X. No new landscaping is triggered by the request.

Police Records:

The police department submitted the following records for the site for the period of January 28, 2015 to March 31, 2017:

Premise	Address	Offense	Total
Convenience Store	2438 S Buckner Blvd.	Criminal Trespass	1
Highway, Street, Alley ETC	2438 S BUCKNER BLVD	Found	2
Convenience Store	2438 S BUCKNER BLVD	Terrorist Threat	1
			4

List of Partners

2438 S. Buckner Blvd., Dallas, Texas 75227

Hooda Corporation, Inc. shareholders are:

(1) Jack Hooda 50%
(2) Iqbal Hooda 50%

Proposed SUP Conditions
Z167-179

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 greater than 3,500 square feet.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (two-years) ~~January 28, 2017.~~ 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.)

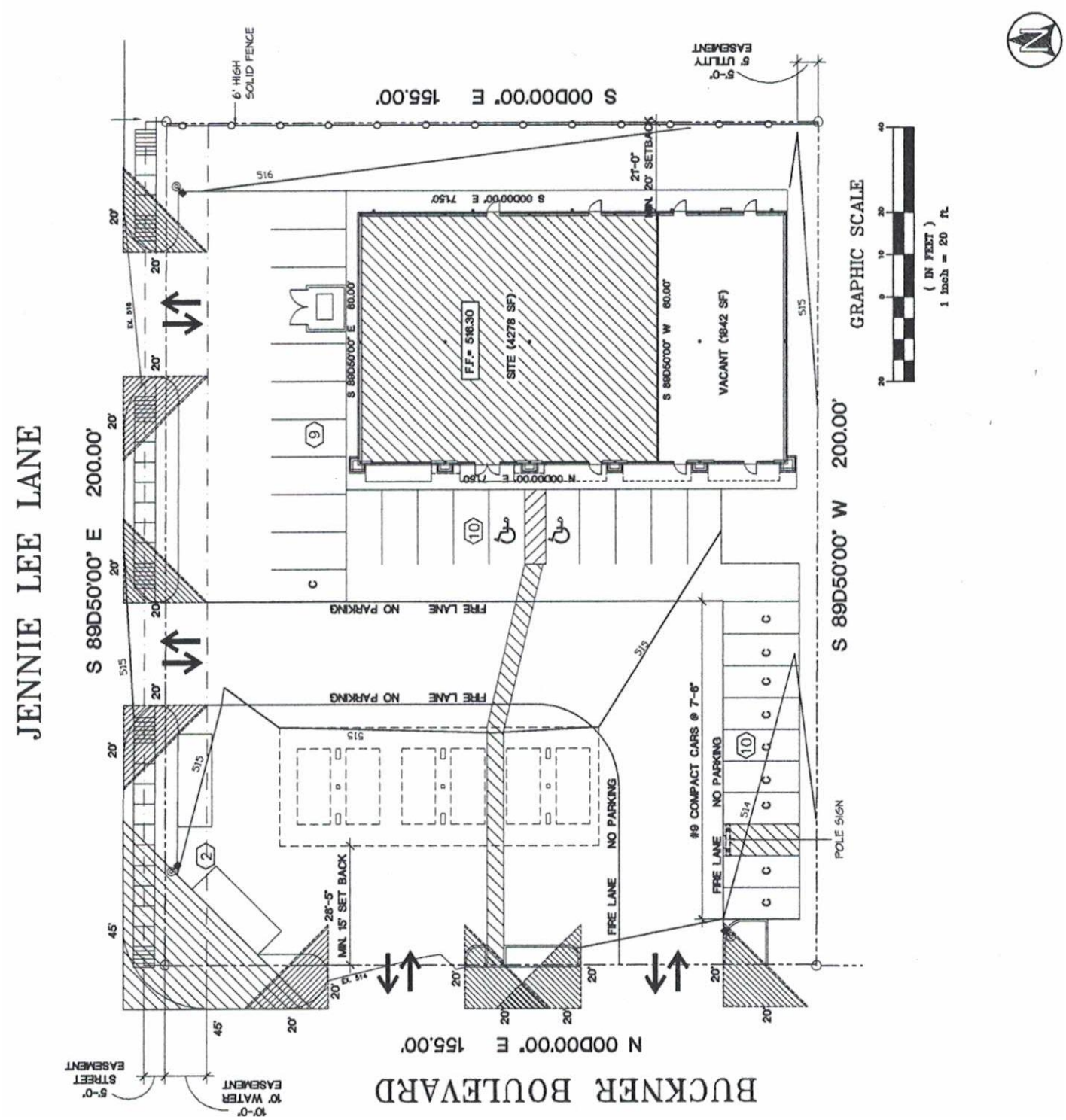
4. FLOOR AREA: The maximum floor area is 4,278 square feet.

5. SCREENING: A solid screening fence must be provided where a residential adjacency exists.

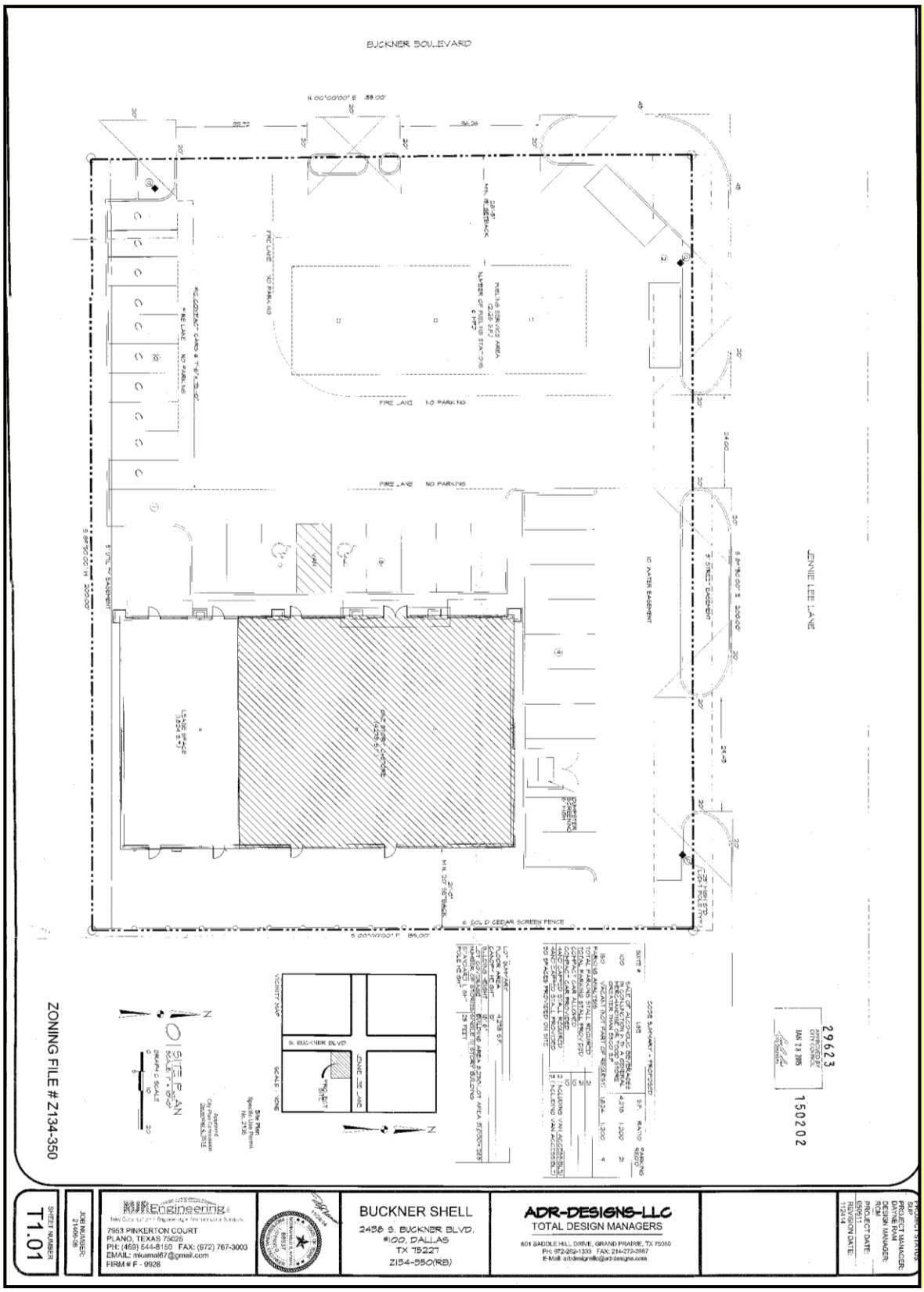
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance

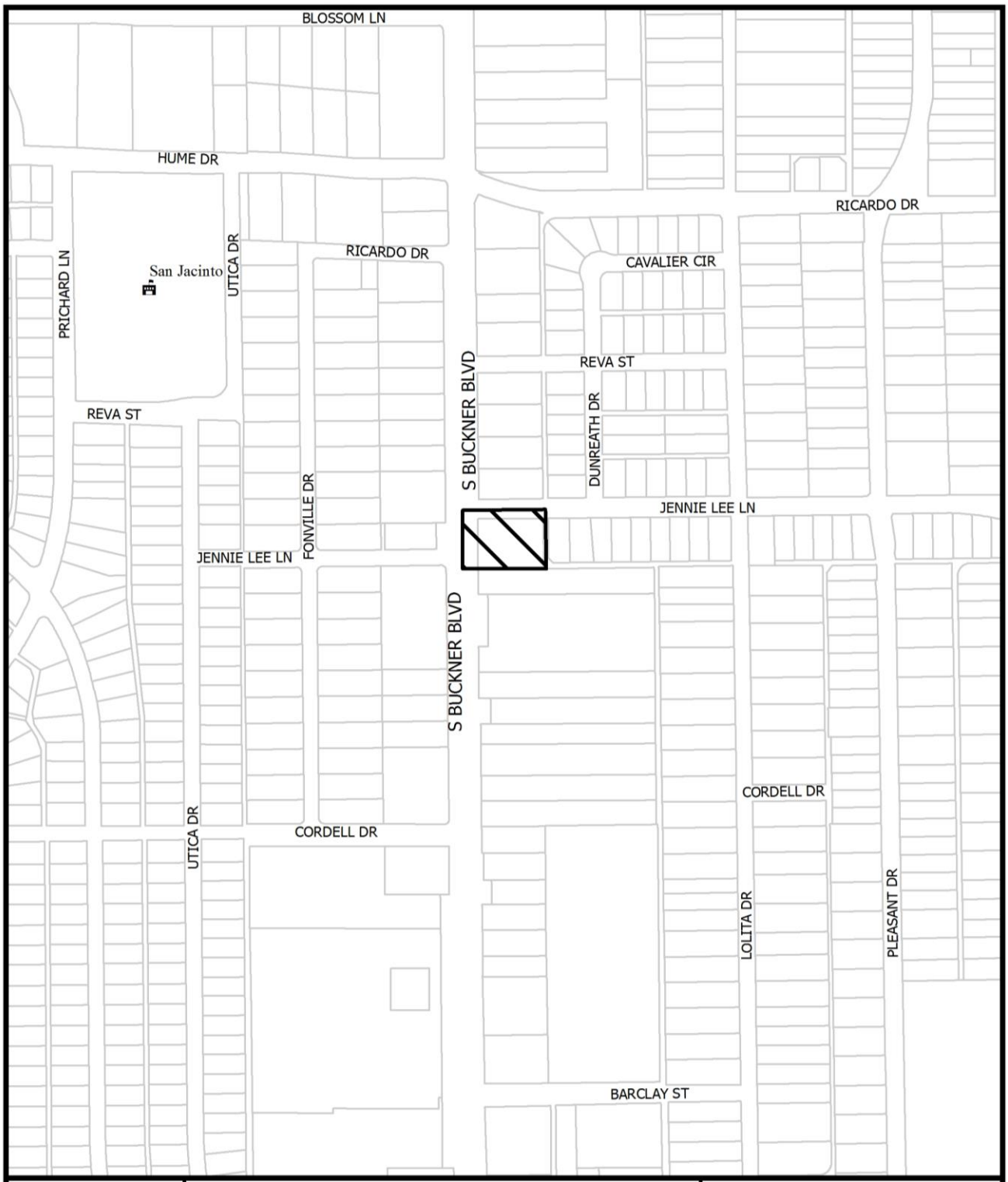
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



EXISTING SITE PLAN




BLOSSOM LN
HUME DR
RICARDO DR
RICARDO DR
CAVALIER CIR
PRICHARD LN
San Jacinto
UTICA DR
REVA ST
REVA ST
S BUCKNER BLVD
DUNREATH DR
JENNIE LEE LN
JENNIE LEE LN
FONVILLE DR
S BUCKNER BLVD
CORDELL DR
CORDELL DR
UTICA DR
LOLITA DR
PLEASANT DR
BARCLAY ST
1:4,800
VICINITY MAP
Case no: Z167-179
Date: 2/1/2017

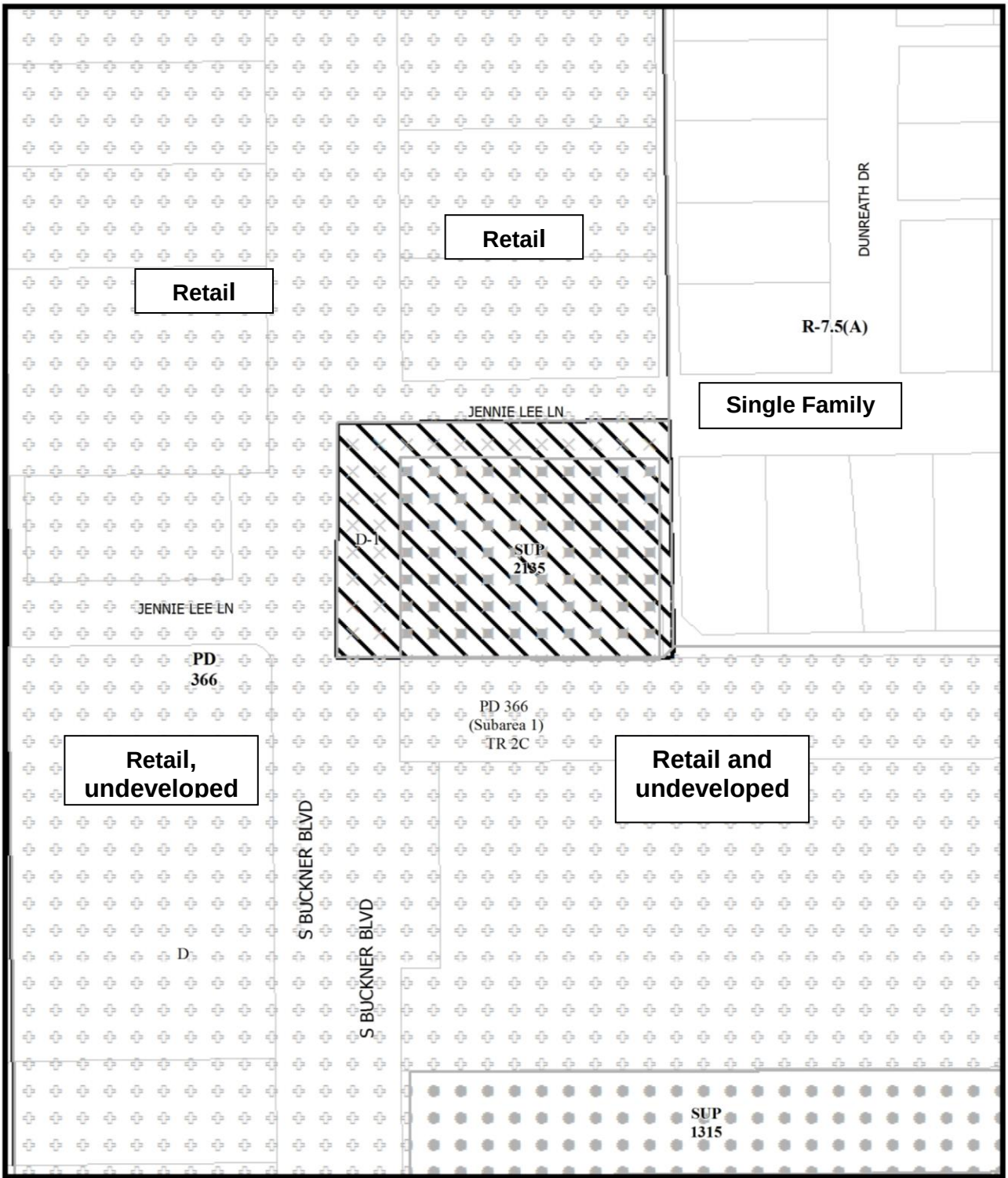


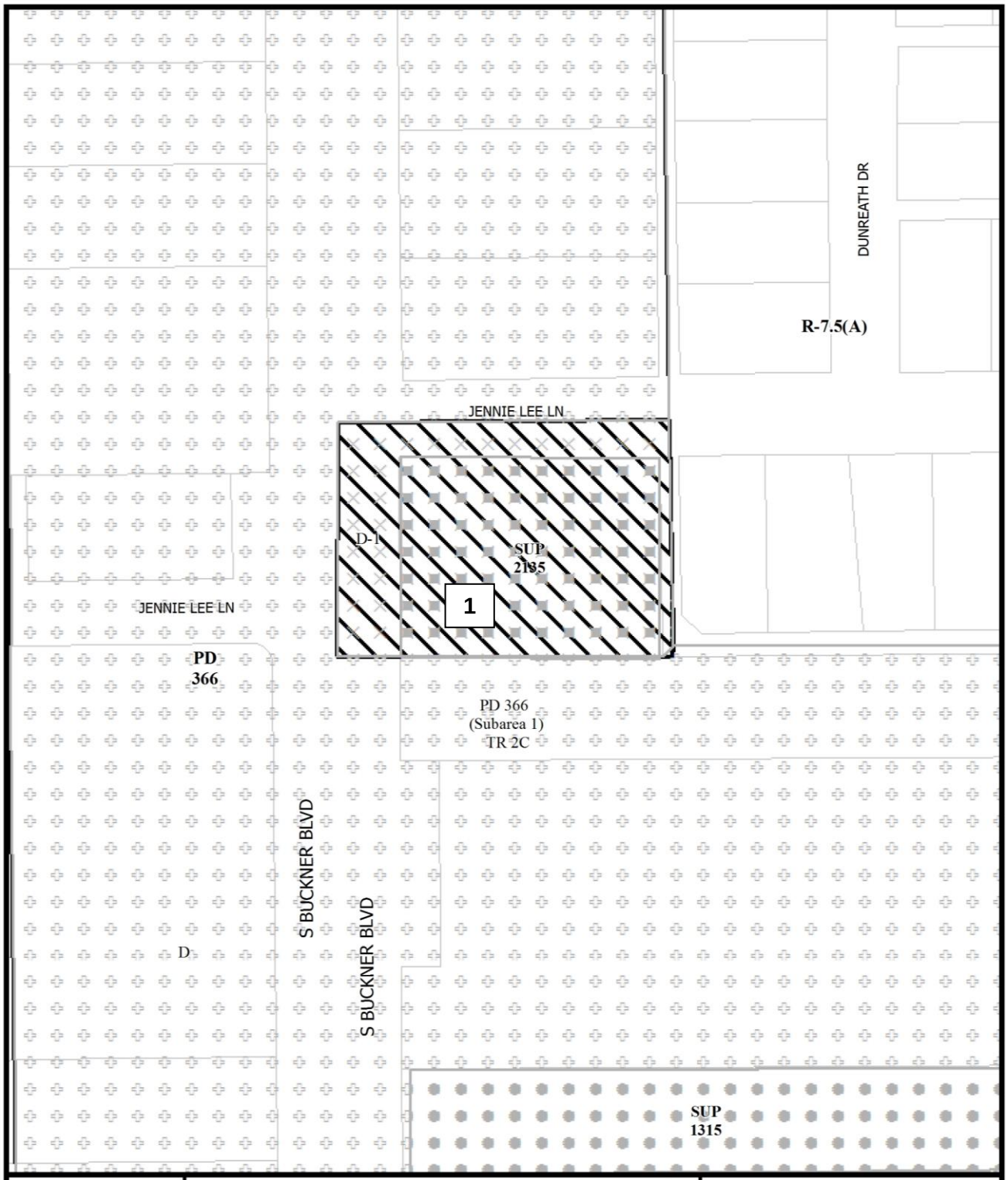
1:1,200

AERIAL MAP

Case no: Z167-179

Date: 2/1/2017


Retail
Retail
DUNREATH DR
R-7.5(A)
Single Family
JENNIE LEE LN
D-1
SUP
2135
JENNIE LEE LN
PD
366
PD 366
(Subarea 1)
TR 2C
Retail, undeveloped
Retail and undeveloped
S BUCKNER BLVD
S BUCKNER BLVD
D
SUP
1315
1:1,200
ZONING
AND LAND USE
Case no: Z167-179
Date: 2/1/2017

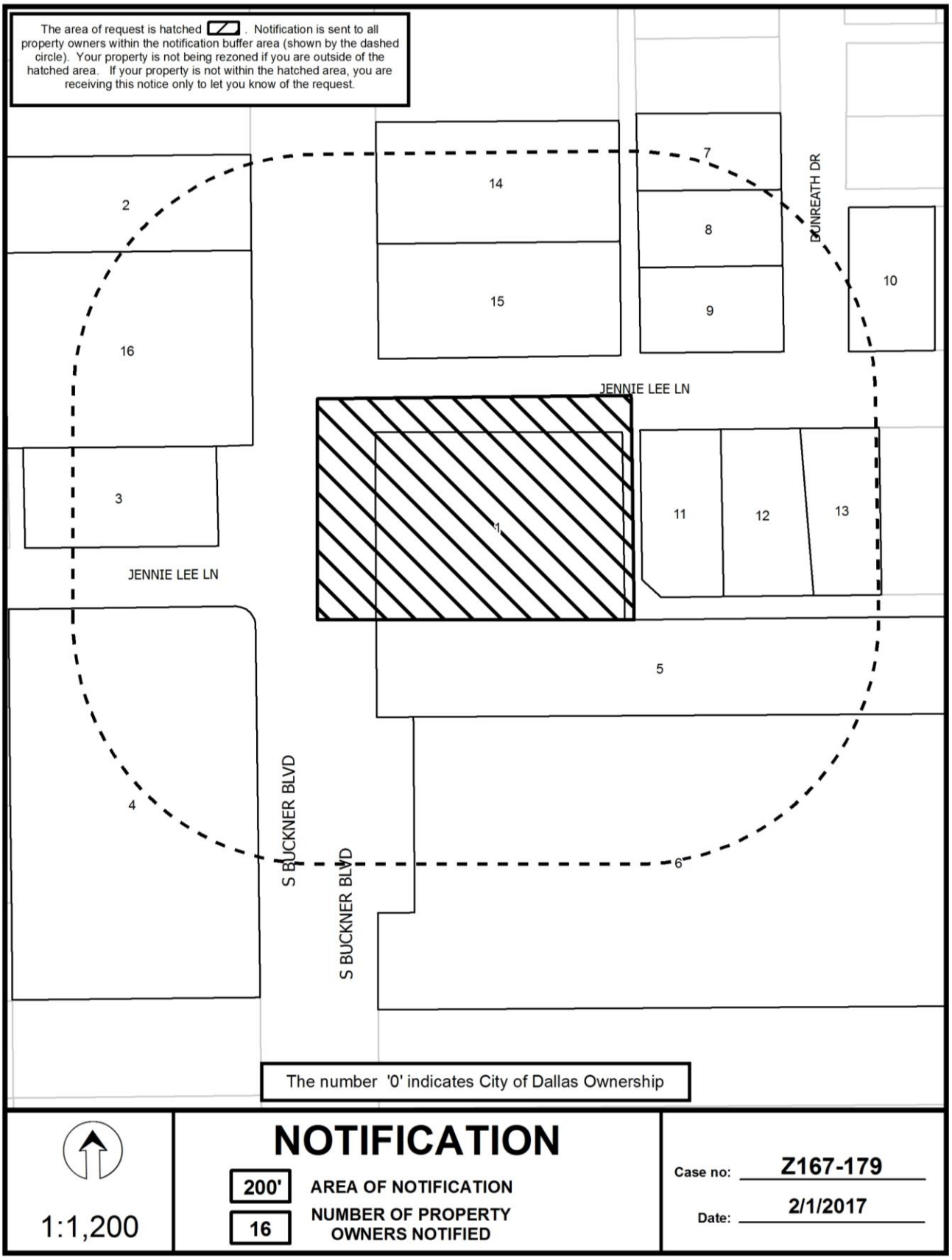


1:1,200

ZONING HISTORY

Case no: Z167-179

Date: 2/1/2017


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.
2
14
7
8
15
9
10
16
JENNIE LEE LN
3
1
11
12
13
JENNIE LEE LN
5
4
S BUCKNER BLVD
S BUCKNER BLVD
6
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-179
Date: 2/1/2017

01/31/2017

Notification List of Property Owners

Z167-179

16 Property Owners Notified

Label #	*Address*		*Owner*
1	2438	S BUCKNER BLVD	BUCKNER INVESTMENTS LLC
2	2523	S BUCKNER BLVD	MARTINEZ JUAN J & IRMA G
3	2501	S BUCKNER BLVD	CNB REAL ESTATE
4	2423	S BUCKNER BLVD	ALMASS INVESTMENT GROUP LP
5	2424	S BUCKNER BLVD	ADLEY RON TR &
6	2414	S BUCKNER BLVD	PALOMA ISABELA INVESTMENTS INC
7	2515	DUNREATH DR	DUREN JUANITA
8	2511	DUNREATH DR	CALDERON URIEL
9	2505	DUNREATH DR	MARTINEZ BRAYAN D
10	8133	JENNIE LEE LN	CORDERO RAUL &
11	8118	JENNIE LEE LN	MUSTAFA SANDRA LUHRING
12	8124	JENNIE LEE LN	PEQUENO JUANITA M ET AL
13	8128	JENNIE LEE LN	SANDERS W J
14	2514	S BUCKNER BLVD	2120 24 MS LTD
15	2506	S BUCKNER BLVD	LCG BUCKNER COMMONS LLC
16	2517	S BUCKNER BLVD	RUVALCABA RAMON & GILMA &

Olga Torres-Holyoak

FILE NUMBER:	Z167-216(OTH)	**DATE FILED:**	February 14, 2017
LOCATION:	West of Marsh Lane, north of Walnut Hill Lane		
COUNCIL DISTRICT:	13	**MAPSCO:**	23-R
SIZE OF REQUEST:	Approx. 1,956 sq. ft.	**CENSUS TRACT:**	97.02

OWNER: Hopkins Marsh Lane Plaza, L.P.

APPLICANT/ REPRESENTATIVE: J & K Rios Investments, LLC

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The 1,956-square-foot request site is located within a retail shopping center (5.57 acres). The applicant proposes to continue the use of the suite with a restaurant [Texanito Taqueria & Bar] and to be able to continue to sell alcoholic beverages for on premise consumption. The request site is located within a +\- 242,237 square foot retail shopping center. The restaurant without drive-in or drive through use is permitted by right. The sale of alcoholic beverages requires a specific use permit in the D-1 Liquor Control Overlay.

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.

BACKGROUND:

- The proposed use is located within a large shopping center. The suite is approximately 1,956 square-feet and the applicant is currently using it for a restaurant.

- Specific Use Permit No. 2130 was approved by City Council on January 14, 2015, for a two-year period with eligibility for additional five-year periods. However, the SUP expired on January 17, 2017. The applicant missed the mandatory period to automatically renew the SUP.

- The applicant is a different tenant from the previous applicant. The conditions and site plan will be the same as the previous SUP.

Zoning History:

There have been one recent zoning changes in the area:

1. Z134-104 On January 22, 2014, the City Council approved a CR Community Retail District on property zoned an LO-1 Limited Office District on property located on the west side of Marsh Lane, north of Walnut Hill Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Marsh Lane	Principal Arterial	100 ft.	100 ft.
Walnut Hill Lane	Principal Arterial	90 ft.	90 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	Restaurant and bar
North	CR-D-1	Retail
South	R-7.5(A), CR-D-1 & CR-D-1 & CR	Retail
East	CR-D-1 & SUP 1902	Retail
West	PD No. 31	Single Family Residential

Comprehensive Plan:

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

URBAN DESIGN

GOAL 5.3 Establishing Walk-to Convenience

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

STAFF ANALYSIS:

Land Use Compatibility:

The surrounding land uses consist of a variety of retail uses to the north and east of the site. The properties east of Marsh Lane are developed with retail uses. South of the site, across Walnut Hill Lane, is developed with office and single family uses. The sale of alcohol in conjunction with a restaurant is consistent with the surrounding land uses for the area.

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

The applicant's request is compatible with the surrounding retail uses. The initial short time period will require that the request be reevaluated to ensure the operator is complying with the conditions and site plan and to ensure any negative impacts of the use are recognized and deterred.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping:

No new development is proposed by this application. Therefore, the landscaping requirements of Article X of the Dallas Development Code will not be triggered.

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a restaurant without drive-in or drive through is one space per 100 square feet of floor area. Therefore, the ± 1,956-square-foot area requires 20 spaces, as depicted on the site plan.

Police Records:

No incidents were reported for this business from January 4, 2015, to March 31, 2017.

Partners/Principals/Officers

J&K Rios Investments, LLC

- Managing Member-Karina Rios
- Managing Member-Johnatan Rios

Hopkins Marsh Lane Plaza L.P.
General Partner
Hopkins Retail Inc

- Vice President- Edward Schaefer

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive through service.

2. SITE PLAN: The sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive through service is allowed only in the location shown in the site plan. Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (two years)_____, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

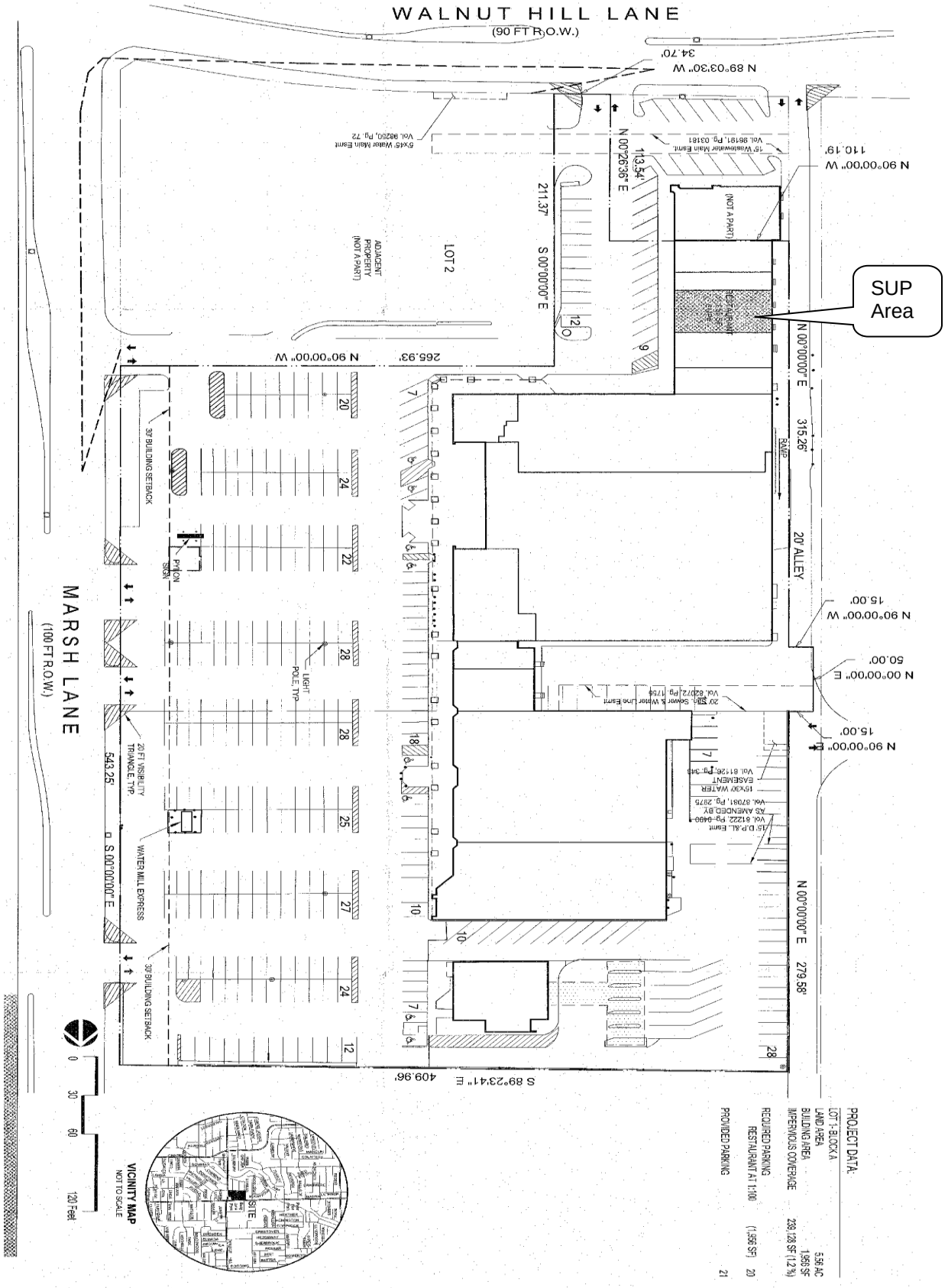
4. FLOOR AREA: The maximum floor area is 1,956 square feet.

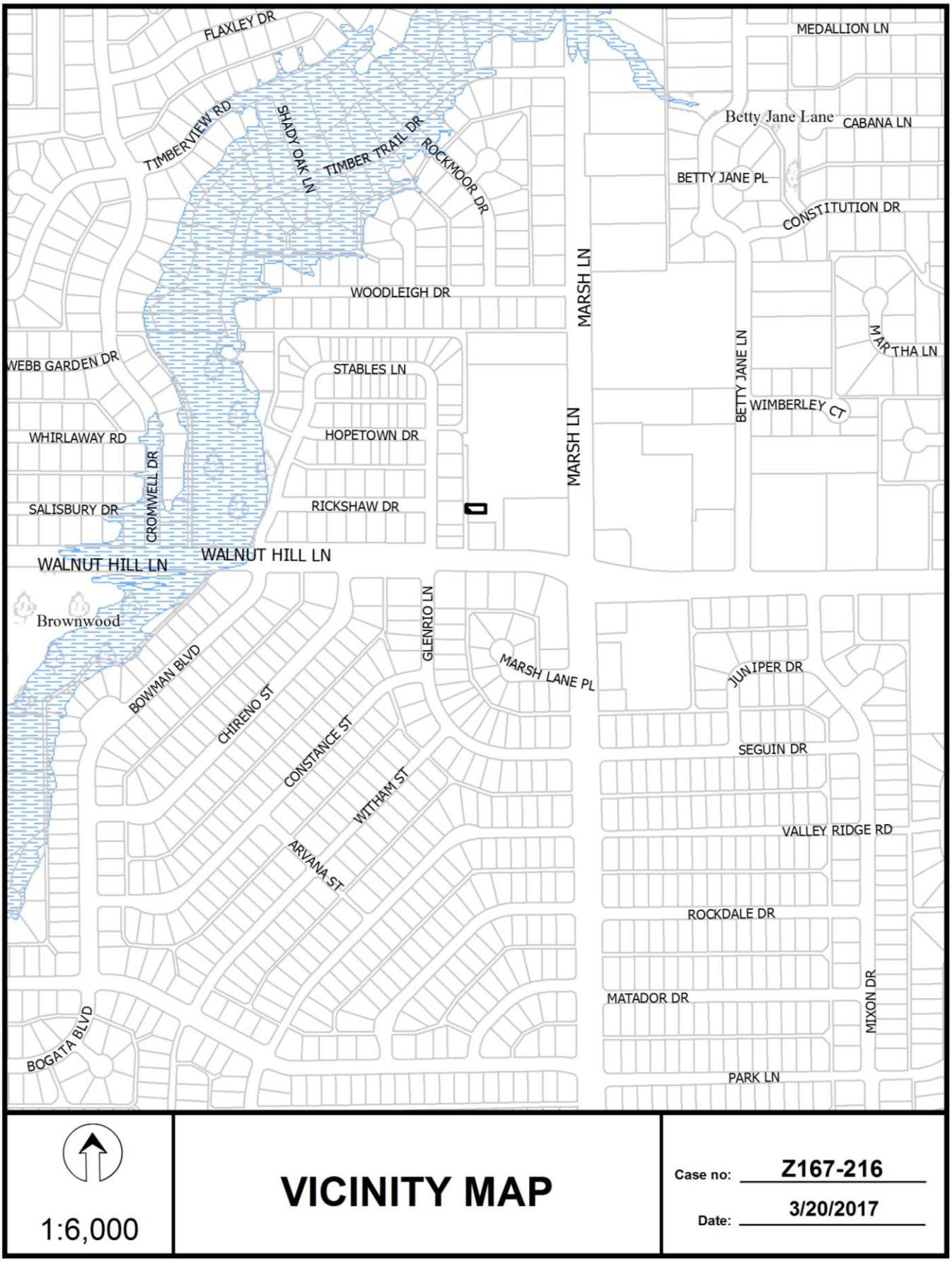
5. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SITE PLAN


WALNUT HILL LANE
(90 FT R.O.W.)
MARSH LANE
(100 FT R.O.W.)
SUP Area
LOT 2
ADJACENT PROPERTY (NOT A PART)
(NOT A PART)
RESTAURANT 1,956 SF
20' ALLEY
RAMP
PYLON SIGN
LIGHT POLE, TYP.
20 FT VISIBILITY TRIANGLE, TYP.
WATER MILL EXPRESS
30' BUILDING SETBACK
N 89°03'30" W 34.70'
N 00°26'36" E 113.54'
S 00°00'00" E 211.37'
N 90°00'00" W 265.93'
N 00°00'00" E 315.26'
N 90°00'00" W 110.19'
N 90°00'00" W 15.00'
N 00°00'00" E 50.00'
N 90°00'00" E 15.00'
N 00°00'00" E 279.58'
S 89°23'41" E 409.96'
S 00°00'00" E 543.25'
VICINITY MAP
NOT TO SCALE
SITE
0 30 60 120 Feet
PROJECT DATA:
LOT 1- BLOCK A
LAND AREA 5.58 AC
BUILDING AREA 1,956 SF
IMPERVIOUS COVERAGE 239,128 SF (1.2 %)
REQUIRED PARKING
RESTAURANT AT 1:100 (1,956 SF) 20
PROVIDED PARKING 21

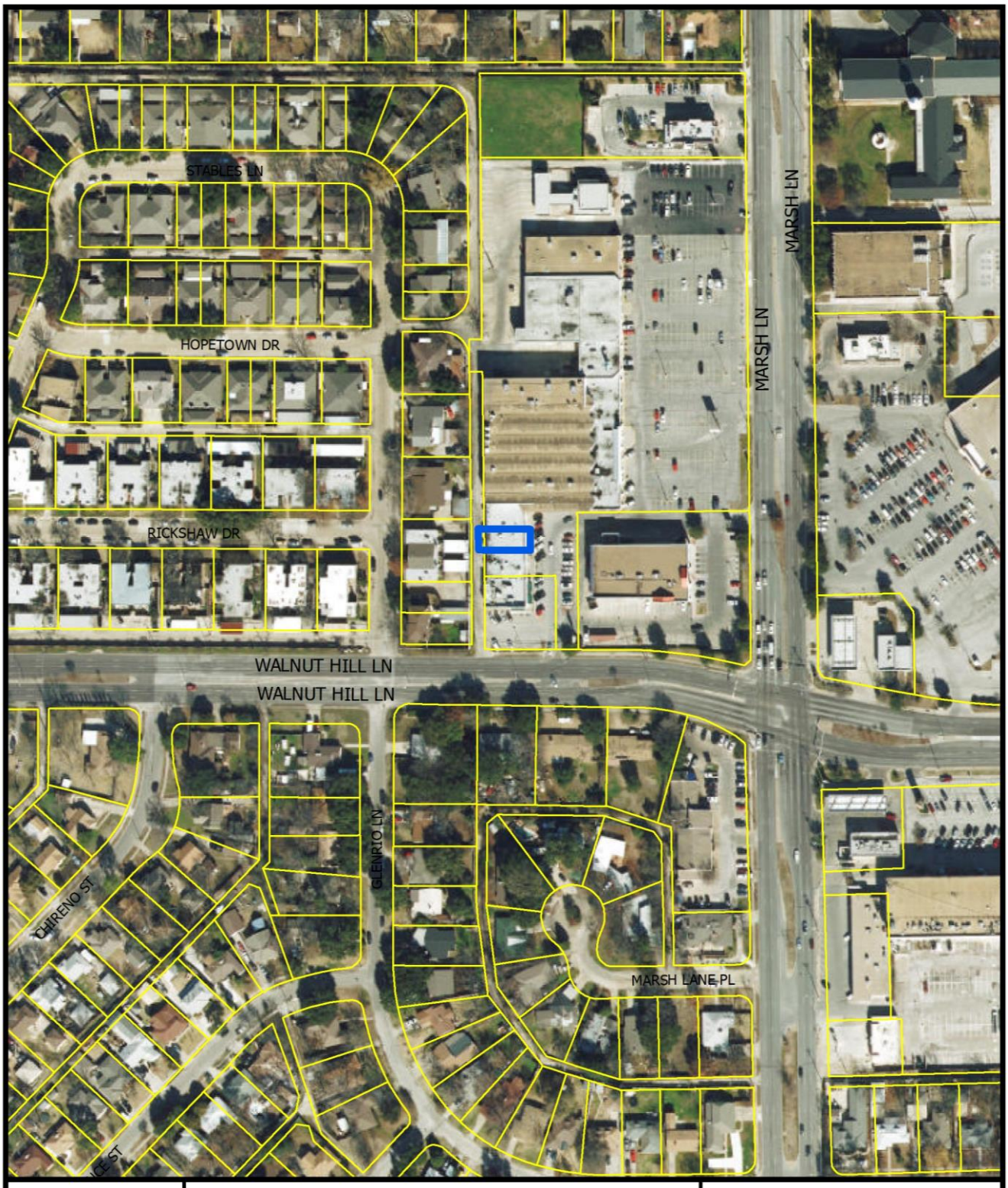


1:6,000

VICINITY MAP

Case no: Z167-216

Date: 3/20/2017

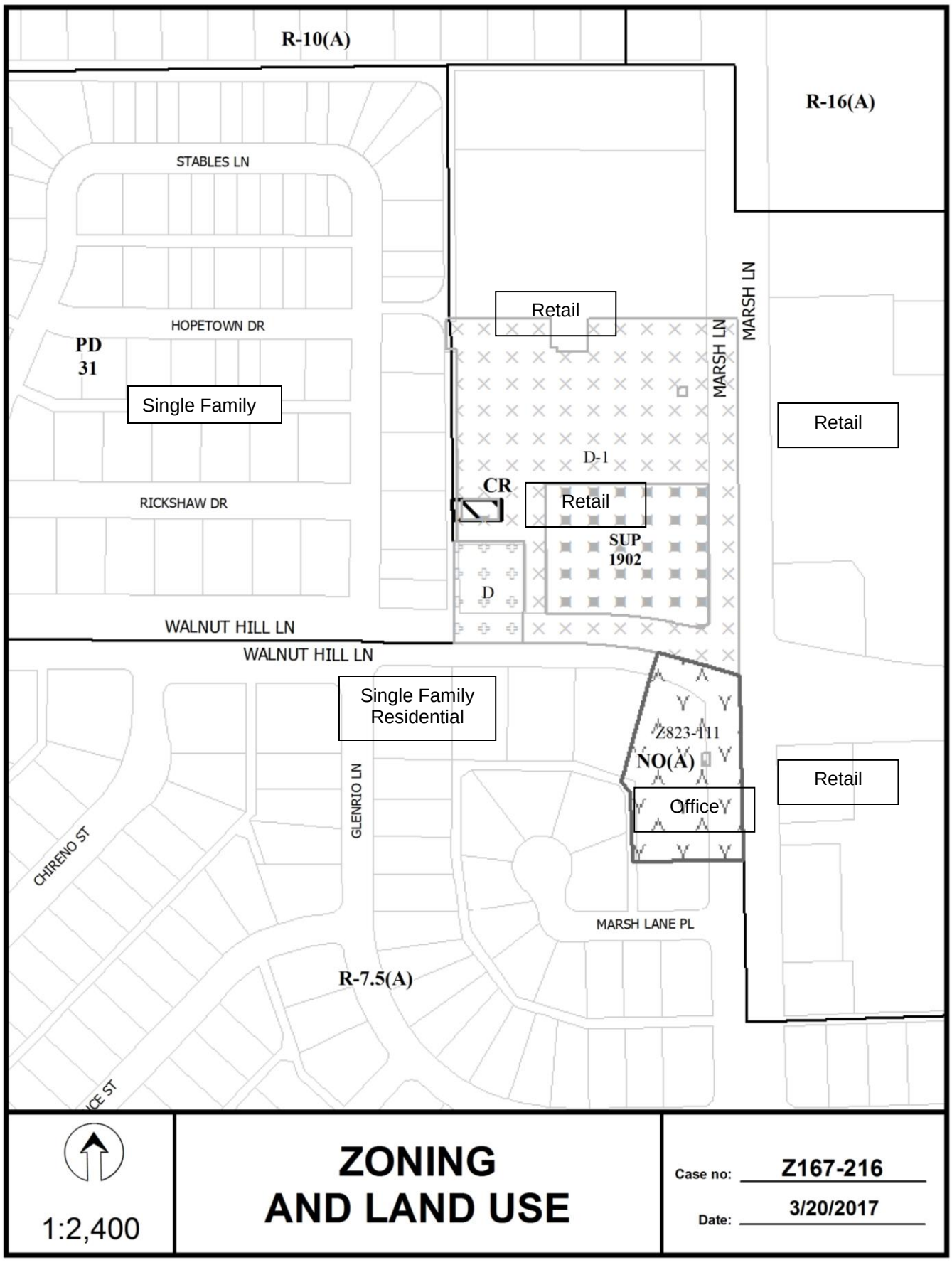


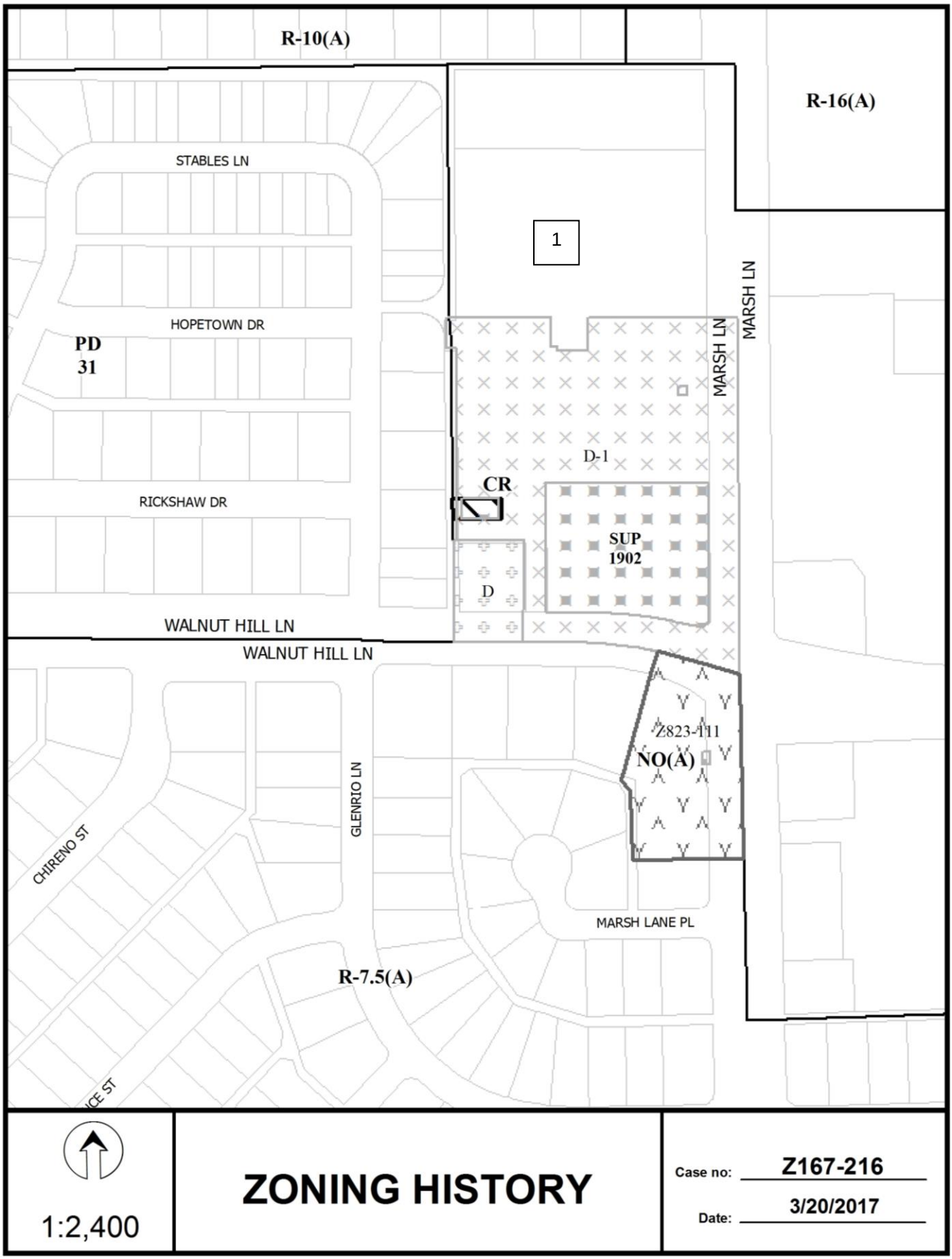
1:2,400

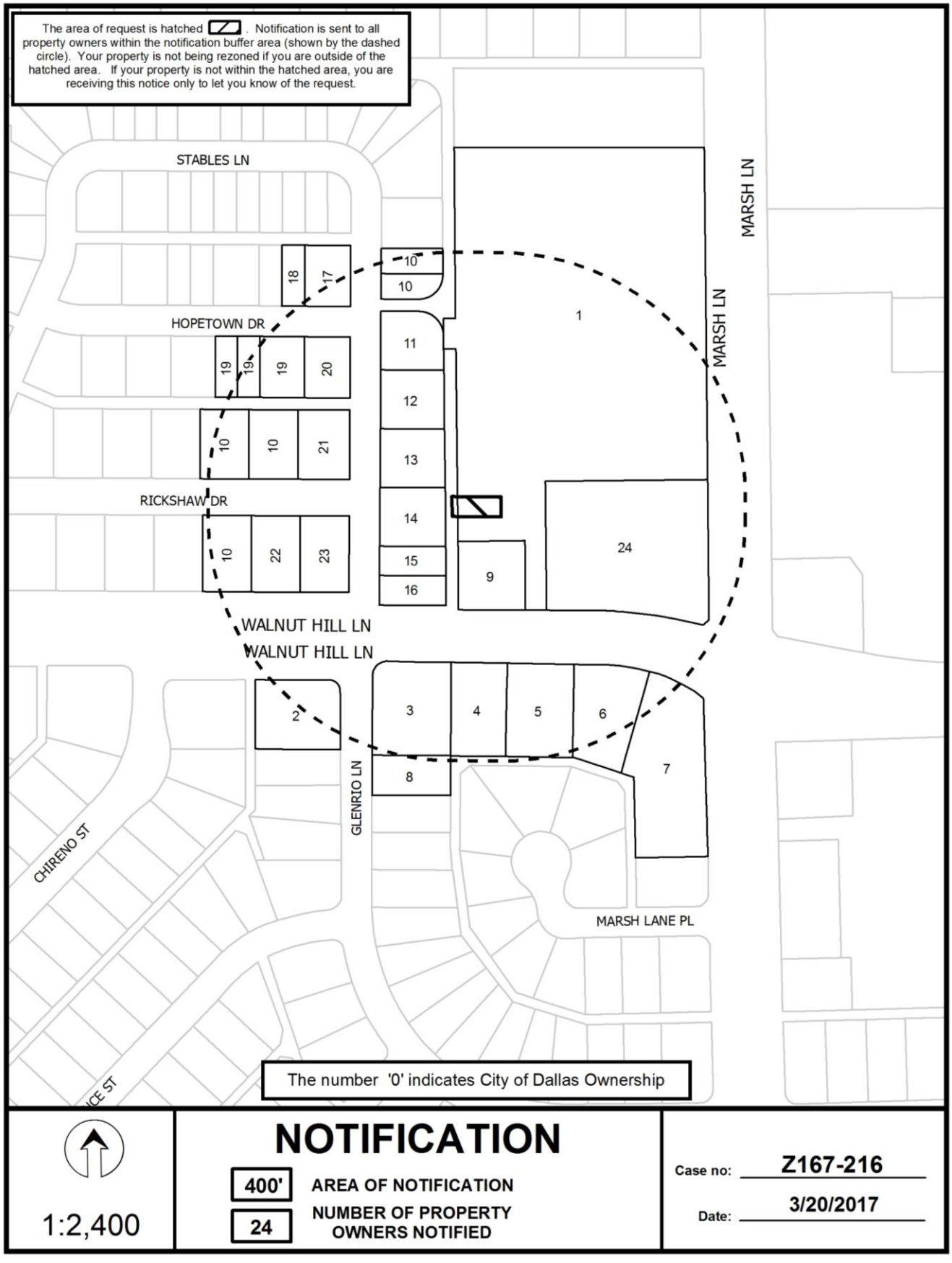
AERIAL MAP

Case no: Z167-216

Date: 3/20/2017


R-10(A)
R-16(A)
STABLES LN
HOPETOWN DR
PD
31
Single Family
RICKSHAW DR
Retail
MARSH LN
MARSH LN
Retail
D-1
CR
Retail
SUP
1902
D
WALNUT HILL LN
WALNUT HILL LN
Single Family
Residential
Z823-111
NO(A)
Retail
Office
GLENRIO LN
CHIRENO ST
MARSH LANE PL
R-7.5(A)
1:2,400
ZONING
AND LAND USE
Case no: Z167-216
Date: 3/20/2017


R-10(A)
R-16(A)
STABLES LN
1
HOPETOWN DR
PD
31
MARSH LN
MARSH LN
D-1
CR
RICKSHAW DR
SUP
1902
D
WALNUT HILL LN
WALNUT HILL LN
Z823-111
NO(A)
GLENRIO LN
CHIRENO ST
MARSH LANE PL
R-7.5(A)
1:2,400
ZONING HISTORY
Case no: Z167-216
Date: 3/20/2017


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.
STABLES LN
HOPETOWN DR
RICKSHAW DR
WALNUT HILL LN
WALNUT HILL LN
MARSH LN
MARSH LN
GLENRIO LN
CHIRENO ST
MARSH LANE PL
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
24
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-216
Date: 3/20/2017

03/20/2017

Notification List of Property Owners

Z167-216

24 Property Owners Notified

Label #	*Address*		*Owner*
1	10051	MARSH LN	HOPKINS MARSH LANE PLAZA LP
2	3618	WALNUT HILL LN	EVANS DEWEY DAVID
3	3634	WALNUT HILL LN	DALTON GEORGE R &
4	3642	WALNUT HILL LN	ESTRELLO ERNEST EST OF
5	3650	WALNUT HILL LN	DENTON EDWARD J
6	3658	WALNUT HILL LN	DENTON EDWARD J
7	9991	MARSH LN	BERMANI PROPERTIES LTD
8	9932	GLENRIO LN	AGUILAR FERMIN & VIRGINIA
9	10031	MARSH LN	PICKERING MARY K ETAL
10	3665	STABLES LN	SMOGER ILENE J
11	10040	GLENRIO LN	MAGELLAN FUNDING PTRS FUND I LP
12	10028	GLENRIO LN	TADESSE TEWABECH N
13	10022	GLENRIO LN	BRODEUR LAURA D & ERIC R FAMILY TRUST
14	10010	GLENRIO LN	ENGRAM BRYAN H
15	10004	GLENRIO LN	DAKINGKING SERAFIN V &
16	10002	GLENRIO LN	PAMPELL PATRICIA D
17	3635	HOPETOWN RD	PASSMORE TOM &
18	3631	HOPETOWN RD	BOLLINGER DONALD FREDERIC
19	3626	HOPETOWN RD	AMERICAN NATL BANK OF TEXAS
20	3634	HOPETOWN RD	LASTELICK TIFFANY KAYE
21	3675	RICKSHAW DR	HENSON DORIS JEAN
22	3660	RICKSHAW DR	FEE JASON E
23	3676	RICKSHAW DR	3670-3676 RICHSAW LLC
24	10003	MARSH LN	CV MARSH LANE DALLAS LLC

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-218(OTH) **DATE FILED:** February 12, 2017

LOCATION: Southwest side of Exposition Avenue, west of Parry Avenue.

COUNCIL DISTRICT: 7 **MAPSCO:** 8-J

SIZE OF REQUEST: 6,500 square feet **CENSUS TRACT:** 203.00

OWNER: Exposition Park Partners

APPLICANT: Eight Bells, LLC

REPRESENTATIVE: Robert Gloyna

REQUEST: An application to renew Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant proposes to continue the use of the property as an alcoholic beverage establishment. The existing conditions and site plan will not be changed [Eight Bells Alehouse].

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

BACKGROUND INFORMATION:

- The request site is developed with a two-story structure. The second story is utilized as a residence with direct access from the rear of the property.
- The existing bar encompasses 1,475 square feet of floor area (first floor) and an uncovered patio (1,981 square feet).
- The applicant is not proposing any changes in the conditions or the site plan.
- SUP No. 1692 was originally approved on December 12, 2007, for a three year period and has been renewed twice for three-year periods. The SUP terminates on June 11, 2017.

Zoning History:

There has been one recent zoning request in the area.

1. Z134-257 On September 10, 2014, the City Council approved Specific Use Permit No. 1691 for a bar, lounge or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District locate on the south side of Exposition Avenue, east of Ash Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Exposition Avenue	Collector	80 feet ROW

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 269 SUP No. 1692	Alcoholic beverage establishment limited to a bar, lounge or tavern
North	PD No. 269	Residential, office uses
East	PD No. 269	Restaurant
West	PD No. 269 SUP No. 1691	Retail, theater, bar, and vacant
South	PD No. 269	Retail, parking

Traffic:

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

Comprehensive Plan:

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

The *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

Economic Element

GOAL 2.5 Foster a City of Great Neighborhoods

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

Land Use Compatibility: The request site consists of a two-story structure and an uncovered patio. The applicant is requesting renewal of SUP No. 1692 in order to continue operation of an existing bar, lounge, or tavern use.

The site is surrounded by a mix of office, retail, restaurant, theater uses and some vacant properties that are served by various surface parking lots and metered spaces along Exposition Avenue. In addition to these uses, residential lofts are developed on property to the north/northwest along Exposition Avenue.

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, subject to staff's recommended conditions, is compatible to the surrounding mix of uses. The continuation of a bar in Deep Ellum enhances the entertainment character of the area. The short time frame allows the staff and CPC to evaluate whether the use is a detriment to the area. .

Off-Street Parking:

PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for this use located in an original building on the first floor. The applicant occupies 1,475 square feet of floor area and is not required to provide any designated parking for the use at this time. It should be noted that a significant number of metered on-street parking spaces exist as well as surface parking lots throughout the immediate area. The uncovered patio is not required to provide parking. There will not be any parking changes with the request.

Landscaping:

There are no landscaping requirements triggered by the request.

Police Report:

The Dallas Police Department provided a report for the period of June 11, 2014 to March 31, 2017.

Date	Premise	Address	Offense
11/8/2014	Bar/NightClub/DanceHall ETC.	831 Exposition Ave	Investigation Of
11/12/2015	Commercial Property Occupied/Vacant	831 Exposition Ave	Criminal Trespass
6/18/2016	Restaurant/Food Service/TABC Location	831 Exposition Ave	Alarm Incident
12/16/2016	Bar/NightClub/DanceHall ETC.	831 Exposition Ave	Not Coded
12/23/2016	Bar/NightClub/DanceHall ETC.	831 Exposition Ave	Alarm Incident

List of Partners/ Principles/ Officers of Expo Park Partners, Ltd.

General Partner: JSM Investments, Inc. – John Broude, President
309 W. 7th St., Suite 1100
Fort Worth, Texas 76102

Limited Partners: SDL Partners, Ltd.- General Partners is GP SDL Partners, LLC –
Susan B. Reese, Manager
2622 Commerce Street
Dallas, Texas 75226

Lower Greenville Avenue Trust – Rudy Benttenmuller, Trustee
5335 Spring Valley Road
Dallas, Texas 75254-3009

RGCT Texas LP
2622 Commerce Street
Dallas, Texas 75226

KTR Investments, LLC
2622 Commerce Street
Dallas, Texas 75226

SULU Partners, LP
2622 Commerce Street
Dallas, Texas 75226

List of Partners/ Principles/ Officers
Eight Bells, LLC, DBA Eight Bells Alehouse

Meri Dahlke,
Managing Member, Eight Bells, LLC

Mailing Address: 2220 Canton St.,
Dallas, TX 75201
Telephone No.; 214.287.1170
Email: meri@eightbellsalehouse.com

Recommended Conditions

SUP No. 1692

Z167-218

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME PERIOD: This specific use permit expires on three years ~~June 11, 2017~~.

4. FLOOR AREA:

   A. The maximum indoor floor area is 1,475 square feet.

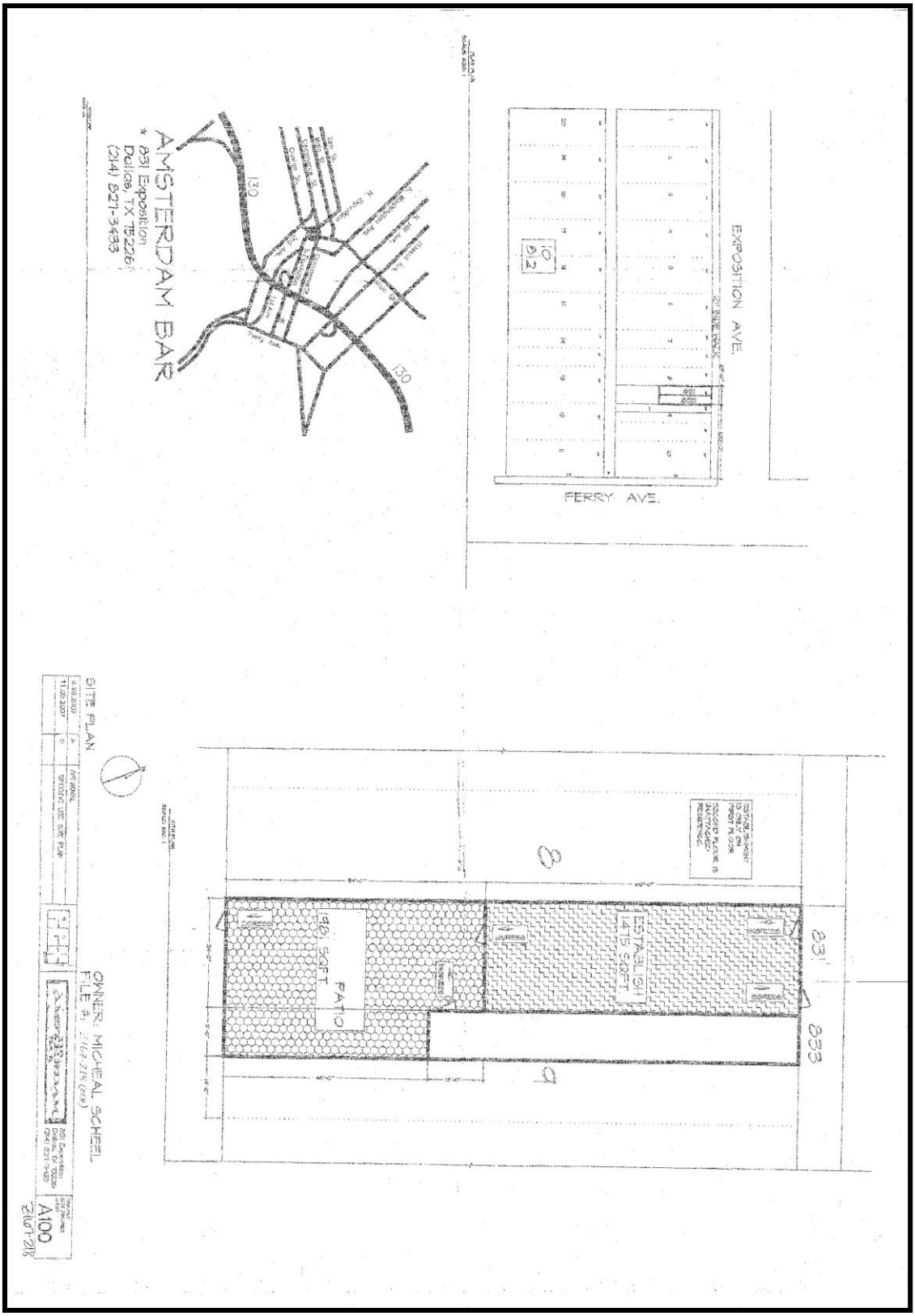
   B. The maximum floor area for a covered patio is 1,981 square feet.

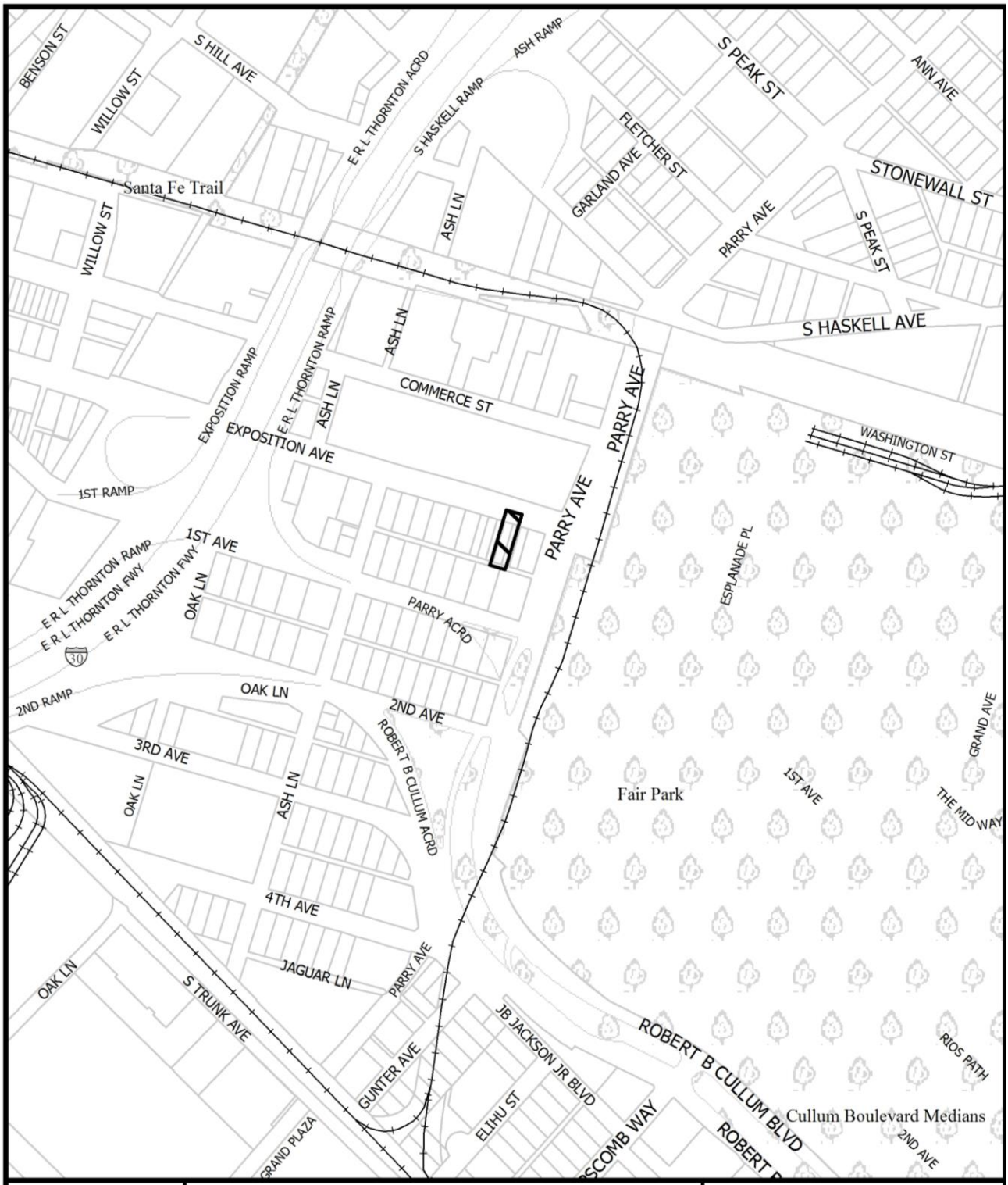
5. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



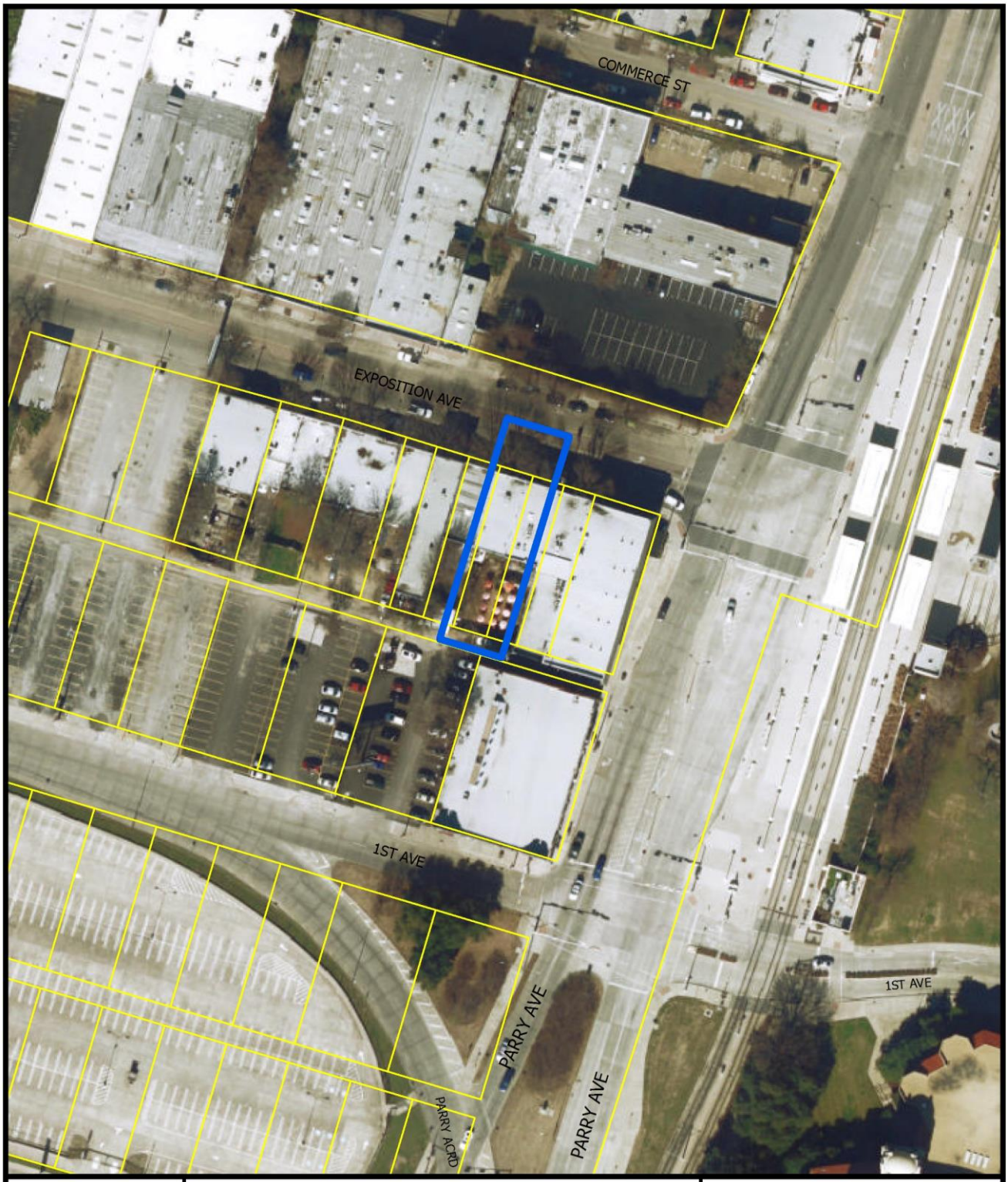


1:4,800

VICINITY MAP

Case no: Z167-218

Date: 3/1/2017

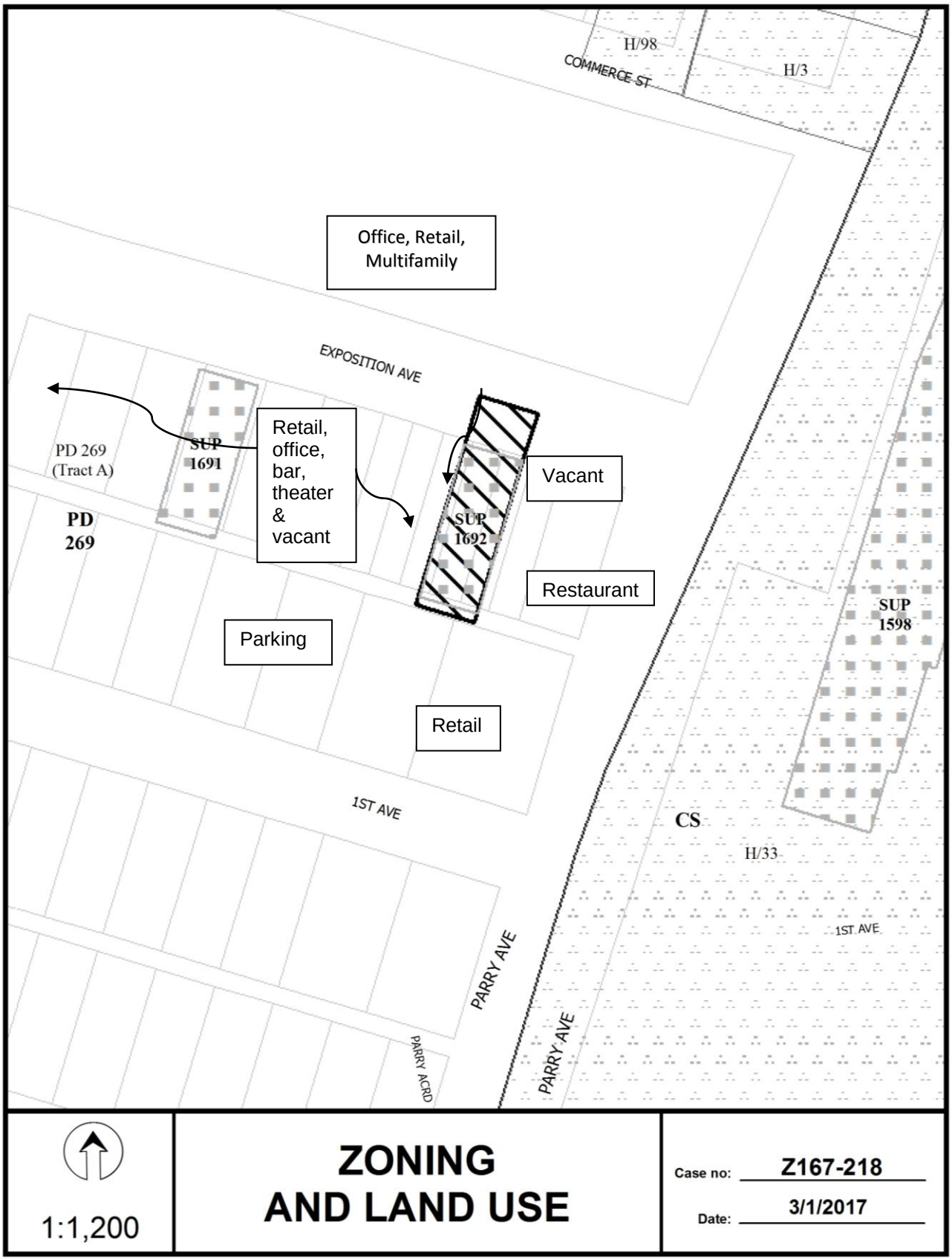


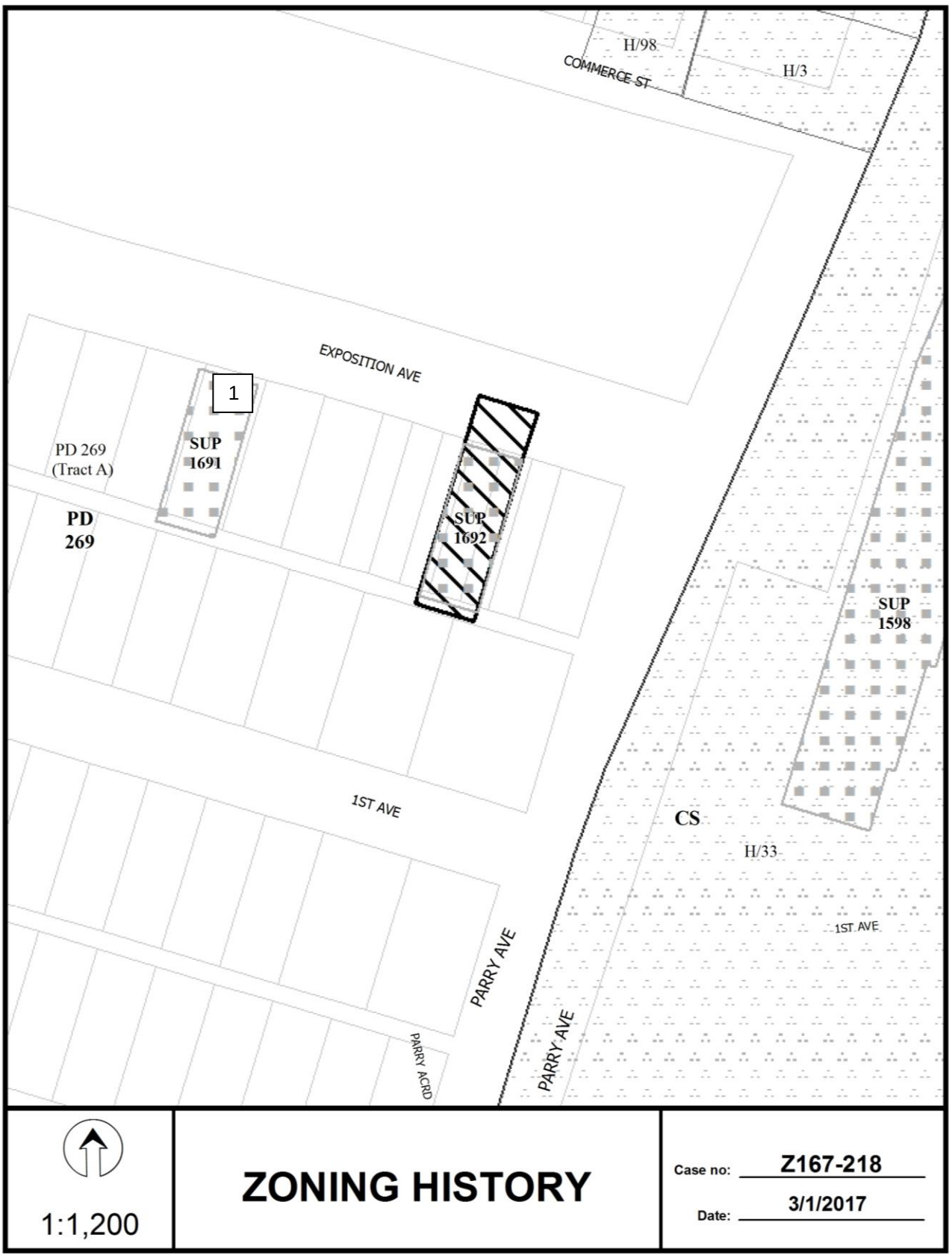
1:1,200

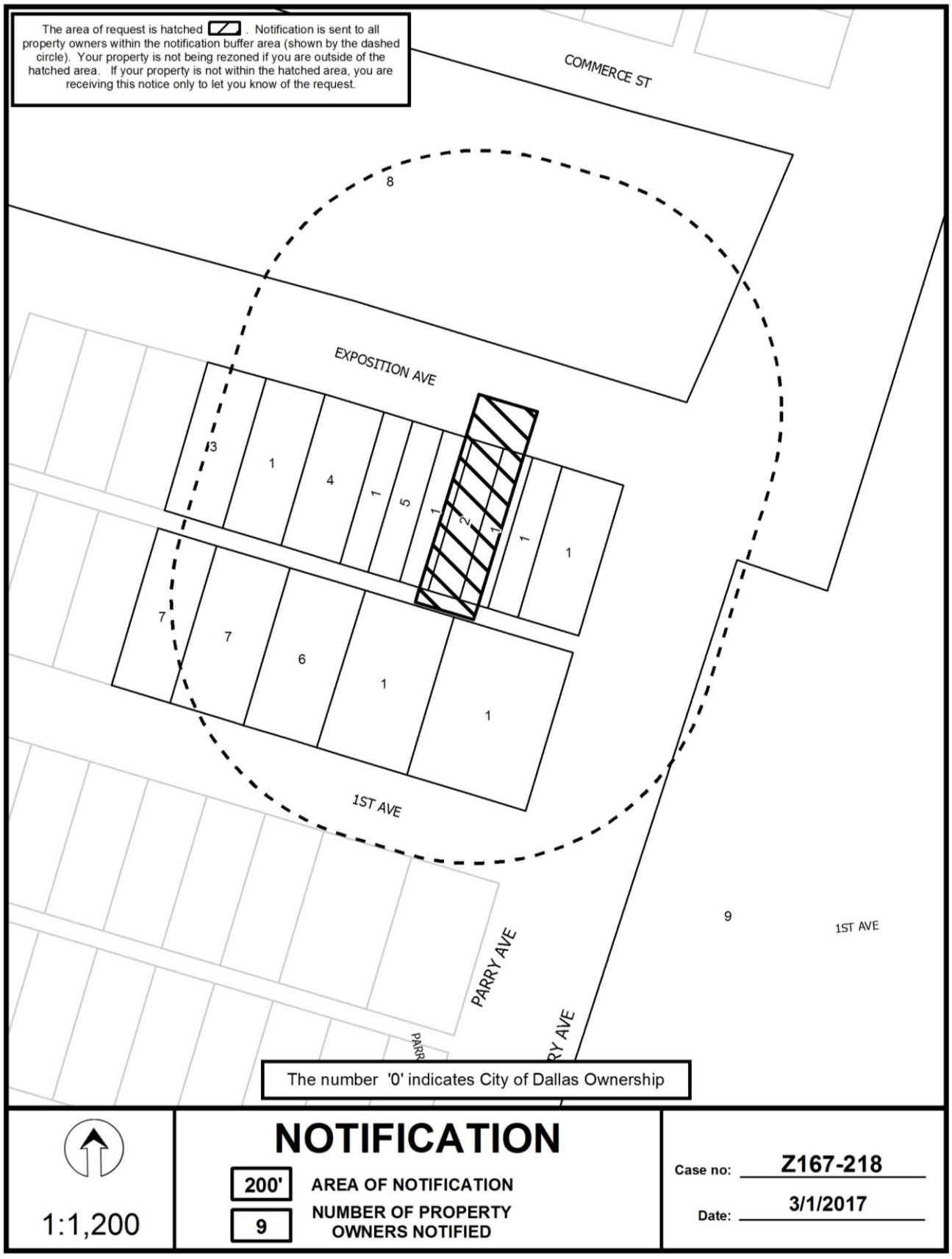
AERIAL MAP

Case no: Z167-218

Date: 3/1/2017


H/98
COMMERCE ST
H/3
Office, Retail, Multifamily
EXPOSITION AVE
PD 269 (Tract A)
SUP 1691
Retail, office, bar, theater & vacant
PD 269
SUP 1692
Vacant
Restaurant
Parking
Retail
SUP 1598
1ST AVE
CS
H/33
1ST AVE
PARRY AVE
PARRY AVE
PARRY ACRD
1:1,200
ZONING AND LAND USE
Case no: Z167-218
Date: 3/1/2017


H/98
COMMERCE ST
H/3
EXPOSITION AVE
1
PD 269
(Tract A)
SUP
1691
PD
269
SUP
1692
SUP
1598
1ST AVE
CS
H/33
1ST AVE
PARRY AVE
PARRY ACRD
PARRY AVE
1:1,200
ZONING HISTORY
Case no: Z167-218
Date: 3/1/2017


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.
COMMERCE ST
EXPOSITION AVE
1ST AVE
PARRY AVE
1ST AVE
8
9
3
1
4
1
5
1
2
1
1
1
7
7
6
1
1
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-218
Date: 3/1/2017

03/01/2017

Notification List of Property Owners

Z167-218

9 Property Owners Notified

Label #	*Address*		*Owner*
1	835	EXPOSITION AVE	EXPO PARK PARTNERS LTD
2	829	EXPOSITION AVE	EXPO TRUST NO 1
3	811	EXPOSITION AVE	ROBERTS JOHN STEVEN
4	821	EXPOSITION AVE	MCNEILL ROBERT K
5	827	EXPOSITION AVE	GREENE PATRICK
6	820	1ST AVE	FOREMOST PREOPERTY HOLDINGS LLC
7	816	1ST AVE	BELCLAIRE REALTY LTD
8	4115	COMMERCE ST	BLOCK 811 LTD
9	3839	S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-124(OTH) **DATE FILED:** October 28, 2016

LOCATION: East side of Beckley Avenue, south of Ohio Avenue.

