CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 22, 2017
AGENDA

BRIEFINGS:	5ES	10:30 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

DCA 145-002 - Consideration of amending Chapter 51A of the Dallas Development Code, Article X Landscape and Tree Preservation regulations.
Phil Erwin, Chief Arborist
Donna Moorman, Chief Planner

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Paul Nelson

Consent Items:

(1) **S167-193**
(CC District 3)

An application to create one 7.55-acre lot and one 18.192-acre lot from a 25.74-acre tract of land on property located on Camp Wisdom Road, east of Clark Road.
Applicant/Owner: Gaubert Thomas M. Irrevocable Trust
Surveyor: Viewtech, Inc.
Application Filed: May 24, 2017
Zoning: PD 938
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S167-194**
(CC District 2)

An application to replat a 4.803-acre tract of land to create one 0.9298-acre lot and one 3.8736-acre lot from a tract of land containing all of Lot 1A in City Block 3/203 on property bounded by S. Hall Street, Chestnut Street, IH-30E, and Jeffries Street.
Applicant/Owner: Deep Ellum Hall, LLC
Surveyor: Brown & Gay Engineers, Inc.
Application Filed: May 24, 2017
Zoning: PD 269, Tract A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S167-195**
(CC District 6)

An application to create one 9.483-acre lot and one 10.491-acre lot from a 20.825-acre tract of land located between Goodnight Lane and IH-35E, north of Manana Drive.
Applicant/Owner: CHI/Acquisitions, LP
Surveyor: Goodwin and Marshall, Inc.
Application Filed: May 24, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S167-196**
(CC District 8)

An application to create two 10,999-square foot lots from a 0.505-acre tract of land on property located on Garden Grove Drive between Biggs Street and S. Belt Line Road.
Owners: Rodolfo and Socorro Hernandez
Surveyor: A& W Surveyors, Inc.
Application Filed: May 24, 2017
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S167-198**
(CC District 2)

An application to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street.
Applicant/Owner: 42 Deep Ellum, LP
Surveyor: Votex Surveying Company
Application Filed: May 25, 2017
Zoning: PD 269, Tract A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S167-199**
(CC District 2)

An application to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 to create one lot on property located on San Jacinto Street at Bennett Avenue, east corner.
Applicant/Owner: Bryan Heights Development, LLC
Surveyor: Gonzalez & Schneeberg
Application Filed: May 25, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S167-200**
(CC District 2)

An application to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner.
Applicant/Owner: Bryan Heights Development, LLC
Surveyor: Gonzalez & Schneeberg.
Application Filed: May 25, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S167-201**
(CC District 2)

An application to replat a 1.0071-acre tract of land containing all of Lots 1 and 2, part of Lots 3, 4, and 5 in City Block 8/728 to create one lot on property located on Bryan Street at Prairie Avenue, south corner.
Applicant/Owner: Bryan Heights Development, LLC Bryan Heights Development, LLC
Surveyor: Gonzalez & Schneeberg.
Application Filed: May 25, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S167-202**
(CC District 1)

An application to replat a 0.725-acre tract of land containing all of Lots 2, 3 and 4 in City Block 36/3156 to create one lot on property located on Tenth Street, east of Adams Avenue.
Applicant/Owner: Proximity Developers LLC
Surveyor: Gonzalez & Schneeberg.
Application Filed: May 25, 2017
Zoning: PD 830, Sub-district 3B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S167-203**
(CC District 11)

An application to replat a 4.8140-acre tract of land containing part of Lot 1B in City Block 1/7755 to create one 4.1174-acre lot and one 0.6966-acre lot on property located on Coit Road at Banner Drive, west corner.
Applicant/Owner: JP-Banner, LP
Surveyor: Kimley-Horn
Application Filed: May 25, 2017
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S167-204**
(CC District 1)

An application to create one lot from a 2.367-acre tract of land in City Block 6171 on property located at 1140 Westmoreland Road, east of Moulin Rouge Drive
Applicant/Owner: DFW Projects, LLC
Surveyor: O'Neal Surveying Company.
Application Filed: May 25, 2017
Zoning: TH-3(A), MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(12) **S167-205**
(CC District 2)

An application to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue between San Jacinto Street and Ross Avenue.
Applicant/Owner: Tuesday Real Estate Ross Annex, LLC
Surveyor: O'Neal Surveying Company
Application Filed: May 26, 2017
Zoning: PD 298, Sub Area 4
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(13) **S167-207**
(CC District 13)

An application to replat all of Lot 1 and a 6.813-acre tract of land in City Block 7318 to create one 6.829-acre lot on property located at 11400 North Central Expressway (US. Highway 75).
Applicant/Owner: Algonquin Realty, Inc.
Surveyor: Kimley-Horn
Application Filed: May 26, 2017
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

(14) **S167-197**
(CC District 4)

An application to replat a 21.481-acre tract of land containing all of Lots 1 through 13 in City Block E/5905; all of Lots 1 through 4 in City Block A/5899; all of Lots 1 through 10 in City Block B/5899; all of City Blocks 3877, and 8/3969; and a portion of abandoned Childs Street to create 1 lot on property located in the vicinity of the northeast corner of Bonnie View Road and Morrell Avenue.
Applicant/Owner: Dallas Independent School District
Surveyor: ARS Engineers, Inc.
Application Filed: May 25, 2017
Zoning: R-5(A), CR, MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Development Code Amendment – Public Hearing:

DCA 145-002
Donna Moorman

Public Hearing to receive comments on proposed amendments to Article X, the Landscape and Tree Preservation regulations in Chapter 51A of the Dallas Development Code.

Miscellaneous Items:

D167-019
Sharon Hurd
(CC District 3)

An application for a development plan for industrial uses on property zoned Subdistrict S-1c, South Zone within Planned Development District No. 521, on the east line of Mountain Creek Parkway, north of Camp Wisdom Road.
Staff Recommendation: **Approval**
Applicant: First Industrial, LP
Representative: Pacheco Koch.

D167-020
Andrew Ruegg
(CC District 7)

An application for a development plan and landscape plan for a retail use on property zoned Planned Development District No. 605, on the west side of South Buckner Boulevard, north of Clover Haven Street
Staff Recommendation: **Approval**
Applicant: Ali Norani
Representative: Craig Bond, KJE

M167-030
Sharon Hurd
(CC District 11)

An application for a minor amendment to a development plan on property zoned Planned Development District No. 68, on the southeast corner of Churchill Way and Preston Road.
Staff Recommendation: **Approval**
Applicant: Tyler C. Cooper, MD, MPH
Representative: Hudson Lockett, III

M167-003
Andrew Ruegg
(CC District 2)

An application for a minor amendment to the development plan for a public school use on property zoned Area 7 within Planned Development District No. 465, the Arlington Park Special Purpose District, on the east line of Wayside Drive, south of Chattanooga Place.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan

M167-028
Andrew Ruegg
(CC District 14)

An application for a minor amendment to the development plan for a general merchandise or food store greater than 3,500 square feet use on property zoned Tract 1 within Planned Development District No. 610, on the southeast corner of Lovers Lane and Greenville Avenue.
Staff Recommendation: **Approval**
Applicant: HEB Grocery Co.
Representative: Karl Crawley, Masterplan

M167-029
Andrew Ruegg
(CC District 14)

An application for a minor amendment to the development plan and landscape plans for an office use on property zoned Subarea H within Planned Development Subdistrict No. 79, the Harwood Special Purpose District in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of North Harwood Street and Payne Street.
Staff Recommendation: **Approval**
Applicant: Phase VII Development at International Center, LP
Representative: Ben Cortez, AIA

M167-031
Andrew Ruegg
(CC District 14)

An application for a minor amendment to the development plan and landscape plan for a multifamily use on property zoned Tract 1 within Planned Development Subdistrict No. 116 in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of North Central Expressway and Oliver Street.
Staff Recommendation: **Approval**
Applicant: SLC Knox LLC
Representative: Karl Crawley, Masterplan

M167-032
Neva Dean
(CC District 2)

An application for a minor amendment to the site plan for Specific Use Permit No. 1518 for a bed and breakfast use on property zoned Tract B within Planned Development Subdistrict No. 98 with Historic Overlay No. 72, the Peak's Suburban Addition Neighborhood Historic District, on the northwest line of Junius Street, southwest of North Peak Street.
Staff Recommendation: **Approval**
Applicant: Graig Penfold
Representative: Jack Fielder, Masterplan

M167-024
Pamela Daniel
(CC District 13)

An application for a minor amendment to the development plan on property zoned Tract 1 of Planned Development District No. 504, on the southeast corner of Midway Road and Northaven Road.
Staff Recommendation: **Approval**
Applicant: Episcopal Church of Good Shepherd
Representative: Jackson Walker LLP/William S. Dahlstrom

Thoroughfare Plan Amendments:

Lamar Street from Elm Street to Young Street
Tanya Brooks
(CC District 2 & 14)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 40-60 feet of pavement.
Staff Recommendation: **Approval** to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 40-60 feet of pavement.
CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z167-274(PD)**
Pamela Daniel
(CC District 2)

An application for the renewal of Specific Use Permit No. 2144 for a bar, lounge, or tavern on property zoned Tract A, Planned Development No. 269, the Deep Ellum/Near East Side Special Purpose District District, on the north side of Main Street, west of North Crowdus Street.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Dapper Life, LLC
Representative: Pamela Craig

2. **Z167-283(PD)**
Pamela Daniel
(CC District 2)

An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the east side of Hall Street fronting on Elm Street and Main Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: 3101 Main, LP
Representative: Rob Baldwin

3. **Z167-285(PD)**
Pamela Daniel
(CC District 6)

An application for a Planned Development District for R-10(A) Single Family District and public school other than an open-enrollment charter school uses on property zoned an R-10(A) Single Family District on property bounded by Park Lane, Dale Crest Drive, Kinkaid Drive and Harwich Drive.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan

4. **Z167-258(SM)**
Sarah May
(CC District 11)

An application for a Planned Development for TH-1(A) Townhouse District, single family, and private street or alley uses on property zoned an R-1ac(A) Single Family District on the southeast line of Keller Springs Road, west of Preston Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Keller Springs Estates, Ltd.
Representative: Kirk Williams, Brad Williams; Winstead PC

5. **Z167-262(SM)**
Sarah May
(CC District 14)

An application for a new subdistrict on property zoned Subdistrict 4 in Planned Development District No. 357, the Farmers Market Special Purpose District and the Harwood Historic District No. 48 on a portion, on the northeast corner of South Harwood Street and Jackson Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: CADG Jackson Parking A, LLC
Representative: J. Prabha Cinclair, Micklos Law, PLLC

6. **Z167-290(SM)**
Sarah May
(CC District 13)

An application to terminate existing deed restrictions on property zoned a CR Community Retail District on the east line of Greenville Avenue, north of Walnut Hill.
Staff Recommendation: **Approval**
Applicant: SEB Group, LLC
Representative: Rob Baldwin

7. **Z167-132(JM)**
Jennifer Muñoz
(CC District 14)

An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict and private school uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Chapel of the Cross
Representative: Jack Fiedler, Masterplan

8. **Z167-240(JM)** Jennifer Muñoz (CC District 2)

An application to 1) amend Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486, and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.
Applicant: Jubilee Park Community Center Corporation, Owner
Representative: Eric Seeley % Graham Associates, Inc.

9. **Z167-276(JM)** Jennifer Muñoz (CC District 6)

An application for a Specific Use Permit for a tattoo studio on property within the Subdistrict 1 portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the west line of Dragon Street, southeast of Oak Lawn Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Audra Buckley, Permitted Development
Representative: Dallas Skin Institute

10. **Z167-277(JM)** Jennifer Muñoz (CC District 2)

An application for a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Elm Street, west of North Crowdus Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Rycam Enterprises
Representative: Jason Marshall

11. **Z167-282(JM)** Jennifer Muñoz (CC District 10 & 13)

An application to amend Planned Development District No. 790 to increase the allowable square footage within Area C, on the west corner of Royal Lane and Greenville Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: Royal Oaks Country Club
Representative: Karl A. Crawley, Masterplan

12. **Z167-247(OTH)** Neva Dean (CC District 5)
An application to renew Specific Use Permit No. 1863 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 north side of Scyene Road, west of Jim Miller Road.
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 staff's recommended conditions.
Applicant: George M. Reeves III, LTD
Representative: Santos Martinez, Masterplan

13. **Z167-261(OTH)** Neva Dean (CC District 2)
An application to renew Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the west corner of South Riverfront Boulevard and Dearborn Street.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Roger Reyna

14. **Z167-265(OTH)** Neva Dean (CC District 8)
An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an R-1/2(A) Single Family District on the east side of South St. Augustine Road, south of Haymarket Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Gustavo Guerrero
Representative: Rob Baldwin

15. **Z167-278(WE)** Warren Ellis (CC District 13)
An application for an amendment to Subarea 2 and Subarea 3 in Planned Development District No. 787, on the south line of West Northwest Highway, west of Midway Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Trinsic Acquisition Company, LLC
Representative: Robert Baldwin, Baldwin Associates

Zoning Cases – Under Advisement:

16. **Z167-113(WE)** Warren Ellis (CC District 12)
An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the southeast corner of Trinity Mills Road and Westgrove Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Tsay Properties Westgrove, LTD
Representative: Robert Reeves - Robert Reeves and Associates, Inc.
U/A From: March 16, 2017, April 27, 2017 and May 18, 2017

17. **Z167-236(WE)** Warren Ellis (CC District 4)

An application for an expansion of, and an amendment to, Planned Development District No. 838 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District and Planned Development District No. 838, on the northwest corner of Marsalis Avenue and Garza Avenue.
Staff Recommendation: **Approval**, subject to a revised development/landscape plan, revised traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Robert Baldwin, Baldwin Associates
U/A From: May 18, 2017

18. **Z167-266(KK)** Kiesha Kay (CC District 6)

An application to amend Subdistrict 2D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the south side of Fort Worth Avenue, between Sylvan Avenue and Chappell Street.
Staff Recommendation: **Approval**, subject to staff's recommended revised conditions.
Applicant/Representative: Marksmen Exploration, LLC
U/A From: May 18, 2017

Zoning Cases – Individual:

19. **Z167-280(KK)** Kiesha Kay (CC District 8)

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 MF-2(A) Multifamily District on the south side of West Wheatland Road, east of South Polk Street.
Staff Recommendation: **Denial**
Applicant: Eco-Site, Inc./Community Bible Church
Representative: SmartLink LLC., Clark Murphy

20. **Z167-281(KK)** Kiesha Kay (CC District 5)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an NS(A) Neighborhood Service District on the northeast corner of North Masters Drive and Grove Oaks Boulevard.
Staff Recommendation: **Denial**
Applicant: Eco-Site, Inc./Kingdom Harvest Church of God
Representative: SmartLink LLC., Clark Murphy

21. **Z167-190(SM)**
Sarah May
(CC District 14)

An application for a Planned Development Subdistrict for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on the south corner of Welborn Street and Congress Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Toll Brothers, Inc.
Representative: Dallas Cothrum, Masterplan Consultants

22. **Z167-275(WE)**
Warren Ellis
(CC District 2)

An application for a renewal of Specific Use Permit No. 2050 for 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 south line of Elm Street, west of Crowdus Street.
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.
Applicant: Off the Road
Representative: Audra Buckley

Development Code Amendment:

DCA 156-006
Vasavi Pilla
(CC Districts All)

Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.201 and Section 51(A)-4.209 to allow the Board of Adjustment to grant a special exception to authorize an additional dwelling unit to be rented, and Section 51-4.500 and Section 51A-4.500 to create regulations for an accessory dwelling unit overlay.
Staff Recommendation: **Approval**
Zoning Ordinance Advisory Committee Recommendation: **No Change**

Reconsideration:

Z156-344(OTH)
Olga Torres Holyoak
(CC District 8)

1. Reconsideration of action taken on June 8, 2017, which was to move to recommend approval of 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, subject to a revised conceptual plan and conditions for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; approval as requested by the applicant of 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions; approval as requested by the applicant of 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District;

approval as requested by the applicant of 4) a CR Community Retail District and termination of deed restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; approval as requested by the applicant of 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions; and approval as requested by the applicant of 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions, west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.

If #1 is approved then consideration of #2.

2. An application for 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, and a revised conceptual plan for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions; 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District; 4) a CR Community Retail District and termination of deed restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions; 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions, west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.
   Staff Recommendation: **Approval** of item 1, subject to a revised conceptual plan and conditions for the remainder of Planned Development District No. 624; and **approval** of items 2 through 6, as requested by the applicant.
   Applicant: Centurion American
   Representative: BGE Inc. - Brett Mann

Reconsideration:

Z167-239(WE)
Warren Ellis
(CC District 6)

1. Reconsideration of action taken on June 8, 2017, which was to move to recommend denial without prejudice of the renewal of 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.

If #1 is approved then consideration of #2.

2. 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:

Pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure, consider delegating consideration of a Development Code amendment in any Article of Chapter 51 and Chapter 51A to create parkland dedication regulations to the Subdivision Review Committee, who is charged with amending Article VIII, to allow the amendments to be reviewed by one Committee.

Minutes: June 8, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 22, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, June 22, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider **(1) DCA 156-008** - Consideration of amending the Dallas Development Code to create regulations for voluntary inclusionary zoning.

SUBDIVISION REVIEW COMMITTEE MEETING - Thursday, June 22, 2017, City Hall, 1500 Marilla Street, in the Council Chamber, at 10:00 a.m., to consider (1) **NC167-003** - Consider changing the name of McKee Street, between Austin Street and Pitt Street to “Roe Street”.

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, JUNE 22, 2017**

FILE NUMBER: S167-193 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Camp Wisdom Road, east of Clark Road

DATE FILED: May 24, 2017 **ZONING:** PD 938

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 25.74-Acres **MAPSCO:** 61B,U

APPLICANT/OWNER: Gaubert Thomas M. Irrevocable Trust

REQUEST An application to create one 7.55-acre lot and one 18.192-acre lot from a 25.74-acre tract of land on property located on Camp Wisdom Road, east of Clark 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 938; 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 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, dedicate 53.5 feet of right-of-way from the established centerline of West Camp Wisdom Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

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

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

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

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

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

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

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

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

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

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

24. On the final plat, all Access Easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.

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

26. On the final plat, Show all additions or tracts of land within 150' of property with recording information. Platting Guidelines

27. On the final plat, remove building setback line(s). Platting Guidelines

28. 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)

29. 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)

30. 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**.

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

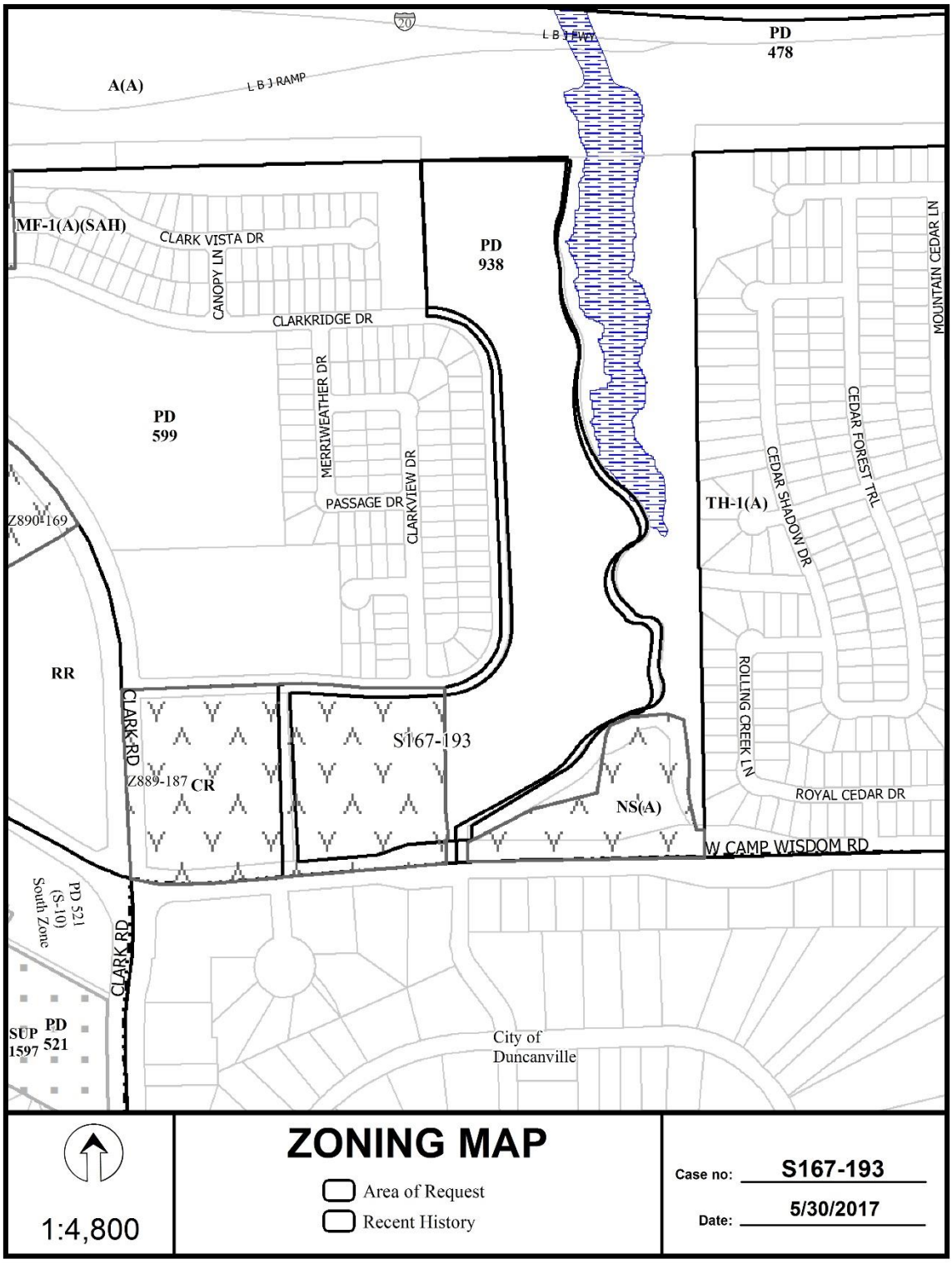
32. Covenant for water/wastewater is required for lots not being developed.

33. On the final plat change "Clark Ridge Drive" to "Clarkridge Drive".

34. On the final plat add a label for "Clarkview Drive" in its right-of-way.

35. On the final plat change "IH-20" to "Lyndon B. Johnson Freeway / Interstate Highway No. 20".

36. On the final plat identify the property as Lots 1 and 2 in City Block A/8594. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


20
L B J FWY
L B J RAMP
A(A)
PD 478
MF-1(A)(SAH)
CLARK VISTA DR
CANOPY LN
CLARKRIDGE DR
PD 938
MERRIWEATHER DR
PD 599
PASSAGE DR
CLARKVIEW DR
MOUNTAIN CEDAR LN
CEDAR FOREST TRL
CEDAR SHADOW DR
TH-1(A)
Z890-169
RR
CLARK RD
S167-193
Z889-187
CR
ROLLING CREEK LN
ROYAL CEDAR DR
NS(A)
W CAMP WISDOM RD
PD 521 (S-10) South Zone
CLARK RD
SUP 1597
PD 521
City of Duncanville
ZONING MAP
Area of Request
Recent History
1:4,800
Case no: S167-193
Date: 5/30/2017



1:4,800

AERIAL MAP

Area of Request

Recent History

Case no: S167-193

Date: 5/30/2017

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	12.50	20.00	035°48'38"	N16° 55' 27"E	12.30
C23	4.82	20.00	013°48'06"	S07° 52' 55"E	4.81
C24	31.74	20.00	090°55'06"	S44° 28' 40"E	28.51
C25	66.63	42.00	090°53'06"	N44° 28' 40"E	59.87
C26	29.65	42.00	040°26'45"	S69° 50' 25"E	29.04
C27	31.10	20.00	089°04'54"	N45° 31' 20"W	28.06
C28	22.26	40.00	031°53'24"	N16° 55' 35"W	21.98
C29	34.51	62.00	031°53'24"	N16° 55' 35"W	34.06
C30	63.97	42.00	090°00'00"	S72° 07' 44"E	59.40
C31	31.42	20.00	090°00'00"	N17° 07' 44"E	28.28
C32	20.29	20.00	058°07'26"	S28° 04' 01"W	19.43
C33	42.81	42.00	058°07'26"	N28° 04' 01"W	40.80
C34	21.50	20.00	061°35'36"	S31° 47' 21"E	20.48
C35	45.15	42.00	061°35'36"	N31° 47' 20"W	43.01
C36	45.15	42.00	061°35'36"	S31° 47' 17"E	43.01
C37	21.50	20.00	061°35'36"	N31° 47' 20"W	20.48
C38	36.67	30.00	070°01'37"	S38° 00' 32"E	34.43
C39	31.42	20.00	089°59'36"	N44° 00' 27"E	28.28
C40	10.47	20.00	030°00'00"	S75° 59' 34"E	10.35
C41	10.47	20.00	030°00'00"	S74° 00' 26"W	10.35
C42	16.27	14.50	077°10'27"	S55° 55' 13"W	15.08
C43	12.60	10.00	072°10'27"	S52° 55' 13"W	11.78
C44	47.12	30.00	090°00'00"	N45° 59' 34"W	42.43
C45	63.56	52.00	070°01'37"	S38° 00' 32"E	59.68
C46	30.30	20.00	086°48'39"	S26° 40' 41"E	27.49
C47	15.96	9.96	091°48'10"	N64° 14' 56"E	14.31
C48	33.42	20.00	095°44'46"	N23° 12' 38"W	29.67
C49	29.07	20.00	083°17'27"	S66° 16' 16"W	26.58
C50	10.47	20.00	030°00'00"	S14° 00' 26"W	10.35

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C51	31.42	20.00	090°00'00"	S45° 59' 34"E	28.28
C52	31.42	20.00	090°00'00"	S44° 00' 26"W	28.28
C53	31.42	20.00	090°00'00"	S45° 59' 34"E	28.28
C54	31.42	20.00	090°00'00"	S44° 00' 26"W	28.28
C55	10.47	20.00	030°00'00"	N15° 59' 34"W	10.35
C56	31.42	20.00	090°00'00"	N44° 00' 26"E	28.28
C57	31.42	20.00	089°59'59"	S45° 59' 34"E	28.28
C58	31.41	20.00	089°59'23"	S44° 00' 07"W	28.28
C59	31.42	20.00	089°59'59"	N45° 59' 34"W	28.28
C60	31.42	20.00	090°00'00"	N44° 00' 26"E	28.28
C61	63.97	42.00	090°00'00"	S44° 00' 26"W	59.40
C62	31.38	20.00	089°51'17"	N44° 02' 43"E	28.26
C63	31.45	20.00	090°08'23"	S45° 57' 15"W	28.31
C64	31.45	20.00	090°08'23"	N44° 02' 43"W	28.31
C65	31.38	20.00	089°51'37"	N45° 57' 15"E	28.26
C66	31.72	20.00	090°50'59"	N44° 19' 45"E	28.50
C67	66.05	42.00	090°08'23"	N43° 57' 15"E	59.45
C68	65.90	42.00	089°51'37"	N46° 02' 45"W	59.34
C69	35.00	227.75	008°48'16"	S86° 23' 08"E	34.97
C70	37.37	242.75	008°48'16"	S86° 23' 08"E	37.27
C71	15.00	227.75	003°46'27"	N04° 48' 00"W	15.00
C72	15.00	257.75	003°20'05"	N04° 48' 00"W	15.00

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	77.50	240.00	018°29'03"	S10° 23' 36"W	77.16
C2	136.14	240.00	032°30'00"	S02° 23' 36"W	134.32
C3	68.07	240.00	016°15'00"	S04° 45' 53"E	67.84
C4	162.49	280.00	033°15'00"	S13° 13' 53"E	160.22
C5	126.84	170.00	042°45'00"	S08° 51' 23"E	123.92
C6	310.24	450.00	039°30'00"	S66° 51' 23"E	304.13
C7	123.57	240.00	029°30'01"	S41° 21' 23"E	122.21
C8	109.17	179.99	034°45'00"	S38° 43' 53"E	107.50
C9	94.25	60.00	090°00'00"	S23° 36' 32"W	84.85
C10	231.43	120.00	110°30'00"	S13° 23' 32"W	197.20
C11	51.31	56.00	052°30'00"	S66° 06' 28"E	49.54
C12	70.16	40.00	100°30'00"	S44° 06' 28"E	61.51
C13	65.36	140.00	026°45'00"	S07° 13' 58"E	64.77
C14	125.53	70.00	102°45'00"	S57° 53' 32"W	109.37
C15	245.48	260.00	054°06'00"	S57° 53' 32"W	236.22
C16	103.67	220.00	027°00'00"	S47° 06' 32"W	102.72
C17	87.01	2939.93	001°41'45"	S87° 25' 25"W	87.01
C18	39.64	372.00	006°06'30"	S87° 56' 24"E	39.62
C19	45.61	428.00	006°06'30"	S87° 56' 24"E	45.59
C20	358.14	228.00	090°00'00"	N44° 00' 26"E	322.44
C21	358.20	227.75	090°08'43"	N46° 01' 27"W	322.41

Boundary Curve Table					

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-194 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: S. Hall Street, Chestnut Street, IH-30E, and Jeffries Street

DATE FILED: May 24, 2017 **ZONING:** PD 269, Tract A

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 4.803-Acres **MAPSCO:** 46J, N

APPLICANT/OWNER: Deep Ellum Hall, LLC

REQUEST: An application to replat a 4.803-acre tract of land containing all of Lot 1A in City Block 3/203 to create one 3.8736-acre lot and one 0.928-acre lot on property bounded by S. Hall Street, Chestnut Street, IH-30 E, and Jeffries Street.