COUNCIL DISTRICT: 4 **MAPSCO:** 54-V

SIZE OF REQUEST: Approx. 7,250 sq. ft. **CENSUS TRACT:** 56.00

OWNER: James Ronnie Key

APPLICANT: Eco-Site, Inc.

REPRESENTATIVE: Dave Kirk

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District.

SUMMARY: The purpose of this request is to construct a stealth monopole tower for cellular communication. The tower will be a maximum height of 100 feet and will include a ten-foot lightning rod for a total height not to exceed 110 feet above ground level.

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

CPC PREVIOUS ACTION: On April 6, 2017, the City Plan Commission held this case under advisement to allow the applicant enough time to provide more information about the proposed tower.

BACKGROUND:

- The proposed site is currently zoned a CR Community Retail District. The 7,250 square feet lot is used as part of a construction company.

- The applicant is proposing to build a 100 feet tower/antenna with a ten-foot lightning rod for a total height not to exceed 110 feet above ground level on the north side of the property.

- The lease area for the tower is approximately 1,000 square-feet.

- Because the height of the proposed tower requires an SUP based upon the height exceeding 65 feet. The applicant had originally proposed to build the tower on the eastern side of the property closer to the single family development. Staff suggested that the applicant move the tower away from the single family district. The tower will be a stealth tower instead of a regular monopole tower.

- On January 13, 2016, the City Council approved a Code amendment allowing a monopole cellular tower by SUP in any district where the monopole cellular tower is permitted by right but exceeds the residential proximity slope height restrictions. During the SUP process, the City Council must consider the impact of the tower height on an adjacent residential district.

Zoning History: There has been one zoning case in the area over the past five years.

Z167-124 On April 13, 2016, the City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner East Illinois Avenue and Seevers Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Beckley Avenue	Local	60 feet
Ohio Street	Local	50 ft.

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

Comprehensive Plan:

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

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

	Zoning	Land Use
Site	CR	Office use
North	CR	Retail, office, hotel,
East	R-7.5(A)	Single Family
South	CR	Office; vehicle display sales and service
West	CR	Retail, auto service centers

Land Use Compatibility:

The proposed site is used in conjunction with another property for a construction company including an office use building and a few sheds. The proposed area for the tower is 1,000 square-feet. The applicant is proposing to locate the 110 foot cell tower to the north of the lot and away from the existing residential development to the east.

The request site is located within a commercial area and is adjacent to retail and various uses to the north; single family to the east; vehicle display sales and service, office uses to the south; and retail, auto uses to the hotel.

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

The area is mainly retail, auto service centers and residential uses. The proposed cellular tower will provide service to the area and enhance and promote welfare to the adjacent properties not just for personal cellular communication, but also for all first responder communications. Staff recommends the applicant install a stealth tower instead of the typical cellular tower with various antenna cells. The typical cellular tower with the antenna cells could alter the visual aesthetics of the neighborhood's character. The visual aesthetic of a typical cellular tower does not contribute to, enhance or promote the welfare of the area of request and adjacent properties at this location. A stealth cellular tower will reduce any visual impact the proposed use will have on the adjacent neighborhood. Also, the use does not generate any significant traffic thus posing no detriment to traffic in the area.

The applicant's request is consistent with the intent of the Dallas Development Code which stipulates that a monopole cellular tower is exempt from residential proximity slope height restrictions if an SUP is required for the monopole cellular use and the impact of the tower height on an adjacent residential district is considered in the SUP process.

In order to mitigate the impact of the proposed tower on the adjacent residential uses, a six-foot tall board-on-board wooden fence and landscaping will be installed along the perimeter of the lease area. There is also an existing 15-foot alley that provides separation between the single family homes and the area of request. The single family rear yards as well as the subject property that have direct adjacency, have a fence to separate their lots from the alley. The tower will be located at approximately 120 feet from property lines of the single family lots. If the RPS was applied, the tower would have to be 330 feet from the residential development or the height of the tower would have to be 40 feet in height.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Even though the site of the tower is not required to provide any landscaping because the area is less than 2,000 square feet, the applicant is providing landscaping to screen the tower with shrubs approximately three feet in height outside the proposed solid six foot, board-on-board wood fence.

Fence: The applicant is providing a solid six foot, board-on-board wood fence along the perimeter of the lease area for the tower.

Parking: Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment ("auxiliary building") greater than a 120 square feet. The applicant is providing one parking space within the interior of the lease area.

Notification Area:

On January 13, 2016, the City Council approved an amendment to the Development Code regarding tower/antenna for cellular communication use. One provision pertains to the notification area and requires written notification of the public hearing on an application for an SUP for a tower/antenna for cellular communication to all real property within 500 feet of the building site on which the tower/ antenna for cellular communication will be located.

Partners and Principles

Dale Carey	Founder, Chairman and chief Executive Director
Bob Glosson	Cofounder, President and Chief Operating Officer
Richard Stern	Cofounder, Executive Vice President and General Counsel
Jack Barry	Chief Financial Officer
Robert Anderson	Vice President of Business Development
Mike Brennan	Vice President of Finance and Administration
Mike Collins	Vice President and General Manager of the Northeast Region
Cecil Frith	Vice President and General Manager of the South and West Regions
Abby Harrington	Vice President of Deployment
Eva Hayward	Vice President of Densification Solutions
Brian Root	Vice President and General Manager of the Central Region

PROPOSED CONDITIONS
Z167-124(OTH)

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.

2. SITE PLAN/TOWER ELEVATION: Use and development of the Property must comply with the attached site plan/tower elevation.

3. TIME LIMIT: This specific use permit expires on _____ (ten years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. CELLULAR TOWER: The tower/antenna for cellular communication must be a stealth monopole tower (cables, antennas, and other similar equipment must be located within the structure) as shown on the attached site plan.

5. HEIGHT: The tower/antenna for cellular communication limited to a monopole cellular tower may not exceed 100 feet in height, with a ten-foot lightning rod, for a total height not to exceed 110 feet above ground level.

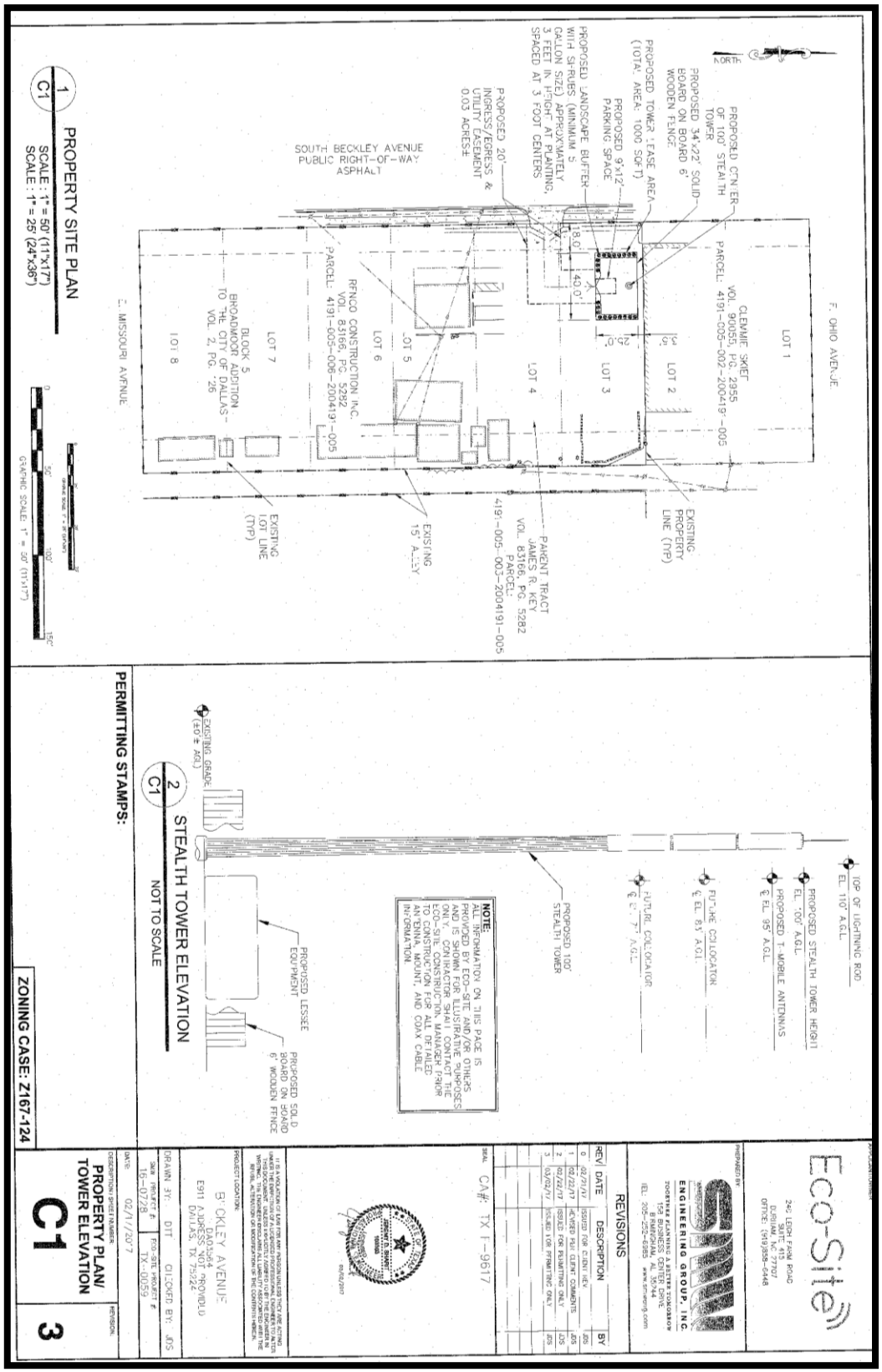
6. SHARED USE WITH OTHER CARRIERS: The tower/antenna for cellular communication limited to a monopole cellular tower must be constructed to support the antenna arrays for at least two other wireless communications carriers, and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.

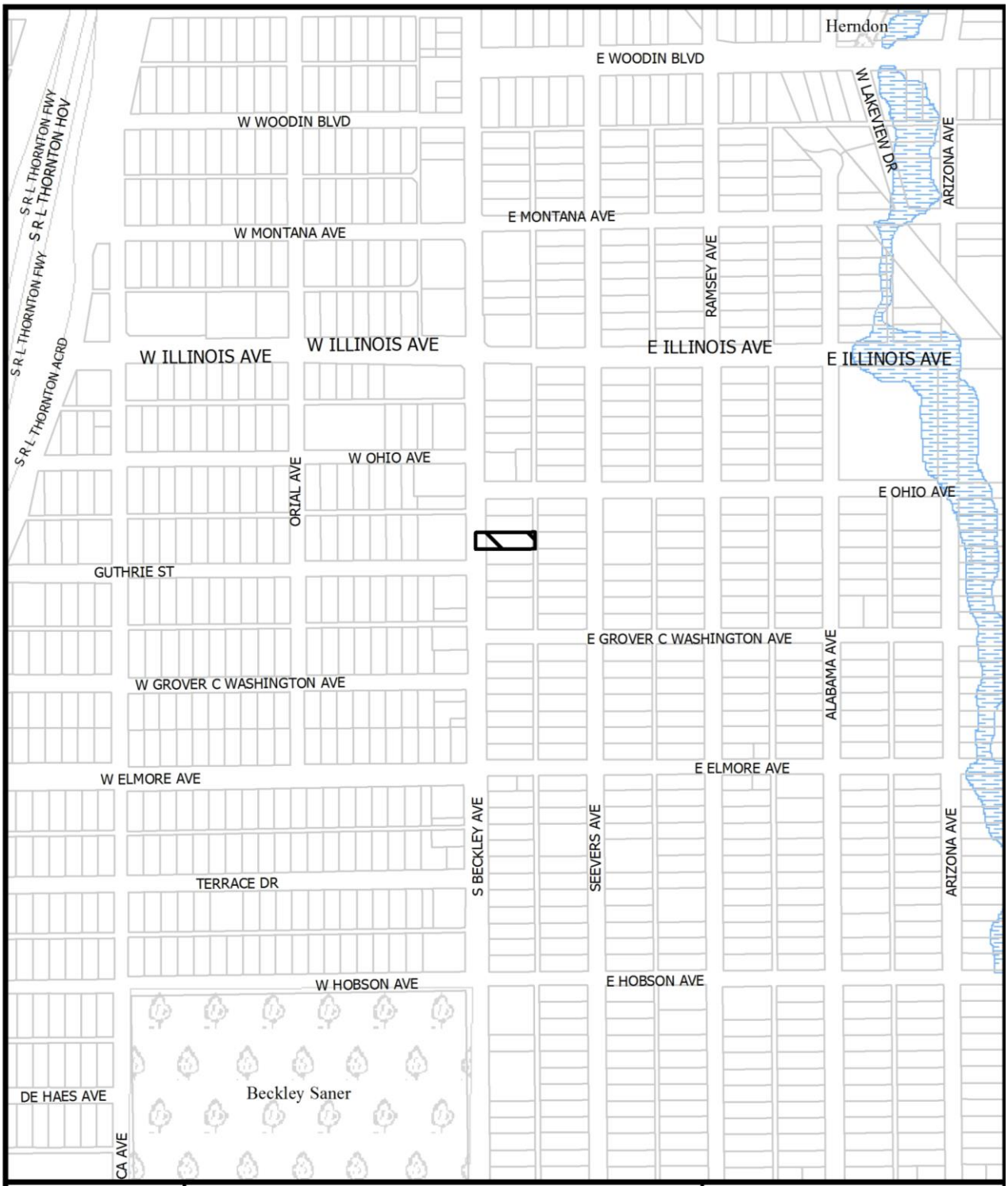
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



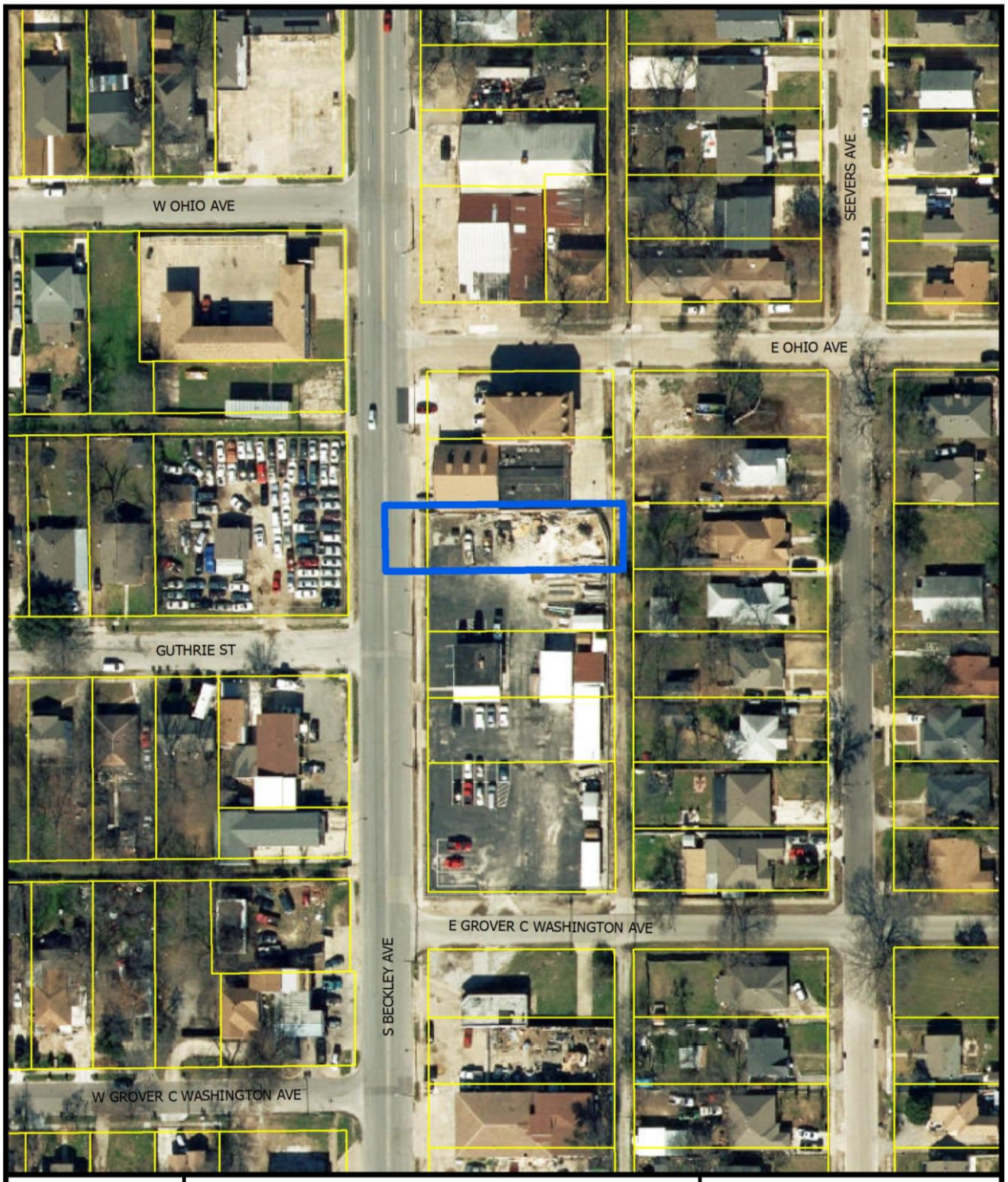


1:4,800

VICINITY MAP

Case no: Z167-124

Date: 3/1/2017

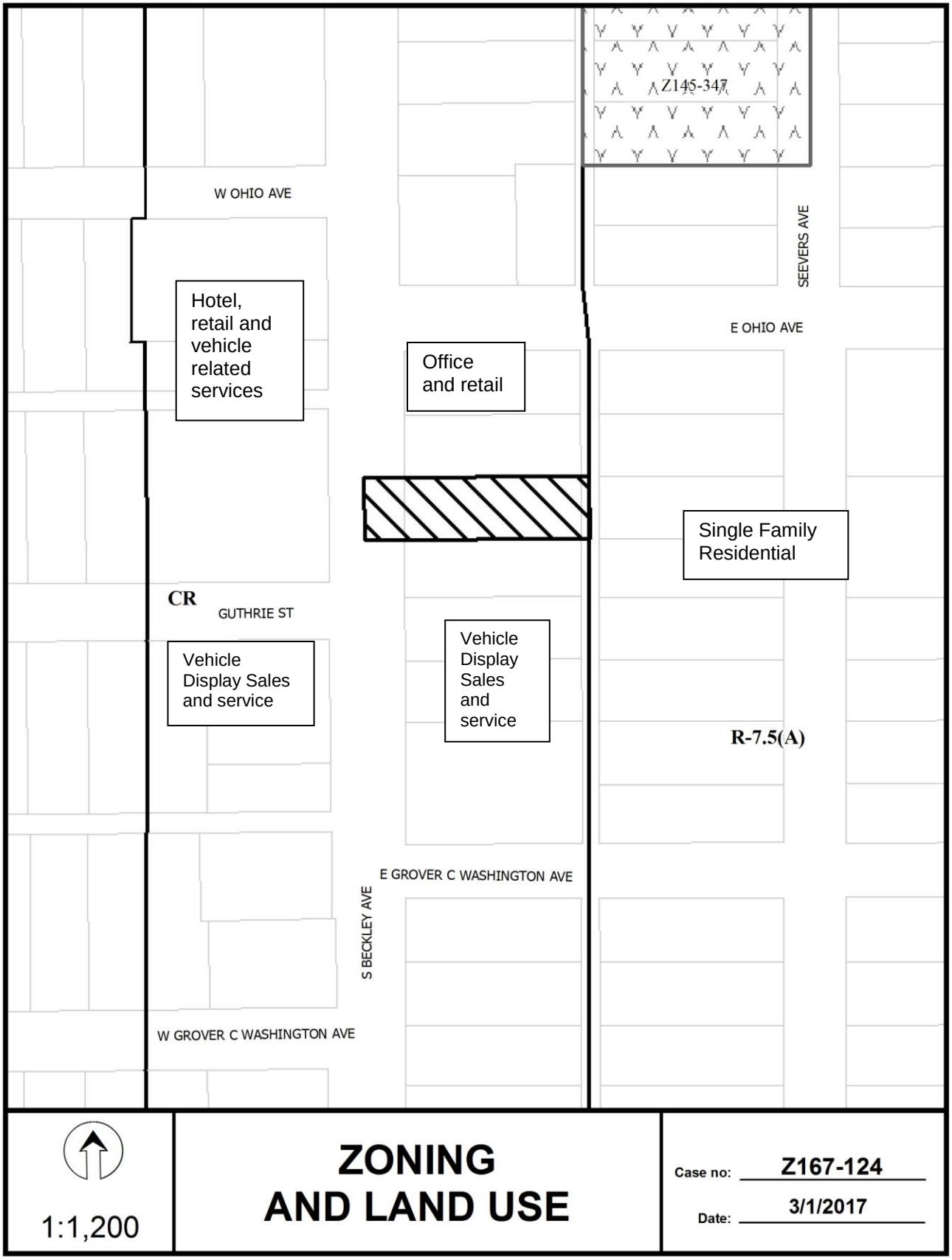


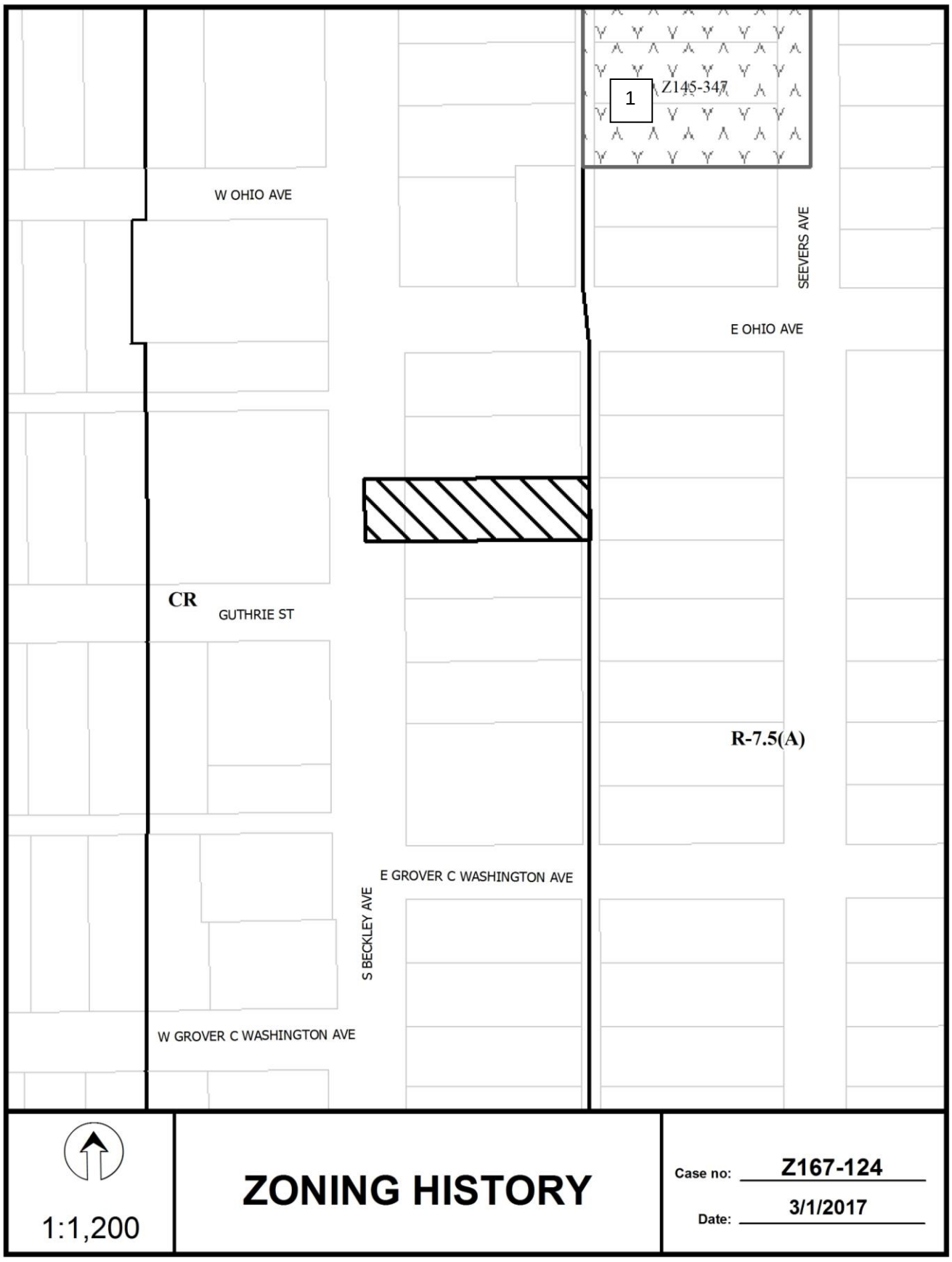
1:1,200

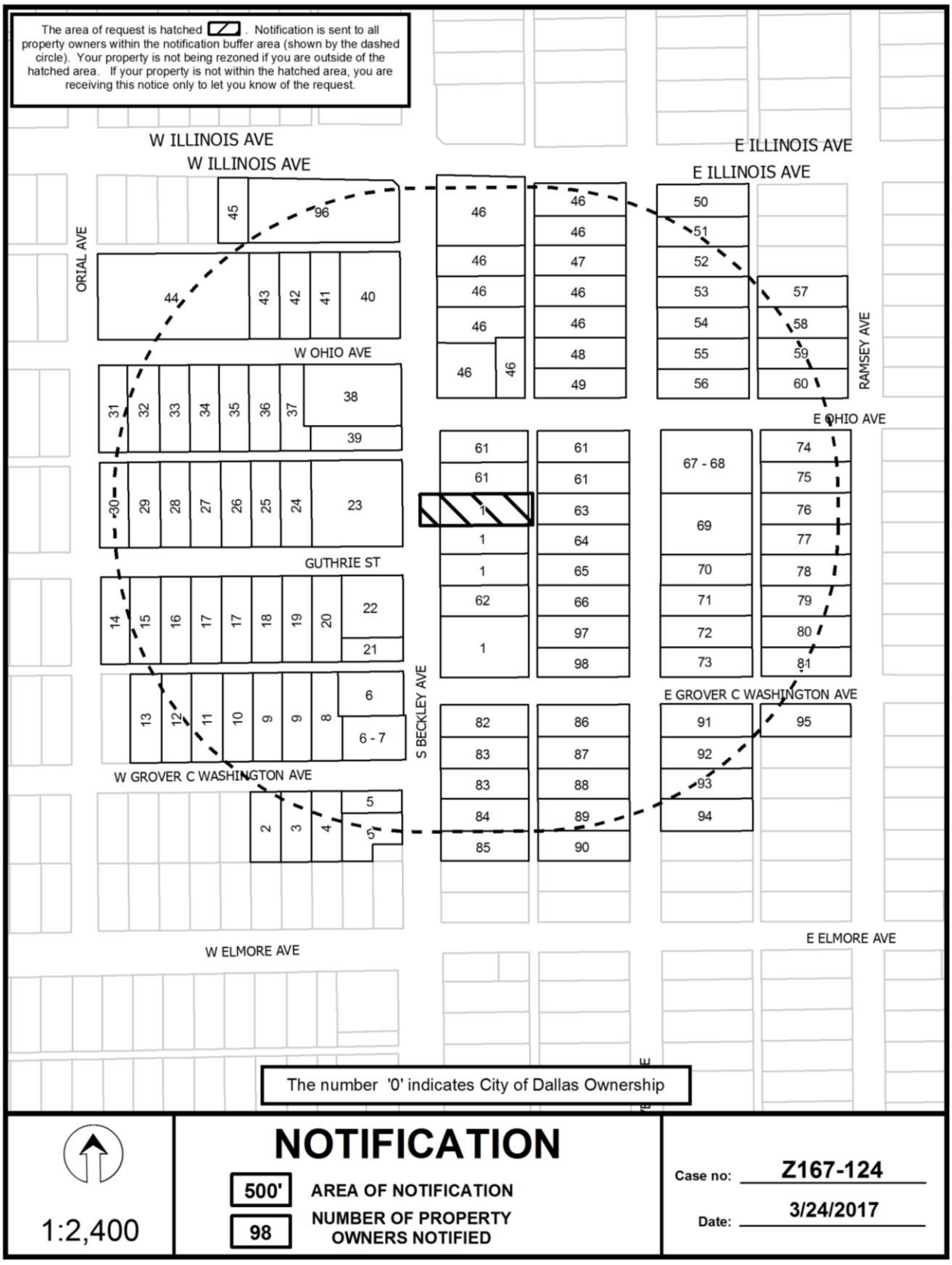
AERIAL MAP

Case no: Z167-124

Date: 3/1/2017


Z145-347
W OHIO AVE
SEEVERS AVE
E OHIO AVE
Hotel, retail and vehicle related services
Office and retail
Single Family Residential
CR
GUTHRIE ST
Vehicle Display Sales and service
Vehicle Display Sales and service
R-7.5(A)
E GROVER C WASHINGTON AVE
S BECKLEY AVE
W GROVER C WASHINGTON AVE
1:1,200
ZONING AND LAND USE
Case no: Z167-124
Date: 3/1/2017


1
Z145-347
W OHIO AVE
SEEVERS AVE
E OHIO AVE
CR
GUTHRIE ST
R-7.5(A)
E GROVER C WASHINGTON AVE
S BECKLEY AVE
W GROVER C WASHINGTON AVE
1:1,200
ZONING HISTORY
Case no: Z167-124
Date: 3/1/2017


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.
W ILLINOIS AVE
W ILLINOIS AVE
E ILLINOIS AVE
E ILLINOIS AVE
ORIAL AVE
W OHIO AVE
E OHIO AVE
RAMSEY AVE
GUTHRIE ST
S BECKLEY AVE
W GROVER C WASHINGTON AVE
E GROVER C WASHINGTON AVE
W ELMORE AVE
E ELMORE AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
98 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-124
Date: 3/24/2017

03/24/2017

Notification List of Property Owners

Z167-124

98 Property Owners Notified

Label #	*Address*		*Owner*
1	2410	S BECKLEY AVE	KEY JAMES R
2	118	W GROVER C WASHINGTON AVE	GOMEZ JOSE O & JULIA
3	114	W GROVER C WASHINGTON AVE	BURTON HAROLD JR
4	110	W GROVER C WASHINGTON AVE	LOPEZ FRANCISCO
5	2503	S BECKLEY AVE	MORENOGAONA RAFAEL
6	2451	S BECKLEY AVE	GARCIA NORA
7	107	GROVER C WASHINGTON AVE	GARCIA NORA
8	111	W GROVER C WASHINGTON AVE	EWING BEN
9	115	W GROVER C WASHINGTON AVE	GARCIA RAUL JR
10	123	W GROVER C WASHINGTON AVE	GARCIA RAUL
11	127	W GROVER C WASHINGTON AVE	RAMIREZ BENJAMIN
12	131	W GROVER C WASHINGTON AVE	GONZALEZ MARTIN
13	133	W GROVER C WASHINGTON AVE	PAGE DOUGLAS L & ANGELYN R
14	138	GUTHRIE ST	RAMOS ALEJO
15	134	GUTHRIE ST	ROMERO AURELIANO &
16	130	GUTHRIE ST	GUTIERREZ FELIX &
17	126	GUTHRIE ST	MARQUEZ IRMA
18	118	GUTHRIE ST	SMITH STELLA
19	112	GUTHRIE ST	GARCIA ALVARO &
20	110	GUTHRIE ST	DELATORRRE MARIA N
21	2437	S BECKLEY AVE	DUBOSE LARRY C
22	2431	S BECKLEY AVE	MARTINEZ ALBERTO
23	2415	S BECKLEY AVE	HARPER STEPHEN P
24	115	GUTHRIE ST	GARCIA ALVARO RAMIREZ &
25	119	GUTHRIE ST	TRUJILLO SONIA
26	123	GUTHRIE ST	VILLELA ANGELICA

03/24/2017

Label #	*Address*		*Owner*
27	127	GUTHRIE ST	SANCHEZ LILIANA J &
28	131	GUTHRIE ST	DELATORRE DIEGO
29	135	GUTHRIE ST	MUNOZ AMERICA
30	139	GUTHRIE ST	RAMOS MARIA E S
31	138	W OHIO AVE	CHERRY JOHNSON WILLIE J
32	134	W OHIO AVE	MAGANA RAMIRO & GABINA
33	130	W OHIO AVE	CHILDERS ROY & LINDA
34	126	W OHIO AVE	RODRIGUEZ ARMANDO & DIANA IBARRA
35	122	W OHIO AVE	IBARRA DIONIDES & PAULA
36	118	W OHIO AVE	DELATORRES XAVIER
37	114	W OHIO AVE	MCDANIEL ALICE N
38	106	W OHIO AVE	TRISHA L L C DBA
39	2409	S BECKLEY AVE	RAOFPUR DAVID
40	2313	S BECKLEY AVE	HAMPTON 122S LLC
41	111	W OHIO AVE	VIERA VALENTE
42	115	W OHIO AVE	BENITEZ ERACLIA EST OF
43	119	W OHIO AVE	JIMENEZ ROBERTO
44	135	W OHIO AVE	HOLY CROSS CATHEDRAL SHEKINAH CHURCH
45	122	W ILLINOIS AVE	LOREDO MARIA JANET
46	2300	S BECKLEY AVE	ORANGE BECKLEY LLC
47	2315	SEEVERS AVE	ORANGE BECKLEY LLC
48	2327	SEEVERS AVE	SEGOVIA RODRIGO M &
49	2329	SEEVERS AVE	SEGOVIA ROCIO
50	2306	SEEVERS AVE	SAUCEDO FERMIN &
51	2310	SEEVERS AVE	MATA JOSE REFUGIO & ADRIANA R
52	2314	SEEVERS AVE	MATA JOSE R & ADRIANA R
53	2318	SEEVERS AVE	BRYANT LILLIE M ESTATE OF
54	2322	SEEVERS AVE	ROJAS FRANCISCO JAVIER &
55	2324	SEEVERS AVE	SALAZAR ANGEL

Label #	*Address*		*Owner*
56	2328	SEEVERS AVE	BENJAMIN THOMAS W JR
57	2317	RAMSEY AVE	WHITAKER CLARA P
58	2323	RAMSEY AVE	RIOS TRINIDAD GUEVARA
59	2327	RAMSEY AVE	MORALES MIGUEL A
60	2331	RAMSEY AVE	DELATORRE CESAR & ELDA
61	2402	S BECKLEY AVE	SKIEF CLEMMIE
62	2422	S BECKLEY AVE	RENCO CONSTRUCTION INC
63	2411	SEEVERS AVE	RAMIREZ CLEMENTE & ELVA
64	2415	SEEVERS AVE	RODGERS OLLIE V
65	2419	SEEVERS AVE	GONZALEZ LUIS E
66	2423	SEEVERS AVE	NUNEZ GILRARDO MENDOZA &
67	2400	SEEVERS AVE	MOYA VICTOR &
68	2404	SEEVERS AVE	RAMIREZ MISAEL &
69	2414	SEEVERS AVE	ROJAS EDGARDO ULISES &
70	2416	SEEVERS AVE	PERSPECTIVE PLUS LLC
71	2420	SEEVERS AVE	ONTIVEROS CAROLINA
72	2424	SEEVERS AVE	MOTA LUIS ALEJANDRO &
73	2426	SEEVERS AVE	BRANNON FORREST V EST OF
74	2401	RAMSEY AVE	BIBLE DELIVERANCE HOLY
75	2405	RAMSEY AVE	MEDINA JUAN G & LUPE V
76	2411	RAMSEY AVE	MALDONADO FAUSTINO &
77	2415	RAMSEY AVE	LOERA CECELIA
78	2419	RAMSEY AVE	CARBAJAL DANIEL CORIA
79	2423	RAMSEY AVE	LOPEZ JUAN
80	2427	RAMSEY AVE	GARCIA IGNACIO
81	2431	RAMSEY AVE	NICHOLS R M
82	2502	S BECKLEY AVE	MOSAD AMMAR
83	2506	S BECKLEY AVE	JABBAR AL FRIDAWI
84	2514	S BECKLEY AVE	ALFRIDAWI JABBAR
85	2518	S BECKLEY AVE	SARMIENTO JOSE GUSTAVO
86	2501	SEEVERS AVE	RIOS CRESCENCIO
87	2507	SEEVERS AVE	WEST BROCK C

03/24/2017

Label #	*Address*		*Owner*
88	2509	SEEVERS AVE	VASQUEZ ROSALBA
89	2515	SEEVERS AVE	LEDEZMA RUTH
90	2519	SEEVERS AVE	MENDEZ RAMON
91	2502	SEEVERS AVE	LAPRADE LEO
92	2506	SEEVERS AVE	FLORIDO JOSE
93	2510	SEEVERS AVE	BORJA SONIA LETICIA
94	2514	SEEVERS AVE	MANCILLA RUBEN GUZMAN
95	2503	RAMSEY AVE	VASQUEZ JUAN JR & EMMA L
96	106	W ILLINOIS AVE	AMPEX HOLDINGS OF DALLAS LLC
97	2427	SEEVERS AVE	FRAGOSO MAYRA
98	2431	SEEVERS AVE	CUELLAR MARIA A

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: Z145-300(SH) **DATE FILED:** July 15, 2015

LOCATION: Northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street

COUNCIL DISTRICT: 2 **MAPSCO:** 36-W

SIZE OF REQUEST: Approx. 5.75 acres **CENSUS TRACT:** 0010.02

OWNER/APPLICANT: See attached list

REPRESENTATIVE: Tommy Mann & Laura Hoffman, Winstead PC

REQUEST: An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to develop the site with retail, office, and restaurant uses. The conditions propose to prohibit alcoholic beverage establishments and limit the overall square footage for restaurant uses to 12,000 square feet. The development will be served by an underground parking structure with limited access to Henderson Avenue.

STAFF RECOMMENDATION: **Hold under advisement until May 18, 2017.**

PRIOR ACTION AND UPDATE: On January 5, February 16, and April 6, 2017, the City Plan Commission held this case under advisement to allow additional time for staff and the applicant to collaborate with neighborhood stakeholders and further analyze the details of the case.

BACKGROUND INFORMATION:

- The subject site is comprised of approximately 5.75 acres of undeveloped land and is currently zoned Subdistricts 4 and 5 within Planned Development District No. 462, with a small portion zoned an MF-2(A) Multifamily District.

- On December 11, 1996, the City Council established Planned Development District No. 462. It is currently divided into six districts and extends along both sides of Henderson Avenue between Central Expressway and Ross. PDD No. 462 possesses approximately 41 acres and allows for a wide variety of land uses.

- The applicant proposes to create a new subdistrict and develop the subject site with retail, office, and restaurant uses. The conditions propose to prohibit alcoholic beverage establishments and limit the overall square footage for restaurant uses to 12,000 square feet. The development will be served by an underground parking structure with limited access to Henderson Avenue.

- The surrounding properties are primarily retail and restaurant uses along Henderson Avenue with residential uses along Madera Street to the northeast and Moser Street to the southwest.

- The zoning request is accompanied by a development plan, landscape plan, and PDD conditions. The applicant has also provided an alternate development plan and landscape plan to address staff's concerns with parking along Henderson Avenue.

- On January 5, February 16, and April 6, 2017, the City Plan Commission held this case under advisement to allow additional time for staff and the applicant to collaborate with neighborhood stakeholders and further analyze the details of the case. A neighborhood meeting was held on March 20, 2017. The applicant has subsequently submitted revised PD conditions, Development and Landscape Plan, and Traffic Management Plan that seek to address some of the concerns that were raised at this meeting. In order to allow adequate time to review the proposed revisions, the applicant has requested that the case be held under advisement until May 18, 2017.

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

1. **Z101-321** On January 25, 2012, the City Council approved a Planned Development District for Multifamily District uses for 316 dwelling units on the southeast side of Capitol Avenue between Garrett Avenue and Bennett Avenue.

2. **Z123-365** On June 11, 2014, the City Council approved a Planned Development District for MF-2(A) Multifamily District uses for 305 units on property zoned an MF-2(A) Multifamily District on the southeast line of Fuqua

Street, southwest line of Moser Avenue, northwest line of Monarch Street and northeast line of North Garrett Avenue.

3. **Z145-238** On November 10, 2015, City Council approved an MF-2(A) Multifamily District and a Planned Development District for multifamily residential uses on property generally bounded by North Fitzhugh Avenue, Chambers Street, North Garrett Avenue, Moser Avenue and Monarch Street.

4. **Z156-202** On August 24, 2016, City Council approved a Planned Development District for MF-2(A) Multifamily District Uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Henderson Avenue	Minor Arterial	60 ft.
Glencoe Street	Local	55 ft.
Fuqua Street	Local	55 ft.
McMillan Avenue	Minor Arterial	60 ft.

Traffic: According to the Traffic Impact Analysis (TIA) that was submitted with the application, the proposed development is expected to generate approximately 6,651 daily one-way trips, which is 457 more trips than what a fully developed site based on existing zoning would generate. In order to improve access throughout the study area, the following roadway improvements were recommended (see attached TIA exhibit for drive locations):

General

1. Henderson Avenue will be improved to provide for a Two-Way Left Turn Lane (TWLTL) starting from just west of Glencoe Street and ending at McMillan Avenue. The TWLTL will provide for easier access to the driveways in and out of the site, while minimizing delays resulting from drivers turning left from Henderson Avenue. By contrasting the pavement color of the TWLTL and decreasing the width of the eastbound and westbound travel lanes, the resulting three lane configuration will encourage slower driving.

Drive A and Henderson Avenue

2. Although the available storage for this turn lane is minimal due to proximity of Glencoe Street, the 95th percentile queue is very minimal (1-2 cars).
3. Provide for a one-lane exiting approach (shared left/right lane).

Drive B and Henderson Avenue

4. No intersection improvements are recommended at this driveway.
5. Drive will operate as inbound only.

Drive C and Henderson Avenue

6. No Intersections improvements are recommended at this driveway.
7. Drive will operate as outbound only. Provide for a one-lane exiting approach (shared left/right lane).

Drive D and Henderson Avenue

8. Provide for a two-lane exit consisting of a right-turn only lane and a shared through/left turn lane.

Drive E and Henderson Avenue

9. Provide for a one-lane exiting approach (shared left/right lane)

Capitol Avenue and Henderson Avenue

10. Re-stripe northbound Capitol Avenue to include a left-turn storage bay.

The applicant's proposed development plan and corresponding landscape plan demonstrates compliance with these proposed recommendations. However, staff is supportive of the alternate development plan and alternate landscape plan because the layout provided is consistent with the Complete Streets initiative.

The Complete Streets Design Manual was adopted by City Council Resolution in January 2016 as a policy guide to be used by every city agency responsible for reconstruction projects within the public right-of-way. It is also meant as a guide for developers to improve the quality of public spaces adjacent to their projects. The city has made it a priority to implement the design policies of the manual through continued agency coordination, public outreach and our development review process.

Given the substantial public support for safer, more multi-modal streets, $1.3 million was dedicated for Complete Streets improvements on Henderson Ave in the 2012 bond program. The planning process for the Henderson Avenue Complete Streets project began in August 2014 with a well-attended community workshop to solicit a broad array of ideas for street improvements. Community priorities during the workshop included:

- Safer pedestrian experience
- Traffic management (slower speeds)
- Beautification and neighborhood character

Specific community recommendations were reviewed by staff and several conceptual alternatives were presented back to the community in April 2015. The community chose a design featuring parallel parking areas and landscaped bumpouts. The preferred concept was presented to the community in September 2015 and included:

- Intermittent on-street parallel parking bays near commercial areas of corridor
- Vegetated bumpouts which define new parallel parking areas and provide landscaping
- Narrowed traffic lanes (from 15' to 11') to calm traffic

- New pedestrian lighting between US 75 and Willis
- Additional street trees
- Refreshed continental crosswalks
- Extended median near intersection of Henderson Ave. and Miller Ave. to eliminate left turns at this intersection
- Sidewalk repair (where necessary)

During the Henderson Avenue Complete Streets planning process, the block between Glencoe Street and McMillan Street was originally presented to the community as having on-street parallel parking. It is staff's recommendation that this on-street parking be maintained and incorporated into the proposed streetscape design in order to provide highly visible, publically accessible community parking and to serve as an additional traffic calming measure.

Staff has collaborated with the applicant to include parallel parking into their streetscape design while maintaining important left turn bays at strategic points adjacent to the development. While some site constraints exist, staff has reviewed the parallel parking streetscape alternative, and has determined that it is a feasible design and most desirable option.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 462 (Subdistricts 4 and 5) & MF-2(A)	Undeveloped
Northeast	R-7.5(A)	Residential
South	PDD No. 462 (Subdistrict 4 and 5)	Retail and Restaurant
Southwest	MF-2(A)	Residential
Northwest	PDD No. 462 (Subdistricts 3 and 3A)	Retail and Restaurant

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.1.5 Use Vision Building Blocks as a general guide for desired development patterns.

ECONOMIC ELEMENT

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

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The Comprehensive Plan classifies the area as an Urban Neighborhood Building Block. 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. Urban Neighborhood streets should be designed to be very pedestrian friendly, providing excellent connectivity to shopping and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures.

The proposed mixed-use development meets the intent of the Urban Neighborhood Building Block by providing additional retail and restaurant opportunities within close proximity to established residential areas. In addition, the alternate development plan with the proposed parallel parking will serve as a desired traffic calming measure that can slow traffic along Henderson Avenue.

Planned Development District No. 462

Planned Development District No. 462, when established, was designated as an area of historical, cultural, and architectural importance and significance, with the following objectives:

(1) Accommodate the existing mix of uses in the area.

The proposed development provides for an array of land uses that are compatible with the surrounding area and will provide the residents in the adjacent communities with additional shopping and dining prospects within a walkable distance. Office uses are also proposed which will provide necessary services and employment opportunities.

(2) Protect the internal and adjacent stable residential neighborhoods.

In an attempt to minimize any adverse impact to the adjacent residential homes along Madera Street, the applicant is proposing an underground parking structure; a masonry screening wall and landscaping along the north property line; an increased setback from the residential uses; and, maximum height restrictions and specific building orientations to avoid the new development from directly imposing upon the adjacent residential structures.

(3) Preserve and enhance the architectural and cultural significance of the area.

All new construction will be subject to urban design guidelines, which provides specific standards for exterior building materials and colors, façade openings, exterior lighting, pedestrian amenities, and design options.

(4) Strengthen neighborhood identity.

The PDD conditions propose to limit the square footage of individual retail stores as a way to encourage development of boutique-like, unique, community-serving retail stores, which has become a distinguishable characteristic of the Henderson Avenue corridor in recent development.

(5) Create a more desirable pedestrian environment.

A minimum 10-foot wide sidewalk zone will be provided along the Henderson Avenue frontage. As depicted on the landscape plan, community open space areas, urban gardens, and pedestrian amenities, including benches, trash cans, and bicycle parking spaces will be incorporated into the development.

STAFF ANALYSIS:

Land Use Compatibility:

The 5.75-acre site is located along the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street and is currently undeveloped. The adjacent properties along the Henderson Avenue corridor are primarily developed with retail and restaurant uses, with residential uses extending further north and south of the site, along Madera Street and Moser Street, respectively.

The applicant proposes to create a new subdistrict within PDD No. 462 to accommodate a mixed-use development consisting of a variety of retail, office, and restaurant uses with a total maximum floor area of 190,000 square feet. The development will be divided into two separate tracts, with the 3.553-acre Tract I being located on the northwest side of Henderson Avenue. It will be comprised of a maximum of 12,000 square feet of restaurant use, 70,000 square feet of retail and 10,000 square feet of office. Tract II, which consists of 0.775 acres of land, will be located on the southeast side of Henderson Avenue and will provide for 20,000 square feet of retail and

office/showroom uses. Commercial greenhouses that will be used for crop production are proposed to be located on rooftops within both tracts in the specific locations shown on the development plan. The applicant has indicated that they are not at the point where they can suggest a size limit for the greenhouses; however, staff believes that restricting the size to no more than 50 percent of the rooftop area that it will be located upon is a reasonable limit.

The PDD conditions propose to prohibit specific land uses within the new subdistrict including alcoholic beverage establishments, liquor stores, freestanding emergency centers, and certain personal service uses. In addition, the square footage for all restaurant uses combined will be limited to a maximum of 12,000 square feet and the square footage allotted to individual retail stores will be restricted to encourage the development of more boutique-like establishments.

In order to promote a more walkable, pedestrian-friendly development, a sidewalk will be provided along Henderson Avenue with a minimum width of 10 feet and a minimum eight-foot tree planting zone between the back of curb and the sidewalk. The sidewalk will be enhanced with a minimum of two pedestrian amenities for every 300 linear feet of street frontage.

Staff supports the request with the alternate development plan and alternate landscape plan. The proposed mixed-use development will be consistent with the objectives of PDD No. 462 and will provide opportunities for new and unique retail and restaurant uses that currently do not exist in the area and will enhance the overall Henderson Street corridor.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Max FAR	PRIMARY Uses
	Front	Side/Rear					
Existing MF-2(A)	15’	15’	Min 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36’	60%	None	Multifamily, duplex, single family
Existing PDD 462 (Sub 4)	15’	0’/0’	30 dua	36’	45%	None	Mixed Uses
Existing PDD 462 (Sub 5)	Min 15’/ Max 30’	0’/0’	30 dua	54’	60%	0.75:1	Mixed Uses
Applicant Request PDD 462 (Sub 5A) Tract I	10’*	40’/40’	170,000 sq. ft. max floor area	48’	55%	1.10:1	Mixed Uses
Applicant Request PDD 462 (Sub 5A) Tract II	10’*	24’/40’	20,000 sq. ft. max floor area	36’	55%	3.5:1	Mixed Uses

**Along Henderson Ave, 75 percent of any front building façade must meet max of 30 feet*

Height and Setback:

In Tract I of the mixed-use development, the applicant is requesting a maximum building height of 48 feet, with a minimum setback of 40 feet along the northern portion of the site that is adjacent to residentially-zoned properties. An existing 11-foot alley will provide additional separation and serve as a further buffer between the proposed development and the residential lots.

Tract II will be subject to a maximum building height of 36 feet. The property will be buffered from adjacent uses by a minimum rear yard setback of 85 feet and a minimum side yard setback of 24 feet. Staff believes that the proposed width of the setbacks, combined with the limitations on maximum building height are sufficient measures to ensure that the proposed development does not infringe significantly upon the adjacent land uses.

The applicant's conditions stipulate that the measurement for determining the minimum front, side, and rear yards shall be taken from the locations of the property lines as shown on the development plan, irrespective of any additional right-of-way dedications required during platting or building permit. Staff believes that this approach is counterproductive to the overall development process and is not supportive of sanctioning zoning regulations that could potentially impede the needs of the adjacent roadway system.

Landscaping and Screening:

Landscaping for the mixed-use development will be provided as shown on the proposed landscape plan. Street trees will be planted within an eight-foot tree planting zone between the back of curb and the sidewalk at a ratio of one tree per every 30 linear feet of street frontage. The landscape plan depicts designated community open space areas as well as private and public urban gardens within the boundary of the development. In an effort to provide adequate privacy and safety to the adjacent residential properties, the applicant is proposing to install an eight-foot solid screening wall along the full length of the northern property line of Tract I and along the side yard and rear yard property lines of Tract II.

Traffic Management Plan:

A traffic management plan has been offered by the applicant. According to the TMP, queuing is only permitted inside the property and not within the city rights-of-way. This is a requirement that the applicant will already have to adhere to. As such, staff does not see any additional benefit provided by the TMP and recommends that it not be included in the PDD. However, if a TMP is provided, it should be revised so that the traffic patterns shown are consistent with the layout that is depicted in the alternate development plan.

Officers and Directors

Owner: **HENDERSON LOTS OWNER (DALLAS), LLC**

David Thompson Chief Financial Officer

HENDERSON MAIN (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON RESIDENTIAL LANDS (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON RETAIL LANDS (DALLAS), LLC

David Thompson Chief Financial Officer

PROPOSED PDD CONDITIONS

ARTICLE 462.

PD 462.

SEC. 51P-462.101. LEGISLATIVE HISTORY.

PD 462 was established by Ordinance No. 22969, passed by the Dallas City Council on December 11, 1996. Ordinance No. 22969 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 22969 was amended by Ordinance No. 23010, passed by the Dallas City Council on January 22, 1997, and Ordinance No. 23976, passed by the Dallas City Council on August 11, 1999. (Ord. Nos. 19455; 22969; 23010; 23976; 25423)

SEC. 51P-462.102. PROPERTY LOCATION AND SIZE.

PD 462 is established on property generally located along both sides of Henderson Avenue between Central Expressway and Ross Avenue. The size of PD 462 is approximately 41.84 acres. (Ord. Nos. 22969; 23010; 25423)

SEC. 51P-462.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Henderson Avenue Area, between North Central Expressway and Ross Avenue, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

(1) Accommodate the existing mix of uses in the area.

(2) Protect the internal and adjacent stable residential neighborhoods.

(3) Preserve and enhance the architectural and cultural significance of the area.

(4) Strengthen neighborhood identity.

(5) Create a more desirable pedestrian environment. (Ord. Nos. 22969; 25423)

SEC. 51P-462.104. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless the context clearly indicates otherwise, in this article:

(0.1) BLADE SIGN means a sign projecting perpendicular from the building façade or corner of the building.

(0.2) BODY PIERCING STUDIO means a facility in which a perforation is created in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(0.3) COFFEE-ROASTING SHOP means a retail use that (i) prepares coffee beans for use by roasting them; (ii) sells coffee and coffee-based beverages for consumption on or off the premises; and (iii) in which limited food service may be accessory to the sale of these beverages. Coffee roasters, rotary cylinders, and similar specialty equipment may be used for the roasting and preparation of coffee-beans.

(1) FACING A STREET means parallel to or within 45 degrees of being parallel (excluding ornamental features) to a street, and marking the extent of a front yard.

(2) FLUORESCENT COLOR means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of ten.

(2.1) FREESTANDING EMERGENCY CENTER is a facility licensed by the state of Texas to provide 24-hour emergency services to patients at the same level as a hospital-based emergency room.

(3) MAJOR MODIFICATION means modifications to an original building within a one-year period where the value of the modifications as stated on applications for building permits exceeds 50 percent of the building's assessed value as determined by the Dallas Central Appraisal District.

(3.1) MASSAGE ESTABLISHMENT means a massage establishment as defined by Section 25A-1 of Chapter 25A of the Dallas City Code, as amended.

(4) NEW CONSTRUCTION means construction of a structure that is not an original building.

(5) OPENING means a door, window, passageway, or any other feature through which light or solid objects may pass.

(6) ORIGINAL BUILDING means a building constructed on or before the date of passage of Ordinance No. 22969.

(7.1) TATTOO STUDIO means an establishment or facility in which 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 is performed.

(8) VISIBLE REFLECTANCE means the percentage of available 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.)

(9) RETAIL USE means any use listed in Section 51P 462.108(a)(8) of this article.

(10) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain access to the other parking space.

(11) UNDER AWNING SIGN means a sign plate with tenant letters and graphics limited to eight square feet attached (i) from a canopy or awning above with rigid support, or (ii) perpendicular from the vertical face of a building.

(c) Unless otherwise stated, all code references are to Chapter 51A.

(d) Except as otherwise provided for Subdistrict 5A, the provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) The following rules apply in interpreting the use regulations in this article.

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(f) Unless the context clearly indicates otherwise, this district is considered to be a residential district for purposes of interpreting Chapter 51A. (Ord. Nos. 22969; 25423; 26352)

SEC. 51P-462.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 462A: Tract map.

(2) Exhibit 462B: Approved list of plant materials.

(3) Exhibit 462C: Subdistrict 5A development plan.

(4) Exhibit 462D: Subdistrict 5A landscape plan.

(5) Exhibit 462E: Subdistrict 5A transportation management plan.

SEC. 51P-462.105. ZONING CLASSIFICATION CHANGE.

Chapter 51A is amended by changing the zoning classification from an MF-2(A) Multifamily District, a CR Community Retail District, a CR-D Community Retail-Dry District, an NO(A) Neighborhood Office District, and an MU-1 Mixed Use District to Planned Development District No. 462 and Planned Development District No. 462-Dry (the Henderson Avenue Special Purpose District) on the property described in Ordinance No. 22969, as amended by Ordinance No. 23010. (Ord. Nos. 22969; 23010; 25423)

SEC. 51P-462.106. CREATION OF SUBDISTRICTS.

(a) A map, Exhibit 462A, shows the boundaries of the district and the seven subdistricts. Property descriptions of the subdistricts are provided as Exhibit A of Ordinance No. 22969, as amended. In the event of a conflict between Exhibit A of Ordinance No. 22969 and Exhibit 462A, Exhibit A of Ordinance No. 22969 controls.

(b) The subdistricts are hereby established for purposes of this article. Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 22969; 23010; 25423; 25441; 26352; 26723)

SEC. 51P-462.107. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 22969; 25423)

(b) Subdistrict 5A. Development and use of the Property must comply with the Subdistrict 5A development plan (Exhibit 486C). If there is a conflict between this article and the development plan, the text of this article controls.

SEC. 51P-462.108. SUBDISTRICTS 1, 3, 3A, AND 5.

(a) Main uses permitted in Subdistricts 1, 3, and 5.

(1) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory.

(2) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Hospital. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school.

(3) Lodging uses.

-- Hotel or motel. *[SUP]*
-- Lodging or boarding house. *[SUP]*

(4) Miscellaneous uses.

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

(5) Office uses.

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

(6) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(7) Residential uses.

-- Duplex.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Multifamily.
-- Single family.

(8) Retail and personal service uses.

-- Ambulance service.
-- Animal shelter or clinic without outside run.
-- Auto service center.
-- Bar, lounge, or tavern.
-- Business school.
-- Car wash. *[SUP]*
-- Commercial amusement (inside).
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Theater.

(9) Transportation uses.

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

(10) Utility and public service uses.

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

(11) Wholesale, distribution, and storage uses.

-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

(b) Main uses permitted in Subdistrict 3A.

(1) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.

(2) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Library, art gallery, or museum.

(3) Miscellaneous uses.

-- Temporary construction or sales office.

(4) Office uses.

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

(5) Residential uses.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Multifamily.

(6) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Commercial parking lot or garage. *[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.
-- Household equipment and appliance repair.
-- Nursery, garden shop, or plant sales.

-- Personal service uses. *[Barber/beauty shop and nail salon allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo studios, and body piercing studios must be treated as a separate main use and cannot be an accessory use. SUP required for all other personal service uses.]*
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.

(7) Transportation uses.

-- Transit passenger shelter.

(8) Utility and public service uses.

-- Local utilities.

(c) Accessory uses.

(1) 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in Subdistricts 1, 3, 3A, and 5:

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

(d) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 1, 3, 3A, and 5. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.

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

(3) Density. Maximum dwelling unit density is 30 dwelling units per acre.

(4) Floor area. Maximum floor area ratio is .75:1.

(5) Height. Maximum structure height is 54 feet.

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

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories is four.

(e) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(f) Environmental performance standards. See Article VI.

(g) Landscaping.

(1) All landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

(2) Plant material must be maintained in a healthy, growing condition.

(h) Street trees.

(1) Except in Subdistrict 1, a tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways.

(2) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating the trees in the parkway. An application for a parkway landscape permit, if required, 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 that director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.

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

(4) A property owner is not required to comply with the street tree planting requirement of this subsection if compliance is made impossible due to the denial of a parkway landscape permit by the director of public works and transportation.

(5) A parkway landscape permit issued by the director of public works and transportation 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 requirements of this section if compliance is made impossible due to that director's revocation of the parkway landscape permit.

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

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

(j) Urban design guidelines for new construction or major modifications. Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements and at least one-half of the following design options.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, "front façade" means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(8) Design options. A minimum of one-half of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art. Allocate a minimum of one and one-half percent of the value of the improvements stated in the building permit application to public art. Public art must be visible from the street at all times.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(E) Water features. Allocate five percent of the value of the improvements stated in the building permit application to a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of "sign" contained in Article VII of the Dallas Development Code, as amended.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating. Provide pedestrian seating in an area which covers one-half of the width of the building.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate 100 square feet of the required front yard to open space. For purposes of this subparagraph, open space means a space containing no structures or pavement at or above grade. Open space must contain, at a minimum, grass or other natural vegetation.

(k) Urban design guidelines for all other exterior structure modifications. All exterior structure modifications, of whatever kind, must comply with the following regulations.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent

possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, "front facade" means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(l) Commercial alley access. Commercial alley access is prohibited in Subdistrict 3A. (Ord. Nos. 22969; 23976; 25423; 26340; 26352)

SEC. 51P-462.109. SUBDISTRICTS 2 AND 4.

(a) Main uses permitted.

(1) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child care facility. *[SUP]*
-- Church.
-- Public or private school.

(2) Residential uses.

-- Duplex.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Multifamily.
-- Single family.

(3) Transportation uses.

-- Transit passenger shelter.

(b) Accessory uses.

(1) 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in Subdistricts 2 and 4:

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

(c) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 2 and 4. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

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

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

(3) Density. Maximum dwelling unit density is 30 dwelling units per acre.

(4) Floor area. No maximum floor area ratio.

(5) Height. Maximum structure height is 36 feet.

(6) Lot coverage. Maximum lot coverage is 45 percent.

(7) Lot size. No minimum lot size.

(8) Stories. No maximum number of stories.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) Except as provided in Subsection (f)(2) below, all landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

(2) A minimum of three three-inch caliper trees, two of which must be located in the required front yard, must be planted on the lot containing a new single family use.

(3) Plant material must be maintained in a healthy, growing condition.

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

(h) Urban design guidelines. All new construction and exterior structure modifications must comply with the following design guidelines.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 2 and 4.

(3) Façade materials. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area. (Ord. Nos. 22969; 25423)

SEC. 51P-462.109.1. SUBDISTRICT 5A

(a) Creation of tracts. Subdistrict 5A is divided into two tracts: Tract I and Tract II as shown on the Subdistrict 5A development plan.

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.

(3) Industrial uses.

None permitted

(4) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- 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.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

None permitted.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Coffee-roasting shop
-- Commercial parking lot or garage. *[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.
-- Household equipment and appliance repair.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Barber/beauty shop, nail salon, shoe repair, tailor, instructional arts studio, photography studio, laundry or cleaning pick up and receiving station, handcrafted artwork studio, safe deposit boxes, travel bureau, and custom painting or duplicating shop allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo*

studios, and body piercing studios cannot be an accessory use. SUP required for all other personal service uses.]

-- Restaurant without drive-in or drive-through service *[total maximum of 12,000 square feet for all restaurant uses combined]*.

-- Temporary retail use.

-- Theater *[SUP]*

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities.

(c) Accessory uses.

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

(2) The following accessory uses are not permitted:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory outside display of merchandise.

-- Accessory outside sales.

-- Accessory pathological waste incinerator.

-- Private stable.

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

(1) In general. Except as provided in the urban design guidelines, the yard, lot, and space regulations in this paragraph apply to all properties within Subdistrict 5A.

(2) Front yard.

(A) Minimum front yard is 10 feet.

(B) Along Henderson Avenue, 75 percent of any front building façade must meet a maximum front yard of 30 feet.

(C) Underground parking structures may extend to the property line.

(D) The following may project to the property line: awnings and canopies (minimum 12 foot clearance above sidewalk), retaining walls, stoops, and stairs.

(E) In Tract II, buildings may encroach into the front yard in those areas shown on the Subdistrict 5Adevelopment plan.

(3) Side yard.

(A) Tract I. Minimum side yard is the greater of 40 feet or as shown on the development plan. Underground parking structures may extend to the property line.

(B) Tract II. Minimum side yard is 24 feet.

(4) Rear yard. Minimum rear yard is 40 feet.

Staff's Recommendation

~~(5) Measurement of minimum front, side, and rear yards. For purposes of determining front, side, and rear yards, measurement shall be taken from the locations of the property lines as shown on the development plan irrespective of any additional right-of way dedications required during platting or building permit.~~

Applicant's Request

(5) Measurement of minimum front, side, and rear yards. For purposes of determining front, side, and rear yards, measurement shall be taken from the locations of the property lines as shown on the development plan irrespective of any additional right-of-way dedications required during platting or building permit.

(6) Floor area.

(A) Maximum ground level floor area for any use is 14,000 square feet. Contiguous retail uses with separate certificates of occupancy are considered separate uses.

(B) Tract I: Maximum total floor area is 170,000 square feet. Maximum floor area for retail, personal service, and restaurant uses is 82,000 square feet subject to the following additional restrictions:

(i) Except as otherwise provided in this subparagraph, no retail or personal service use may be greater than 11,000 square feet.

(ii) Two retail and personal service uses may be greater than 11,000 square feet subject to the following:

(aa) One retail and personal service use between 11,000 and 21,000 square feet is permitted.

(bb) One retail and personal service use between 11,000 and 15,000 square feet is permitted.

(C) Tract II: Maximum total floor area is 20,000 square feet.

(7) Height.

(A) Tract I. Except as further restricted on the Subdistrict 5A development plan, maximum structure height is 48 feet.

(B) Tract II. Maximum structure height is 36 feet.

(C) Parapet walls may project up to four feet above the maximum structure height.

(D)Elevator overruns may project up to six feet above the maximum structure height.

(E) Mechanical equipment and surrounding screening walls may project a maximum of 10 feet above the maximum structure height if it is placed a minimum of 20 feet from the building perimeter as designated on the development plan.

(8) Lot coverage. Maximum lot coverage is 55 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots, and underground parking structures are not.

(9) Minimum lot size. No minimum lot size.

(10) Stories. Except as further restricted on the Subdistrict 5A development plan, maximum number of stories above grade is three.

(f) Off-street parking and loading.

(1) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) Off-street parking located in Subdistrict 5A may not be used to satisfy the required off-street parking of any alcoholic beverage establishment, except for remote parking agreements in existence prior to _____, 2016, as may be amended in the future.

(3) Valet service may only park vehicles in a below grade parking structure.

(4) Subarea 5A is considered one lot for purposes of off-street parking.

(5) Required off-street parking located in a parking structure may be tandem parking if an attendant is provided to park vehicles during business hours of the main uses. No more than 50 percent of the required off-street parking spaces may be tandem spaces.

(6) Required off-street parking for a coffee roasting shop is one space per 200 square feet of floor area.

(g) Environmental performance standards. See Article VI.

(h) Landscaping.

(1) In general. Except as provided in this subsection, landscaping must be provided as shown on the Subdistrict 5A landscape plan (Exhibit 462D).

(2) Minor deviations. At time of building permit, the building official may approve minor deviations in the location of trees and other plantings due to conflicts with utilities, driveways, or other infrastructure.

(3) Street trees. A tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways and required visibility triangles.

(i) Signs.

(1) In general. Except as provided in this subsection, signs must comply with the provisions for business zoning districts in Article VII

(2) Attached signs.

(A) On the primary façade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary façade. On each secondary façade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary façade.

(B) Blade signs may project no more than 48 inches from the surface of a structure. The lowest part of a blade sign must be located at least eight feet above grade.

(C) Under awning signs are permitted for each ground-level premise or each individual non-residential occupancy. The maximum effective area for an under awning sign is eight square feet. The lowest part of an under awning sign must be located at least eight feet above grade.

(D) The combined effective area of all signs attached to any window or any glass door may not exceed 10 percent of the area of that window or glass door.

(3) Detached signs.

(A) One monument sign may be located at the driveway entrance in the location shown on the Subdistrict 5A development plan. The monument sign may be a multi-tenant sign. The highest part of the monument sign may not exceed 10 feet in height. The maximum effective area of the monument sign is 150 square feet. The monument sign must be set back at least 10 feet in a front yard and at least five feet in a side yard.

(B) One monument sign may be located at the intersection of Henderson Avenue and Glencoe Street and one monument sign may be located at the intersection of Henderson Avenue and McMillan Avenue in the locations shown on the Subdistrict 5A development plan. These monument signs may be multi-tenant signs. The highest part of these monument signs may not exceed four feet in height. The maximum effective area for these monument signs if 32 square feet. These monument signs must be setback at least 10 feet from the street.

(4) Additional Provisions.

(A) Rooftop signs are prohibited.

(B) Illumination of signs is only permitted on a building façade facing Henderson Avenue.

(j) Urban design guidelines for new construction or major modifications.

(1) Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements:

(A) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Sustainable Development and Construction, or contact the building official plans examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(B) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure.

(C) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(D) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, "front façade" means any façade facing a street.

(E) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first story of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first story of the building may not exceed 25 percent.

(F) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete, or cast stone and for buildings less than 5,000 square feet in floor area, cementitious siding may also be used as a primary façade material. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors. EIFS and other simulated stucco products are prohibited.

(G) Lighting. Exterior lighting must be oriented onto the property it lights and directed away from adjacent properties. Light standards, excluding wall packs on structures, may be a maximum of 16 feet in height to the top of the fixture.

(H) Pedestrian amenities. The following pedestrian amenities must be provided along the Henderson Avenue frontage:

(i) a minimum of 10 and a maximum of 21 benches;

(ii) a minimum of eight and a maximum of 10 trash cans; and

(iii) a minimum of 16 bicycle parking spaces within 75 feet of the Henderson Avenue frontage.

(2) Design options. A minimum of five of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art.

(i) Provide public art that is visible from public right-of-way. Examples of public art include art that is incorporated into the sidewalk or building façade, or freestanding art.

(ii) The public art must be located in exterior open space that contains a minimum of 500 square feet of land area and contains a minimum of two of the following:

(aa) benches, seat walls, or seating areas;

(bb) trash receptacles;

(cc) drinking fountains;

(dd) shade structures, understory shade trees, or awnings.

(iii) The public art may be located in the same exterior open space as a water feature allow ed by this section.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season

(E) Water features.

(i) Provide a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(ii) The water feature must be located in exterior open space that contains at least 500 square feet of land area and contains a minimum of two of the following:

(aa) benches, seat walls, or seating areas;

(bb) trash receptacles;

(cc) drinking fountains;

(dd) shade structures, understory shade trees, or awnings.

(iii) The water feature may be located in the same exterior open space as public art required by this section.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of "sign" contained in Article VII.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating.

(i) Provide pedestrian seating in an area which covers one-half of the width of the building.

(ii) The pedestrian seating area may be contained in the same exterior open space as public art or a water feature required by this section.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate a minimum of 5,000 square feet of the required front yard on Glencoe and 2,000 square feet of the required front yard on McMillan to open space. For purposes of this subparagraph, open space means a space containing no enclosed structures at or above grade. Open space must contain, at a minimum, grass or other natural vegetation and a minimum of two of the following:

(i) benches, seat walls, or seating areas;

(ii) trash receptacles;

(iii) drinking fountains;

(iv) shade structures, understory shade trees, or awnings.

Staff's Recommendation

~~(k) Transportation management plan.~~

~~(1) In general. The operation of a development containing retail uses must comply with the Subdistrict 5A transportation management plan (Exhibit 462E).~~

~~(2) Queuing. Queuing is only permitted inside the Property and not within city rights-of-way.~~

~~(3) Traffic study.~~

~~(A) For a development containing retail uses, the Property owner or operator shall prepare a traffic study evaluating the sufficiency of the transportation management plan. The initial traffic study must be submitted to the director before a certificate of occupancy is issued for more than 11,000 square feet of combined retail uses. After the initial traffic study and after certificates of occupancy have been obtained for more than 25,000 square feet of retail uses, the Property owner or operator shall submit updates of the traffic study to the director by _____ ___ of each even-numbered year.~~

~~(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different weekdays over a two-week period, and must contain an analysis of the following:~~

~~(i) Turning movement traffic counts at each of the main drives on Henderson Avenue;~~

~~(ii) Turning movement traffic counts at McMillan and Henderson Avenue;~~

~~(iii) Turning movement traffic counts at Glencoe and Henderson Avenue;~~

~~(iv) Queuing;~~

~~(v) Current leasing and occupancy data; and~~

~~(vi) Parking counts.~~

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

~~(i) If the director determines that the current transportation management plan is sufficient, the director shall notify the applicant in writing.~~

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

~~(4) Amendment process.~~

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

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

Applicant's Request

(k) Transportation management plan.

(1) In general. The operation of a development containing retail uses must comply with the Subdistrict 5A transportation management plan (Exhibit 462E).

(2) Queuing. Queuing is only permitted inside the Property and not within city rights-of-way.

(3) Traffic study.

(A) For a development containing retail uses, the Property owner or operator shall prepare a traffic study evaluating the sufficiency of the transportation management plan. The initial traffic study must be submitted to the director by _____ ____, 20___. After the initial traffic study and after certificates of occupancy have been obtained for more than 25,000 square feet of retail uses, the Property owner or operator shall submit updates of the traffic study to the director by _____ ___ of each even-numbered year.

(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different weekdays over a two-week period, and must contain an analysis of the following:

(i) Turning movement traffic counts at each of the main drives on Henderson Avenue;

(ii) Turning movement traffic counts at McMillan and Henderson Avenue;

(iii) Turning movement traffic counts at Glencoe and Henderson Avenue;

(iv) Queuing;

(v) Current leasing and occupancy data; and

(vi) Parking counts.

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

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

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

(4) Amendment process.

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

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

(l) Additional Provisions.

(1) Rooftop use.

Staff's Recommendation

(A) Commercial greenhouses used for crop production may be located on a rooftop in the locations shown on the development plan and will be limited in size to no more than 50 percent of the rooftop area upon which the greenhouse will be located.

Applicant's Request

(A) Commercial greenhouses used for crop production may be located on a rooftop in the locations shown on the development plan.

(B) Restaurant uses may not locate dining areas on a rooftop. For all other uses, outdoor gathering areas must be screened so as not to be visible from grade of an abutting property located in an R, R(A), D, D(A), TH, or TH(A) zoning district.

(2) Outdoor dining is prohibited after midnight.

(3) No restaurant may be located in the building adjacent to McMillan Avenue as indicated on the Subdistrict 5A development plan.

(4) No balconies or outdoor seating areas may face an abutting residential district.

(5) After 6:00pm, a minimum of one peace officer or security personnel must be provided on the Property to monitor activity of the retail parking area.

(6) Use of outdoor speakers or other outdoor amplified sound equipment is prohibited.

SEC. 51P-462.110. MAINTENANCE OF THE PROPERTY.

The Property must be maintained in a state of good repair and neat appearance. (Ord. Nos. 22969; 25423)

SEC. 51P-462.111. COMPLIANCE WITH ALL OTHER LAWS.

Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22969; 25423)

SEC. 51P-462.112. CONSTRUCTION STANDARDS.

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. (Ord. Nos. 22969; 25423; 26102)

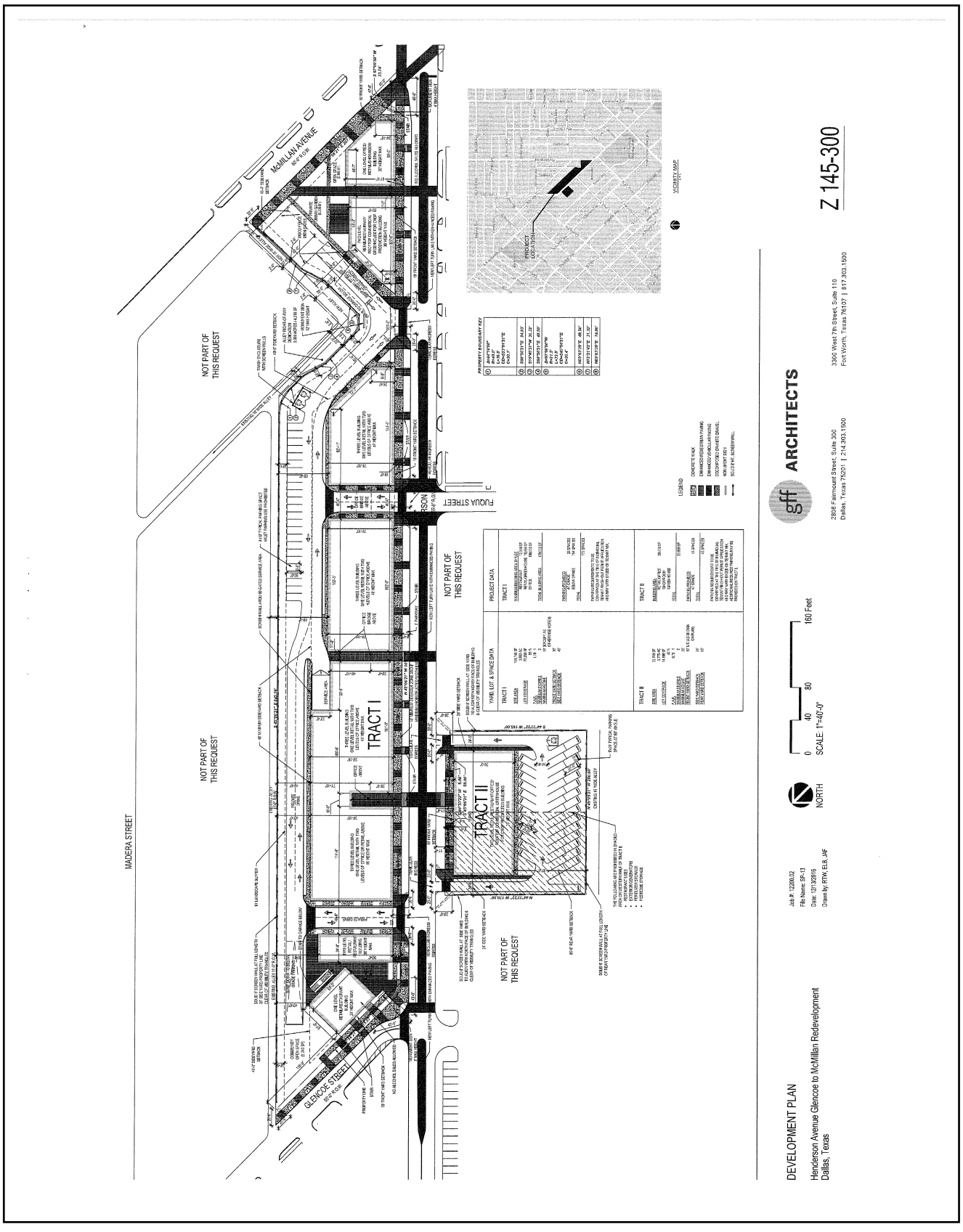
SEC. 51P-462.113. COMPLIANCE REQUIRED.

The building official shall not issue a building permit or a certificate of occupancy for a use ion this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all of other ordinances, rules, and regulations of the city. (Ord. Nos. 22969; 25423; 26102)

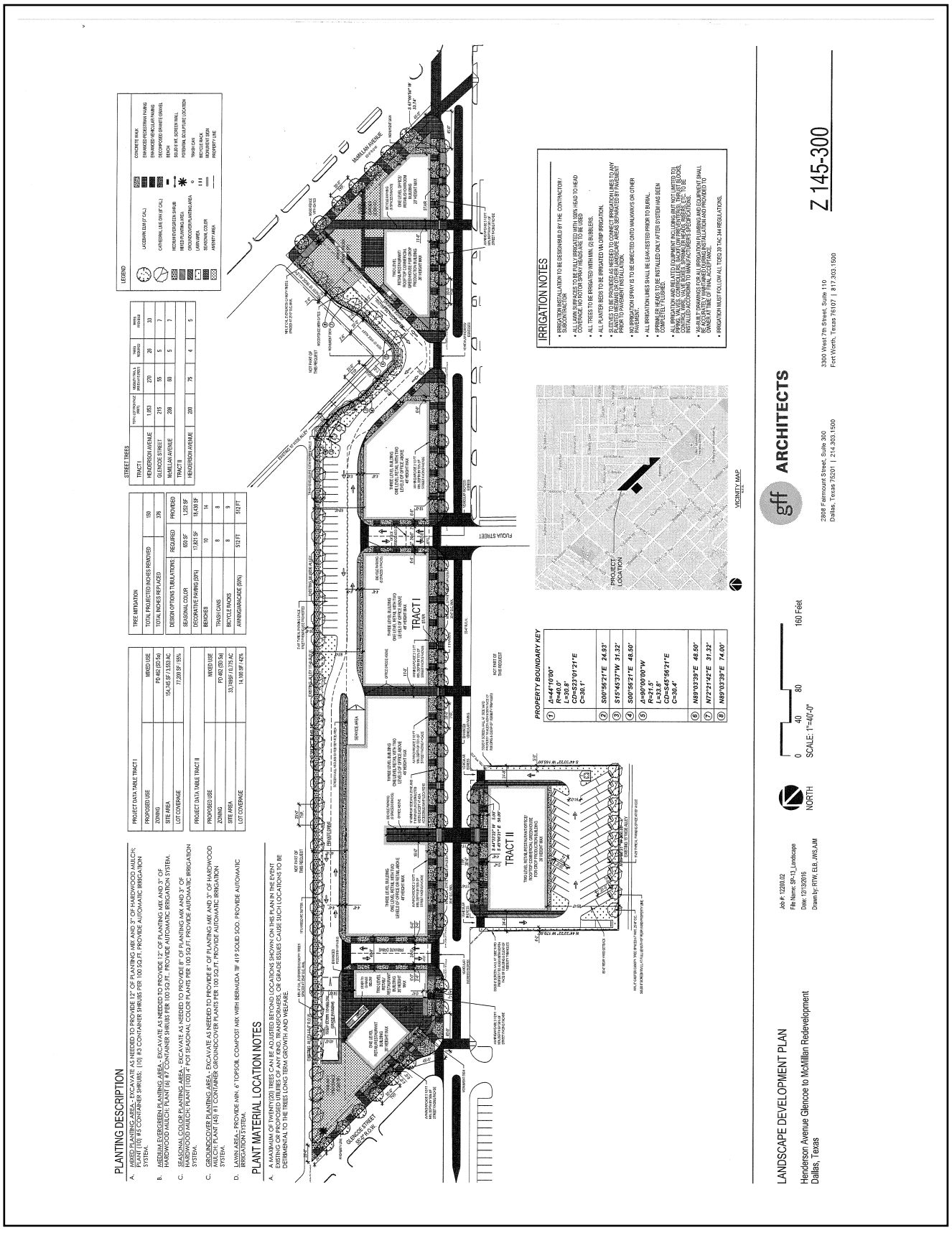
[~~**SEC. 51P-462.114. ZONING MAP.**~~

~~PD 462 is located on Zoning Map Nos. H-7, H-8, I-7, and I-8.~~] (Ord. Nos. 22969; 25423

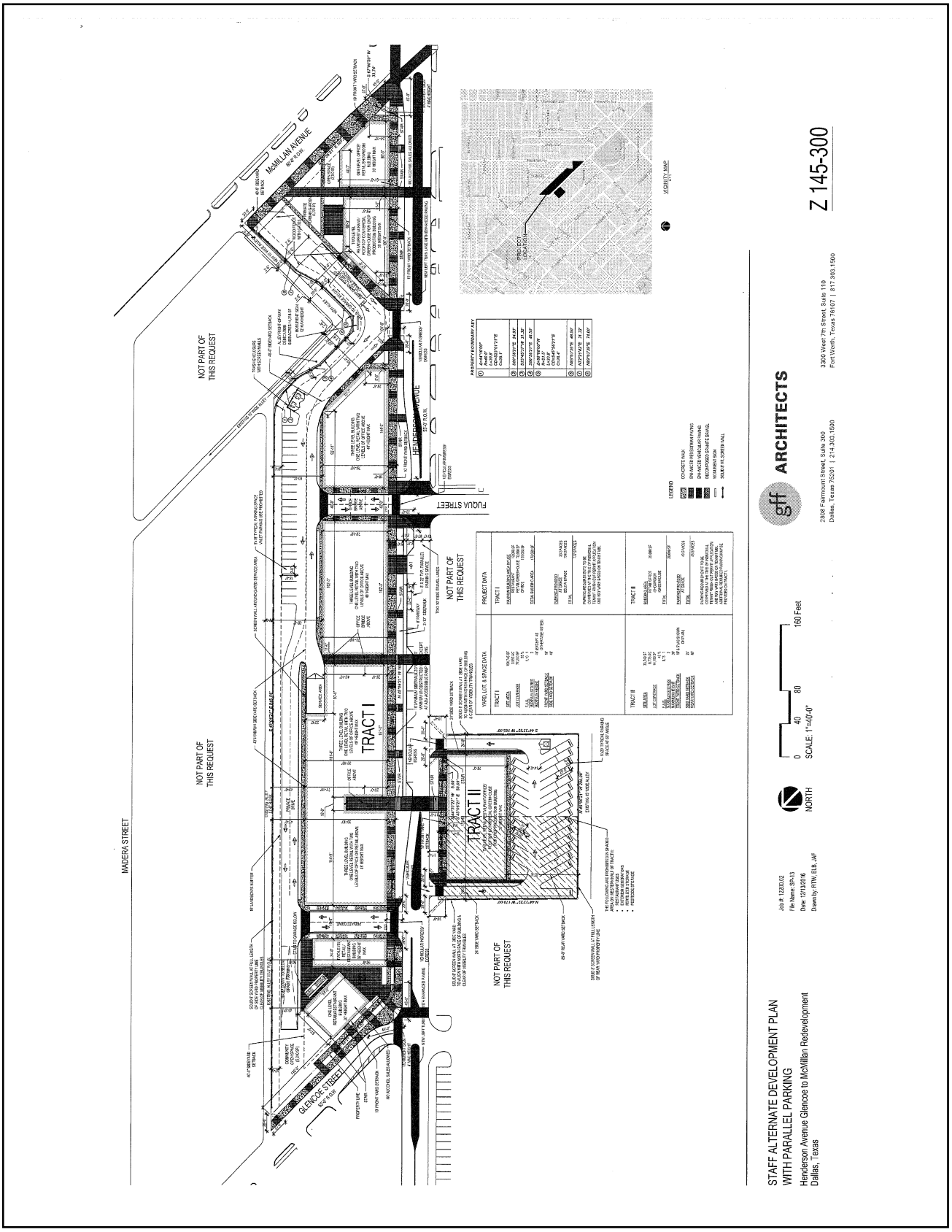
PROPOSED DEVELOPMENT PLAN



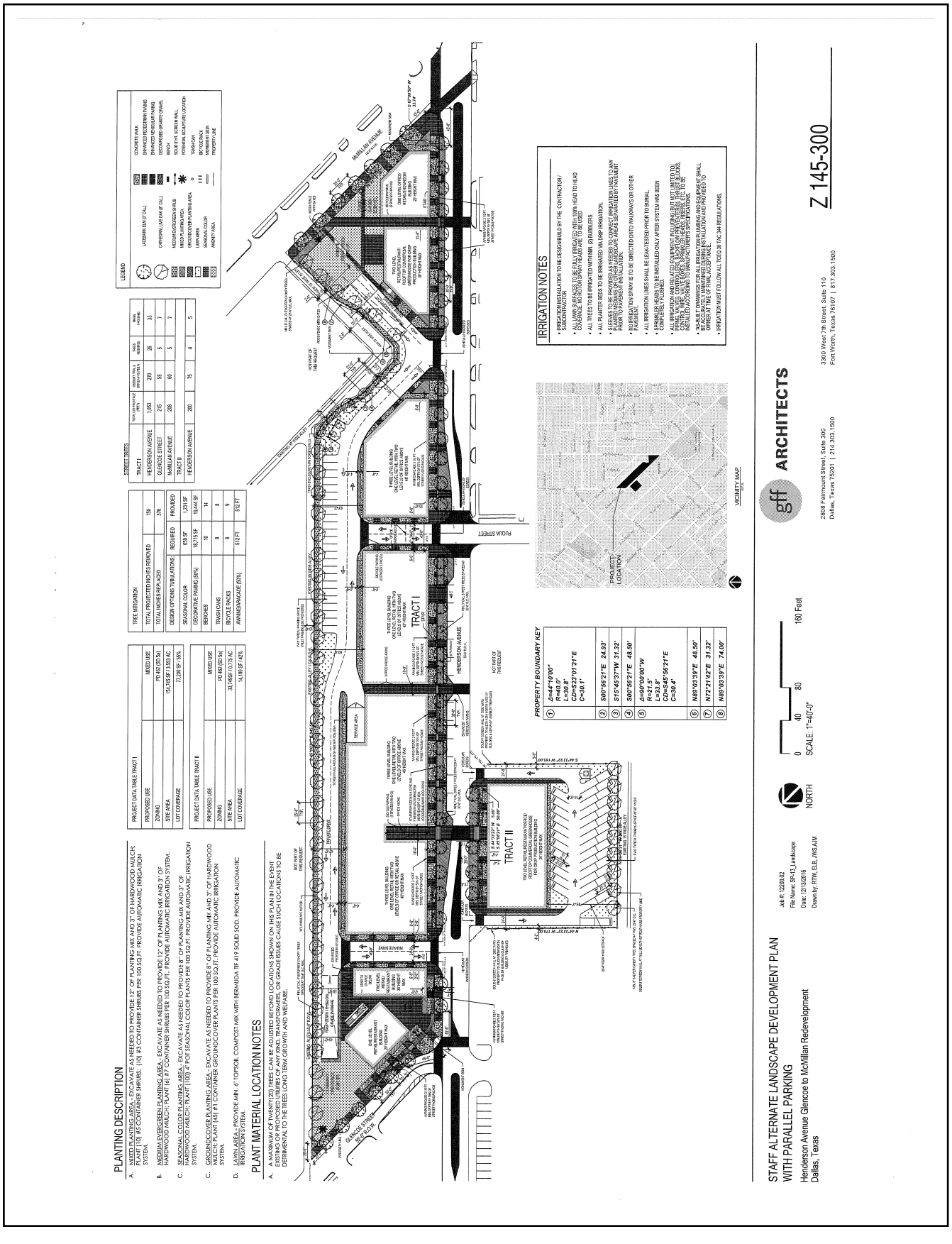
PROPOSED LANDSCAPE PLAN



PROPOSED ALTERNATE DEVELOPMENT PLAN W/ PARALLEL PARKING



PROPOSED ALTERNATE LANDSCAPE PLAN W/ PARALLEL PARKING



TRAFFIC IMPACT ANALYSIS EXHIBIT

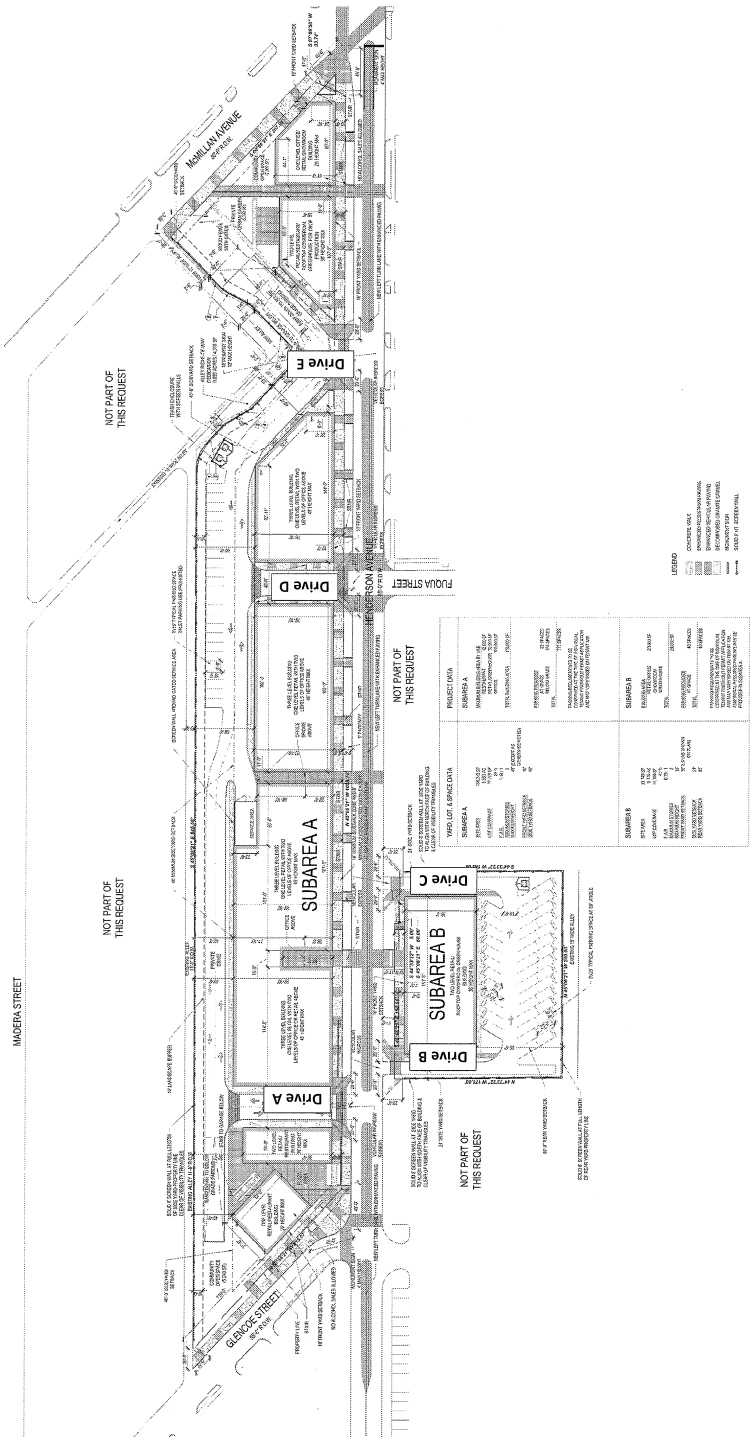


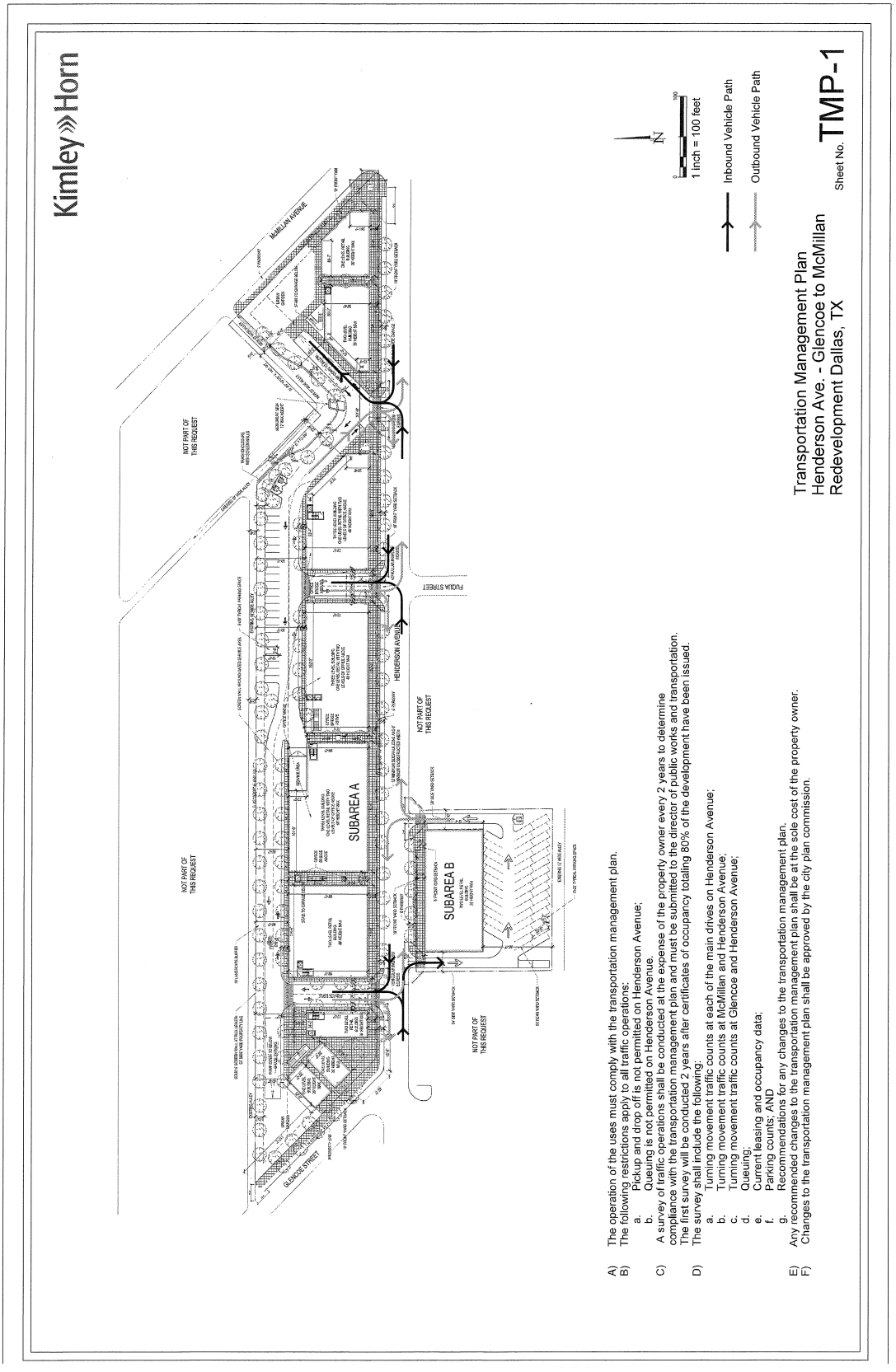
EXHIBIT 2

Devleopment Plan

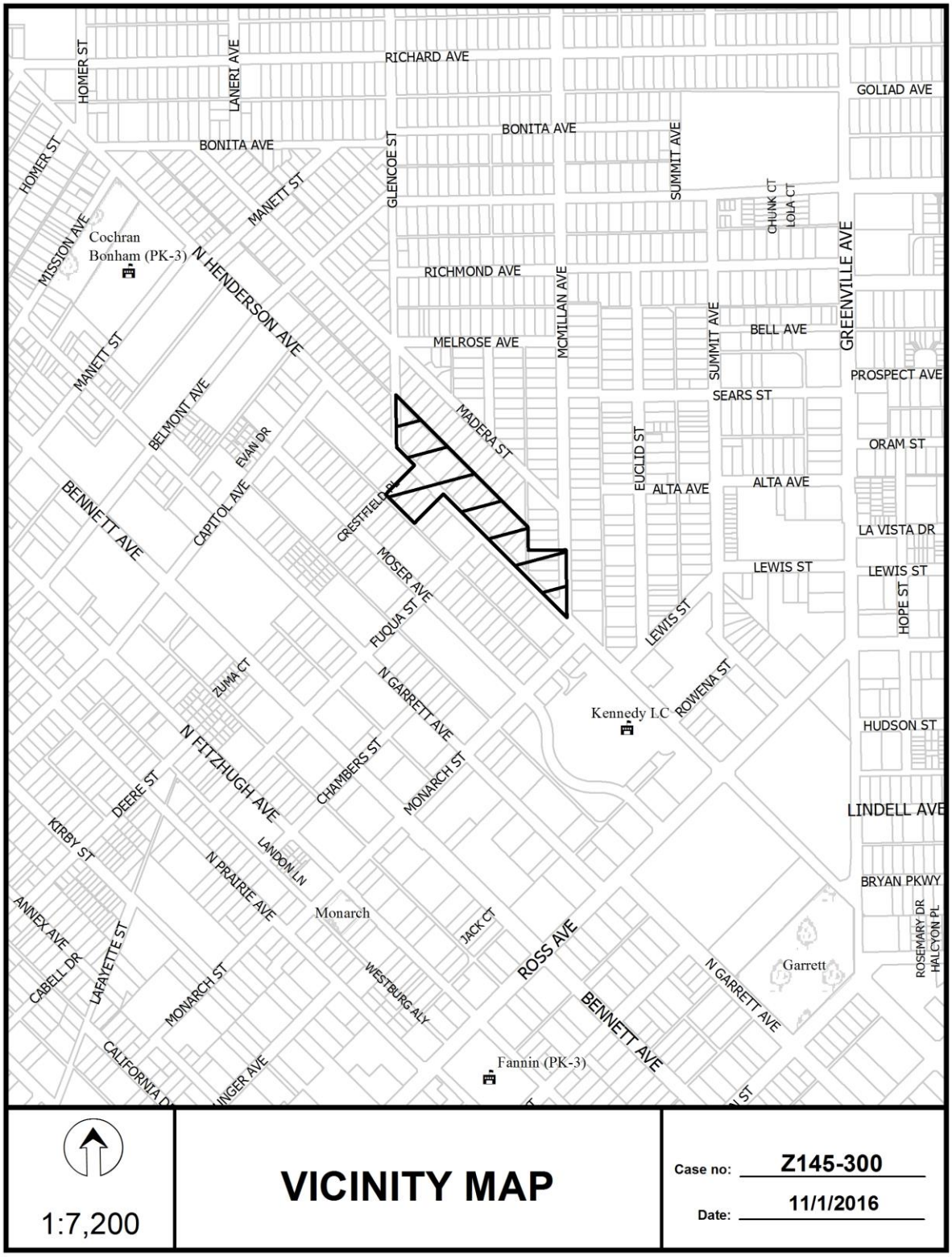
Henderson Avenue Mixed-Use TIA

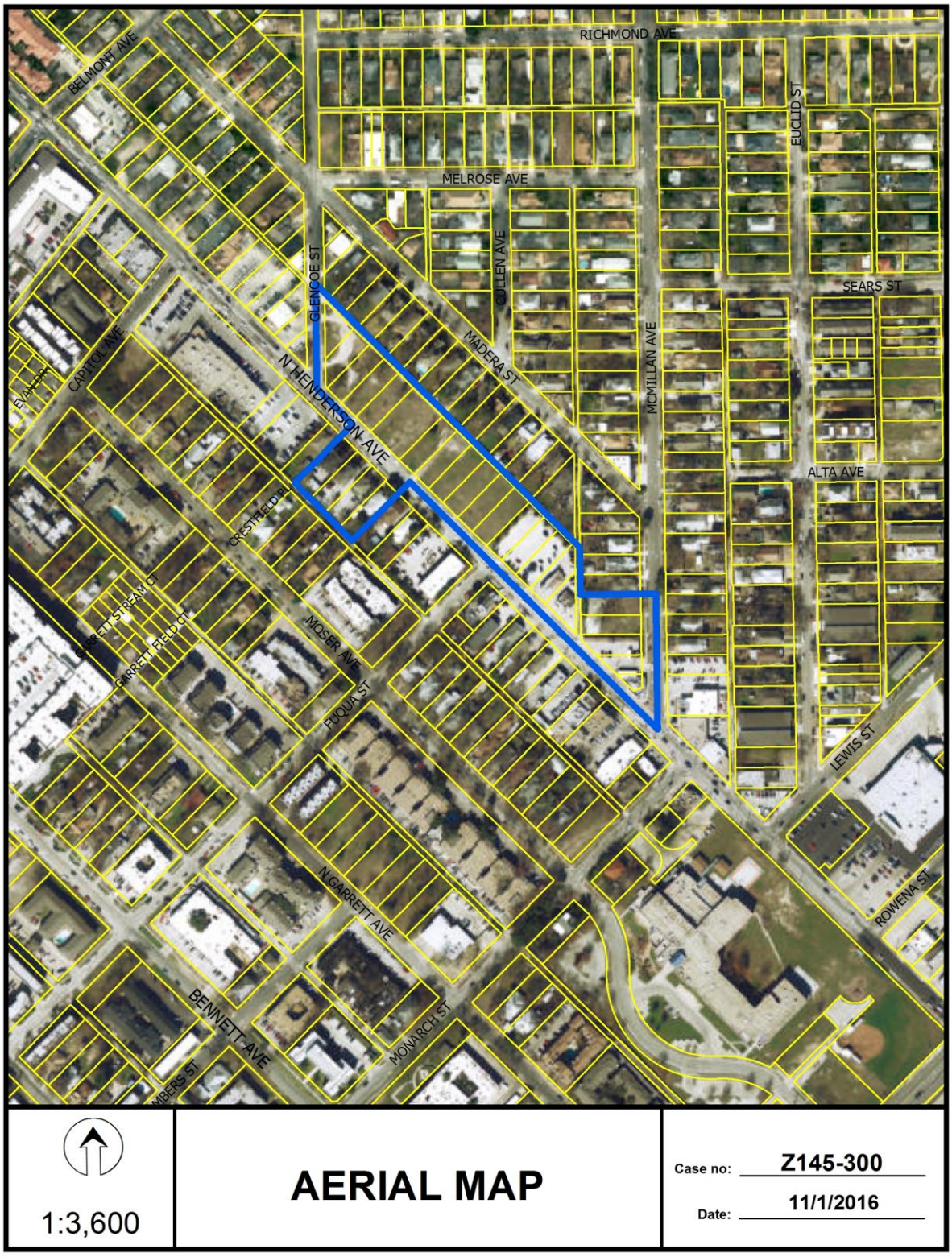
Kimley»Horn

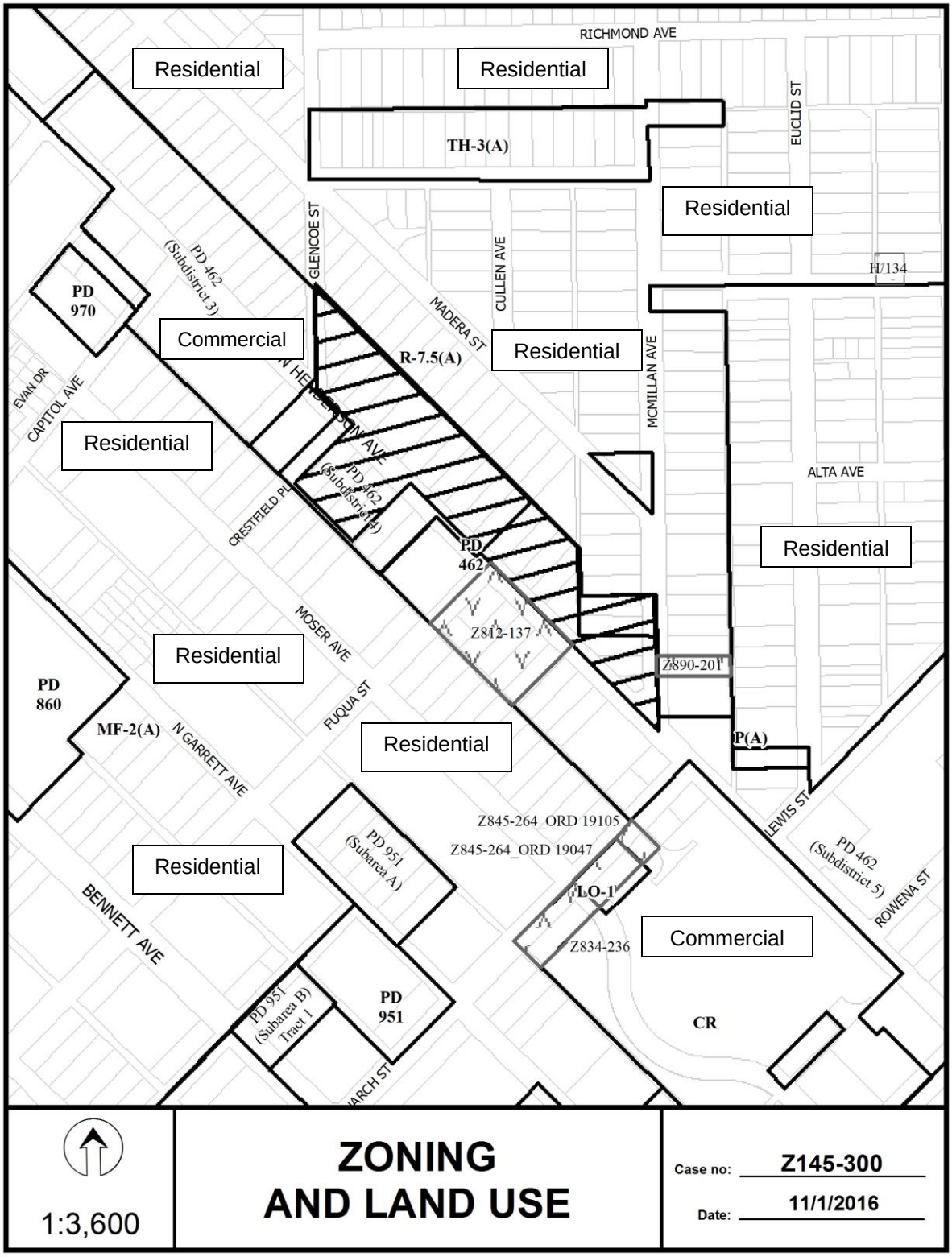
TRAFFIC MANAGEMENT PLAN

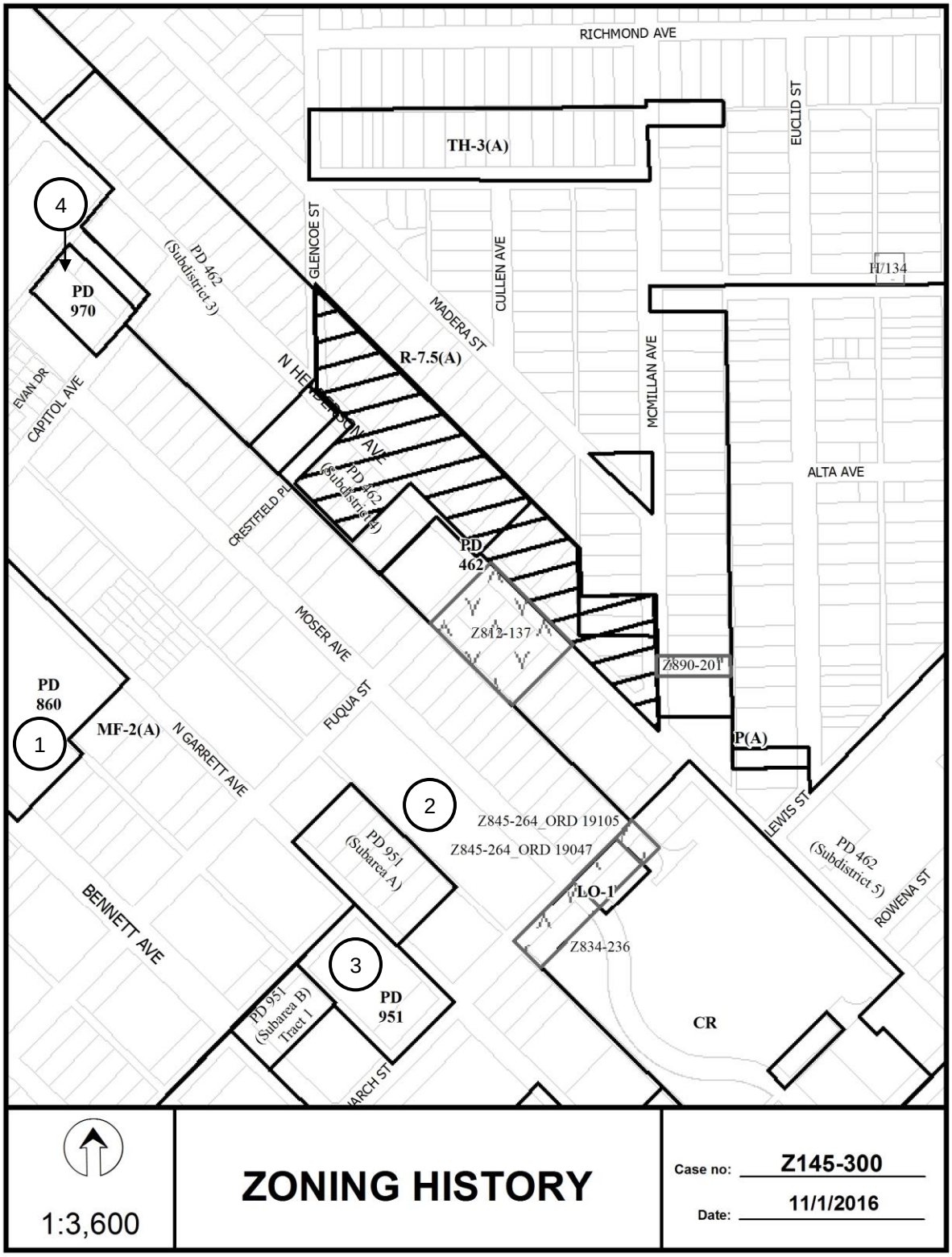


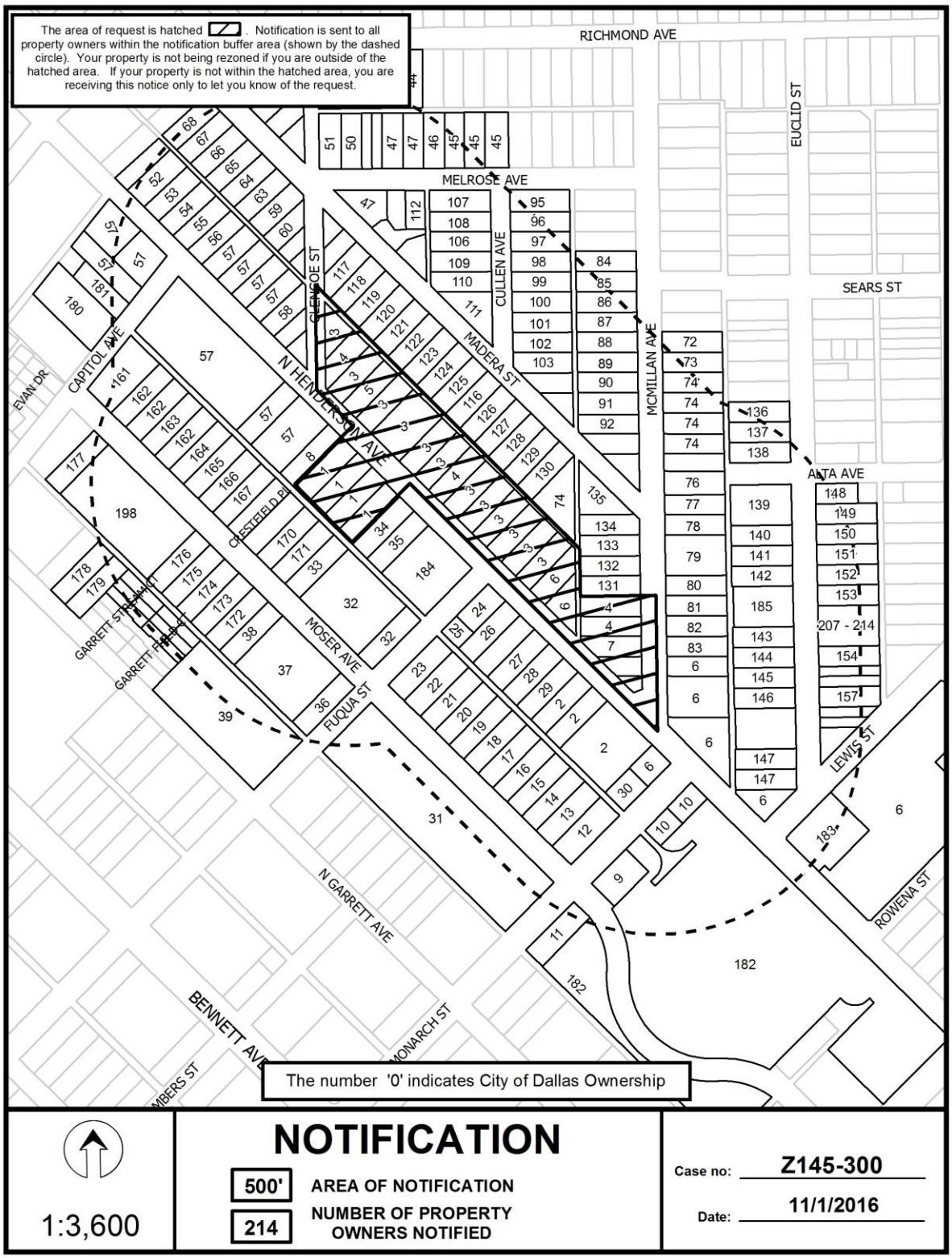
A) The operation of the uses must comply with the transportation management plan.
B) The following restrictions apply to all traffic operations:
   a. Pickup and drop off is not permitted on Henderson Avenue;
   b. Queuing is not permitted on Henderson Avenue.
C) A survey of traffic operations shall be conducted at the expense of the property owner every 2 years to determine compliance with the transportation management plan and must be submitted to the director of public works and transportation. The first survey will be conducted 2 years after certificates of occupancy totaling 80% of the development have been issued.
D) The survey shall include the following:
   a. Turning movement traffic counts at each of the main drives on Henderson Avenue;
   b. Turning movement traffic counts at McMillan and Henderson Avenue;
   c. Turning movement traffic counts at Glencoe and Henderson Avenue;
   d. Queuing;
   e. Current leasing and occupancy data;
   f. Parking counts; AND
   g. Recommendations for any changes to the transportation management plan.
E) Any recommended changes to the transportation management plan shall be at the sole cost of the property owner.
F) Changes to the transportation management plan shall be approved by the city plan commission.


RICHARD AVE
HOMER ST
LANERI AVE
BONITA AVE
GLENCOE ST
SUMMIT AVE
GOLIAD AVE
CHUNK CT
LOLA CT
MANETT ST
MISSION AVE
Cochran
Bonham (PK-3)
N HENDERSON AVE
RICHMOND AVE
MCMILLAN AVE
GREENVILLE AVE
MELROSE AVE
BELL AVE
PROSPECT AVE
SEARS ST
BELMONT AVE
EVAN DR
MADERA ST
EUCLID ST
ORAM ST
ALTA AVE
BENNETT AVE
CAPITOL AVE
CRESTFIELD DR
LA VISTA DR
MOSER AVE
LEWIS ST
HOPE ST
FUQUA ST
ZUMA CT
N GARRETT AVE
Kennedy LC
ROWENA ST
HUDSON ST
N FITZHUGH AVE
CHAMBERS ST
MONARCH ST
DEERE ST
LINDELL AVE
KIRBY ST
LANDON LN
N PRAIRIE AVE
BRYAN PKWY
Monarch
ANNEX AVE
JACK CT
ROSS AVE
ROSEMARY DR
HALCYON PL
CABELL DR
LAFAYETTE ST
WESTBURG ALY
Garrett
CALIFORNIA
Fannin (PK-3)
1:7,200
VICINITY MAP
Case no: Z145-300
Date: 11/1/2016


RICHMOND AVE
BELMONT AVE
EUCLID ST
MELROSE AVE
GLENCOE ST
CULLEN AVE
SEARS ST
MADERA ST
MCMILLAN AVE
CAPITOL AVE
EVANDER
N HENDERSON AVE
ALTA AVE
CRESTFIELD
GARRETT STREAM CT
GARRETT FIELD CT
MOSER AVE
ELQUA ST
LEWIS ST
ROWENA ST
N GARRETT AVE
BENNETT AVE
MONARCH ST
MBERS ST
1:3,600
AERIAL MAP
Case no: Z145-300
Date: 11/1/2016


RICHMOND AVE
Residential
Residential
TH-3(A)
EUCLID ST
Residential
H/134
GLENCOE ST
CULLEN AVE
MADERA ST
PD 462 (Subdistrict 3)
PD 970
Commercial
R-7.5(A)
Residential
MCMILLAN AVE
EVAN DR
CAPITOL AVE
Residential
N HENDERSON AVE
PD 462 (Subdistrict 4)
ALTA AVE
CRESTFIELD PL
PD 462
Residential
Z812-137
MOSER AVE
Z890-201
Residential
PD 860
MF-2(A)
N GARRETT AVE
FUQUA ST
Residential
P(A)
LEWIS ST
Z845-264_ORD 19105
Z845-264_ORD 19047
PD 951 (Subarea A)
PD 462 (Subdistrict 5)
Residential
LO-1
ROWENA ST
BENNETT AVE
Z834-236
Commercial
PD 951 (Subarea B) Tract 1
PD 951
CR
MARCH ST
1:3,600
ZONING
AND LAND USE
Case no: Z145-300
Date: 11/1/2016


RICHMOND AVE
EUCLID ST
TH-3(A)
4
PD 970
PD 462 (Subdistrict 3)
GLENCOE ST
CULLEN AVE
MADERA ST
H/134
MCMILLAN AVE
R-7.5(A)
EVAN DR
CAPITOL AVE
N HENDERSON AVE
PD 462 (Subdistrict 4)
ALTA AVE
CRESTFIELD PL
PD 462
Z812-137
Z890-201
MOSER AVE
PD 860
1
MF-2(A)
N GARRETT AVE
FUQUA ST
P(A)
2
Z845-264_ORD 19105
Z845-264_ORD 19047
LEWIS ST
PD 462 (Subdistrict 5)
PD 951 (Subarea A)
LO-1
ROWENA ST
BENNETT AVE
Z834-236
3
PD 951
PD 951 (Subarea B) Tract 1
CR
1:3,600
ZONING HISTORY
Case no: Z145-300
Date: 11/1/2016


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.
RICHMOND AVE
MELROSE AVE
EUCLID ST
SEARS ST
CULLEN AVE
MADERA ST
MCMILLAN AVE
CLENCOE ST
N HENDERSON AVE
CAPITOL AVE
EVAN DR
CRESTFIELD PL
GARRETT ST
GARRETT PL
MOSER AVE
FUQUA ST
ALTA AVE
LEWIS ST
ROWENA ST
N GARRETT AVE
BENNETT AVE
MONARCH ST
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500' AREA OF NOTIFICATION
214 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z145-300
Date: 11/1/2016

11/01/2016

Notification List of Property Owners

Z145-300

214 Property Owners Notified

Label #	*Address*		*Owner*
1	2121	N HENDERSON AVE	HENDERSON RETAIL LANDS DALLAS LLC
2	1925	N HENDERSON AVE	HENDERSON LOTS OWNER DALLAS LLC
3	2008	GLENCOE ST	HENDERSON RESIDENTIAL LANDS DALLAS LLC
4	2222	N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS
5	2212	N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS DALLAS
6	1901	N HENDERSON AVE	HENDERSON MAIN DALLAS LLC
7	1815	MCMILLAN AVE	HENDERSON RESIDENTIAL LANDS
8	2213	N HENDERSON AVE	HENDERSON TRIPOLI INV PPTY LLC
9	1830	MOSER AVE	BLAIR IAN
10	1839	N HENDERSON AVE	CANELAKES LOUIS
11	1833	MOSER AVE	BURNS ROBERT W
12	1902	MOSER AVE	BOSWELL BRADLY
13	1906	MOSER AVE	STELLMACHER RICHARD &
14	1912	MOSER AVE	TICHANSKY MICHAEL S &
15	1914	MOSER AVE	MCCULLOUGH DAVID W &
16	1918	MOSER AVE	MONDELL FONYA NAOMI
17	1922	MOSER AVE	MONDELL CYNTHIA & ALLEN
18	2002	MOSER AVE	GOODENOW GEORGE
19	2006	MOSER AVE	SUBDIVISIONS REALTY 7 LLC
20	2008	MOSER AVE	DALLAS SUNDOWN PROPERTY
21	2014	MOSER AVE	CUELLAR- VALDEZ ROSANN
22	2018	MOSER AVE	FAIFAR RIBEIRO PATRICIA X
23	2022	MOSER AVE	ESCARCEGA CARLOS
24	2023	N HENDERSON AVE	PEDRO PPTIES LLC
25	5216	FUQUA ST	PEDRO PROPERTIES LLC
26	2019	N HENDERSON AVE	PEDRO PROPERTIES LLC

Label #	*Address*		*Owner*
27	2011	N HENDERSON AVE	NGUYEN CUNG LUONG 2010 TRUST
28	2007	N HENDERSON AVE	NORTH HENDERSON AVENUE LLC
29	2003	N HENDERSON AVE	MUNTZEL MARK SR LIVING TRUST
30	5217	MONARCH ST	MUELLER MARK C
31	1925	MOSER AVE	LH MOSER LLC
32	2100	MOSER AVE	MPC MOSER II LLC
33	2122	MOSER AVE	GARCIA JOSE
34	2117	N HENDERSON AVE	SMITH ISABELLE M
35	2115	N HENDERSON AVE	AVILA PASTORA MARIA
36	2103	MOSER AVE	MPC MOSER I LLC
37	2107	MOSER AVE	MPC MOSER I LLC
38	2123	MOSER AVE	DALLAS SUNDOWN PPTY INVESTMENTS LLC
39	2116	N GARRETT AVE	MONTANA & CHANCE 21152116 GARRETT LP
40	5402	RICHMOND AVE	MCCRUMMEN JENNIFER &
41	5406	RICHMOND AVE	CARSON CHRIS A
42	5410	RICHMOND AVE	GARRETT BRECK &
43	5414	RICHMOND AVE	QUAIL ASSETS LP
44	5418	RICHMOND AVE	WIGGINS ANNA FRANCES
45	5435	MELROSE AVE	ESTRELLO MARIA
46	5423	MELROSE AVE	MAJORS JOHN A IV
47	5419	MELROSE AVE	HUNT ROBERT V
48	5411	MELROSE AVE	WINDLER MONTE & PATRICIA ANNE
49	5409	MELROSE AVE	SHABAN ALI HUSSAIN
50	5407	MELROSE AVE	PIECE JORDAN DEVELOPMENT LLC
51	5403	MELROSE AVE	RVH REAL ESTATE
52	2414	N HENDERSON AVE	NHA HOLDINGS LLC
53	2406	N HENDERSON AVE	COHEN CLARA JO
54	2400	N HENDERSON AVE	MOORE MARGARITA O
55	2336	N HENDERSON AVE	CANDLER RUSSELL E JR
56	2332	N HENDERSON AVE	BUSTAMANTE VINCENT & ANGELES
57	2326	N HENDERSON AVE	HENDERSON SHOPS DALLAS LLC

Label #	*Address*		*Owner*
58	2310	N HENDERSON AVE	SPANISH BUSINESS SERVICES
59	2303	MADERA ST	LEIGH GRANT W & KRISTI D
60	2031	GLENCOE ST	NEW DIRECTION IRA INC
61	2021	GLENCOE ST	SMITH SKYE
62	2025	GLENCOE ST	BRYSON SPENCER A &
63	2307	MADERA ST	DIMENSION D+B LLC
64	2311	MADERA ST	KUBIN MARY FRANCES
65	2315	MADERA ST	KUBIN JOHN W
66	2319	MADERA ST	GONZALEZ OLGA
67	2403	MADERA ST	MEYER MARK D
68	2407	MADERA ST	RUBIO SCOTT H
69	2402	MADERA ST	HEPWORTH WESLEY W
70	2310	MADERA ST	CEJA JOSE NAVA & MAIJA S
71	2304	MADERA ST	NAVA HECTOR & CLAUDIA MARIA GUERRERO
72	1926	MCMILLAN AVE	SMITH MARY E P
73	1922	MCMILLAN AVE	WRIGHT DAVID ASHLEY
74	1918	MCMILLAN AVE	MATA RENE RAMOS
75	1902	MCMILLAN AVE	JDAL PROPERTIES INC
76	1848	MCMILLAN AVE	GOOD EARTH FUNDING INC
77	1844	MCMILLAN AVE	CHUC MARY JANE &
78	1840	MCMILLAN AVE	HERNANDEZ PAULINA
79	1836	MCMILLAN AVE	ADAMS VALERIE DAWN
80	1828	MCMILLAN AVE	MATA HILARIO O & VIVIANA
81	1824	MCMILLAN AVE	TABOR MICHELLE CAROLINE
82	1820	MCMILLAN AVE	BROADHURST ZACHARY C
83	1816	MCMILLAN AVE	CISNEROS JUAN J &
84	2015	MCMILLAN AVE	1700 TREEHOUSE LLC
85	2011	MCMILLAN AVE	LEYVA SAMUEL
86	2007	MCMILLAN AVE	NIETO PORFIRIO ORTEGA &
87	1929	MCMILLAN AVE	PAYNE WILLIAM BRIAN
88	1925	MCMILLAN AVE	GUTIERREZ SYLVIA ANN &

Label #	*Address*		*Owner*
89	1919	MCMILLAN AVE	LONGORIA MARY ELLEN
90	1915	MCMILLAN AVE	MENDEL MARK A
91	1911	MCMILLAN AVE	WALLER HALLIE
92	1909	MCMILLAN AVE	MATA RENE R
93	1907	MCMILLAN AVE	SPRINGER MAJENICA
94	1901	MCMILLAN AVE	BARBER PAULA L
95	2034	CULLEN AVE	PATOLIA FAMILY REVOCABLE
96	2030	CULLEN AVE	GONZALEZ JESUS E
97	2026	CULLEN AVE	GONZALEZ JESUS ESTRELLO
98	2020	CULLEN AVE	KORPONAI SANDOR G
99	2018	CULLEN AVE	INFANTE GUMERCIDA &
100	2014	CULLEN AVE	BARRAZA GLORIA P
101	2010	CULLEN AVE	REYES JUAN G ETAL
102	2006	CULLEN AVE	MARTINEZ JOSE L JR &
103	2002	CULLEN AVE	HEPWORTH WESLEY W &
104	2110	MADERA ST	GUANAJUATO PEDRO &
105	2104	MADERA ST	MEDRANO RANDY I
106	2232	MADERA ST	CULLEN EDWARD V
107	2035	CULLEN AVE	SKAGGS KENNETH LEE &
108	2031	CULLEN AVE	CRUZ SAUL & GABRIELA
109	2023	CULLEN AVE	LOPEZ LAZARO S &
110	2019	CULLEN AVE	SANDOVAL JOSE
111	2015	CULLEN AVE	HURLEY SOFIA &
112	5418	MELROSE AVE	GASCA GILBERT JR &
113	5414	MELROSE AVE	CLARK EDWARD L JR
114	2228	MADERA ST	GAYTAN GUADALOPE
115	2237	MADERA ST	WILLIAMS HERBERT S III
116	2239	MADERA ST	HOLMES JOHN B
117	2235	MADERA ST	RVH REAL ESTATE OPPORTUNITY FUND LLC
118	2231	MADERA ST	ANTILLON MANUEL
119	2227	MADERA ST	GRIFFIN MATTHEW KEITH

Label #	*Address*		*Owner*
120	2221	MADERA ST	DAVIS RICHARD & CHERYL
121	2217	MADERA ST	ZYLKA JOE &
122	2215	MADERA ST	MCCOLLEY JEFFREY W &
123	2211	MADERA ST	BARNETT SAMUEL L & RAMONA S
124	2207	MADERA ST	SHIELDS WILLIAM O
125	2201	MADERA ST	HERNANDEZ MARTIN &
126	2119	MADERA ST	KUBIN JOHN
127	2115	MADERA ST	TAMEZ LORENA FIERRO
128	2111	MADERA ST	SEGURA LUIS A & IRMA V MARTINEZ &
129	2107	MADERA ST	WORLDALLAS PPTIES INC
130	2103	MADERA ST	BAUGH HARBOR SERIES H LLC
131	1829	MCMILLAN AVE	CRUZ ESTEFANA B
132	1833	MCMILLAN AVE	NOLAN CRYSTAL
133	1837	MCMILLAN AVE	ZAVALA MARY
134	1841	MCMILLAN AVE	LEYVA JOSE
135	2003	MADERA ST	SHAMPAIN RICHARD H
136	1911	EUCLID AVE	ALANIZ MARIE
137	1905	EUCLID AVE	RANKIN BENJAMIN L &
138	1903	EUCLID AVE	LEWELLON LABELLE &
139	1855	EUCLID AVE	CROFT CARL E & LARA C
140	1849	EUCLID AVE	PIERCE JORDAN DEVELOPMENT LLC
141	1845	EUCLID AVE	CAPITAL PARTNERS LLC
142	1841	EUCLID ST	CARRILLO BENITA P
143	1829	EUCLID AVE	DALLAS SUNDOWN PPTY INV LLC
144	1827	EUCLID AVE	LARA RAMONA RAMIREZ
145	1821	EUCLID ST	GARCIA JESUS &
146	1819	EUCLID AVE	SINGER SUSAN E
147	1805	EUCLID AVE	1834 N HENDERSON LLC
148	1856	EUCLID AVE	SMITH MARK
149	1854	EUCLID AVE	ZAHRA EDWARD H JR
150	1848	EUCLID AVE	HOWARD CHRISTOPHER

Label #	*Address*		*Owner*
151	1844	EUCLID ST	ROYAL SUPREME LLC
152	1840	EUCLID AVE	MATA RENE R
153	1836	EUCLID AVE	BAILEY DAVID D
154	1824	EUCLID AVE	EUCLID ELEMENTS LLC
155	1822	EUCLID AVE	THOMAS JAMES
156	1820	EUCLID AVE	RANA HUMAIR
157	1816	EUCLID AVE	ENRIQUEZ ARMANDO &
158	1812	EUCLID AVE	NELSON NATHAN &
159	1814	EUCLID AVE	BROWN CASSANDRA S
160	1808	EUCLID AVE	SMITH O DARWIN &
161	2322	MOSER AVE	NGUYEN NHON
162	2318	MOSER AVE	MOSER HOMES LLC
163	2310	MOSER AVE	MOSER TOWNHOMES LLC
164	2302	MOSER AVE	CRAVER SADIE B ESTATE OF
165	2226	MOSER AVE	MONETA DAREN
166	2222	MOSER AVE	PEREZ SALVADOR &
167	2218	MOSER AVE	DIMENSION D B LLC
168	2214	MOSER AVE	COG DALLAS HOMES LLC
169	2208	MOSER AVE	FOUR MAD OX LLC
170	2206	MOSER AVE	CHEFCHIS AMELIA
171	2202	MOSER AVE	NEGRETE BLANCA G
172	2203	MOSER AVE	DALLAS SUNDOWN PPTY INVESTMENTS LLC
173	2207	MOSER AVE	NILASENA NANCY
174	2211	MOSER AVE	2211 MOSER AVE LLC
175	2215	MOSER AVE	KHAN IRFAN A &
176	2217	MOSER AVE	KHAN IRFAN A & SABOOHI I
177	2317	MOSER AVE	BAILEY DAVID D & IDA J
178	2304	N GARRETT AVE	2304 GARRETT AVE LLC
179	2226	N GARRETT AVE	MARTINEZ JOSEPHINE LIFE ESTATE
180	5209	CAPITOL AVE	LARKSPUR CAPITOL AVENUE LP
181	5219	CAPITOL AVE	LARKSPUR CAP AVE II LLC

Label #	*Address*		*Owner*
182	1802	MOSER AVE	Dallas ISD
183	1800	N HENDERSON AVE	HENDERSON RETAIL LANDS
184	2107	N HENDERSON AVE	2107 N HENDERSON AVENUE LLC
185	1839	EUCLID ST	SUBDIVISION REALTY 2 LLC
186	5185	GARRETT STREAM CT	LIU PATRICK
187	5169	GARRETT STREAM CT	TILLETT BRADLEY & JAYNE
188	5153	GARRETT STREAM CT	VICTOROV VICTOR
189	5186	GARRETT STREAM CT	NOWACKI SARAH A &
190	5170	GARRETT STREAM CT	SINGAPURA KARTIK &
191	5154	GARRETT STREAM CT	PATEL AKSHAR C
192	5171	GARRETT FIELD CT	GRUBER BRIAN &
193	5155	GARRETT FIELD CT	ALLISON GEORGE THOMAS IV &
194	5139	GARRETT FIELD CT	NOORANI IMRAN & SHEZILA ALI
195	5188	GARRETT FIELD CT	ADAMANY MARISSA L
196	5172	GARRETT FIELD CT	DEYOUNG WILLIAM A IV &
197	5156	GARRETT FIELD CT	CARTER DEBRA
198	2315	MOSER AVE	JOSSELSON BARRY H &
199	1811	EUCLID AVE	MATHEW TIM G
200	1811	EUCLID AVE	JACKSON KATIE L
201	1811	EUCLID AVE	KIDD KYLE &
202	1811	EUCLID AVE	BOYER ERIC
203	1811	EUCLID AVE	KNIGGE ANEMONE E
204	1811	EUCLID AVE	STRONG BRENT M
205	1811	EUCLID AVE	SINHA RAVI R
206	1811	EUCLID AVE	MESSER AMY
207	1828	EUCLID AVE	LUCERO MILES
208	1828	EUCLID AVE	TRANG QUYNHCHI NGOC
209	1828	EUCLID AVE	JOHNSON CHARLES BRENT &
210	1828	EUCLID AVE	SLECHTEN SARA M
211	1828	EUCLID AVE	LESHER BRIDGET MARY
212	1828	EUCLID AVE	SHORES SUSAN V & STEVEN LEE

11/01/2016

Label #	*Address*		*Owner*
213	1828	EUCLID AVE	CLARK GREGORY PHILLIP
214	1828	EUCLID AVE	WILLIAMS ARON THOMAS

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER: Z167-138(SM) **DATE FILED:** November 18, 2016

LOCATION: South side of Military Parkway, between Scottsdale Drive and McNeil Street

COUNCIL DISTRICT: 5 **MAPSCO:** 48-T

SIZE OF REQUEST: approximately 0.14 acres **CENSUS TRACT:** 85.00

APPLICANT: Kijan Market, LLC

REPRESENTATIVE: Pamela Craig

OWNER: Fonberg Real Estate Investments, LTD

REQUEST: An application to renew Specific Use Permit No. 2138 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sell beer and wine in conjunction with an existing general merchandise or food store [Dallas Amigos Food Mart]. The applicant's Convenience Store registration expired June 15, 2016. The facility passed inspection on April 12, 2017 and is currently in compliance with Chapter 12B.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods.

PRIOR CPC ACTION: On February 2, March 2, and April 6, 2017, the City Plan Commission recommended to hold this item under advisement.

BACKGROUND INFORMATION:

- Dallas Central Appraisal District records show the building was constructed in 1961.
- The first Certificate of Occupancy for DBA Dallas Amigo's Food Mart was issued September 2001.
- On February 25, 2015, Specific Use Permit No. 2138 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved by City Council for a two-year period.
- On February 2, 2017, the City Plan Commission recommended to hold this item under advisement until March 2, 2017 in order to allow time for the applicant to obtain the proper Convenience Store licensing required by Chapter 12B from the Dallas Police Department. The inspection conducted on February 1st did not meet minimum standards and a re-inspection is scheduled for late February.
- On April 6, 2017, the City Plan Commission recommended to hold this item under advisement until May 4, 2017 in order to allow time for the applicant to obtain the proper Convenience Store licensing required by Chapter 12B from the Dallas Police Department. The facility passed inspection on April 12, 2017 and is currently in compliance with Chapter 12B.

Surrounding Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Military Parkway	Principal Arterial	100 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D -1, SUP No. 2138	General merchandise or food store less than 3,500 square feet
North	NO(A) with deed restrictions, R-7.5(A)	Funeral home and single family
East	CR-D	Undeveloped
South	CR-D	Undeveloped
West	CR-D	Restaurant, Auto Service and Medical Offices

Land Use Compatibility:

The request site is currently developed with a retail building, originally constructed in 1961, according to Dallas Central Appraisal District records. A funeral home and single family uses are located to the north, across Military Parkway. An undeveloped parcel and a post office are located to the east. Undeveloped property separates the request site to a church to the south; the church is located further than the minimum 300-foot distance requirement to the request site, measured from door-to-door. The Alcohol Measurement Survey from 2014 is located on page eight of this report; no changes have occurred since the 2014 survey. A mix of retail uses is located to the west, including a restaurant, auto service center, and medical offices.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space

accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. The applicant's CS license expired June 15, 2016 and passed inspection April 12, 2017.

The requested renewal of the continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store is compatible with the surrounding retail and other non-residential uses. The use is separated from residential uses by a six-lane divided thoroughfare, undeveloped land, or nonresidential parcels. Additionally, the continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store should not be a detriment to the adjacent properties because the Specific Use Permit requires periodic review.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the approximately 2,550-square-foot convenience store requires 13 parking spaces. Off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35% of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Site Plan:

No changes to the existing site plan are proposed or have been made on site. Therefore, no changes are required to the existing site plan.

Police Records:

Since SUP No. 2138 was issued, two incidents occurred from February 1, 2015 to January 4, 2017:

Date	Time	UCR Offense
3/2/2015	22:15	Burglary-Business
8/26/2015	0:00	Robbery-Business

List of Partners

OWNER OF THE PROPERTY

Fonberg Real Estate Inv Ltd

Managing Partner:

Mitchell Fonberg

TENANT:

Kijan Market, LLC

LLC Managers:

Menebo Tsegaye
Doelamo Tsegaye
Dolorro Yohannes

PROPOSED AMENDING CONDITIONS
SUP 2138

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.

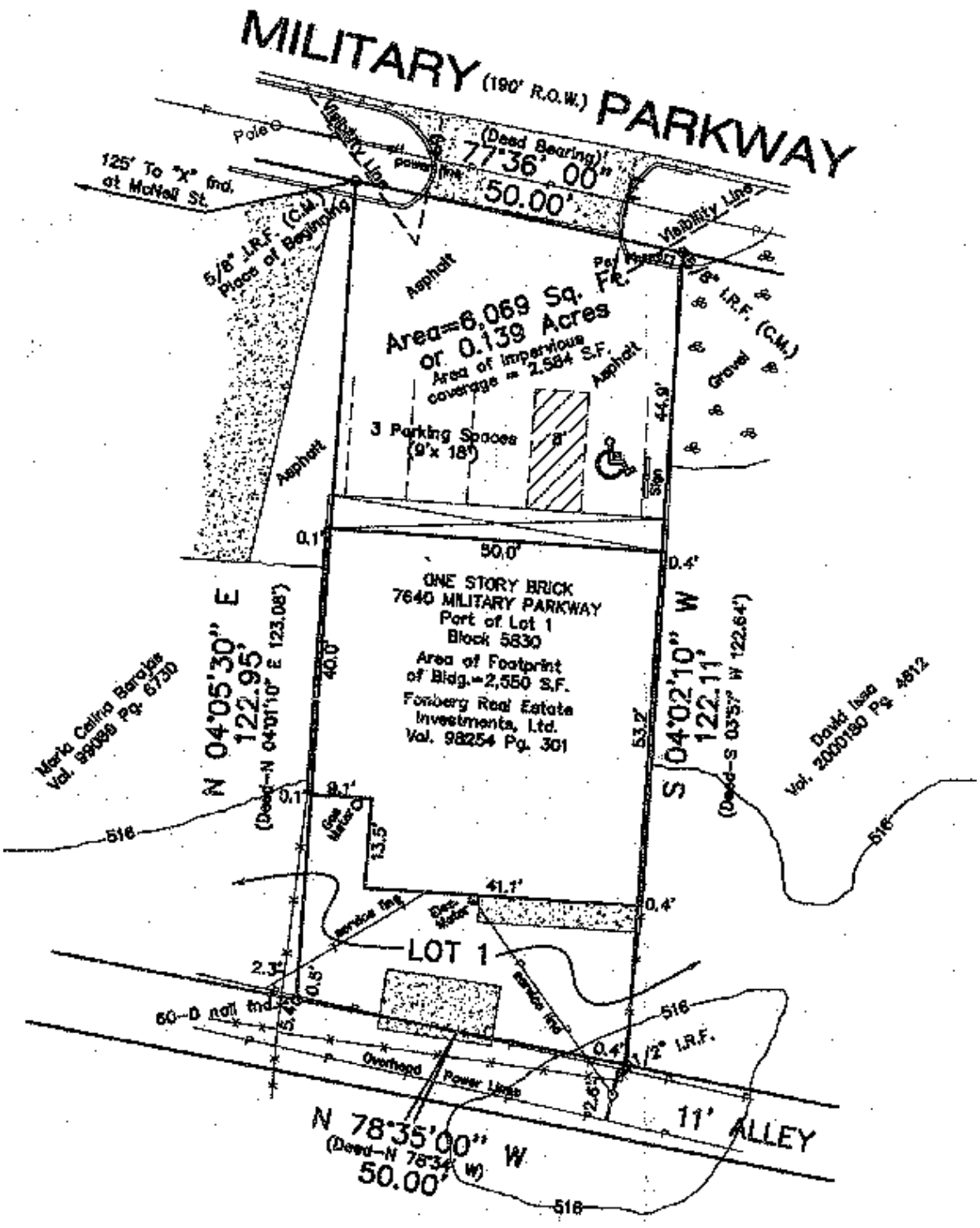
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on [~~February 25, 2017.~~] (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. 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.