SUBDIVISION HISTORY:

1. S167-173 was a request northwest of the present request to replat a 1.218-acre tract of land containing all of Lots 1 through 9 in City Block 16/197 on property bounded by Canton Street, Walton Street, Virgil Street, and Malcolm X Boulevard. The request was approved May 18, 2017.

2. S156-235 was a request west of the present request to replat a 0.93-acre tract of land containing part of Lots 8, 9, 10, and all of Lots 11, 12, 13, and 14, and 10-feet of part of an alley to be abandoned in City Block 11/193 to create one lot on property located on St. Louis Street between Crowdus Street and Malcolm X Boulevard. The request was approved August 4, 2016 and has not been recorded.

3. S112-001 was a request northeast of the present request to replat a 1.793-acre lot from part of City Block 6/828 and a portion of abandoned Second Avenue located on Canton Street between DART Rail line and Trunk Street. The request was approved November 3, 2011 and recorded October 23, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of PD 269, Tract A; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

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. 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 30-feet of ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Chestnut Street. *51A 8.602(c)*

13. On the final plat dedicate a 15-feet by 15-feet corner clip at the intersection of Jeffries Street and Hall Street. *51A 8.602(d)(1)*

14. On the final plat dedicate a 15-feet by 15-feet corner clip at the intersection of Chestnut Street and Hall Street. *51A 8.602(d)(1)*

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

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

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

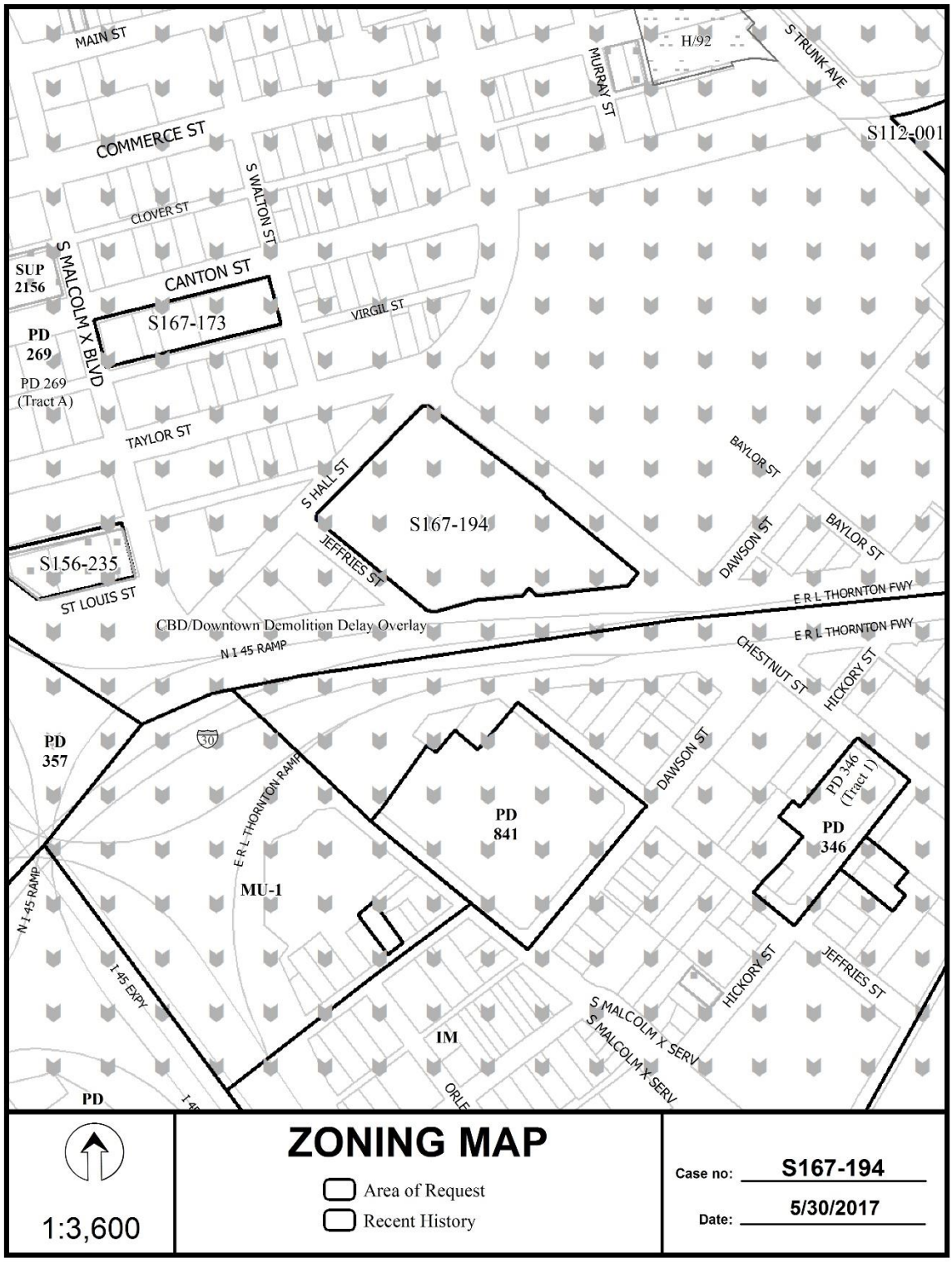
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

20. On the final plat change “Interstate Highway 30 (E. R.L. Thorton Freeway” to “R.L. Thornton Freeway / Interstate Highway No. 30.”

21. On the final plat delete the label “Taylor Alley”.

22. On the final plat identify the property as Lots 1B and 1C in City Block A/203. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



ZONING MAP

1:3,600

Area of Request

Recent History

Case no: S167-194

Date: 5/30/2017



1:3,600

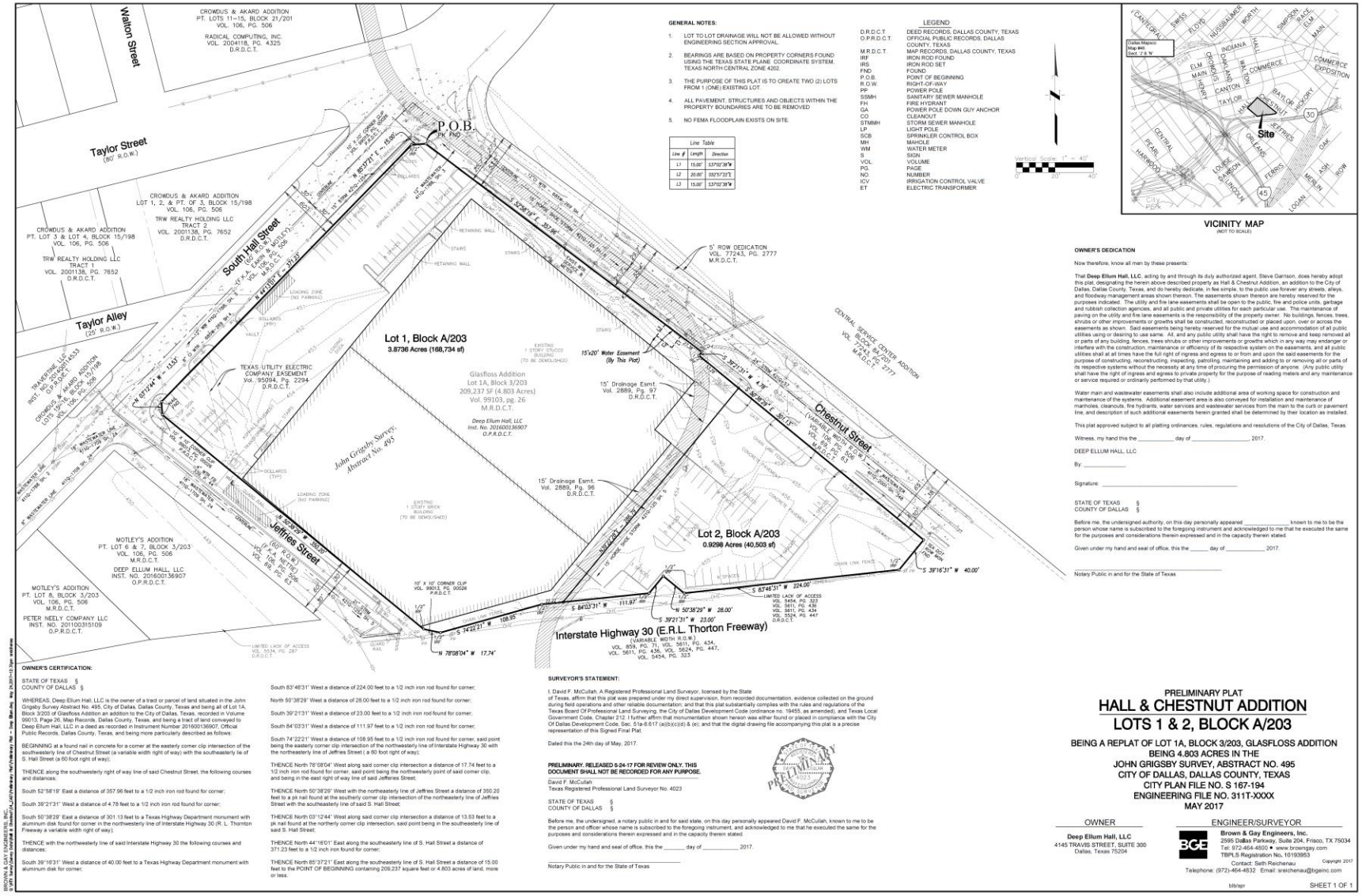
AERIAL MAP

Area of Request

Recent History

Case no: S167-194

Date: 5/30/2017



GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM 1 (ONE) EXISTING LOT.
4. ALL PAVEMENT, STRUCTURES AND OBJECTS WITHIN THE PROPERTY BOUNDARIES ARE TO BE REMOVED
5. NO FEMA FLOODPLAIN EXISTS ON SITE.

Line Table		
Line #	Length	Direction
L1	15.00'	S37°01'38"W
L2	20.00'	S52°57'22"E
L3	15.00'	S37°01'38"W

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
IRF	IRON ROD FOUND
IRS	IRON ROD SET
FND	FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
GA	POWER POLE DOWN GUY ANCHOR
CO	CLEANOUT
STMMH	STORM SEWER MANHOLE
LP	LIGHT POLE
SCB	SPRINKLER CONTROL BOX
MH	MANHOLE
WM	WATER METER
S	SIGN
VOL	VOLUME
PG	PAGE
NO.	NUMBER
ICV	IRRIGATION CONTROL VALVE
ET	ELECTRIC TRANSFORMER

OWNER'S DEDICATION

Now therefore, know all men by these presents:

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

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, 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 this the _____ day of _____, 2017.

DEEP ELLUM HALL, LLC

By: _____

Signature: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Deep Ellum Hall, LLC is the owner of a tract or parcel of land situated in the John Grigsby Survey Abstract No. 495, City of Dallas, Dallas County, Texas and being all of Lot 1A, Block 3/203 of Glasfloss Addition an addition to the City of Dallas, Texas, recorded in Volume 99013, Page 26, Map Records, Dallas County, Texas, and being a tract of land conveyed to Deep Ellum Hall, LLC in a deed as recorded in Instrument Number 201600136907, Official Public Records, Dallas County, Texas; and being more particularly described as follows

BEGINNING at a found nail in concrete for a corner at the easterly corner clip intersection of the southwesterly line of Chestnut Street (a variable width right of way) with the southeasterly lie of S. Hall Street (a 60 foot right of way);

THENCE along the southwesterly right of way line of said Chestnut Street, the following courses and distances;

South 52°58'19" East a distance of 357.96 feet to a 1/2 inch iron rod found for corner;

South 39°21'31" West a distance of 4.78 feet to a 1/2 inch iron rod found for corner;

South 50°38'29" East a distance of 301.13 feet to a Texas Highway Department monument with aluminum disk found for corner in the northwesterly line of Interstate Highway 30 (R. L. Thornton Freeway a variable width right of way);

THENCE with the northwesterly line of said Interstate Highway 30 the following courses and distances;

South 39°16'31" West a distance of 40.00 feet to a Texas Highway Department monument with aluminum disk for corner;

South 83°46'31" West a distance of 224.00 feet to a 1/2 inch iron rod found for corner;

North 50°38'29" West a distance of 28.00 feet to a 1/2 inch iron rod found for corner;

South 39°21'31" West a distance of 23.00 feet to a 1/2 inch iron rod found for corner;

South 84°03'31" West a distance of 111.97 feet to a 1/2 inch iron rod found for corner;

South 74°22'21" West a distance of 108.95 feet to a 1/2 inch iron rod found for corner, said point being the easterly corner clip intersection of the northwesterly line of Interstate Highway 30 with the northeasterly line of Jeffries Street (a 60 foot right of way);

THENCE North 78°08'04" West along said corner clip intersection a distance of 17.74 feet to a 1/2 inch iron rod found for corner, said point being the northwesterly point of said corner clip, and being in the east right of way line of said Jefferies Street;

THENCE North 50°38'29" West with the northeasterly line of Jeffries Street a distance of 350.20 feet to a pk nail found at the southerly corner clip intersection of the northeasterly line of Jeffries Street with the southeasterly line of said S. Hall Street;

THENCE North 03°12'44" West along said corner clip intersection a distance of 13.53 feet to a pk nail found at the northerly corner clip intersection, said point being in the southeasterly line of said S. Hall Street;

THENCE North 44°16'01" East along the southeasterly line of S. Hall Street a distance of 371.23 feet to a 1/2 inch iron found for corner;

THENCE North 85°37'21" East along the southeasterly line of S. Hall Street a distance of 15.00 feet to the POINT OF BEGINNING containing 209,237 square feet or 4.803 acres of land, more or less.

SURVEYOR'S STATEMENT:

I, David F. McCullah, 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 24th day of May, 2017.

PRELIMINARY. RELEASED 5-24-17 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
David F. McCullah
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a notary public in and for said state, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT

HALL & CHESTNUT ADDITION

LOTS 1 & 2, BLOCK A/203

BEING A REPLAT OF LOT 1A, BLOCK 3/203, GLASFLOSS ADDITION
BEING 4.803 ACRES IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 167-194
ENGINEERING FILE NO. 311T-XXXX
MAY 2017

OWNER

Deep Ellum Hall, LLC
4145 TRAVIS STREET, SUITE 300
Dallas, Texas 75204

ENGINEER/SURVEYOR

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 ● www.browngay.com
TBPLS Registration No. 10193953
Contact: Seth Reichenau
Telephone: (972)-464-4832 Email: sreichenau@bgeinc.com

Copyright 2017

blb/spr SHEET 1 OF 1

BROWN & GAY ENGINEERS, INC.
BGE FIRM REGISTRATION #10193953

S167-194

2 (f)

City Plan Commission Date: 06/22/17
6/15/2017 4:10:04 PM

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-195 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Goodnight Lane and IH-35E, north of Manana Drive

DATE FILED: May 24, 2017 **ZONING:** IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 20.825-Acres **MAPSCO:** 22Q, R

APPLICANT/OWNER: CHI/Acquisitions, LP

REQUEST An application to create one 9.483-acre lot and one 10.491-acre lot from a 20.825-acre tract of land located between Goodnight Lane and IH-35E, north of Manana Drive

SUBDIVISION HISTORY:

1. S167-185 was a request south of the present request to replat a 1.307-acre tract of land containing part of Lot 1 in City Block C/6508 to create one lot on property located at Manana Drive and Goodnight Lane, northeast corner. The request was approved June 8, 2017 and has not been recorded.

2. S156-048 was a request contiguous on the north to create one lot from a 2.682-acre tract of land in City Block 6509 on property located between Goodnight Lane and Stemmons Freeway / Interstate Highway No. 35E, south of Walnut Hill Lane. The request was approved December 17, 2015 and has not been recorded.

3. S145-213 was a request contiguous on the south of the present request to replat a 1.06-acre tract of land containing part of Lot 1, in City Block C/6508 into one lot on property located on Goodnight Lane, north of Manana Drive. The request was approved July 19, 2015 and recorded May 19, 2017.

4. S123-120 was a request northeast of the present request to replat a 3.701 acre tract of land containing part of Lot 2 and part of Lot 3 in City Block J/6509 to create one lot on property located at 10945 and 10965 Composite Drive. The request was approved July 19, 2015 and recorded May 19, 2017 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR 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 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, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management

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

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

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

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

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

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

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

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

23. On the final plat, all Access Easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.

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

25. On the final plat, adjust boundary line to exclude TXDOT right-of-way.

26. 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)

27. 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)

28. 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**.

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

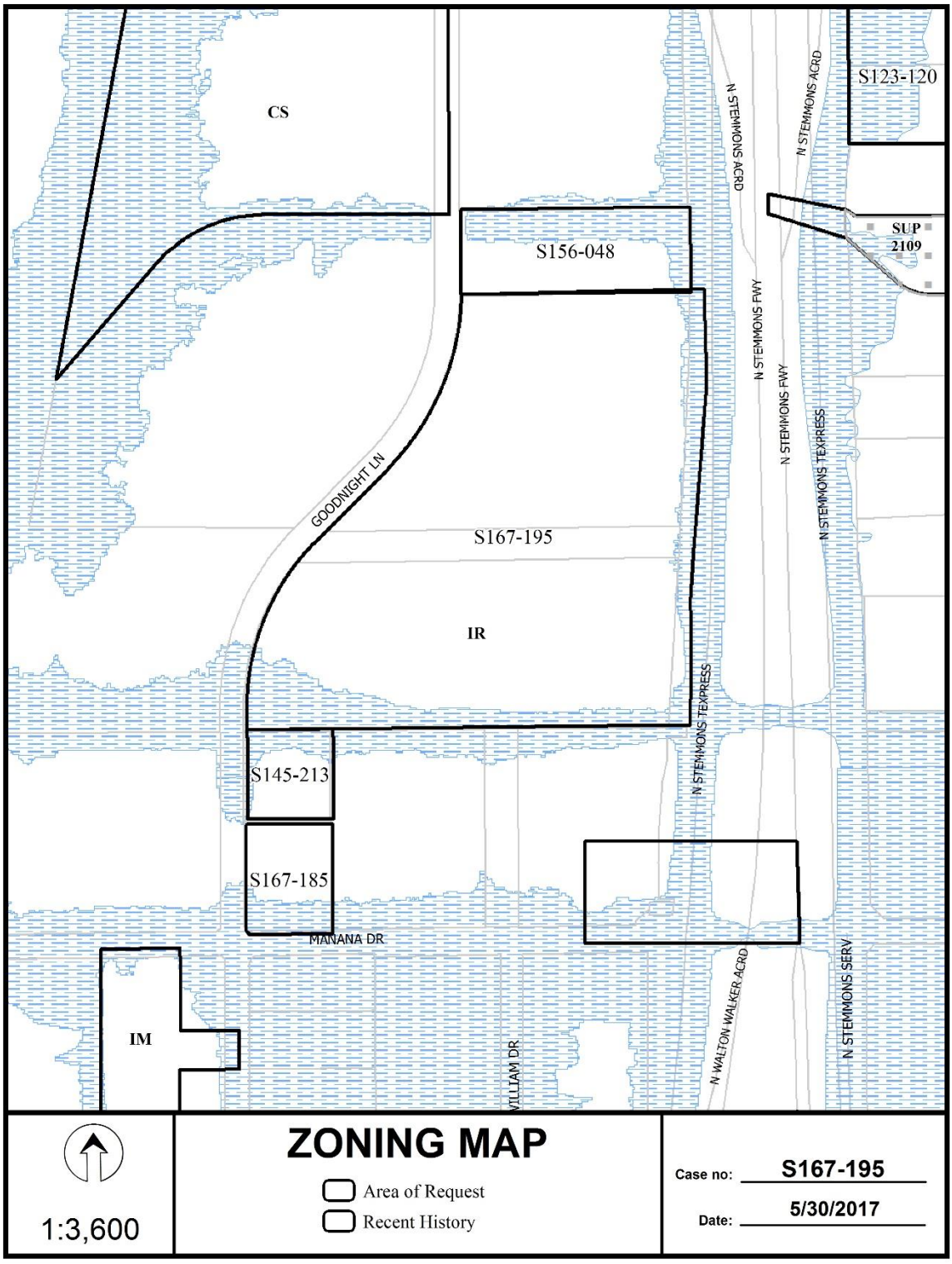
30. Closed landfill, water/wastewater must conform to TCEQ requirements for construction in landfill.

31. On the final plat indicate if the "15' W.E." and "30 foot access easements" are being dedicated by this plat.

32. If the "15 'W.E." and "30 foot access easements" are being dedicated by this plat, place a label on the plat providing the recording information.

33. On the final plat indicate the "Area reserved for right-of-way" is dedicated by this plat".

34. On the final plat identify the property as Lots 2 and 3 in City Block 3/6509. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).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GOODNIGHT LN
S167-195
IR
N STEMMONS TEXPRESS
S145-213
S167-185
MANANA DR
IM
WILLIAM DR
N WALTON WALKER ACRD
N STEMMONS SERV
ZONING MAP
Area of Request
Recent History
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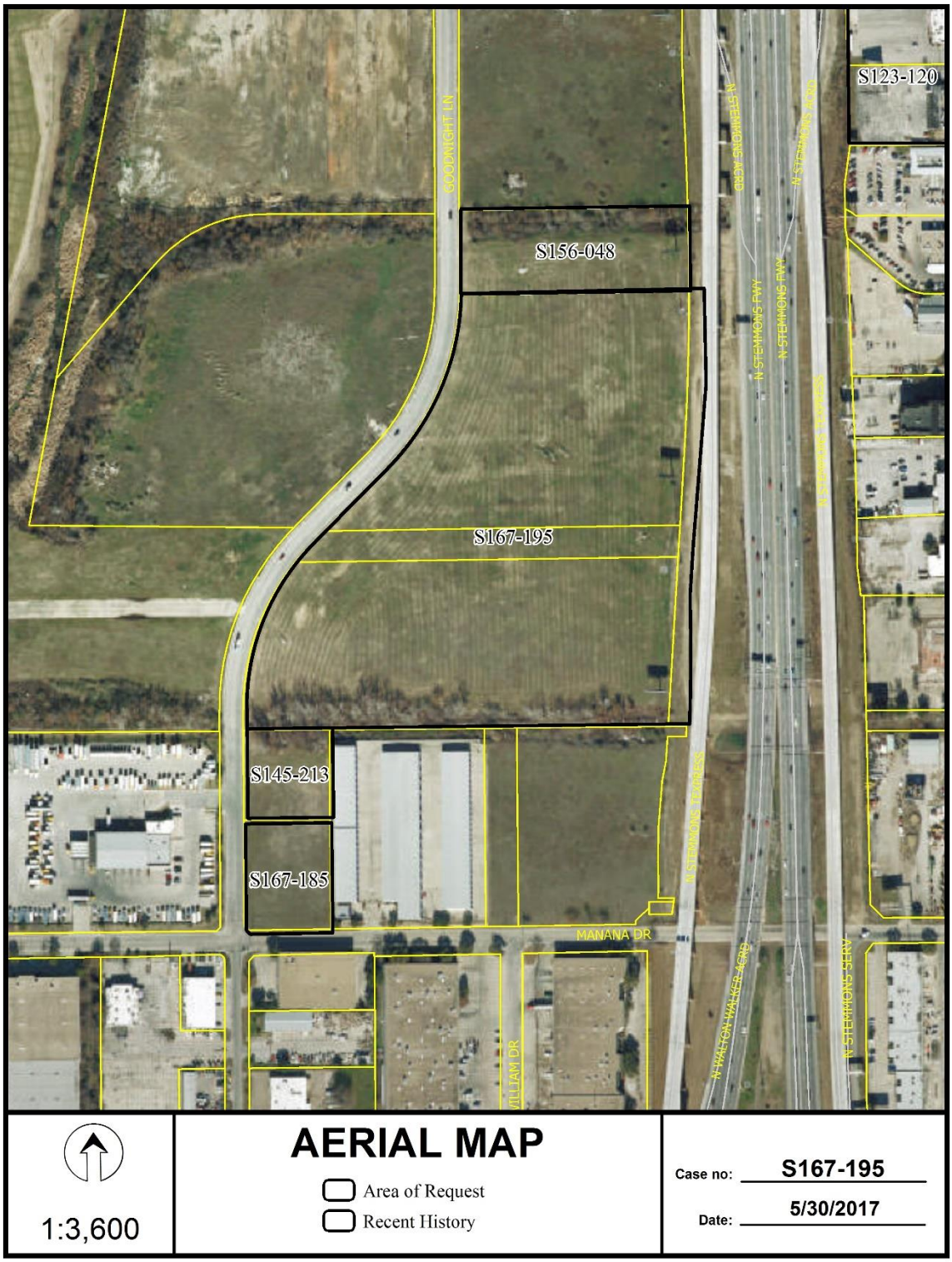
Case no: S167-195
Date: 5/30/2017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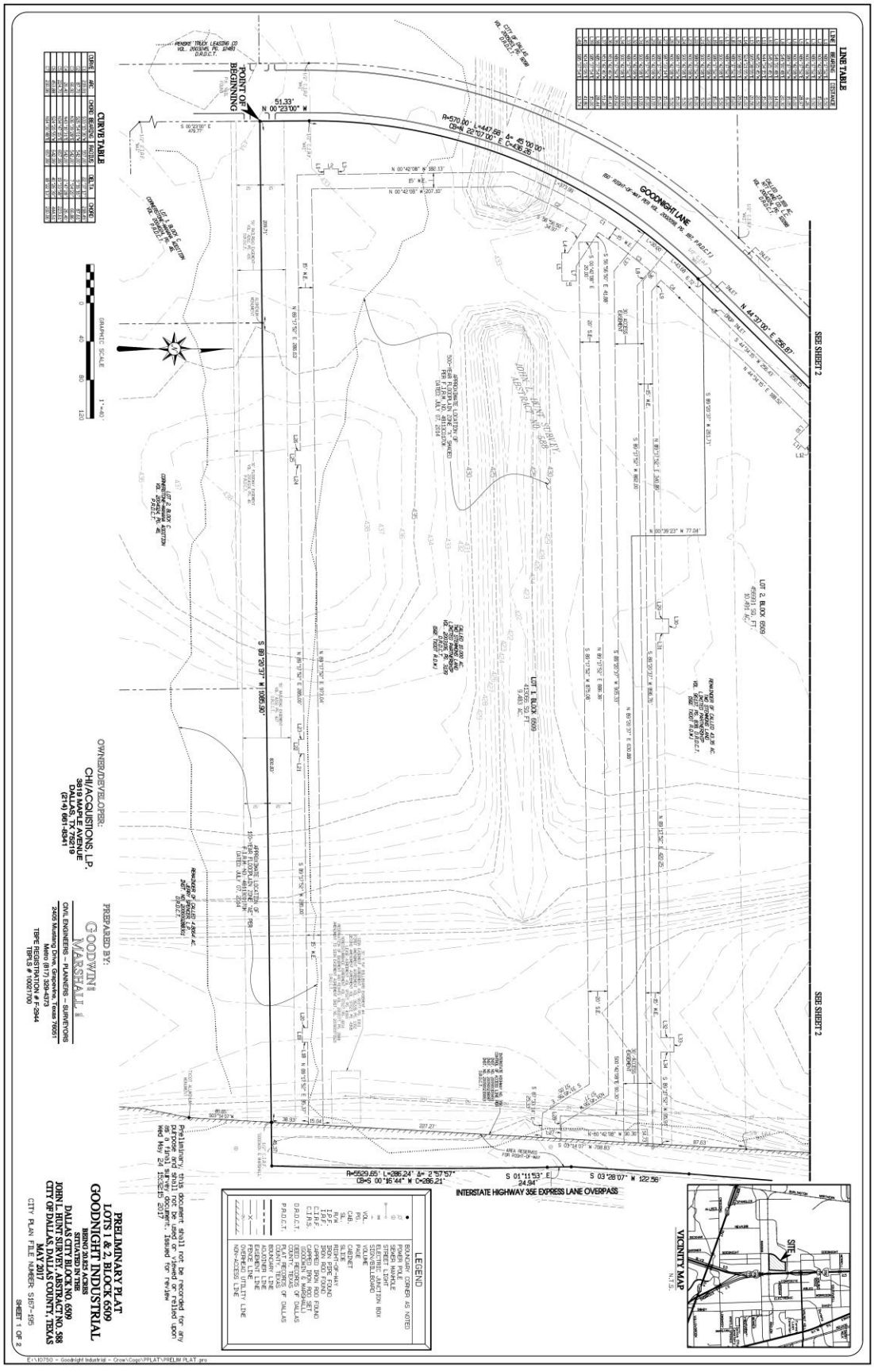
S167-195
S145-213
S167-185
MANANA DR
N STEMMONS FWY
N STEMMONS SERV
N WALTON WALKER SERV
WILLIAM DR
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S167-195
Date: 5/30/2017



LINE TABLE
CURVE TABLE
POINT OF BEGINNING
GOODNIGHT LANE
SEE SHEET 2
INTERSTATE HIGHWAY 35E EXPRESS LANE OVERPASS
LEGEND
VICINITY MAP
OWNER/DEVELOPER:
CHI/ACQUISITIONS, L.P.
PREPARED BY:
GOODWIN & MARSHALL
PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 6509
GOODNIGHT INDUSTRIAL
DALLAS CITY BLOCK NO. 6509
JOHN L. HUNT SURVEY, ABSTRACT NO. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS
MAY 2017
CITY PLAN FILE NUMBER: S167-195
SHEET 1 OF 2

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CHI/Acquisitions, L.P., a Delaware limited partnership does hereby adopt this plat, designating the herein described property as Goodnight Industrial 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.