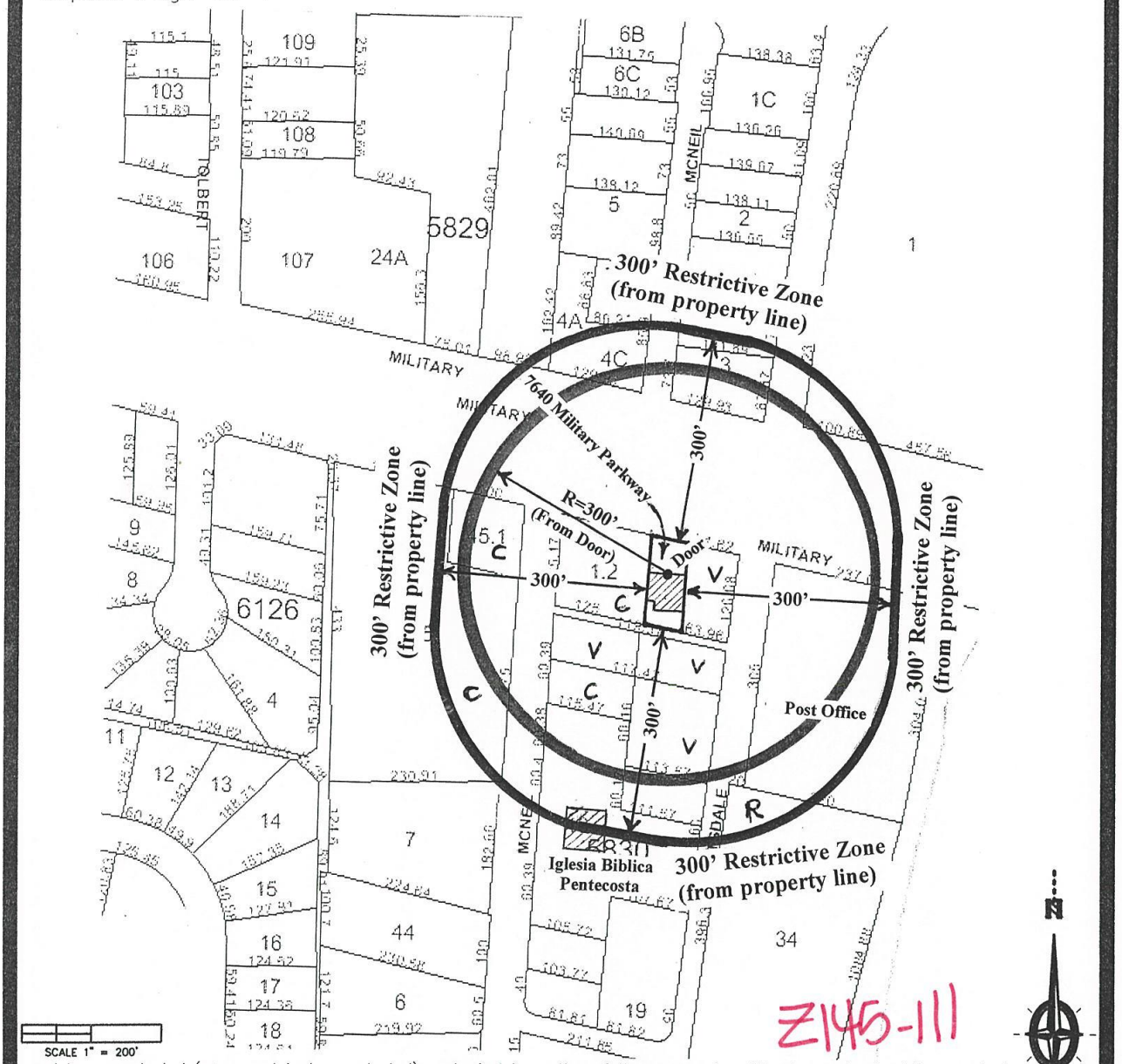
Enlarged Existing Site Plan



Alcohol Measurement Survey

ALCOHOL MEASUREMENT PLAT

FOOD MART
7640 Military Parkway
Dallas, Texas 75227
Able of Texas
Mapsco Page 48–T



Z145-111

I have conducted (or caused to be conducted) a physical inspection of the area and a diligent search of public records to determine if the place of business is located near any protected uses. This survey map shows that the place of business where alcoholic beverages will be sold meets the location requirements in Dallas City Code 6–4.

The Food Mart, located at 7640 Military Parkway in the City of Dallas is not within 300 feet of a church, public or private school, day care center, child care facility or a public hospital as defined in Dallas City Code Section 6–4.

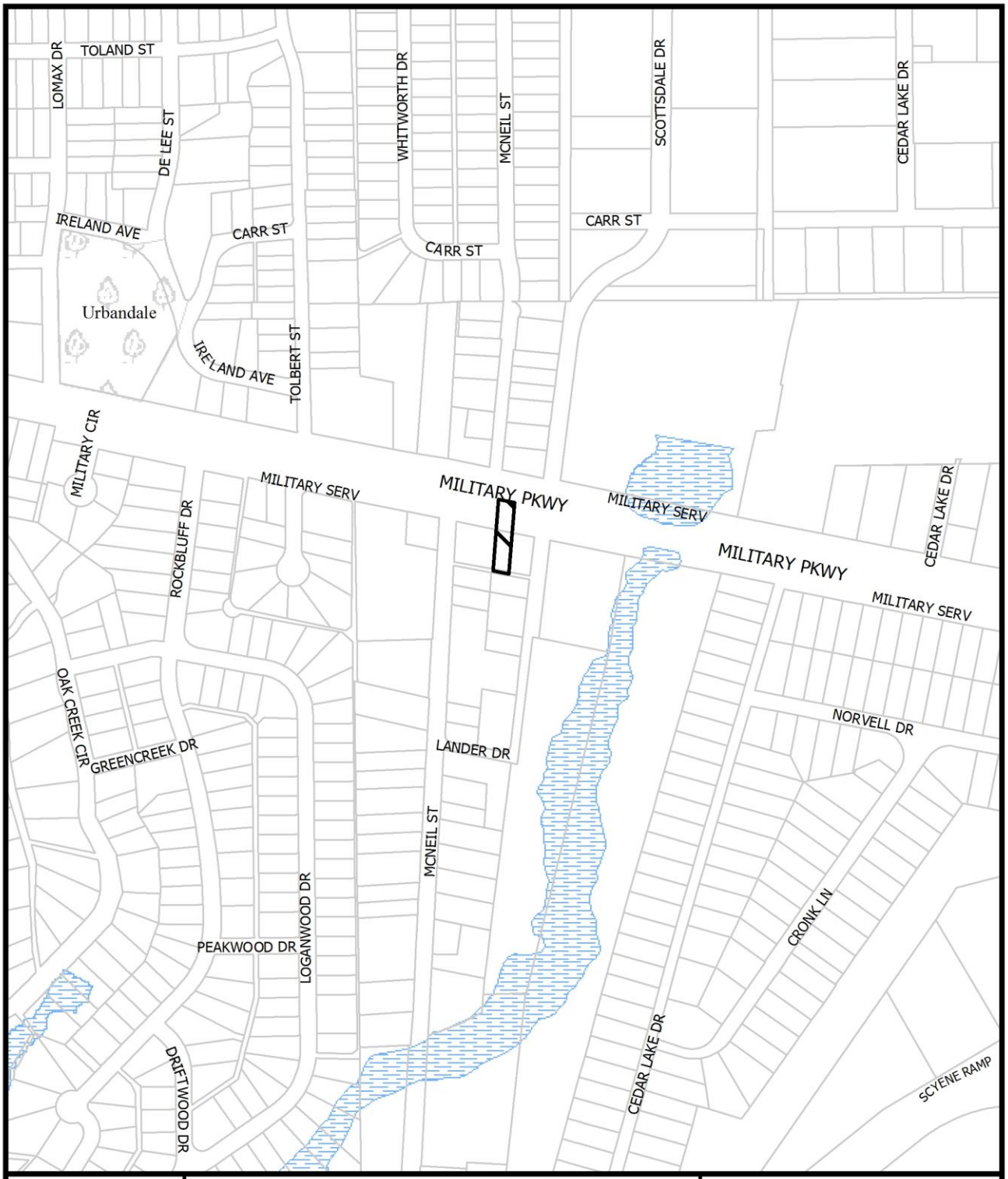
R = Residential
C = Commercial
V = Vacant

Date 10/09/2014
Job 13–439

This survey was performed for an alcohol–measurement certification. All improvements may not been shown as existed at the time of survey. Research of protected properties included a search of appraisal district records, parole evidence of the owner/manager and a physical inspection on the ground.

STATE OF TEXAS
REGISTERED
BEN D. RYCHLIK
#1630
PROFESSIONAL
LAND SURVEYOR

Registered Professional Land Surveyor 1630
SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948–3324
Fax: (214) 946–7540



1:4,800

VICINITY MAP

Case no: Z167-138

Date: 12/22/2016

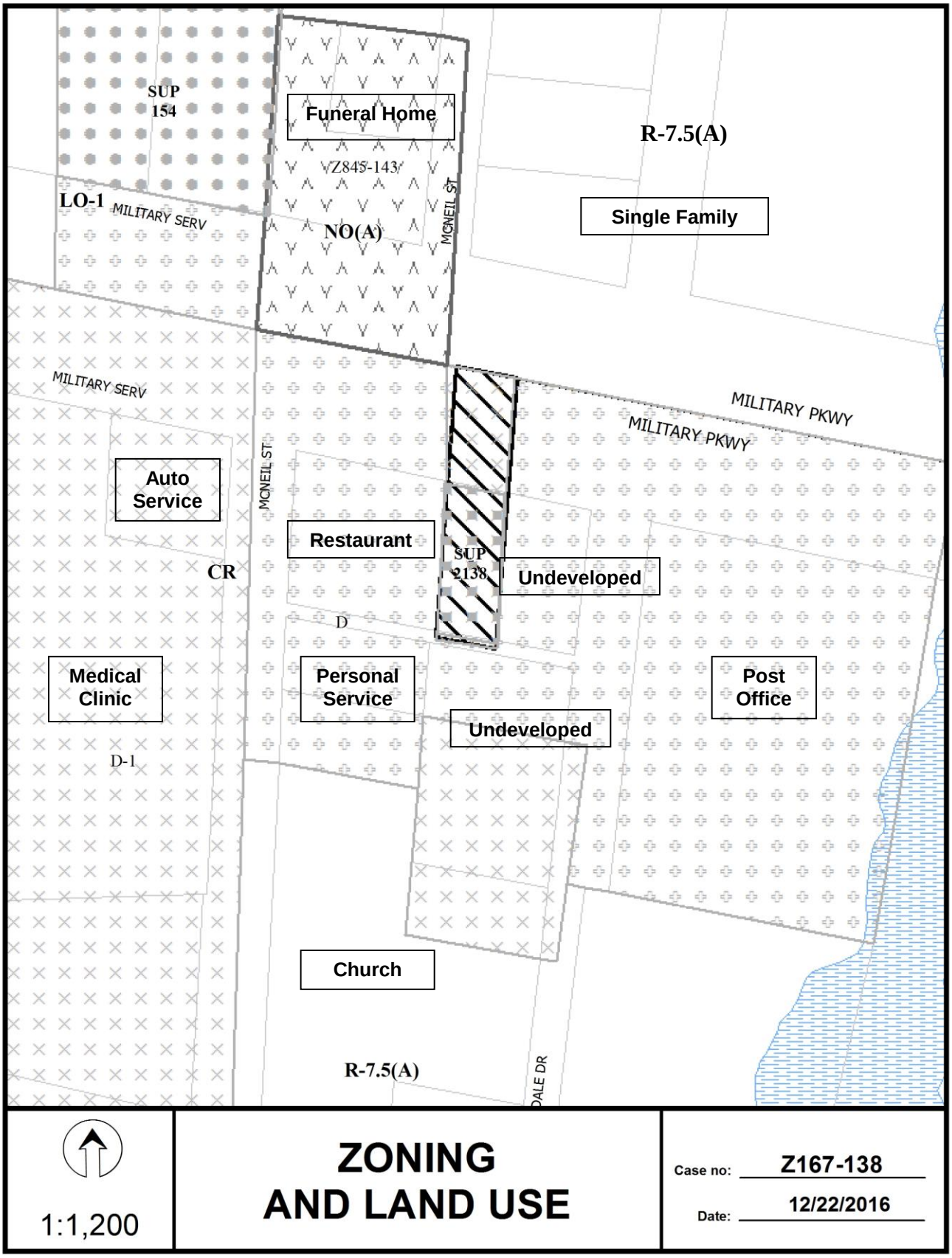


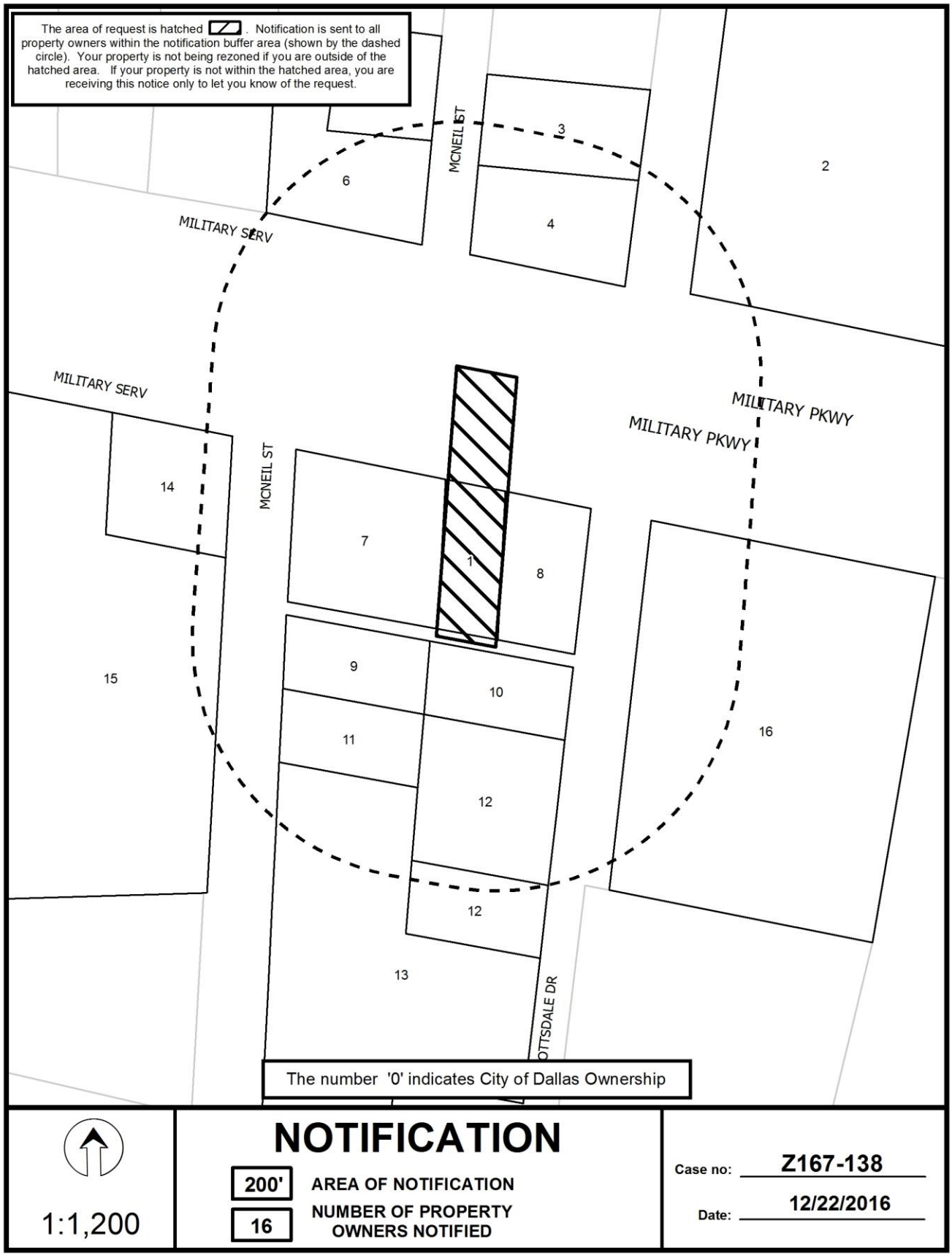
1:1,200

AERIAL MAP

Case no: Z167-138

Date: 12/22/2016


SUP
154
Funeral Home
Z845-143
R-7.5(A)
LO-1
MILITARY SERV
NO(A)
MCNEIL ST
Single Family
MILITARY SERV
MILITARY PKWY
MILITARY PKWY
Auto
Service
MCNEIL ST
Restaurant
SUP
2138
Undeveloped
CR
D
Medical
Clinic
Personal
Service
Post
Office
Undeveloped
D-1
Church
R-7.5(A)
DALE DR
1:1,200
ZONING
AND LAND USE
Case no: Z167-138
Date: 12/22/2016


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.
MCNEIL ST
MILITARY SERV
MILITARY SERV
MILITARY PKWY
MILITARY PKWY
MCNEIL ST
OTTSDALE DR
1
2
3
4
6
7
8
9
10
11
12
12
13
14
15
16
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-138
Date: 12/22/2016

12/22/2016

Notification List of Property Owners

Z167-138

16 Property Owners Notified

Label #	*Address*		*Owner*
1	7640	MILITARY PKWY	FONBERG REAL ESTATE
2	7711	MILITARY PKWY	MONTOYA IRENE F & ANTHONY
3	3908	MCNEIL ST	CASTILLO LUIS ENRIQUE
4	3902	MCNEIL ST	CASAS JOSE DE JESUS
5	7629	MILITARY PKWY	CERVANTES MARTHA
6	7639	MILITARY PKWY	GARCIA BRENDA
7	7630	MILITARY PKWY	BARAJAS MARIA CELINA
8	7650	MILITARY PKWY	ALPINE GLOBAL INVESTMENTS LLC
9	3808	MCNEIL ST	BARAJAS MARY CELINA
10	3809	SCOTTSDALE DR	FLORES WALFRE V
11	3802	MCNEIL ST	ROJAS ELOISA
12	3717	SCOTTSDALE DR	IGLESIA BIBLICA
13	3612	MCNEIL ST	IGLESIAS BIBLICA
14	7616	MILITARY PKWY	ARIAZ EDWARD
15	7610	MILITARY PKWY	ARC FMDLSTX001 LLC
16	7720	MILITARY PKWY	U S POSTAL SERVICE

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-191(KK) **DATE FILED:** January 23, 2017

LOCATION: Southeast corner of Keeneland Parkway and Walton Walker Boulevard

COUNCIL DISTRICT: 3 **MAPSCO:** 52- J, K

SIZE OF REQUEST: Approx. 14.48 acres **CENSUS TRACT:** 0107.04

APPLICANT/ OWNER: Jivwani Family Holdings, LLC

REPRESENTATIVE: Coker Company, Michael R. Coker

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District.

SUMMARY: The applicant proposes to develop a multifamily residential community containing 249 dwelling units and typical accessory uses such as a clubhouse, leasing office, and swimming pools. The general zoning change will allow all uses within the MF-2(A) Multifamily District.

STAFF RECOMMENDATION: **Approval**

PREVIOUS ACTION: On March 16, 2017, the City Plan Commission held this case under advisement to May 4, 2017.

BACKGROUND INFORMATION:

- The approximate 14 acre request site is currently undeveloped, heavily wooded, and has a significant grade change from Keeneland Parkway and South Walton Walker moving inward onto the area of request.

- Prior to the submittal of applications for building permits to develop the request site an application for an escarpment development permit must be filed with the Chairman of the Escarpment Area Review Committed (EARC). The site and development must comply with the Escarpment Regulations in Section 51A-5.200 of the Dallas City Code

- The proposed MF-2(A) Multifamily District will allow the land use of multifamily by right. The current zoning of RR Regional Retail does not allow the multifamily land use.

- The surrounding land uses consist of general merchandise to the north, single family dwellings and undeveloped land to the east, undeveloped land to the south, general merchandise and multifamily development to the west.

Zoning History: There has not been any recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Walton Walker Boulevard	Substandard Street	56 ft.
Keeneland Parkway	Community Collector	80 ft.

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	RR	Undeveloped
North	RR	General Merchandise
South	PDD No. 247	Undeveloped
East	MF-2(A) & PDD No. 247	Single Family & Undeveloped
West	RR & MF-2(A)	General Merchandise & Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.15 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measure 1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

ECONOMIC ELEMENT

GOAL 2.1 Promote Balanced Growth

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

NEIGHBORHOOD PLUS

One of the goals of *Neighborhood Plus* is to expand homeownership. This goal encourages a wider range of housing types to respond to emerging preferences, identifies incentives for infill development and home improvements in targeted neighborhoods, expands programs to reach a broader range of potential home buyers, and develops partnership to increase the pool of eligible loan applicants.

GOAL 6 Enhance Rental Housing Options

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

Action 6.1.3 Strengthen regulatory standards and provide incentives for volume single family and multi-family developers to provide a range of housing unit sizes, and include family-friendly amenities such as play area or open/green space for active, healthy living.

Per the applicant, the request site would provide swimming pools as an amenity to their tenants. Also because this site is located in an escarpment zone, portions of the site will be required to be maintained and undeveloped on. The site will also have to comply with Article X landscaping regulations. One of the design standards of this code is pedestrian amenities that could be used in order to meet compliance with this zoning requirement.

Land Use Compatibility:

The applicant is proposing to construct a multifamily residential community containing 249 dwelling units and typical accessory uses such as a clubhouse, leasing office, and swimming pools on the area of request. These accessory uses that are incidental to a multifamily development must be for the exclusive use of the residents of the community and their guests.

The area of request is currently zoned an RR Regional Retail District. This purpose of this district, as defined in the Dallas Development Code, is to provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in an area of low density residential development. Because of this districts residential restriction, staff believes that rezoning of the request site will act as a buffer between the residential subdivision located in PDD No. 247 and the remaining RR Regional Retail District zoning. The MF-2(A) Multifamily District is consistent with the overall land use pattern of the area. There are adjacent parcels that are zoned MF-2(A) to support this general zoning change. The MF-2(A) Multifamily District supports the development of residential uses, institutional and community service uses, and recreation uses. This zoning district prohibits all commercial and office uses; and focuses on area regulations that are designed to protect the residential character and to prevent the overcrowding of the land by providing minimum standards for building spacing, yards, off-street parking, and coverage. With the rezoning of this 14

acre tract, it would act like a stair step from low density residential development to medium density residential development and finally commercial, retail, and personal service development directly adjacent to the highway.

North of the request site, across Keeneland Parkway, properties are zoned an RR Regional Retail District and are developed with a convenience store and motor vehicle fueling station. There is a retail strip center to the north of the convenience store that is developed as a general merchandise bazaar and an event center. Northeast of the site properties are zoned MF-2(A) and are developed as multifamily units. To the east of the request site, located in in PDD No. 247 is the Dallas National Golf Club. Southeast of the site, properties are zoned PDD No. 247 and mostly undeveloped with a small portion being a developed single family subdivision. Southwest of the site, across Walton Walker Boulevard (Loop 12), property is zoned MF-2(A) and is developed as Mountain Valley Park Apartments. Northwest of the request site property is zoned RR Regional Retail District and is developed with various retail, restaurant, and personal service uses as well an convenience store with motor vehicle fueling.

The site is heavily wood and has a significant grade change from the street moving inward to the site. Regardless of zoning district, prior to development of the site an application for an escarpment development permit will have to be filed with the Chairman of the Escarpment Area Review Committee (EARC). The site and development must comply with the Escarpment Regulations in Section 51A-5.200 of the Dallas City Code. The building official may not issue any building permits for any project for which an escarpment permit is required unless the director has first issued an escarpment permit authorizing the work.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
RR Regional Retail	15’	20’ adjacent to residential OTHER: No Min.	0.5 for Office uses; 1.5 for all uses combined	70; subject to RPS	80%	Urban Form Setback	Retail, personal service, office, commercial
Proposed							
MF-2(A) Multifamily	15’	10’/15’ or 10’ when building site backs upon non MF-2(A)	Based on unit size	36’	60%	Proximity Slope	Multifamily, duplex, single family

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The Dallas Development Code requires off-street

parking to be provided at one space per bedroom with a minimum one space per dwelling unit as defined in the Dallas Development Code.

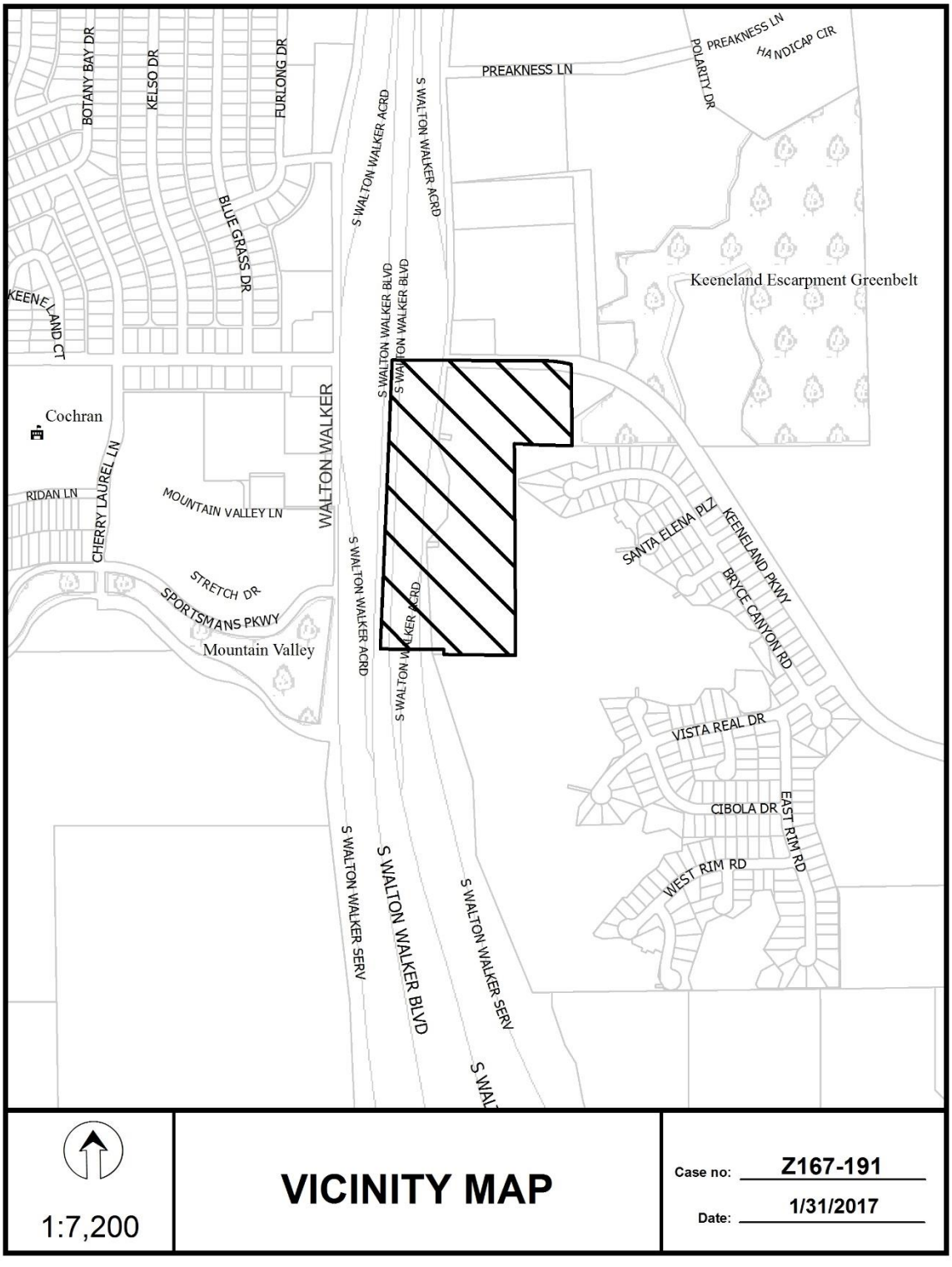
Landscaping:

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

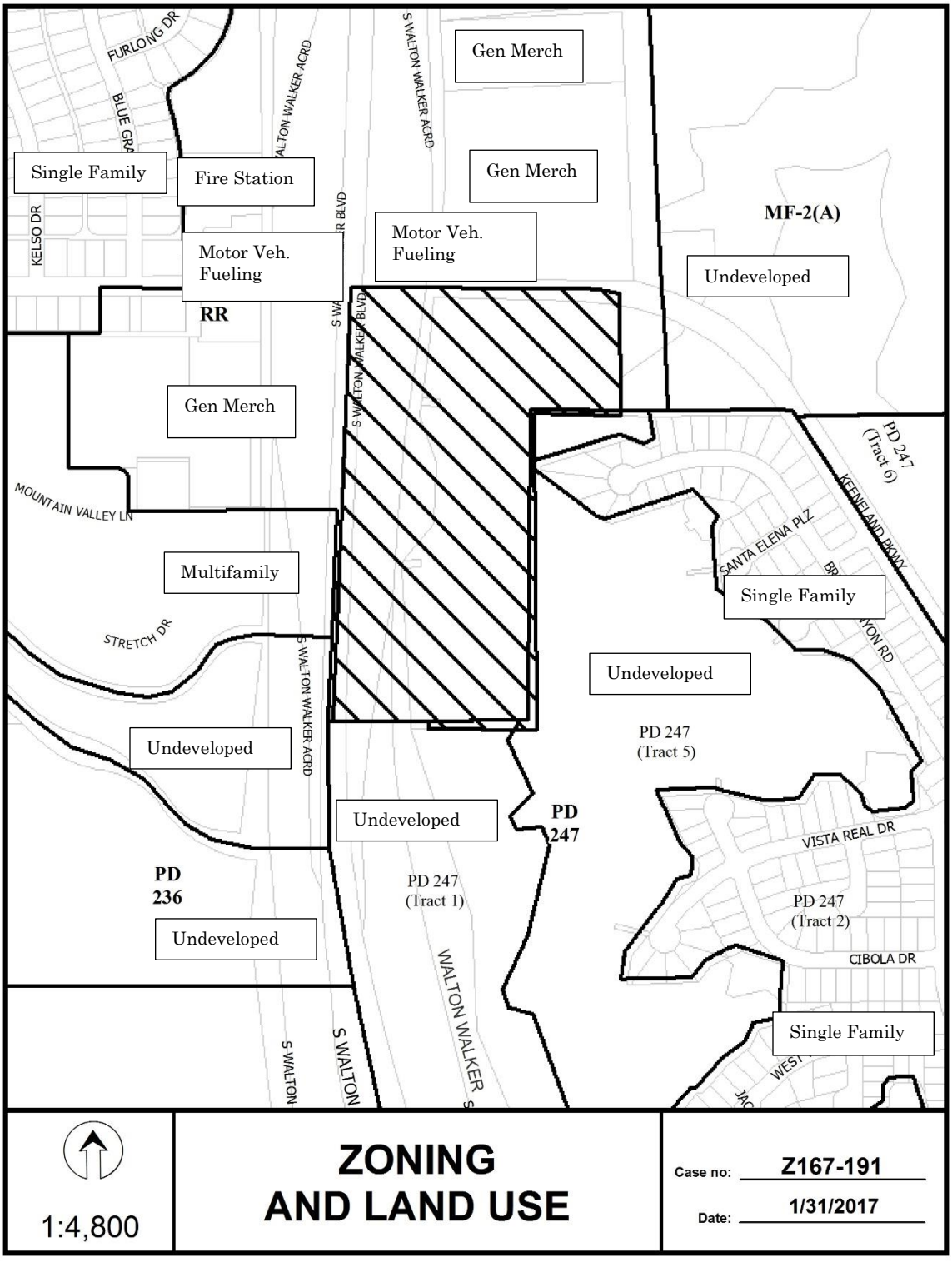
List of Partners/Principals/Officers

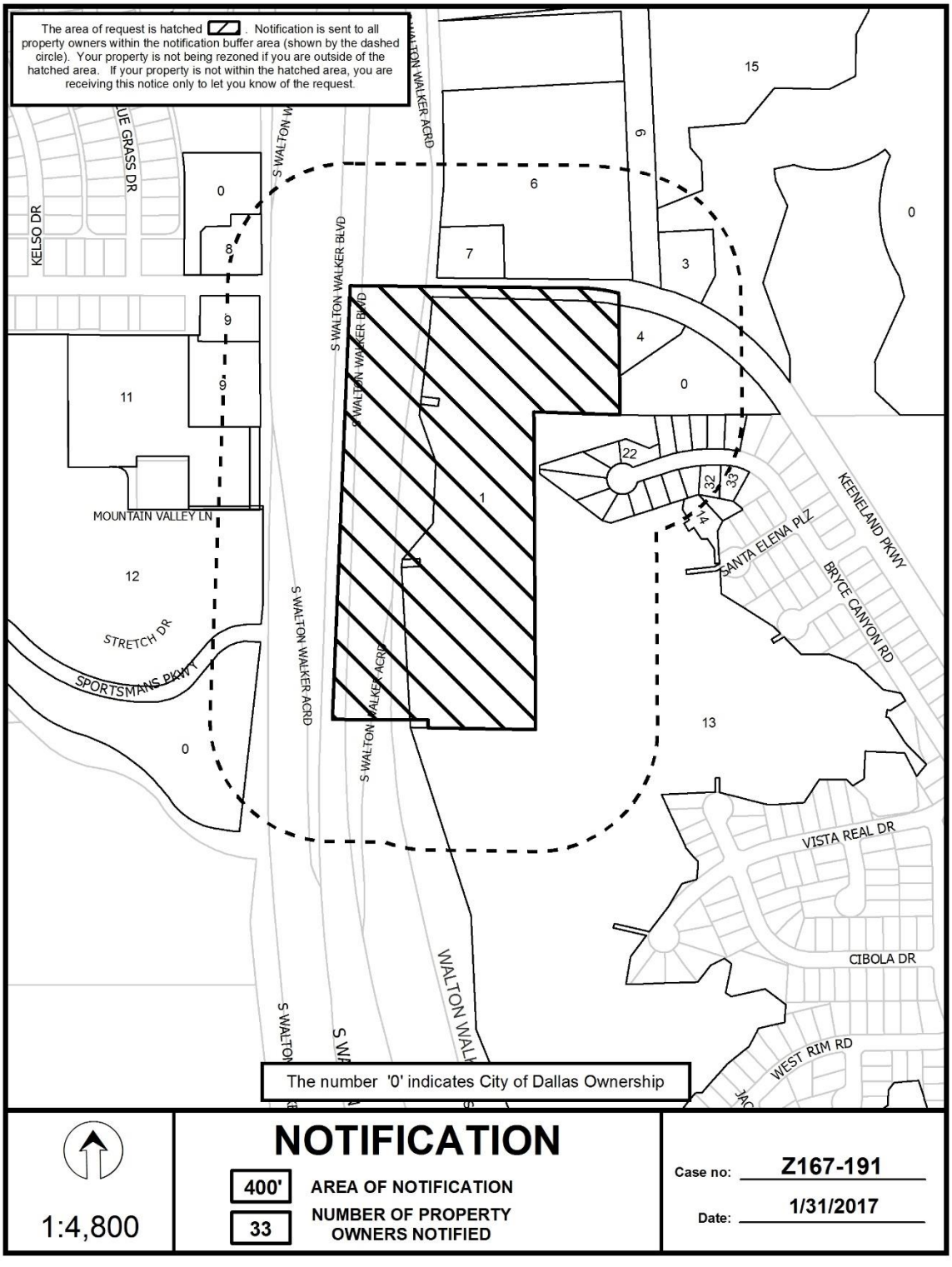
Jivwani Family Holdings, LLC.

Shiraz Jivani, Manager


BOTANY BAY DR
KELSO DR
FURLONG DR
BLUE GRASS DR
KEENELAND CT
PREAKNESS LN
POLARITY DR
HANDICAP CIR
S WALTON WALKER ACRD
S WALTON WALKER BLVD
Keeneland Escarpment Greenbelt
Cochran
WALTON WALKER
RIDAN LN
CHERRY LAUREL LN
MOUNTAIN VALLEY LN
STRETCH DR
SPORTSMANS PKWY
Mountain Valley
SANTA ELENA PLZ
KEENELAND PKWY
BRYCE CANYON RD
VISTA REAL DR
CIBOLA DR
EAST RIM RD
WEST RIM RD
S WALTON WALKER SERV
S WALTON WALKER BLVD
1:7,200
VICINITY MAP
Case no: Z167-191
Date: 1/31/2017


FURLONG DR
BLUE GRASS DR
KELSO DR
S WALTON WALKER ACRD
S WALTON WALKER BLVD
MOUNTAIN VALLEY LN
STRETCH DR
SPORTSMANS PKWY
KEENELAND PKWY
SANTA ELENA PLZ
BRYCE CANYON RD
VISTA REAL DR
CIBOLA DR
WEST RIM RD
WALTON WALKER
1:4,800
AERIAL MAP
Case no: Z167-191
Date: 1/31/2017


FURLONG DR
BLUE GRA
S WALTON WALKER ACRD
Gen Merch
Single Family
Fire Station
Gen Merch
KELSO DR
Motor Veh. Fueling
Motor Veh. Fueling
MF-2(A)
Undeveloped
RR
S WALTON WALKER BLVD
Gen Merch
PD 247 (Tract 6)
KEENELAND PKWY
MOUNTAIN VALLEY LN
SANTA ELENA PLZ
Multifamily
Single Family
STRETCH DR
Undeveloped
PD 247 (Tract 5)
Undeveloped
PD 247
Undeveloped
VISTA REAL DR
PD 236
PD 247 (Tract 1)
PD 247 (Tract 2)
Undeveloped
CIBOLA DR
WALTON WALKER
Single Family
1:4,800
ZONING AND LAND USE
Case no: Z167-191
Date: 1/31/2017


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.
S WALTON WALKER BLVD
S WALTON WALKER ACRD
KELSO DR
BLUE GRASS DR
MOUNTAIN VALLEY LN
STRETCH DR
SPORTSMANS PKWY
KEENELAND PKWY
SANTA ELENA PLZ
BRYCE CANYON RD
VISTA REAL DR
CIBOLA DR
WEST RIM RD
WALTON WALKER
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
33
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-191
Date: 1/31/2017

01/31/2017

Notification List of Property Owners

Z167-191

33 Property Owners Notified

Label #	*Address*		*Owner*
1	800	S WALTON WALKER BLVD	JIVWANI FAMILY HOLDINGS LLC
2	910	WALTON WALKER BLVD	KNUDSEN JAMES D ET AL
3	5305	KEENELAND PKWY	KEENELAND PKWY PPTIES LLC
4	5306	KEENELAND PKWY	KEENELAND PKWY PPTIES LLC
5	1001	S WALTON WALKER BLVD	M V A INC
6	712	S WALTON WALKER BLVD	SUPER FIESTA LP
7	820	S WALTON WALKER BLVD	TEAM FINANCIAL INC
8	865	S WALTON WALKER BLVD	MILLENNIUM FOOD STORE LLC
9	5816	KEENELAND PKWY	STEEL EDITH E TR
10	1101	S WALTON WALKER BLVD	SENTER INV LLC
11	1101	S WALTON WALKER BLVD	SOTO ROSA
12	5800	SPORTSMANS PKWY	MOUNTAIN VALLEY 2002 LP
13	2200	S WALTON WALKER BLVD	CAMBRIDGE CAPITAL CORP ASSOCIATION INC
14	5300	KEENLAND PKWY	BRENT GATE HOMES INC
15	5480	PREAKNESS LN	FDC FRANKLIN COMMONS C
16	5200	BRYCE CANYON RD	VISTA REAL SUBDIVISION OWNERS
17	5234	BRYCE CANYON RD	CONTRERAS JOSE F &
18	5238	BRYCE CANYON RD	WANG CHEN &
19	5242	BRYCE CANYON RD	MEDINA LUIS H &
20	5246	BRYCE CANYON RD	MUNOZ LUZ
21	5250	BRYCE CANYON RD	DELACERDA FLOR &
22	5254	BRYCE CANYON RD	FLORES FERNANDO &
23	5258	BRYCE CANYON RD	LUEVANO DOLORES
24	5262	BRYCE CANYON RD	CANTU ESMERIDA & EMILIO D JR
25	5266	BRYCE CANYON RD	GONZALES SYLVESTER &
26	5257	BRYCE CANYON RD	SANCHEZ CARLOS E &

01/31/2017

Label #	*Address*		*Owner*
27	5253	BRYCE CANYON RD	LEOS RITA GUTIERREZ
28	5249	BRYCE CANYON RD	DAVILA JOSE & ANA
29	5245	BRYCE CANYON RD	MUNOZ JUAN &
30	5241	BRYCE CANYON RD	KHOUNNORAJ KHAMPHEUY
31	5237	BRYCE CANYON RD	NAVARRO WILFREDO & MARIA QUINTERO
32	5233	BRYCE CANYON RD	STIGGERS RUTHEL
33	5229	BRYCE CANYON RD	SANTANA GUSTAVO & ANGELICA

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-207(KK) **DATE FILED:** February 10, 2017

LOCATION: East corner of Lindsley Avenue and Tenison Memorial Road

COUNCIL DISTRICT: 14 **MAPSCO:** I-9

SIZE OF REQUEST: Approx. 2.81 acres **CENSUS TRACT:** 0012.02

APPLICANT/ OWNER: Lumin Education Inc.

REPRESENTATIVE: Coker Company, Michael R. Coker

REQUEST: An application to amend and expand 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 Tract I and Tract II within Conservation District No. 6 – Hollywood/Santa Monica.

SUMMARY: The applicant is proposing to incorporate an adjacent single family lot into the specific use permit bounds, modify the conditions, and add an outdoor play area and gardens to the site/landscape plan and staff's recommended conditions.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a private school and an open-enrollment charter school limited to grades pre-K through 6th, which includes before and after-school care.

- The use has been in operation beginning in December of 1998 when the existing church was converted into Lumin Park Community School.

- On May 25, 2005, the City Council approved Specific Use Permit No. 1374 for the above stated land use for a five year time period with eligibility for five year automatic renewals on the subject property. The site received auto renewals through 2014, amended the SUP in 2015 and is back now amending the SUP again in 2017.

- The applicant is proposing to expand the limits of the specific use permit by incorporating an adjacent single family lot, modify the conditions, and adding an outdoor play area and gardens to the site plan. The proposed additions to the site plan will not change the required parking for the site.

- To the north of the request site, across Lindsley Avenue, is a city of Dallas park facility (Lindsley Park). East and southeast of the request site are developed multifamily properties. South and west of the request site are single family dwellings. All of these properties described and surround properties to the request site are zoned Conservation District No. 6 - Hollywood/Santa Monica (CD 6) Tracts I, II, and IIA.

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

1. **Z145-146:** On May 27, 2015, Specific Use Permit No. 1374 was issued a renewal that will expire on May 24, 2020.

2. **Z056-162:** On May 25, 2005, City Council approved an application to amend 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 – Hollywood/Santa Monica, to allow new deck structures, breezeways and covered porches.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Lindsley Avenue	Substandard	40 ft.
Tenison Memorial Road	Substandard	40 ft.

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction reviewed the request and determined that it will not impact the surrounding roadway system. The Engineering Division is also not requiring the applicant to provide a traffic management plan (TMP). A TMP has not been required of the site in prior zoning and permitting approvals. Staff felt that the changes were so minor and given past history that a TMP would not be required.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Land Use Element

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

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

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

NEIGHBORHOOD PLUS

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

Urban Design

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

Surrounding Land Uses:

	Zoning	Land Use
Site	CD No. 6, SUP No. 1374	Private School and an Open-Enrollment Charter School
North	CD No. 6	City Park (Lindsley Park)
South	CD No. 6	Multifamily, Single Family Dwellings
East	CD No. 6	Undeveloped, Single Family
West	CD No. 6	Single Family

Land Use Compatibility:

The 2.81 acre site is currently developed with a 97,738 square foot private school and an open-enrollment charter school that is limited to the grades of Pre-k through 6th grade. The site also includes accessory school features such as play areas, parking, and covered and uncovered walkways. The use has been in operation since December of 1998 when the existing church was converted into Lumin Park Community School. This use finalized construction on an addition and obtained an updated Certificate of Occupancy in May of 2016.

To the north of the request site, across Lindsley Avenue, is a city of Dallas park facility (Lindsley Park). East and southeast of the request site are developed multifamily properties. South and west of the request site are single family dwellings. All of these properties described and surround properties to the request site are zoned Conservation District No. 6 - Hollywood/Santa Monica Tracts I, II, and IIA.

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 SUP site plan is not changing in aspects of floor area, classroom numbers, or required parking. The only change being made to the SUP site plan is the addition of a children's gardening area. The expansion of the SUP to incorporate the single family dwelling to the south is part of a future expansion plan. This expansion of the SUP bounds is also to use the drive approach for required fire access, per the Dallas Fire Department. The single family use will remain for the next 10 years until the next development phase is ready to begin. The revisions being made to the conditions are to clean up the requirements and make them more applicable to what is currently operating on site. The "Proposed Tract" was removed from the verbiage and "Tract II" was added. This is how the conservation district describes this area of land within the zoning. The conditions associated with this land use and this Specific Use Permit has a reduced time period that may not be renewed if the property is not compliant with the conditions set forth.

Staff is recommending an approval period of five years with the eligibility for automatic renewal for additional five-year periods. The applicant would like to request an automatic renewal time period of twenty years. Staff prefers for SUP's schools near single family development to be renewed in a shorter time frame to ensure the site is in compliance with approved conditions and the SUP site plan. The specific use permit expansion is not foreseen to cause negative impacts upon the surrounding properties.

Development Standards:

DISTRICT	SETBACKS		Lot Size	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CD No. 6 (Tract I & II)	35' min 40' max (Tract I)	5' side 10' read 20' (Tract II)	5,000 SF min (Tract I) 10,000 SF min (Tract II)	24' One and on-half stories	45%	Architectural Provisions	Single Family, Duplex, Multifamily and Institutional

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. The additions being made to the site will not trigger any additional parking.

Landscaping:

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

Site Plan/Conditions:

The garden area is located in the location that was previously detailed as (9) parking spaces for staff parking only. This parking was never installed. The school feels that a better use for this area is an outdoor learning center.

List of Partners/Principals/Officers

Lumin Education
2013-2014 BOARD OF DIRECTORS
Updated January 2017

(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 J. 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, Lumin Education

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

Proposed Conditions
SUP No. 1374

1. USE: The only uses authorized by this specific use permit are a private school and an open-enrollment charter school limited to grade ~~age~~ Pre-K through 6th ~~grade~~, which includes before and after school care.

2. SITE PLAN: Use of the Property must comply with the attached site/landscape plan.

Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on _____, (Five-year period from the passage of this ordinance) ~~is approved only for a period that expires on May 24, 2010~~, but ~~and~~ 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.)

Applicant's Request:

3. TIME LIMIT: This specific use is approved only for a period that expires on _____, and is eligible for automatic renewal for additional twenty year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas Development Code, as amended. In order for automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that the application 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:

   (a) Landscaping must be provided in accordance with Article X, and the attached site/landscape plan.
   (b) Plant materials must be maintained in a healthy, growing condition.

5. CLASSROOMS: The maximum permitted number of classrooms is 12.

6. PARKING: Parking must be provided in accordance with Chapter 51A and located as shown on the attached site/landscape plan. ~~The off-street parking area located in the area shown as "Proposed Tract" on the attached site/landscape plan is limited to staff parking only and must include signage located as shown on the attached site/landscape plan.~~

7. STRUCTURE HEIGHT: Except as provided in Section 51A-4.412, the maximum structure height within the area shown as "Tract II" ~~"Proposed Tract"~~ on the attached site/landscape plan is 28 feet.

8. ENROLLMENT: Maximum enrollment for the private school, which includes before and after school care, is 300 at any one time.

9. LOADING/UNLOADING: The Property owner must appoint an administrator to manage traffic during morning and afternoon peak hours to ensure orderly traffic drop-off and pick-up of the students. No loading or unloading is permitted on public streets.

10. HOURS OF OPERATION:

    ~~A.~~ The open-enrollment charter school and private school may only operate between 6:00 a.m. and 6:30 p.m., Monday through Friday.

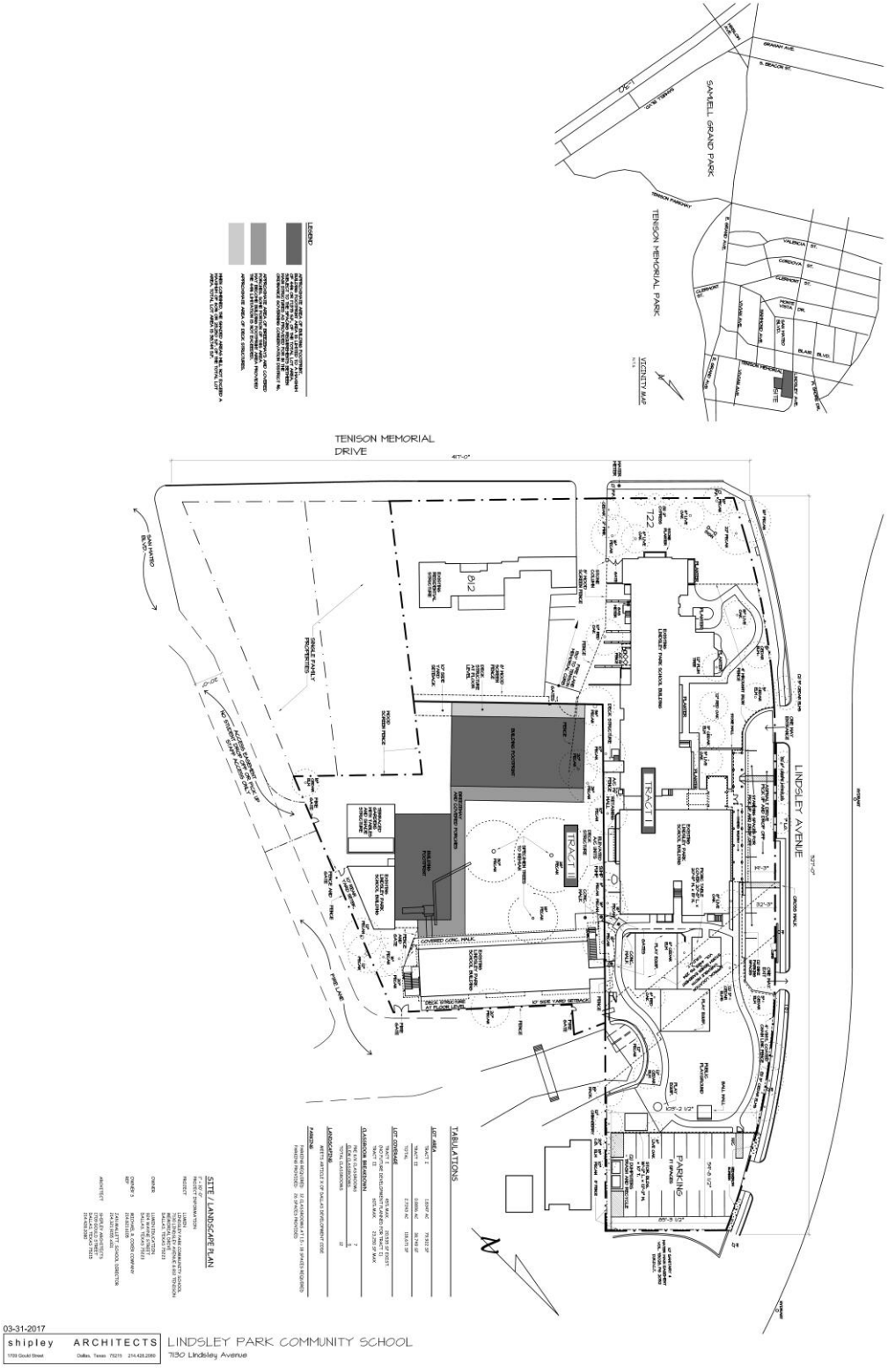
    ~~B. Outside activities within the area shown as "Proposed Tract" on the attached site/landscape plan may only take place between 7:00 a.m. and 6:00 p.m., Monday through Friday.~~

11. CIRCULAR DRIVE: A circular drive or similar area must be approved for the off-street maneuvering of vehicles, as shown on the attached site/landscape plan.

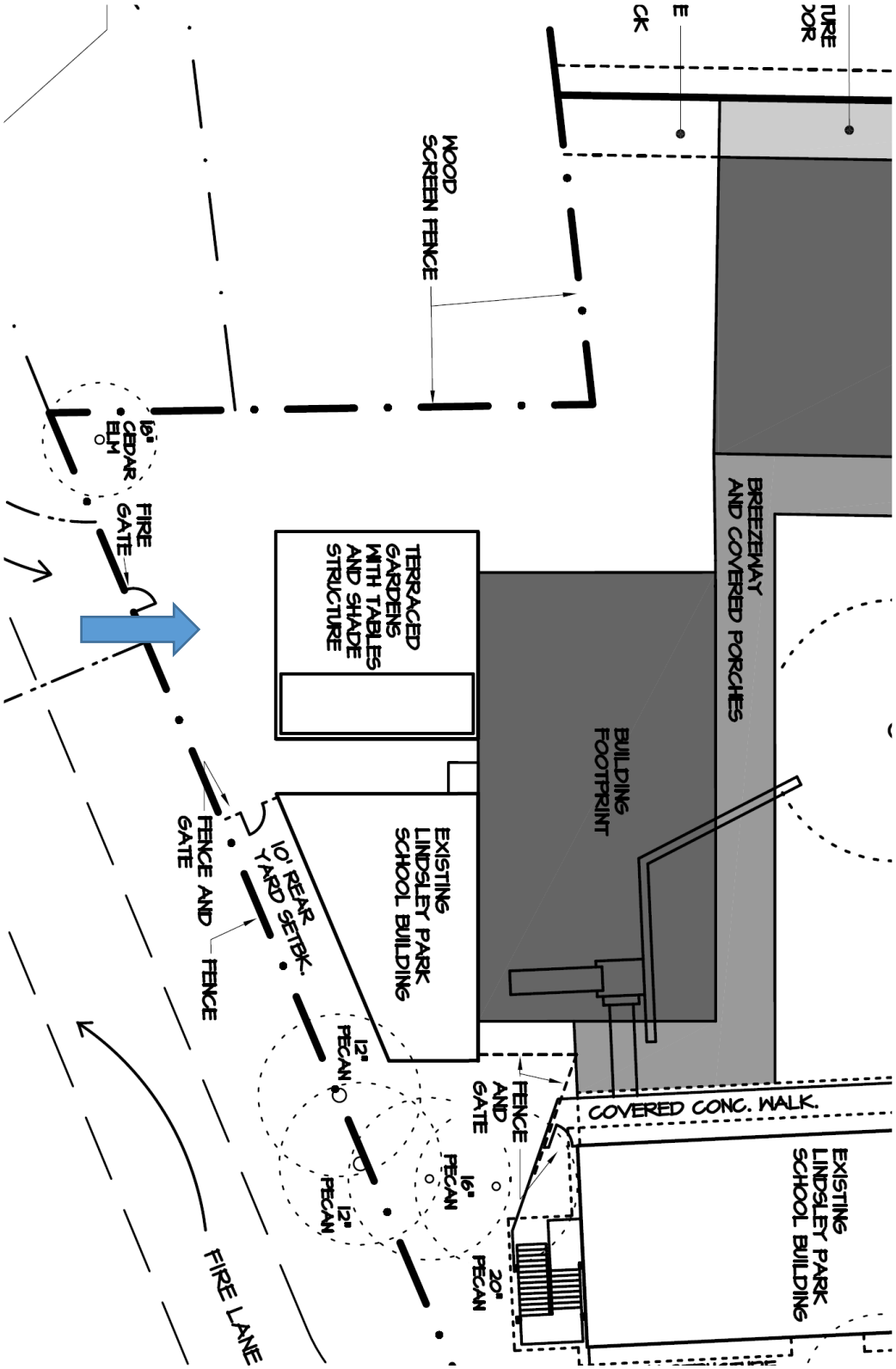
12. MAINTENANCE: The ~~entire~~ Property must be properly maintained in a state of good repair and neat appearance.

13. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all conditions, rules, and regulations of the City of Dallas.

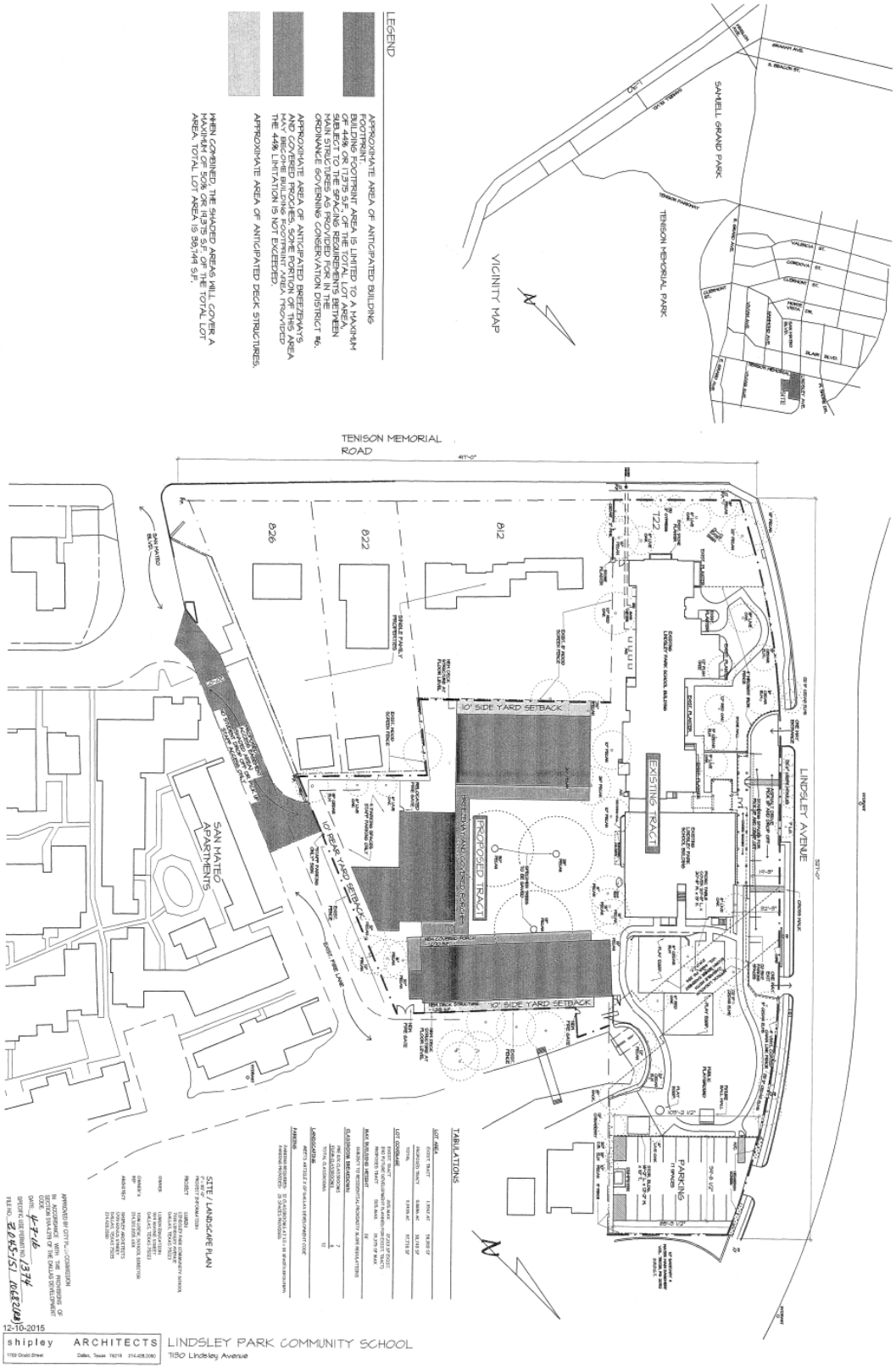
PROPOSED SITE PLAN

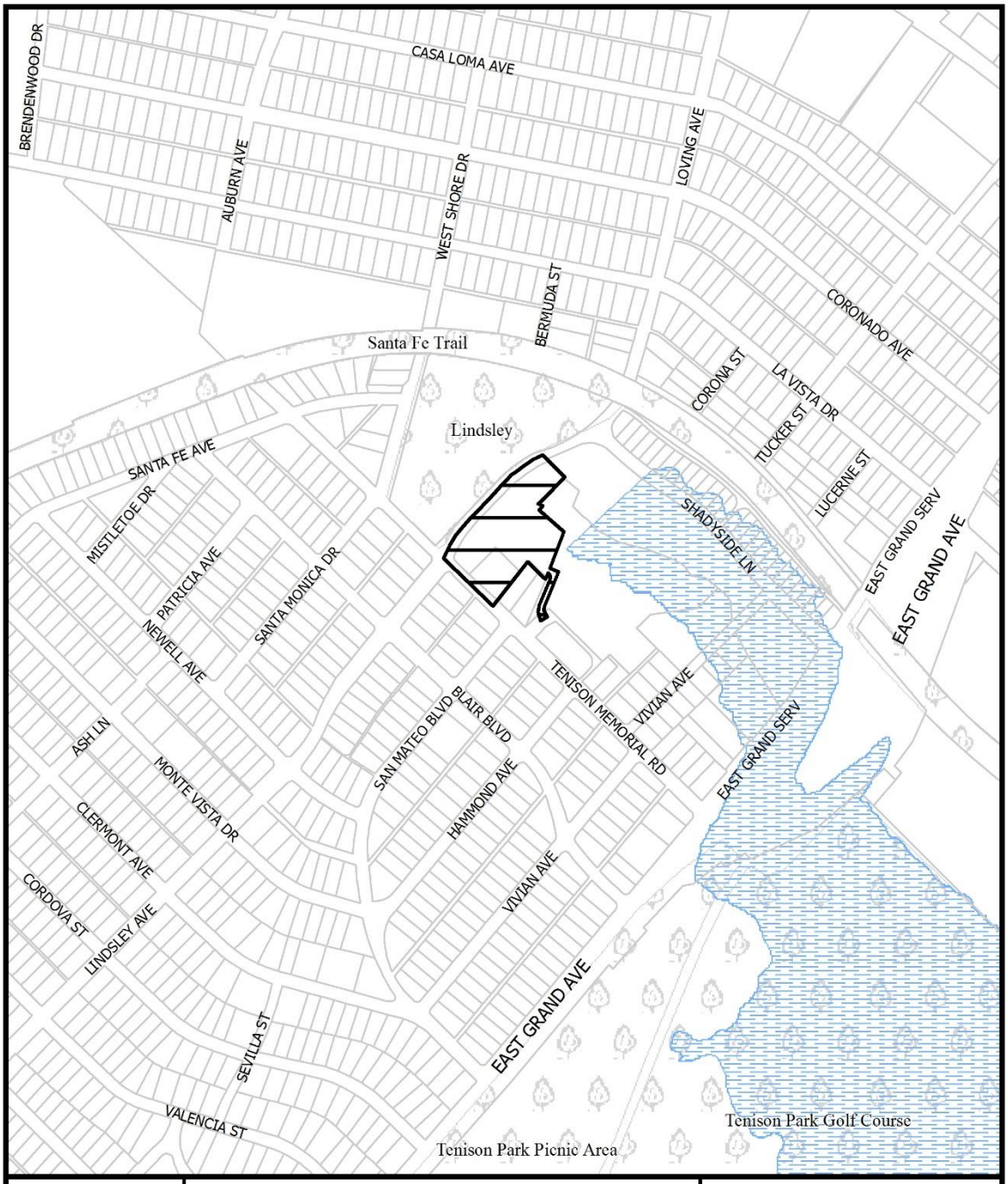


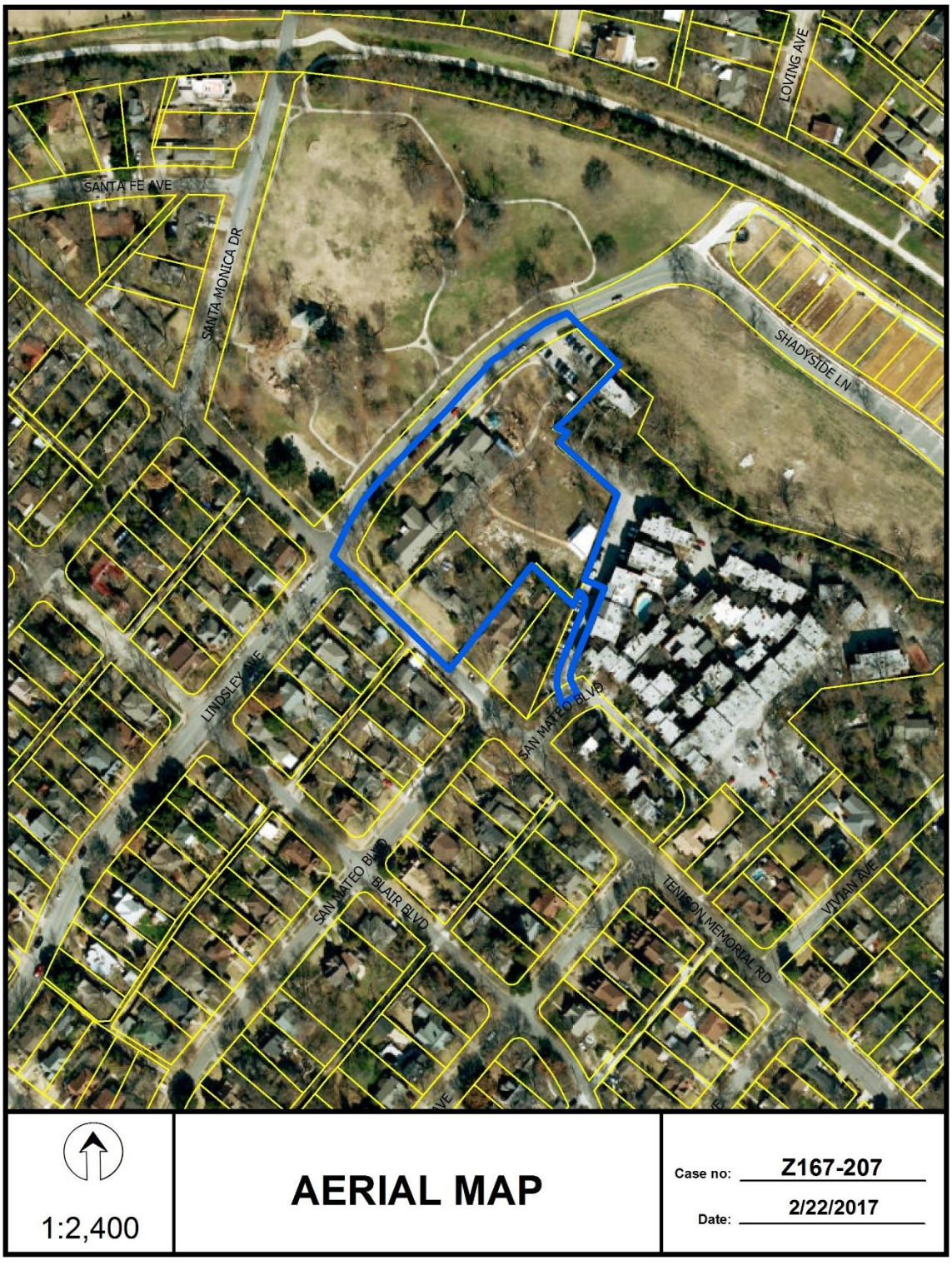
ENLARGED SITE PLAN

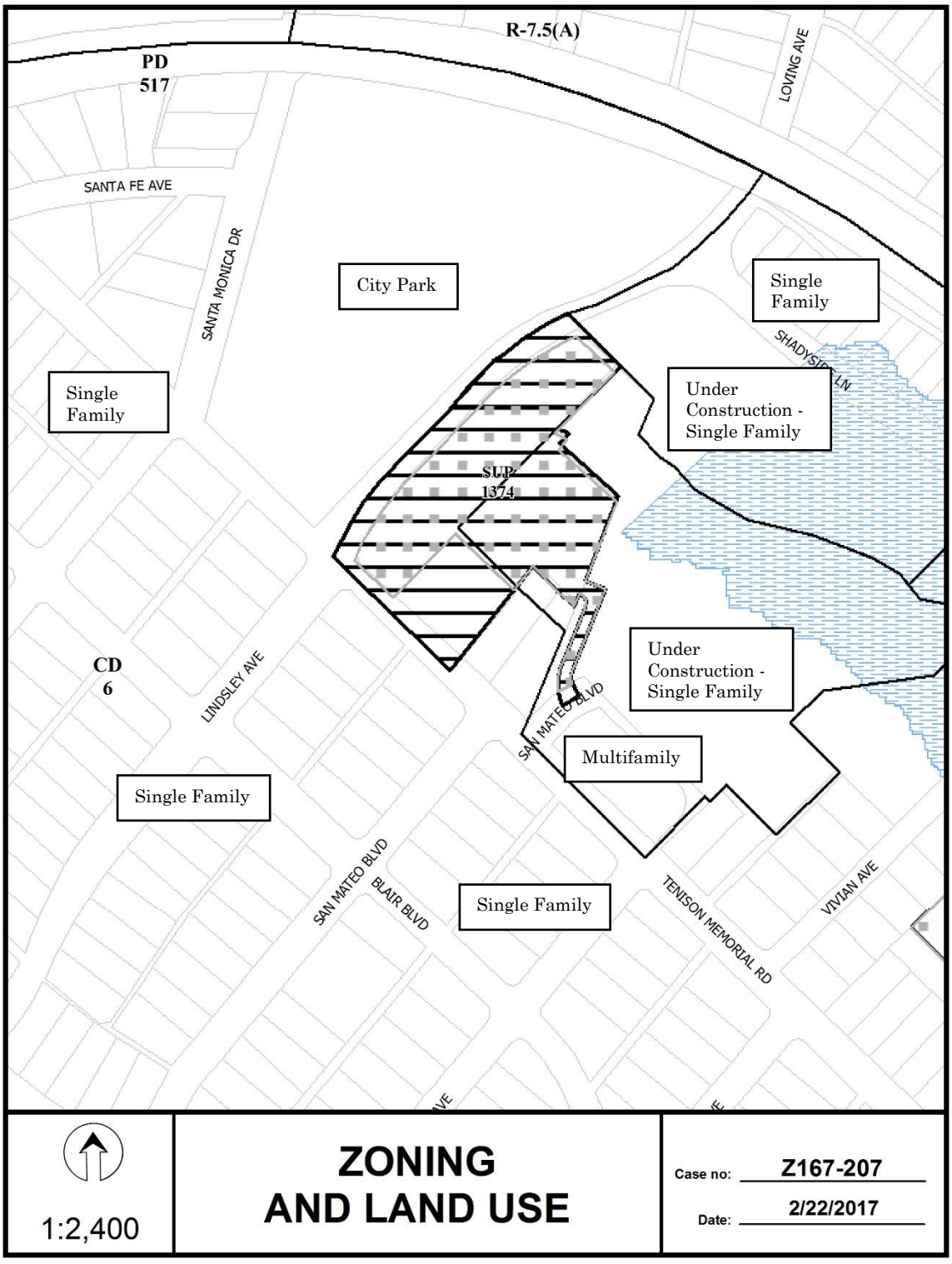


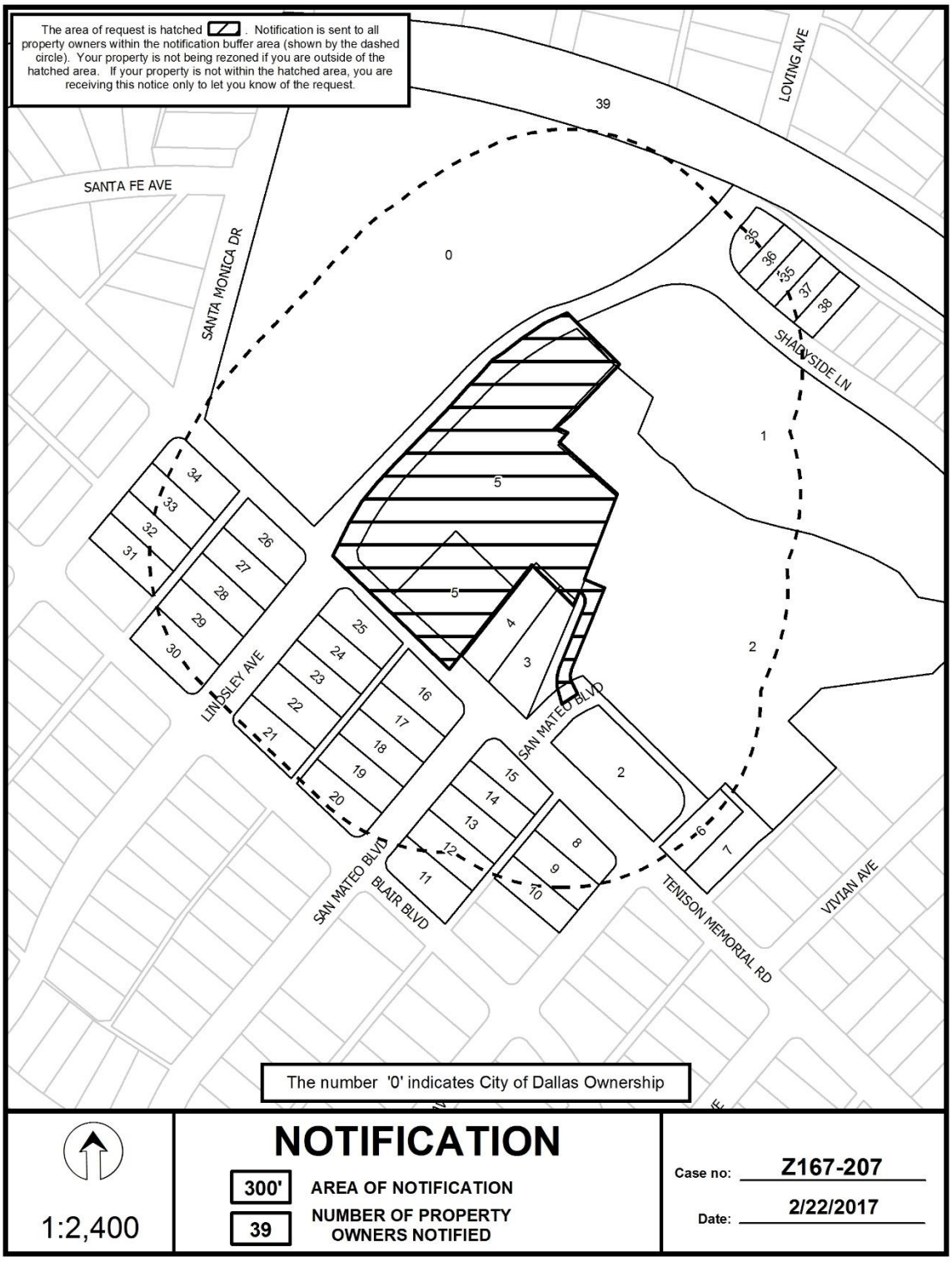
EXISTING SITE PLAN




BRENDENWOOD DR
CASA LOMA AVE
AUBURN AVE
WEST SHORE DR
LOVING AVE
BERMUDA ST
CORONADO AVE
Santa Fe Trail
CORONA ST
LA VISTA DR
TUCKER ST
LUCERNE ST
Lindsley
SANTA FE AVE
MISTLETOE DR
PATRICIA AVE
NEWELL AVE
SANTA MONICA DR
SHADYSIDE LN
EAST GRAND SERV
EAST GRAND AVE
TENISON MEMORIAL RD
VIVIAN AVE
SAN MATEO BLVD
BLAIR BLVD
HAMMOND AVE
ASH LN
MONTE VISTA DR
CLERMONT AVE
CORDOVA ST
LINDSLEY AVE
SEVILLA ST
VALENCIA ST
Tenison Park Golf Course
Tenison Park Picnic Area
1:6,000
VICINITY MAP
Case no: Z167-207
Date: 2/22/2017


LOVING AVE
SANTA FE AVE
SANTA MONICA DR
SHADYSIDE LN
LINDSLEY AVE
SAN MATEO BLVD
SAN MATEO BLVD
BLAIR BLVD
TENISON MEMORIAL RD
VIVIAN AVE
1:2,400
AERIAL MAP
Case no: Z167-207
Date: 2/22/2017


R-7.5(A)
PD
517
LOVING AVE
SANTA FE AVE
SANTA MONICA DR
City Park
Single
Family
Single
Family
SHADYSIDE LN
Under
Construction -
Single Family
SUP
1374
CD
6
LINDSLEY AVE
SAN MATEO BLVD
Under
Construction -
Single Family
Multifamily
Single Family
SAN MATEO BLVD
BLAIR BLVD
Single Family
TENISON MEMORIAL RD
VIVIAN AVE
1:2,400
ZONING
AND LAND USE
Case no: Z167-207
Date: 2/22/2017


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.
LOVING AVE
39
SANTA FE AVE
SANTA MONICA DR
0
SHADYSIDE LN
1
5
5
4
3
2
LINDSLEY AVE
SAN MATEO BLVD
SAN MATEO BLVD
BLAIR BLVD
TENISON MEMORIAL RD
VIVIAN AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
39
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-207
Date: 2/22/2017

02/22/2017

Notification List of Property Owners

Z167-207

39 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	1002	TENISON MEMORIAL RD	COTTON LOURDES & FRAZIER
7	1008	TENISON MEMORIAL RD	BIANCHI DONA M
8	7019	HAMMOND AVE	PINSON JAMES B
9	7015	HAMMOND AVE	BOZARTH PAUL GENE JR
10	7011	HAMMOND AVE	JEAVONS MARTHA
11	7000	SAN MATEO BLVD	BABINSKI JUDY M
12	7006	SAN MATEO BLVD	HYER DANIEL H
13	7010	SAN MATEO BLVD	OSIMIRI FELIX C
14	7014	SAN MATEO BLVD	MURRAH CYNTHIA S
15	7018	SAN MATEO BLVD	KLEITCHES JAMES E
16	7019	SAN MATEO BLVD	PHILLIPS DARREN
17	7015	SAN MATEO BLVD	HARRISON ELAINE & WILLIAM C
18	7011	SAN MATEO BLVD	GREEN EMILY
19	7007	SAN MATEO BLVD	JUVERS HENRY E & NANCY M
20	7003	SAN MATEO BLVD	BARRIE KYLE & SAMANTHA
21	7002	LINDSLEY AVE	UDASHEN MADELINE DANAHER
22	7004	LINDSLEY AVE	BURNETT STEPHEN & RINA TERRBURNETT
23	7010	LINDSLEY AVE	LAKE JAMES W & NICOLE
24	7012	LINDSLEY AVE	RICTHER ALYSON GREGORY & JONATHON W
25	7018	LINDSLEY AVE	MANICCHIA FREDDIE L EST OF
26	7019	LINDSLEY AVE	LAPERCHA LTD

02/22/2017

Label #	*Address*		*Owner*
27	7015	LINDSLEY AVE	BRADLEY JEAN MARIE
28	7011	LINDSLEY AVE	KESTEL JOSEPH
29	7007	LINDSLEY AVE	WEAVER MATTHEW S & CARLA J
30	7003	LINDSLEY AVE	IRBY LANNY PAUL
31	7006	SANTA MONICA DR	ARANI SHAWN &
32	7010	SANTA MONICA DR	GRISSEL KATHERINE DRELL &
33	7014	SANTA MONICA DR	NYLIN JENNIFER M KREUZIGER
34	7018	SANTA MONICA DR	FENLAW JAY ANDREW &
35	908	SHADYSIDE LN	MEGATEL HOMES INC
36	916	SHADYSIDE LN	MEGATEL HOMES INC
37	932	SHADYSIDE LN	WEINTRAUB JED & JAYNE
38	940	SHADYSIDE LN	CLARK SCOTT
39	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-219(KK) **DATE FILED:** February 21, 2017

LOCATION: South side of Plantation Road, west of the terminus of Hawes Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** H-6

SIZE OF REQUEST: Approx. 2.37 acres **CENSUS TRACT:** 100.00

APPLICANT/ OWNER: Jennifer Jakubowski/Life Storage

REPRESENTATIVE: Jennifer Jakubowski, Life Storage

REQUEST: An application for a Specific Use Permit for a mini-warehouse use on property zoned MU-3 Mixed Use District.