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_____, 2017.

By:_____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally_____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that the has executed the same for the purpose and consideration 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_____, 2017

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

SURVEYOR'S STATEMENT

I, John Nicholas Rogers, 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.

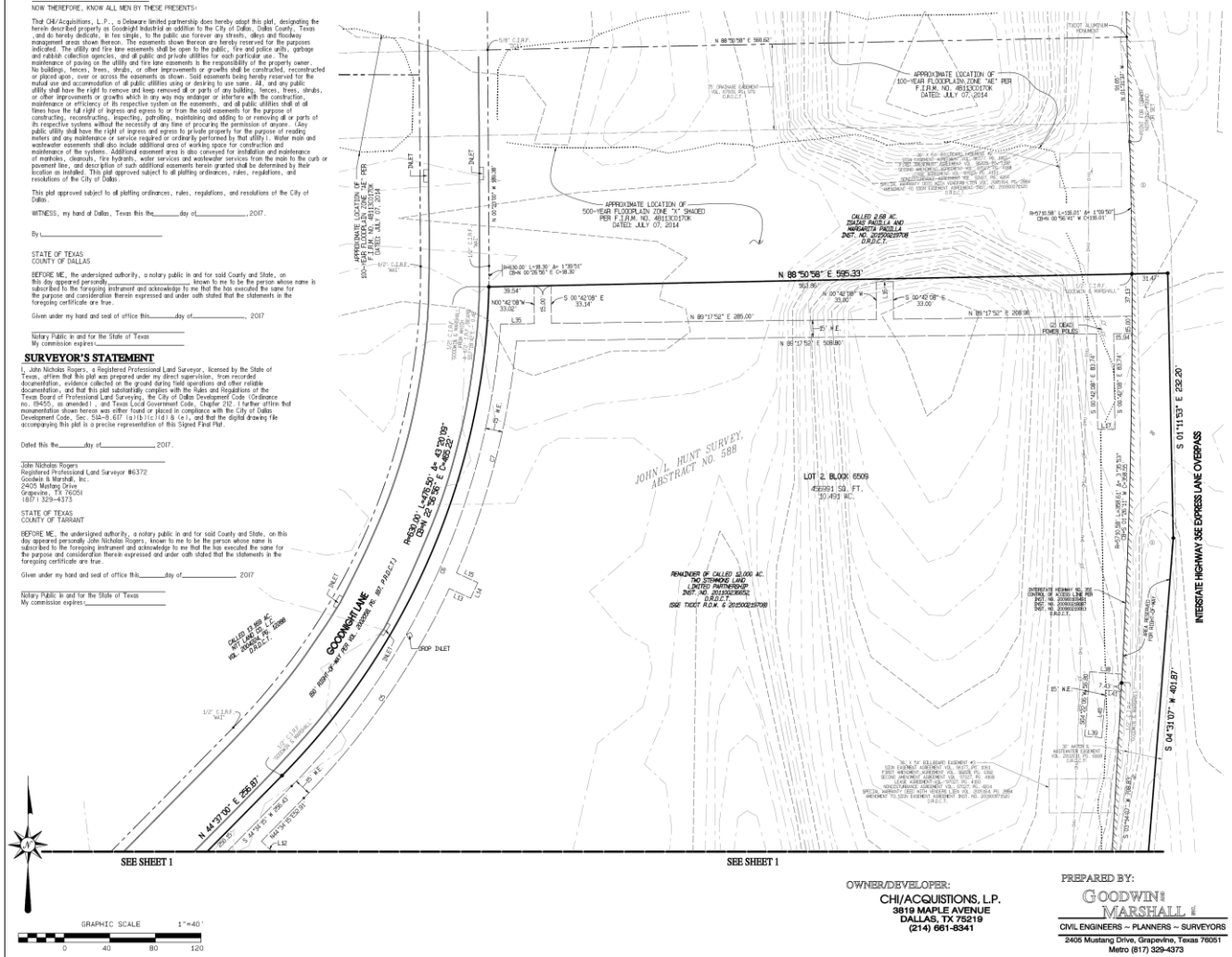
John Nicholas Rogers
Registered Professional Land Surveyor #6372
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, TX 76051
(817) 329-4373

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally John Nicholas Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that the has executed the same for the purpose and consideration 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_____, 2017

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



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS TWO STEMMONS LIMITED PARTNERSHIP is the owner of a tract of land situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of City of Dallas Block No. 6509, part of that certain remainder of called 10.000 acre tract described in a deed to Two Stemmons Land Limited Partnership recorded in Volume 20031106, Page 3139 of the Deed Records of Dallas County, Texas (DRDCT), part of that certain remainder of called 43.35 acre tract described in a deed to Two Stemmons Land Limited Partnership recorded in Volume 96137, Page 838 (DRDCT), part of that certain remainder of called 12.000 acre tract described in a deed to Two Stemmons Land Limited Partnership recorded in Instrument No. 20110021665Z (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a P.K. nail found for the Southwest corner of said 10.000 acre tract, the Northwest corner of Lot 1, Block C of Cornerstone-Manana Addition recorded in Volume 2004024, Page 46 of the Plat Records of Dallas County, Texas (PRDCT), and being in the East right-of-way line of Goodnight Lane 160' right-of-way width) as shown in the Final Plat of Goodnight Lane recorded in Volume 2002056, Page 187 (PRDCT), from which a 1/2" capped iron rod found stamped "WAI" in the East right-of-way line of said Goodnight Lane and the West line of said Lot 1, Block C bears South 00 deg. 23 min. 00 sec. East - 479.77 feet,

THENCE North 00 deg. 23 min. 00 sec. West along the West line of said 10.000 acre tract and the East right-of-way line of said Goodnight Lane, a distance of 51.33 feet to a 1/2" capped iron rod found stamped "WAI" for a Point of Curvature of a circular curve to the right, having a radius of 570.00 feet, a central angle of 45 deg. 00 min. 00 sec., and being subtended by a chord which bears North 22 deg. 07 min. 00 sec. East - 436.26 feet,

THENCE in a northeasterly direction along said curve to the right, the West line of said 10.000 acre tract, the West line of said remainder of called 43.35 acre tract, and said East right-of-way line, a distance of 447.68 feet to a 1/2" capped iron rod found stamped "WAI",

THENCE North 44 deg. 37 min. 00 sec. East tangent to said curve and continue along the West line of said remainder of called 43.35 acre tract, the West line of said 12.000 acre tract, and said East right-of-way line, a distance of 256.87 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for a Point of Curvature of a circular curve to the left, having a radius of 630.00 feet, a central angle of 43 deg. 20 min. 09 sec., and being subtended by a chord which bears North 22 deg. 56 min. 56 sec. East - 465.22 feet,

THENCE in a northeasterly direction along said curve to the left, the West line of said 12.000 acre tract and said East right-of-way line, a distance of 476.50 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southwest corner of a called 2.68 acre tract described in a deed to Isaias Padilla and Margarita Padilla recorded in Instrument No. 20150021570B (DRDCT), from which a 1/2" iron rod found for reference bears South 57 deg. 18 min., 42 sec. East - 0.48 feet, and a 1/2" capped iron rod found stamped "WAI" in the East right-of-way line of said Goodnight Lane, same being the West line of said 2.68 acre tract bears North 00 deg. 26 min. 56 sec. East - 18.30 feet,

THENCE North 88 deg. 50 min. 58 sec. East departing the West line of said 12.000 acre tract and said East right-of-way line, and continue along the South line of said 2.68 acre tract, at 563.86 feet pass a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southeast corner of same and continue a total distance of 595.33 feet to the East line of a called 0.5879 acre tract in Instrument No. 20090010949I (DRDCT),

THENCE South 01 deg. 11 min. 53 sec. East along said East line, a distance of 232.20 feet,

THENCE South 04 deg. 31 min. 07 sec. West along said East line, the East line of a called 0.0384 acre tract described in Instrument No. 20090021808Z (DRDCT), and the East line of a called 0.3582 acre tract described in Instrument No. 20090021806Z (DRDCT), a distance of 401.87 feet,

THENCE South 03 deg. 28 min. 07 sec. West along the East line of said 0.3582 acre tract, a distance of 122.56 feet,

THENCE South 01 deg. 11 min. 53 sec. East along said East line, a distance of 24.94 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 5529.65 feet, a central angle of 2 deg. 57 min. 57 sec., and being subtended by a chord which bears South 00 deg. 16 min. 44 sec. West - 286.21 feet,

THENCE in a southerly direction along said curve to the right and said East line, a distance of 286.24 feet to the Southeast corner of same,

THENCE South 89 deg. 20 min. 37 sec. West along the South line of said 0.3582 acre tract and the South line of said 10.000 acre tract, the North line of said 4.8064 acre tract, the North lines of Lot 1 and 2, Block C of said Cornerstone-Manana Addition, at 45.37 feet pass a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", at 876.20 feet pass an aluminum monument found for the Northeast corner of said Lot 1, same being the Northwest corner of said Lot 2, continue a total distance of 1085.90 feet to the POINT OF BEGINNING, containing 907,137 square feet or 20.825 acres of land, more or less.

GENERAL NOTES

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. Elevations shown hereon were derived from GPS observation and calibrated to Dallas Water Utilities Benchmark No. 22-M-8 having a published elevation of 434.28 feet (NAVD88).

2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "Goodwin & Marshall", unless otherwise noted.

3. Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.

4. No. Concentration of surface flow greater than 10 c.f.s. shall be allowed to enter any street right-of-way or adjacent property.

5. Sight easement: Nothing at an elevation greater than the top of curb plus 2 feet allowed in area except single trunk trees pruned to a height of 7 feet. Trees are to be of such size and so spaced that a visual obstruction that represents a traffic hazard is not created. No. Parking allowed in this area.

6. All new utilities serving this development shall be installed underground.

7. According to the Flood Insurance Rate Map (FIRM) panel 48113C0170K, effective July 07, 2014. This survey is located in Flood Insurance Zone "X" shaded areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood and Zone "AE" shaded base flood elevations determined.

8. Submission and approval of grading plans by Public Works as part of the permit application process is required for future buildings/additions on these lots.

9. Plans for the use of water or other liquid injection into the soil for any purpose, shall be reviewed and approved by the CIP/Engineering Department prior to beginning such soil injections.

10. The purpose of this plat is to create two lots from a 20 acre tract.

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. Issued for review
Wed May 24 15:32:37 2017

PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 6509
GOODNIGHT INDUSTRIAL
BEING 20.825 ACRES
SITUATED IN THE
DALLAS CITY BLOCK NO. 6509
JOHN L. HUNT SURVEY, ABSTRACT NO. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS
MAY 2017
CITY PLAN FILE NUMBER: S167-195

SHEET 2 OF 2

OWNER/DEVELOPER:
CHI/ACQUISTIONS, L.P.
3819 MAPLE AVENUE
DALLAS, TX 75219
(214) 661-8341

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

City Plan Commission Date: 06/22/17 3 (g)
6/15/2017 4:10:37 PM

S167-195

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-196 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Garden Grove Drive between Biggs Street and S. Belt Line Road

DATE FILED: May 24, 2017 **ZONING:** R-10(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 0.505-Acres **MAPSCO:** 70J

APPLICANT/OWNER: Rodolfo and Socorro Hernandez

REQUEST: An application to create two 10,999-square foot lots from a 0.505-acre tract of land on property located on Garden Grove Drive between Biggs Street and S. Belt Line Road.

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

NOTICES: Notices were not sent because the Berry & Rutherford Subdivision is an unrecorded plat.

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

The two proposed lots are in an area where the parcels have been created by a "metes and bounds" description, not by an approved and recorded subdivision plat. The two lots are similar to a large number of properties in the surrounding area of the request. Based on a review of the development pattern of the area staff concludes that there is no established lot pattern, the request complies with Section 51A-8.503, and the request complies with the R-10(A) Single Family District requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

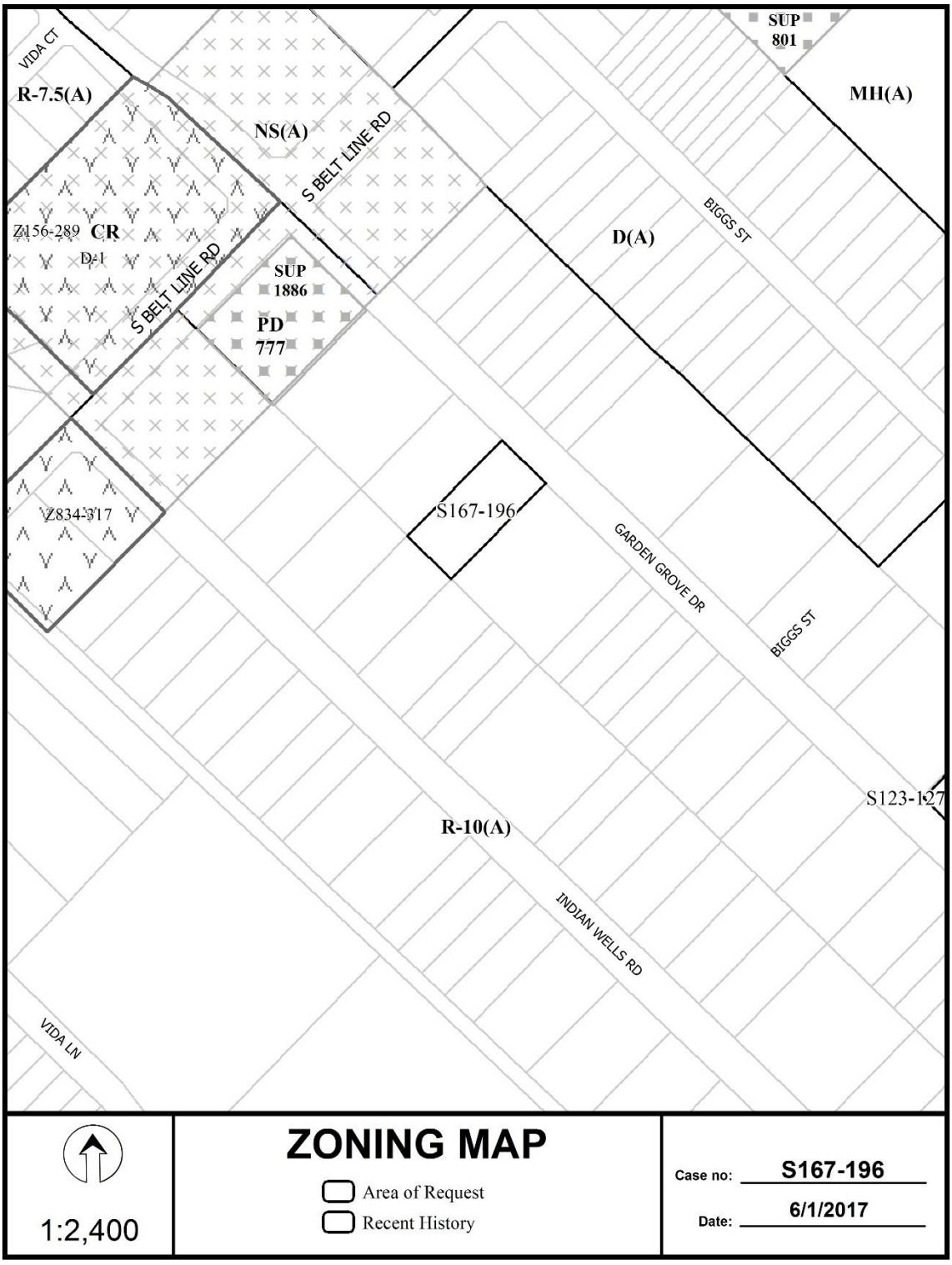
10. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)

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, Show the correct recording information for the subject property. Platting Guidelines.

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

14. On the final plat identify the property as Lots 3A and 3B in City Block B/8820. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).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R-7.5(A)
NS(A)
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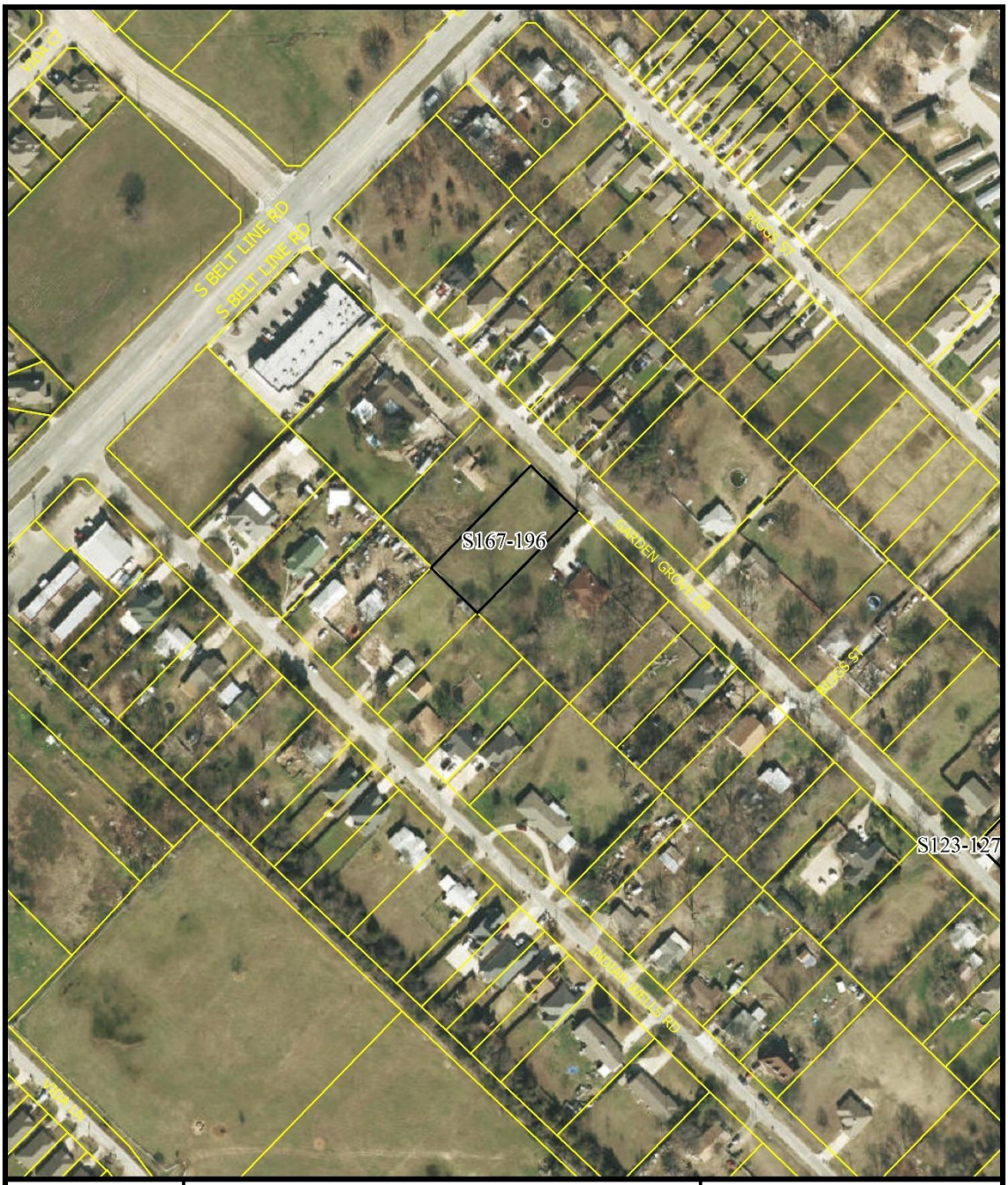
SUP 801
MH(A)
Z156-289
CR
D-1
SUP 1886
PD 777
S BELT LINE RD
BIGGS ST
D(A)
Z834-317
S167-196
GARDEN GROVE DR
BIGGS ST
S123-127
R-10(A)
INDIAN WELLS RD
VIDA LN
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-196
Date: 6/1/2017



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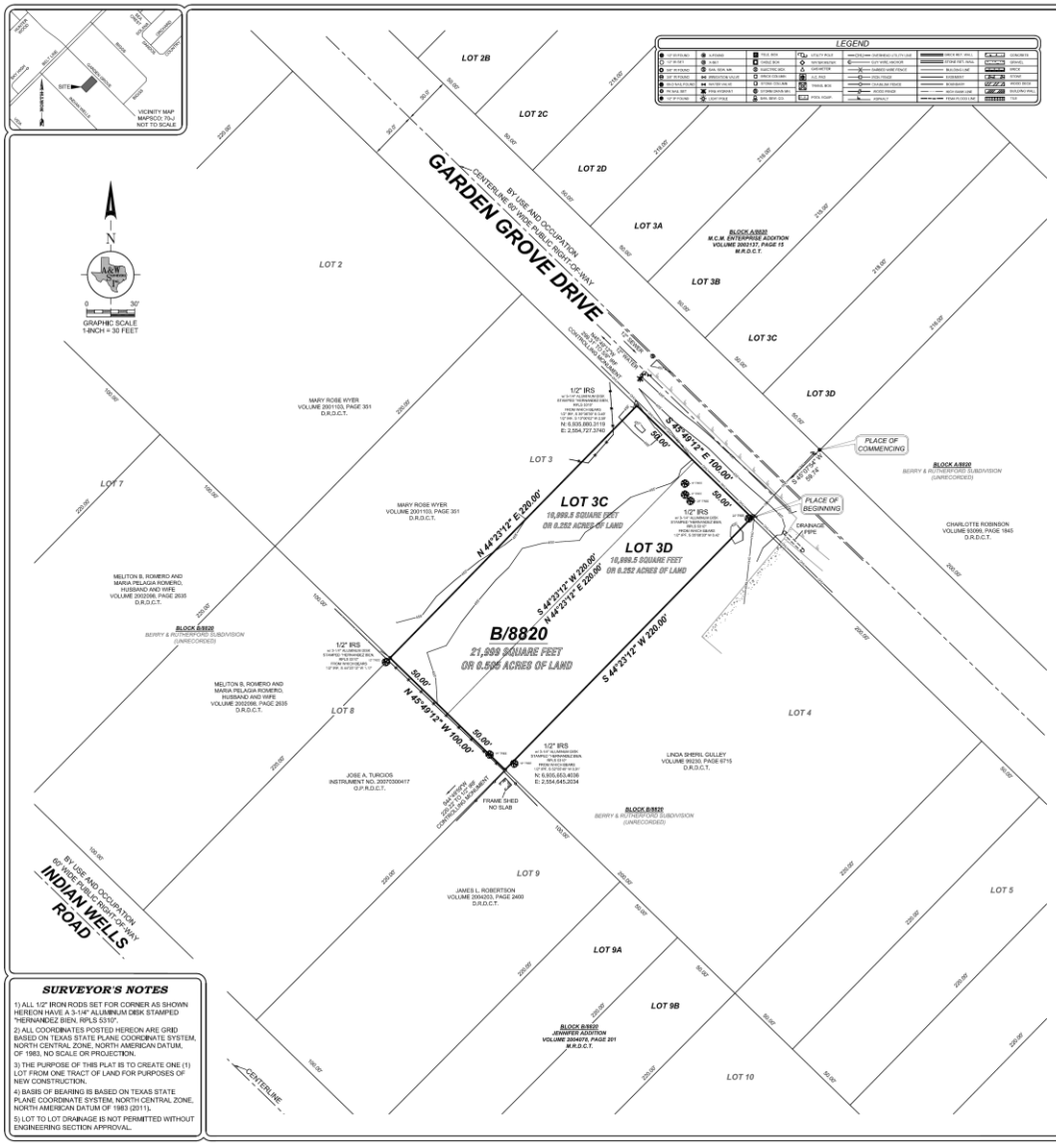
AERIAL MAP

Area of Request

Recent History

Case no: S167-196

Date: 5/30/2017



SURVEYOR'S NOTES

1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A 3-1/4" ALUMINUM DISK STAMPED "HERNANDEZ BIEN, RPLS 5310".

2) ALL COORDINATES POSTED HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM, OF 1983, NO SCALE OR PROJECTION.

3) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM ONE TRACT OF LAND FOR PURPOSES OF NEW CONSTRUCTION.

4) BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

5) LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Rodolfo Hernandez and Socorro Hernandez are the sole owners of a tract of land located in the ROBERT KLEBERG SURVEY, Abstract No, 716, City of Dallas, Dallas County, Texas, and being a part of Lot 3, City Block B/8820, of Berry & Rutherford Subdivision, an unrecorded Addition in the City of Dallas, Dallas County, Texas, according to Dallas County Plat Books of Dallas County, Texas, and being the same tract of land described in Quitclaim Deed to Rodolfo and Socorro Hernandez, recorded in Instrument No. 20080221531, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Commencing at a 5/8" iron rod found at or about the Northeast line of Garden Grove Drive, a 60' wide public right-of-way, at or about the South corner of Lot 3D, City Block A/8820 of M.C.M. Enterprise Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded In Volume 2002137, Page 15, Map Records, Dallas County, Texas;

Thence South 45°07'54" West, crossing said Garden Grove Drive, a distance of 59.74' to the PLACE OF BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ BIEN, RPLS 5310" set for corner In the Southwest line of said Garden Grove Drive, same being the Northeast line of City Block B/8820, at the East corner of said Lot 3 and the North corner of Lot 4 of said Berry & Rutherford Subdivision, Lot 4 being described in deed to Linda Sheril Gulley, recorded in Volume 99230, Page 6715, Deed Records, Dallas County, Texas;

Thence South 44°23'12" West, passing through said City Block B/8820, a distance of 220.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ BIEN, RPLS 5310" set at the common corner of said Lot 3 and 4 and Lots 8 and 9 of said Berry & Rutherford Subdivision, the North corner of and that portion of said Lot 9 described In deed to James L. Robertson, recorded In Volume 2004203, Page 2400, Deed Records, Dallas County, Texas, the East corner of and that portion of said Lot 8 described in deed to Jose Turcios, recorded in Instrument No. 20070300417, Official Public Records, Dallas County, Texas;

Thence North 45°49'12" West, passing through said City Block B/8820, a distance of 100.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ BIEN, RPLS 5310" set at the North corner of that portion of said Lot 8 to Turcios, the East corner of that portion of said Lot 8 described in deed to Melton B. Romero and Maria Pelagia Romero, husband and wife, recorded In Volume 2002098, Page 2635, Deed Records, Dallas County, Texas and the South corner of that portion of said Lot 3 described In deed to Mary Rose Wyer, recorded In Volume 2001103, Page 351, Deed REcords, Dallas County, Texas;

Thence North 44°23'12" East, passing through said City Block B/8820, a distance of 220.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ BIEN, RPLS 5310" set for corner In the said Southwest line of Garden Grove Drive, at the East corner of that portion of said Lot 3 to said Wyer;

Thence South 45°49'12" East, along said Southwest line, a distance of 100.00' to the PLACE OF BEGINNING and containing 21,999 square feet or 0.505 of an acre of land.

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 emended) , 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 Platted Final Plat.

Dated this the _____ day of _____, 20__

PRELIMINARY, RELEASED 5-18-2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

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 THE _____ 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 Rodolfo Hernandez and Socorro Hernandez, do hereby adopt this plat, designating the herein described property as ***HERNANDEZ BIEN,*** 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 easementsshall 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 asements, 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__.

By: _____
Rodolfo Hernandez
Owner

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 Rodolfo Hernandez, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true,

GIVEN UNDER MY HAND AND SEAL OF OFFICE this THE _____ day of _____, 20__.

_____
Notary Public In and for the State of Texas

My commission expires: _____

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

By: _____
Socorro Hernandez
Owner

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 Socorro Hernandez, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this THE _____ day of _____, 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 870029, MESQUITE, TX, 75187
PHONE: (972) 681-4975 FAX: (972) 681-4984
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 13600 Garden Grove Drive ~

Owner: Rodolfo & Socorro Hernandez
~ 823 Shady Brook Lane, Red Oak, TX 75154 ~
~ 214-794-0123 ~

Job No. 17-0853	Drawn by: SG	Date:05-16-2017	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

HERNANDEZ BIEN
LOT 3C AND 3D, BLOCK B/8820

LOT 3, BLOCK B/8820
BERRY & RUTHERFORD ADDITION
(UNRECORDED)

ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-196

S167-196

4 (e)

City Plan Commission Date: 06/22/2017
6/15/2017 4:11:23 PM

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-198 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Main Street, west of Pryor Street

DATE FILED: May 25, 2017 **ZONING:** PD 269, Tract A

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.689-Acres **MAPSCO:** 45M

APPLICANT/OWNER: 42 Deep Ellum, LP

REQUEST An application to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street.

SUBDIVISION HISTORY:

1. S167-004 was a request west of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved November 10, 2016 and has not been recorded.

2. S167-003A was a request west of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of abandoned portions of Hawkins Street, and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved November 10, 2016 and has not been recorded.

3. S145-215 was an application contiguous on the east of the present request to replat a 0.5440-acre tract of land containing all of Lots 4, and 5 in City Block 2/480, and part of City Block 182 to create one lot on property located on Main Street, west of Crowdus Street. The request was approved July 9, 2015 and recorded April 28, 2017.

4. S145-186 was a request southwest of the present request to S145-186 was a request south of the present request to replat one 0.9121-acre tract of land containing all of Lots 1A and Lot 17, and parts of Lots 9, 13, 14, 15, and 16 and an abandoned alley all located in City Block 41/163 into one lot on property bounded by Hawkins Street, Commerce Street, Interstate 45 (Julius Schepps Freeway), and Canton Street. The plat was recorded June 17, 2016.

5. S145-149 was a request contiguous on the east of the present request to S145-149 was a request southeast of the present request to create one 0.349-acre lot from a tract of land located in City Block 183 on property located on Commerce Street at Henry Street. The request was approved May 7, 2015 and has not been recorded.

6. S145-084 was a request northeast of the present request to replat a 0.770-acre tract of land containing all of Lots 52-55 and part of Lot 56 in City Block B/481 and all of Lots 14-15 and part of Lot 13 in City Block 1/481 into one lot on property located at the southwest corner of Elm Street and Malcolm X Boulevard. The request was approved February 19, 2015 and recorded November 16, 2016.

7. S134-240 was a request southeast of the present request to replat a 1.151-acre tract of land containing all of Lots 1-8 in City Block 4/186 into one 0.785-acre lot, one 0.144-acre lot, and one 0.221-acre lot, on property located at 2700 Commerce Street. The request was approved on September 18, 2014, but has not yet been recorded. The request was approved September 18, 2014 and has not been recorded.

8. S134-191 was a request contiguous on the west of the present request to S134-191 was an application to create a 0.2180-acre lot from a tract of land in City Block 182 on property located at 2623 and 2625 Main Street. The request was approved on July 10, 2014, but has not yet been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 269, Tract A; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

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

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

11. 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)

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

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

15. On the final plat, Show all additions or tracts of land within 150’ of property with recording information. Platting Guidelines

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

17. Prior to final plat, show detail of building footprint lines to property line.

18. On the final plat, Show the 6-inch sanitary sewer line and add “By use and occupation”.

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. 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. If building finished floor is not 18-inch above public wastewater manhole rim, a wastewater backflow covenant will be required prior to release of the plat.

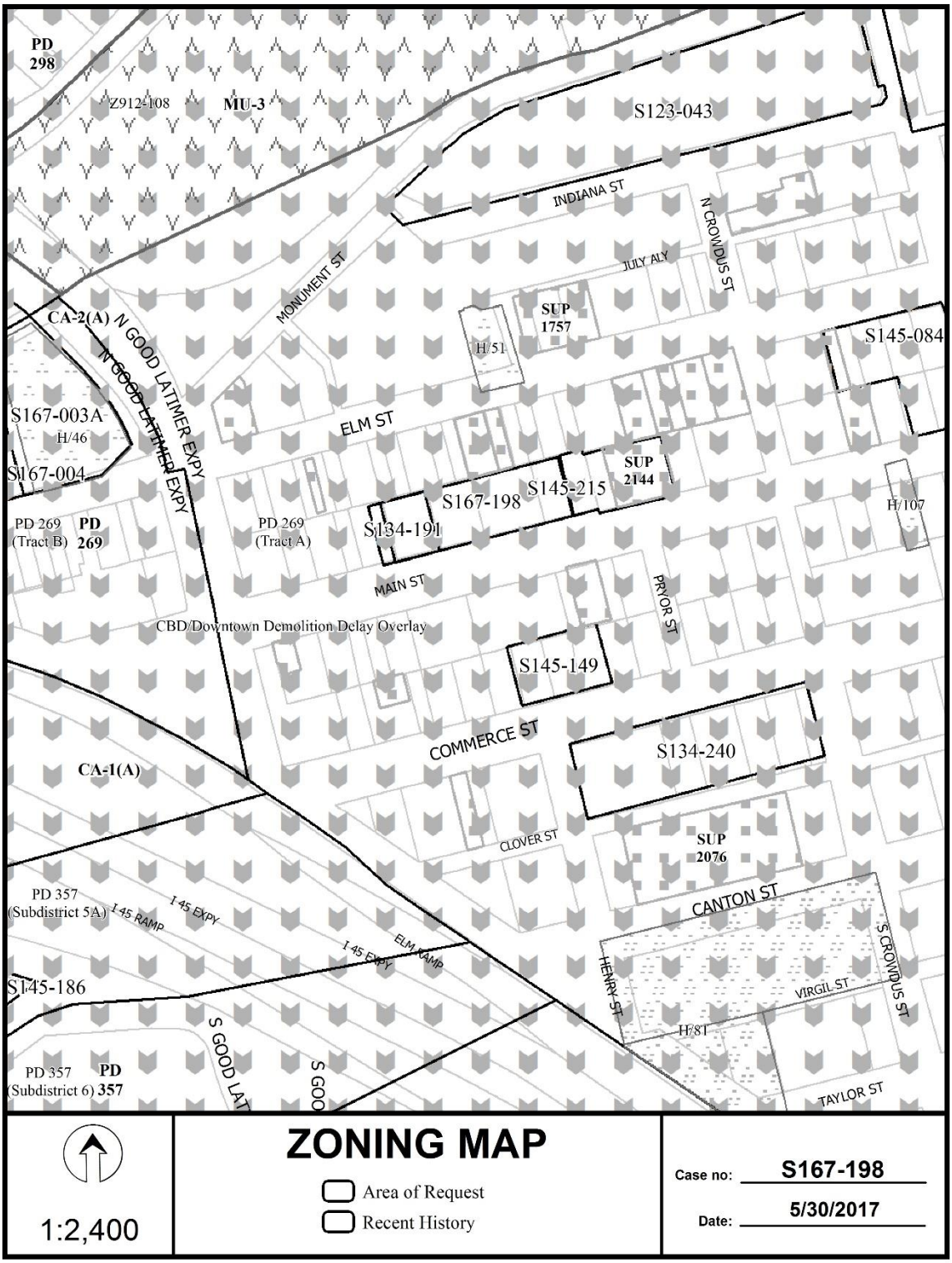
22. On the final plat change “Dedicated by Odinance 1A pg. 131-148”, change “Odinance to “Ordinance”.

23. The proposed property line on the north and west side coincides with the wall of the existing buildings on Lot 1 of Block 182.

24. A property line proposed along with an existing wall must result in a fire-resistive wall without any openings.

25. All final inspections approved by the Building Inspection District Office are required prior to submittal of the final plat for the Chairman’s signature.

26. On the final plat identify the property as Lot 1 in City Block A/182. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 298
Z912-108
MU-3
S123-043
INDIANA ST
N CROWDUS ST
JULY ALY
MONUMENT ST
SUP 1757
H/51
S145-084
CA-2(A)
N GOOD LATIMER EXPY
S167-003A
H/46
S167-004
ELM ST
SUP 2144
S145-215
S167-198
S134-191
H/107
PD 269 (Tract B)
PD 269
PD 269 (Tract A)
MAIN ST
PRYOR ST
CBD/Downtown Demolition Delay Overlay
S145-149
COMMERCE ST
S134-240
CA-1(A)
CLOVER ST
SUP 2076
CANTON ST
PD 357 (Subdistrict 5A)
I 45 RAMP
I 45 EXPY
ELM RAMP
S145-186
HENRY ST
S CROWDUS ST
VIRGIL ST
H/81
S GOOD LAT
S GOO
PD 357 (Subdistrict 6)
PD 357
TAYLOR ST
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-198
Date: 5/30/2017



1:2,400

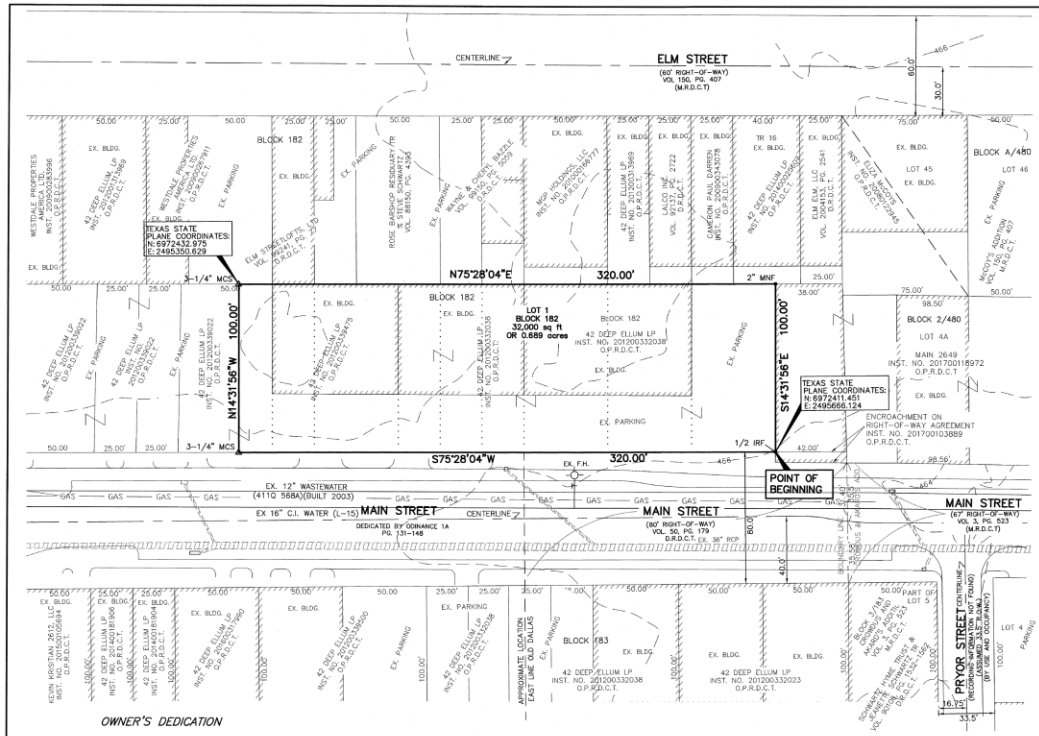
AERIAL MAP

Area of Request

Recent History

Case no: S167-198

Date: 5/30/2017







OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, 42 Deep Ellum, L.P., a Texas limited partnership is the owner of 0.689 acres of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, in City Block 182 and being part of those tracts of land conveyed to 42 Deep Ellum, LP, a Texas limited partnership, by Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201200332038, (hereinafter referred to as Deep Ellum tract 1), and by Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201200339475, (hereinafter referred to as Deep Ellum tract 2), and by Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201200339022 (hereinafter referred to as Deep Ellum tract 3), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Deep Ellum tract 2, said corner being the southwest corner of a Lot 4A, Block 2/480, Main 2649, an addition to the City of Dallas, according to the Plat thereof recorded in Instrument Number 201700118972, Official Public Records, Dallas county, Texas, (O.P.R.D.C.T.), said corner being in the north line of Main Street (an 80 foot right of way);

THENCE South 75 degrees 28 minutes 04 seconds West, along the south line of said Deep Ellum tract 182, same being the north line of said Main Street, a distance of 320.00 feet to a 3-1/4-inch metal cap set in concrete stamped "Plaza 42, RPLS 5867", said corner being the southeast corner of a tract of land conveyed to 42 Deep Ellum, LP, a Texas limited partnership, as recorded in Instrument Number 201200339022 (hereinafter referred to as Deep Ellum tract 3);

THENCE North 14 degrees 31 minutes 56 seconds West departing the north line of said Main Street, over and across said Deep Ellum tract 3, a distance of 100.00 feet to a 3-1/4-inch metal cap set in concrete stamped "Plaza 42, RPLS 5867";

THENCE North 75 degrees 28 minutes 04 seconds East, along the north line of said Deep Ellum tract 1 and 2, a distance of 320.00 feet to a 2" brass washer found stamped, "Main 2649, rpls 5596", for a corner;

THENCE South 14 degrees 31 minutes 56 minutes East, along the common line of said Lot 4A, Block 2/480, and said Deep Ellum tract 2, a total distance of 100.00 feet to the POINT OF BEGINNING, containing 32,000 square feet or 0.735 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **42 Deep Ellum, L.P.** a Texas limited partnership acting by and through their duly authorized agent, Scott Rohrman, does hereby adopt this plat, designating the herein described property as **PLAZA 42** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, 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: 42 Deep Ellum, L.P. a Texas limited partnership

BY: 42 GP Deep Ellum, LLC.
General Partner

_____
Scott Rohrman
Manager

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Scott Rohrman, 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 the _____ of _____, 2017.

_____
Notary Public, State of Texas

GENERAL NOTES:

1. No lot-to-lot drainage will be permitted without Engineering Section approval.
2. The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
3. The purpose of this plat is to create 1 Lot from four unplatted tracts.
4. Existing structures on property to remain.
5. Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

LEGEND

————	Boundary Line
. . . . .	Lot line to be Abandoned
o IRF	Iron Rod Found
————	Adjacent Lot/Right-of-way Line
- - - - - -	Existing Easement
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
ESMT.	Easement
INST. NO.	Instrument Number
△3-1/4" MCS	Metal Cap Set in Concrete Stamped – "Plaza 42, RPLS 5867"
△2" MNF	Mag Nail Found w/2" Brass Washer Stamped "Main 2649, RPLS 5596"

SURVEYOR'S STATEMENT

I, Condy Hone, 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

Condy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company – Firm No. 10013600 – (469) 333-8831

STATE OF TEXAS }
COUNTY OF DALLAS }

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

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

My commission expires:

_____
Notary Public, State of Texas

OWNER:
42 Deep Ellum, L.P. a Texas partnership
8333 Douglas Ave., Suite 342
Dallas TX 75225
CONTACT: Michael Terstriep
Office (214) 739-4200
Cell (214-364-5862

PRELIMINARY PLAT
PLAZA 42
Lot 1, Block 182
0.735 ACRES
BEING PART OF
CITY OF DALLAS BLOCK 182
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-198

MAY 2017

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; condy@votexsurveying.com
PROJECT NO. 2017-042

S167-198

5 (f)

City Plan Commission Date: 06/22/2017
6/15/2017 4:12:30 PM

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-199 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: San Jacinto Street at Bennett Avenue, east corner

DATE FILED: May 25, 2017 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.458-Acres **MAPSCO:** 46A

APPLICANT/OWNER: Bryan Heights Development, LLC

REQUEST An application to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 to create one lot on property located on San Jacinto Street at Bennett Avenue, east corner.

SUBDIVISION HISTORY:

1. S156-276 was a request southeast of the present request to replat a 3.6297-acre tract of land containing all of Lots 14 through 22 in City Block 9/730, part of Lots 9 through 11 in City Block 9/730, all of Lots 13 and 14 in City Block 10/730, part of Lots 9 through 12 in City Block 10/730, and Lots 14 through 16 in City Block 10/730, and a portion of abandoned Bennett Avenue to create three lots ranging in size from 0.0394-acre to 2.4036-acres on property located on Live Oak Street between Collett Avenue and Fitzhugh Avenue. The request was approved September 15, 2016 and has not been recorded.

2. S145-216 was a request northwest of the present request to replat a 0.5540-acre tract of land containing part of Lot 7 and all of Lots 8, and 9 in City Block 5/704 to create one lot on property located on Ross Avenue at Bennett Avenue, east corner. The request was approved September 12, 2013 and was recorded April 25, 2016.

3. S123-095 was an application north of the present request to replat a 1.126 acre tract of land containing all of Lot 1A in City Block B/1469 into one 0.517 acre lot and one 0.609 acre lot on property located at 5119 Ross Avenue. The request was approved March 21, 2013 and was recorded January 12, 2015.

4. S123-076 was a request south of the present request to replat a 0.265 acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue. The request was approved March 7, 2013 and expired March 8, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

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

10. The number of lots permitted by this plat is 1.

11. 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)

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 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)

14. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of San Jacinto Street & Bennett Avenue. *51A 8.602(d)(1)*

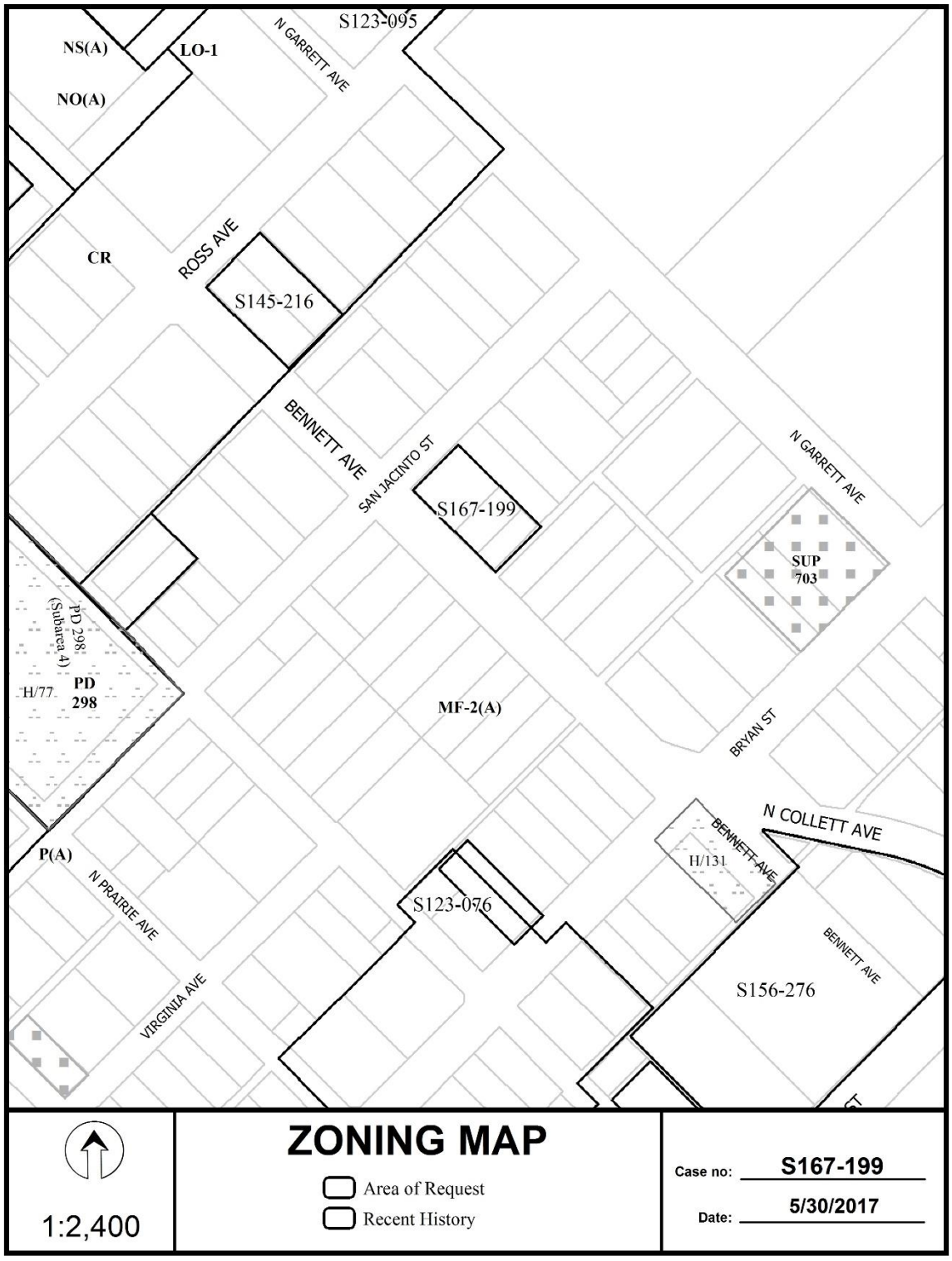
15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Bennett Avenue & the alley. Section 51A-8.602(e),

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**.

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 Lot 15A in City Block 6/707. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S123-095
N GARRETT AVE
NS(A)
LO-1
NO(A)
CR
ROSS AVE
S145-216
BENNETT AVE
SAN JACINTO ST
S167-199
N GARRETT AVE
SUP
703
PD 298
(Subarea 4)
H/77
PD
298
MF-2(A)
BRYAN ST
N COLLETT AVE
BENNETT AVE
H/131
P(A)
N PRAIRIE AVE
S123-076
BENNETT AVE
S156-276
VIRGINIA AVE
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-199
Date: 5/30/2017



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S167-199

Date: 6/13/2017

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FISH BENNETT LAND, LLC is the owner of a 0.458 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lots 15 and 16, Block 6/707 of College Hill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 93, Page 194, Deed Records, Dallas County, Texas, said 0.458 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the most northerly corner of said Lot 15, Block 6/707, said point also being the intersection of the southeast right-of-way line of Bennett Avenue (80 feet wide) and the southwest right-of-way line of San Jacinto Street (70 feet wide);

THENCE, North 45 degrees 00 minutes 00 seconds East, with said southeast right-of-way line, a distance of 105.00 feet to a 1/2-inch iron rod found for the most northerly corner of said Lot 15, Block 6/707, said point also being the west corner of said Lot 16, Block 6/707, said point also being the intersection of the southeast right-of-way line of San Jacinto Street with the southwest right-of-way line of a 20-foot alley;

THENCE, South 45 degrees 00 minutes 00 seconds East, with said southwest right-of-way line, a distance of 190.00 feet to a 1/2-inch iron rod found for the most northerly corner of Lot 17, Block 6/707, said point also being the east corner of said Lot 16, Block 6/707, said point also being the intersection of the southwest right-of-way line of said alley with the northwest right-of-way line of College Hill Addition;

THENCE, South 45 degrees 00 minutes 00 seconds West, with said northwest right-of-way line, a distance of 105.00 feet to a 1/2-inch iron rod found for the most easterly corner of said Lot 15, Block 6/707, said point also being the south corner of said Lot 16, Block 6/707, said point also being on the northwest right-of-way line of a 20-foot alley;

THENCE, North 44 degrees 51 minutes 19 seconds West, with said northeast right-of-way line, a distance of 190.00 feet to the POINT OF BEGINNING;

CONTAINING, 19,950 square feet or 0.458 acres of land, more or less.

SURVEYOR'S NOTES

1. Bearing system for this survey are based upon the southeast right-of-way line of San Jacinto Street, as being North 45 degrees 00 minutes 00 seconds East, found upon the plat of College Hill Addition.
2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To create one lot out two lots.
4. Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, to scale and no projection.
5. Buildings on property to be removed.

LEGEND

	ADJOINER PROPERTY LINE
	EASEMENT LINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
⊙	5/8" ROUND IRON ROD
⊙	1/2" ROUND IRON ROD FOUND
⊙	1/2" ROUND IRON ROD SET WITH YELLOW CAP STAMPED "SAN JACINTO AT BENNETT"
⊙	3/4" ALUMINUM DISC STAMPED "GONZALEZ & SCHNEEBERG, INC. TX"
AMS	AMERICAN MONUMENT SURVEYING
R.P.L.S.	REGISTERED PROFESSIONAL LAND SURVEYOR
SQ. FT.	SQUARE FEET

VICINITY MAP
NOT TO SCALE

Scale in Feet
20 0 40 80

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, FISH BENNETT LAND, LLC, acting by and through it's duly authorized agent, does hereby adopt this plat designating the herein described property as SAN JACINTO AT BENNETT CONDOMINIUMS, LOT 15A, BLOCK 6/707 (the "Condominium") to the City of Dallas, Texas. The easements, if any, as shown hereon are hereby reserved for the purposes indicated. The entity owner does hereby dedicate to the public use forever any streets, alleys, and floodway easements shown thereon. The easements and public use areas, as shown, have been dedicated for the purposes and consideration therein expressed and subject to the terms and provisions contained therein. The entity owner does hereby reserve the right to erect, construct, maintain and place or permit to be erected, constructed, maintained and placed upon, over or across the easements as shown, any structure which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and for the purpose of performing 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 ingress and egress to the nearest public street for the purpose of reading meters and performing 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 _____, 2017.