SUMMARY: The applicant proposes to operate a mini-warehouse use in seven existing structures totaling 51,633 square feet. The proposed mini-warehouse use will include a 1,425 square foot accessory office.

STAFF RECOMMENDATION: **Approval** for a ten-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The structures were built in May of 1985, totaling 51,633 square feet according to permit records. The land use given in 1985 was Office/Showroom/Warehouse.

- Certificate of Occupancies have been applied for and approved over the years for the same land use Office/Showroom/Warehouse. The following are the years that these permits were approved and issued: November 1985, November 1989, and March 1996.

- The purpose of this request is the applicant desires to obtain an updated Certificate of Occupancy including a DBA (doing business as) name change and ownership name change. When applying for this new Certificate of Occupancy the correct land use will also need to be assigned to this site. The correct land use for this development is mini-warehouse, which requires a Specific Use Permit in MU-3 Mixed Use District. While ownership has changed over the years, according to permit records, the use was established in 1985 and has been in continual operation.

- Our permit records have given no indication as to why the Office/Showroom/Warehouse land use was given to this development instead of the correct mini-warehouse land use.

- There are no proposed changes or additions being made to the existing site.

Zoning History: There has not been any zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Plantation Road	Substandard	40 ft.

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

The Plan identifies the request site as being located within the Commercial 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 located at the intersection of major streets, are easily accessed via automobiles. These areas have one to five stories buildings, restaurants, offices, many retail and commercial buildings and residential apartment buildings and condominiums. This request is characteristic of the Commercial Corridor Building Block because it supports the adjacent established residential, commercial, and retail uses by providing storage facilities.

Surrounding Land Uses:

	Zoning	Land Use
Site	MU-3	Mini-warehouse
North	MU-3	Restaurant, general merchandise, & personal service uses
South	MU-3	Warehouse & contractors maintenance yard uses
East	MU-3	Industrial inside & contractors maintenance yard uses
West	MU-3	Industrial & warehouse uses

Land Use Compatibility:

The request site is developed with a seven buildings that total 51,633 square feet with six off-street parking spaces located along the northern facade. The applicant proposes to continue to operate a mini-warehouse on the request site. Per MU-3 Mixed Use District, the requested use requires an SUP in order to obtain a Certificate of Occupancy. The applicant desires to obtain an updated Certificate of Occupancy including a DBA (doing business as) name change and ownership name change.

The area of request is fully surrounded by MU-3 Mixed Use District zoning. Adjacent uses include restaurants and retail related uses including general merchandise to the

north. Surrounding land use consists of a mix of nonresidential uses in all directions, while the uses to the north are separated from the site by the Mockingbird Lane. An office/showroom/warehouse and industrial inside land uses are to the east. To the west are industrial, warehouse, and contractor's maintenance yard uses, to the south are additional warehouse and contractor's maintenance yard uses. The area of request is approximately 1.6 miles from Parkland Memorial Hospital, 0.6 from William P. Clements Jr. University Hospital, 1 mile from the UT Southwestern School of Health Professionals, and 2.5 miles from Dallas Love Field Airport. The adjacency to these large established developments lends the need for a mini-warehouse use because of the timeline associated with the individual who may work, study or live in the area. The tenure at the apartment complexes, medical school, hospitals, and airport typically have a relatively short expiration on their stay or tenure; therefore the need for a storage facility makes sense. This is further perpetuated with the multitude of other mini-warehouses in the nearby vicinity.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The 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 conditions associated with this land use and this Specific Use Permit has a reduced time period that may not be renewed if the property is not compliant with the conditions set forth. Staff is recommending an approval period of ten years with the eligibility for automatic renewal for additional ten-year periods. The applicant would like to request a permanent time line for this Specific Use Permit. Staff prefers for SUP's to have to be renewed to ensure the site is still in compliance with all approved conditions and the SUP site plan. The conditions prohibit outside storage as well as limit the number of units. These conditions may help to deter any negative components of the use.

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The Dallas Development Code requires off-street parking to be provided for a mini-warehouse is a minimum of six spaces required. These spaces may not be used for outside storage, vehicle storage, or parking of vehicles for rent.

Landscaping:

The applicant is not proposing additional floor area or nonpermeable surface area that would trigger Article X landscaping requirements.

List of Partners, Principals, Officers

Life Storage LP

Edward F. Killeen	Chief Operating Officer
Paul T. Powell	Chief Investment Officer
Kenneth J. Myszka	President
Robert J. Attea	Executive Chairman
David L. Rogers	Chief Exectuive Officer
Andrew J. Gregoire	Chief Financial Officer and Secretary
Michael Rogers	Vice-President – Real Estate Operations

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.

Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on _____, (ten-year period 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.)

Applicant's Request:

3. TIME LIMIT: This specific use is approved for a permanent time period.

4. FLOOR AREA:

   A. Total maximum floor area for the storage buildings is 51,633 square feet.

   B. Maximum floor area for the office is 1,425 square feet in the location shown on the attached site plan

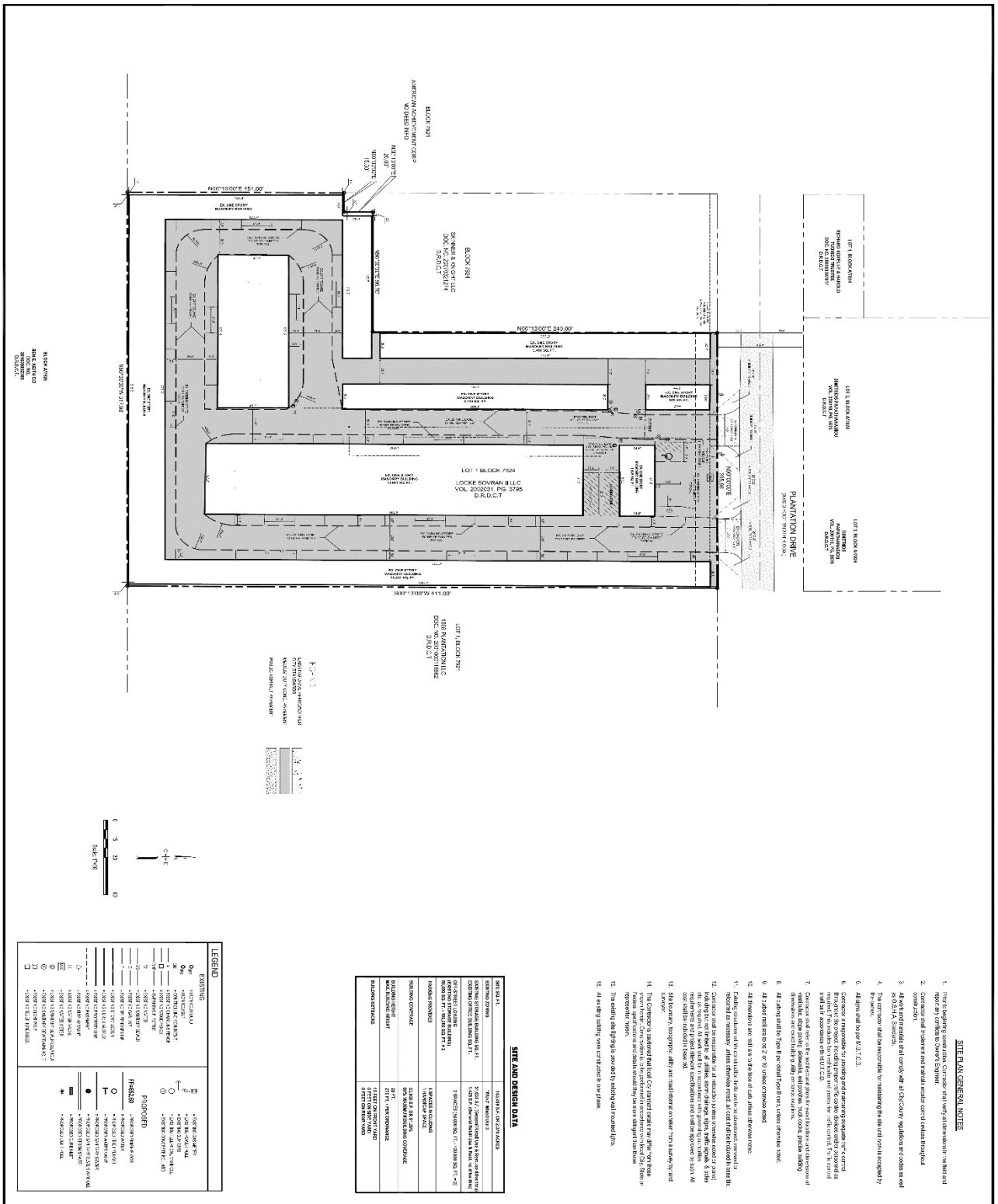
   C. Total maximum number of storage rental units is 507.

5. OUTSIDE STORAGE: Outside storage of vehicles, boats, and equipment and parking of vehicles for rent are prohibited.

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



1. Prior to beginning construction, Contractor shall verify all dimensions, note field and report any conflicts to Owner's Engineer.
2. Contractor shall implement and maintain erosion control devices throughout construction.
3. All work and materials shall comply with all City/County regulations and codes as well as O.S.H.A. Standards.
4. The contractor shall be responsible for maintaining the site until work is accepted by Owners.
5. All signs shall be per M.U.T.C.D.
6. Contractor is responsible for providing and maintaining adequate safety controls and procedures which protect the safety of construction personnel and the general public throughout the duration of the construction project. These include but not limited to traffic control, fire control, as required. The contractor shall be solely responsible for jobsite safety and for compliance with all applicable federal, state and local laws and regulations. Nothing in the plans or specifications is intended to be construed to direct or supervise the performance of the contractor or its employees or agents with respect to safety conditions on the jobsite.
7. Contractor shall relocate all the mentioned poles to nearest boundary and dimensions of dimensions are not matching with as-built conditions, provide adjusting
8. All safety shall be per M.U.T.C.D.
9. All pavement shall be 6" or 8" unless otherwise noted.
10. All dimensions are taken to face of curb unless otherwise noted.
11. Existing pavement will require saw cut at limit of construction. Notify City Inspector relocated as necessary. Unless otherwise noted, all cost shall be included in base bid.
12. Contractor shall be responsible for all relocation, including concrete repair of paving, including but not limited to, all utilities, storm drainage, traffic signals, & utilities on or adjacent to work shall be coordinated with the appropriate city agency. All cost shall be included in base bid.
13. Site Boundary, topography, utilities and road information from a survey by and unknown.
14. The Contractor is cautioned that local City-operated roads may utilize "one Please refer to "Construction" Specifications for the preferred procedures to be followed. Sidewalks specifications and details should they be encountered during the construction.
15. The existing site lighting is provided by existing roof mounted lights.
16. All existing building were connected in one phase.

SITE AND DESIGN DATA	
SITE SQ.FT.	100,484 SF (2.307 ACRES)
EXISTING ZONING	PDD 7 - MIXED USE
EXISTING STORAGE BUILDING SQ. FT.	51,433 SF (Second Floor 14,144 & Basic 37,289 SF)
EXISTING OFFICE BUILDING SQ.FT.	1,425 S.F. (Second Floor 1,144 & Basic 281 SF)
OFF-STREET LOADING REQUIRED (EXISTING BUILDING)	2 SPACES (51,000 SQ. FT. - 10,000 SQ. FT. = 41,000 SQ. FT. / 20,000 SQ. FT. = 2 SPACES)
PARKING PROVIDED (EXISTING BUILDING)	2 LOADING SPACES
PARKING PROVIDED	1 HANDICAP SPACE
RAR ENG COVERAGE	53,858 S.F. OR 53.59% 60% MAXIMUM BUILDING COVERAGE
BUILDING HEIGHT MAX. BUILDING HEIGHT	30 FT. 30 FT. - PER ORDINANCE
BUILDING SETBACKS	FRONT YARD: 15 FEET OR NEIGHBORHOOD REAR YARD: 10 FEET OR NEIGHBORHOOD SIDE YARD: 0 FEET OR NEIGHBORHOOD

Design: R.M.	SITE PLAN
Drawn: R.M.	
Checked By: M.A.	
Date: 04-11-17	

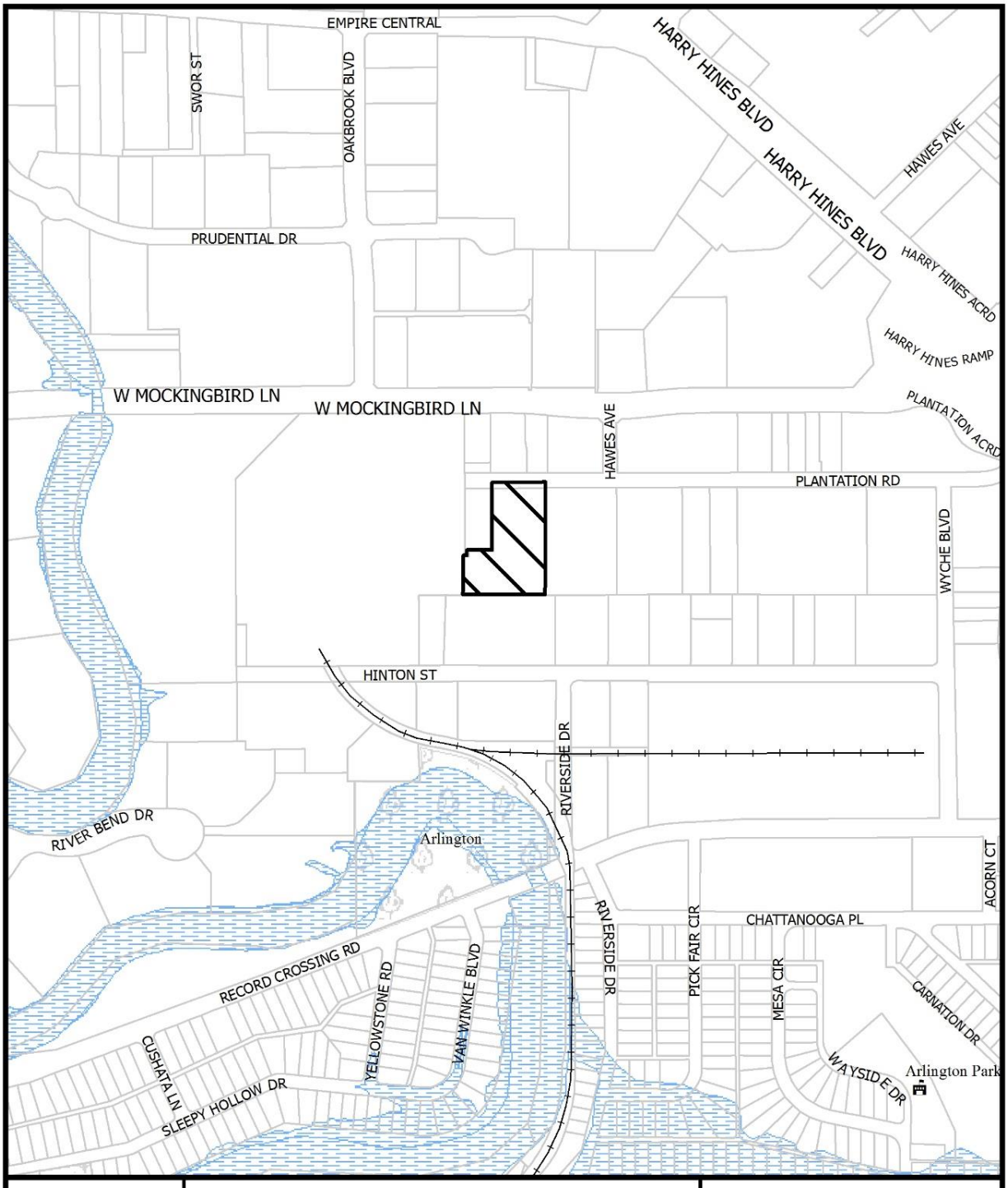
No.	Date:	Revisions

Sheet C1 of Sheets

1606 PLANTATION DRIVE
LOT 1, BLOCK 7924
DRYDEN ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, PERMIT PURPOSES, BIDDING OR ESC. RECORDS
MICHAEL ALTURK, P.E.
73900
REG. NO.
DATE

ADTM ENGINEERING & CONSTRUCTION, CORP.
1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76063
CONTACT PERSON: MIKE ALTURK, P.E.
PHONE: 817-721-9066
TEXAS REGISTRATION NUMBER: F-16984


EMPIRE CENTRAL
SWOR ST
OAKBROOK BLVD
HARRY HINES BLVD
HARRY HINES BLVD
HAWES AVE
PRUDENTIAL DR
HARRY HINES ACRD
HARRY HINES RAMP
W MOCKINGBIRD LN
W MOCKINGBIRD LN
PLANTATION ACRD
HAWES AVE
PLANTATION RD
WYCHE BLVD
HINTON ST
RIVERSIDE DR
RIVER BEND DR
Arlington
ACORN CT
CHATTANOOGA PL
RIVERSIDE DR
PICK FAIR CIR
MESA CIR
RECORD CROSSING RD
YELLOWSTONE RD
VAN WINKLE BLVD
CARNATION DR
CUSHATA LN
SLEEPY HOLLOW DR
WAYSIDE DR
Arlington Park
1:6,000
VICINITY MAP
Case no: Z167-219
Date: 4/19/2017

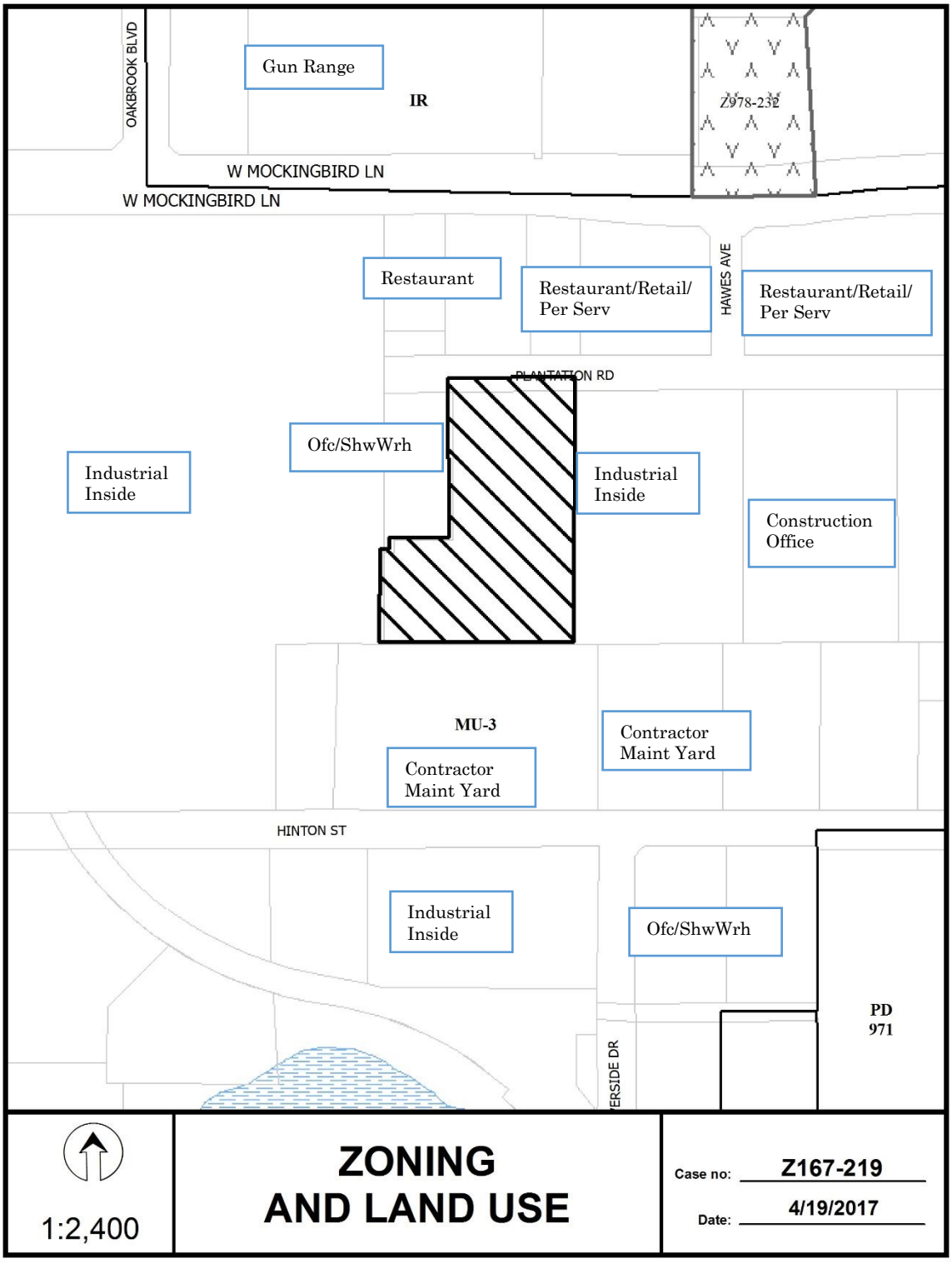


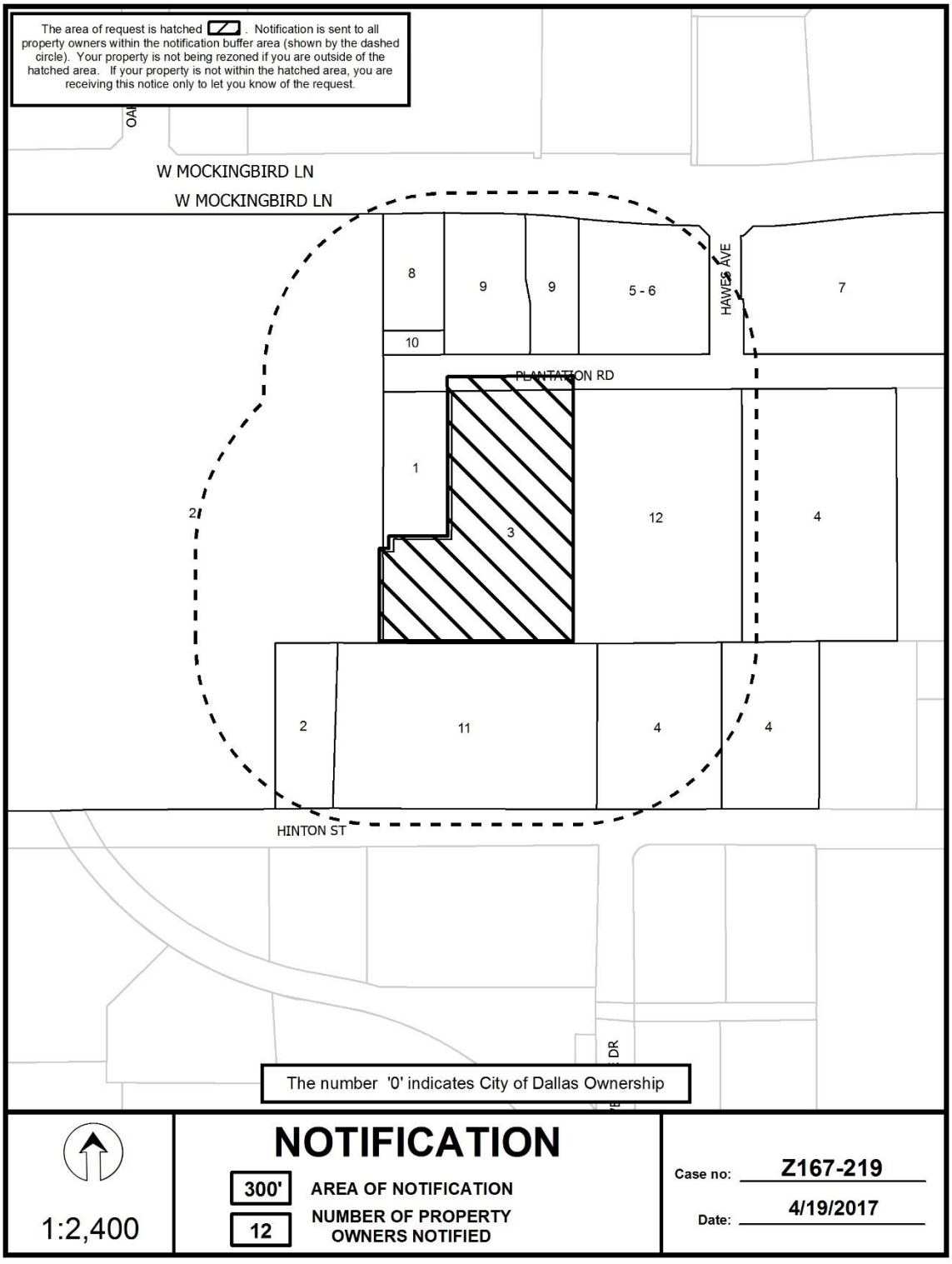
1:2,400

AERIAL MAP

Case no: Z167-219

Date: 4/19/2017


OAKBROOK BLVD
Gun Range
IR
Z978-232
W MOCKINGBIRD LN
W MOCKINGBIRD LN
Restaurant
Restaurant/Retail/
Per Serv
HAWES AVE
Restaurant/Retail/
Per Serv
PLANTATION RD
Ofc/ShwWrh
Industrial
Inside
Industrial
Inside
Construction
Office
MU-3
Contractor
Maint Yard
Contractor
Maint Yard
HINTON ST
Industrial
Inside
Ofc/ShwWrh
PD
971
ERSIDE DR
1:2,400
ZONING
AND LAND USE
Case no: Z167-219
Date: 4/19/2017


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.
W MOCKINGBIRD LN
W MOCKINGBIRD LN
HAWES AVE
PLANTATION RD
HINTON ST
8
9
9
5 - 6
7
10
1
2
3
12
4
2
11
4
4
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-219
Date: 4/19/2017

04/19/2017

Notification List of Property Owners

Z167-219

12 Property Owners Notified

Label #	*Address*		*Owner*
1	1500	PLANTATION RD	SKINNER & KNIGHT LLC
2	1550	W MOCKINGBIRD LN	TAYLOR PUBLISHING CO
3	1606	PLANTATION RD	LOCKE SOVRAN II LLC
4	1625	HINTON ST	DALE FAMILY LTD PS THE
5	1720	W MOCKINGBIRD LN	LORAX PROPERTIES LLC
6	1720	W MOCKINGBIRD LN	COMMONWEALTH EQUITIES INC
7	1820	W MOCKINGBIRD LN	GIC 1820 LP
8	1626	W MOCKINGBIRD LN	H R TRUST
9	1634	W MOCKINGBIRD LN	PAPATHANASIOU DIMITRIOS
10	1626	W MOCKINGBIRD LN	HR TRUST
11	1525	HINTON ST	BEN E KEITH CO
12	1608	PLANTATION RD	1608 PLANTATION LLC

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-212(OTH) **DATE FILED:** February 13, 2017

LOCATION: West line of Leigh Ann Drive, north of West Wheatland Road.

COUNCIL DISTRICT: 8 **MAPSCO:** 74-C

SIZE OF REQUEST: Approx. 0.40 acres **CENSUS TRACT:** 111.05

APPLICANT: Ravi Komari

OWNER: Krushi Holdings Limited Liability Company

REPRESENTATIVE: Elsie Thurman

REQUEST: An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant is requesting the zoning change in order to develop the two lots with four two-story dwelling units. The applicant is volunteering deed restrictions to regulate the setbacks, height of the structures, fence height, and to prohibit carports.

STAFF RECOMMENDATION: **Denial**

BACKGROUND:

- The proposed 0.40 acre site is currently undeveloped and zoned an R-7.5(A) Single Family District.

- The applicant is requesting the zoning change to develop the two lots with two two-story dwelling units on each lot and to have a mutual access agreement between the two lots.

- On September 14, 2016, the applicant submitted a zoning request for an MF-2(A) Multifamily District to build four multifamily units on each lot with a mutual access agreement between the two lots.

- On December 15, 2016, the City Plan Commission recommended denial without prejudice at the request of the applicant. The applicant did not appeal the denial.

- On February 13, 2017, the applicant submitted this request.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Leigh Ann Drive	Local	60 foot

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

The proposed rezoning does not support the goals and policies established in the *forwardDallas! Comprehensive Plan.*

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

By changing the zoning of the proposed site in the middle of the R-7.5(A) District to a townhouse district, the lots will be higher density than the adjacent lots and not in keeping with the character of the neighborhood.

Neighborhood Plus. One of the goals of *Neighborhood Plus* is to expand homeownership. This goal encourages a wider range of housing types to respond to emerging preferences, identifies incentives for infill development and home improvements in targeted neighborhoods, expands programs to reach a broader range of potential home buyers, and develops partnership to increase the pool of eligible loan applicants. Even though changing the zoning to a townhouse district, the applicant is not building the units for sell. .

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Undeveloped, single family
East	MF-2(A)	Apartments
South	R-7.5(A)	Single family, undeveloped
West	R-7.5(A)	Single Family

Land Use Compatibility:

The request site is approximately 0.40 acres and is currently undeveloped. The applicant is proposing to develop the two properties with a two-dwelling unit, two-story building on each lot with shared access. The applicant proposes to create an access agreement between the two lots to allow the access to parking and the dwelling units. The applicant proposes to have the structures face each other and not front on the street.

The applicant is volunteering deed restrictions for:

1. Front yard setback minimum of 25 feet.
2. Side and rear yard setbacks minimum of 10 feet.
3. Fences and accessory structures maximum 8 feet in height.
4. No carports.

The property is currently surrounded by undeveloped, single family to the north; multifamily to the east; undeveloped, single family to the south; and single family to the west. The site is located between the creek to the west and Leigh Ann Drive. West of the creek is developed with single family homes.

The lots currently have a 25 foot platted building line. The R-7.5(A) District has a 25 foot front yard setback. Even with a zoning change, the front yard setback would be 25 feet to match the platted building line and to maintain the block continuity of the adjacent the R-7.5(A) zoned lots.

The property to the west across Leigh Ann Drive is zoned an MF-2(A) District and is developed with 256 multifamily dwelling units. Further to the south, the property is zoned MF-2(A) as well and it is developed with 294 multifamily dwelling units. Staff believes the zoning pattern in the immediate area has a clear demarcation along Leigh Ann Drive and recommends maintain the current pattern.

The applicant is requesting a TH-3(A) Townhouse subdistrict to achieve the density needed to build two units on each lot. The two lots combined are 0.40 acres and the TH-3(A) Townhouse District provides the ability for this density.

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed							
TH-3(A) Townhouse	0'	0'	12 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft.	Single family

*the lots have a 25 foot platted building setback and would not be able to be constructed per the TH-3(A) front yard setback.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for the proposed use.

Landscaping:

The proposed development must comply with Article X requirements. Landscape plans must be submitted for review and approval during building permitting process.

Partners & Principles

Applicant:

Mr. Ravi Komari
Knapp & Gautier Associates, LLC
13601 Preston Road, STE W529
Dallas, Texas 75220
469-605-0453

Owners:

Krushi Holdings Limited Liability Company (LLC)
a Wyoming Limited Liability Company
5445 Preston Oaks, Suite 211
Dallas, Texas 75254

- Ravi Kumar Komari, Ownership, Member and Operating Partner 33%
- Dr. Vishnuvardhan Komari, Ownership, Member and Silent Partner 33%
- Dr. Satish Gaddam, Ownership, Member and Silent Partner 33%

PROPOSED DEED RESTRICTIONS

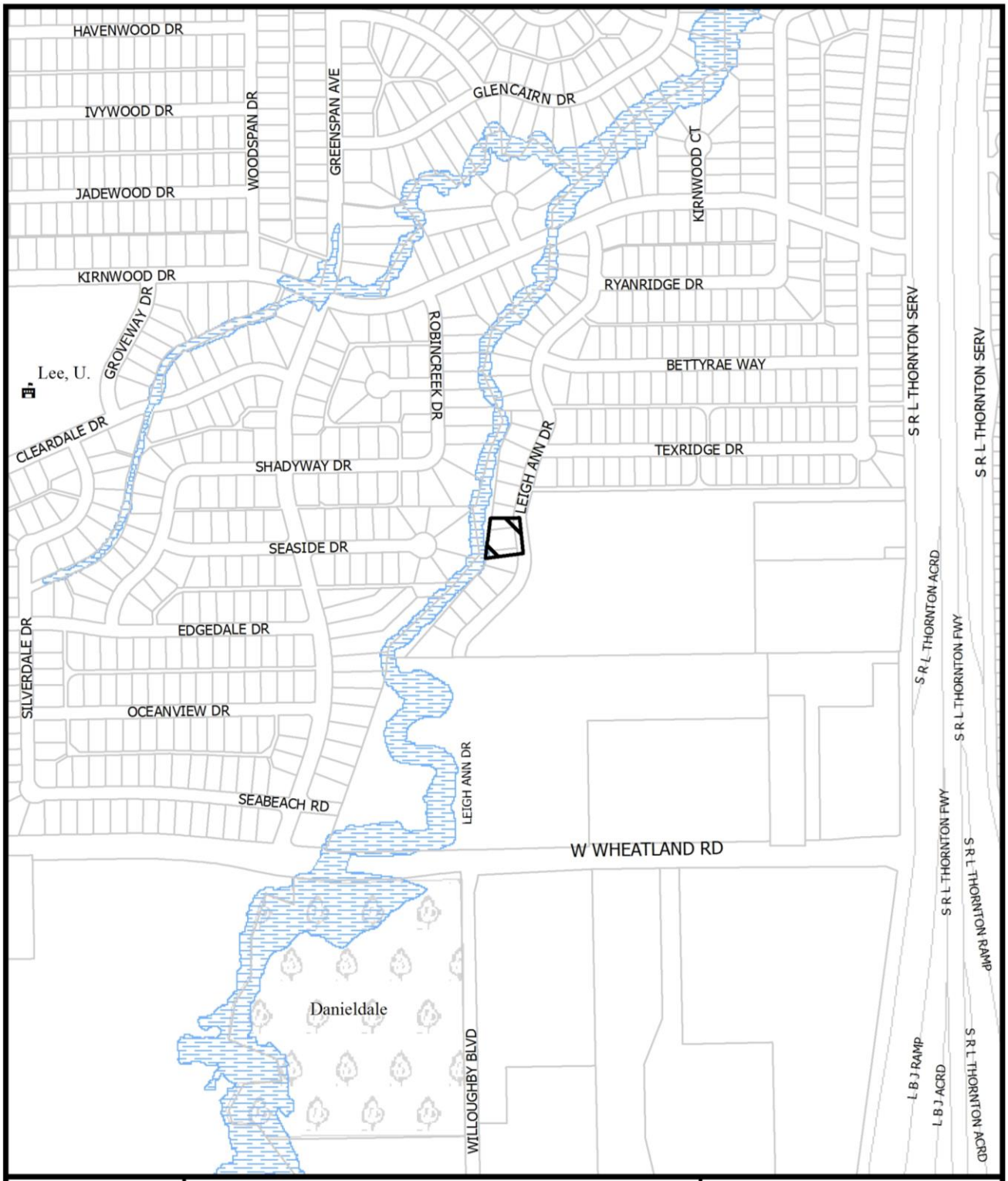
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. Minimum front yard setback is 25 feet.

2. Minimum side and rear yard setback is 10 feet.

3. Maximum height of fences and accessory structures is 8 feet.

4. Carports are not permitted on the Property.

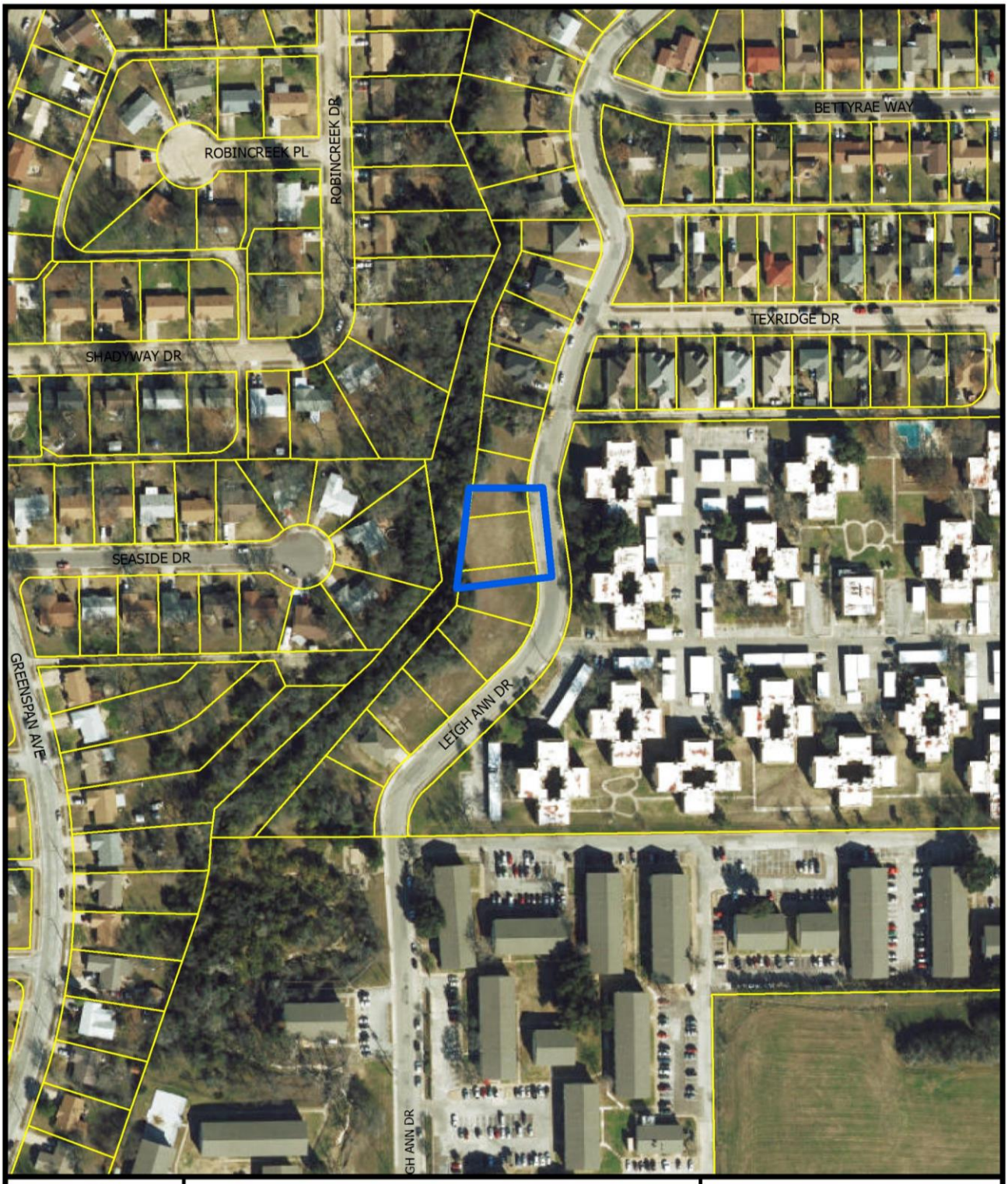


1:6,000

VICINITY MAP

Case no: Z167-212

Date: 3/1/2017

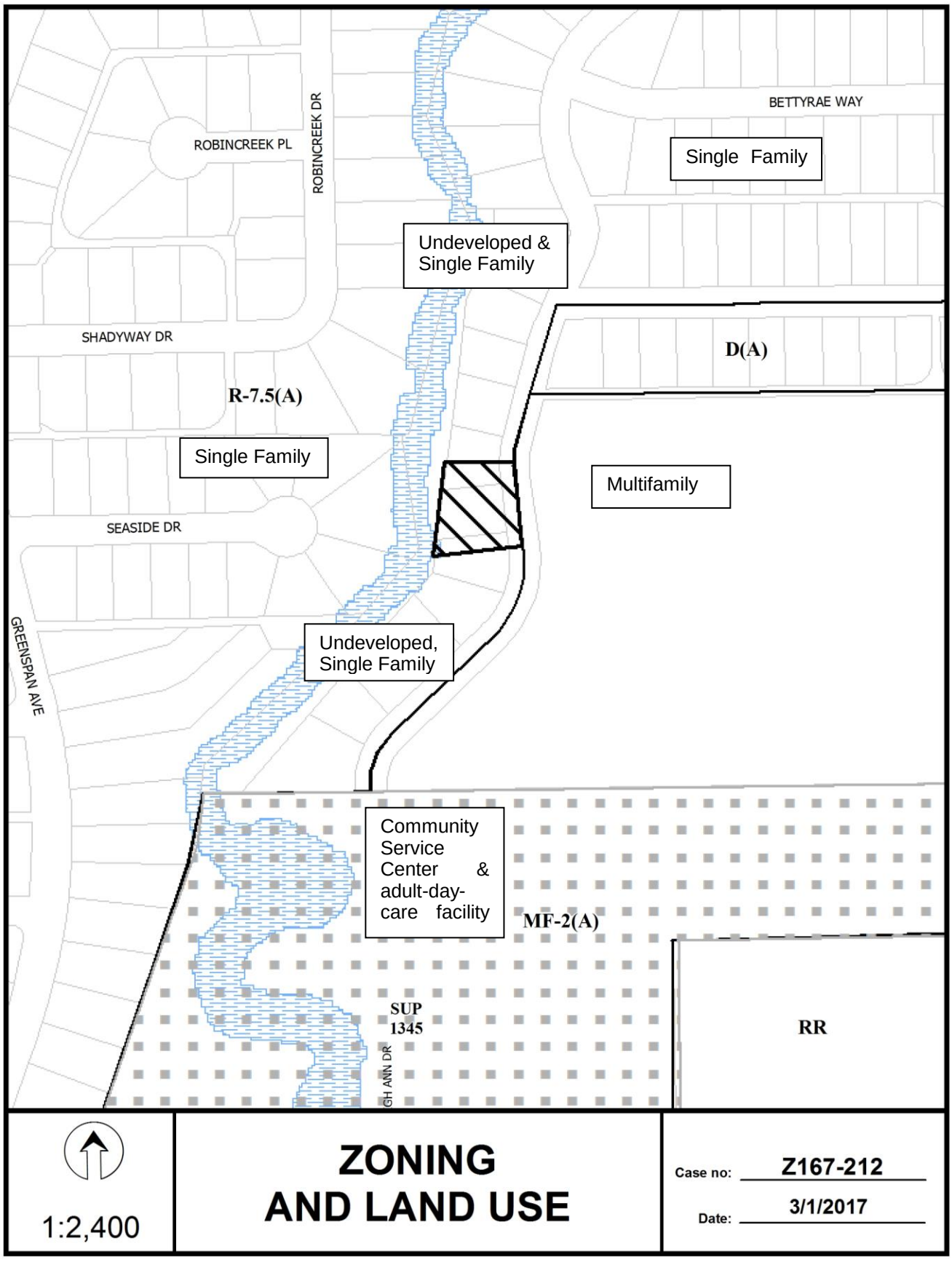


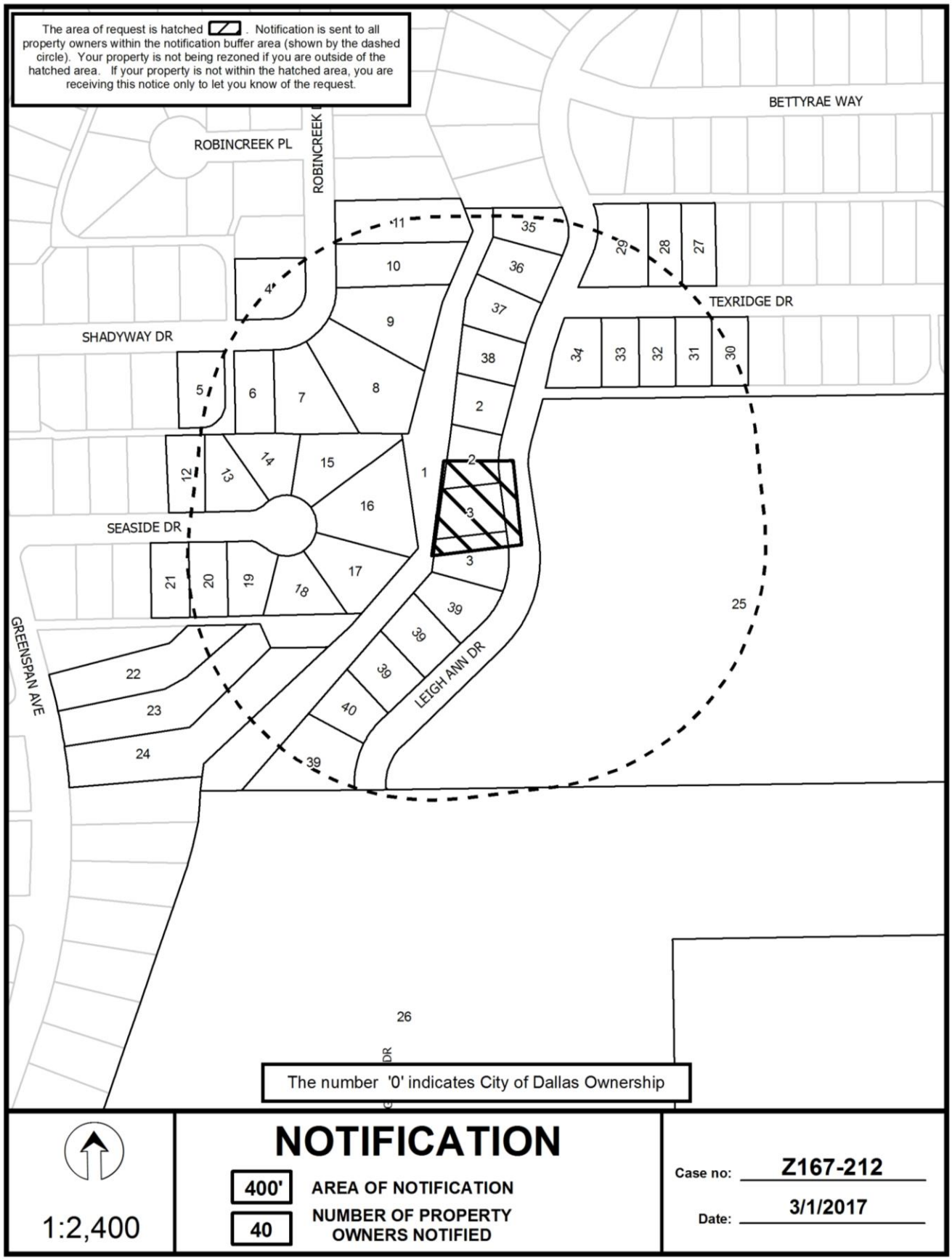
1:2,400

AERIAL MAP

Case no: Z167-212

Date: 3/1/2017


ROBINCREEK PL
ROBINCREEK DR
BETTYRAE WAY
Single Family
Undeveloped & Single Family
SHADYWAY DR
D(A)
R-7.5(A)
Single Family
Multifamily
SEASIDE DR
GREENSPAN AVE
Undeveloped, Single Family
Community Service Center & adult-day-care facility
MF-2(A)
SUP 1345
RR
GH ANN DR
1:2,400
ZONING AND LAND USE
Case no: Z167-212
Date: 3/1/2017


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.
BETTYRAE WAY
ROBINCREEK PL
ROBINCREEK
SHADYWAY DR
TEXRIDGE DR
SEASIDE DR
GREENSPAN AVE
LEIGH ANN DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
40
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-212
Date: 3/1/2017

03/01/2017

Notification List of Property Owners

Z167-212

40 Property Owners Notified

Label #	*Address*		*Owner*
1	7900	LEIGH ANN DR	WHITE ORCHID HOLDING CO
2	5	LEIGH ANN DR	WHITE ORCHID HOLDING CO
3	7	LEIGH ANN DR	GEWAX VIRGINIA ELIZABETH MEYERS RILEY TR
4	7859	ROBIN CREEK DR	BUSH ARCIE J
5	516	SHADYWAY DR	HENDERSON HELEN
6	512	SHADYWAY DR	LYNCH LUCILLE
7	508	SHADYWAY DR	PHIFER LINDA FAYE
8	504	SHADYWAY DR	BLACK JOSEPH
9	7862	ROBIN CREEK DR	SANTIBANEZ CONSTANCIA
10	7858	ROBIN CREEK DR	BEAMON LYNDA DODD
11	7852	ROBIN CREEK DR	GONZALEZ AUDREY &
12	519	SEASIDE DR	GARRETT JAMES O
13	515	SEASIDE DR	VARGAS XOCHILT DIEGO
14	511	SEASIDE DR	NET CAPITAL INVESTMENTS LLC
15	507	SEASIDE DR	NEWSOME LUEN
16	503	SEASIDE DR	RAWLS ARTRA &
17	504	SEASIDE DR	MA LEG PARTNERS 6
18	508	SEASIDE DR	JOHNSON NATHAN &
19	512	SEASIDE DR	STEPHENS VERA LIFE ESTATE
20	516	SEASIDE DR	JONES CATHY A
21	520	SEASIDE DR	CAMARGOMARTINEZ CELIA
22	7934	GREENSPAN DR	ALEXANDER TONYA VANESSA
23	7938	GREENSPAN DR	NICKLEBERRY HOWARD E ETUX
24	8004	GREENSPAN DR	GARDNER GERMAN C
25	7930	LEIGH ANN DR	168 REALTY GROUP IV LLC
26	417	W WHEATLAND RD	WHEATLAND TERRACE PARTNERS LTD

03/01/2017

Label #	*Address*		*Owner*
27	8041	TEXRIDGE DR	MARCH ROYCEE
28	8047	TEXRIDGE DR	MEZA PATRICIA
29	8051	TEXRIDGE DR	TASBY BARBARA A
30	8028	TEXRIDGE DR	BONELL PATRICIA
31	8036	TEXRIDGE DR	GBENJEN SAIO K
32	8040	TEXRIDGE DR	WILSON INVESTMENT PPTIES INC
33	8046	TEXRIDGE DR	ECHEVERRIA PAULA
34	8050	TEXRIDGE DR	HERNANDEZ JULIA
35	7817	LEIGH ANN DR	GARCIA MARIA &
36	7821	LEIGH ANN DR	WEST FORK PROPERTIES LLC
37	7903	LEIGH ANN DR	TALIAFERRO CORDIA TRUSTEE OF THE 7903 LEIGHT ANN
38	7907	LEIGH ANN DR	WANG CHEN YU
39	9	LEIGH ANN DR	CERDA EDGER
40	8015	LEIGH ANN DR	REYES DANIEL ENRIQUE DE LEON &

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-220(OTH) **DATE FILED:** February 2, 2017

LOCATION: Joe Field Road and Denton Drive, Southwest corner

COUNCIL DISTRICT: 6 **MAPSCO:** 23-E

SIZE OF REQUEST: Approx. 2.717 Acres **CENSUS TRACT:** 99.00

APPLICANT/OWNER: Redi-Mix, LLC

REPRESENTATIVE: Fielder F. Nelms

REQUEST: An application for the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The applicant is proposing to continue operation of the existing concrete plant [Custom-Crete Inc.].

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

BACKGROUND INFORMATION:

- The request site is developed with a concrete plant and supporting operations/areas, including office, vehicle storage, and raw materials area.
- The applicant proposes to continue operation of the existing concrete plant.
- The site plan is being revised to capture revised perimeter gate infrastructure, and a small expansion of an existing accessory building.
- On October 8, 2003, the City Council approved an amendment to PDD No 498 to create a new Subdistrict 1 with two Tracts: Tract 1 located at the northwest corner of Joe Field Road and Denton Drive for a Home improvement center, lumber, brick or building materials sales yard; and Tract 2 located at the southwest corner of Joe Field Road and Denton Drive for a Concrete Plant (by SUP)].
- On October 8, 2003, the City Council approved SUP No. 1530 for a concrete plant for a three-year period with eligibility for automatic renewal for additional three-year periods.
- August 22, 2006, SUP No. 1530 was automatic renewed for a three-year period.
- On March 25, 2009, SUP No. 1530 was amended and renewed the SUP for a three-year period that expired on October 7, 2012, but was eligible for automatic renewal for one additional two-year period. The amendment included changes to make a small expansion of an existing accessory building and to establish a maximum floor area and to change the time period.
- On February 26, 2014, an Industrial Inspection Report prepared by environmental health city staff determined the operation was in compliance with previously reported (November 14, 2013) violations. As of April 7, 2017, the Office of Environmental Quality confirmed that the business owner complies with all regulations.
- On August 16, 2014, the specific use permit was approved for a three-year period. The SUP expires on August 13, 2017.
- The business has a different owner than under previous SUPs. For this reason, the site plan is being replaced to update the name of the new owner.

Zoning History: There has been no recent zoning activity in the immediate area relevant to this request.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that renewal of this Specific Use Permit will not create additional impact on the surrounding roadway system.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Denton Drive	Collector	60 foot
Joe Field Road	Local	50 foot

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 Comprehensive Plan does not address this type of use, therefore there are no goals or policies supporting or opposing the request.

Area Plan:

The site lies within the boundary of the Stemmons/Harry Hines Corridor Implementation Study, adopted by the City Council on December 11, 1996. This effort addresses the revitalization of the geographical area by focusing on permitted uses, public infrastructure improvements, landscaping, scale of development, and other regulations. The predominant uses of the area are light industrial/warehousing. These include commercial uses, warehouse, wholesale/retail centers, restaurants, automotive and banking businesses. The goal of the plan is to capitalize on the existing businesses and facilitate their growth and development. Part of the goals of the plan is to progressively eliminate all the non-conforming uses including residential and encourage small commercial/office uses in those properties.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 498, SUP No. 1530	Concrete plant
North	PD No. 498	Contractor's maintenance yard
East	IR	Office/showroom, warehouse
West	PD No. 498	Retail, warehouse
South	PD No. 498	Office/showroom, warehouse

Land Use Compatibility:

The applicant is requesting continued operation of a concrete plant permitted by SUP No. 1530. The applicant has operated at this location since the early 1980's.

The site is surrounded by commercial, warehouse and retail uses west of the site. The predominant land use east of the site is office/showroom/warehouse. Other surrounding uses are industrial and a contractor's maintenance yard to the north, retail and warehouse to the west of the site; and office/showroom/warehouse to the south of the property. Additionally, the elevated portion of the DART Green Line traverses this area. For orientation purposes, the Walnut Hill/Denton Station is situated approximately 1,200 feet northeast of the site.

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 noted above, the applicant has operated at this location for a significant time. PDD No. 498 was amended, in part, to permit the applicant's use by SUP. Staff is supportive of the requested renewal. However due to the operational characteristics associated with this type of use and the location of the use; staff recommends a shorter time period than requested by the applicant. With a shorter time period, staff will be able to monitor the use and the progress and changes in the surrounding area. The shorter time period will help ensure that the use will not negatively impact the surrounding uses as well as to identify and address any possible issues with the use.

The applicant submitted a revised site plan to update the ownership of the business. The name of the business does not have to be included on the site plan since the zoning of the property, in this case the SUP, stays with the land and not with the owner or operator of the business. The applicant just wanted to have the new name on the plan. Nothing else is being changed on the plan.

Partners and Principles

Officers	Title
Joseph Tusa	President
William Sandbrook	Vice President
Niel Poulsen	Vice President and General Manager
Paul Jolas	Vice President and Secretary
Richard Delle	Vice President and Treasurer

PROPOSED CONDITIONS
SUP No. 1530

1. USE: The only use authorized by this specific use permit is an industrial (outside) use for a concrete plant.

2: SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommended:

3. TIME LIMIT: This specific use permit expires on ~~August 13, 2017~~ (five years), but is eligible for automatic renewal for ~~one~~ additional ~~two~~ 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.)

Applicant requested:

3. TIME LIMIT: This specific use permit expires on ~~August 13, 2017~~ (ten years), but is eligible for automatic renewal for one 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. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.

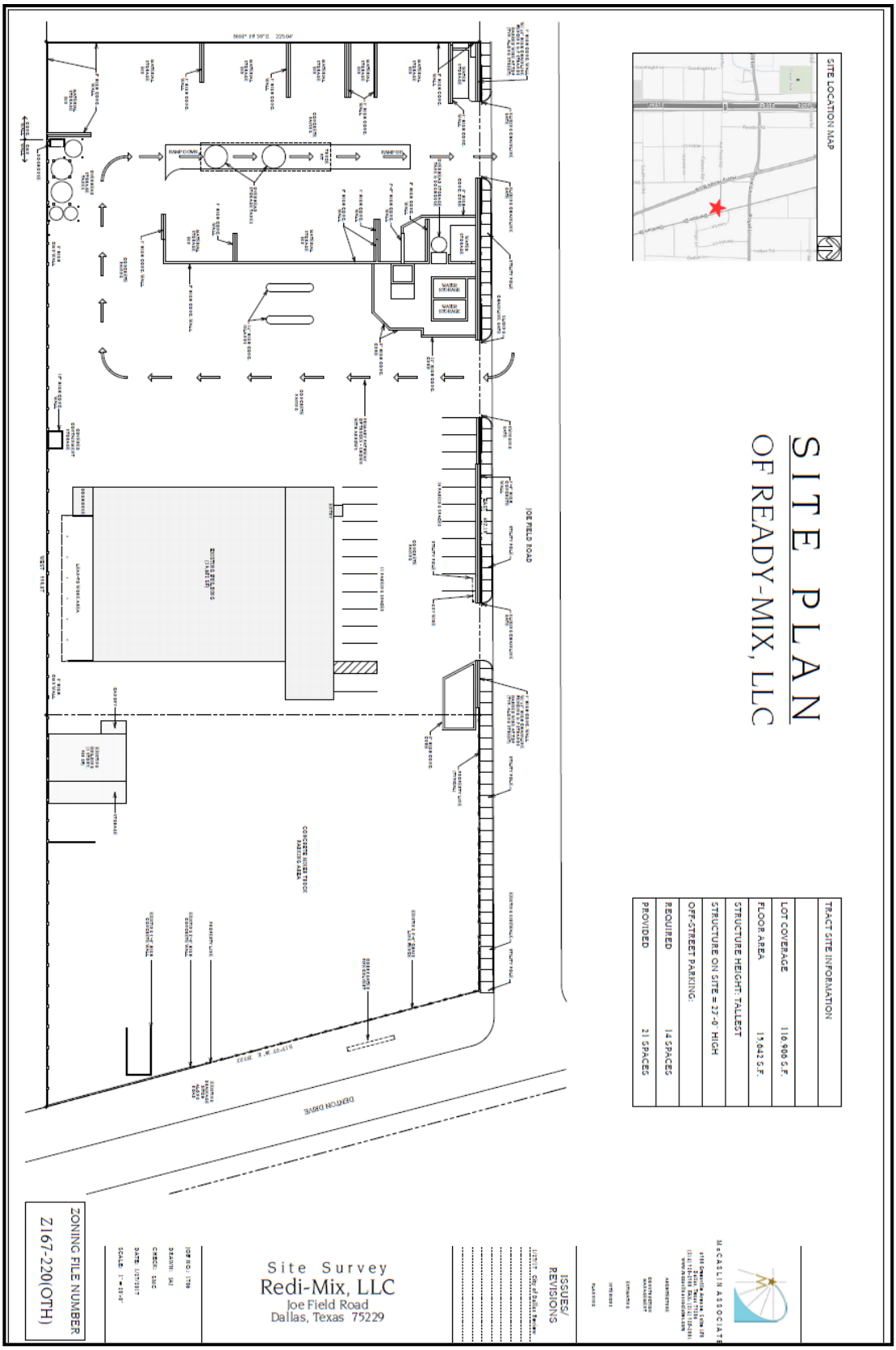
5. FLOOR AREA: Maximum floor area is 15,642 square feet in the locations shown on the attached site plan.

6. OFF-STREET PARKING: A minimum of 21 off-street parking spaces must be provided in the location shown on the attached site plan.

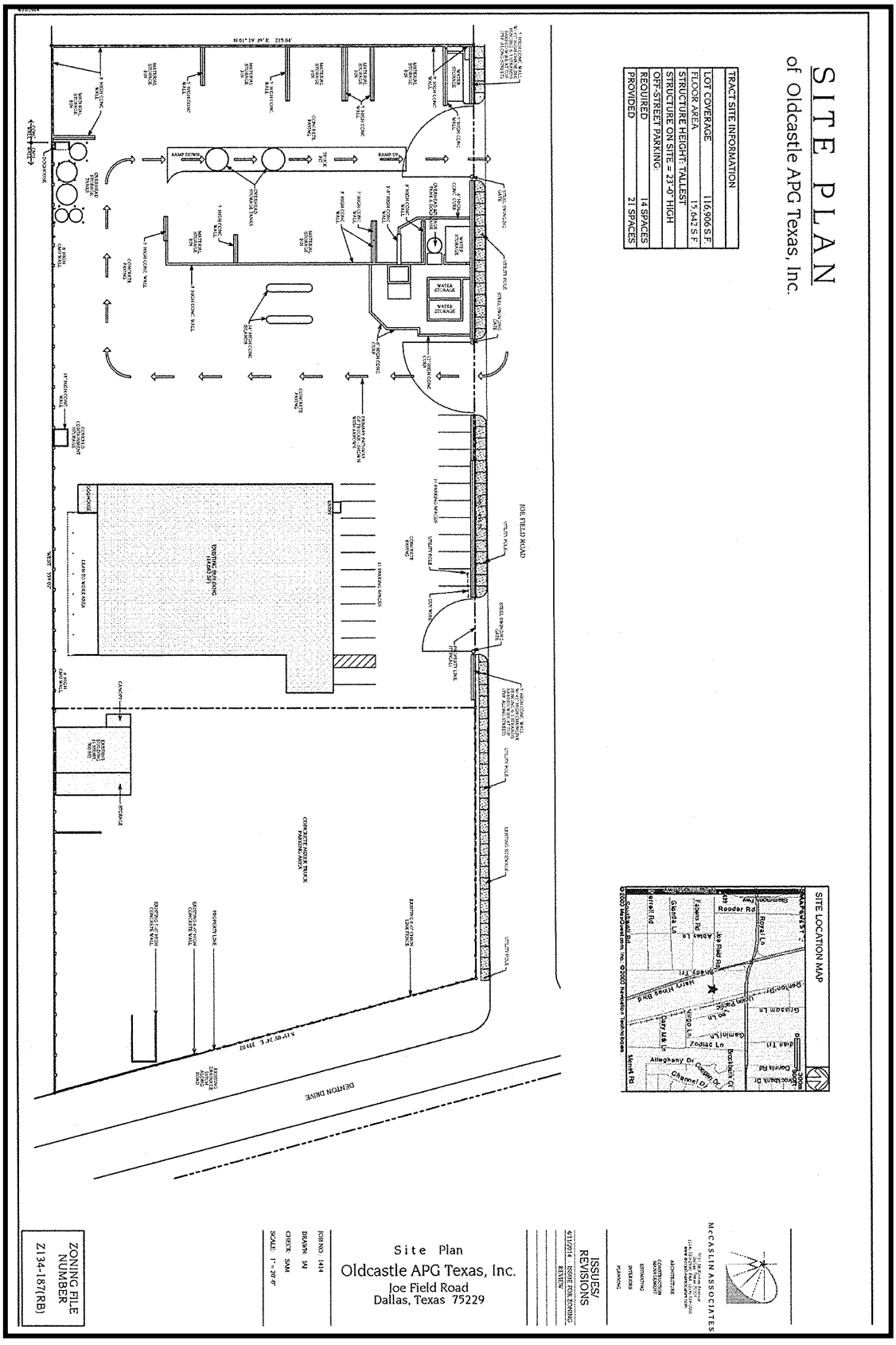
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

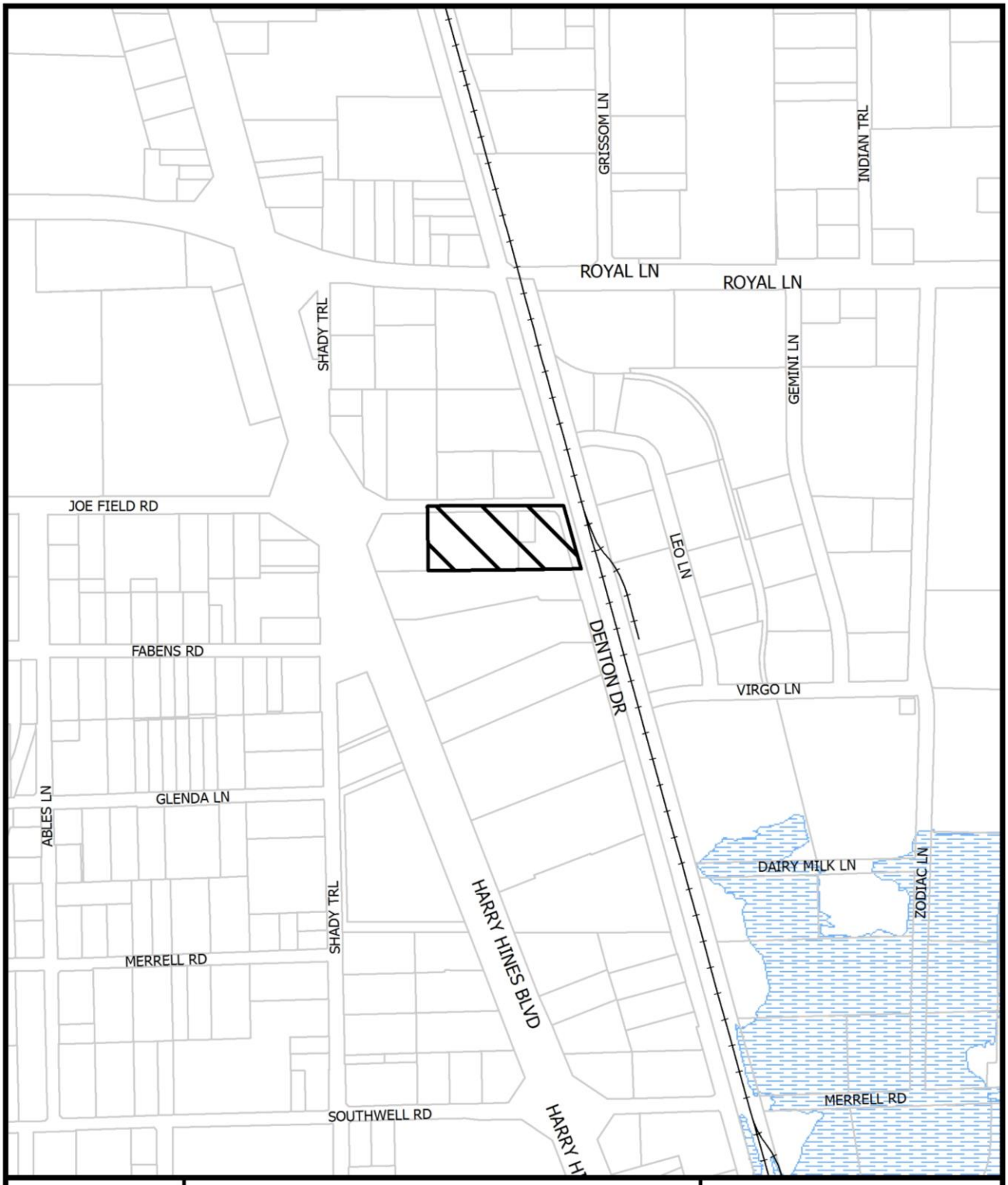
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



EXISTING SITE PLAN





1:6,000

VICINITY MAP

Case no: Z167-220

Date: 3/8/2017

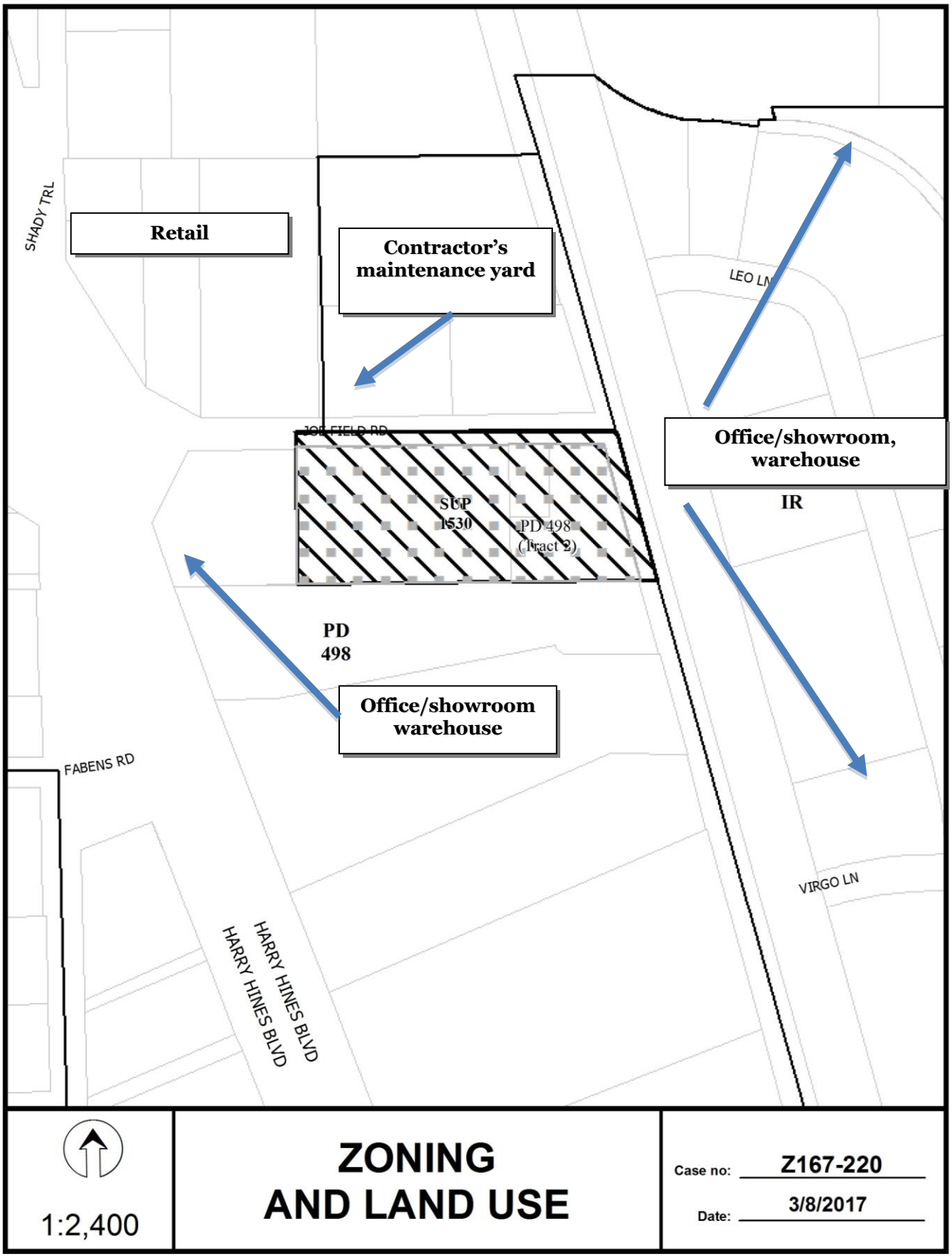


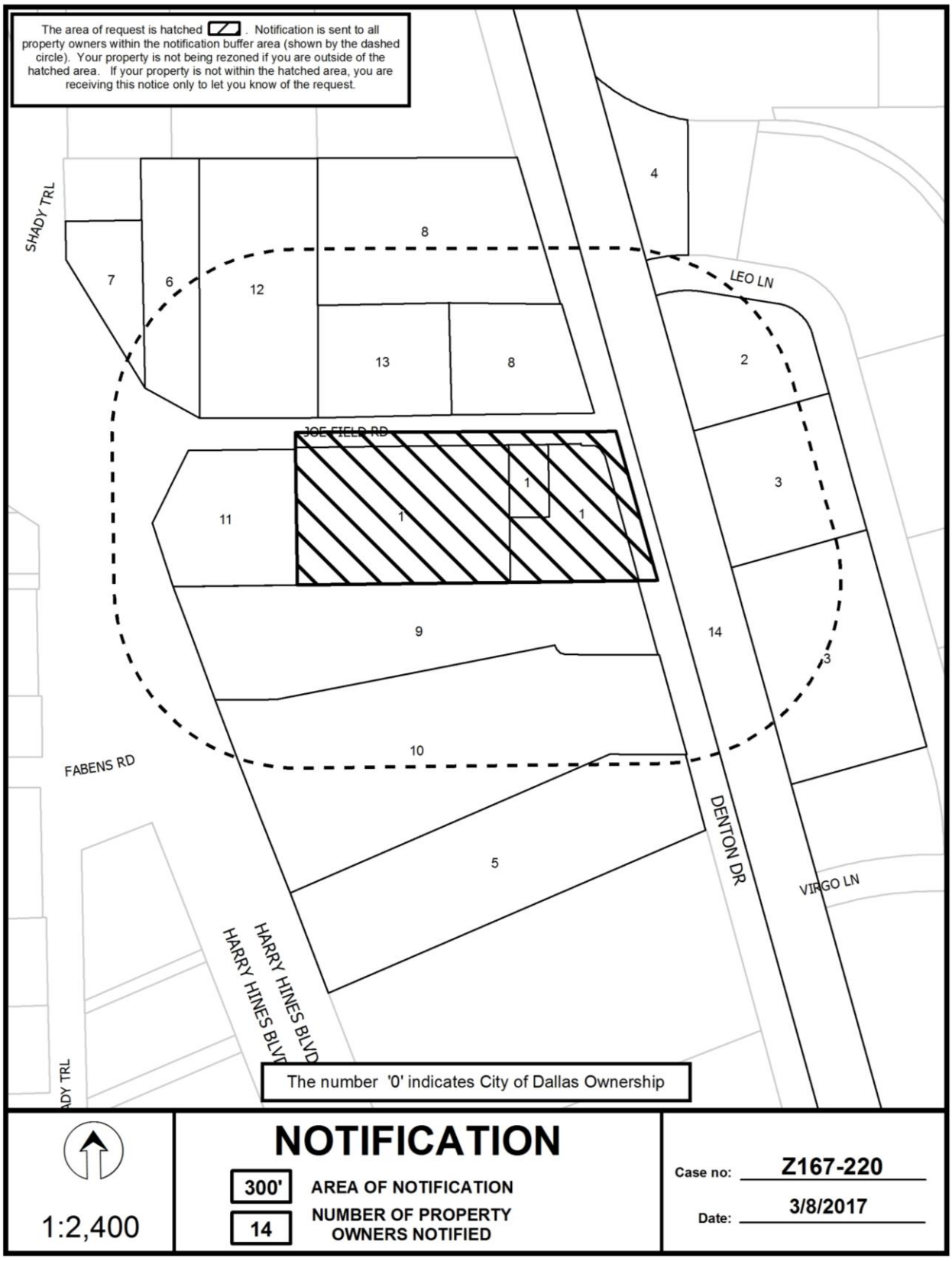
1:2,400

AERIAL MAP

Case no: Z167-220

Date: 3/8/2017


SHADY TRL
Retail
Contractor's maintenance yard
LEO LN
JOE FIELD RD
SUP 1530
PD 498 (Tract 2)
Office/showroom, warehouse
IR
PD 498
Office/showroom warehouse
FABENS RD
HARRY HINES BLVD
HARRY HINES BLVD
VIRGO LN
1:2,400
ZONING AND LAND USE
Case no: Z167-220
Date: 3/8/2017


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.
SHADY TRL
LEO LN
JOE FIELD RD
FABENS RD
DENTON DR
VIRGO LN
HARRY HINES BLVD
HARRY HINES BLVD
4
8
7
6
12
13
8
2
3
11
1
1
1
9
14
3
10
5
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-220
Date: 3/8/2017

03/08/2017

Notification List of Property Owners

Z167-220

14 Property Owners Notified

Label #	*Address*		*Owner*
1	2654	JOE FIELD RD	REDIMIX LLC
2	11271	LEO LN	YOU WENRU &
3	11243	LEO LN	GRUEN RONALD TR &
4	11292	LEO LN	DALLAS TOBACCO & IMPORTS
5	11220	HARRY HINES BLVD	HAHN YOUNG K & SONG K LIVING TRUST
6	2605	JOE FIELD RD	RAJ JOE FIELD LLC
7	11310	HARRY HINES BLVD	SCHOTT STEVEN M ET AL
8	11309	DENTON DR	CUSTOM CRETE INC
9	11252	HARRY HINES BLVD	HARRY HINES PROPERTIES LLC
10	11250	HARRY HINES BLVD	HARRY HINES MILLENNIUM
11	11276	HARRY HINES BLVD	S W C VENTURE INC
12	2615	JOE FIELD RD	HELEN MCGINNIS PILLIFANT GST TRUST
13	2627	JOE FIELD RD	CUSTOMCRETE INC
14	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-160(JM) **DATE FILED:** December 20, 2016

LOCATION: On the northwest line of San Jacinto Street, between Annex Avenue and Grigsby Avenue.