FISH BENNETT LAND, LLC

By: _____
Title:

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the Platting Rules and Regulations of the City of Dallas, Texas, as amended, and Texas Local Government Code, Chapter 212. I further affirm that all boundary corners and angle points will be monumented with 5/8" rebar with plastic cap stamped "GONZALEZ & SCHNEEBERG" (unless otherwise noted) and that the monuments will be in place prior to the completion of the development. Code, Sec. 34-62(f). Withholder of all or part of the plat does not void this certificate accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

RELEASED 05/24/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein stated and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

ENGINEER / SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
rschneeberg@gonzalezschneeberg.com
GONZALEZ & SCHNEEBERG, ENGINEERS & SURVEYORS, INC.
8100 Lakeside Boulevard, Suite 200
Indianapolis, Texas 75063
Phone: 972-516-0805
Fax: 972-516-0901

OWNER:
BRYAN HEIGHTS DEVELOPMENT LLC
4000 SMITH SCHOOL ROAD, DEPARTMENT
SUITE 301
DALLAS, TEXAS 75206

FILED IN INSTRUMENT NO. _____

SHEET 1 OF 1

PRELIMINARY PLAT
SAN JACINTO AT BENNETT CONDOMINIUMS
LOT 15A, BLOCK 6/707

BEING A REPLAT OF ALL OF
LOTS 15 & 16, BLOCK 6/707
COLLEGE HILL ADDITION

AN ADDITION TO THE CITY OF DALLAS
SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-199

CITY ENGINEERING PLAN FILE NO. 3117-XXXX

Gonzalez & Schneeberg
engineers | surveyors

2100 Lakeside Boulevard, Suite 200, Richardson, Texas 75082
972.516.0805 | www.gonzalezschneeberg.com
TX REGISTERED FIRM REG. NO. F-3270 | TX SURVEYING FIRM REG. NO. 100720-00

SCALE: 1" = 20'
MAY, 2017

6531-17-04-15

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-200 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Fitzhugh Avenue at Virginia Avenue, south corner

DATE FILED: May 25, 2017 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0. 353-Acres **MAPSCO:** 46A

APPLICANT/OWNER: Bryan Heights Development, LLC

REQUEST: An application to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner.

SUBDIVISION HISTORY:

1. S167-201 was a request south of the present request to replat a 1.0071-acre tract of land containing all of Lots 1 and 2, and part of Lots 3, 4 and 5 in City Block 8/728 to create one lot on property located on Bryan Street at Prairie Avenue, west corner. The request is also scheduled to be heard June 22, 2017.

2. S167-199 was a request north of the present request to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 on property located on San Jacinto Street at Bennett Avenue, east corner. The request is also scheduled to be heard June 22, 2017.

3. S167-034 was an application west of the present request to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create six lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, north corner. The request was approved December 13, 2016 and has not been recorded.

4. S156-276 was a request east of the present request to replat a 3.6297-acre tract of land containing all of Lots 14 through 22 in City Block 9/730, part of Lots 9 through 11 in City Block 9/730, all of Lots 13 and 14 in City Block 10/730, part of Lots 9 through 12 in City Block 10/730, and Lots 14 through 16 in City Block 10/730, and a portion of abandoned Bennett Avenue to create three lots ranging in size from 0.0394-acre to 2.4036-acres on property located on Live Oak Street between Collett Avenue and Fitzhugh Avenue. The request was approved September 15, 2016 and has not been recorded.

5. S156-042 was a request east of the present request to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner. The request was approved December 17, 2015 and has not been recorded.

6. S145-075 was an application to replat a 0.222-acre tract of land containing part of Lots 4 and 5 in City Block 10/732 into four lots ranging in size from 1,849 square feet to 2,909 square feet on property located at the east corner of Prairie Avenue and Live Oak Street. The request was approved on December 17, 2015 and was recorded August 23, 2016.

7. S145-074 was a request southwest of the present request to replat a 0.892-acre tract of land containing all of Lot 1A in City Block 11/733 into a 22-lot and one

common area Shared Access Development on property located on Live Oak Street between Grigsby Avenue and Prairie Avenue. The request was approved on December 17, 2015, and was recorded August 23, 2016.

8. S123-076 was a request northwest of the present request to replat a 0.265 acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue. The request was approved March 7, 2013 and expired March 8, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
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 number and location of fire hydrants, must comply with the Dallas Fire Code.
10. The number of lots permitted by this plat is 2.
11. 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)
12. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)

13. On the final plat dedicate 28-feet of ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center lines of Virginia Avenue and Fitzhugh Avenue. 51A 8.602(c)

14. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Virginia Avenue and Fitzhugh Avenue. 51A 8.602(d)(1)

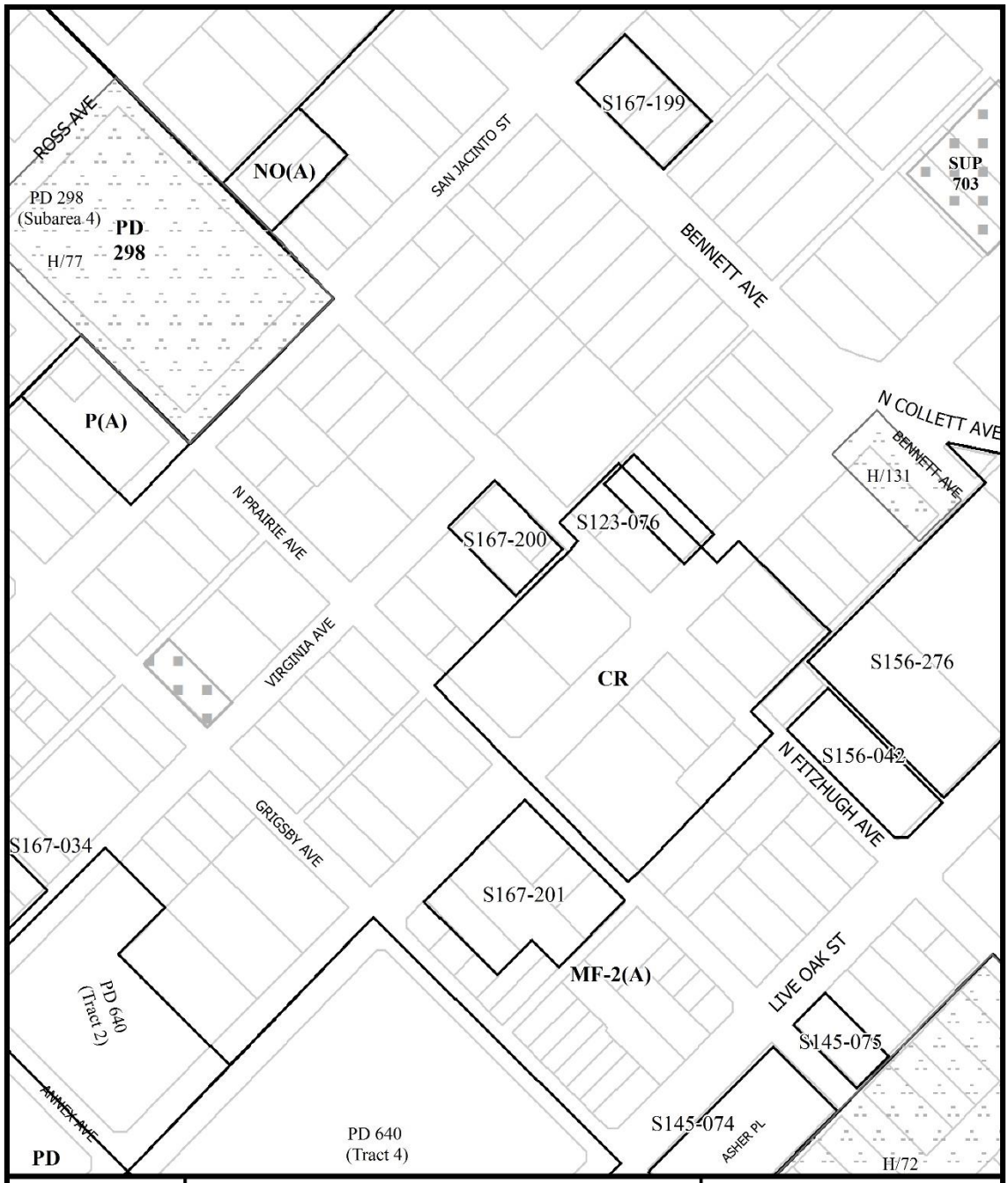
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)

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

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

18. 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. On the final plat identify the property as Lots 1A and 1B in City Block B/709. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


ROSS AVE
PD 298
(Subarea 4)
PD
298
H/77
NO(A)
SAN JACINTO ST
S167-199
SUP
703
BENNETT AVE
P(A)
N COLLETT AVE
BENNETT AVE
H/131
N PRAIRIE AVE
S167-200
S123-076
VIRGINIA AVE
CR
S156-276
S156-042
N FITZHUGH AVE
GRIGSBY AVE
S167-034
S167-201
MF-2(A)
LIVE OAK ST
PD 640
(Tract 2)
S145-075
ANNEX AVE
PD 640
(Tract 4)
S145-074
ASHER PL
PD
H/72
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-200
Date: 5/31/2017



1:2,400

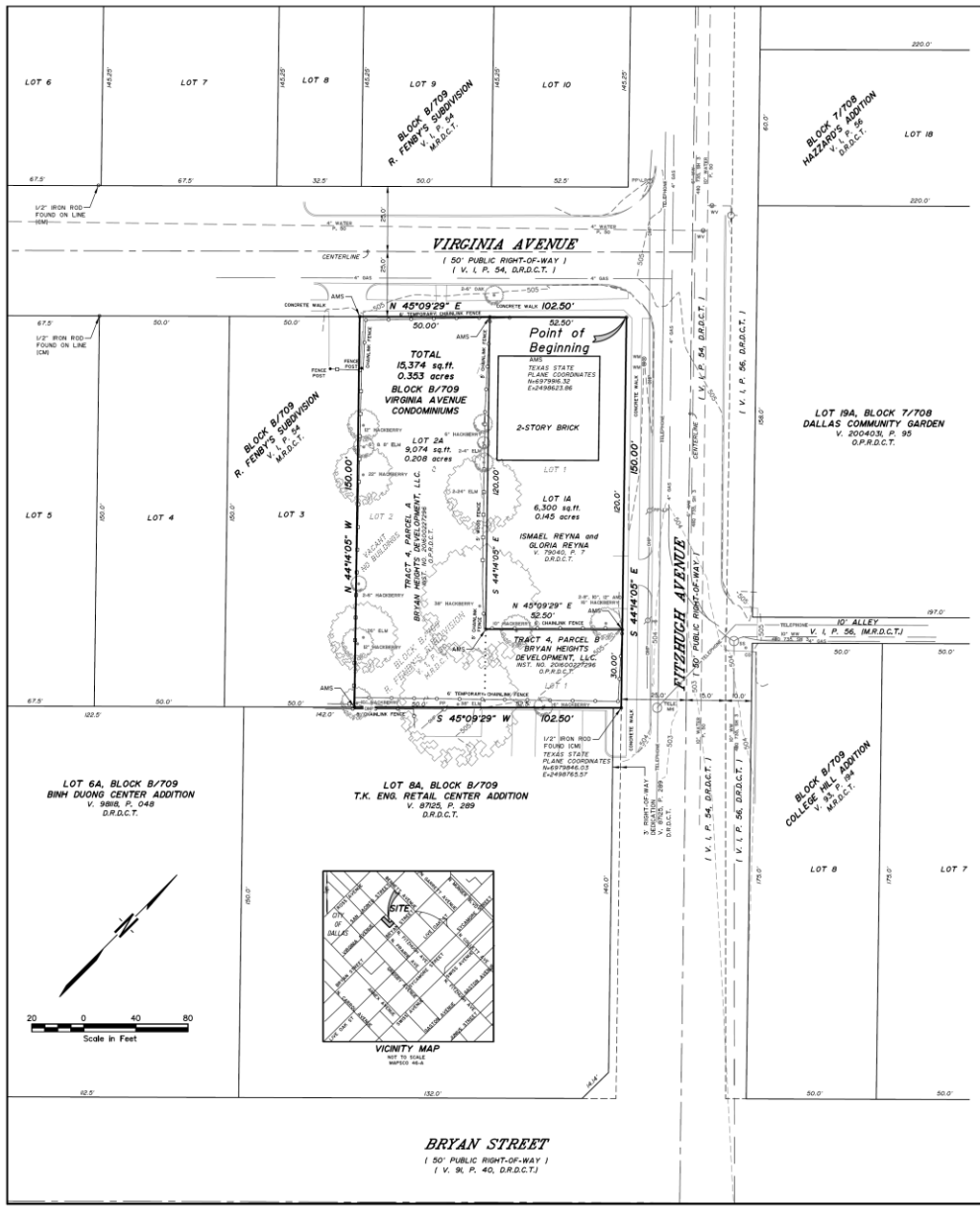
AERIAL MAP

Area of Request

Recent History

Case no: S167-200

Date: 5/31/2017



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Bryan Heights Development LLC and Ismael and Gloria Reyna are the owners of a 0.353 acre tract situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lots 1 and 2, Block B/709, R. Fenby's Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 54, Map Records, Dallas County, Texas; said 0.353 acre tract being all of that tract conveyed to Ismael Reyna and wife Gloria Reyna by Warranty Deed recorded in Volume 79040, Page 0007, Deed Records, Dallas County, Texas; said 0.353 acre tract also being all of that tract known as Tract 4, Parcel A and Parcel B, of Exhibit A of the Special Warranty Deed conveyed to Bryan Heights Development LLC recorded in County Clerk's Instrument No. 20160027296, Official Public Records, Dallas County, Texas; said 0.353 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disk stamped "VIRGINIA AVENUE CONDOMINIUMS, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the north corner of said Lot 1, Block B/709; said point also being at the intersection of the southeast right-of-way line of Virginia Avenue (50 feet wide) and the southwest right-of-way line of Fitzhugh Avenue (50 feet wide);

THENCE, South 44 degrees 14 minutes 05 seconds East, with said southwest right-of-way line of Fitzhugh Avenue, a distance of 150.00 feet to a 1/2-inch iron rod found at the east corner of said Lot 1, Block B/709;

THENCE, South 45 degrees 09 minutes 29 seconds West, continuing, with said southwest right-of-way line, passing at a distance of 3.00 feet a point at the north corner of Lot 8A, Block B/709, T.K. Eng. Retail Center Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 87125, Page 289, Deed Records, Dallas County, Texas; continuing, leaving said southwest right-of-way line and with the common line of said 0.353 acre tract and Lot 8A, Block B/709, in all, a distance of 102.50 feet to a 3-1/4-inch aluminum disk stamped "VIRGINIA AVENUE CONDOMINIUMS, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod set at the south corner of said Lot 2, Block B/709; said point also being the east corner of said Lot 3, Block B/709;

THENCE, North 44 degrees 14 minutes 05 West, leaving said common line and with the common line of said Lots 2 and 3, Block B/709, a distance of 150.00 feet to a 3-1/4-inch aluminum disk stamped "VIRGINIA AVENUE CONDOMINIUMS, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod set at the west corner of said Lot 2, Block B/709; said point also being the north corner of said Lot 3, Block B/709; said point also being on the said southeast right-of-way line of Virginia Avenue;

THENCE, North 45 degrees 09 minutes 29 seconds East, with said southeast right-of-way line, passing at a distance of 50.00 feet the north corner of said Lot 2, Block B/709; said point also being the west corner of said Lot 1, Block B/709; continuing, in all, a total distance of 102.50 feet to the POINT OF BEGINNING;

CONTAINING, 15,374 square feet or 0.353 acres of land, more or less.

SURVEYOR'S NOTES

1. Bearing system for this survey are based upon the southwest right-of-way line of Virginia Avenue, bearing South 44 degrees 14 minutes 05 seconds East, according to Tract 4, Parcel B of the Special Warranty Deed recorded in Clerk's Instrument No. 20160027296, Official Public Records, Dallas County, Texas.
2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To reconfigure Lots 1 and 2.
4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. No buildings exist on Lot 2. Building on Lot 1 to remain.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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.

RELEASED 05/24/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

LEGEND

———	PROPERTY LINE
———	ADJOINER PROPERTY LINE
— — — —	EASEMENT LINE
———	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3-1/4" ALUMINUM DISC STAMPED "VIRGINIA AVENUE CONDOMINIUMS, GSES, INC., TX RPLS 4804"
sq.ft.	SQUARE FEET

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855
Fax: 972-516-8901

OWNER:
BRYAN HEIGHTS DEVELOPMENT LLC
4300 NORTH CENTRAL EXPRESSWAY
SUITE 301
DALLAS, TEXAS 75206

OWNER:
ISMAEL & GLORIA REYNA
4818 VIRGINIA AVE
DALLAS, TEXAS 75204

FILED IN INSTRUMENT NO._____

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, BRYAN HEIGHTS DEVELOPMENT LLC, acting by and through it's duly authorized agent, and Ismael and Gloria Reyna do hereby adopt this plat, designating the herein described property as **VIRGINIA AVENUE CONDOMINIUMS**, 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 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 building, 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_____ 2017.

_____
Bryan Heights Development, LLC
Title:

_____ _____
Ismael Reyna - Owner Gloria Reyna - Owner

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the_____day of_____, 2017.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the_____day of_____, 2017.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the_____day of_____, 2017.

_____
Notary Public in and for the State of Texas

SHEET 1 OF 1
PRELIMINARY PLAT
VIRGINIA AVENUE CONDOMINIUMS
LOTS 1A AND 2A, BLOCK B/709

BEING A REPLAT OF ALL OF
LOTS 1 AND 2, BLOCK B/709
R. FENBY'S SUBDIVISION
V. 1, P. 54, M.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-200
CITY ENGINEERING PLAN FILE NO. 311T-XXXX

Gonzalez & Schneeberg
engineers ▪ surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855 Fax(972) 516-8901
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00

SCALE	DATE	PROJ. NO.	ENG. NO.
1" = 20'	MAY, 2017	6628-17-04-12	6628plat

S167-200

7 (f)

City Plan Commission Date: 05/18/17
6/15/2017 4:13:28 PM

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-201 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Bryan Street at Prairie Avenue, south corner

DATE FILED: May 25, 2017 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 1.0071-Acres **MAPSCO:** 46A

APPLICANT/OWNER: Bryan Heights Development, LLC Bryan Heights Development, LLC

REQUEST: An application to replat a 1.0071-acre tract of land containing all of Lots 1 and 2, part of Lots 3, 4 and 5 in City Block 8/728 to create one lot on property located on Bryan Street at Prairie Avenue, south corner.

SUBDIVISION HISTORY:

1. S167-200 is a request north of the present request to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner.

2. S156-276 was a request east of the present request to replat a 3.6297-acre tract of land containing all of Lots 14 through 22 in City Block 9/730, part of Lots 9 through 11 in City Block 9/730, all of Lots 13 and 14 in City Block 10/730, part of Lots 9 through 12 in City Block 10/730, and Lots 14 through 16 in City Block 10/730, and a portion of abandoned Bennett Avenue to create three lots ranging in size from 0.0394-acre to 2.4036-acres on property located on Live Oak Street between Collett Avenue and Fitzhugh Avenue. The request was approved September 15, 2016 and has not been recorded.

3. S156-042 was a request east of the present request to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner. The request was approved December 17, 2015 and has not been recorded.

4. S145-075 was an application to replat a 0.222-acre tract of land containing part of Lots 4 and 5 in City Block 10/732 into four lots ranging in size from 1,849 square feet to 2,909 square feet on property located at the east corner of Prairie Avenue and Live Oak Street. The request was approved on December 17, 2015 and was recorded August 23, 2016.

5. S145-074 was a request southwest of the present request to replat a 0.892-acre tract of land containing all of Lot 1A in City Block 11/733 into a 22-lot and one common area Shared Access Development on property located on Live Oak Street between Grigsby Avenue and Prairie Avenue. The request was approved on December 17, 2015, and was recorded August 23, 2016.

6. S123-076 was a request northwest of the present request to replat a 0.265 acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one

lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue. The request was approved March 7, 2013 and expired March 8, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
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 number and location of fire hydrants, must comply with the Dallas Fire Code.
10. The number of lots permitted by this plat is 1.
11. 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)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611€
13. On the final plat dedicate 28 feet of ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Prairie Avenue. 51A 8.602(c)
14. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Bryan Street and Prairie Avenue. 51A 8.602(d)(1)

15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of the alley and Prairie Avenue. Section 51A-8.602(e)

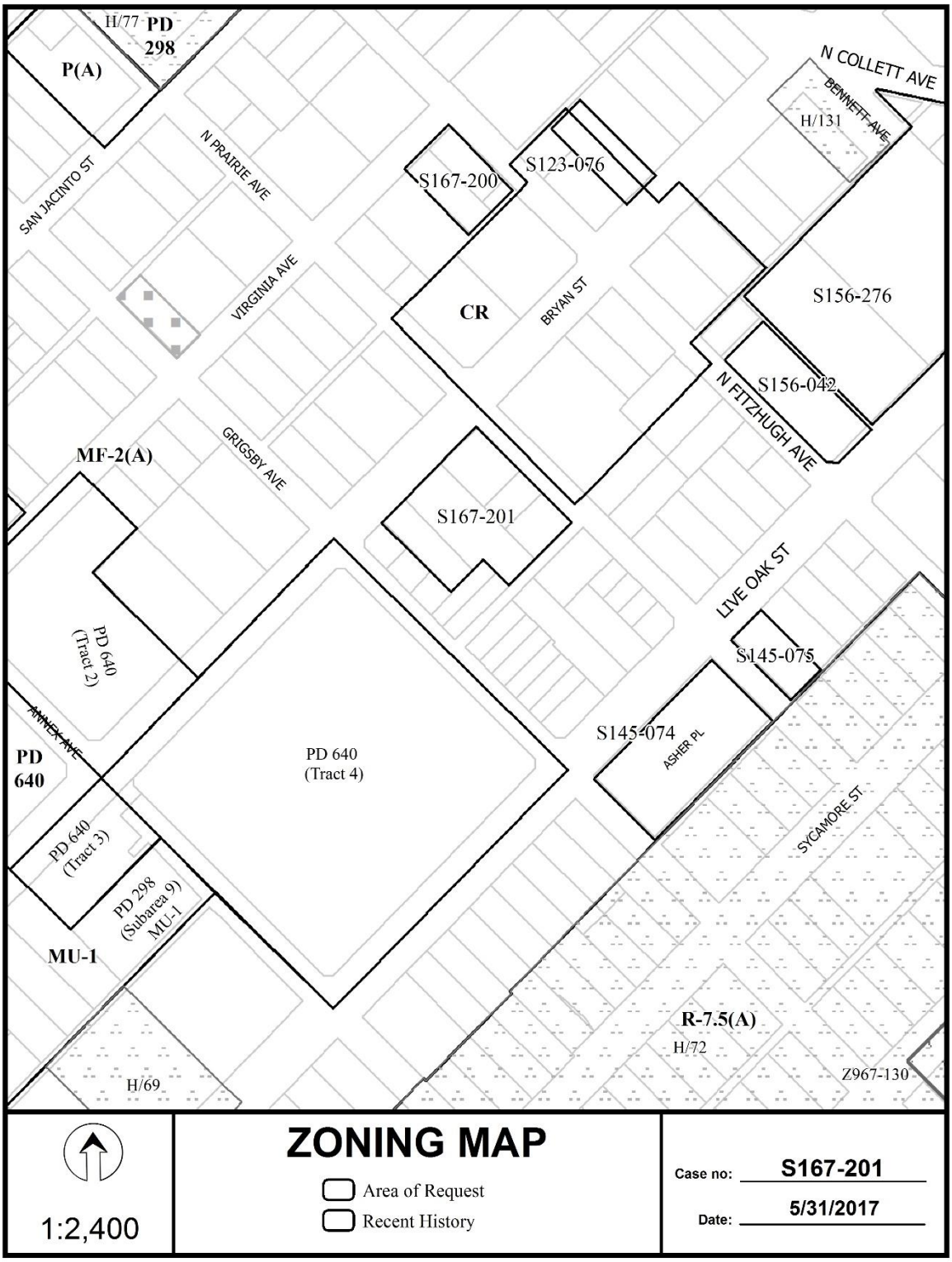
16. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management

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

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

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

20. On the final plat identify the property as Lot 1A in City Block 8/728. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


H/77
PD 298
P(A)
N COLLETT AVE
BENNETT AVE
H/131
SAN JACINTO ST
N PRAIRIE AVE
S167-200
S123-076
VIRGINIA AVE
CR
BRYAN ST
S156-276
S156-042
N FITZHUGH AVE
MF-2(A)
GRIGSBY AVE
S167-201
LIVE OAK ST
PD 640 (Tract 2)
S145-075
ANNEX AVE
S145-074
ASHER PL
PD 640
PD 640 (Tract 4)
SYCAMORE ST
PD 640 (Tract 3)
PD 298 (Subarea 9) MU-1
MU-1
R-7.5(A)
H/72
Z967-130
H/69
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-201
Date: 5/31/2017



1:2,400

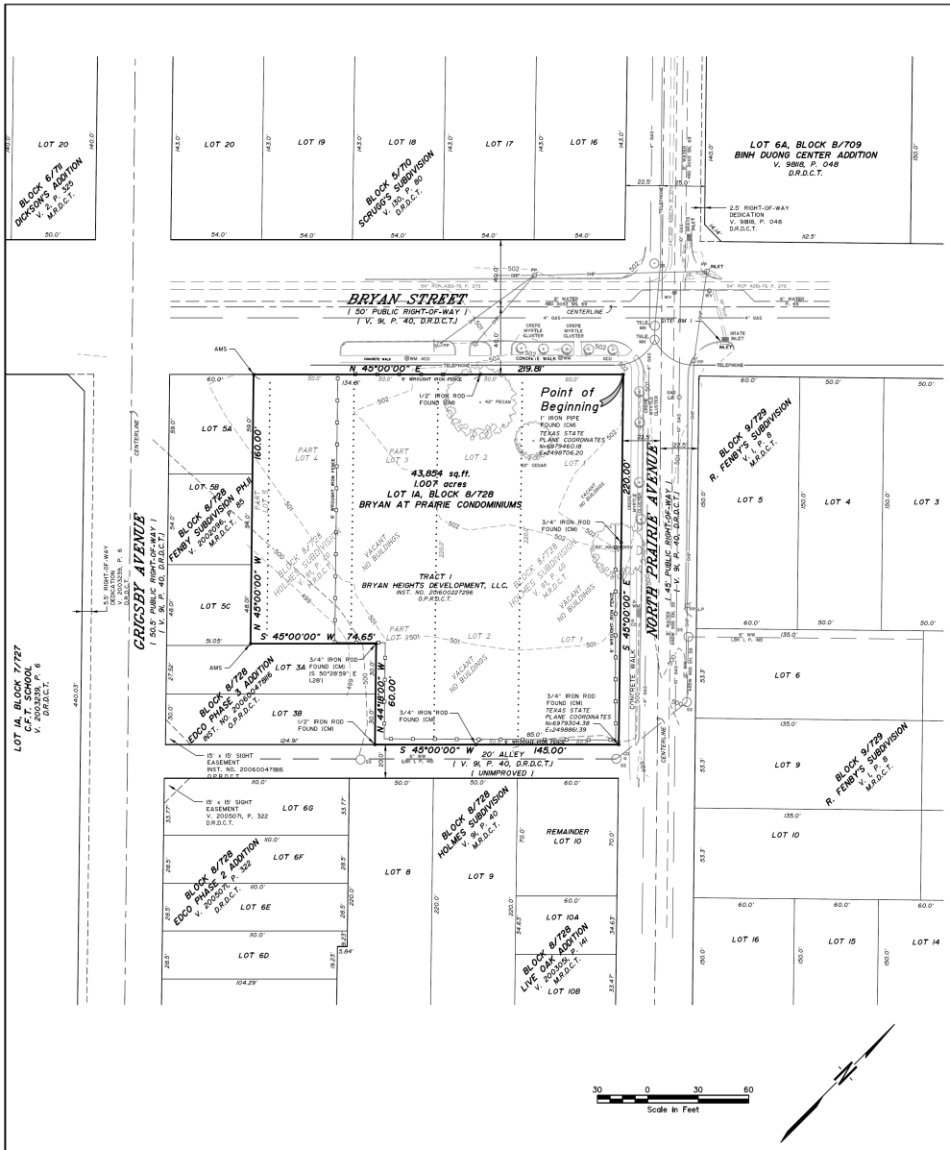
AERIAL MAP

Area of Request

Recent History

Case no: S167-201

Date: 5/31/2017



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Bryan Heights Development LLC, is the owner of a 1.007 acre tract situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being Lots 1 and 2 and part of Lots 3, 4 and 5, Block 8/728, Holmes Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 91, Page 40, Map Records, Dallas County, Texas; said 1.007 acre tract being known as Tract I, of Exhibit A of the Special Warranty Deed conveyed to Bryan Heights Development LLC recorded in County Clerk's Instrument No. 201600227296, Official Public Records, Dallas County, Texas; said 1.007 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1-inch iron pipe found at the north corner of said Lot 1, Block 8/728 said point also being at the intersection of the southeast right-of-way line of Bryan Street (50 feet wide) and the southwest right-of-way line of North Prairie Avenue (45 feet wide);

THENCE, South 44 degrees 18 minutes 00 seconds East, with said southwest right-of-way line, a distance of 220.00 feet to a 3/4-inch iron rod found at the east corner of said Lot 1, Block 8/728; said point also being at the intersection of said southwest right-of-way line of North Prairie Avenue and the northwest right-of-way line of a 20-foot alley;

THENCE, South 45 degrees 00 minutes 00 seconds West, leaving said southwest right-of-way line and with the said northwest right-of-way line, passing, at a distance of 85.00 feet a 3/4-inch iron rod found; continuing, in all, a total distance of 145.00 feet to a 1/2-inch iron rod found at the southeast corner of said 1.007 acre tract; said point also being the east corner of Lot 3B, Block 8/728, EDCO Phase 3 Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Clerk's Instrument No. 200600478116, Official Public Records, Dallas County, Texas;

THENCE, North 44 degrees 18 minutes 00 seconds West, leaving said northwest right-of-way line of 20-foot alley and with the northeast line said EDCO Phase 3 Addition, a distance of 60.00 feet to a point (3/4-inch iron rod found South 50 degrees 28 minutes 59 seconds East, 1.28 feet) at the north corner of Lot 3A, Block 8/728 of said EDCO Phase 3 Addition;

THENCE, South 45 degrees 00 minutes 00 seconds West, a distance of 74.65 feet to a 3-1/4-inch aluminum disk stamped "BRYAN AT PRAIRIE CONDOMINIUMS, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the south corner of said 1.007 acre tract; said point also being the east corner of Lot 5C, Block 8/728, Fenby Subdivision Phase II, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2002096, Page 85, Map Records, Dallas County, Texas;

THENCE, North 45 degrees 00 minutes 00 seconds West, with the northeast line of said Fenby Subdivision Phase II, a distance of 160.00 feet to a 3-1/4-inch aluminum disk stamped "BRYAN AT PRAIRIE CONDOMINIUMS, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the south corner of said 1.007 acre tract; said point also being the north corner of Lot 5A, Block 8/728, of said Fenby Subdivision Phase II; said point also being on the said southeast right-of-way line of Bryan Street;

THENCE, North 45 degrees 00 minutes 00 seconds East, with said southeast right-of-way line, passing at a distance of 134.81 feet a 1/2-inch iron rod; continuing, in all, a total distance of 219.81 feet to the POINT OF BEGINNING;

CONTAINING, 43,854 square feet or 1.007 acres of land, more or less.