COUNCIL DISTRICT: 2 **MAPSCO:** 46-A

SIZE OF REQUEST: ±1.7 acres **CENSUS TRACT:** 15.03

REPRESENTATIVE: Rob Baldwin

APPLICANT/OWNER: Cypress Real Estate Advisors, Inc.

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District and a P(A) Parking District.

SUMMARY: The applicant would like to develop the request site with a mix of residential units.

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

BACKGROUND INFORMATION:

- The ±.1.7-acre request site is partially developed with multifamily uses. The remainder served as a parking lot for a bank facing Ross Avenue, which is no longer in operation.

- The purpose of this request is to match the zoning of these properties similarly to adjacent properties to the north and northwest, facing Ross Avenue.

- A development plan provided for this request indicates that the property owner would like to develop the site across the parcel boundary, into the PD No. 298 area facing Ross, as one cohesive site.

- The proposed PD is for MF-2(A) Multifamily uses. The conditions for the proposed development indicate the applicant would like to provide a reduced front, side, and rear yard. The maximum structure height has been increased from 36 feet to 54 feet plus 12 feet for mechanicals. The lot coverage has been increased from 60 percent to 70 percent. Urban design standards for sidewalks, pedestrian scale lighting, highly reflective glass, fencing, entry-facing units, façade articulation, and architectural elements were added to partially match Subarea 4 of PD No. 298. Finally, a provision allowing for smaller street trees and required buffer trees in the event of utility conflicts was added.

Zoning History:

1. Z156-172: On May 25, 2016, the City Council approved Specific Use Permit No. 2200 for a child-care facility on the southeast line of Munger Avenue, between Annex Ave. and N. Prairie Ave.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Grigsby Avenue	Local	50 feet
San Jacinto Street	Local	60 feet
Annex Avenue	Local	50 feet

Land Use:

	Zoning	Land Use
Site	MF-2(A) and P(A)	Multifamily and Parking Lot
Northwest	PD No. 298 Subarea 4	Vacant and Convalescent Home
Northeast	MF-2(A)	Multifamily
Southeast	MF-2(A)	Multifamily
Southwest	PD No. 298 Subarea 4 and MF-2(A)	Retail and Multifamily

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and required a traffic impact analysis. The report has been approved, as the City engineer determined it will not have a negative impact on the existing street system.

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

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

NEIGHBORHOOD PLUS

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

Land Use Compatibility:

The surrounding land uses consist primarily of aging multifamily units across Grigsby Avenue, San Jacinto Street, and Annex Avenue. Properties along Ross Avenue have been redeveloping as evident with a growth in nearby retail and personal service uses such as banks, restaurants, and shops. The site itself has two multifamily units, one of which the applicant plans to keep at the northeast corner of San Jacinto Street and Grigsby Avenue, and the other along Annex Avenue and San Jacinto Street which is planned for demolition (as identified on the proposed development plan). A continuation of multifamily uses at this site, while providing a mix of different styles of units (townhomes are proposed along Grigsby Avenue), will add fresh housing stock and support redevelopment efforts in the area.

In an effort to increase the pedestrian amenities, the proposed PD offers the following urban design standards:

A. Six foot sidewalks;
B. Pedestrian scale lighting;
C. A provision protecting from highly reflective glass;

D. Fencing standards to maximize openness—up to eight feet allowed in front yard with the top four feet being of wrought iron, tubular steel, or similar material;
E. An entry provision requiring direct street access for 80 percent of units along Annex Avenue and 50 percent of units facing San Jacinto Street;
F. A building articulation requirement for each 50 feet of length to minimize monotony;
G. A matching material façade standard for parking structures; and,
H. The addition of architectural elements at all building corners and public entry points including prominent public entrances, canopies, awnings, or attached towers.

Letters A-D directly mimic Subarea 4 of PD No. 298. The remainder was added to increase the urban nature of the neighborhood.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	**Side/Rear**				
Existing: MF-2(A)	15’	0’ single family 5’ duplex 10’ others 0’ single family 10’ duplex 15’ others	36’*	60% res. 50% nonres.	RPS *Plus12 feet for mechanicals	Residential, Institutional, Recreation, Utility and public service.
Existing: P(A)	10’	--	--	--	--	Parking
Proposed: PDD	5’	0’	54’*	70%	*Plus12 feet for mechanicals	PD for MF-2(A) uses—all uses above.
Adjacent: PD No. 298 Subarea 4	5’ min 15’ max	0’ 5’	54’	90%	RPS	Commercial and Business Service, Institutional and Community Service, Lodging, Office, Recreation, Residential, Retail and Personal Service, Utility and public service.

The applicant chose to mimic the contiguous lot’s zoning to the north which they plan to develop as a cohesive site along with the area of request. However, the proposed height of 54 feet plus 12 feet of mechanicals would make for an 18 to 30 foot difference in height along the area of request and existing units and properties all zoned MF-2(A) to the east, south, and west. These properties have rights to develop up to 36 feet plus up to 12 feet for mechanicals. Additionally, PD No. 298, Subarea 4 does not allow projections above 54 feet in height. While the area is an urban neighborhood, an added protection of stepping-back or recessing the additional mechanicals 50 feet from each exterior street-facing façade for all items that project above 54 feet, as allowed by the

proposed conditions, offers visual protection and relief from potentially excessive massing.

The requested change in lot coverage will act as a stepping increase in density from the development site, making the area a progressive, yet cohesive site. Subject properties to the northeast, southeast, and southwest all can reach maximum lot coverage of 60 percent. This half of the development site, which is closest to those areas currently zoned MF-2(A) and is the area of request for this zone change, would increase to 70 percent lot coverage with additional height; followed by the section of the development site facing Ross Avenue and not a part of this zone change, which can be developed with up to 90 percent lot coverage and up to 54 feet in overall height. As the development progresses to Ross Avenue, it increases in overall density.

Parking:

Parking will be provided per Chapter 51A. A breakdown cannot be provided at this time, since the number of units has yet to be determined. A multifamily use requires one parking space per bedroom.

Landscaping and Screening:

The applicant has added a provision in the proposed PD for the minimum caliper of street trees to be reduced to two inches and remain at six feet tall. This also applies to and within required buffer plant material, but adds the requirement for three large evergreen shrubs. These changes were made after speaking with the City arborist, who found a conflict with overhead utilities. Large trees were found to be undesirable where utility conflicts exist. This provision was added to only apply when a utility conflict exists. All other landscaping would be provided according to Article X.

In comparison, Subarea 4 within PD No. 298, contiguous and a part of the remainder site and development would have to comply entirely with Article X—as referred by PD No. 298.

Proposed PD Conditions

"ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at the northeast corner of San Jacinto Street and Annex Avenue. The size of PD _____ is approximately _____ acres.

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

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

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

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

SEC. 51P- ____.104. EXHIBIT.

The following exhibit is incorporated into the article: Exhibit ____A: development plan.

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

Development and use of the Property must comply with the development plan (Exhibit ___). 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.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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 MF-2(A) Multifamily District is subject to DIR in this district; etc.

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

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

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(a) Front yard. Minimum front yard is five feet. Stairs, stoops, balconies, bay windows, and other ordinary architectural projections may encroach up to four feet into the required front yard .

(b) Side and rear yard. No Minimum side or rear yard.

(c) Density. Maximum number of dwelling units is 170.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height.

(1) Maximum structure height is 54 feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height when set back from each exterior street-facing facade by 50 feet:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Ornamental cupola or dome.

(F) Skylights.

(G) Clerestory.

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

(I) Chimney and vent stacks.

(J) Parapet walls, limited to a height of four feet, do not have to be setback 50 feet from the exterior street-facing façade.

(f) Lot coverage. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories.

(1) Except as provided in this subsection, maximum number of stories above grade is four.

(2) For parking structures, maximum number of stories above grade is five.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

See Article VI.

SEC. 51P- ____.111. URBAN DESIGN STANDARDS.

(a) Sidewalks. Sidewalks with a minimum width of six feet must be provided along all street frontages.

(b) Pedestrian scale lighting. Pedestrian scale lighting must be provided at a minimum of 1.5 foot candles and be mounted at a height no greater than 14 feet.

(c) Highly reflective glass. Highly reflective glass may not be used as an exterior building material on any building or structure. For the purposes of these restrictions, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(d) Fencing. Except for required screening, fencing located between the street and a front building facade must be wrought iron, tubular steel, or similar materials or a combination of these materials with up to a four-foot-high masonry base.

(e) Entries.

(1) A minimum of 80 percent of the street-facing, street-level dwelling units along Annex Avenue and a minimum of 50 percent of the street-facing, street-level dwelling units along San Jacinto Street must have:

(A) individual entries directly from the outside;

(B) street access; and

(C) improved paths connecting the dwelling unit to the sidewalk.

(2) A minimum of 70 percent of the street-facing, street-level dwelling units along Annex Avenue and a minimum of 40 percent of the street-facing, street-level dwelling units along San Jacinto Street must have individual entries, stoops, or porches that are elevated between six and 30 inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch.

(f) Facades.

(1) To break up the monotony created by long facade walls, street-facing facades must have building articulation with a minimum depth of one foot for every 50 feet of facade length.

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

(A) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade

(3) Facades for parking structures which are visible from the public right-of-way must be similar in materials, architecture, and appearance to the facade of the main structure.

(g) Architectural elements. A minimum of one architectural element must be provided at all building corners and at public entry points along Annex Avenue and San Jacinto Street. Some examples of architectural elements are architecturally prominent public entrances, canopies, awnings, or attached towers.

SEC. 51P-____.112. LANDSCAPING.

(a) In general. Except as provided in this section, and except when a utility conflict exists, landscaping must be provided in accordance with Article X.

(b) Street trees.

(1) Two small trees with a minimum caliper of two inches and a minimum height of six feet may be substituted for each large tree required.

(c) Buffer plant materials.

(1) A landscape buffer strip provided to comply with this section or Section 51A-10.126 must contain two small trees with a minimum caliper of two inches and a minimum height of six feet spaced no less than 25 feet apart and three large evergreen shrubs for each 50 linear feet of the buffer strip.

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

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

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

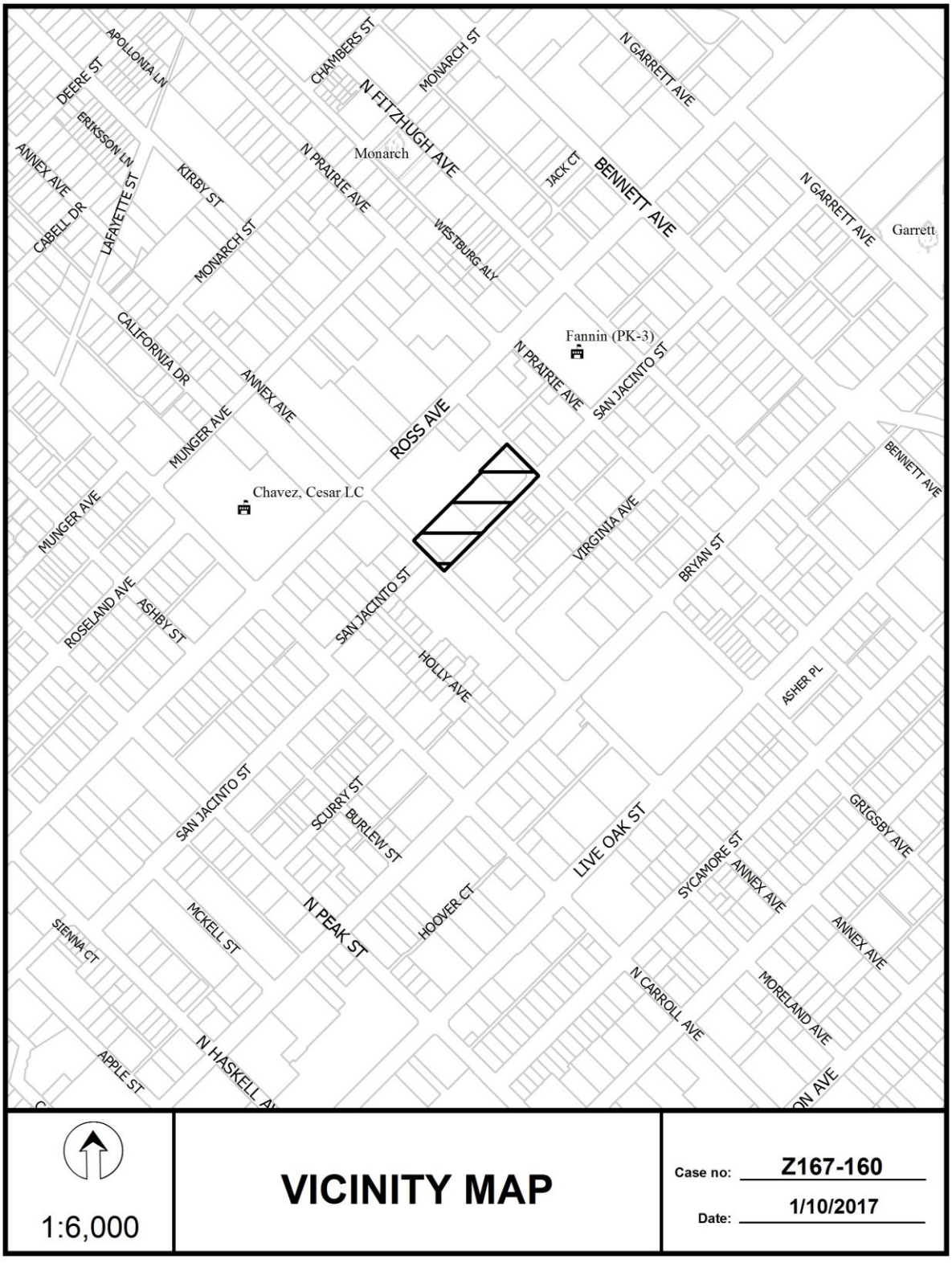
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

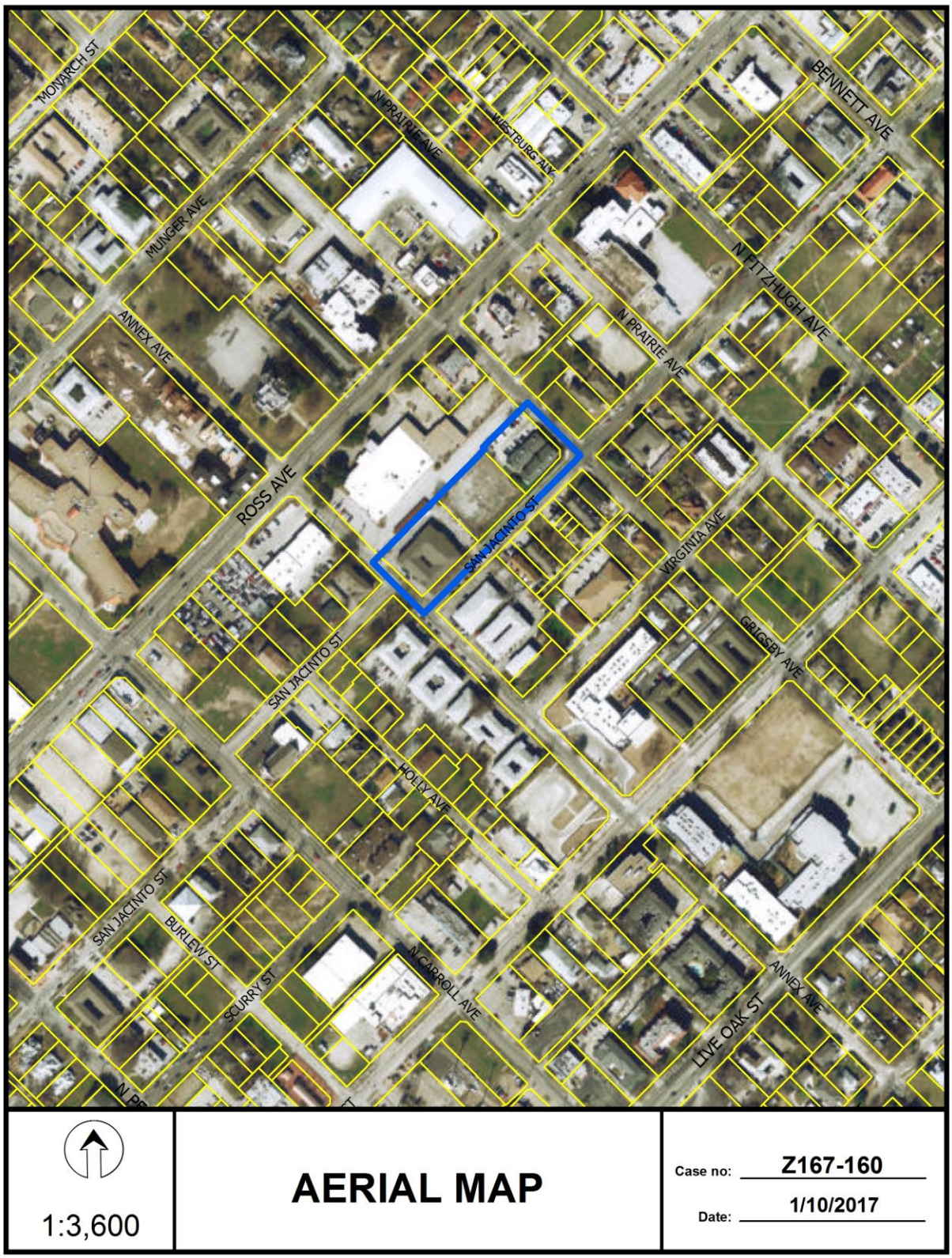
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

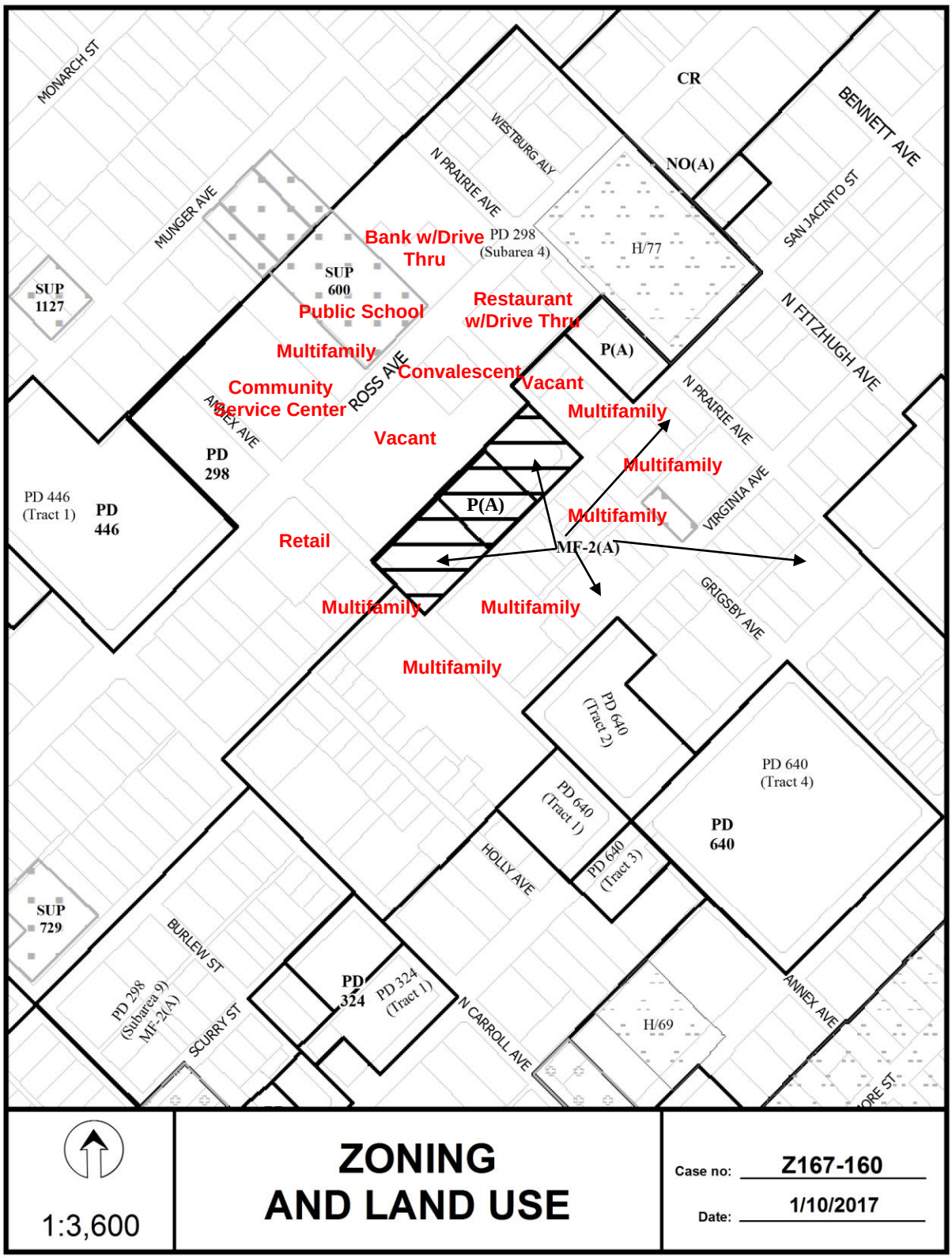
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

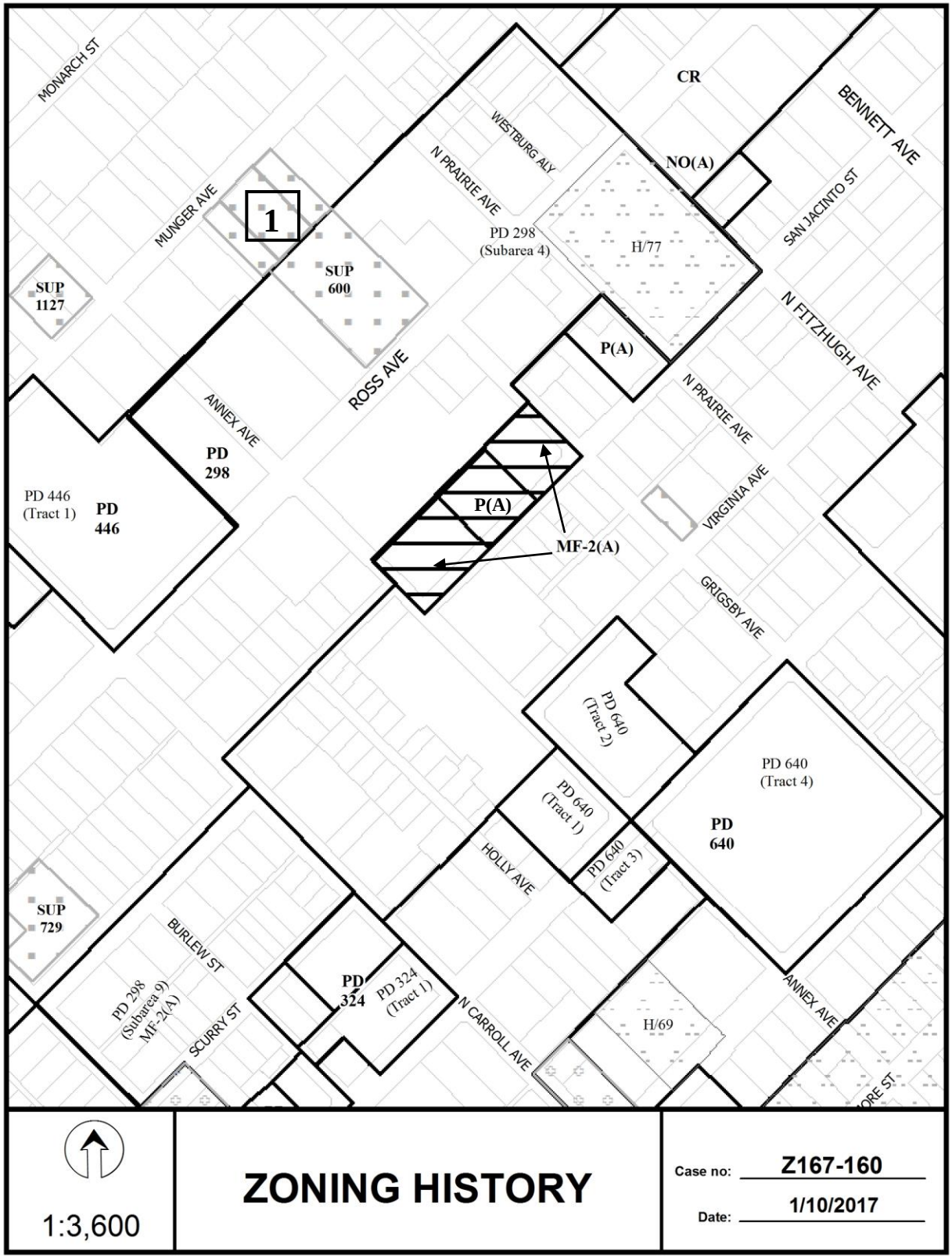
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

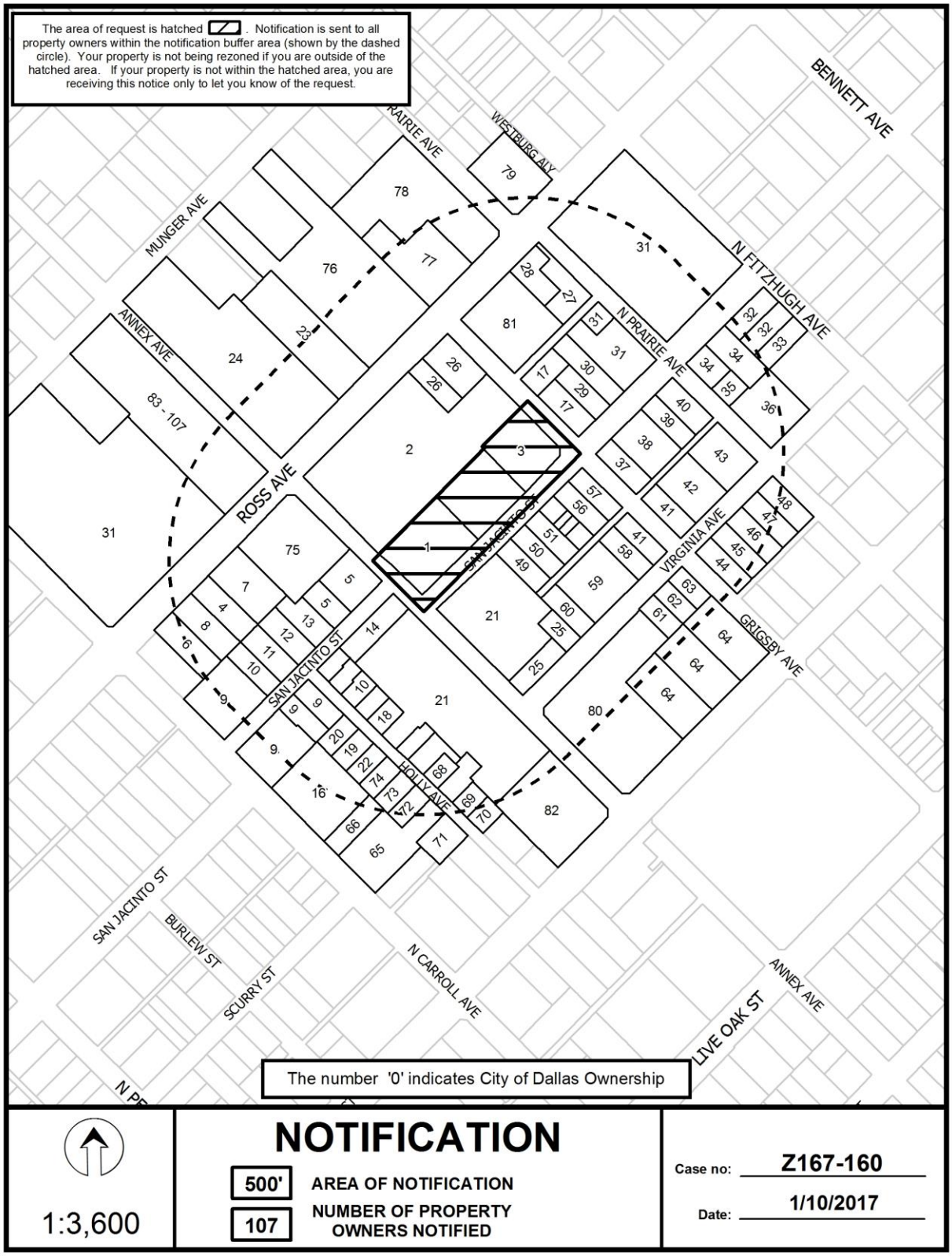
Proposed Development Plan


APOLLONIA LN
DEERE ST
ERIKSSON LN
ANNEX AVE
CABELL DR
LAFAYETTE ST
KIRBY ST
CHAMBERS ST
MONARCH ST
N FITZHUGH AVE
Monarch
N PRAIRIE AVE
WESTBURG ALY
JACK CT
BENNETT AVE
N GARRETT AVE
Garrett
CALIFORNIA DR
Fannin (PK-3)
SAN JACINTO ST
ROSS AVE
MUNGER AVE
Chavez, Cesar LC
VIRGINIA AVE
BRYAN ST
ROSELAND AVE
ASHBY ST
HOLLY AVE
ASHER PL
SCURRY ST
BURLEW ST
LIVE OAK ST
GRIGSBY AVE
SYCAMORE ST
MCKELL ST
N PEAK ST
HOOVER CT
SIENNA CT
N CARROLL AVE
MORELAND AVE
APPLE ST
N HASKELL AVE
1:6,000
VICINITY MAP
Case no: Z167-160
Date: 1/10/2017


MONARCH ST
N PRAIRIE AVE
WESTBURG ALY
BENNETT AVE
MUNGER AVE
N FITZHUGH AVE
ANNEX AVE
N PRAIRIE AVE
ROSS AVE
SAN JACINTO ST
VIRGINIA AVE
GRIGSBY AVE
SAN JACINTO ST
HOLLY AVE
SAN JACINTO ST
BURLEW ST
SCURRY ST
N CARROLL AVE
ANNEX AVE
LIVE OAK ST
1:3,600
AERIAL MAP
Case no: Z167-160
Date: 1/10/2017


MONARCH ST
CR
BENNETT AVE
WESTBURG ALY
N PRAIRIE AVE
NO(A)
MUNGER AVE
SAN JACINTO ST
Bank w/Drive Thru
PD 298 (Subarea 4)
H/77
SUP 600
SUP 1127
Public School
Restaurant w/Drive Thru
N FITZHUGH AVE
Multifamily
P(A)
ROSS AVE
Convalescent
Vacant
Community Service Center
AMBLEX AVE
Multifamily
N PRAIRIE AVE
Vacant
PD 298
Multifamily
PD 446 (Tract 1)
PD 446
P(A)
VIRGINIA AVE
Multifamily
Retail
MF-2(A)
GRIGSBY AVE
Multifamily
Multifamily
Multifamily
PD 640 (Tract 2)
PD 640 (Tract 4)
PD 640 (Tract 1)
PD 640
HOLLY AVE
PD 640 (Tract 3)
SUP 729
BURLEW ST
PD 298 (Subarea 9) MF-2(A)
PD 324
PD 324 (Tract 1)
SCURRY ST
N CARROLL AVE
H/69
ANNEX AVE
1:3,600
ZONING AND LAND USE
Case no: Z167-160
Date: 1/10/2017


MONARCH ST
MUNGER AVE
1
WESTBURG ALY
N PRAIRIE AVE
CR
NO(A)
BENNETT AVE
SAN JACINTO ST
PD 298
(Subarea 4)
H/77
SUP
1127
SUP
600
ROSS AVE
P(A)
N FITZHUGH AVE
ANNEX AVE
PD
298
N PRAIRIE AVE
PD 446
(Tract 1)
PD
446
P(A)
MF-2(A)
VIRGINIA AVE
GRIGSBY AVE
PD 640
(Tract 2)
PD 640
(Tract 4)
PD 640
(Tract 1)
PD
640
HOLLY AVE
PD 640
(Tract 3)
SUP
729
BURLEW ST
PD 298
(Subarea 9)
MF-2(A)
SCURRY ST
PD
324
PD 324
(Tract 1)
N CARROLL AVE
H/69
ANNEX AVE
1:3,600
ZONING HISTORY
Case no: Z167-160
Date: 1/10/2017


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.
PRAIRIE AVE
WESTBURG ALY
BENNETT AVE
MUNGER AVE
ANNEX AVE
ROSS AVE
N FITZHUGH AVE
N PRAIRIE AVE
VIRGINIA AVE
SAN JACINTO ST
HOLLY AVE
GRIGSBY AVE
SAN JACINTO ST
BURLEW ST
SCURRY ST
N CARROLL AVE
ANNEX AVE
LIVE OAK ST
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
107
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-160
Date: 1/10/2017

01/10/2017

Notification List of Property Owners

Z167-160

107 Property Owners Notified

Label #	*Address*		*Owner*
1	1604	ANNEX AVE	TUESDAY REAL ESTATE ROSS ANNEX LLC
2	4600	ROSS AVE	TUESDAY REAL ESTATE ROSS ANNEX LLC
3	1625	GRIGSBY AVE	1889 HOLDINGS LLC
4	4516	ROSS AVE	ALLEN THOMAS RICHARD
5	1601	ANNEX AVE	TOPSPIN DEVELOPMENT LP
6	4508	ROSS AVE	OPTIMUM REALTIES FL1 LLC
7	4522	ROSS AVE	CHAPMAN MOTORS INC
8	4512	ROSS AVE	ALLEN THOMAS RICHARD &
9	4501	SAN JACINTO ST	CITY CHURCH INTERNATIONAL
10	4511	SAN JACINTO ST	REIGER ASSOC 90 I LTD
11	4515	SAN JACINTO ST	VALDEZ JUVENTINO
12	4519	SAN JACINTO ST	BECERRA ANTONIO &
13	4521	SAN JACINTO ST	REIGER ASSOC 90 I LTD
14	1535	ANNEX AVE	MIL INVESTMENTSM LLC
15	1536	HOLLY ST	PLEASANT RUN LANCASTER
16	1518	N CARROLL AVE	CARROLL AVE INVESTMENTS LLC
17	1524	HOLLY ST	1250 WDT LTD
18	1520	HOLLY ST	TOMAINO PROPERTIES LP
19	1519	HOLLY ST	GAMEZ SIXTO
20	1527	HOLLY ST	ROJAS JOSE GAMEZ &
21	1519	ANNEX AVE	ANNEXROSS STREET
22	1517	HOLLY ST	ESPINOZA MARICRUZ
23	4619	ROSS AVE	HETRICK DENNIS W &
24	4601	ROSS AVE	DALLAS WOMANS FORUM
25	4607	VIRGINIA AVE	GRAHAM MORTGAGE CORPORATION
26	4636	ROSS AVE	DALLAS 24 HOUR CLUB INC

01/10/2017

Label #	*Address*		*Owner*
27	1621	N PRAIRIE AVE	VALUE WASH
28	4716	ROSS AVE	MFT ENTERPRISES INC TR
29	4705	SAN JACINTO ST	PENA ANDREW M &
30	4709	SAN JACINTO ST	ANDRADE SERGIO
31	4717	SAN JACINTO ST	Dallas ISD
32	1519	N FITZHUGH AVE	JUREK PROPERTIES LTD
33	1513	N FITZHUGH AVE	4813 VIRGINIA
34	4808	SAN JACINTO ST	ST JOSEPH MISSIONARY
35	1516	N PRAIRIE AVE	TRISKELE LLC
36	4801	VIRGINIA AVE	4813 VIRGINA
37	4702	SAN JACINTO ST	GUERRERO GUADALUPE
38	4708	SAN JACINTO ST	GARLAND ANNIE B
39	4714	SAN JACINTO ST	LOPEZ JOSE
40	4720	SAN JACINTO ST	SAINT JOSEPH MISSIONARY
41	4701	VIRGINIA AVE	FAITH COMMUNITY CHURCH
42	4707	VIRGINIA AVE	MARTINEZ MARIA A
43	4713	VIRGINIA AVE	ISAMBARD INVESTMENTS TRUST
44	4702	GRIGSBY AVE	4718 BRYAN LP
45	4706	VIRGINIA AVE	GARCIADESUAREZ AURORA
46	4710	VIRGINIA AVE	MARTINEZ REYNOLD
47	4714	VIRGINIA AVE	YELPERT PROPRIETARY LTD TRUSTEE
48	4720	VIRGINIA AVE	ISAMBARD INVESTMENT TRUST
49	4618	SAN JACINTO ST	SUVANNACHAKKHAM NOUNINH & SANE
50	4620	SAN JACINTO ST	LEIGH STEPHANIE
51	4622	SAN JACINTO ST	GNG PROPERTIES INC
52	4624	SAN JACINTO ST	LINAVONG KHENE
53	4624	SAN JACINTO ST	KEOVICHITH KHAMPHOR
54	4624	SAN JACINTO ST	SAKDAVONG VILATH
55	4624	SAN JACINTO ST	SAKDAVONG VILATH
56	4626	SAN JACINTO ST	SINGH HARJINDER &
57	4638	SAN JACINTO ST	OIBARA CATTLE FAMILY HOLDINGS LLC

01/10/2017

Label #	*Address*		*Owner*
58	4627	VIRGINIA AVE	GARDENERS IN COMMUNITY
59	4625	VIRGINIA AVE	VIRGINIA APTS INC
60	4609	VIRGINIA AVE	INSIXIENGMAY LAM N
61	4630	VIRGINIA AVE	BENAVIDES DAVID
62	4632	VIRGINIA AVE	RODRIGUEZ FRANCISCO &
63	4636	VIRGINIA AVE	BBI REALTY LLC
64	4645	BRYAN ST	COMAR PROPERTIES INC
65	1500	N CARROLL AVE	OLD EAST CARROL LLC
66	1510	N CARROLL AVE	QUINTERO BERTIN
67	1514	HOLLY ST	HUNT ROBERT VILLAREAL &
68	1510	HOLLY ST	HUNT ROBERT V
69	1414	HOLLY ST	ROBERT B BURKS & JUDITH A
70	1410	HOLLY ST	MEDINA JOSE M &
71	1413	HOLLY ST	ESPINOZA ARMANDO SR
72	1505	HOLLY ST	MENDEZ JESUS G &
73	1511	HOLLY ST	GUAJARDO LUIS A
74	1515	HOLLY ST	PAREDES URIEL
75	4540	ROSS AVE	PRESCOTT INTERESTS MIDWAY PLAZA LTD
76	4621	ROSS AVE	AMERICA CAN
77	4709	ROSS AVE	4709 ROSS AVE LLC
78	4721	ROSS AVE	PS LPT PPTIES INVESTORS
79	4801	ROSS AVE	SONIC DRIVE IN OF DALLAS LLC
80	4603	BRYAN ST	LIFT EDUCATION
81	4700	ROSS AVE	GONZALES MARIA R TR
82	4539	BRYAN ST	UPLIFT EDUCATION
83	1717	ANNEX AVE	ELLSWORTH ALLISON ANNE & STEPHEN JAMES
84	1717	ANNEX AVE	STEPHENS CHERYL L
85	1717	ANNEX AVE	LEGGETT JAMES
86	1717	ANNEX AVE	DURNELL JEREMY
87	1717	ANNEX AVE	CHANG ANGELA
88	1717	ANNEX AVE	G17TT LLC

01/10/2017

Label #	*Address*		*Owner*
89	1717	ANNEX AVE	CHINICH JUSTIN
90	1717	ANNEX AVE	THOMAS CLIFTON
91	1717	ANNEX AVE	MANGO MELISSA JEANETTE
92	1717	ANNEX AVE	MAY MARIA CULASI
93	1717	ANNEX AVE	RANGEL JOSE L JR
94	1717	ANNEX AVE	BAKER ANTHONY & MELISSA J
95	1717	ANNEX AVE	MORGAN KOLE P &
96	1717	ANNEX AVE	ELIBIARY IHAB
97	1717	ANNEX AVE	TATUM LESLIE
98	1717	ANNEX AVE	JENNINGS BRIAN A &
99	1717	ANNEX AVE	CEJA FERNANDO
100	1717	ANNEX AVE	FIELDS MICHAEL
101	1717	ANNEX AVE	BRANCH THOMAS L FAMILY 1991 REV TR
102	1717	ANNEX AVE	KEYSTONE DEVELOPMENT LLC
103	1717	ANNEX AVE	MICKELSEN DANIEL R & PAULA J REVOCABLE TRUST
104	1717	ANNEX AVE	KRAUSELECKIE JAN
105	1717	ANNEX AVE	BOWMAN MATTHEW THOMAS
106	1717	ANNEX AVE	PRIESTLY CORLEE &
107	1717	ANNEX AVE	KHARABANDA APPAN &

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER: Z167-205(SM) **DATE FILED:** February 10, 2017

LOCATION: West corner of North Henderson Avenue and Manett Street

COUNCIL DISTRICT: 14 **MAPSCO:** 35V

SIZE OF REQUEST: Approx. 3.907 Acres **CENSUS TRACT:** 9.00

OWNER /APPLICANT: Dallas ISD

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development District for TH-3(A) Townhouse District and public school other than an open-enrollment charter school uses on property zoned a TH-3(A) Townhouse District and a MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to construct an addition to the existing two-story Solar Preparatory School for Girls and to redesign and expand the existing parking lot and bus lane. The applicant proposes to reduce side and rear yard setbacks where adjacent to or directly across an alley from a public park or playground and allow flag poles, light poles, benches, seating, planters, and steps with ramps and railings are allowed in required yards.

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

BACKGROUND INFORMATION:

- The original school building was constructed around 1923 and was previously known as James B. Bonham Elementary School. James B Bonham closed May 2012.

- Throughout the decades, additions, portables, and parking areas have been added.

- According to the school's website, the Dallas ISD Board of Trustees approved Solar Prep in 2015 following a competitive proposal process through the district's Office of Transformation and Innovation as part of its Public School Choice Initiative. Solar Prep opened with 199 scholars in grades K-2 in August 2016 and plans to add one grade level each year.

- On March 2, 2017 preliminary plat number S167-094 was approved, subject to conditions. The plat combined six lots into one lot to make the existing site into a single lot.

Zoning History: There have been two recent zoning requests in the vicinity in the past five years.

1. Z156-202: On August 24, 2016, Council approved a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District.

2. Z123-332: On June 25, 2014, Council approved an amendment to Planned Development District No. 820.

Thoroughfare/Streets

Thoroughfare/Street	Designation	ROW
Henderson Avenue	Local	50' ROW
Manett Street	Local	50' ROW

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

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

Land Use Element

GOAL 1.1 Align land use strategies with economic development priorities

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

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

NEIGHBORHOOD PLUS

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

Land Use Compatibility:

The site is located on the southwest line of North Henderson Avenue. Across North Henderson Avenue, to the northeast of the property, there is a line of mixed residential buildings that are allowed to house single family, duplex, and multifamily uses. On the westernmost of that block, there is a restaurant and veterinary office. To the southeast, there is a large multifamily development with on-street parking on Manett Street. Additional mixed residential buildings lie to the south, southwest and west of the property. Immediately to the west and adjoining a property line with the subject site, is an existing park with playground equipment, tennis courts, and open areas.

The school was originally opened in the 1920's with a four-year break in operation. The school was recently re-purposed as an all-girls STEAM school and is currently operating with Kindergarten through the second grade. The school proposes to construct an addition to behind the original school building to provide additional facilities for the planned growth of the school. Because the addition is two stories and is compatible in scale and similar to the existing school, it is compatible with the surrounding land uses.

Traffic: The reconfiguration of the bus lane, the expansion the off-street surface parking area, and the construction of on-street parking on Manett Street to provide additional parent-walk up areas, as described in the proposed traffic management plan are improvements that will adequately serve the future expansion of the school. The Engineering Division of the Sustainable Development and Construction Department has reviewed the request, including the attached traffic management plan, and determined that the proposed development will not have a negative impact on the surrounding street system.

Parking: No modifications to the minimum off-street parking requirements of the Dallas Development Code are requested with this application. The request exceeds the minimum number of off-street parking spaces required for a school per the Dallas Development Code by seven spaces. The parking requirement is one and a half spaces per elementary school classroom and three and a half per middle school classroom. The proposed school will have 24 elementary classrooms and 12 middle school classrooms. Therefore, the minimum parking requirement is 78 spaces and 85 spaces are provided on the proposed development plan.

Sidewalk Crossings: The singular difference between staff recommendation and the applicant's proposal is for the areas where sidewalks cross over driveways. Staff has recommended the crossings be distinguished both by a contrasting color and texture from the driveway. The applicant has requested that the crossings be either distinguished by color or texture. Staff has a separate recommendation because sidewalk crossings that are simply painted, which would constitute a contrasting color but not a contrasting texture, are regularly worn off by tires and fade within a few years, depending on the volume of traffic that traverses the pedestrian crossing. Similarly, if the crossing has a stamped design in the concrete, it may not be noticeable to a driver until the tires are upon the crossing. Additionally, if the crossing has a stained concrete crossing but does not differ in texture, it may fade over time to eventually blend in with the driveway.

Because student and pedestrian safety is a paramount concern for a school, staff recommends that sidewalk crossings be required to be constructed of a material that differs both in texture and color from that of vehicular ingress and egress driveways in order to communicate both the visual and physical distinction to drivers and buses that cross sidewalks at the school.

Landscaping: The request will not require any landscape regulatory changes. The proposed addition will require landscaping per Article X of the Dallas Development Code.

List of Officers

Dallas Independent School District

Board of Trustees

Dan Micciche

Edwin Flores

Audrey Pinkerton

Jaime Resendez

Dustin Marshall

Lew Blackburn

Joyce Foreman

Miguel Solis

Bernadette Nutall

APPLICANT'S PROPOSED
PLANNED DEVELOPMENT DISTRICT CONDITIONS

ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at the west corner of Henderson Avenue and Manett Street. The size of PD _____ is approximately 3.9 acres.

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

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

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

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

SEC. 51P- ____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

(2) Exhibit ___B: traffic management plan.

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

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

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

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

(a) Except as provided, the only main uses permitted are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse 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 TH-3(A) Townhouse District is subject to DIR in this district; etc.

(b) The following main use is permitted by right: public school other than an open-enrollment charter school.

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

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

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the TH-3(A) Townhouse District apply.

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

(1) Side and rear yard. Minimum side and rear yard is five feet where adjacent to or directly across an alley from a public park or playground. Mechanical equipment is allowed in the northwest side yard as shown on the development plan.

(2) Required yards. Flag poles, light poles, benches, seating, planters, and steps with ramps and railings are allowed in required yards.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

See Article VI.

SEC. 51P-_____.111. LANDSCAPING.

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

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

SEC. 51P--_____.112. TRAFFIC MANAGEMENT PLAN.

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

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2018. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(c) Amendment process.

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

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

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

Staff recommended:

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

Applicant requested:

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

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

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

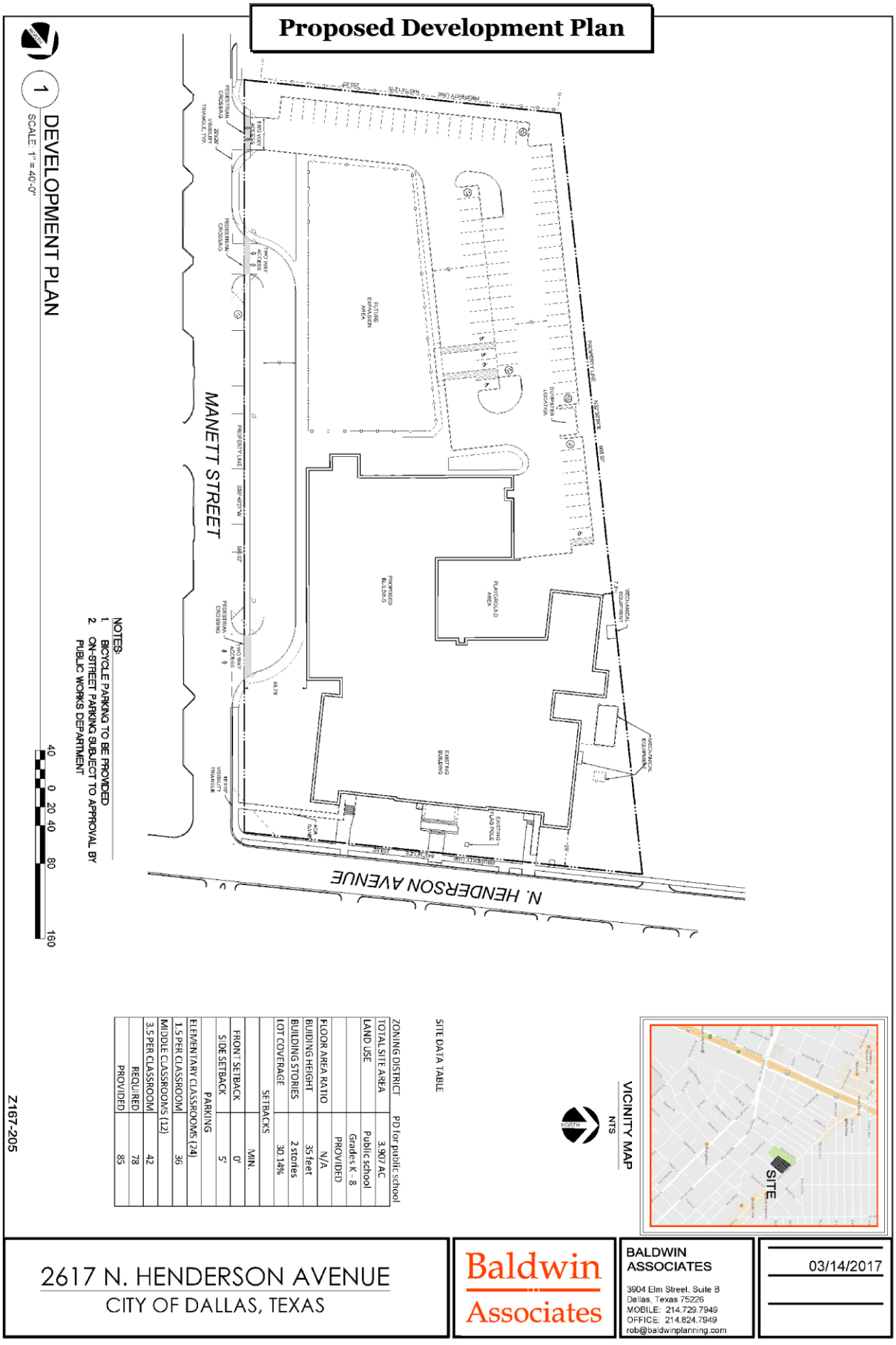
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance

with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development Plan



April 6, 2017
PK# 3921-17.035
Z 167-205 SM

TRAFFIC MANAGEMENT PLAN

Project:
DISD Solar Preparatory School for Girls
In Dallas, Texas

Prepared for:
City of Dallas

On behalf of:
Dallas Independent School District

Prepared by:

Steve E. Stoner

Steve E. Stoner, P.E., PTOE



Pacheco Koch

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800-00

April 4, 2017

TRAFFIC MANAGEMENT PLAN
DISD Solar Preparatory School for Girls
Dallas, Texas

TABLE OF CONTENTS

INTRODUCTION 1
Project Description *1*
TMP Objectives *1*
Methodology *3*
Expectations *3*
Changes to TMP *4*
Traffic Management Plan 5

Proposed Site Plan

Exhibit 1. Existing Conditions
Exhibit 2. Recommendations/Proposed Conditions

April 4, 2017

Pacheco Koch

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP) for the *Solar Preparatory School for Girls* (the "School") located at 2617 N. Henderson Avenue in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking creation of a Planned Development District for the site from the City of Dallas (the "Approving Agency") to facilitate proposed site improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The site currently consists of an existing elementary school that currently serves 198 students in grades Kindergarten through 2nd. DISD plans to add one grade per year through 2022. At full occupancy, the school will serve grades Kindergarten through 8th with an enrollment of approximately 900 students.

The school fronts on N Henderson Avenue, a collector street, which intersects Manett Street, a local street, at a minor-approach STOP-control. Surrounding land uses include multifamily on the east (across Manett Street), mixed residential uses to the immediate south and north (across Henderson Avenue), and a public park (Cochran Park) immediately west of the site.

Proposed site improvements include new building construction, replacing the existing parking lot with a bus loading area and play area, and construction of a new 98-space parking lot. A proposed site plan for the DISD Solar Preparatory School for Girls, prepared by BWA Architects, is provided at the end of this report.

NOTE: Pacheco Koch was and is not involved with site selection, site design, or the operations for this project.

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;

2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;

3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;

4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,

5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:
Terms are used in this report:

"Event"– a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

Pacheco Koch was not involved with site selection, site design, or the current operations for this project. Pacheco Koch is not responsible for the *implementation* of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to

take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "*TMP Objectives*"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency (-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibits. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as-needed basis.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, some specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) may be estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

A graphical summary of existing conditions is depicted in **Exhibit 1**; graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 2**. A summary of specific recommendations are provided below:

1. Due to the current and future emphasis on busing and the benefits to reducing traffic impact, it is recommended that the expanded 'bus loop' on Manett Street be used exclusively for school bus loading and unloading. The School/DISD should strive to maximize school bus ridership.

2. Likewise, the expanded parking lot should be utilized to provide an off-street area for parent queuing during the afternoon pick-up period.

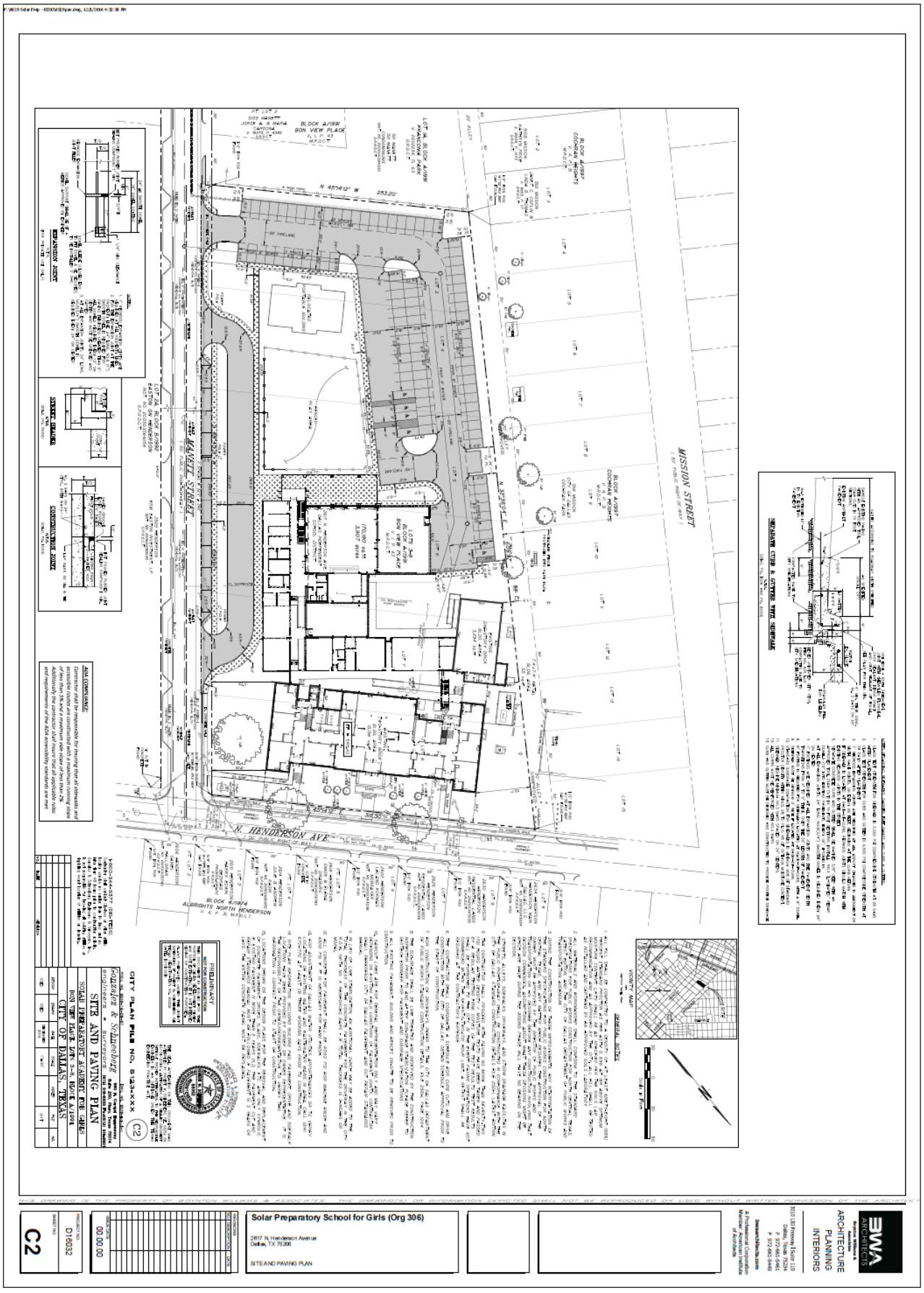
3. Available parking spaces within the expanded parking lot (3A) and the new, recessed, on-street parking spaces adjacent to the school site on Manett Street (3B) should be used for parent walk-up (to escort and greet students).

4. Due to narrow street widths, on-street parking/standing should be prohibited along curbsides where recessed parking is not provided.

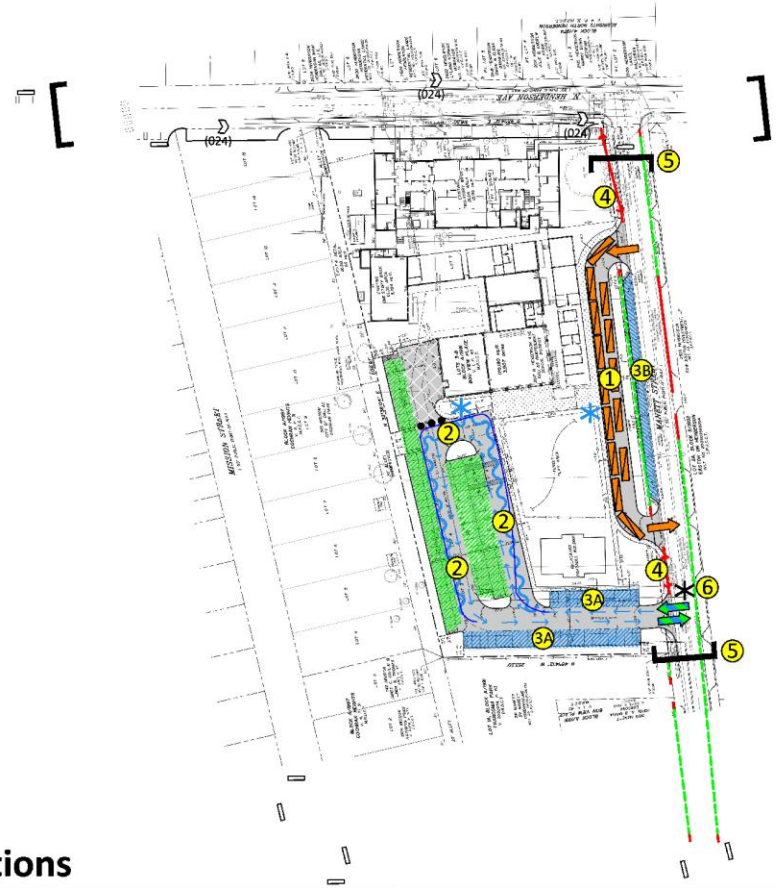
5. Install a new school zone on Manett Street.

6. Utilize a traffic officer during on Manett Street during afternoon pick-periods. (City staff recommendation.)

END OF MEMO


MISSION STREET
N. HENDERSON AVE
MAVETT STREET
Solar Preparatory School for Girls (Org 306)
2617 N. Henderson Avenue
Dallas, TX 75206
SITE AND PAVING PLAN
C2
D16032
00.00.00
ARCHITECTURE
PLANNING
INTERIORS

Existing Conditions
Henderson Avenue
Mission Street
Manett Street
(024)
LOCATION
LEGEND:
No Parking
- Existing, On Street
- Proposed, On Street
- Off-street
Parking Allowed
- Existing, On Street
- Proposed, On Street
- Off-street (General)
- Access Point
Queuing/Loading
- Queue Area (Controlled)
- Loading Area (Designated)
- Parent Waiting and Loading Area
- Queue Area (Unmanaged)
- Circulation/Flow
- Access Point
- School Bus Loading/Unloading
- School Bus Access Point
- Staff Assistance
Pedestrian/Other
- Trail/Path
- Crosswalk
- Student Waiting Area
- School Zone
- Public Transit Stop
(DART Route No.)
- Stop Line
- Traffic Signal
- Traffic Cone
BACKGROUND:
Event Information
Approving Agency: City of Dallas
Event/Type: Public School (Elementary School)
Event Organizer: Solar Preparatory for Girls
Event Time(s)/Date (s): Weekday morning & evenings (seasonal)
Event Frequency: Recurring / Occasional / One-Time
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVE E. STONER, P.E. 84828 ON 03/21/2017. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT
TX. REG. ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00
PK #39321-17.035
(HWL: 03/21/17)
NOTE: This drawing is conceptual only and does not reflect a detailed design.
EXHIBIT 1
Z167-205
Traffic Management Plan
Existing Conditions
DISD Solar Preparatory Elementary School for Girls
Dallas, Texas
Pacheco Koch



Proposed Conditions



LEGEND:

No Parking
- Existing, On Street
- Proposed, On Street
- Off-street

Parking Allowed
- Existing, On Street
- Proposed, On Street
- Off-street (General)
- Access Point

Queuing/Loading
- Queue Area (Controlled)
- Loading Area (Designated)
- Parent Waiting and Loading Area
- Queue Area (Unmanaged)
- Circulation/Flow
- Access Point
- School Bus Loading/Unloading
- School Bus Access Point
- Staff Assistance
- Traffic Officer

Pedestrian/Other
- Trail/Path
- Crosswalk
- Student Waiting Area
- School Zone
- Public Transit Stop (DART Route No.)
- Stop Line
- Traffic Signal
- Traffic Cone

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVE E. STONER, P.E. 84828 ON 04/06/2017. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Steve E. Stoner

TX. REG. ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

PK #3921-17.035
(HWL: 04/06/17)

BACKGROUND:

Event Information

Approving Agency:	City of Dallas
Event/Type:	Public School (Elementary/Middle School)
Event Organizer:	Solar Preparatory for Girls
Event Time(s)/Date (s):	Weekday morning & evenings (seasonal)
Event Frequency:	[Recurring] / Occasional / One-Time

NOTE: This drawing is conceptual only and does not reflect a detailed design.

RECOMMENDATIONS
1. Utilize for Bus Use Only
2. Utilize for Parent Pick-up Only
3. Utilize for Parent Walk-up (See TMP Memo for Details)
4. Prohibit Parking/Standing Along Curbside Where Recessed Parking is not Provided
5. Install New School Zone on Manett Street
6. Designate Traffic Officer at School Driveway (Recommended by City Staff)

EXHIBIT 2 Z167-205

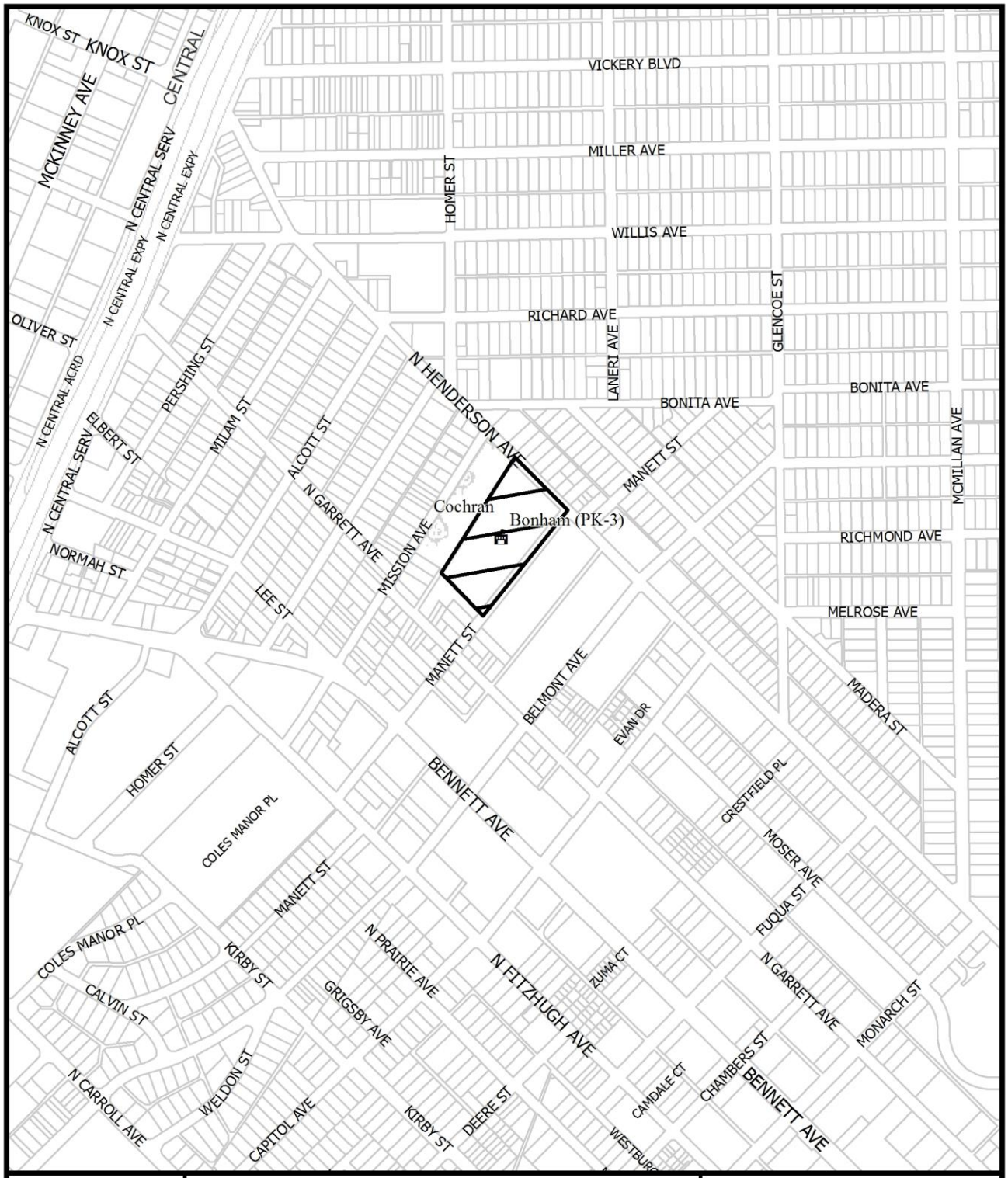
Traffic Management Plan
Proposed Conditions

DISD Solar Preparatory Elementary School for Girls
Dallas, Texas

Pacheco Koch

Z167-205(SM)

31-21

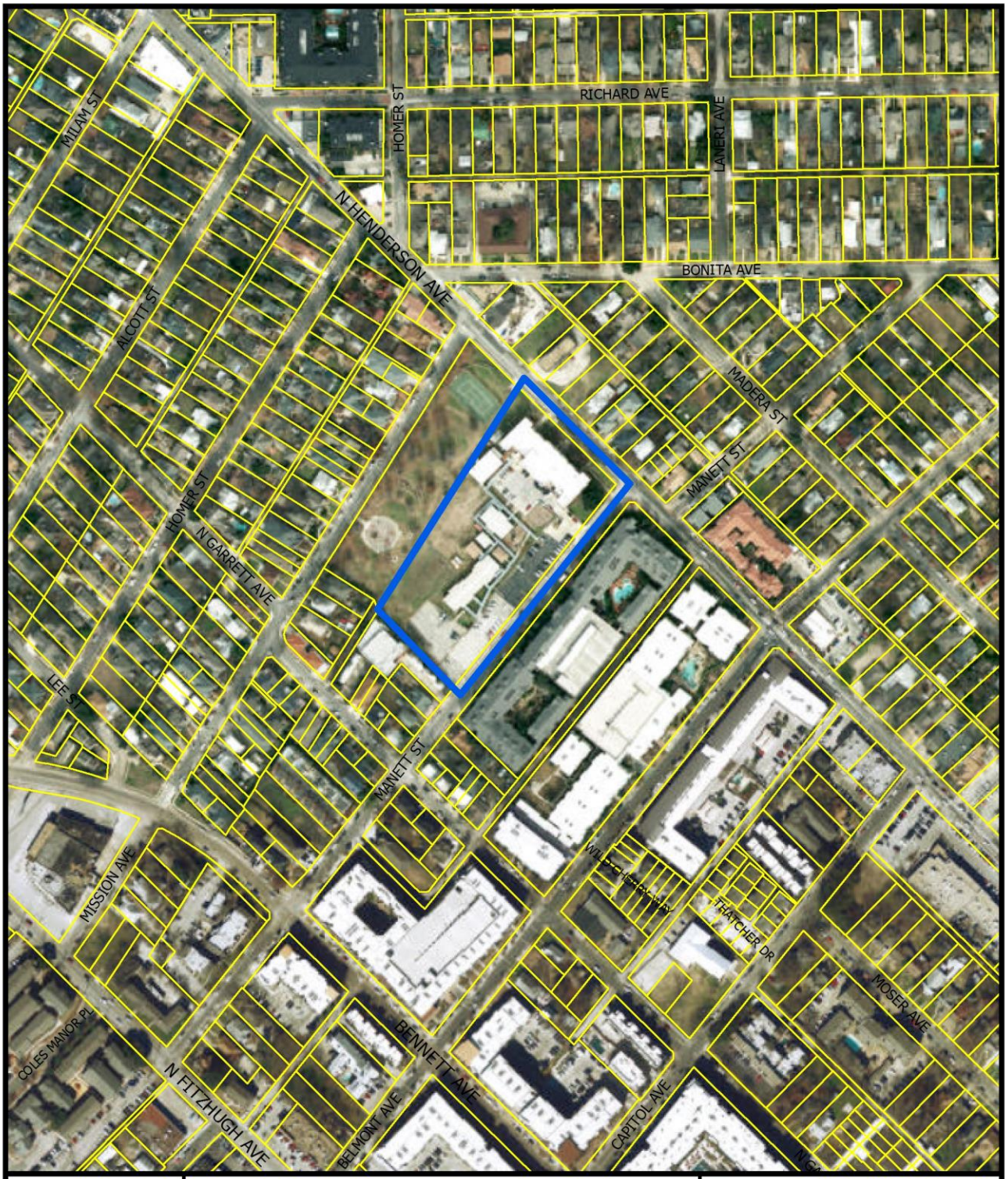


1:7,200

VICINITY MAP

Case no: Z167-205

Date: 2/22/2017

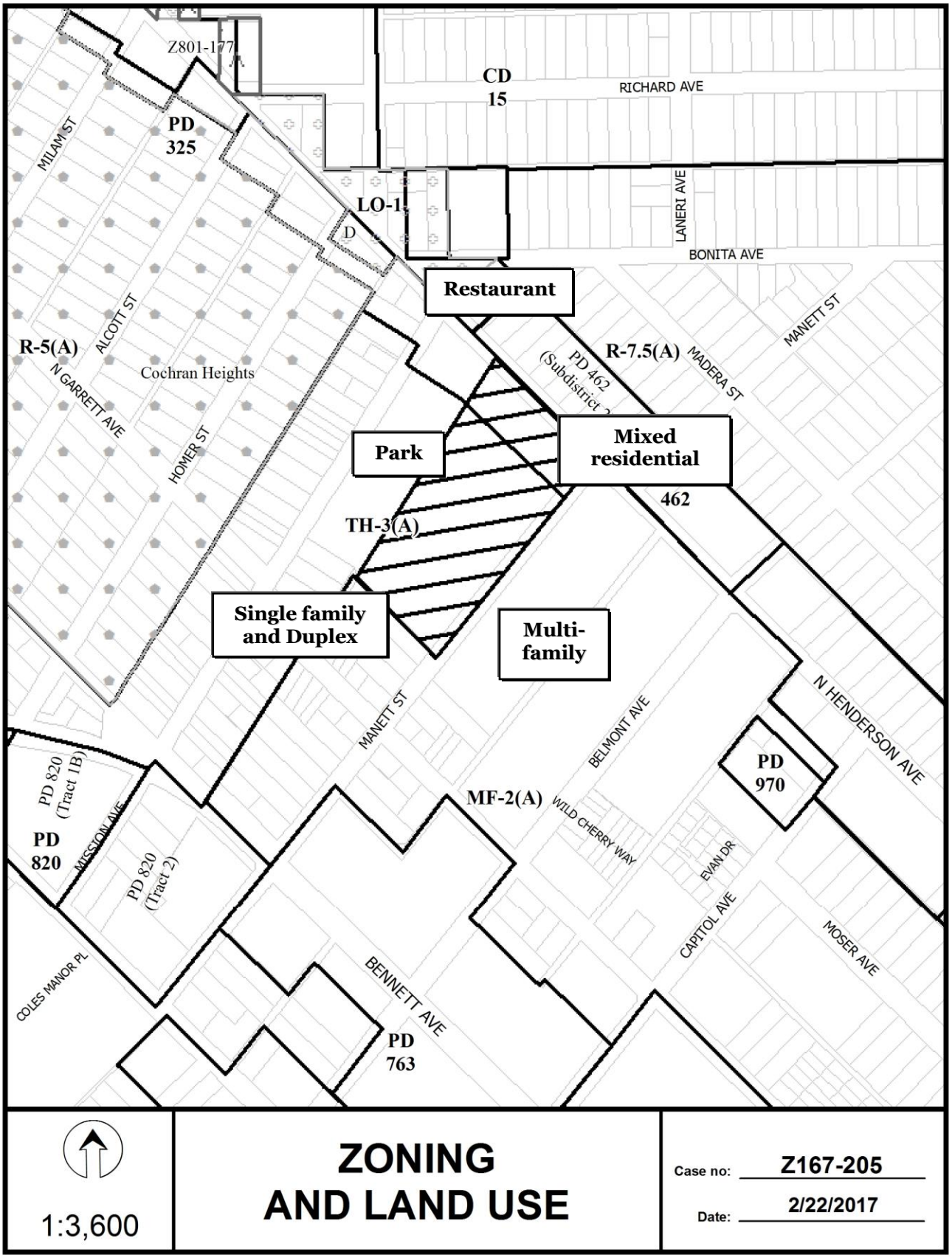


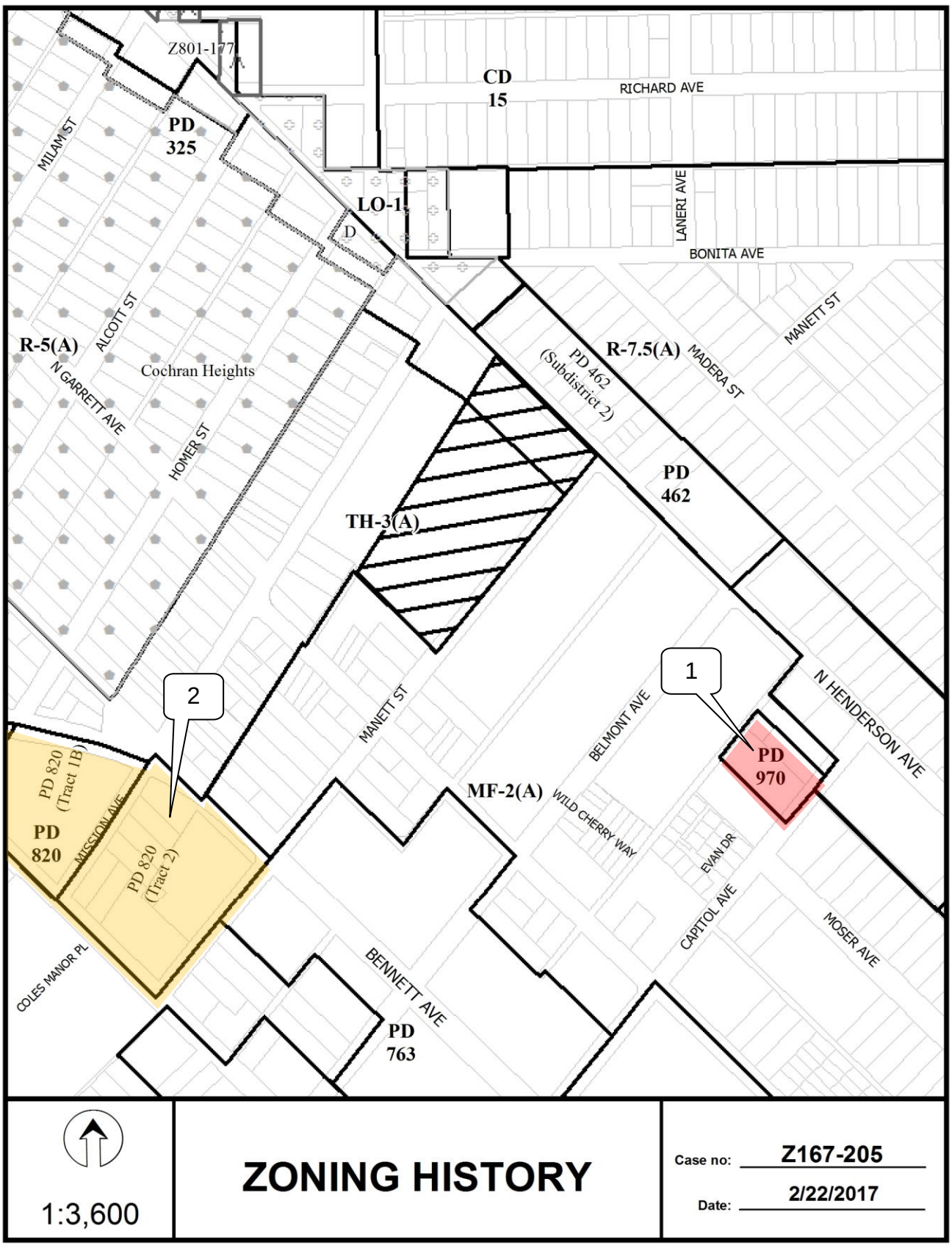
1:3,600

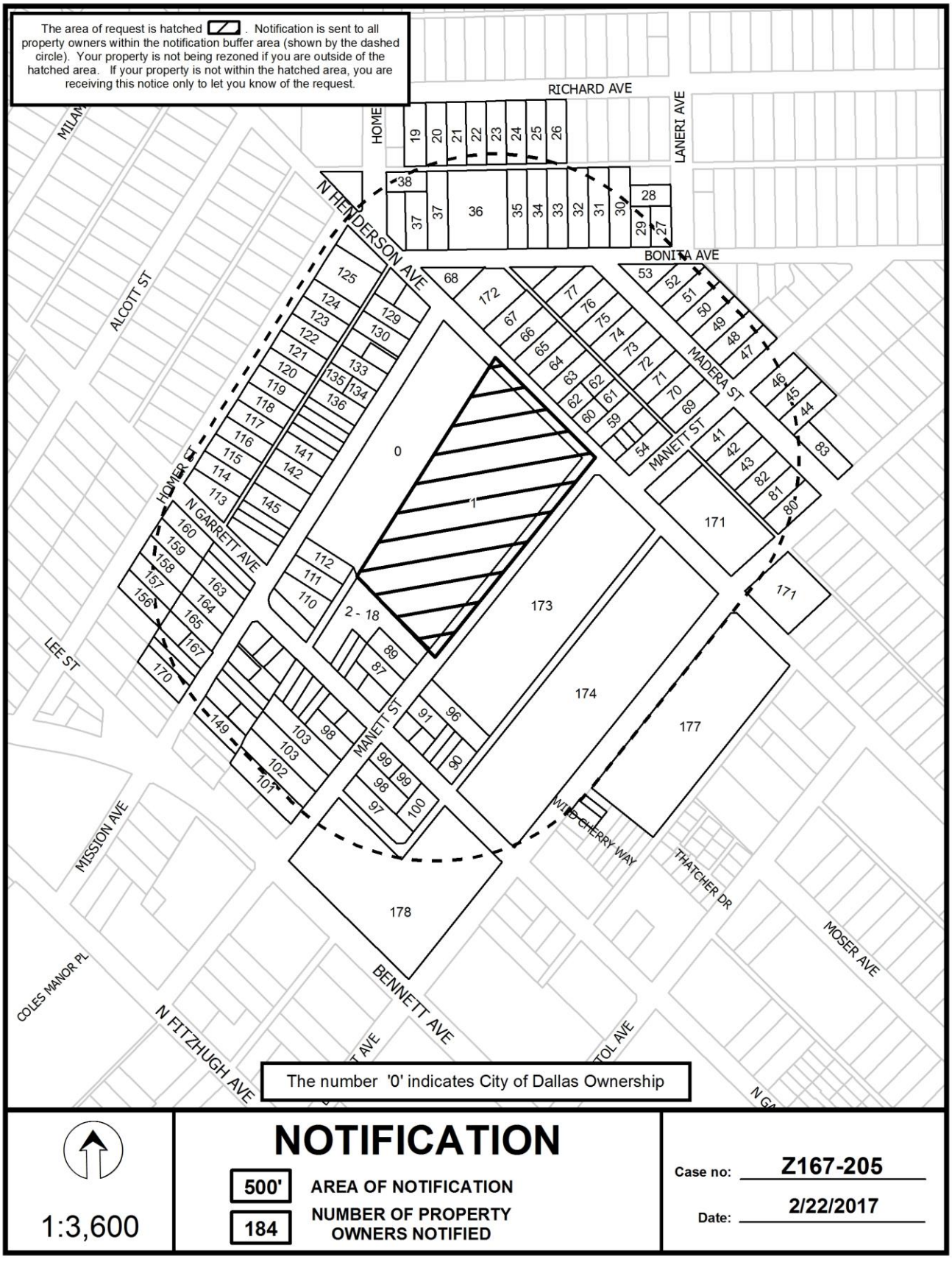
AERIAL MAP

Case no: Z167-205

Date: 2/22/2017


Z801-177
CD 15
RICHARD AVE
PD 325
MILAM ST
LO-1
D
LANERI AVE
BONITA AVE
Restaurant
R-5(A)
ALCOTT ST
N GARRETT AVE
Cochran Heights
HOMER ST
PD 462 (Subdistrict 2)
R-7.5(A)
MADERA ST
MANETT ST
Park
Mixed residential
462
TH-3(A)
Single family and Duplex
Multi-family
MANETT ST
BELMONT AVE
N HENDERSON AVE
PD 970
PD 820 (Tract 1B)
PD 820
MISSION AVE
MF-2(A)
WILD CHERRY WAY
EVAN DR
PD 820 (Tract 2)
CAPITOL AVE
MOSER AVE
COLES MANOR PL
BENNETT AVE
PD 763
1:3,600
ZONING AND LAND USE
Case no: Z167-205
Date: 2/22/2017


Z801-177
CD 15
RICHARD AVE
PD 325
MILAM ST
LO-1
D
LANERI AVE
BONITA AVE
MANETT ST
R-5(A)
ALCOTT ST
N GARRETT AVE
Cochran Heights
HOMER ST
PD 462 (Subdistrict 2)
R-7.5(A)
MADERA ST
PD 462
TH-3(A)
1
2
N HENDERSON AVE
BELMONT AVE
MANETT ST
PD 970
MF-2(A)
WILD CHERRY WAY
EVAN DR
CAPITOL AVE
MOSER AVE
PD 820 (Tract 1B)
PD 820
MISSION AVE
PD 820 (Tract 2)
COLES MANOR PL
BENNETT AVE
PD 763
1:3,600
ZONING HISTORY
Case no: Z167-205
Date: 2/22/2017


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.
RICHARD AVE
LANERI AVE
N HENDERSON AVE
BONITA AVE
MADERA ST
MANETT ST
ALCOTT ST
HOMER ST
N GARRETT AVE
LEE ST
MISSION AVE
COLES MANOR PL
N FITZHUGH AVE
BENNETT AVE
WILD CHERRY WAY
THATCHER DR
MOSER AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
184
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-205
Date: 2/22/2017

02/22/2017

Notification List of Property Owners

Z167-205

184 Property Owners Notified

Label #	*Address*		*Owner*
1	2617	N HENDERSON AVE	Dallas ISD
2	5111	MANETT ST	BALLEW JOHN W
3	5111	MANETT ST	PATEL POONAM
4	5111	MANETT ST	ECKMANN DOUGLAS H &
5	5111	MANETT ST	RAY SAMIR
6	5111	MANETT ST	DAWS TYLER J
7	5111	MANETT ST	WILCOX JASON A
8	5111	MANETT ST	YATES DAVID
9	5111	MANETT ST	BAYAHIBE PROPERTIES LLC
10	5111	MANETT ST	MORAS CHRISTOPHER &
11	5111	MANETT ST	BRAY CHASE L &
12	5111	MANETT ST	LONG REBECCA & TIMOTHY S
13	5111	MANETT ST	DELAPENA BEA
14	5111	MANETT ST	ECKMANN DOUGLAS H & COURTNEY S
15	5111	MANETT ST	HUMBLE MELANIE R &
16	5111	MANETT ST	FORTENBERRY ZEKE
17	5111	MANETT ST	KIM MIHW
18	5111	MANETT ST	HALLMAN CHRISTOPHER R
19	5206	RICHARD AVE	GOSSETT DAN
20	5210	RICHARD AVE	SWEET ANGELA
21	5214	RICHARD AVE	ASSET DISCOVERY LLC
22	5218	RICHARD AVE	SUCCESS REAL ESTATE CO LTD
23	5222	RICHARD AVE	CASTILLO DORA
24	5226	RICHARD AVE	DIGIACOMO DANIEL
25	5230	RICHARD AVE	ROQUE JOSE ANTONIO
26	5234	RICHARD AVE	5234 RICHARD AVENUE REALTY LLC

02/22/2017

Label #	*Address*		*Owner*
27	5253	BONITA AVE	HENLY MILLER
28	2411	LANERI AVE	MIRELES FIDEL F &
29	5251	BONITA AVE	HARRELL ALLEN
30	5247	BONITA AVE	PETTIT TODD & KIMBERLY
31	5241	BONITA AVE	WRIGHT TYLER C
32	5239	BONITA AVE	LANDON MARILYNN W &
33	5235	BONITA AVE	SUGERA RUBIN
34	5231	BONITA AVE	RIZVI SYED ABULBAR
35	5227	BONITA AVE	SEQURA JOSE
36	5221	BONITA AVE	ANTROSS LLC
37	5211	BONITA AVE	YAFFEE LLC
38	2414	HOMER ST	NORTH HENDERSON AVENUE LLC
39	2726	N HENDERSON AVE	NORTH HENDERSON AVENUE LLC
40	2730	N HENDERSON AVE	SCOTT LULIE M
41	2525	MADERA ST	GONZALEZ AMANDA R & JOEL S
42	2521	MADERA ST	ROMERO IGNACIO
43	2515	MADERA ST	GORDON SCOTT K
44	2514	MADERA ST	ESPINOZA FELIPE ROSALES
45	2518	MADERA ST	GUEDIN ROBERT M JR &
46	2522	MADERA ST	RODRIGUEZ MARGARITA
47	2600	MADERA ST	WEST OLIN N & SHAUNA BETH
48	2606	MADERA ST	QUINONES DANIEL
49	2610	MADERA ST	ROJAS AGAPITO H &
50	2614	MADERA ST	GUEVARA PABLO
51	2618	MADERA ST	KELLY DINEEN A
52	2622	MADERA ST	PINN GROUP LLC
53	2626	MADERA ST	SMITH SHARON LEIGH
54	2600	N HENDERSON AVE	LEATHERWOOD MIKE
55	2606	N HENDERSON AVE	SNEDEN JEFFREY C
56	2606	N HENDERSON AVE	WU JENNIFER W
57	2606	N HENDERSON AVE	NIEGOS MATTHEW

02/22/2017

Label #	*Address*		*Owner*
58	2606	N HENDERSON AVE	HALLORAN DANIEL T
59	2610	N HENDERSON AVE	BEZIRIAN HARRY EDWIN
60	2614	N HENDERSON AVE	KASIK JULIE & ANDREW
61	2616	N HENDERSON AVE	WALLACE CORY D
62	2618	N HENDERSON AVE	DINABURG SIMON & ELENA
63	2622	N HENDERSON AVE	MCBRAYER LELAND KORMAS
64	2626	N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS
65	2630	N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS
66	2634	N HENDERSON AVE	HENDERSON MAIN DALLAS LLC
67	2700	N HENDERSON AVE	GLENDA HURLEY TRUSTEE
68	2720	N HENDERSON AVE	HENDERSON GRAND OWNER DALLAS LLC
69	2603	MADERA ST	DHG PARTNERS LLC
70	2607	MADERA ST	FAGAN CECIL &
71	2611	MADERA ST	BURGESS JUSTIN D
72	2615	MADERA ST	KELLY LISA J & JOSEPH
73	2619	MADERA ST	SAWYER JENNIFER & BRIAN
74	2623	MADERA ST	COCKERELL MYNETTA
75	2627	MADERA ST	PEDEN SARAH
76	2631	MADERA ST	CARADINE JENNIFER PATRICIA
77	2635	MADERA ST	URZUA DELORES LF EST
78	5228	BONITA AVE	CAMPBELL DANIEL
79	5220	BONITA AVE	MORGAN PARK LTD &
80	2501	MADERA AVE	POWELL RICHARD CHAD
81	2505	MADERA AVE	MOON MICHAEL D
82	2511	MADERA ST	FABIYI MICHAEL
83	5301	BELMONT AVE	GATEWOOD ALEXANDRA &
84	2608	N GARRETT AVE	KELLY SHANE
85	2608	N GARRETT AVE	WELLS NICHOLAS R & JJULIE E
86	2606	N GARRETT AVE	VILLEGAS ENRIQUE
87	5107	MANETT ST	CANDLER WILLIAM R
88	5103	MANETT ST	FUENTES MANUEL

02/22/2017

Label #	*Address*		*Owner*
89	5109	MANETT ST	CARDONA JORGE A & MARIA E
90	2518	N GARRETT AVE	MONTOYA PEDRO
91	5104	MANETT ST	ESCOBELO ANDRES J
92	5100	MANETT ST	GREGORY DANIEL A &
93	5102	MANETT ST	SKY PROFESSIONAL INVESTMENTS INC
94	2524	N GARRETT AVE	TETERS DAINEL W &
95	2522	N GARRETT AVE	ANDREWS JANET DLENE
96	5108	MANETT ST	SMITH ROLAND L
97	5020	MANETT ST	B AND K PROPERTIES LTD
98	5026	MANETT ST	GARNICA MARIO
99	5030	MANETT ST	GREEN EARTH INVESTMENTS LLC
100	2519	N GARRETT AVE	AZUL PROPERTIES LLC
101	5009	MANETT ST	AJOONI INVESTMENTS LLC
102	5015	MANETT ST	SUBDIVISIONS REALTY 6 LLC
103	5021	MANETT ST	SNFT 2 LLC
104	2617	N GARRETT AVE	MINIX DYKE A II
105	2619	N GARRETT AVE	ARMSTRONG LAUREN &
106	2609	N GARRETT AVE	WITTIG CRAIG C & KATHRYN D
107	2611	N GARRETT AVE	BOSWELL BRADLEY G
108	5029	MANETT ST	WITTIG CRAIG &
109	5031	MANETT ST	WEST DUSTIN ALLEN
110	5104	MISSION AVE	HOWELL PAULA K
111	5108	MISSION AVE	PRICE KATHRYN
112	5112	MISSION AVE	COPLIN JANET C &
113	5102	HOMER ST	MALAISE MICHAEL HOWARD
114	5106	HOMER ST	PETRIN NOEL A & ELIZABETH
115	5110	HOMER ST	KIRCHWEY GEORGE & JUDITH
116	5114	HOMER ST	BURKE SHERRY H &
117	5118	HOMER ST	MESSER LAUREN
118	5122	HOMER ST	LUTKEHAUS CYNTHIA
119	5126	HOMER ST	DEVORE BRANDON

02/22/2017

Label #	*Address*		*Owner*
120	5202	HOMER ST	ABLES PIERCE J
121	5206	HOMER ST	SAXON STEVEN D
122	5210	HOMER ST	5210 HOMER LLC
123	5214	HOMER ST	WEST RYAN E
124	5218	HOMER ST	WALLS RAUL &
125	5222	HOMER ST	RISTER ALAN FORREST &
126	5230	HOMER ST	ARMSTRONG GREGORY J &
127	2717	N HENDERSON AVE	WHITTINGHAM MICHAEL R & GAIL J
128	5231	MISSION ST	CLARK JON G
129	5225	MISSION AVE	JUAREZ OSVALDO & ARACELI
130	5223	MISSION AVE	FERNANDEZ SUSANA
131	5219	MISSION AVE	SIMMONS RYAN
132	5217	MISSION AVE	CARRIER JEAN
133	5215	MISSION AVE	LOZANO JOSE & MARIA
134	5209	MISSION AVE	GOTTSCHALK PATRICIA MATTA
135	5211	MISSION AVE	DOLBOW REBECKAH
136	5207	MISSION AVE	RUSSELL W HOLMES
137	5201	MISSION AVE	MILLER JERALD W
138	5203	MISSION AVE	SPILLER HEATHER
139	5127	MISSION AVE	MCFARLING BRANDON JOEL
140	5129	MISSION AVE	SMITH SEAN & MEGAN
141	5121	MISSION AVE	MORAS CHRISTOPHER T
142	5117	MISSION AVE	SHIELDS WILLIAM O
143	5113	MISSION AVE	FRIEDMANN JAMES &
144	5115	MISSION AVE	FRIEDMANN JAMES &
145	5109	MISSION AVE	A GONZALEZ INVESTMENTS LTD
146	5105	MISSION AVE	PATEL KEYUR &
147	5107	MISSION AVE	MOORE GENTRY P
148	5103	MISSION AVE	HOYA MARGARET VONDER
149	5010	MISSION AVE	SHIPLEY CHARLOTTE IRREVOCABLE TRUST
150	5014	MISSION AVE	GLICK DANIEL

02/22/2017

Label #	*Address*		*Owner*
151	5018	MISSION AVE	HIBBS DOUGLAS
152	5016	MISSION AVE	LOMBARD ANTHONY J
153	5022	MISSION AVE	LEMAK JOHN S
154	5020	MISSION AVE	SUKI WADE A
155	5100	MISSION AVE	5100 MISSION LLC
156	5018	HOMER ST	SALON ESTATE LLC
157	5022	HOMER ST	STONE GARY RAY
158	5026	HOMER ST	MOHAN KOKILA
159	5030	HOMER ST	UPHUES CHRISTOPHER
160	5036	HOMER ST	CARDOSO MARTIN &
161	5035	MISSION AVE	PANGRAC JOSEPH WILLIAM
162	5033	MISSION AVE	JONES JEFFREY A
163	5031	MISSION AVE	SHRESTHA ANJAN
164	5027	MISSION AVE	FITZHUGH HEIGHTS LLC
165	5023	MISSION AVE	PADRON CRUZ M &
166	5019	MISSION AVE	LOMBARD ANTHONY J
167	5017	MISSION AVE	COURON TROY & AUDRA
168	5013	MISSION AVE	DOYLE LAWRENCE M &
169	5015	MISSION AVE	NGUYEN CHIDUNG & VICTORIA
170	5011	MISSION AVE	DALLAS SUNDOWN PPTY INV LLC
171	2510	N HENDERSON AVE	LIC HENDERSON AVE LP
172	2708	N HENDERSON AVE	NORTH HENDERSON AVENUE LLC
173	2525	N HENDERSON AVE	EGW EASTON INVESTMENT LP
174	5215	BELMONT AVE	GS EASTWOOD HENDERSON LLC
175	5118	BELMONT AVE	LIPP TYLER H
176	5122	BELMONT AVE	JONES DANA
177	5222	BELMONT AVE	CAMDEN PPTY TRUST
178	2500	BENNETT AVE	BELMONT BENNETT AVE LLC
179	5026	MISSION AVE	ALTY KYLE J & CHRISTINA L
180	2627	N GARRETT AVE	TATUM MICHAEL DAVID
181	2623	N GARRETT AVE	ALLEN MATTHEW HUSTON &

02/22/2017

Label #	*Address*		*Owner*
182	2522	HENDERSON AVE	KING MICHAEL & MARISSA
183	2522	HENDERSON AVE	SHIRLEY CHRISTOPHER P
184	2522	HENDERSON AVE	KRISHNAN SANTOSH

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sarah May

FILE NUMBER: Z167-230(SM) **DATE FILED:** February 27, 2017

LOCATION: South corner of East Overton Road and Ramona Avenue

COUNCIL DISTRICT: 4 **MAPSCO:** 65B

SIZE OF REQUEST: Approx. 0.22 acres **CENSUS TRACT:** 57.00

APPLICANT: Branch Towers LLC

REPRESENTATIVE: Hart Mason & Associates Inc., Hart Mason

OWNER: Lamb of God Missionary Baptist Church

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District.

SUMMARY: The applicant proposes to construct a 100 foot stealth monopole tower or cellular communication. The tower will be a maximum height of 100 feet and will include a five-foot lightning rod for a total height not to exceed 105 feet above ground level. [T-Mobile]

STAFF RECOMMENDATION: **Denial**

BACKGROUND INFORMATION:

- The site was previously developed as a car wash with aerial photography of the building dating back to 1972.
- The car wash was demolished on April 16, 2012, according to permit records.
- The area of request is currently a surface parking lot surrounded by a six-foot-tall wrought iron fence with a gate on each street that serves the church located to the southwest.

Zoning History: There has been one recent zoning change requested in the area in the last five years.

1. **Z134-263:** On October 8, 2014, Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Thoroughfare Dimension
East Overton Road	Collector	Minimum-4 lanes-undivided, 60’ ROW
Ramona Drive	Local	50’ ROW

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Land Use:

	Zoning	Land Use
Site	CR	Surface Parking
North	CR	Retail
East	CR	Retail and Automotive Services
Southeast	CR	Retail
Southwest	R-7.5(A)	Church
Northwest	CR	Automotive Services

Land Use Compatibility:

The area of request is a surface parking lot for an existing church. The area of request is proposed to contain a 788-square-foot lease area that will contain a "slick-stick" stealth monopole tower for cellular communication. The monopole will be 100 feet tall with a five-foot lightning rod atop the monopole and a total maximum height of 105 feet. The applicant has designed the proposed monopole at the minimum height necessary to provide the desired coverage to surrounding properties.

The immediate surrounding area is nonresidential in nature, one-story, and is predominately retail and personal service oriented. No tall structures or poles exist in the immediate vicinity. Beyond the small CR District zoning area that immediately surrounds the area of request are single family neighborhoods in all directions.

Because the site is located in a CR District, residential proximity slope (RPS) height restrictions apply. However, the development code allows tower/antennas for cellular communication to exceed RPS with a specific use permit if Council determines the criteria of a specific use permit are met.

In order for the proposed 105-foot tall tower to comply with the one to three RPS height requirement, it must be placed 315 feet away from the nearest site of origination, or low-density residential district. The closest site of origination, or residentially zoned property line, is approximately 53 feet to the southwest. However, the site to the southwest contains a church building, and although it is considered a site of origination, the owner of the church, also owns the property where the monopole tower is proposed. The next closest residentially zoned properties are two lots that are located on the corner of Ramona Avenue and Marta Avenue. The rear property lines of those two residential lots are approximately 73 feet from the proposed monopole tower and therefore, the monopole tower would also be limited to 26 feet because the tower is proposed to be less than the minimum 78 feet away to exceed 26 feet in height.

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.

Because the applicant's request exceeds residential proximity slope height restrictions by 79 feet and the surrounding area is comprised of one-story structures, the request is inconsistent with surrounding properties and staff recommends denial. Although monopole towers provide improved utility services to surrounding properties, it is staff's position that the surface parking lot where the proposed tower's utility is located makes the site an inappropriate location for the monopole because the openness of the surface parking lot augments the towering height of the proposed monopole tower. Staff considered if any screening elements would buffer the monopole and concluded that the buffering elements would be more effective if installed near the street which is outside of the proposed lease area of the monopole tower.

Parking:

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

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

Notification Area:

On January 13, 2016, the City Council approved an amendment to the Development Code regarding tower/antenna for cellular communication use. One provision pertains to the notification area and requires written notification of the public hearing on an application for an SUP for a tower/antenna for cellular communication to all real property within 500 feet of the building site on which the tower/ antenna for cellular communication will be located.

As a result of the amendment, the SUP will be placed on the larger 0.03-acre tract of land, and the notification area will extend from this boundary rather than from border of the 2,025-square foot lease area of the tower/antenna for cellular communication.

List of Officers

Applicant:

Branch Towers, LLC / Branch Communications, LLC

Peppertree Capital Telecom Tower Fund, LP, Member
Curtis Branch, President and Member
Ryan D. Lepene, Secretary
Jared Ledet, Vice-President
Mark Kesner, Vice-President
David Wells, Vice-President

Owner:

Lamb of God Missionary Baptist Church

Alvin Harvey, Chairman of Deacons
Gregory Jones, Deacon
Thurman Dangerfield, Deacon
Jarvis Hicks, Deacon
Larnabal Pryor, Deacon
Randal Sweet, Deacon
Parcel Johnson, Deacon

Applicant Requested SUP Conditions
Z167-230 (SM)

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. COLLOCATION: Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.

5. HEIGHT:

   A. The maximum total height of tower/antenna for cellular communication is 105 feet.

   B. The maximum height of the pole portion of the tower is 100 feet.

   C. The maximum height of the lightning rod is five feet.

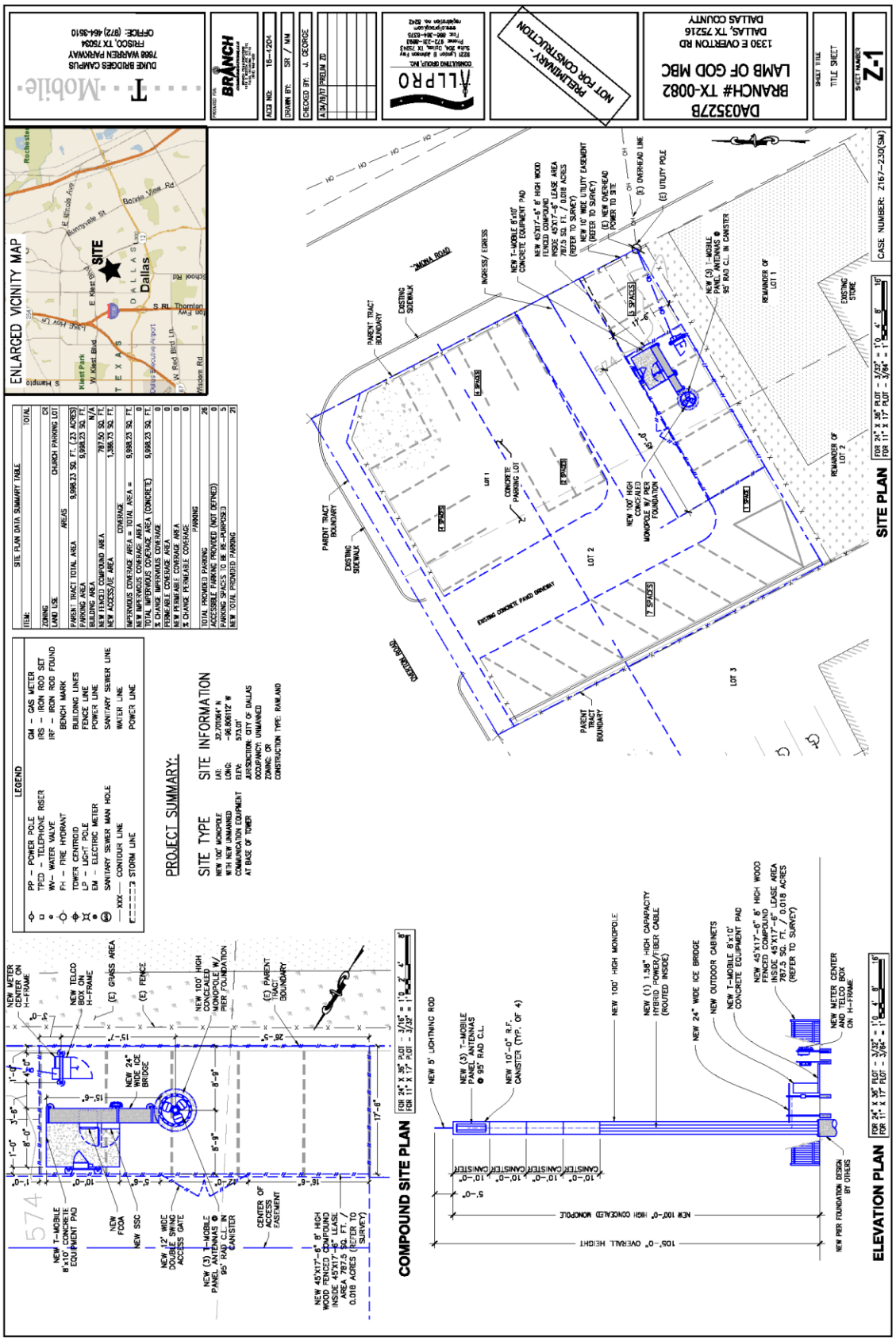
6. SCREENING: The lease area must be screened by an eight-foot-tall wooden fence and secured by a 12-foot-tall access gate in the location shown on the attached site plan.

7. STEALTH DESIGN: The tower/antenna for cellular communication must be constructed with a stealth design where the pole portion resembles another structure or the platform is concealed within the overall vertical design of the tower.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



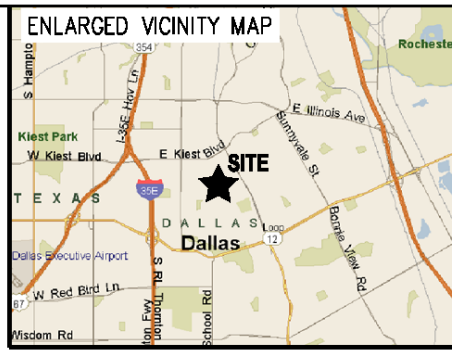
PROPOSED ENLARGED SITE PLAN

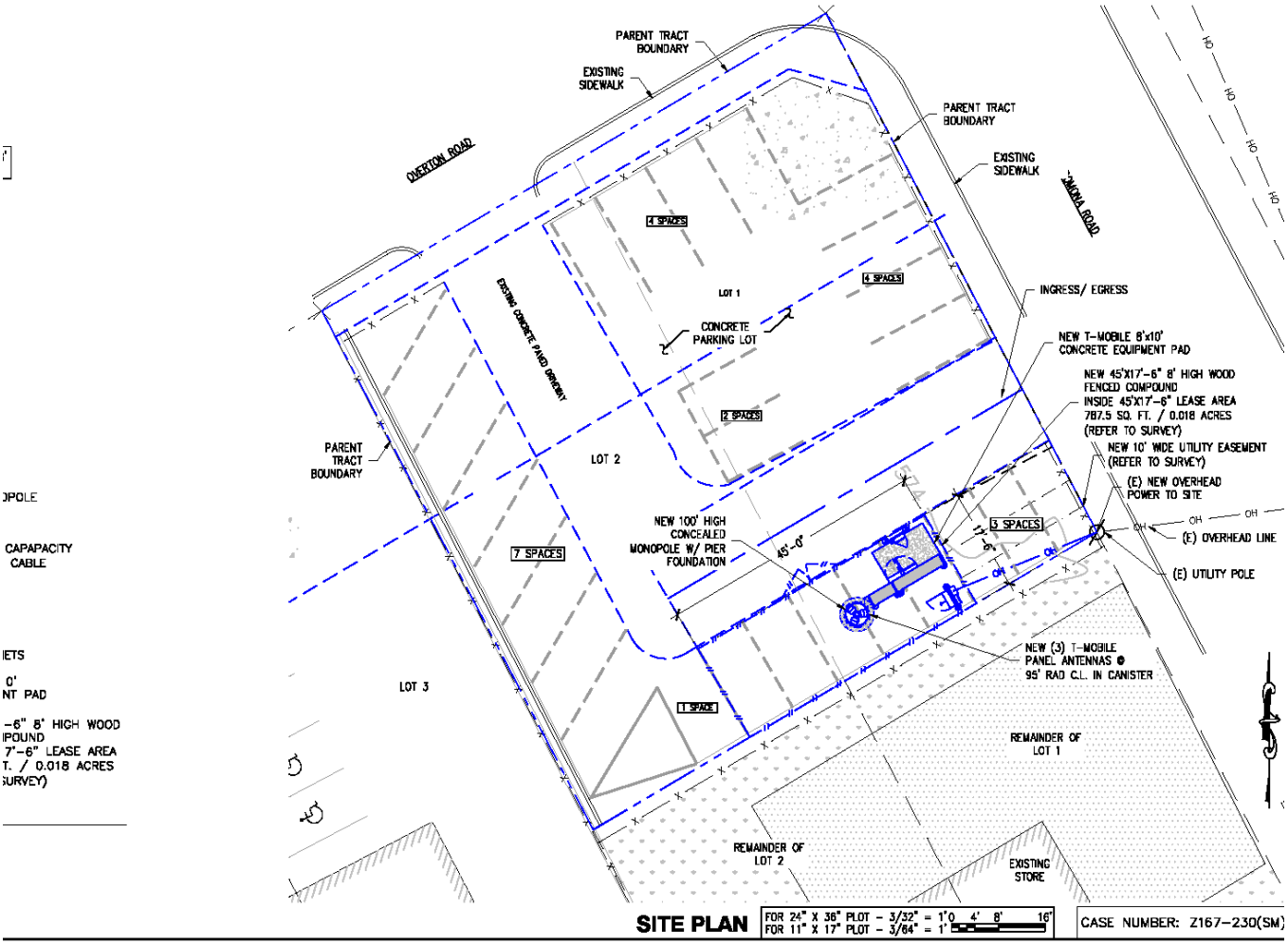
LEGEND			
PP	POWER POLE	GM	GAS METER
TPED	TELEPHONE RISER	IRS	IRON ROD SET
WV	WATER VALVE	IRF	IRON ROD FOUND
FH	FIRE HYDRANT		BENCH MARK
	TOWER CENTROID		BUILDING LINES
LP	LIGHT POLE		FENCE LINE
EM	ELECTRIC METER		POWER LINE
MH	SANITARY SEWER MAN HOLE		SANITARY SEWER LINE
XXX	CONTOUR LINE		WATER LINE
	STORM LINE		POWER LINE

PROJECT SUMMARY:

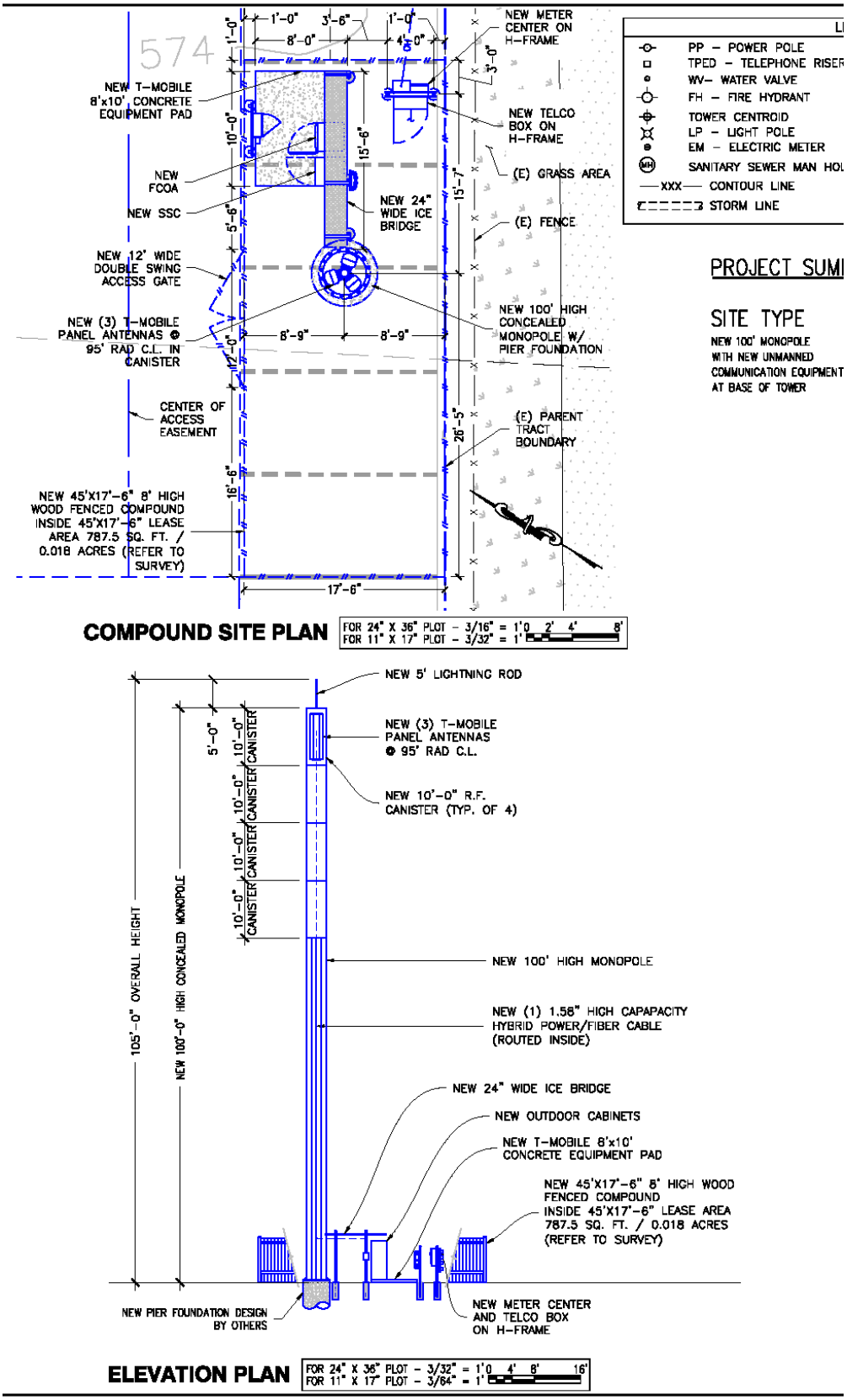
SITE TYPE	SITE INFORMATION
NEW 100' MONOPOLE WITH NEW UNMANNED COMMUNICATION EQUIPMENT AT BASE OF TOWER	LAT: 32.701064° N LONG: -96.806112° W ELEV: 573.01' JURISDICTION: CITY OF DALLAS OCCUPANCY: UNMANNED ZONING: CR CONSTRUCTION TYPE: RAW LAND

SITE PLAN DATA SUMMARY TABLE	
ITEM:	TOTAL
ZONING	CR
LAND USE	CHURCH PARKING LOT
AREAS	
PARENT TRACT TOTAL AREA	9,998.23 SQ. FT. (.23 ACRES)
PARKING AREA	9,998.23 SQ. FT.
BUILDING AREA	N/A
NEW FENCED COMPOUND AREA	787.50 SQ. FT.
NEW ACCESS/UE AREA	1,386.73 SQ. FT.
COVERAGE	
IMPERVIOUS COVERAGE AREA = TOTAL AREA =	9,998.23 SQ. FT.
NEW IMPERVIOUS COVERAGE AREA	0
TOTAL IMPERVIOUS COVERAGE AREA (CONCRETE)	9,998.23 SQ. FT.
% CHANGE IMPERVIOUS COVERAGE	0
PERMEABLE COVERAGE AREA	0
NEW PERMEABLE COVERAGE AREA	0
% CHANGE PERMEABLE COVERAGE	0
PARKING	
TOTAL PROVIDED PARKING	26
ACCESSIBLE PARKING PROVIDED (NOT DEFINED)	0
PARKING SPACES TO BE RE-PURPOSED	5
NEW TOTAL PROVIDED PARKING	21





PROPOSED ENLARGED SITE PLAN



Z167-230(SM)

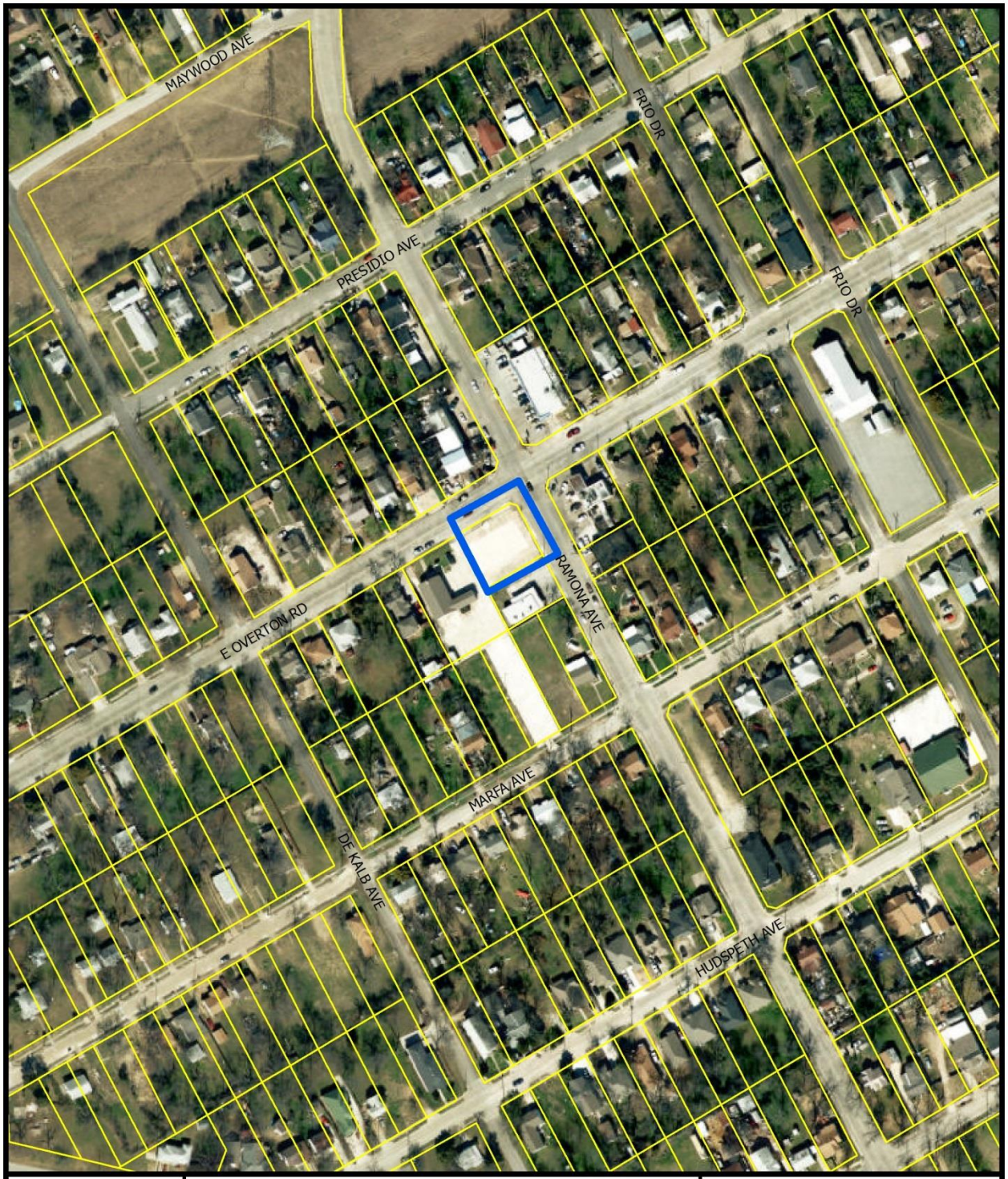


1:6,000

VICINITY MAP

Case no: Z167-230

Date: 4/6/2017

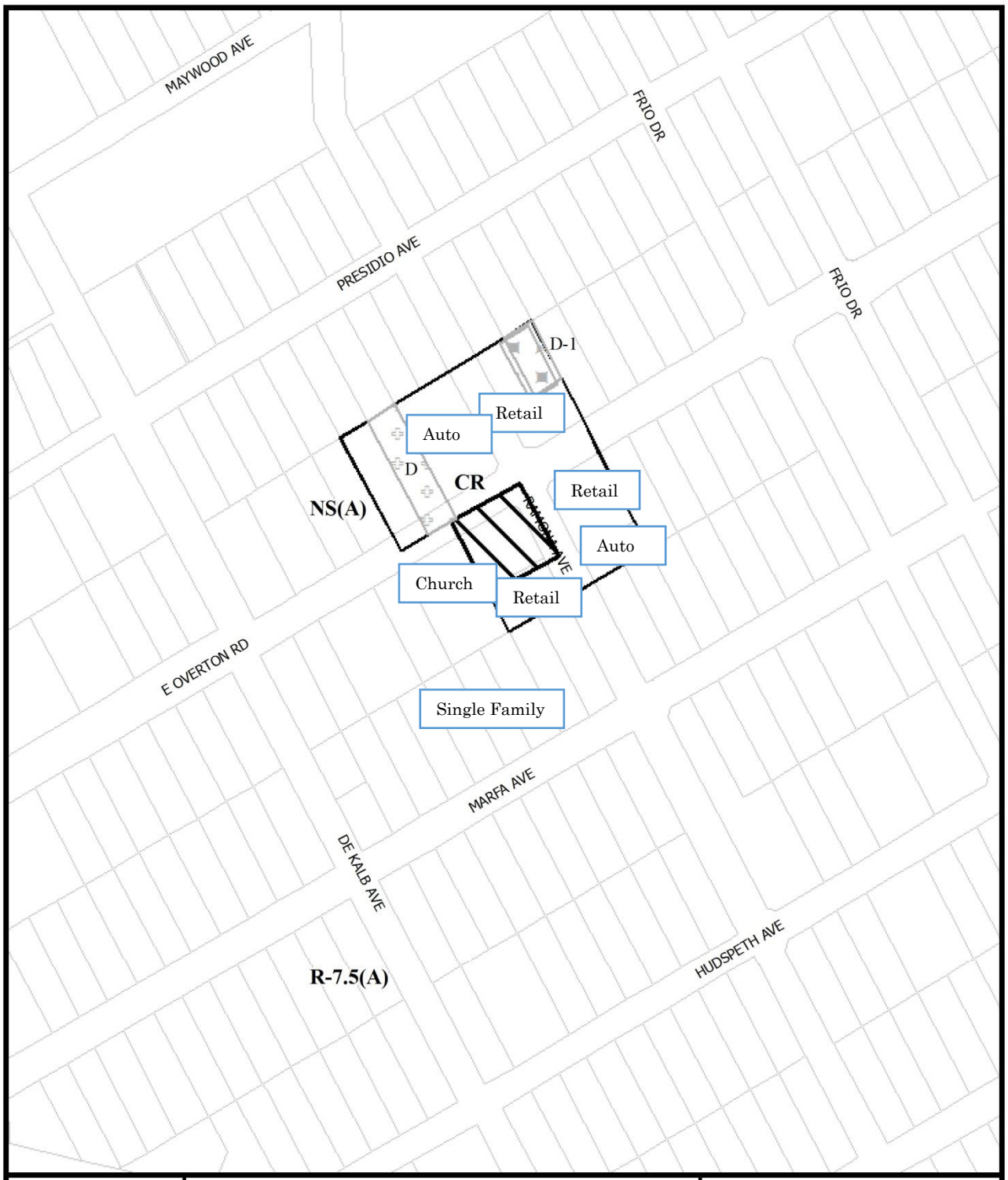


1:2,400

AERIAL MAP

Case no: Z167-230

Date: 4/6/2017

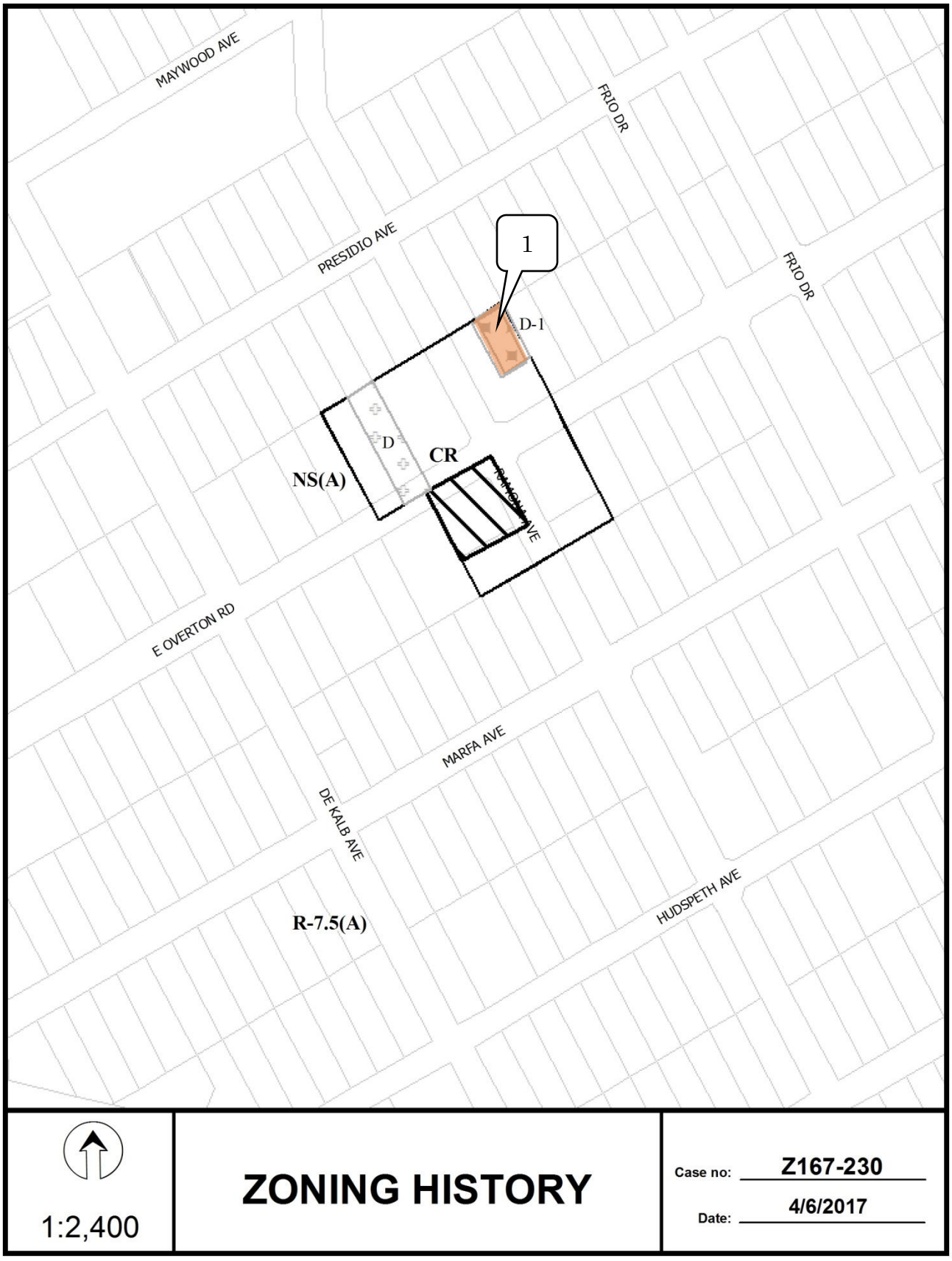


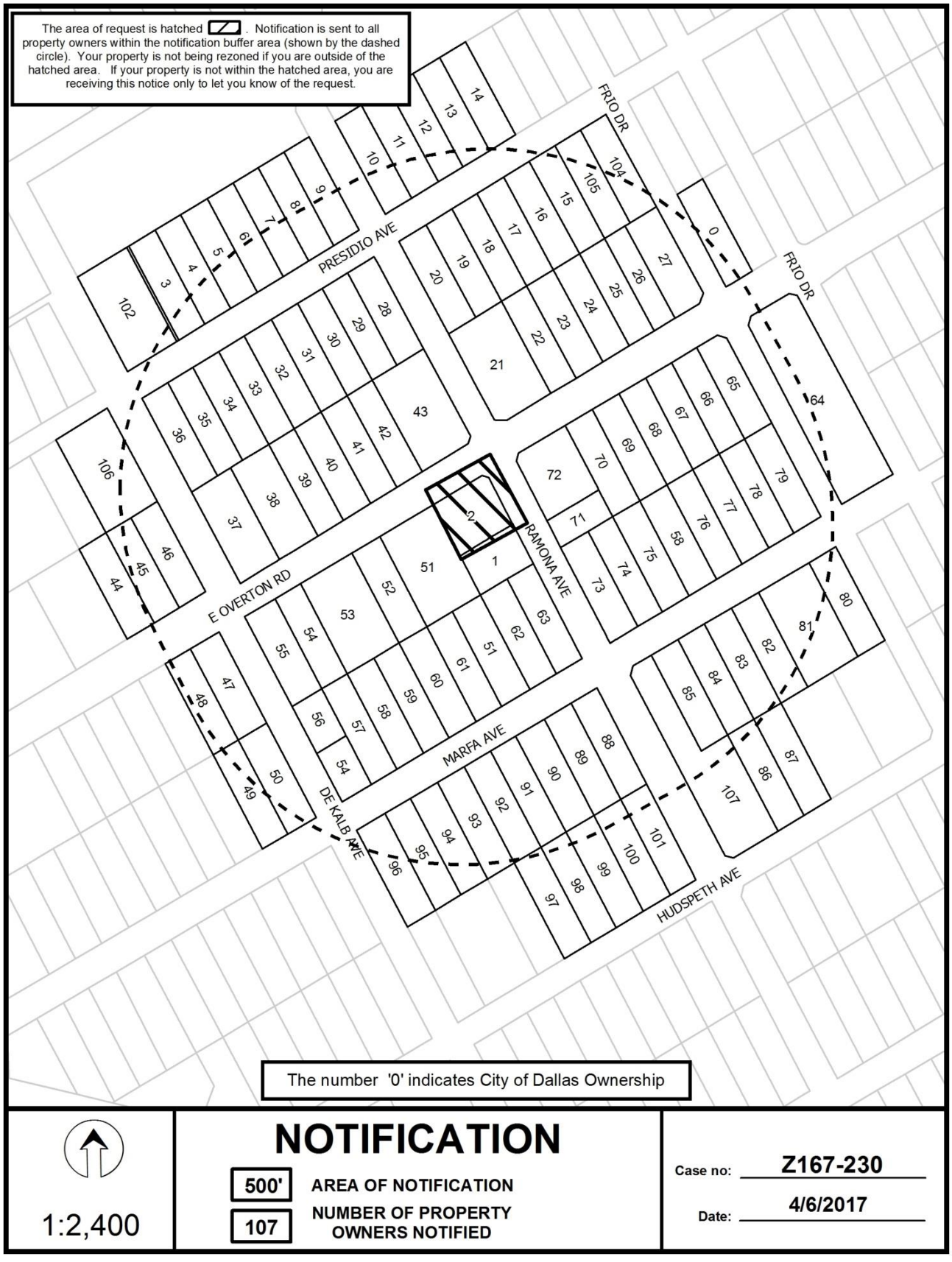
1:2,400

ZONING AND LAND USE

Case no: Z167-230

Date: 4/6/2017


MAYWOOD AVE
FRIO DR
PRESIDIO AVE
1
D-1
FRIO DR
D
CR
NS(A)
RAMON AVE
E OVERTON RD
MARFA AVE
DE KALB AVE
HUDSPETH AVE
R-7.5(A)
1:2,400
ZONING HISTORY
Case no: Z167-230
Date: 4/6/2017


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.
PRESIDIO AVE
FRIO DR
FRIO DR
E OVERTON RD
RAMONA AVE
MARFA AVE
DE KALB AVE
HUDSPETH AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
107
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-230
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

Z167-230

107 Property Owners Notified

Label #	*Address*		*Owner*
1	3611	RAMONA AVE	FONBERG REAL ESTATE INV
2	1330	E OVERTON RD	LAMB OF GOD MISSIONARY BAPTIST CHURCH
3	1311	PRESIDIO AVE	MINNIFIELD SEBASTIAN
4	1315	PRESIDIO AVE	HAYES CYNTHIA
5	1319	PRESIDIO AVE	MORALESFLORES CIPRIANO
6	1323	PRESIDIO AVE	ROMERO JUAN & LUCY
7	1327	PRESIDIO AVE	SERAFIN JOSE A &
8	1331	PRESIDIO AVE	CLARK RAYBURN L
9	1335	PRESIDIO AVE	HELITON ERMA JEAN EST OF
10	1403	PRESIDIO AVE	RIOS JUAN M & SANJANITA
11	1407	PRESIDIO AVE	ENAMORADO TRINIDAD
12	1411	PRESIDIO AVE	RUVALCABA JASMINE MARIE
13	1415	PRESIDIO AVE	SPIKES RANNEISHA
14	1419	PRESIDIO AVE	WADE ROOSEVELT J SR
15	1422	PRESIDIO AVE	CUELLAR ISAREL
16	1418	PRESIDIO AVE	PINSON ADRIAN E
17	1414	PRESIDIO AVE	ERSKINE RUBY A
18	1410	PRESIDIO AVE	GARCIA DORA A
19	1406	PRESIDIO AVE	TISA INC
20	1402	PRESIDIO AVE	BELMAREZ CHANO E
21	3522	RAMONA AVE	WAWA MARKET INC
22	1411	E OVERTON RD	JB III INVESTMENTS
23	1415	E OVERTON RD	MARKS ENNIS ESTATE OF
24	1419	E OVERTON RD	SCOTT ERIC D
25	1423	E OVERTON RD	NEWMAN BETTY J
26	1427	E OVERTON RD	ORNELAS NORBERTO

04/06/2017

Label #	*Address*		*Owner*
27	1431	E OVERTON RD	GONZALEZ MA CARMELA CASTANEDA
28	1334	PRESIDIO AVE	CROOK DONALD W
29	1330	PRESIDIO AVE	DELEAON RAQUEL DIAZ
30	1326	PRESIDIO AVE	JOHNSON JAMES & RANAE
31	1322	PRESIDIO AVE	KEMP FRANCENE
32	1318	PRESIDIO AVE	DOMINGUEZ JOSE ALVARO &
33	1314	PRESIDIO AVE	CORIA DIEGO &
34	1310	PRESIDIO AVE	GUILLEN DANIEL
35	1306	PRESIDIO AVE	YOUNG MAJOR D SR &
36	1302	PRESIDIO AVE	GOMEZ MILAGRO AND LEONEL
37	1303	E OVERTON RD	CAMPBELL ROBERT WESLEY SR & KATHY E
38	1311	E OVERTON RD	GARCIA NOEMI
39	1315	E OVERTON RD	SHANNON FERRILL C JR
40	1319	E OVERTON RD	SHANNON FAYE E
41	1323	E OVERTON RD	GONZALEZ JOSE & JUDITH
42	1327	E OVERTON RD	ADKINS VERONICA
43	1331	E OVERTON RD	KENNEDY JIMMY A
44	1223	E OVERTON RD	WILLIAMS MAGGIE
45	1227	E OVERTON RD	KNIGHT BOBBY D
46	1231	E OVERTON RD	MORALES TEODORO &
47	1230	E OVERTON RD	RICE MICHAEL DWAINE
48	1226	E OVERTON RD	MERLAN ALFREDO & BLANCA
49	1243	MARFA AVE	BROWN DOLPHUS
50	1247	MARFA AVE	DESOTO REAL ESTATE RESOURCE LLC
51	1322	E OVERTON RD	LAMB OF GOD MISSIONARY
52	1318	E OVERTON RD	TINOCO ESTHER SANCHEZ
53	1310	E OVERTON RD	PERRAQUEZ WILLIE MAE
54	1306	E OVERTON RD	GARCIA ALBERTO
55	1302	E OVERTON RD	GARCIA ALBERTO
56	3616	DE KALB AVE	GARCIA ALFREDO
57	1307	MARFA AVE	QIROZ IGNACIO

Label #	*Address*		*Owner*
58	1313	MARFA AVE	RPL PROPERTIES LLC
59	1315	MARFA AVE	HERNANDEZ ROSA
60	1319	MARFA AVE	REYES CIRILO &
61	1323	MARFA AVE	LAMB OF GOD MISSONARY BAPTIST
62	1331	MARFA AVE	LAMB OF GOD MISSIONARY
63	1335	MARFA AVE	LOZO JUAQUIN &
64	1442	E OVERTON RD	EZELL CHAPEL C M E CHURCH
65	1430	E OVERTON RD	LOPEZ ALFONSO CORTEZ
66	1426	E OVERTON RD	SAMPSON LINDA G
67	1422	E OVERTON RD	BUSH LARRY
68	1418	E OVERTON RD	PIPKINS RANDOLPH
69	1414	E OVERTON RD	MORALES PATRICA O &
70	1410	E OVERTON RD	LEE CHARLENE T & ROBERT
71	3612	RAMONA AVE	JENNINGS KEITH B &
72	1406	E OVERTON RD	ELHAMAD SALEH
73	1403	MARFA AVE	LUCIANO MARIANA
74	1407	MARFA AVE	WALTON ELCIE L ESTATE OF
75	1411	MARFA AVE	LENOVITZ J MARSHALL
76	1419	MARFA AVE	RUBIO MARIA LUISA CACERES
77	1423	MARFA AVE	GILLASPIE BARBARA A
78	1427	MARFA AVE	ESTRADA FRANCISCO
79	1431	MARFA AVE	LOPEZ ALEX
80	1430	MARFA AVE	BELIN JOHN D EST OF
81	1422	MARFA AVE	IBARRA PERFECTO
82	1418	MARFA AVE	THOMAS CAROLYN INDP
83	1414	MARFA AVE	STEWART DELOIS JEAN
84	1410	MARFA AVE	MUHAMMAD ELIJAH
85	1406	MARFA AVE	MEYER R J & LESLEY J
86	1411	HUDSPETH AVE	GRANT HARRY & BETTY
87	1415	HUDSPETH AVE	STORK INC
88	1334	MARFA AVE	RHYNES ELIZABETH Y EST OF

04/06/2017

Label #	*Address*		*Owner*
89	1330	MARFA AVE	ZARRELLA JOHN
90	1326	MARFA AVE	MENDOZA VICTOR
91	1322	MARFA AVE	GAMINO MARIO SERENO &
92	1318	MARFA AVE	NEWMAN MARY L
93	1314	MARFA AVE	JENNINGS ERASTUS
94	1310	MARFA AVE	STEWART C S
95	1306	MARFA AVE	PUENTE JOSE ANGEL ETUX
96	1302	MARFA AVE	CRUZ JUANA M
97	1319	HUDSPETH AVE	JONESBIRDINE EUGENIA
98	1323	HUDSPETH AVE	AGUIRRE ANITA L
99	1327	HUDSPETH AVE	HERNANDEZ HECTOR
100	1331	HUDSPETH AVE	GARCIA LETICIA
101	1335	HUDSPETH AVE	MOREIRA JOCELYN
102	1303	PRESIDIO AVE	FRIENDLY MISSIONARY
103	1311	PRESIDIO AVE	LEVY GRACIE &
104	1432	PRESIDIO AVE	NARGO INVESTMENT CORPORATION
105	1428	PRESIDIO AVE	STANDMIRE WILLIE
106	1200	PRESIDIO AVE	MARTINEZ MARCELINO
107	1403	HUDSPETH AVE	TABERNACLE MISSIONARY

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: Z167-106(SH) **DATE FILED:** October 7, 2016

LOCATION: South side of Blue Ridge Boulevard, west of Rio Grande Avenue

COUNCIL DISTRICT: 3 **MAPSCO:** 63-A

SIZE OF REQUEST: ±5.695 acres **CENSUS TRACT:** 108.03

REPRESENTATIVE: Michael Davis and S.I. Abed

APPLICANT: AAA Home Builder, LLC

OWNER: Shaymah Mahdi

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 541.

SUMMARY: The applicant proposes to develop the site with a maximum of 22 single family dwelling units on individual lots.

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

BACKGROUND INFORMATION:

- On February 15, 1971, the City Council approved Specific Use Permit No. 541 for college, university, or seminary uses for a permanent time period on the subject site and property to the west. The Independent Baptist College was demolished in 2010, and the approximate 5.695-acre request site has since remained undeveloped.

- The applicant's current request will allow for the construction of a single family development with a maximum of 22 dwelling units on individual lots. The minimum lot area will be 7,500 square feet which is consistent with R-7.5(A) standards. The PDD conditions also provide for a minimum dwelling unit size of 1,700 square feet. The proposed conceptual plan depicts a designated common area and internal sidewalks, with primary access to the site from Blue Ridge Boulevard.

- The proposed development will be relatively consistent with existing land uses in the area. There is an R-10(A) single family development to the north of the subject site, across Blue Ridge Road, and another R-10(A) single family development to the east. The proposed development will provide a similar type of housing on reduced lot sizes with reduced front yard setbacks. An existing church adjoins the site to the east, and there is an undeveloped tract of land located immediately to the south.

Zoning History:

1. **Z167-155:** On December 12, 2016, an application was submitted for a Planned Development District for single family uses on property zoned an R-10(A) Single Family District, located on the east corner of West Kiest Boulevard and Rio Grande Avenue Dallas. The application was subsequently withdrawn by the applicant on March 19, 2017.

Traffic:

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

Thoroughfare/Street:

Thoroughfares/Street	Type	Existing ROW
Blue Ridge Boulevard	Local	30 feet

Surrounding Land Uses:

	Zoning	Land Use
North	R-10(A) and SUP No. 601	Single family
East	R-10(A)	Single family
South	R-7.5(A)	Undeveloped land
West	R-10(A) and SUP No. 541	Church

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

The Vision Illustration depicts the request site as within a *Residential Neighborhood Building Block.* This request is characteristic of this Building Block as it will provide for the development of a traditional neighborhood comprised of single-family detached homes. Individual lot size, front yard and side yard setbacks, garage orientation, and scale of the homes vary from neighborhood to neighborhood. These low-density areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Since Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, the proposed development will provide an additional housing opportunity for residents who desire to benefit from the anticipated progression of the Southern Sector.

NEIGHBORHOOD PLUS

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

Land Use Compatibility:

The approximate 5.695-acre request site, which is located along the south line of Blue Ridge Boulevard, west of Rio Grande Avenue, was once improved a college. The institutional use was demolished in 2010, and the site has since remained undeveloped.

The proposed residential development will be compatible with surrounding uses as there are established single family communities located to the north of the subject site, across Blue Ridge Boulevard, as well as to the east. An existing church adjoins the site to the west, with an undeveloped, R-7.5(A) Single Family District, tract of land located immediately south of the site.

The applicant is proposing to construct no more than 22 single family dwelling units on individual lots. The minimum lot area will be 7,500 square feet which is consistent with R-7.5(A) standards. The PDD conditions also provide for a minimum dwelling unit size of 1,700 square feet. As depicted on the conceptual plan, a minimum of 12,000-square feet of dedicated open space will be located within the development, with sidewalks provided on both sides of the internal street. The site will be served by two access points from Blue Ridge Boulevard.

The purpose for requesting a PDD as opposed to straight zoning is to allow for reduced front yard setbacks. The applicant has indicated that the reduced front yard setback will allow them to work within the parameters of the site's topography. All other R-7.5(A) development standards will be met, as indicated in the proposed PDD conditions.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-10(A)	30'	6' res. 10' nonres.	30'	45% res. 25% nonres.	RPS	Residential
		6' res. 15' nonres.				
Standard: R-7.5(A)	25'	5' res. 10' nonres	30'	45% res. 25% nonres.	RPS	Residential
		5' res. 10' nonres.				
Proposed: PDD for R-7.5(A)	20'	5' res. 10' nonres	30'	45% res. 25% nonres.	RPS and Minimum floor area per dwelling unit	Residential
		5' res. 10' nonres				

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:

All landscaping for the proposed development must comply with the requirements of Article X. In addition, the PDD conditions stipulate that a minimum of 12,000 square feet of open space must be provided, as depicted on the conceptual plan.

Additional Provisions:

The applicant has requested to prohibit garage conversions within the proposed development. However, staff believes that this restriction would be unenforceable and therefore recommend that the provision be removed from the PDD conditions.

List of Partners/Principals/Officers

AAA Home Builder, LLC

Manager:
Hassan Naser

Director:
Hassan Naser

Z167-106
PD Conditions

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

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

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

PD _____ is established on property located at on the south side of Blue Ridge Boulevard, west of Rio Grande Avenue. The size of PD _____ is approximately 5.7 acres.

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

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

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

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

SEC. 51P- ____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ___A: conceptual plan.

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

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

SEC. 51P- ____.106. DEVELOPMENT PLAN.

For single family uses, a final plat may serve as the development plan. For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____.107. MAIN USES PERMITTED.

Except as provided, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single

Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-____.108. ACCESSORY USES.

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

SEC. 51P-____.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, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard. Minimum front yard is 20 feet.

(c) Density. Maximum number of dwelling units is 22.

(d) Floor area. Minimum floor area per dwelling unit is 1,700 square feet.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

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

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

(d) A minimum of 12,000 square feet of common area must be provided as shown on the conceptual plan.

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P-____.114. ADDITIONAL PROVISIONS.

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

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

Staff's Recommendation

~~(c) Garages may not be converted to interior living space.~~

Applicant's Request

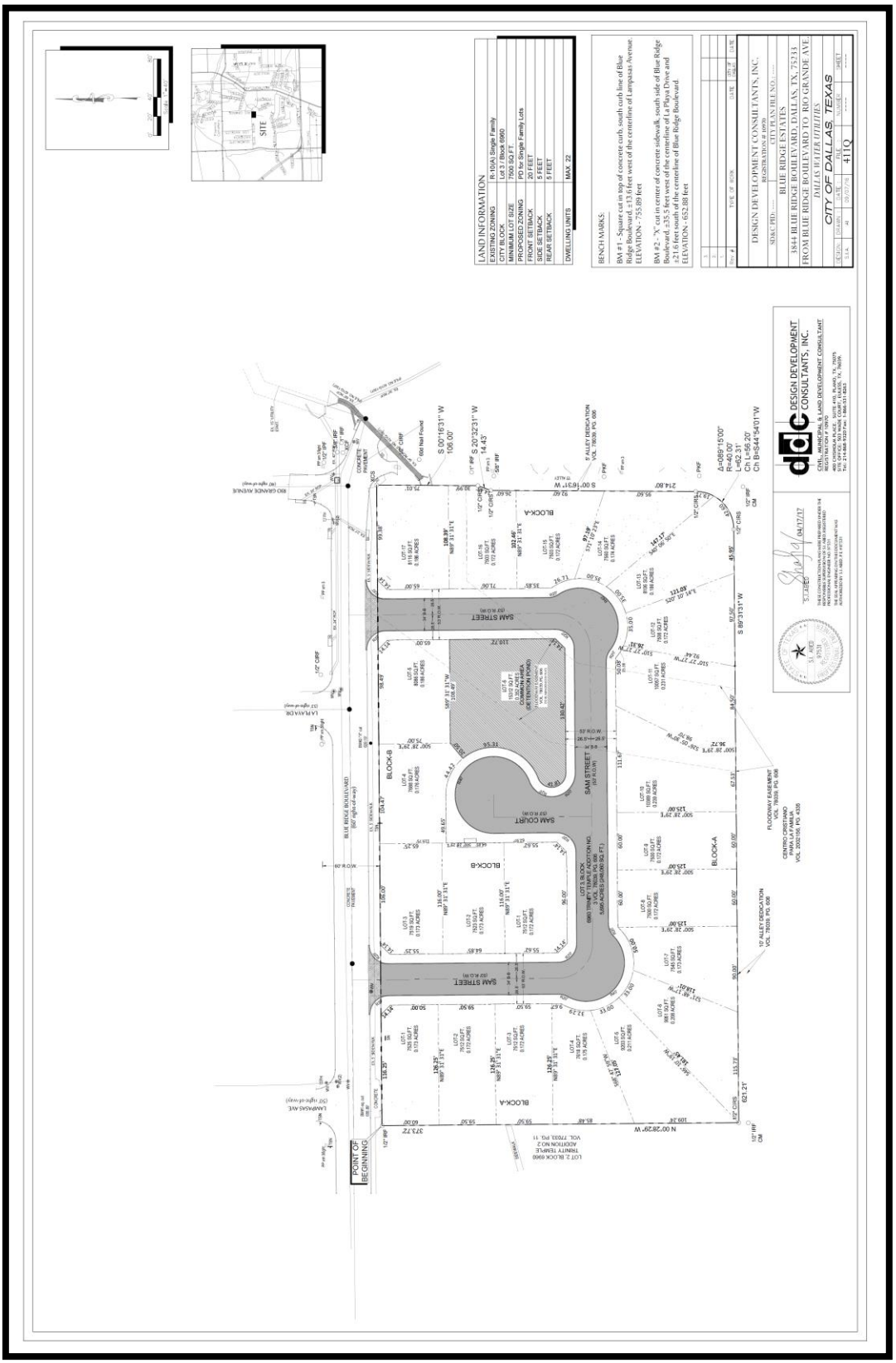
(c) Garages may not be converted to interior living space.

SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

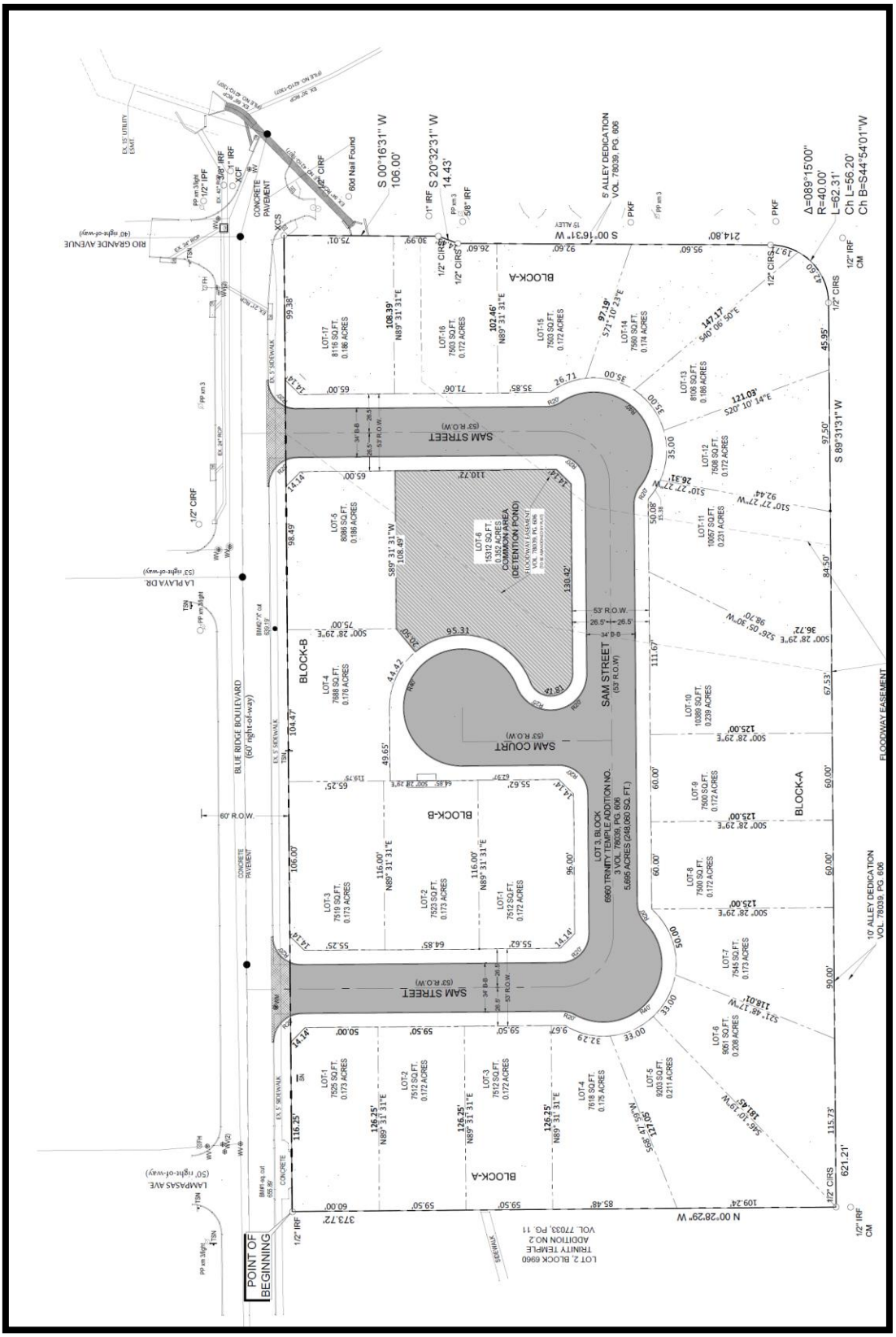
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

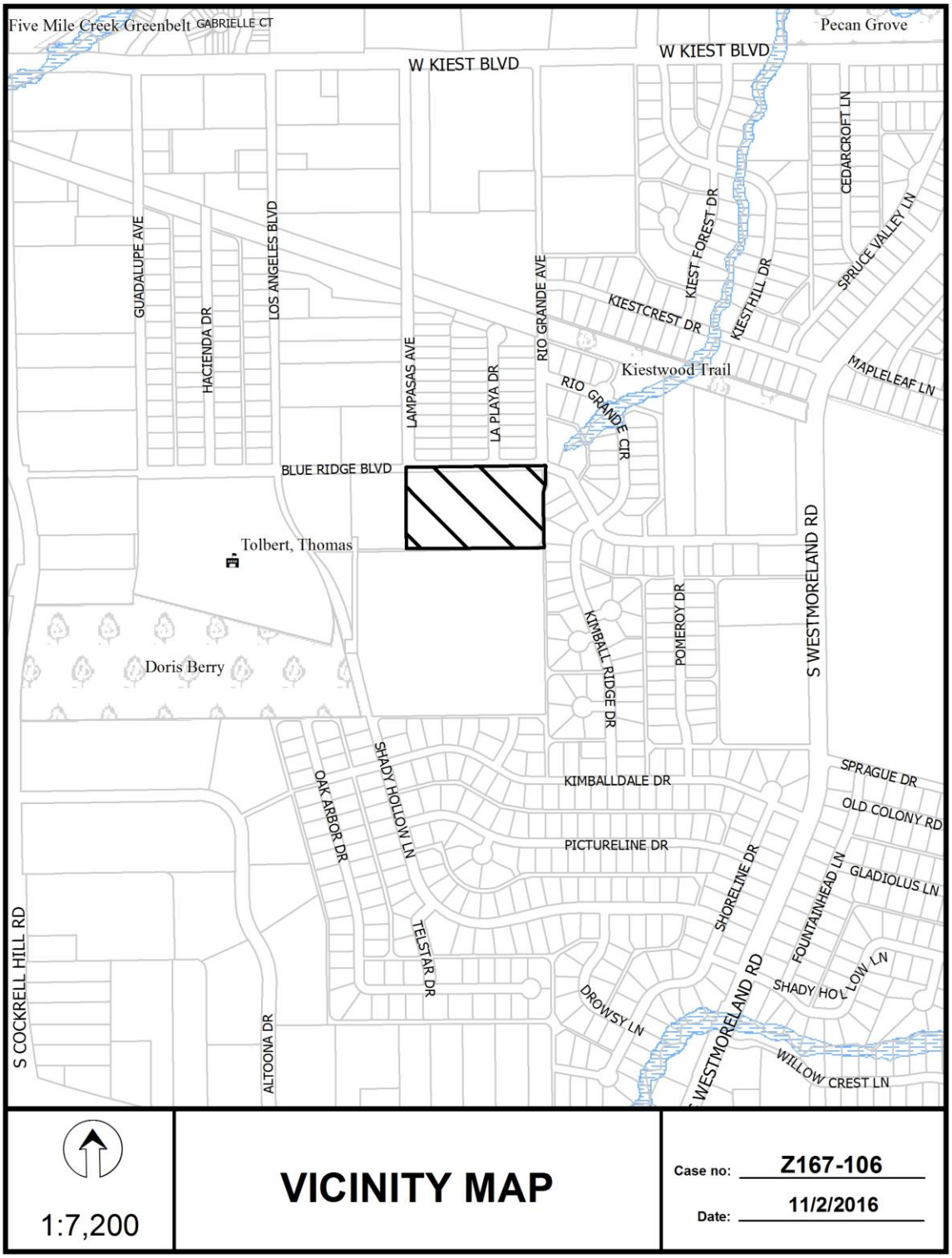
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

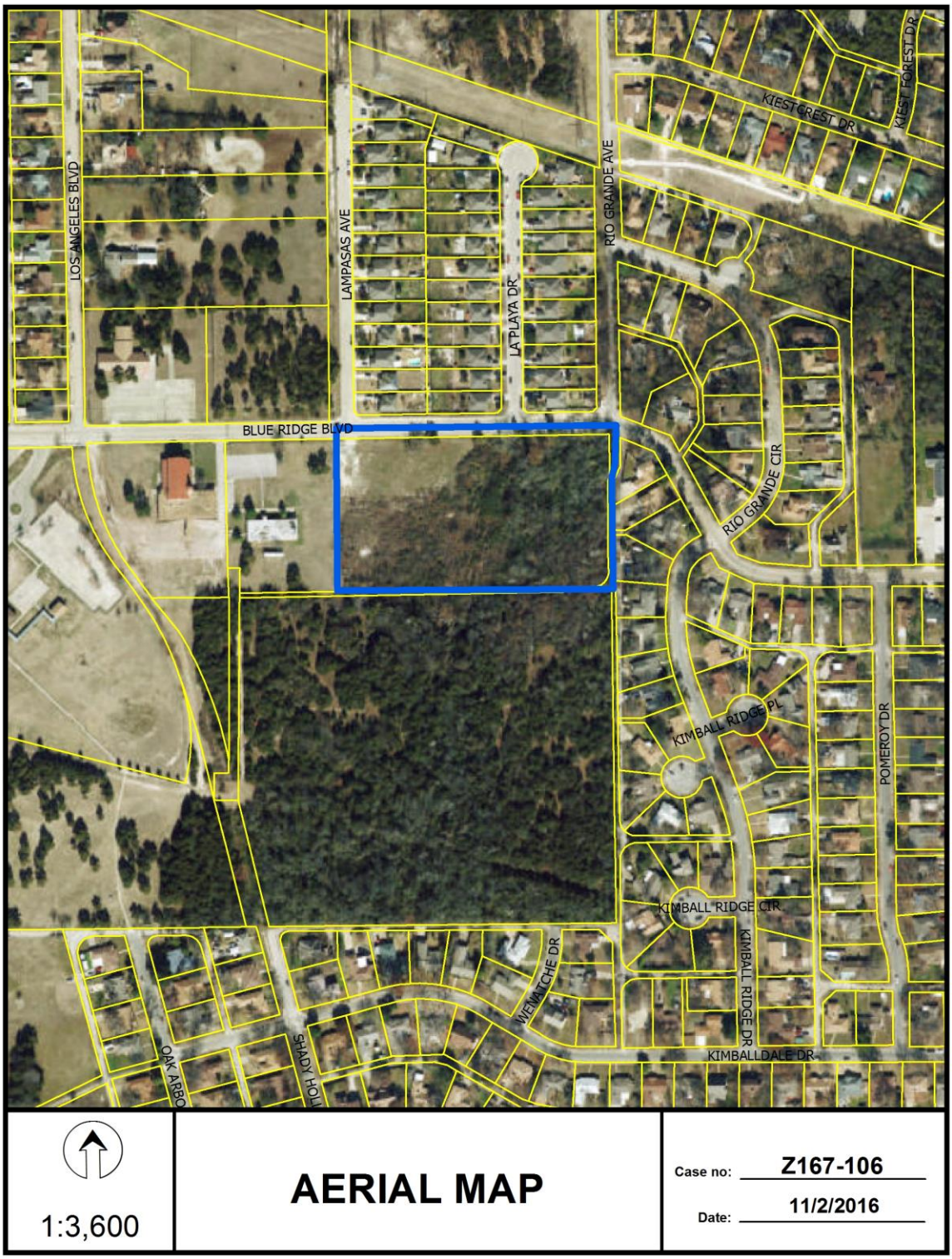
Proposed Conceptual Plan

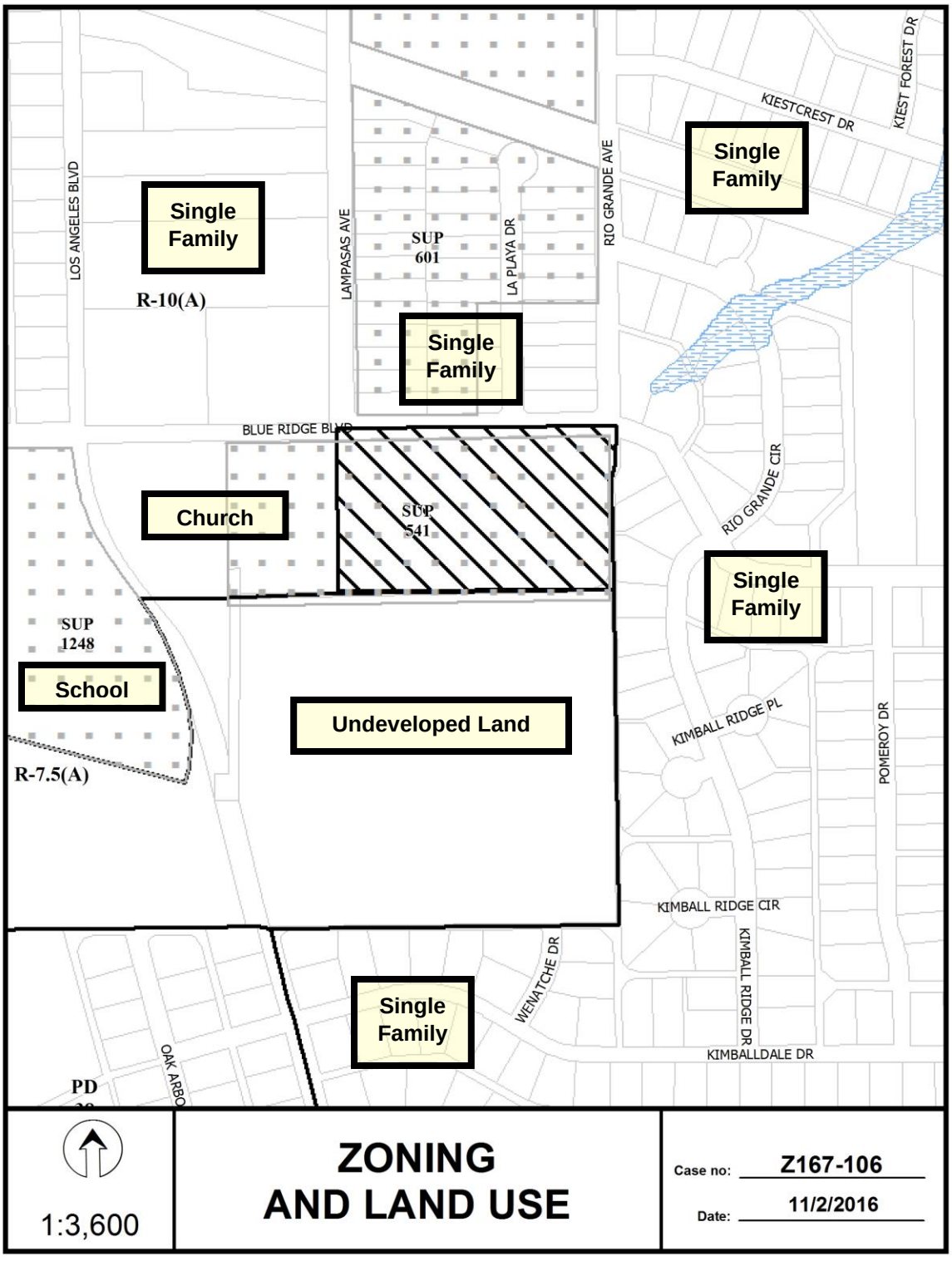


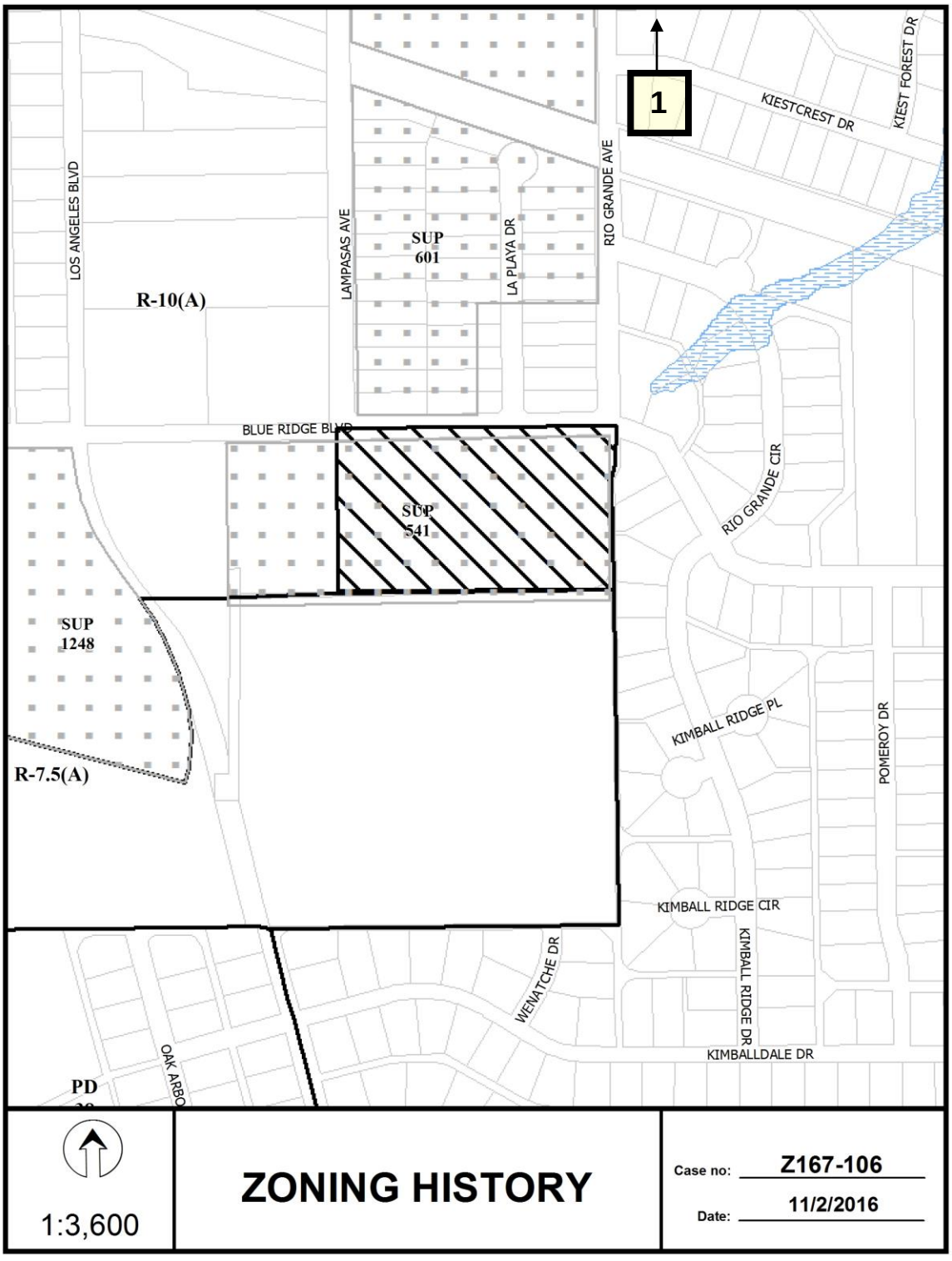
Proposed Conceptual Plan (enlarged)




Five Mile Creek Greenbelt
GABRIELLE CT
W KIEST BLVD
W KIEST BLVD
Pecan Grove
GUADALUPE AVE
HACIENDA DR
LOS ANGELES BLVD
LAMPASAS AVE
LA PLAYA DR
RIO GRANDE AVE
KIEST FOREST DR
KIESTHILL DR
CEDARCROFT LN
SPRUCE VALLEY LN
KIESTCREST DR
Kiestwood Trail
MAPLELEAF LN
RIO GRANDE CIR
BLUE RIDGE BLVD
Tolbert, Thomas
Doris Berry
S WESTMORELAND RD
KIMBALL RIDGE DR
POMEROY DR
SHADY HOLLOW LN
OAK ARBOR DR
KIMBALLDALE DR
SPRAGUE DR
OLD COLONY RD
PICTURELINE DR
SHORELINE DR
FOUNTAINHEAD LN
GLADIOLUS LN
TELSTAR DR
DROWSY LN
SHADY HOLLOW LN
WILLOW CREST LN
S COCKRELL HILL RD
ALTOONA DR
S WESTMORELAND RD
1:7,200
VICINITY MAP
Case no: Z167-106
Date: 11/2/2016


LOS ANGELES BLVD
LAMPASAS AVE
LATPLAYA DR
RIO GRANDE AVE
KIESTCREST DR
KIEST FOREST DR
BLUE RIDGE BLVD
RIO GRANDE CIR
KIMBALL RIDGE PL
POMEROY DR
KIMBALL RIDGE CIR
KIMBALL RIDGE DR
WEMATCHE DR
KIMBALLDALE DR
SHADY HOLLOW
OAK ARBO
1:3,600
AERIAL MAP
Case no: Z167-106
Date: 11/2/2016


Single Family
Single Family
Single Family
Single Family
Church
School
Undeveloped Land
Single Family
R-10(A)
R-7.5(A)
SUP 601
SUP 541
SUP 1248
PD
LOS ANGELES BLVD
LAMPASAS AVE
LA PLAYA DR
RIO GRANDE AVE
KIESTCREST DR
KIEST FOREST DR
BLUE RIDGE BLVD
RIO GRANDE CIR
KIMBALL RIDGE PL
POMEROY DR
KIMBALL RIDGE CIR
KIMBALL RIDGE DR
KIMBALLDALE DR
WENATCHE DR
OAK ARBO
1:3,600
ZONING
AND LAND USE
Case no: Z167-106
Date: 11/2/2016


1
KIESTCREST DR
KIEST FOREST DR
LOS ANGELES BLVD
LAMPASAS AVE
LA PLAYA DR
RIO GRANDE AVE
SUP 601
R-10(A)
BLUE RIDGE BLVD
SUP 541
RIO GRANDE CIR
SUP 1248
R-7.5(A)
KIMBALL RIDGE PL
POMEROY DR
KIMBALL RIDGE CIR
KIMBALL RIDGE DR
WENATCHE DR
KIMBALLDALE DR
OAK ARBO
PD
1:3,600
ZONING HISTORY
Case no: Z167-106
Date: 11/2/2016


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.
KIESTCREST DR
KIEST FOREST DR
LOS ANGELES BLVD
LAMPASAS AVE
LA PLAYA DR
RIO GRANDE AVE
RIO GRANDE CIR
BLUE RIDGE BLVD
KIMBALL RIDGE PL
KIMBALL RIDGE CIR
KIMBALL RIDGE DR
KIMBALLDALE DR
POMEROY DR
WENATCHE DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
81
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-106
Date: 11/2/2016

11/02/2016

Notification List of Property Owners

Z167-106

81 Property Owners Notified

Label #	*Address*		*Owner*
1	3648	KIMBALL RIDGE PL	REMMER CAROLE LEE
2	3644	KIMBALL RIDGE PL	TAYLOR KENNETH E
3	3640	KIMBALL RIDGE PL	SHIELDS MICHAEL W
4	3636	KIMBALL RIDGE PL	WILLIAMSON GLORIA
5	3632	KIMBALL RIDGE DR	SHIELDS CLEOLA EST OF &
6	3624	KIMBALL RIDGE DR	MORRIS RUBEN JR
7	3656	BLUE RIDGE BLVD	HOLLOWAY BETTY LOIS ET AL
8	3652	BLUE RIDGE BLVD	BROWN LEON C & MADIE
9	3648	BLUE RIDGE BLVD	TAYLOR ALBERT JR
10	3644	BLUE RIDGE BLVD	ROBERSON EDWARD LEE
11	3636	BLUE RIDGE BLVD	GARCIA JORGE C &
12	3711	KIMBALL RIDGE CT	BURTON MAE H
13	3707	KIMBALL RIDGE CT	HERNANDEZ JOSE ANTONIO & MARIA ANTONIA
14	3703	KIMBALL RIDGE CT	SPIGNER DELORES P
15	3631	KIMBALL RIDGE DR	SMITH MAYME ADEL JACKSON
16	3625	KIMBALL RIDGE DR	FARIAS JORGE &
17	3621	KIMBALL RIDGE DR	CLARK HELLEN M
18	3615	KIMBALL RIDGE DR	BLAIR BRENDA
19	3611	KIMBALL RIDGE DR	DELAROSA RAYMOND
20	3605	KIMBALL RIDGE DR	MARILLO JOSE & IRENE
21	3714	BLUE RIDGE BLVD	DARDEN VIRGINIA A
22	3720	BLUE RIDGE BLVD	MEDINA FRANCISCO J
23	3512	RIO GRANDE CIR	ARMSTRONG BOBBY &
24	3516	RIO GRANDE CIR	DEPASS NIGEL
25	3520	RIO GRANDE CIR	WESLEY JOHN A & PAT A
26	3504	RIO GRANDE CIR	GONZALES MARTIN &

Label #	*Address*		*Owner*
27	3508	RIO GRANDE CIR	ARZOLA ELOY R & MARIA D
28	3505	RIO GRANDE CIR	BRANCH JOE JR &
29	3511	RIO GRANDE CIR	YOUNG ELIZABETH
30	3519	RIO GRANDE CIR	SAENZ HENRY JESSE
31	3527	RIO GRANDE CIR	ROJAS FRANCISCO &
32	3533	RIO GRANDE CIR	PERKINS PENNY R
33	3537	RIO GRANDE CIR	NOBLES TOMMY ETAL
34	3543	RIO GRANDE CIR	NELSON COREY
35	3549	RIO GRANDE CIR	LOFTIS FANNIE MAE P
36	3555	RIO GRANDE CIR	DURON ANTONIO B
37	3721	BLUE RIDGE BLVD	JOVE JAIME A
38	3536	RIO GRANDE AVE	VEGA ALEJANDRA
39	3526	RIO GRANDE CIR	RAY LOUIS R
40	3532	RIO GRANDE CIR	GARRETT DEBRA A
41	3536	RIO GRANDE CIR	LEWIS DELORES
42	3540	RIO GRANDE CIR	THOMPSON KARLA M
43	3544	RIO GRANDE CIR	PEREZNEGRON VICTOR &
44	3548	RIO GRANDE CIR	FREEMAN MARCUS A
45	3552	RIO GRANDE CIR	JOHNSON ALFRED J
46	3556	RIO GRANDE CIR	SILVA JULIA CRUZ
47	3940	BLUE RIDGE BLVD	ZION APOSTOLIC TEMPLE CH
48	3802	BLUE RIDGE BLVD	CENTRO CRISIANO PARA LA FAMILIA
49	3902	BLUE RIDGE BLVD	ZION APOSTOLIC TEMPLE
50	4000	SHADY HOLLOW LN	CENTRO CRISTIANO PARA
51	3508	LOS ANGELES BLVD	NARVAEZ ANDRES & JUANA
52	3939	BLUE RIDGE BLVD	DECRISTO TEMPLO UPC INC
53	3921	BLUE RIDGE BLVD	MITCHELL YARA
54	4000	BLUE RIDGE BLVD	Dallas ISD
55	3510	LAMPASAS AVE	SPRAGUE RYAN D
56	3514	LAMPASAS AVE	RODRIGUEZ GERARDO
57	3518	LAMPASAS AVE	HERNANDEZ SILVIA S &

Label #	*Address*		*Owner*
58	3522	LAMPASAS AVE	DEVOS CHELSEA
59	3526	LAMPASAS AVE	JOHNSON VICKEY
60	3530	LAMPASAS AVE	HERNANDEZ ISAIAS &
61	3534	LAMPASAS AVE	OROPESA MALELI
62	3538	LAMPASAS AVE	MACK ROBERT J
63	3542	LAMPASAS AVE	MORA VERONICA
64	3547	LA PLAYA DR	SALAS JEHU
65	3543	LA PLAYA DR	CAMACHO GERARDO & ELIZA G
66	3539	LA PLAYA DR	CERDA MARGARITO
67	3535	LA PLAYA DR	TORRES RONY D
68	3531	LA PLAYA DR	ROMAN DANIEL
69	3527	LA PLAYA DR	FRAZIER YOLANDA &
70	3523	LA PLAYA DR	FLORES ROBERTO A
71	3519	LA PLAYA DR	SALAZAR CRISTIAN RICO
72	3515	LA PLAYA DR	VILLATORO ARMANDO & BLANCA R
73	3546	LA PLAYA DR	VEGA ANTONIO & SILVIA
74	3542	LA PLAYA DR	GARZA ARTURO
75	3538	LA PLAYA DR	SOLIS FAUSTINO L &
76	3534	LA PLAYA DR	RUIZ DOUGLAS R
77	3530	LA PLAYA DR	CABANILLA ANGEL
78	3526	LA PLAYA DR	MARTINEZ ALEJANDRO
79	3522	LA PLAYA DR	VEGA DIANA C
80	3518	LA PLAYA DR	PORTILLO KARLA I
81	3514	LA PLAYA DR	PESINA ROLANDO C

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z167-233(WE) **DATE FILED:** March 3, 2017

LOCATION: Crowdus Street and July Alley, northeast corner

COUNCIL DISTRICT: 2 **MAPSCO:** 45-M

SIZE OF REQUEST: Approx. 7,853 sq. ft. **CENSUS TRACT:** 204

APPLICANT: Reno's Chop Shop
Dale Murry (CEO / President)

OWNER: Westdale Properties America I, Ltd.

REPRESENTATIVE: Dale Murry

REQUEST: An application for a renewal of Specific Use Permit No. 1685 for a bar, lounge, or tavern on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of this request is to allow the applicant to continue to operate the existing entertainment venue [Reno's Chop Shop].

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

BACKGROUND INFORMATION:

- The applicant's request for a Specific Use Permit is to allow for an existing bar, lounge or tavern to continue operating within the Deep Ellum District.

- In June 2006, the City Council amended the Deep Ellum Planned Development District to require certain businesses to have Specific Use Permits to operate and to sunset the non-conforming rights for those establishments.

- In October 2007, the City Council approved Specific Use Permit No. 1685 for a two year period for a bar, lounge or tavern. The City Council approved two additional renewals of Specific Use Permit No. 1685 during the periods between October 2007 and September 12, 2012. On September 12, 2012, the City Council approved a renewal of Specific Use Permit No. 1685 for a five year period.

- On June 19, 2014, the City Plan Commission approved a minor amendment to the site plan to remove two patio areas (one uncovered; and one covered) with additional off-street parking to be provided on site.

- The request site is surrounded by a mixed use of commercial, retail, office, and multifamily uses and surface parking lots.

Zoning History: There have been multiple zoning changes requested in the surrounding areas within Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District. However, during the past five years, and shown on the zoning map, there have been seven zoning requests in the area.

1. Z112-234 On September 12, 2012, the City Council approved an amendment to and renewal of SUP No. 1685 a bar, lounge or tavern for a five year period on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District [request site].

2. Z123-109 On January 23, 2013, the City Council approved a renewal of Specific Use Permit No. 1694 for a bar, lounge or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

3. Z123-206 On June 12, 2013, the City Council approved a renewal of Specific Use Permit No. 1707 for a tattoo studio on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

4. Z134-222 On August 13, 2014, the City Council approved a renewal of Specific Use Permit No. 1757 for a bar, lounge, or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

5. Z134-307 On December 10, 2014, the City Council approved a renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement for dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

6. Z145-121 On February 11, 2015, the City Council approved a renewal of Specific Use Permit No. 1983 for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District

7. Z145-160 On April 22, 2015, the City Council approved a renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Elm Street	Local Street	70 ft.	70 ft.
Crowdus Street	Local Street	35 ft.	35 ft.

Traffic: The Engineering Division 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 *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.

ECONOMIC ELEMENT:

GOAL 2.5 Foster a City of Great Neighborhoods

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

URBAN DESIGN ELEMENT

GOAL 5.3 Establishing Walk-to Convenience

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

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 269 w/ SUP 1685	Bar, Lounge or tavern
North	PDD No. 269	Surface parking, office
South	PDD No. 269	Retail, Commercial
East	PDD No. 269	Surface parking
West	PDD No. 269	Surface parking

Land Use Compatibility: The site is developed with a one-story structure that is adjacent to surface parking and a multi-story building. Across July Alley are various commercial and retail uses that front on Elm Street. The applicant's request for a renewal of Specific Use Permit No. 1685 for a bar, lounge or tavern will allow for the use to continue operating within the existing structure. Since 1989, this site has had a certificate of occupancy for a bar, lounge or tavern use. There are no changes to the existing site plan.

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

PDD No. 269 specifies that "no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in an original building. Otherwise, one space for each 100 square feet of floor area. No parking is required for outside seating. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement."

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

the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

The proposed use is consistent with not only the most recent use on the property, but is similar in operational characteristics of other entertainment venue uses in the immediate area. It should be noted that the general land use in the immediate area provides for various retail and entertainment venue uses (i.e., bars, live music, restaurants) that serve the new housing stock in Deep Ellum as well as serving as a destination for patrons outside of the area.

Staff recommends a five year period without automatic renewals in keeping with the previous time period approved by Council. The City Council approved a five year period without automatic renewals in 2012. In addition, the five year period will allow staff to continue to monitor the request site as a good neighbor. The applicant's request is to permit automatic renewals of SUP No. 1685 because the owner has not received any violations over the past five years and that the use has been at this location for approximately 13 years.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD no. 269 Deep Ellum/Near East Side	0'	0'	4.0 Far 6.0 FAR w/mixed uses	150'	1005%		Residential, retail, Office, Commercial & Lt. industrial

Landscaping: The request site is located within an existing structure and the landscaping requirements will not be triggered.

Parking: PDD No. 269 gives a credit for the first 2,500 square feet of bar, lounge, or tavern uses when located on the first floor in an original building. The request site is approximately 3,912 square feet. The applicant has a parking agreement filed at the Building Official's office and amended their certificate of occupancy since August 2012, when SUP No. 1685 was amended and expanded.

Dallas Police Department: The Dallas Police Department has reported no citations on the requested site during a five year period between September 23, 2012 and April 17, 2017.

LIST OF OFFICERS
Westdale Properties America I, Ltd.

- Joseph G Beard President and CEO
- Chuck Hixson Vice President

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's Recommendation

3. TIME LIMIT: This specific use permit expires on [~~September 12, 2017~~] five years from the passage of this ordinance.

Applicant's Proposal

3. TIME LIMIT: This specific use permit expires on [~~September 12, 2017~~], five years from the passage of this ordinance but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. FLOOR AREA: The maximum floor area is 3,912 square feet.

5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 7:00 p.m. and 2:00 a.m. (the next day), Monday through Wednesday: between 4:00 p.m. and 2:00 a.m. (the next day), Thursday and Friday: and between 11:00 a.m. and 2:00 a.m. (the next day), Saturday and Sunday.

6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4) of Chapter 51A of the Dallas City Code, as amended, may not be used to meet the off-street parking requirement.

7. PATIO:

A. The covered patio is limited to 719 square feet in area in the location shown on the attached site plan.

B. The uncovered patio is limited to 2,066 square feet in area in the location shown on the attached site plan.

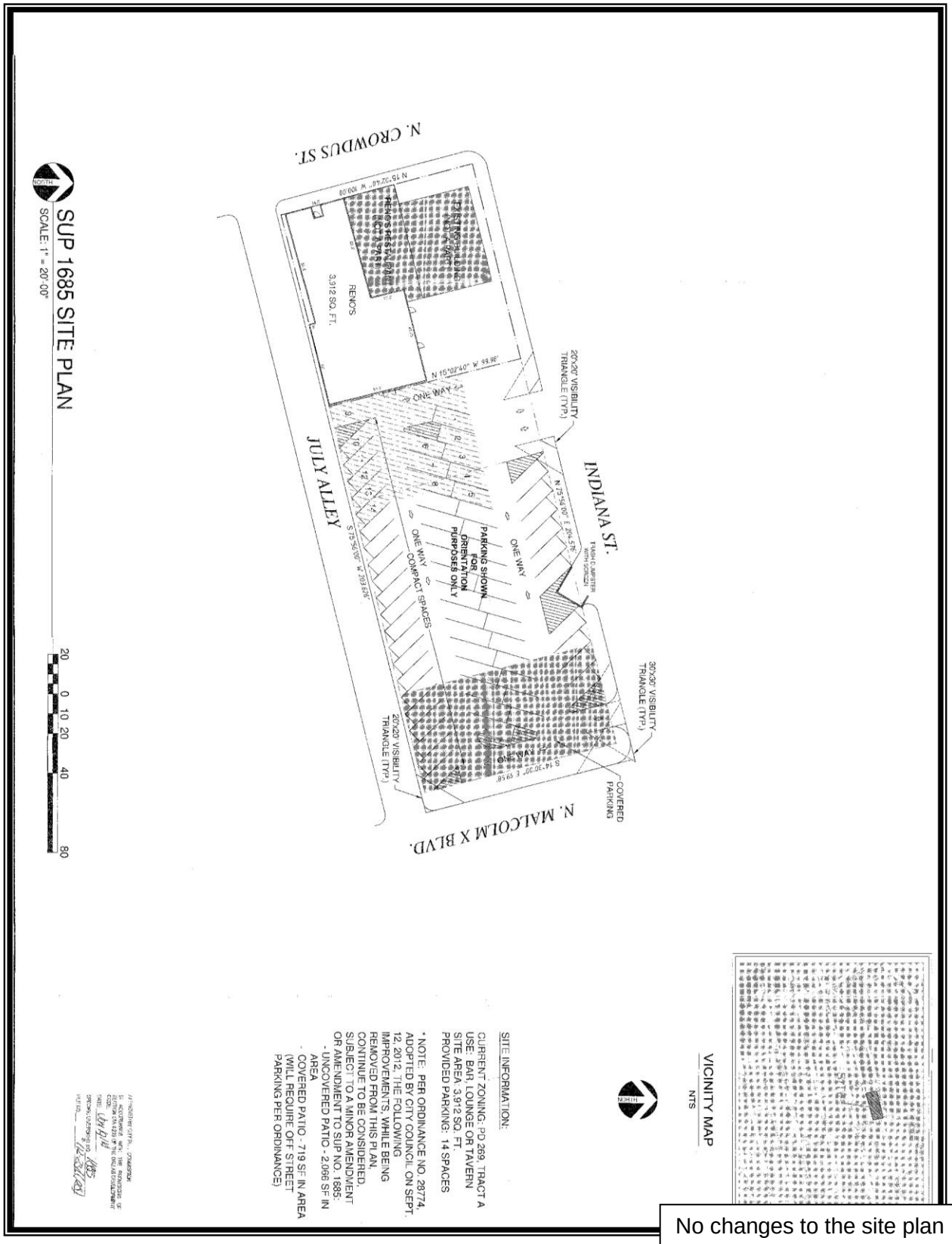
8. OUTSIDE AMPLIFICATION: Outside amplification is prohibited.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

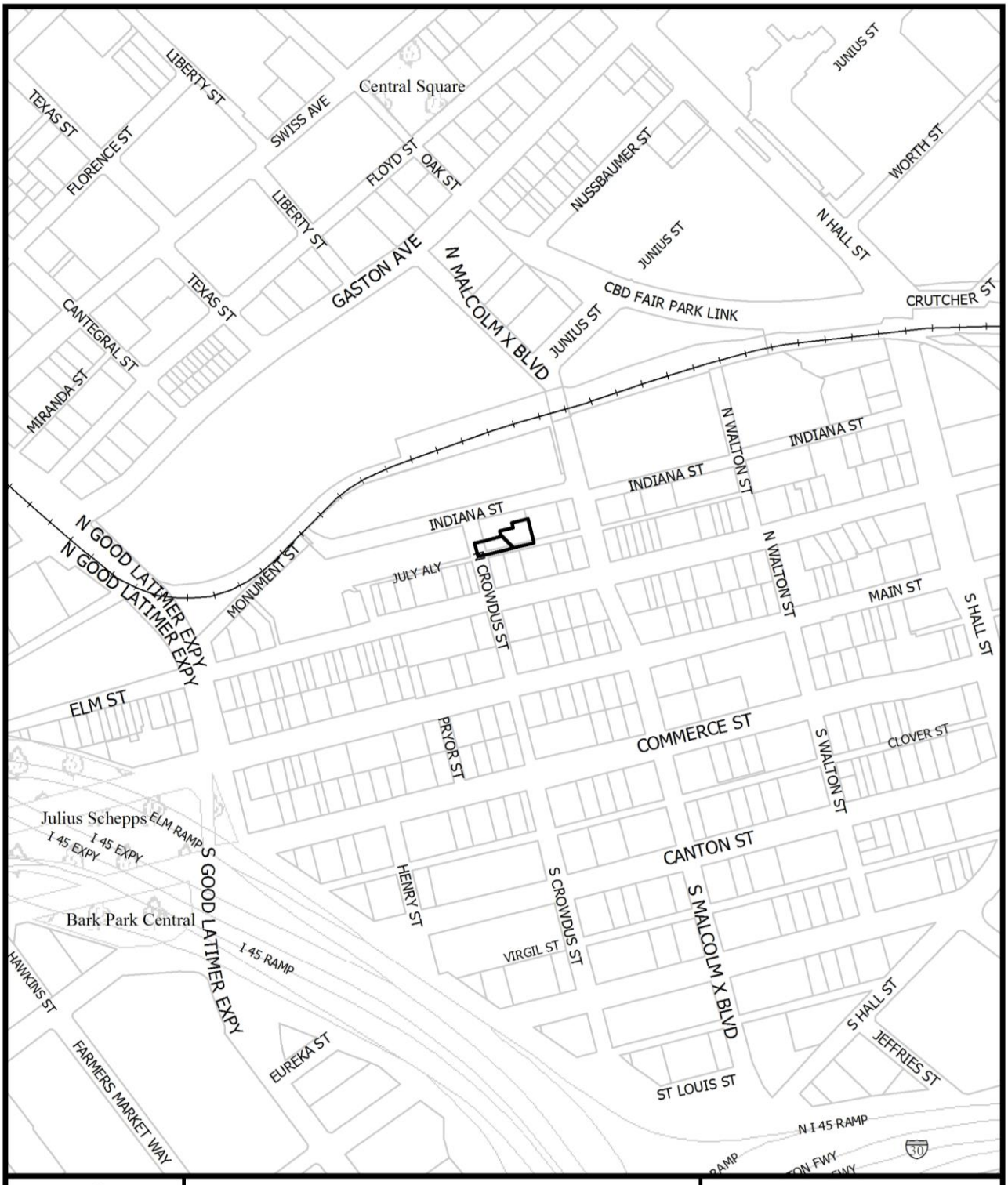
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Z167-233(WE)

EXISITNG SITE PLAN



No changes to the site plan



1:4,800

VICINITY MAP

Case no: Z167-233

Date: 3/20/2017

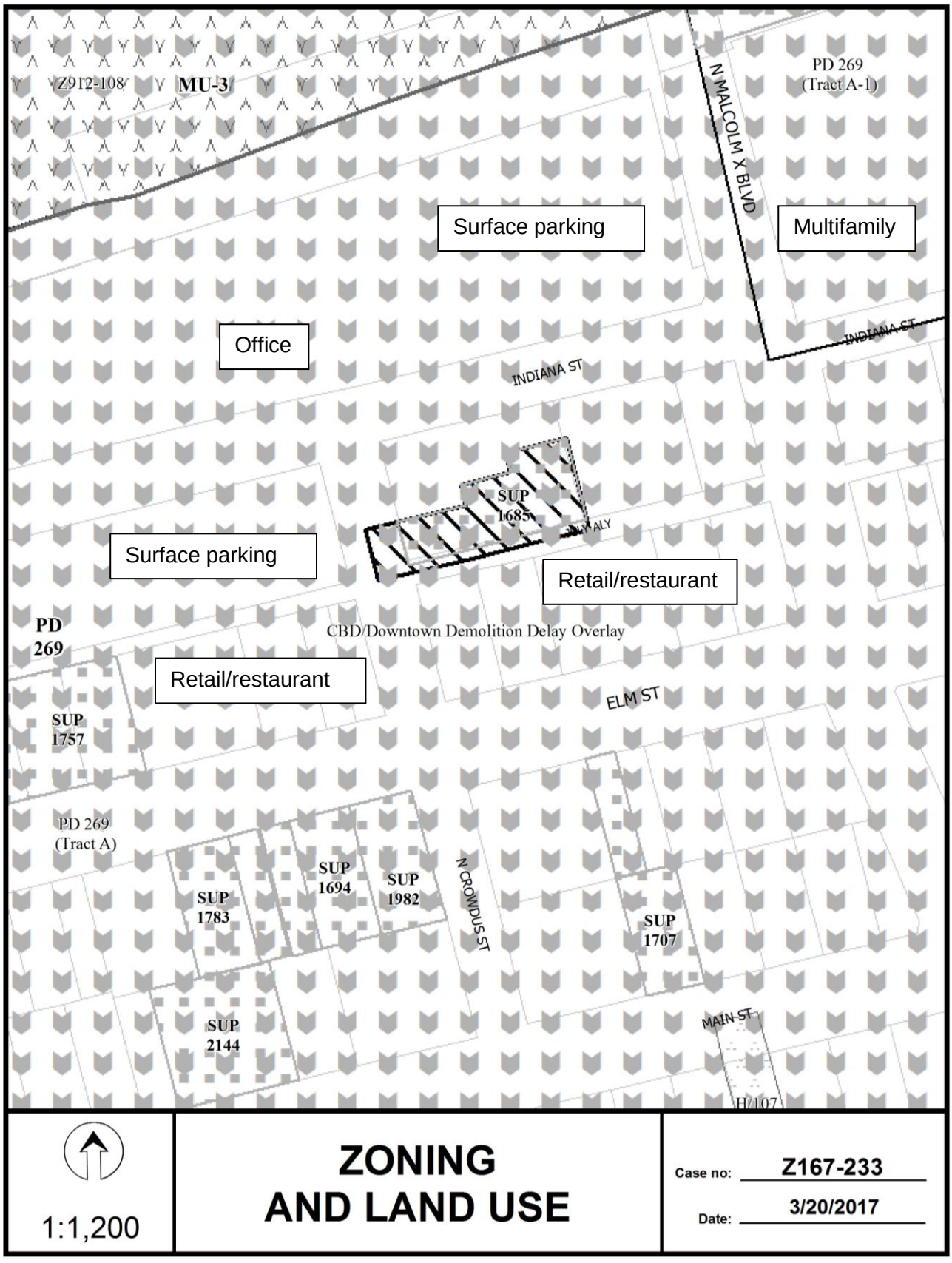


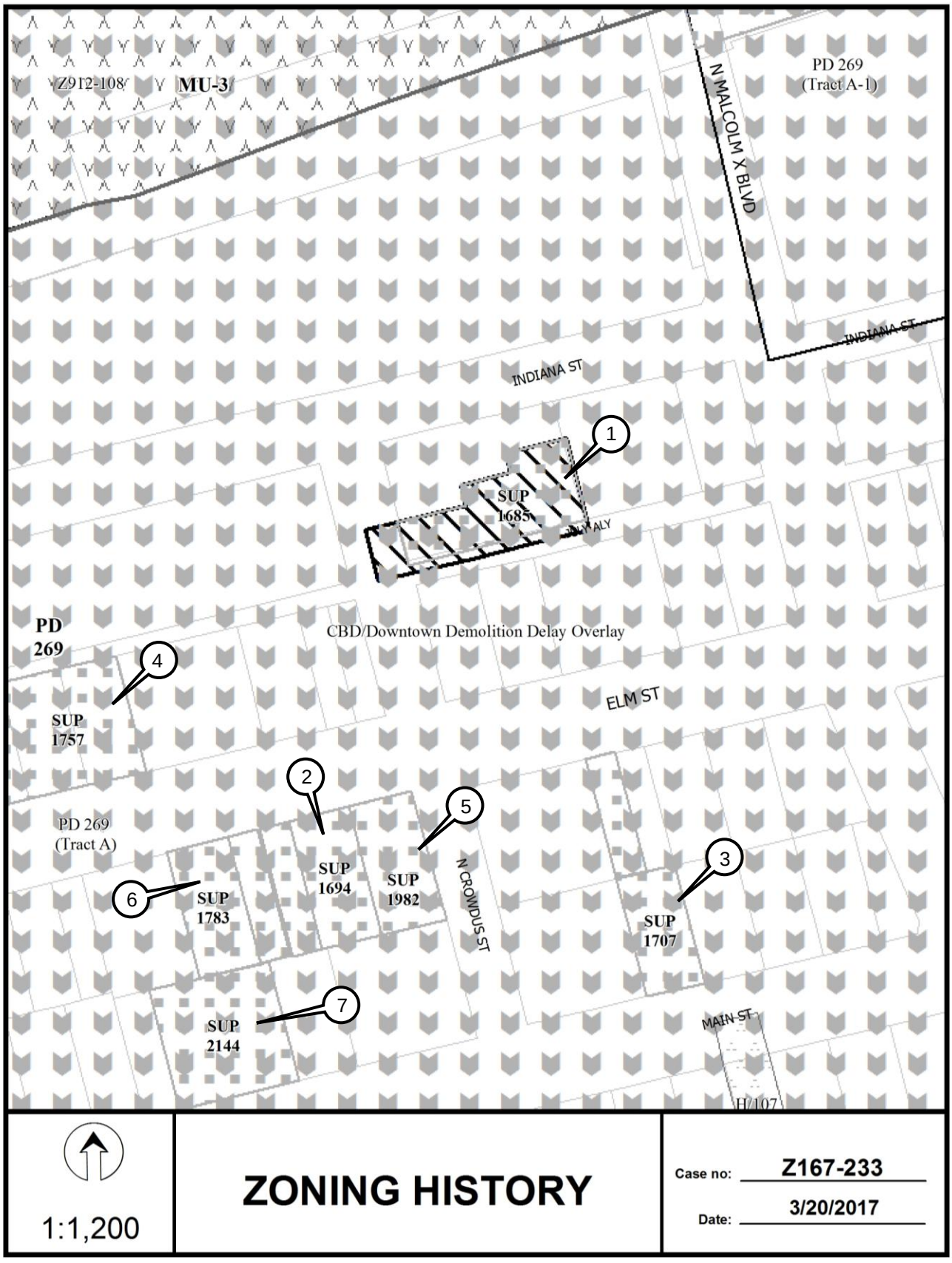
1:1,200

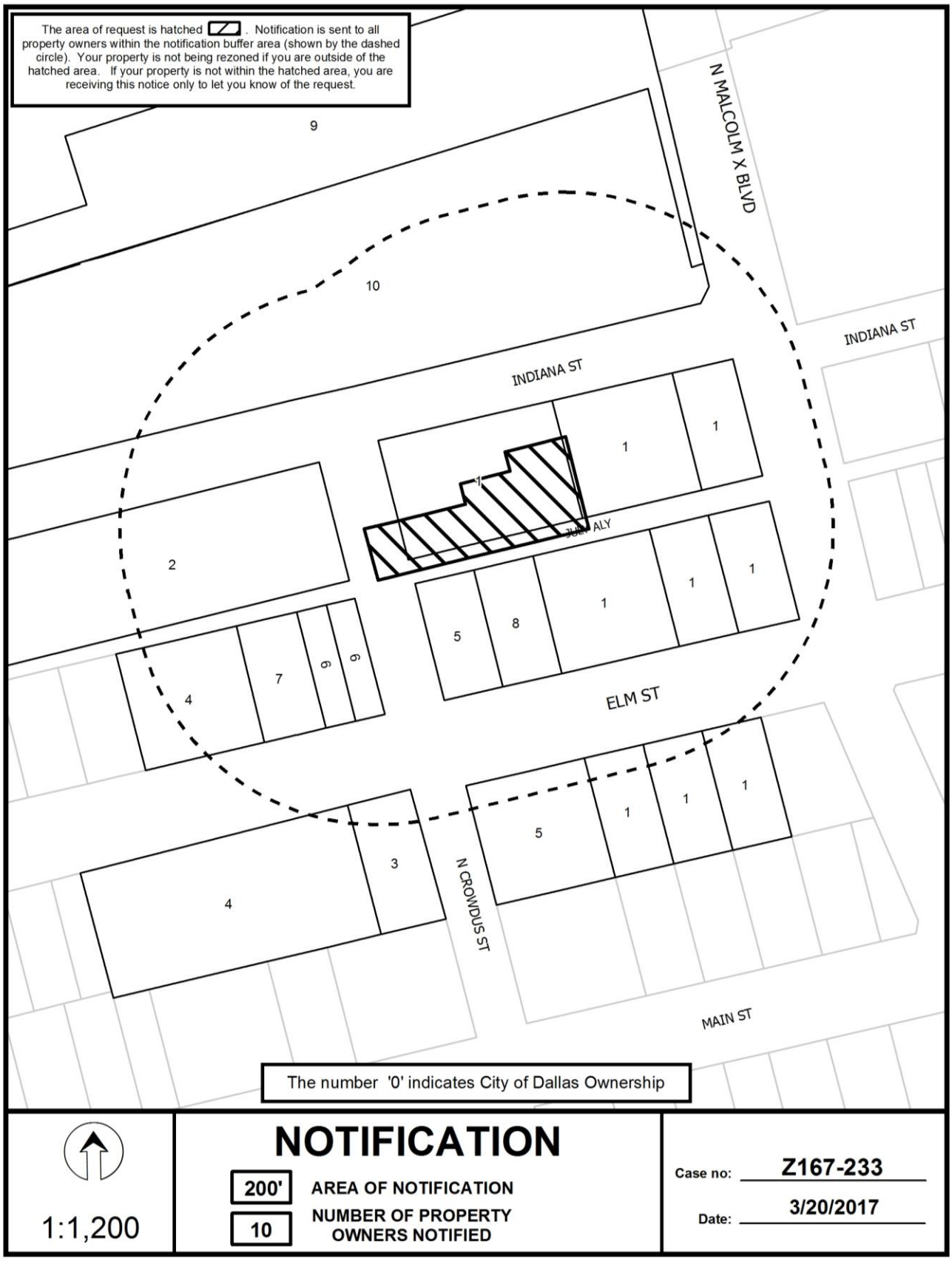
AERIAL MAP

Case no: Z167-233

Date: 3/20/2017


Z912-108
MU-3
PD 269
(Tract A-1)
N MALCOLM X BLVD
Surface parking
Multifamily
Office
INDIANA ST
INDIANA ST
SUP
1685
ALY
Surface parking
Retail/restaurant
PD
269
CBD/Downtown Demolition Delay Overlay
Retail/restaurant
ELM ST
SUP
1757
PD 269
(Tract A)
SUP
1783
SUP
1694
SUP
1982
N CROWDUS ST
SUP
1707
SUP
2144
MAIN ST
H/107
1:1,200
ZONING
AND LAND USE
Case no: Z167-233
Date: 3/20/2017


Z912-108
MU-3
PD 269
(Tract A-1)
N MALCOLM X BLVD
INDIANA ST
INDIANA ST
1
SUP
1685
ALY
PD
269
CBD/Downtown Demolition Delay Overlay
4
SUP
1757
ELM ST
2
5
PD 269
(Tract A)
SUP
1694
SUP
1982
N CROWDUS ST
3
6
SUP
1783
SUP
1707
7
SUP
2144
MAIN ST
H/107
1:1,200
ZONING HISTORY
Case no: Z167-233
Date: 3/20/2017


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 MALCOLM X BLVD
INDIANA ST
INDIANA ST
ELM ST
N CROWDUS ST
MAIN ST
ALY
9
10
2
4
7
6
6
5
8
1
1
1
1
1
1
1
1
1
5
4
3
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
10
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-233
Date: 3/20/2017

Notification List of Property Owners

Z167-233

10 Property Owners Notified

Label #	*Address*		*Owner*
1	2818	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
2	2625	ELM ST	UPLIFT EDUCATION
3	2724	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
4	2720	ELM ST	ELM STREET REALTY LTD
5	2806	ELM ST	42 DEEP ELLUM LP
6	2723	ELM ST	2723 ELM STREET JV
7	2717	ELM ST	WESTDALE PPTIES AMERICA LTD
8	2807	ELM ST	BLANTON JEANNE
9	2600	MONUMENT ST	DALLAS AREA RAPID TRANSIT
10	301	N CROWDUS ST	ANIMATION BUILDING LP THE

CITY PLAN COMMISSION **THURSDAY, MAY 4, 2017**

Planner: Warren Ellis

FILE NUMBER: Z167-239(WE) **DATE FILED:** March 6, 2017

LOCATION: Northwest corner of Commerce Street and Manila Road

COUNCIL DISTRICT: 6 **MAPSCO:** 43-Q

SIZE OF REQUEST: Approx. 1.715 acres **CENSUS TRACT:** 205.00

REPRESENTATIVE: Peter Kavanagh, Zone Systems

APPLICANT/OWNER: Samuel Ramos

REQUEST: An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant is proposing to continue operation of a concrete batch plant on the property.

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

BACKGROUND INFORMATION:

- The applicant's request for a renewal of SUP No. 1624 will permit the continued operation of the concrete batch plant. There are no changes to the conditions except for the time period proposed by the applicant. The applicant is in compliance with the site plan.

- On May 24, 2006, Specific Use Permit No. 1624 was approved for a five-year period with eligibility for one additional five-year period. The City Council approved two additional renewals of SUP No. 1624 between May 2006 and June 2011. On June 11, 2014, the City Council approved a renewal of SUP No. 1624 for a three year period. SUP No. 1624 expires on June 11, 2017.

- In June 2014, staff's recommendation for a three year period was to allow for the opportunity to re-evaluate the continued compatibility of the land use with the surrounding area and compliance with the SUP conditions.

- Staff continues to recommend a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions

- The City's Office of Environmental Quality has not found any violations at the request site.

- The site/landscape plan depicts one proposed structure, a 10-foot by 10-foot batch room, material storage bins, two silos, a water pit, and parking spaces. The site abuts an existing rail corridor; however, the applicant does not anticipate utilizing it.

Zoning History: There have been two recent zoning requests in the area in the past 5 years.

1. Z112-267 On June 11, 2014, the City Council approved a renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District. [request site]

2. Z145-115 On June 10, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
W. Commerce Street	Local	80 ft.
Manilla Street	Local	70 ft.

STAFF ANALYSIS:

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

LAND USE ELEMENT:

GOAL 1.2 Promote desired development.

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

The existing concrete batching plant is a vital part of the industrial fabric that allows specific materials to be processed and transported to various locations throughout the City. The request site is consistent with the *forwardallas! Comprehensive Plan* because the Plan identifies the area as Industrial Area. The request site is located within an industrial area and is contiguous to several undeveloped tracts of land and industrial/warehouse uses that are in an IR zoning District.

Land Use Compatibility: The site is developed with a concrete batch plant that contains an outside manufacturing area and material storage, a batch room and a water pit. The applicant's request for a renewal of SUP No. 1624 will allow for the batch plant to continue operating on site. The SUP conditions require that all maneuvering area for trucks be paved as a dust control measure.

The area is generally developed with a mix of industrial uses with the majority of the heavy industrial uses developed on property north of the site and south of Singleton Boulevard. The balance of the area is developed with inside industrial uses, inclusive of warehouse/distribution uses. In June 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on the adjacent property.

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 equipment and materials are placed in the site's interior to avoid any safety issues that are associated with the operation of the facility. The SUP conditions provide measures to mitigation any adverse effects of the request site. Staff recommends a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions.

Development Standards:

DISTRICT	SETBACKS Front	Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
IR Industrial Research	15'	0'/30'	NA	200'	80%	Proximity Slope Does not apply	Research & development, light industrial, office

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has no objections.

Parking: The Dallas Development Code requires off-street parking to be provided for a temporary concrete or asphalt batching plant use at two spaces. While the existing development requires two spaces, 12 spaces are provided as shown on the attached site plan.

Landscaping: Landscaping must be provided in accordance with the site plan/landscape plan.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an industrial (outside) use for a concrete batch plant.

2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan.

Staff's Recommendation

3. TIME LIMIT: This specific use permit automatically terminates on [~~June 11, 2017~~] (three-years from the passage of this ordinance).

Applicant's Proposal

3. TIME LIMIT: This specific use permit expires on [~~June 11 2017~~], five years from the passage of this ordinance but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan.

5. GROUND AND DUST CONTROL:

   A. The following conditions must be met on an ongoing basis:

      i. All on-site travelways and maneuvering lanes must be paved, watered, and swept as necessary to achieve maximum control of dust emissions.

      ii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.

      iii. Spillage of materials must be cleaned up and contained or dampened within thirty minutes after the spillage so that emissions from wind erosion and vehicle traffic are minimized.

iv. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.

B. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with 4(A)(i) through 4(A)(iv) must be delivered to the director of the office of environmental quality and the director of sustainable development and construction.

6. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site/landscape plan.

7. OUTSIDE MATERIALS STORAGE: Outside storage of materials is permitted only in bins that are screened on three sides by solid walls with a minimum height of ten feet.

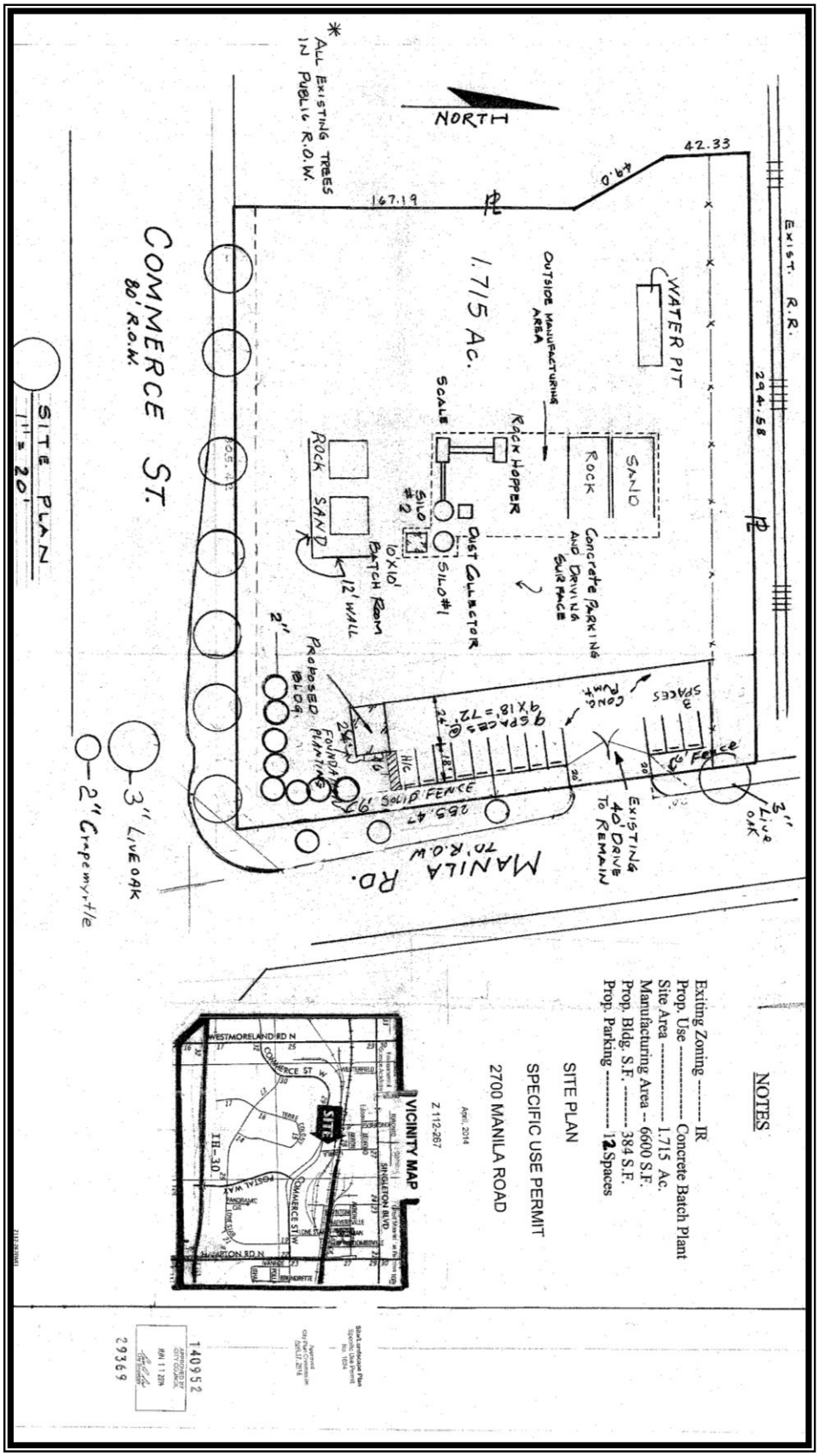
8. ROAD REPAIR: The operator, or its successor or assigns, is responsible for repairing holes or other surface damages on Manila Road caused by operation of the concrete batch plant. The road repairs must conform to City of Dallas standards as approved by the director of public works and transportation.

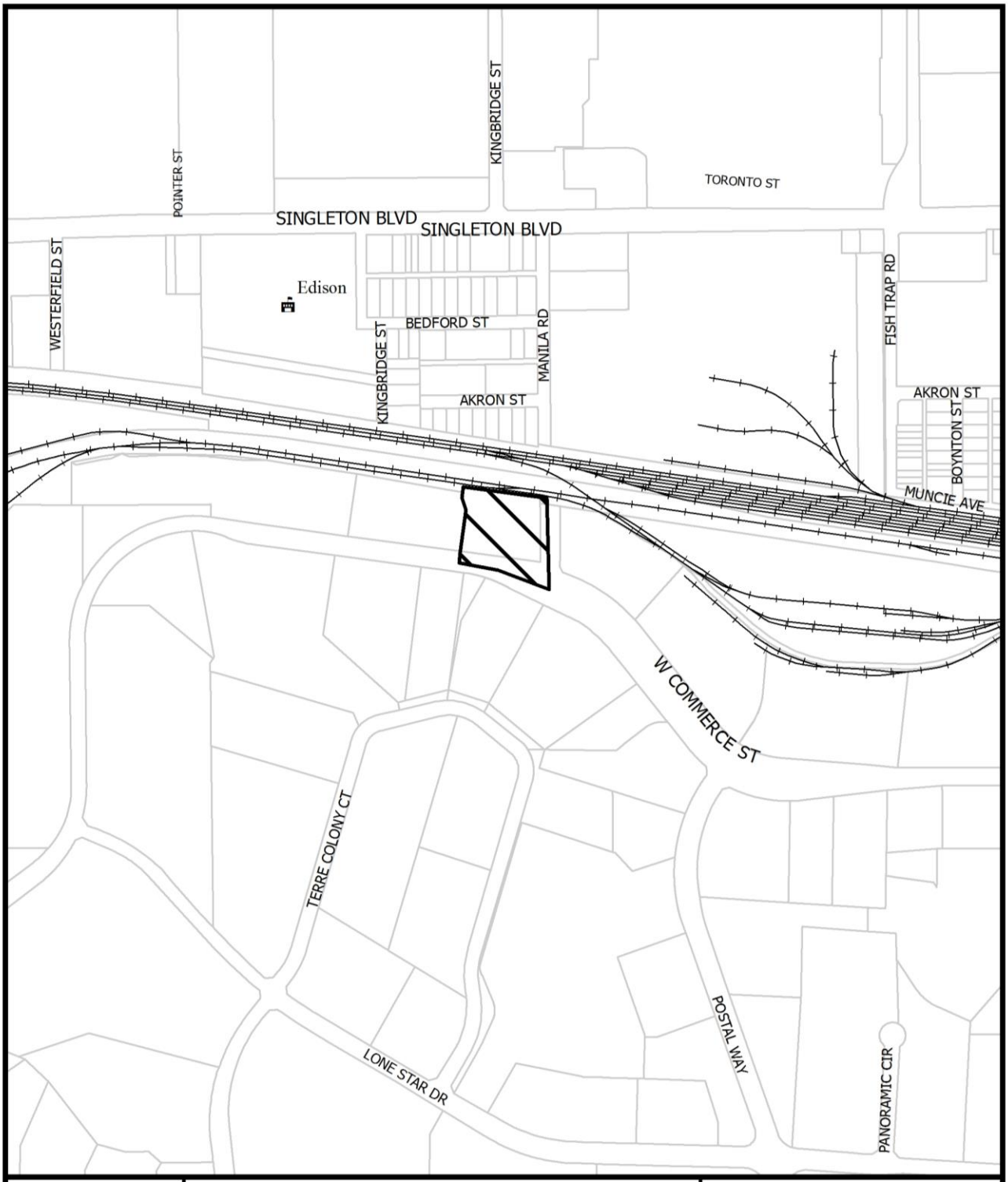
9. SCREENING: A minimum six-foot-high solid screening fence must be maintained and located as shown on the attached site/landscape plan.

10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE/LANDSCAPE PLAN





1:6,000

VICINITY MAP

Case no: Z167-239

Date: 3/20/2017



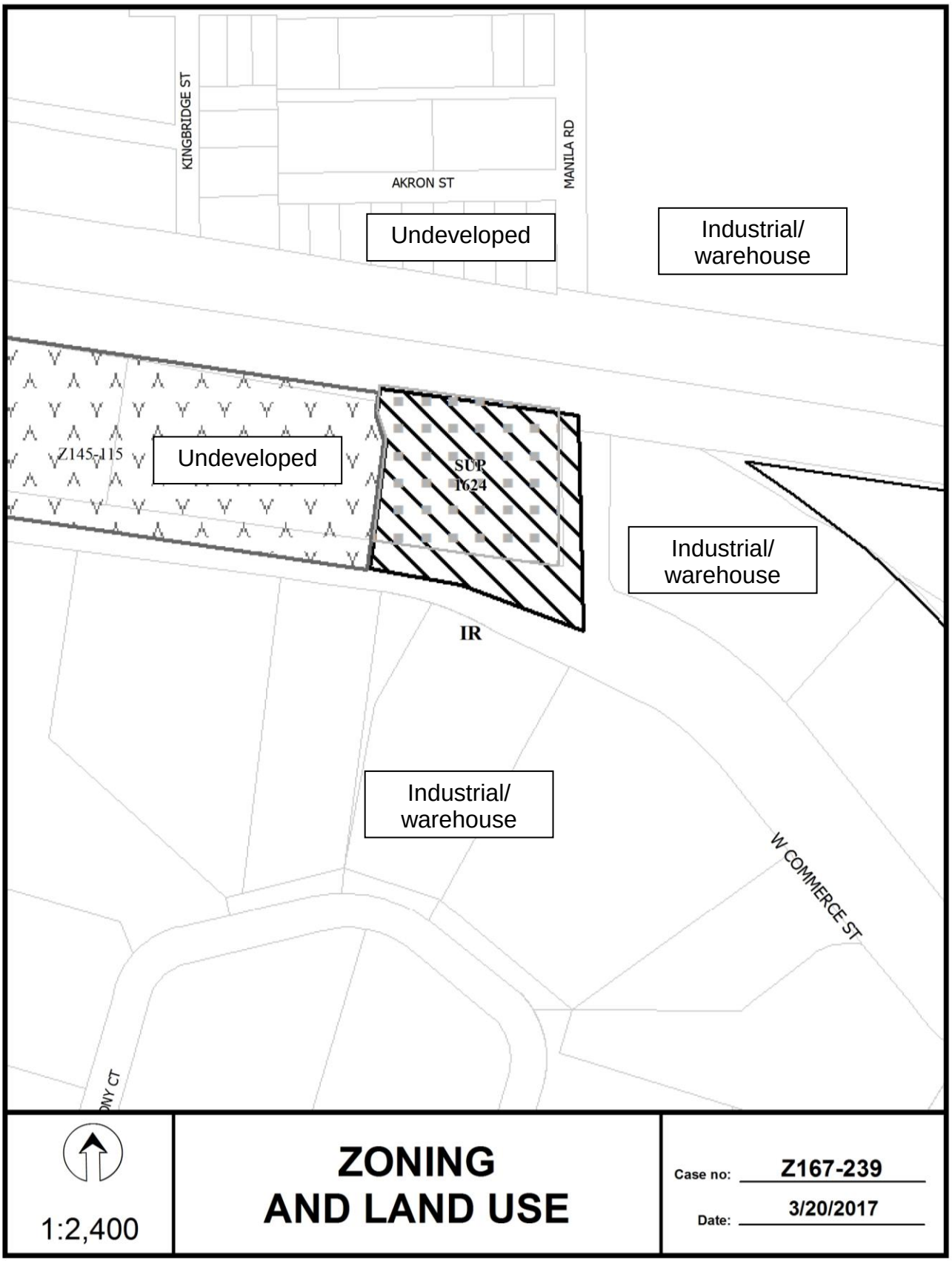
1:2,400

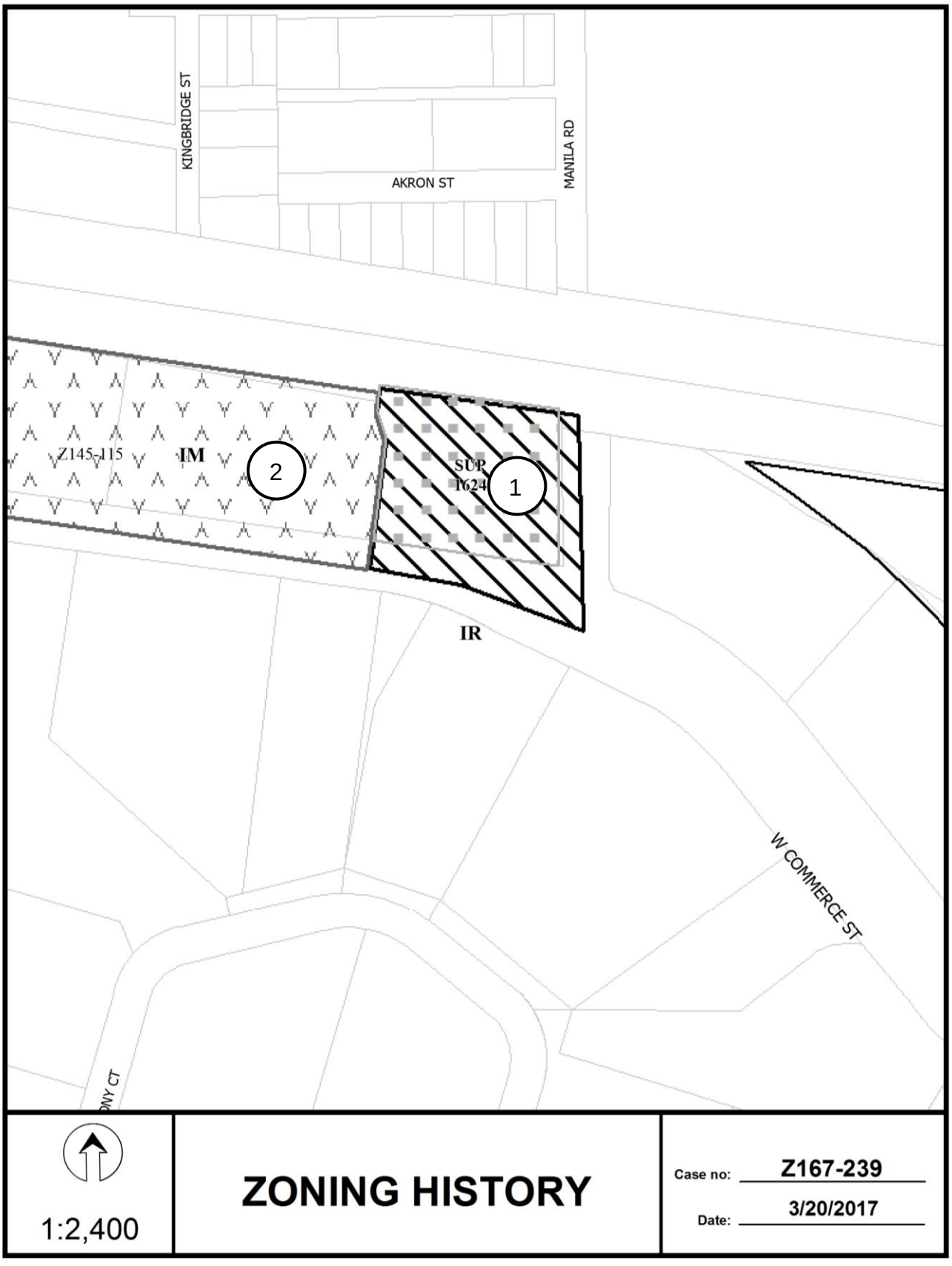
AERIAL MAP

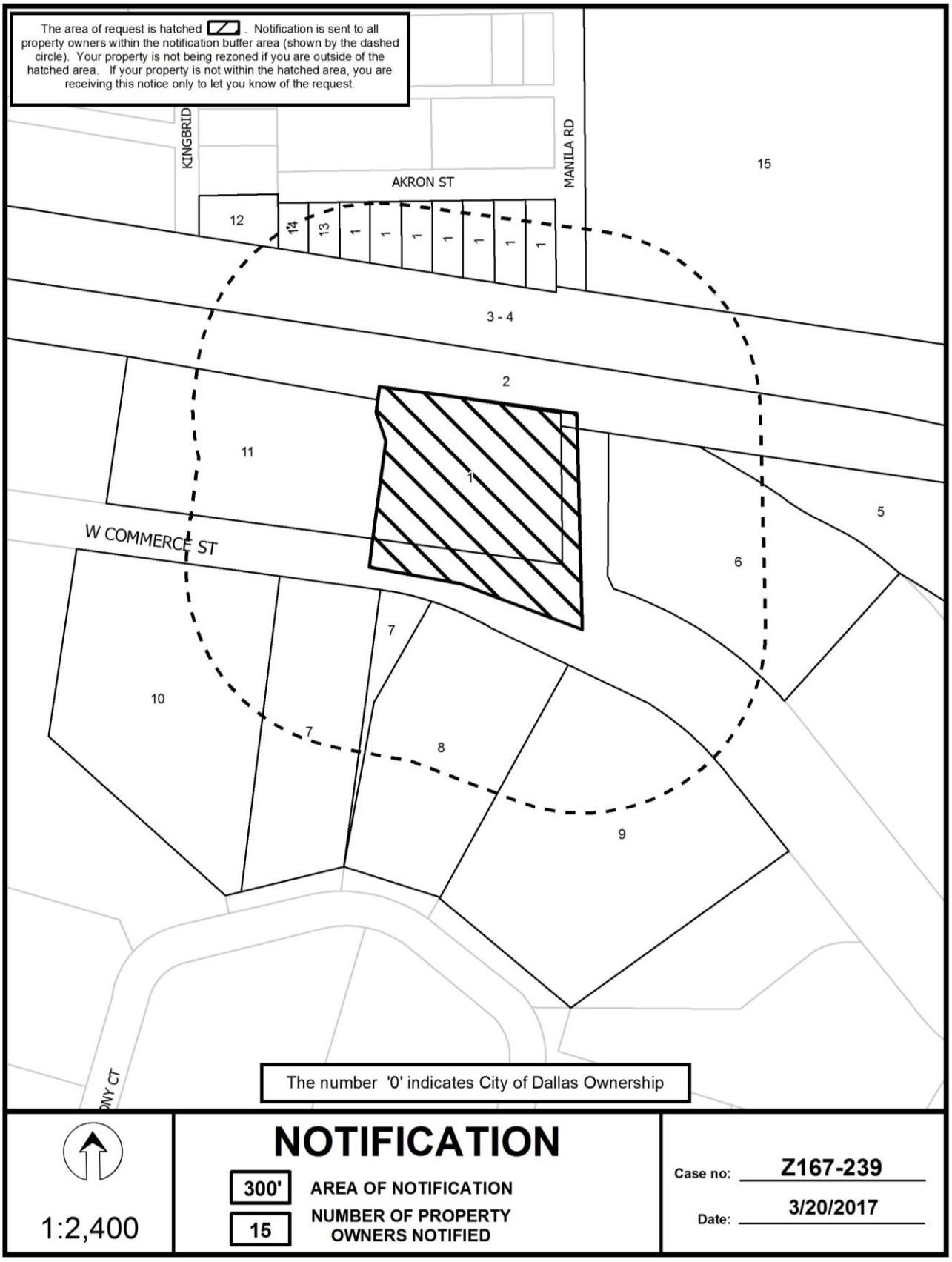
Case no: Z167-239

Date: 3/20/2017

Warehouse


KINGBRIDGE ST
AKRON ST
MANILA RD
Undeveloped
Industrial/
warehouse
Z145-115
Undeveloped
SUP
1624
Industrial/
warehouse
IR
Industrial/
warehouse
W COMMERCE ST
1:2,400
ZONING
AND LAND USE
Case no: Z167-239
Date: 3/20/2017


KINGBRIDGE ST
AKRON ST
MANILA RD
Z145-115
IM
2
SUP
1624
1
IR
W COMMERCE ST
1:2,400
ZONING HISTORY
Case no: Z167-239
Date: 3/20/2017


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.
KINGBRID
AKRON ST
MANILA RD
W COMMERCE ST
12
14
13
1
15
3 - 4
2
11
1
5
6
7
10
8
9
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
15
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-239
Date: 3/20/2017

Notification List of Property Owners

Z167-239

15 Property Owners Notified

Label #	*Address*		*Owner*
1	2802	AKRON ST	RAMOS SAMUEL
2	2300	AL LIPSCOMB WAY	BNSF RAILWAY
3	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999	NO NAME ST	UNION PACIFIC RR CO
5	1801	LONE STAR DR	LONE STAR IND INC
6	2565	W COMMERCE ST	CLEMTEX HOLDING INC
7	2700	W COMMERCE ST	ARAIZA JUAN J
8	2570	W COMMERCE ST	2570 W COMMERCE LLC
9	2556	W COMMERCE ST	REMINGTON DEV CO &
10	2772	W COMMERCE ST	4815 VICKSBURG LLC
11	2800	W COMMERCE ST	DALLAS GARLAND & NE RR
12	2706	KINGBRIDGE ST	CORTEZ CLEMENTINA
13	2830	AKRON ST	BLANK COLE
14	2834	AKRON ST	BROOKS REX
15	2600	SINGLETON BLVD	BUILDING MATERIALS CORP