SURVEYOR'S NOTES

1. *Bearing system for this survey are based upon the southeast right-of-way line of Bryan Avenue, bearing North 45 degrees 00 minutes 00 seconds East, according to Tract I of the Special Warranty Deed recorded in Clerk's Instrument No. 201600227296, Official Public Records, Dallas County, Texas.*
2. *Lot-to-lot drainage will not be allowed without Engineering Section approval.*
3. *Purpose of this Plat: To create one lot out of two Lots and a part of three Lots.*
4. *Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.*
5. *No buildings exist on property.*

LEGEND

———	PROPERTY LINE
———	ADJOINER PROPERTY LINE
— — —	EASEMENT LINE
— — —	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3-1/4" ALUMINUM DISC STAMPED "BRYAN AT PRAIRIE CONDOMINIUMS, GSES, INC., TX RPLS 4804"
sq.ft.	SQUARE FEET



VICINITY MAP
NOT TO SCALE
MAPSCO 46-A

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG, ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855
Fax: 972-516-8901

OWNER:
BRYAN HEIGHTS DEVELOPMENT LLC
4300 NORTH CENTRAL EXPRESSWAY
SUITE 301
DALLAS, TEXAS 75206

FILED IN INSTRUMENT NO. _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, BRYAN HEIGHTS DEVELOPMENT LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **BRYAN AT PRAIRIE CONDOMINIUMS**, *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 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 building, 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_____, 2017.

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the_____day of_____, 2017.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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.

RELEASED 05/10/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

_____
Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

SHEET 1 OF 1

PRELIMINARY PLAT
BRYAN AT PRAIRIE CONDOMINIUMS
LOT 1A, BLOCK 8/728

BEING A REPLAT OF ALL OF
LOTS 1 AND 2 , BLOCK 8/728
AND PART OF
LOTS 3, 4 AND 5 , BLOCK 8/728
HOLMES SUBDIVISION
V. 91, P. 40, M.R.D.C.T.
AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-201
CITY ENGINEERING PLAN FILE NO. 311T-XXXX

Gonzalez & Schneeberg
engineers * surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855 Fax:(972) 516-8901
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00

SCALE	DATE	PROJ. NO.	DWG. NO.
1" = 30'	MAY, 2017	6627-17-04-11	6627plat

S167-201

8 (f)

City Plan Commission Date: 06/22/17
6/15/2017 4:14:07 PM

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-202 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Tenth Street, east of Adams Avenue

DATE FILED: May 25, 2017 **ZONING:** PD 830, Sub-district 3B

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 0.725-Acres **MAPSCO:** 46A

APPLICANT/OWNER: Proximity Developers LLC

REQUEST An application to replat a 0.725-acre tract of land containing all of Lots 2, 3 and 4 in City Block 36/3156 to create one lot on property located on Tenth Street, east of Adams Avenue.

SUBDIVISION HISTORY:

1. S167-162 was a request northeast of the present request to. replat a 0.399-acre tract of land containing all of Lots 1 through 3 in City Block 27/3147 to create one lot on property located on Bishop Avenue at Melba Street, northeast corner. The request was approved May 4, 2017 and has not been recorded.

2. S156-280 was a request northeast 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.

3. S156-232 was an application northeast 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.

4. S156-149 was a request north of the present request to 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 April 21, 2016 and was recorded May 19, 2017.

5. S145-249 was a request southwest of the present request to replat a 0.4243-acre tract of land containing all of Lots 8, 9, and 10 in City Block 44/3164 into one 0.1175-acre lot, and one 0.3069-acre lot on property located on Sunset Avenue and Adams Avenue, northwest corner. The request was approved September 3, 2015 and

6. S145-191 was a request northeast 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. The request was approved on June 4, 2015 and has not been recorded.

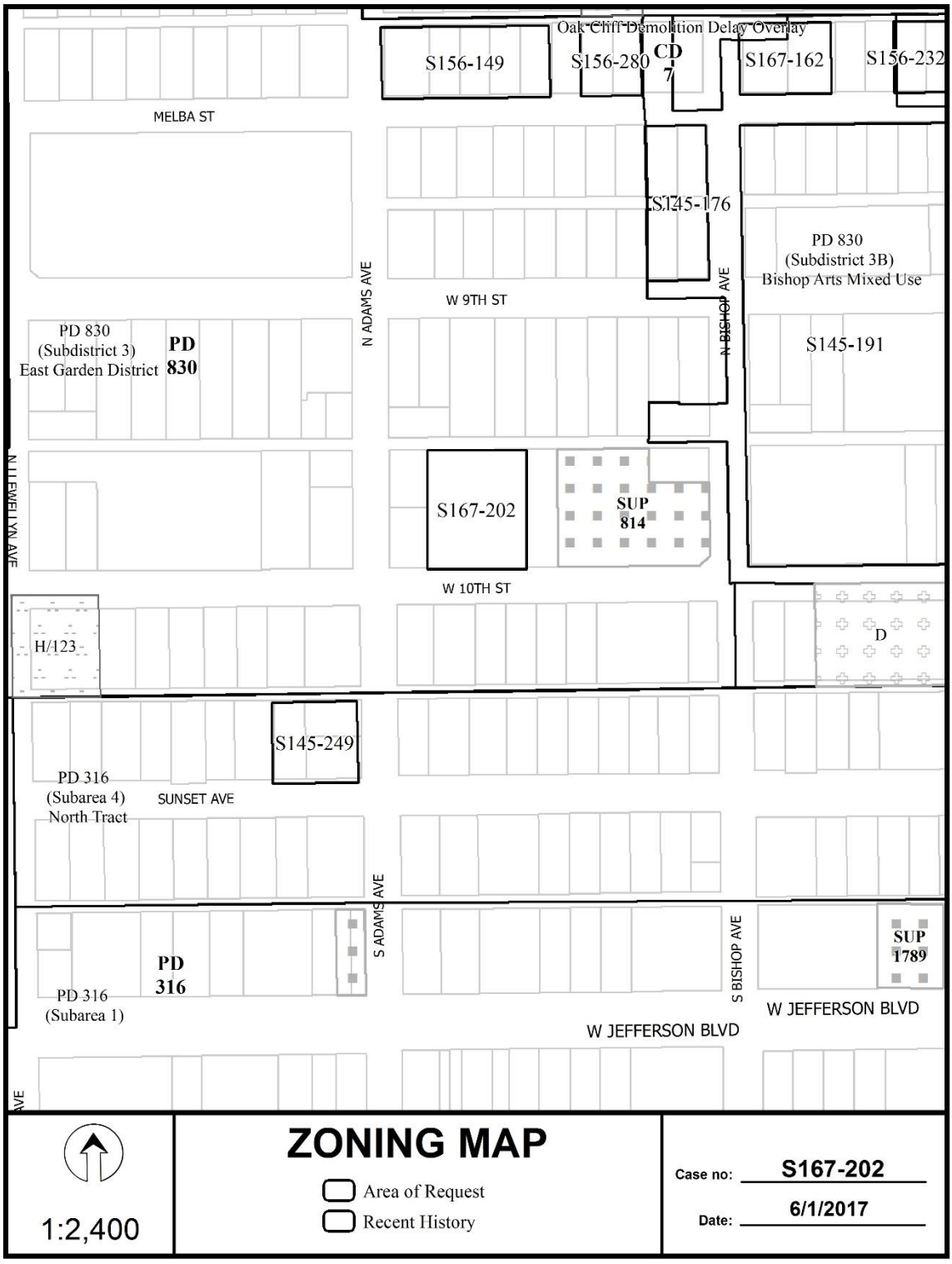
STAFF RECOMMENDATION: The request complies with the requirements of PD 830; Sub-district 3B; therefore, staff recommends approval of the request subject to compliance with the following conditions:

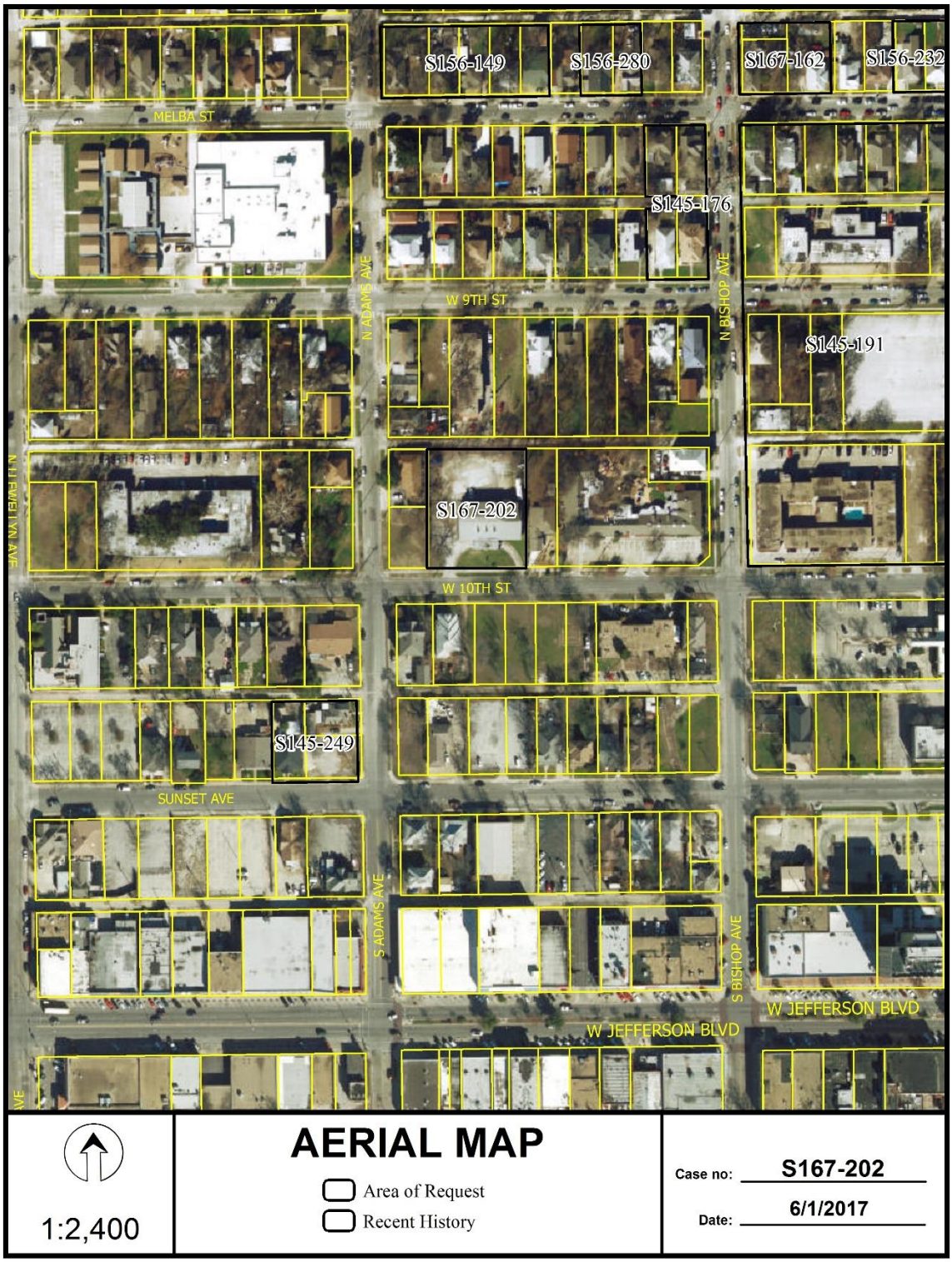
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify 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 number and location of fire hydrants, must comply with the Dallas Fire Code.
10. The number of lots permitted by this plat is 1.
11. 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)
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, 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

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**.

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

17. On the final plat identify the property as Lot 2A in City Block 36/3156. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


Oak Cliff Demolition Delay Overlay
S156-149
S156-280
CD 7
S167-162
S156-232
MELBA ST
S145-176
PD 830
(Subdistrict 3B)
Bishop Arts Mixed Use
N ADAMS AVE
W 9TH ST
N BISHOP AVE
PD 830
(Subdistrict 3)
East Garden District
PD 830
S145-191
N LLEWELLYN AVE
S167-202
SUP 814
W 10TH ST
H/123
D
S145-249
PD 316
(Subarea 4)
North Tract
SUNSET AVE
S ADAMS AVE
S BISHOP AVE
SUP 1789
PD 316
PD 316
(Subarea 1)
W JEFFERSON BLVD
W JEFFERSON BLVD
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-202
Date: 6/1/2017



AERIAL MAP

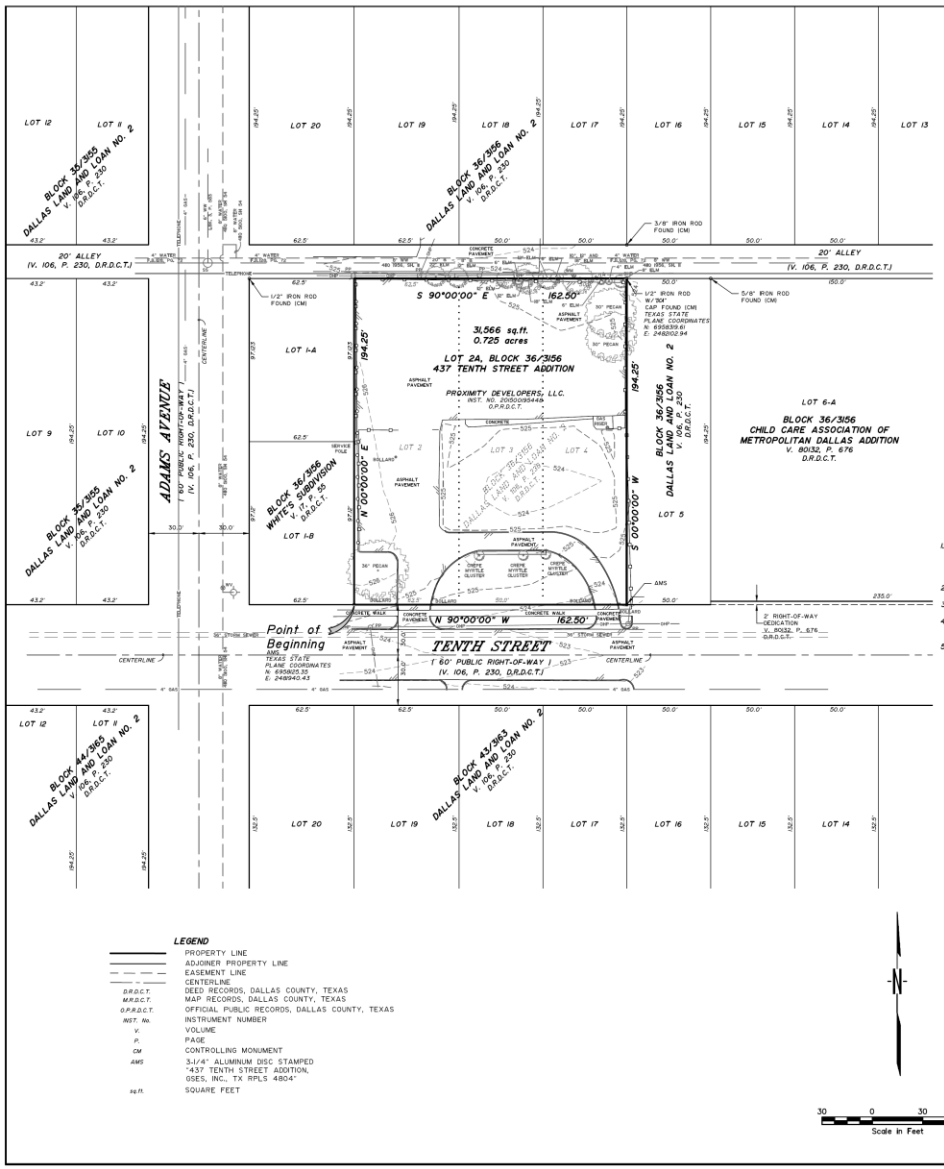
1:2,400

Area of Request

Recent History

Case no: S167-202

Date: 6/1/2017



LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT
AMS	3-1/4" ALUMINUM DISC STAMPED "437 TENTH STREET ADDITION, GSES, INC., TX RPLS 4804"
sq.ft.	SQUARE FEET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PROXIMITY DEVELOPERS, LLC, is the owner of a 0.725 acre tract of land situated in the G. L. Leonard Survey, Abstract No. 770, Dallas County, Texas and being all of Lots 2, 3 and 4, Block 36/3156, Dallas Land and Loan No. 2 , an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas; said 0.725 acre tract of land also being all of that tract conveyed to Proximity Developers, LLC by General Warranty Deed recorded in Clerk's Instrument No. 20150095448, Official Public Records, Dallas County, Texas; said 0.725 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disk stamped "437 TENTH STREET ADDITION, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the southwest corner of said Lot 2, Block 36/3156; said point also being at the southeast corner of Lot 1-B, Block 36/3156, White's Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 17, Page 54, Deed Records, Dallas County, Texas; said point also being on the north right-of-way line of Tenth Street (60 feet wide); said point also being South 90 degrees 00 minutes 00 seconds East, 62.5 feet from the intersection of said north right-of-way line of Tenth Street and the east right-of-way line of Adams Avenue (60 feet wide);

THENCE, North 00 degrees 00 minutes 00 seconds East, leaving said north right-of-way line and with the common line of said Lot 2, Block 36/3156 and White's Addition, a distance of 194.25 feet to a 3-1/4-inch aluminum disk stamped "437 TENTH STREET ADDITION, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the northwest corner of said Lot 2, Block 36/3156; said point also being the northeast corner of Lot 1-A, Block 36/3156 of said White's Addition; said point also being on the south right-of-way line of a 20-foot alley;

THENCE, South 90 degrees 00 minutes 00 seconds East, with said south right-of-way line, a distance of 162.50 feet to a 1/2-inch iron rod with plastic cap stamped "DCA" found at the northeast corner of said Lot 4, Block 36/3156; said point also being the northwest corner of Lot 5, Block 36/3156 of said Dallas Land and Loan No. 2;

THENCE, South 00 degrees 00 minutes 00 seconds West, leaving said south right-of-way line and with the common line of said Lots 4 and 5, Block 36/3156, a distance of 194.25 feet to a 3-1/4-inch aluminum disk stamped "437 TENTH STREET ADDITION, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the southeast corner of said Lot 4, Block 36/3156; said point also being the southwest corner of said Lot 5, Block 36/3156; said point also being on the said north right-of-way line of Tenth Street;

THENCE, North 90 degrees 00 minutes 00 seconds West, with said north right-of-way line, a distance of 162.50 feet to the POINT OF BEGINNING;

CONTAINING, 31,566 square feet or 0.725 acres of land more or less.

SURVEYOR'S NOTES

1. Bearing system for this survey are based upon the north right-of-way line of Tenth Street, bearing North 90 degrees 00 minutes 00 seconds West, according to plat of Dallas Land & Loan Company's Addition recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas.
2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
3. Purpose of this Plat: To create one lot out of a 3 lots.
4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. No buildings exist on property.



VICINITY MAP
NTS
MAPSCO 64-D

OWNER:
PROXIMITY DEVELOPERS, LLC.
1025 N. STEMMONS FRWY., SUITE 660
DALLAS, TEXAS 75207

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855
www.gs-engineers.com

FILED IN INSTRUMENT NO. _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, PROXIMITY DEVELOPERS, LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **437 TENTH STREET ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements 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 building, 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_____, 2017.

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the_____day of_____, 2017.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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.

RELEASED 05/10/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

_____
Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

SHEET 1 OF 1
PRELIMINARY PLAT
OF
427 TENTH STREET ADDITION
LOT 2A, BLOCK 36/3156
BEING A REPLAT OF
LOTS 2, 3 & 4, BLOCK 36/3156
DALLAS LAND AND LOAN NO. 2
V. 106, 230, D.R.D.C.T.
OUT OF THE
G. L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-202

Gonzalez & Schneeberg
engineers ▪ surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855

SCALE	DATE	PROJ. NO.	DWG. NO.
1" = 30'	MAY, 2017	6625-17-04-02	6625PLAT

S167-202

9 (f)

City Plan Commission Date: 06/22/17
6/15/2017 4:14:34 PM

CITY PLAN COMMISSION **THURSDAY, JUNE 25, 2017**

FILE NUMBER: S167-203 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Coit Road at Banner Drive, west corner

DATE FILED: May 25, 2017 **ZONING:** MU-3

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 4.8140-Acres **MAPSCO:** 16T

APPLICANT/OWNER: JP-Banner, LP

REQUEST An application to replat a 4.8140-acre tract of land containing part of Lot 1B in City Block 1/7755 to create one 4.1174-acre lot and one 0.6966-acre lot on property located on Coit Road at Banner Drive, west corner.

SUBDIVISION HISTORY:

1. S156-109 was a request contiguous on the south of the present request to create one 13.289-acre lot from a tract of land in City Block 7754 on Churchill Way between Coit Road and North Central Expressway (US Highway 75). The request was approved March 3, 2016 and has not been recorded.
2. S123-199 was a request southwest of the present request to replat a 21.193-acre tract of land in City Block C/7731 into 5 lots ranging in size from 1.735 acres to 12.192 acres in size on property fronting on the south line of Banner Drive between Coit Road and Merit Drive. The request was approved July 25, 2013.
3. S123-199A is Phase one of S123-199 and was recorded April 22, 2016. S123-199B is Phase two of S123-199 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 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 number and location of fire hydrants, must comply with the Dallas Fire Code.

10. The number of lots permitted by this plat is 2.

11. 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)

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

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

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

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

18. On the final plat show two control monuments. Section 51A-8.617

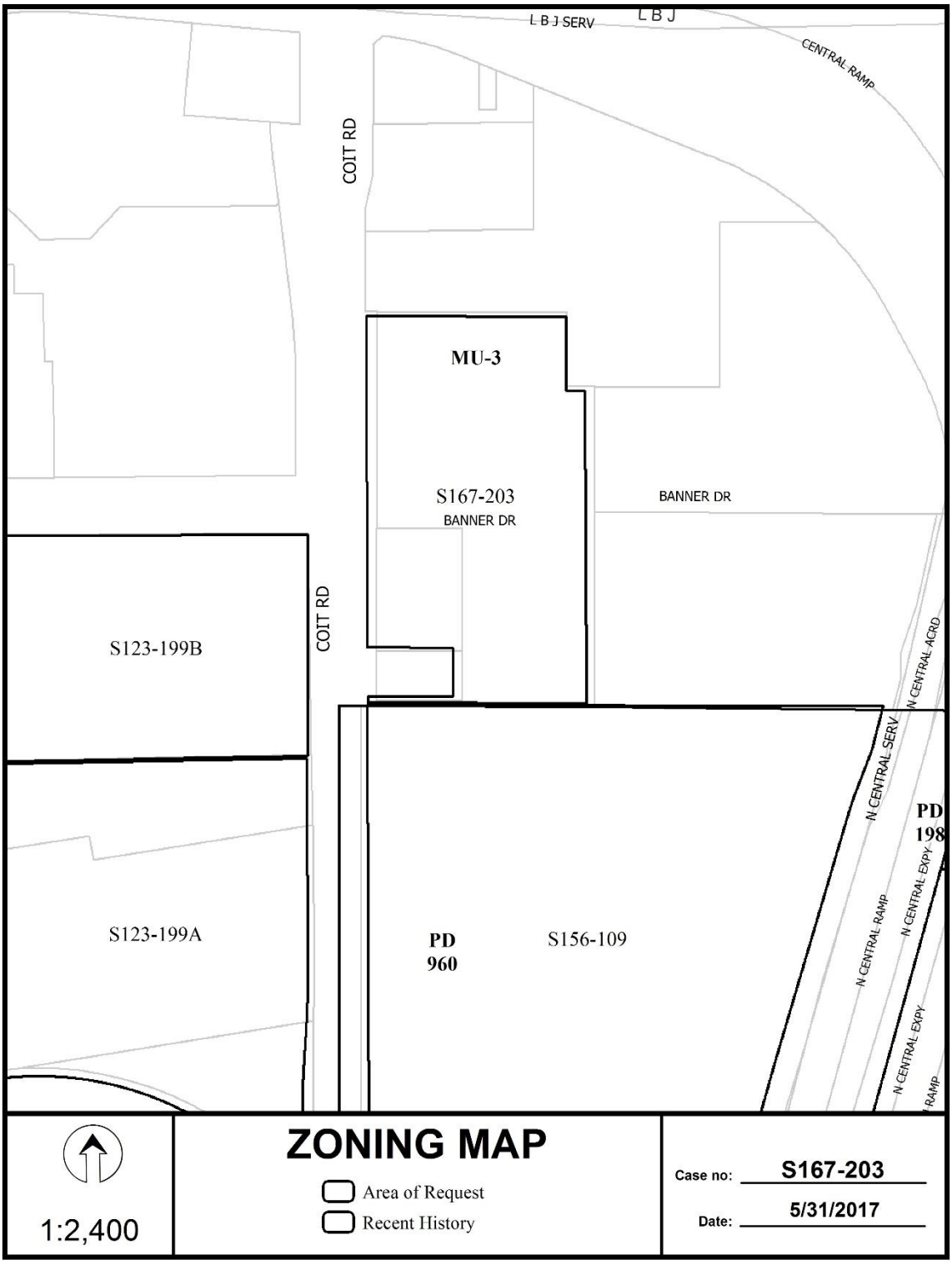
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

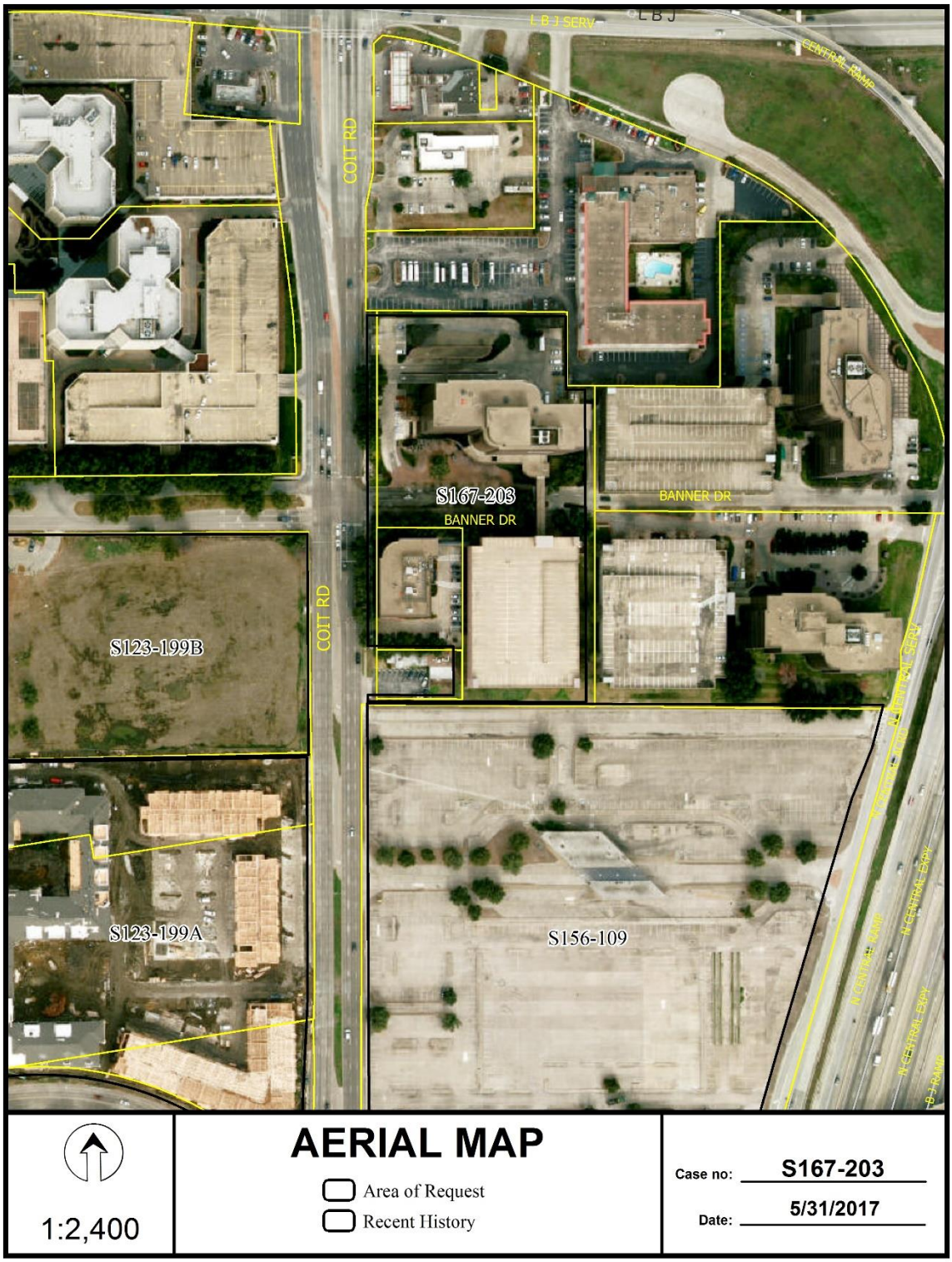
20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

21. 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**.

22. Provide all information as to how the “30 foot wide access easement came to be posted as a public street.

23. On the final plat identify the property as Lots 1C, and 1D in City Block 1/7755. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 18


L B J SERV
L B J
CENTRAL RAMP
COIT RD
MU-3
S167-203
BANNER DR
BANNER DR
S123-199B
COIT RD
N CENTRAL ACRD
N CENTRAL SERV
PD
198
N CENTRAL EXPY
N CENTRAL RAMP
S123-199A
PD
960
S156-109
N CENTRAL EXPY
RAMP
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-203
Date: 5/31/2017


L B J SERV
L B J
CENTRAL EXPY
COIT RD
S167-203
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S123-199A
S156-109
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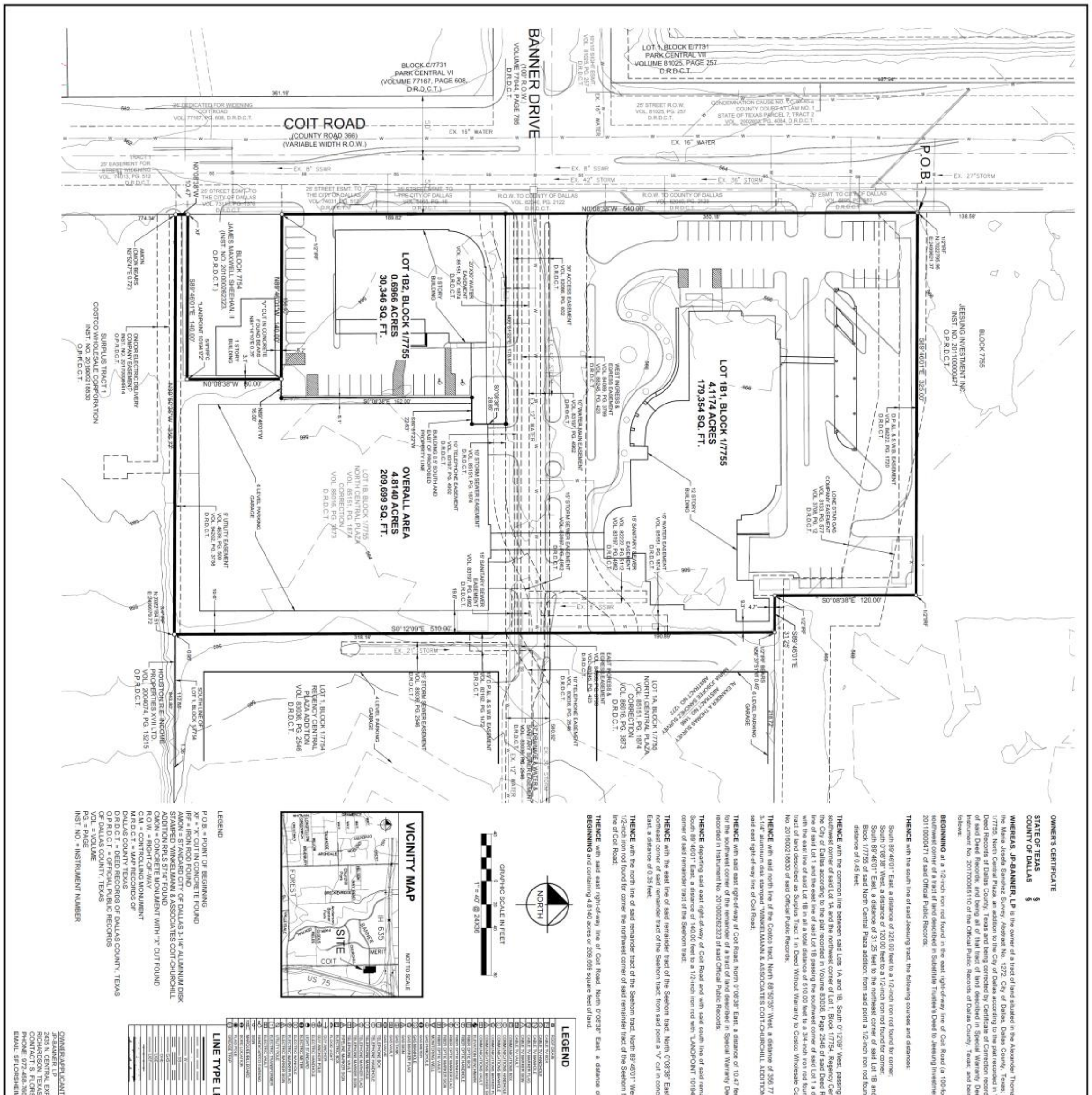

COIT ROAD
(COUNTY ROAD 366)
(VARIABLE WIDTH R.O.W.)
BANNER DRIVE
(100' R.O.W.)
VOLUME 77044, PAGE 785
D.R.D.C.T.
BLOCK C/7731
PARK CENTRAL VI
(VOLUME 77167, PAGE 608,
D.R.D.C.T.)
LOT 1, BLOCK E/7731
PARK CENTRAL VII
VOLUME 81025, PAGE 257
D.R.D.C.T.
P.O.B.
BLOCK 7755
JEESUNG INVESTMENT INC.
INST. NO. 201100000471
O.P.R.D.C.T.
LOT 1B1, BLOCK 1/7755
4.1174 ACRES
179,354 SQ. FT.
LOT 1B2, BLOCK 1/7755
0.6966 ACRES
30,346 SQ. FT.
OVERALL AREA
4.8140 ACRES
209,699 SQ. FT.
LOT 1B, BLOCK 1/7755
NORTH CENTRAL PLAZA
VOL. 85151, PG. 1874
CORRECTION
VOL. 86016, PG. 3873
D.R.D.C.T.
LOT 1A, BLOCK 1/7755
NORTH CENTRAL PLAZA
VOL. 85151, PG. 1874
CORRECTION
VOL. 86016, PG. 3873
D.R.D.C.T.
LOT 1, BLOCK 1/7754
REGENCY CENTRAL
PLAZA ADDITION
VOL. 83036, PG. 2546
D.R.D.C.T.
BLOCK 7754
JAMES MAXWELL SHEEHAN, II
(INST. NO. 201000262323,
O.P.R.D.C.T.)
SURPLUS TRACT 1
COSTCO WHOLESALE CORPORATION
INST. NO. 201600218830
O.P.R.D.C.T.
HOUSTON R.E. INCOME
PROPERTIES XVII LTD.
VOL. 200407 4, PG. 15215
O.P.R.D.C.T.
ALEXANDER A. THOMAS SURVEY
ABSTRACT NO. 1486
MARIA JOSEFA SANCHEZ SURVEY
ABSTRACT NO. 1272
12 STORY BUILDING
3 STORY BUILDING
1 STORY BUILDING
6 LEVEL PARKING GARAGE
4 LEVEL PARKING GARAGE
N0°08'38"W 540.00'
S89°46'01"E 325.00'
S0°08'38"E 120.00'
S89°46'01"E 31.25'
S0°12'09"E 510.00'
N88°50'35"W 356.77'
N0°08'38"W 10.47'
S89°46'01"E 140.00'
N0°08'38"W 80.00'
N89°46'01"W 140.00'
VICINITY MAP
NOT TO SCALE
SITE
COIT
BANNER
MERIT
IH 635
US 75
FOREST
NORTH
GRAPHIC SCALE IN FEET
1" = 40' @ 24X36
LEGEND
P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN CONCRETE FOUND
IRF = IRON ROD FOUND
AMON = STANDARD CITY OF DALLAS 3-1/4" ALUMINUM DISK STAMPED "WINKELMANN & ASSOCIATES COIT-CHURCHILL ADDITION RPLS 5714" FOUND
CMON = CONCRETE MONUMENT WITH "X" CUT FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
LINE TYPE LEGEND
OWNER/APPLICANT:
JP-BANNER, LP
2435 N. CENTRAL EXPWY, SUITE 1650
RICHARDSON, TEXAS 75080
CONTACT: S. FLORSHEIM
PHONE: 972-468-7600
EMAIL: SFLORSHEIM@JPPARTNERS.NET
ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: SARAH SCOTT, P.E.
PHONE: 972-770-1300
EMAIL: SARAH.SCOTT@KIMLEY-HORN.COM
OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS, JP-BANNER, LP is the owner of a tract of land situated in the Alexander Thomas Survey, Abstract No. 1486 and the Maria Josefa Sanchez Survey, Abstract No. 1272, City of Dallas, Dallas County, Texas; and being part of Lot 1B, Block 1/7755, North Central Plaza, an addition to the City of Dallas according to the plat recorded in Volume 85151, Page 1874 of the Deed Records of Dallas County, Texas and being corrected by Certificate of Correction recorded in Volume 86016, Page 3873 of said Deed Records, and being all of that tract of land described in Special Warranty Deed to JP-Banner, LP recorded in Instrument No. 201700065110 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of Coit Road (a 100-foot wide right-of-way) and for the southwest corner of a tract of land described in Substitute Trustee's Deed to Jeesung Investment Inc. recorded in Instrument No. 201100000471 of said Official Public Records;
THENCE with the south line of said Jeesung tract, the following courses and distances:
South 89°46'01" East, a distance of 325.00 feet to a 1/2-inch iron rod found for corner;
South 0°08'38" West, a distance of 120.00 feet to a 1/2-inch iron rod found for corner;
South 89°46'01" East, a distance of 31.25 feet to the northeast corner of said Lot 1B and the northwest corner of Lot 1A, Block 1/7755 of said North Central Plaza addition; from said point a 1/2-inch iron rod found bears North 56°37'51" West, a distance of 0.45 feet;
THENCE with the common line between said Lots 1A and 1B, South 0°12'09" West, passing at a distance of 190.86 feet the southwest corner of said Lot 1A and the northwest corner of Lot 1, Block 1/7754, Regency Central Plaza Addition an addition to the City of Dallas according to the plat recorded in Volume 83036, Page 2546 of said Deed Records, continuing with the west line of said Lot 1 and the east line of said Lot 1B passing the southwest corner of said Lot 1 a distance of 509.02 feet, continuing with the east line of said Lot 1B in all a total distance of 510.00 feet to a 3/4-inch iron rod found for corner in the north line of a tract of land described as Surplus Tract 1 in Deed Without Warranty to Costco Wholesale Corporation recorded in Instrument No. 201600218830 of said Official Public Records;
THENCE with said north line of the Costco tract, North 88°50'35" West, a distance of 356.77 feet to a standard City of Dallas 3-1/4" aluminum disk stamped "WINKELMANN & ASSOCIATES COIT-CHURCHILL ADDITION RPLS 5714" found for corner in said east right-of-way line of Coit Road;
THENCE with said east right-of-way of Coit Road, North 0°08'38" East, a distance of 10.47 feet to an "X" cut in concrete found for the southwest corner of the remainder of a tract of land described in Special Warranty Deed to James Maxwell Seehorn, II recorded in Instrument No. 201000262323 of said Official Public Records;
THENCE departing said east right-of-way of Coit Road and with said south line of said remainder tract of the Seehorn tract, South 89°46'01" East, a distance of 140.00 feet to a 1/2-inch iron rod with "LANDPOINT 10194172" cap found for the southeast corner of said remainder tract of the Seehorn tract;
THENCE with the east line of said remainder tract of the Seehorn tract, North 0°08'38" East, a distance of 80.00 feet to the northeast corner of said remainder tract of the Seehorn tract; from said point a "V" cut in concrete found bears North 81°51'22" East, a distance of 0.35 feet;
THENCE with the north line of said remainder tract of the Seehorn tract, North 89°46'01" West, a distance of 140.00 feet to a 1/2-inch iron rod found for corner the northwest corner of said remainder tract of the Seehorn tract and in said east right-of-way line of Coit Road;
THENCE with said east right-of-way line of Coit Road, North 0°08'38" East, a distance of 540.00 feet to the POINT OF BEGINNING and containing 4.8140 acres or 209,699 square feet of land.
OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, JP-BANNER, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as NORTH CENTRAL PLAZA, 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 ______ day of ______, 2017.
JP-BANNER, LP
By: ______
Name: ______
Title: ______
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 ______, 2017.
Notary Public in and for the State of Texas
My commission expires: ______
SURVEYOR'S STATEMENT
I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional 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
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ______ day of ______, 2017.
Notary Public in and for the State of Texas
My commission expires: ______
GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PREVIOUSLY PLATTED LOT.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. "THE GPS COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION."
4. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
PRELIMINARY PLAT
NORTH CENTRAL PLAZA
LOTS 1B1 & 1B2, BLOCK 1/7755
BEING PART OF LOT 1B, BLOCK 1/7755
NORTH CENTRAL PLAZA
BEING 4.8140 ACRES OUT OF THE
ALEXANDER THOMAS SURVEY, ABSTRACT NO. 1486
MARIA JOSEFA SANCHEZ SURVEY, ABSTRACT NO. 1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-203
ENGINEERING NO. 311T-____
Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
Scale 1" = 40'
Drawn by JAD
Checked by DAB
Date MAY 2017
Project No. 064458609
Sheet No. 1 OF 1

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-204 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 1140 Westmoreland Road, east of Moulin Rouge Drive

DATE FILED: May 25, 2017 **ZONING:** TH-3(A), MF-2(A)

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 2.367-Acres **MAPSCO:** 43X

APPLICANT/OWNER: DFW Projects, LLC

REQUEST An application to create one lot from a 2.367-acre tract of land in City Block 6171 on property located at 1140 Westmoreland Road, west of Moulin Rouge Drive.

SUBDIVISION HISTORY:

1. S112-061 was a request southwest of the present request to replat a 189.549-acre tract of land containing City Blocks 4152, 4153, 6161, 7212, 7213, 7216 and 7217 to create 12 lots on property generally bounded by Interstate 30 on the north, N. Westmoreland Road on the east, Fort Worth Avenue on the south and Pinnacle Park Boulevard on the west. The request was approved February 2, 2012 with Phase A-2 creating Colorado Boulevard between I-30E and Westmoreland Road being recorded October 7, 2014.

STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) and TH-3(A) Districts and also with Section 51A-8.503 as there is no established lot pattern in the immediate vicinity of this request; 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 number and location of fire hydrants, must comply with the Dallas Fire Code.

10. The number of lots permitted by this plat is 1.

11. 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)

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

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

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

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, show distances/width across all adjoining right-of-way. Platting Guidelines

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

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**.

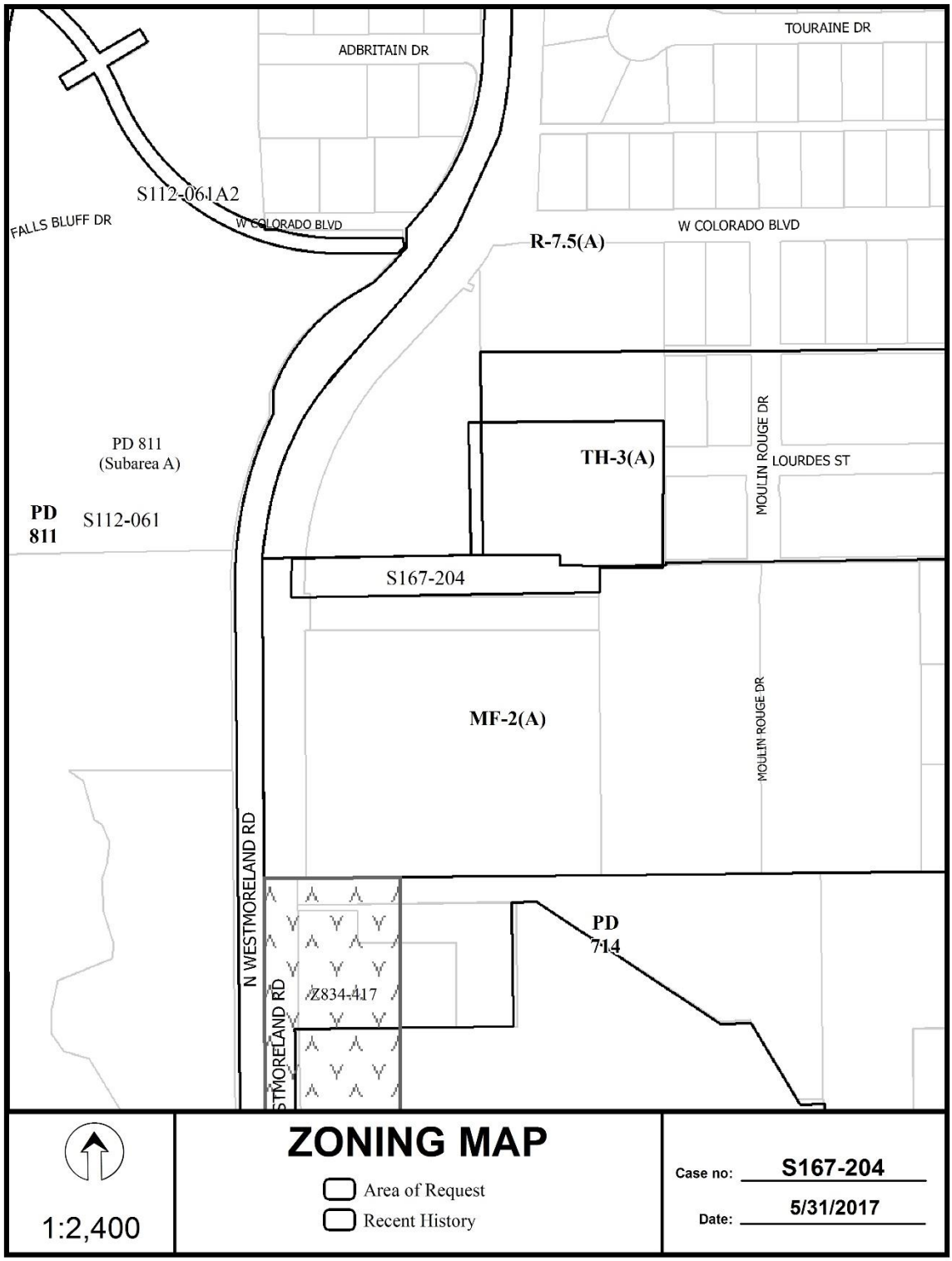
20. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

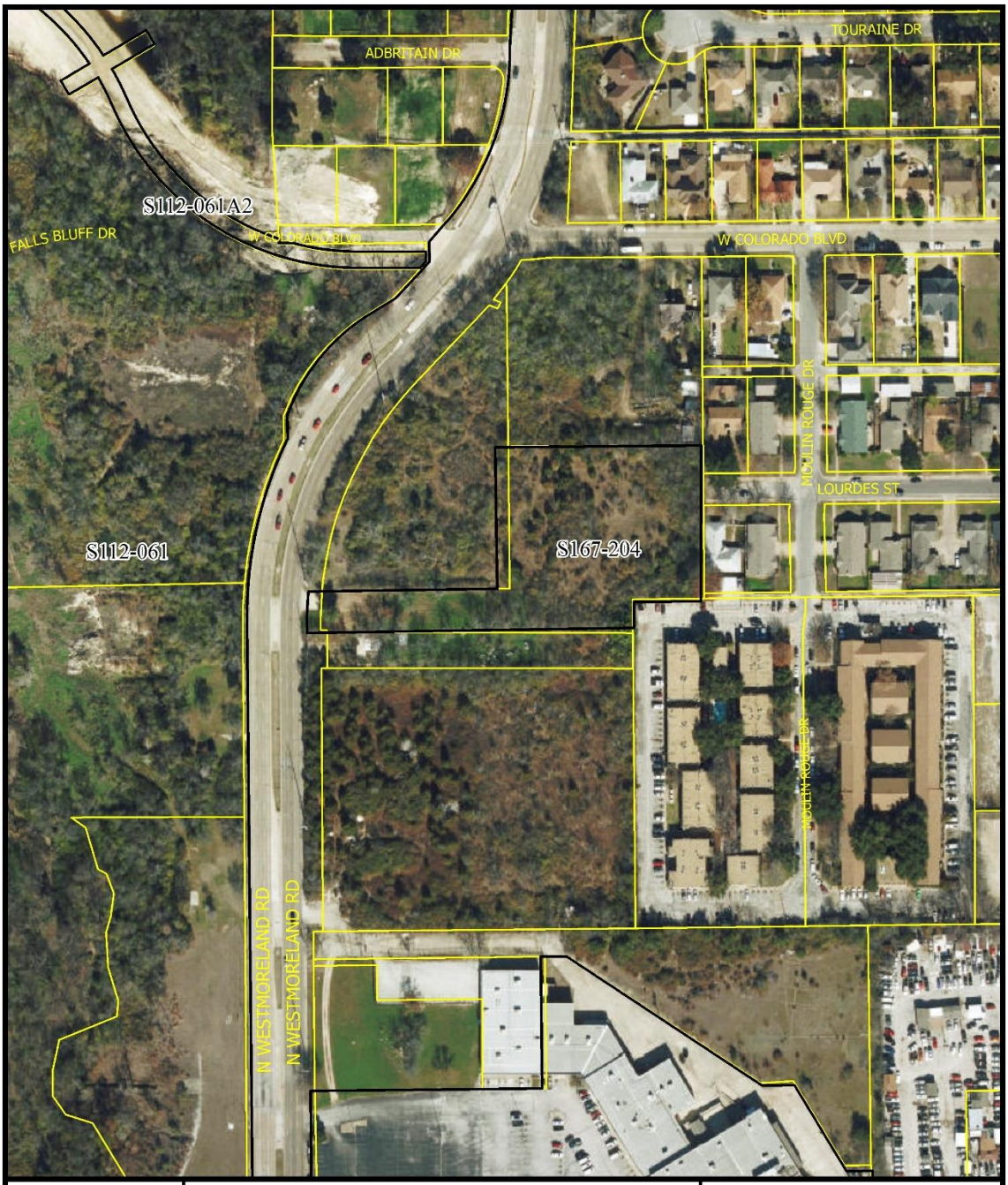
21. Fire hydrant(s) required by Private Development Contract. Section 49-62(f)(1)

22. Label any prior abandonment of Lourdes Street as "…abandonment authorized by Ord. No. _____ and recorded as Ins. _____ (or Vol ____, Pg. ___)"

23. On the final plat identify the property as Lot 6A in City Block 6171. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

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).


TOURAINE DR
ADBRITAIN DR
S112-061A2
FALLS BLUFF DR
W COLORADO BLVD
W COLORADO BLVD
R-7.5(A)
PD 811
(Subarea A)
PD
811
S112-061
TH-3(A)
MOULIN ROUGE DR
LOURDES ST
S167-204
MF-2(A)
MOULIN ROUGE DR
N WESTMORELAND RD
PD
714
Z834-417
STMORELAND RD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S167-204
Date: 5/31/2017



1:2,400

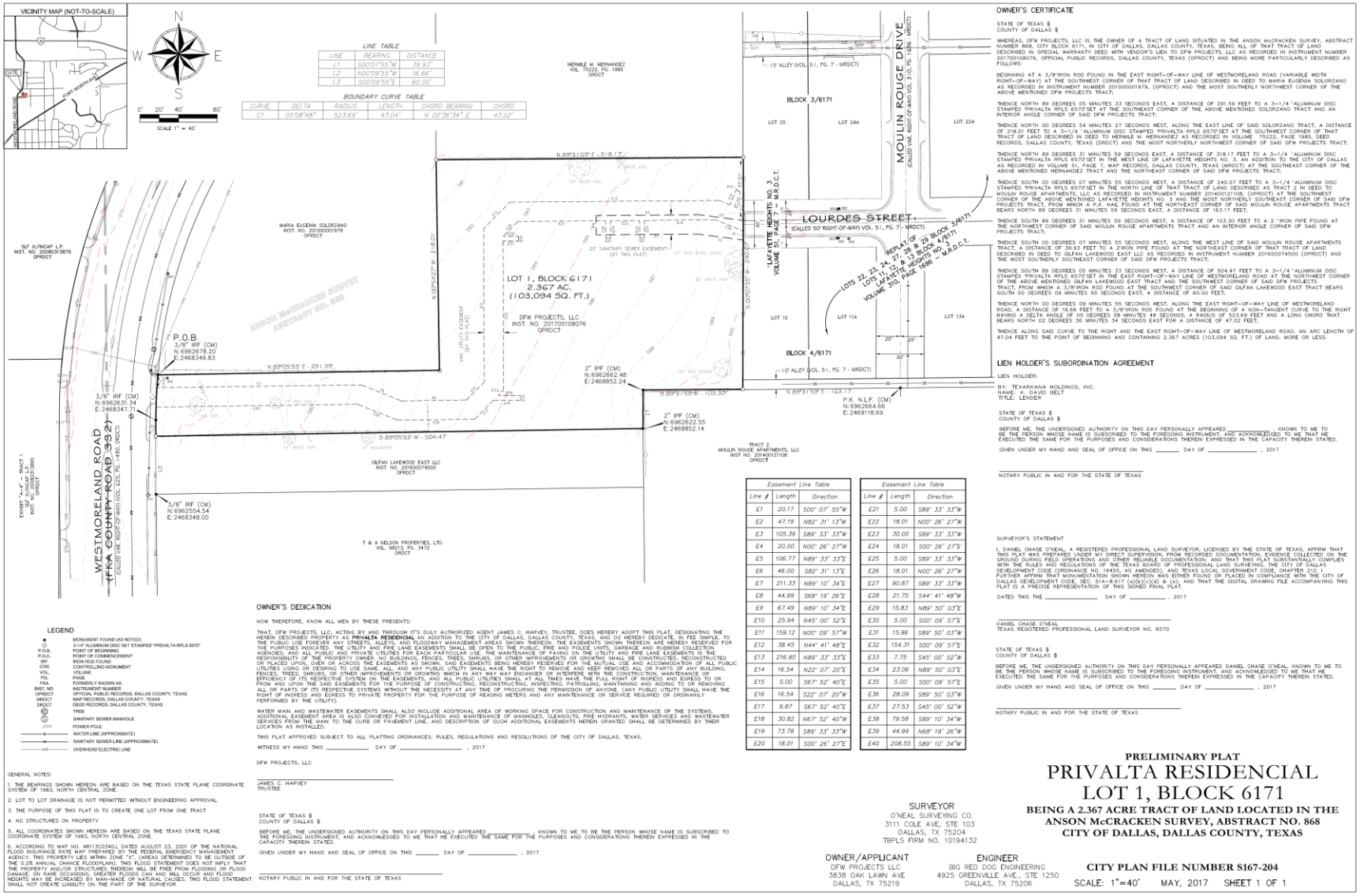
AERIAL MAP

Area of Request

Recent History

Case no: S167-204

Date: 5/31/2017



Easement Line Table		
Line #	Length	Direction
E1	20.17	S00° 07' 55"W
E2	47.19	N82° 31' 13"W
E3	105.39	S89° 33' 33"W
E4	20.00	N00° 26' 27"W
E5	106.77	N89° 33' 33"E
E6	46.00	S82° 31' 13"E
E7	211.33	N89° 10' 34"E
E8	44.99	S68° 19' 26"E
E9	67.49	N89° 10' 34"E
E10	25.94	N45° 00' 52"E
E11	159.12	N00° 09' 57"W
E12	38.45	N44° 41' 48"E
E13	216.90	N89° 33' 33"E
E14	16.54	N22° 07' 20"E
E15	5.00	S67° 52' 40"E
E16	16.54	S22° 07' 20"W
E17	9.87	S67° 52' 40"E
E18	30.82	N67° 52' 40"W
E19	73.78	S89° 33' 33"W
E20	18.01	S00° 26' 27"E

Easement Line Table		
Line #	Length	Direction
E21	5.00	S89° 33' 33"W
E22	18.01	N00° 26' 27"W
E23	30.00	S89° 33' 33"W
E24	18.01	S00° 26' 27"E
E25	5.00	S89° 33' 33"W
E26	18.01	N00° 26' 27"W
E27	90.87	S89° 33' 33"W
E28	21.75	S44° 41' 48"W
E29	15.83	N89° 50' 03"E
E30	5.00	S00° 09' 57"E
E31	15.96	S89° 50' 03"W
E32	154.31	S00° 09' 57"E
E33	7.75	S45° 00' 52"W
E34	23.06	N89° 50' 03"E
E35	5.00	S00° 09' 57"E
E36	28.09	S89° 50' 03"W
E37	27.53	S45° 00' 52"W
E38	79.58	S89° 10' 34"W
E39	44.99	N68° 19' 26"W
E40	208.55	S89° 10' 34"W

LEGEND

●	MONUMENT FOUND (AS NOTED)
○	5/+/" ALUMINUM DISC SET STAMPED "PRIVALTA RPLS 6570"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
IRF	IRON ROD FOUND
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
FKA	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
	TREE
	SANITARY SEWER MANHOLE
	POWER POLE
	WATER LINE (APPROXIMATE)
	SANITARY SEWER LINE (APPROXIMATE)
	OVERHEAD ELECTRIC LINE

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE TRACT
4. NO STRUCTURES ON PROPERTY
5. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
6. ACCORDING TO MAP NO. 48113C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFW PROJECTS, LLC, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT JAMES C. HARVEY, TRUSTEE, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PRIVALTA RESIDENCIAL** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE 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 THIS _____ DAY OF _____, 2017

DFW PROJECTS, LLC

_____
JAMES C. HARVEY
TRUSTEE

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DFW PROJECTS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ANSON McCRACKEN SURVEY, ABSTRACT NUMBER 868, CITY BLOCK 6171, IN CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO DFW PROJECTS, LLC AS RECORDED IN INSTRUMENT NUMBER 20170010807 6, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8"IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARIA EUGENIA SOLORZANO AS RECORDED IN INSTRUMENT NUMBER 20100001979, (OPRDCT) AND THE MOST SOUTHERLY NORTHWEST CORNER OF THE ABOVE MENTIONED DFW PROJECTS TRACT;

THENCE NORTH 89 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 291.59 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SOLORZANO TRACT AND AN INTERIOR ANGLE CORNER OF SAID DFW PROJECTS TRACT;

THENCE NORTH 00 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID SOLORZANO TRACT, A DISTANCE OF 218.01 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO HERMILE M. HERNANDEZ AS RECORDED IN VOLUME 75222, PAGE 1985, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT) AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID DFW PROJECTS TRACT;

THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 318.17 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET IN THE WEST LINE OF LAFAYETTE HEIGHTS NO. 3, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 51, PAGE 7, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED HERNANDEZ TRACT AND THE NORTHEAST CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 240.07 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO MOULIN ROUGE APARTMENTS, LLC AS RECORDED IN INSTRUMENT NUMBER 20140021108, (OPRDCT) AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LAFAYETTE HEIGHTS NO. 3 AND THE MOST NORTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A P.K. NAIL FOUND AT THE NORTHEAST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT BEARS NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 163.17 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 103.30 FEET TO A 2 "IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT AND AN INTERIOR ANGLE CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID MOULIN ROUGE APARTMENTS TRACT, A DISTANCE OF 39.93 FEET TO A 2-IRON PIPE FOUND AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO GILFAN LAKEWOOD EAST LLC AS RECORDED IN INSTRUMENT NUMBER 20160074500 (OPRDCT) AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 89 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 504.47 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET IN THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED GILFAN LAKEWOOD EAST TRACT AND THE SOUTHWEST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A 3/8"IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID GILFAN LAKEWOOD EAST TRACT BEARS SOUTH 00 DEGREES 09 MINUTES 55 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 55 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD, A DISTANCE OF 16.66 FEET TO A 3/8"IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05 DEGREES 08 MINUTES 48 SECONDS, A RADIUS OF 523.69 FEET AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 36 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 47.02 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD, AN ARC LENGTH OF 47.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.367 ACRES (103,094 SQ. FT.) OF LAND, MORE OR LESS.

LIEN HOLDER'S SUBORDINATION AGREEMENT

LIEN HOLDER:

BY: TEXARKANA HOLDINGS, INC.
NAME: K. DAVID BELT
TITLE: LENDER

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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

_____
DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

PRIVALTA RESIDENCIAL
LOT 1, BLOCK 6171

BEING A 2.367 ACRE TRACT OF LAND LOCATED IN THE ANSON McCRACKEN SURVEY, ABSTRACT NO. 868 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S167-204

SCALE: 1"=40' MAY, 2017 SHEET 1 OF 1

SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132

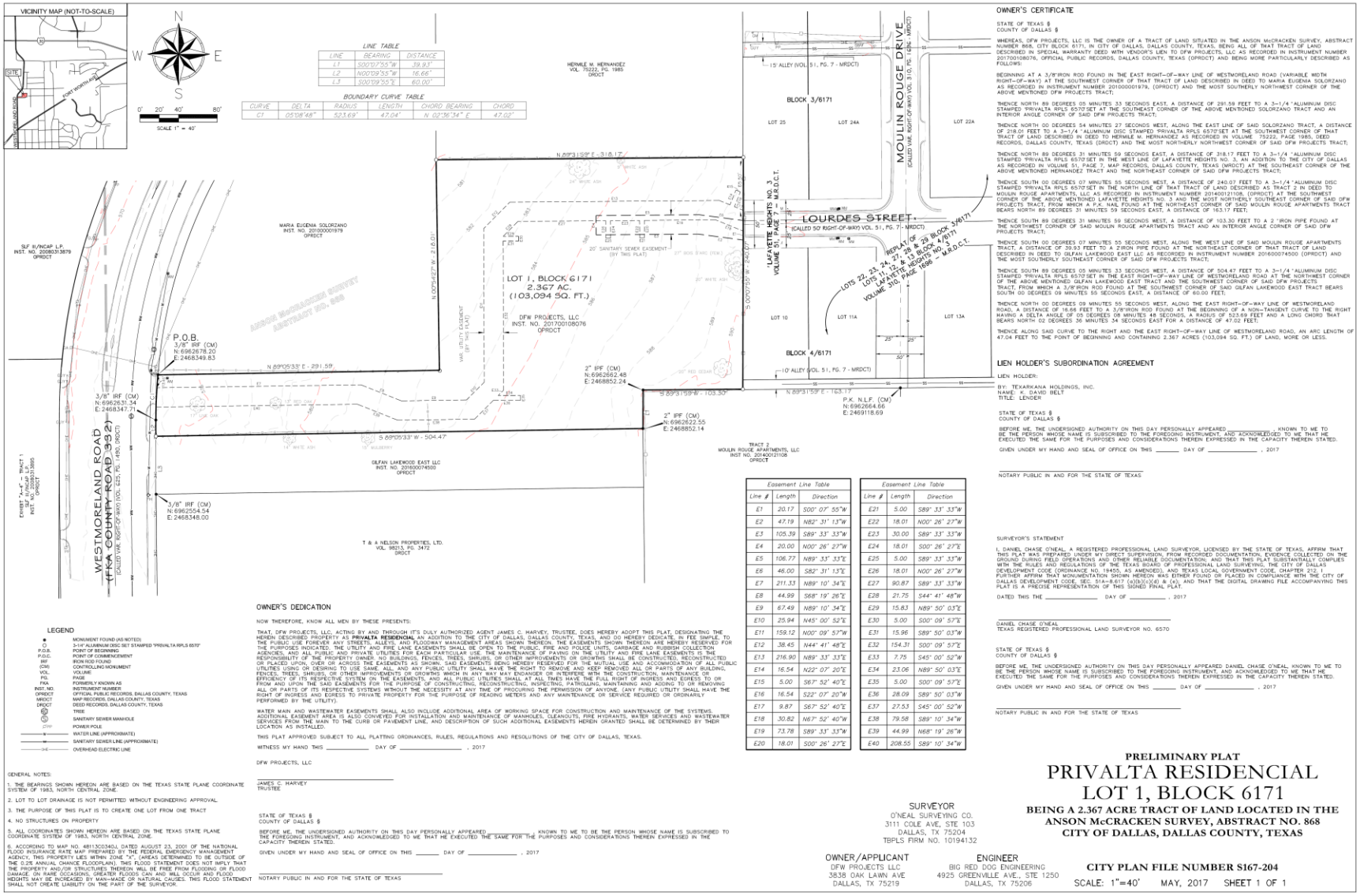
OWNER/APPLICANT
DFW PROJECTS LLC
3838 OAK LAWN AVE
DALLAS, TX 75219

ENGINEER
BIG RED DOG ENGINEERING
4925 GREENVILLE AVE., STE 1250
DALLAS, TX 75206

S167-204

11 (f)

City Plan Commission Date: 06/22/17
6/15/2017 4:15:45 PM



Easement Line Table		
Line #	Length	Direction
E1	20.17	S00° 07' 55"W
E2	47.19	N82° 31' 13"W
E3	105.39	S89° 33' 33"W
E4	20.00	N00° 26' 27"W
E5	106.77	N89° 33' 33"E
E6	46.00	S82° 31' 13"E
E7	211.33	N89° 10' 34"E
E8	44.99	S68° 19' 26"E
E9	67.49	N89° 10' 34"E
E10	25.94	N45° 00' 52"E
E11	159.12	N00° 09' 57"W
E12	38.45	N44° 41' 48"E
E13	216.90	N89° 33' 33"E
E14	16.54	N22° 07' 20"E
E15	5.00	S67° 52' 40"E
E16	16.54	S22° 07' 20"W
E17	9.87	S67° 52' 40"E
E18	30.82	N67° 52' 40"W
E19	73.78	S89° 33' 33"W
E20	18.01	S00° 26' 27"E

Easement Line Table		
Line #	Length	Direction
E21	5.00	S89° 33' 33"W
E22	18.01	N00° 26' 27"W
E23	30.00	S89° 33' 33"W
E24	18.01	S00° 26' 27"E
E25	5.00	S89° 33' 33"W
E26	18.01	N00° 26' 27"W
E27	90.87	S89° 33' 33"W
E28	21.75	S44° 41' 48"W
E29	15.83	N89° 50' 03"E
E30	5.00	S00° 09' 57"E
E31	15.96	S89° 50' 03"W
E32	154.31	S00° 09' 57"E
E33	7.75	S45° 00' 52"W
E34	23.06	N89° 50' 03"E
E35	5.00	S00° 09' 57"E
E36	28.09	S89° 50' 03"W
E37	27.53	S45° 00' 52"W
E38	79.58	S89° 10' 34"W
E39	44.99	N68° 19' 26"W
E40	208.55	S89° 10' 34"W

LEGEND

●	MONUMENT FOUND (AS NOTED)
○	5/+/" ALUMINUM DISC SET STAMPED "PRIVALTA RPLS 6570"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
IRF	IRON ROD FOUND
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
FKA	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
	TREE
	SANITARY SEWER MANHOLE
	POWER POLE
	WATER LINE (APPROXIMATE)
	SANITARY SEWER LINE (APPROXIMATE)
	OVERHEAD ELECTRIC LINE

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE TRACT
4. NO STRUCTURES ON PROPERTY
5. ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
6. ACCORDING TO MAP NO. 48113C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFW PROJECTS, LLC, ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT JAMES C. HARVEY, TRUSTEE, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **PRIVALTA RESIDENCIAL** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE 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 THIS _____ DAY OF _____, 2017

DFW PROJECTS, LLC

_____
JAMES C. HARVEY
TRUSTEE

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DFW PROJECTS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ANSON McCRACKEN SURVEY, ABSTRACT NUMBER 868, CITY BLOCK 6171, IN CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO DFW PROJECTS, LLC AS RECORDED IN INSTRUMENT NUMBER 20170010807G, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8"IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARIA EUGENIA SOLORZANO AS RECORDED IN INSTRUMENT NUMBER 20100000197G, (OPRDCT) AND THE MOST SOUTHERLY NORTHWEST CORNER OF THE ABOVE MENTIONED DFW PROJECTS TRACT;

THENCE NORTH 89 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 291.59 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SOLORZANO TRACT AND AN INTERIOR ANGLE CORNER OF SAID DFW PROJECTS TRACT;

THENCE NORTH 00 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID SOLORZANO TRACT, A DISTANCE OF 218.01 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO HERMILE M. HERNANDEZ AS RECORDED IN VOLUME 75222, PAGE 1985, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT) AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID DFW PROJECTS TRACT;

THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 318.17 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET IN THE WEST LINE OF LAFAYETTE HEIGHTS NO. 3, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 51, PAGE 7, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED HERNANDEZ TRACT AND THE NORTHEAST CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 240.07 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO MOULIN ROUGE APARTMENTS, LLC AS RECORDED IN INSTRUMENT NUMBER 20140021108, (OPRDCT) AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LAFAYETTE HEIGHTS NO. 3 AND THE MOST NORTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A P.K. NAIL FOUND AT THE NORTHEAST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT BEARS NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST, A DISTANCE OF 163.17 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 103.30 FEET TO A 2 "IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID MOULIN ROUGE APARTMENTS TRACT AND AN INTERIOR ANGLE CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID MOULIN ROUGE APARTMENTS TRACT, A DISTANCE OF 39.93 FEET TO A 2"IRON PIPE FOUND AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO GILFAN LAKEWOOD EAST LLC AS RECORDED IN INSTRUMENT NUMBER 20160074500 (OPRDCT) AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID DFW PROJECTS TRACT;

THENCE SOUTH 89 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 504.47 FEET TO A 3-1/4 "ALUMINUM DISC STAMPED "PRIVALTA RPLS 6570"SET IN THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED GILFAN LAKEWOOD EAST TRACT AND THE SOUTHWEST CORNER OF SAID DFW PROJECTS TRACT, FROM WHICH A 3/8"IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID GILFAN LAKEWOOD EAST TRACT BEARS SOUTH 00 DEGREES 09 MINUTES 55 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 55 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD, A DISTANCE OF 16.66 FEET TO A 3/8"IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05 DEGREES 08 MINUTES 48 SECONDS, A RADIUS OF 523.69 FEET AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 36 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 47.02 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD, AN ARC LENGTH OF 47.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.367 ACRES (103,094 SQ. FT.) OF LAND, MORE OR LESS.

LIEN HOLDER'S SUBORDINATION AGREEMENT

LIEN HOLDER:

BY: TEXARKANA HOLDINGS, INC.
NAME: K. DAVID BELT
TITLE: LENDER

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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

_____
DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

PRIVALTA RESIDENCIAL
LOT 1, BLOCK 6171

BEING A 2.367 ACRE TRACT OF LAND LOCATED IN THE ANSON McCRACKEN SURVEY, ABSTRACT NO. 868 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S167-204

SCALE: 1"=40' MAY, 2017 SHEET 1 OF 1

SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132

OWNER/APPLICANT
DFW PROJECTS LLC
3838 OAK LAWN AVE
DALLAS, TX 75219

ENGINEER
BIG RED DOG ENGINEERING
4925 GREENVILLE AVE., STE 1250
DALLAS, TX 75206

S167-204

11 (g)

City Plan Commission Date: 06/22/17
6/15/2017 4:15:45 PM

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-205 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Annex Avenue, between San Jacinto Street and Ross Avenue

DATE FILED: May 26, 2017 **ZONING:** PD 298, Sub-area 4

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 3.805-Acres **MAPSCO:** 46A

APPLICANT/OWNER: Tuesday Real Estate Ross Annex, LLC

REQUEST An application to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue, between San Jacinto Street and Ross Avenue.

SUBDIVISION HISTORY:

1. S167-034 was a request southeast of the present request to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create six lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, north corner. The request was withdrawn prior to the October 6, 2016 public hearing.

2. S156-287 was a request northwest of the present request to replat a 0.498-acre tract of land containing part of Lots 7 and 8 in City Block B/652 to create one lot on property located on Munger Avenue, northeast of Annex Avenue. The request was approved October 6, 2013 and has not been recorded.

3. S156-284 was an application contiguous on the north of the present request to t a 0.434-acre tract of land containing part of Lot 1 in City Block 1/700 to create one lot on property located at 4636 Ross Avenue. The request was approved October 6, 2016 and has not been recorded.

4. S156-178 was a request south of the present request to was a request west of the present request to create one lot from a 0.680-acre tract of land in City Block 2/648 and City Block 712 on property located on Carroll Avenue east of San Jacinto Street. The request was approved April 21, 2016 and has not been recorded.

5. S112-181 was a request southwest of the present request to create a 0.8845-acre lot from a tract of land in City Block 1/648 on property located at Ross Avenue and Annex Avenue, south corner. The request was approved September 6, 2012 and recorded May 20, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298, Sub-area 4; 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 number and location of fire hydrants, must comply with the Dallas Fire Code.

10. The number of lots permitted by this plat is 1.

11. 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)

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

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

14. On the final plat dedicate 28-feet of right-of-way from the established centerlines of Annex Avenue, San Jacinto Street, and Grigsby Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

15. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Annex Avenue and San Jacinto Street. 51A 8.602(d)(1)

16. On the final plat dedicate a 15-foot by 15-foot corner clip at Ross Avenue and Annex Avenue. Section 51A-8.602(e),

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

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

19. 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

20. On the final plat add the building line per Ordinance 4080.

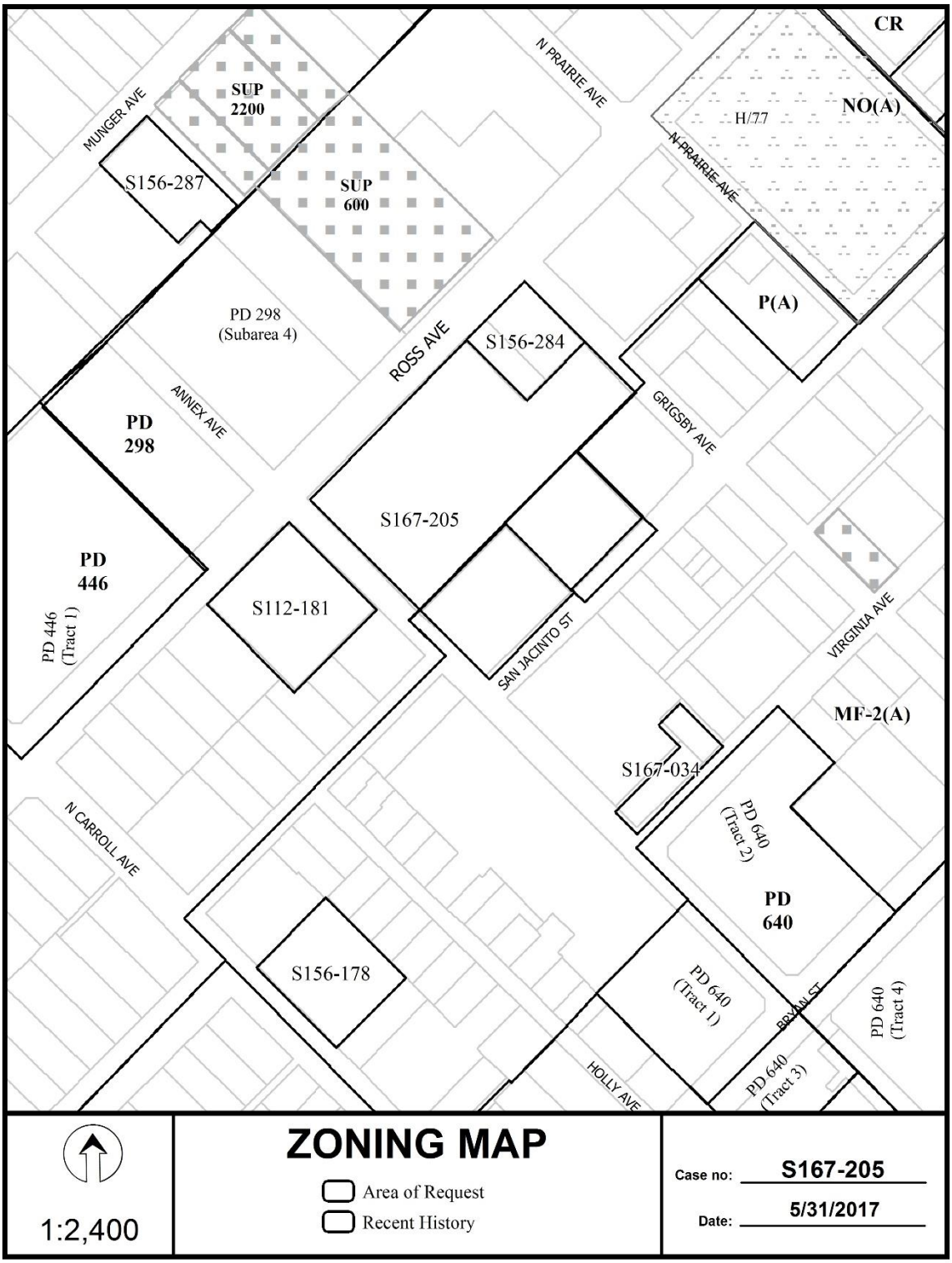
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

22. Water 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**.

23. The former 3-foot unnamed street between Ross Avenue and San Jacinto Street must be abandoned through the Real Estate Division.

24. Show the abandonment as Abandonment authorized by Ord. No. _____, recorded as Vol. _____, Pg. _____."

25. On the final plat identify the property as Lot 3 in City Block 1/700. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


CR
NO(A)
H/77
N PRAIRIE AVE
N PRAIRIE AVE
MUNGER AVE
SUP 2200
SUP 600
S156-287
PD 298 (Subarea 4)
ROSS AVE
S156-284
P(A)
GRIGSBY AVE
ANNEX AVE
PD 298
S167-205
PD 446
PD 446 (Tract 1)
S112-181
SAN JACINTO ST
VIRGINIA AVE
MF-2(A)
S167-034
N CARROLL AVE
PD 640 (Tract 2)
PD 640
S156-178
PD 640 (Tract 1)
BRYAN ST
PD 640 (Tract 4)
HOLLY AVE
PD 640 (Tract 3)
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S167-205
Date: 5/31/2017



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S167-205

Date: 5/31/2017

PRELIMINARY PLAT
ROSS 4600 ADDITION
LOT 3, BLOCK 1/700
OF A
3.805 ACRE TRACT
BEING ALL OF LOTS 15-22, BLOCK 4/699
BLANKENSHIP & BLAKE'S ADDITION
as recorded in Volume 95, Page 17
Map Records, Dallas County, Texas
AND
A PORTION OF LOT 1, BLOCK 1/700 AND ALL
OF A 30' STREET SOUTHWEST OF LOT 1, BLOCK 1/700,
BETWEEN SAN JACINTO STREET AND ROSS AVENUE
DUNCAN WORD AND MORGAN ADDITION
as recorded in Volume 73, Page 134
Map Records, Dallas County, Texas
JOHN GRIGSBY SURVEY - ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S167-205
SCALE: 1"=40' MAY, 2017 SHEET 1 OF 2
OWNER
TUESDAY REAL ESTATE ROSS, ANNEX, LLC
400 N. SAINT PAUL, STE 1450
DALLAS, TX 75201
SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE., STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132
ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204
APPLICANT
CYPRESS REAL ESTATE ADVISORS
1601 S. MOPAC, SUITE 175
AUSTIN TX 78746
GENERAL NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO TRACTS
4. ALL STRUCTURES TO BE REMOVED.
5. COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
6. ACCORDING TO MAP NO. 48113C0345J, DATED AUGUST 23, 2011, OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, THIS PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). NO BUILDINGS OR STRUCTURES SHALL BE ERECTED ON THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR IMPROVEMENTS THEREON WILL NEVER BE FLOODED. THE FLOOD HAZARD BOUNDARY MAP REFERENCED HEREIN REFLECTS SCIENTIFIC AND ENGINEERING CONSIDERATIONS. IT IS POSSIBLE THAT GREATER FLOODS MAY OCCUR OR THAT FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
VICINITY MAP (NOT TO SCALE)
LEGEND
ANNEX AVENUE
ROSS AVENUE
SAN JACINTO STREET
GRIGSBY AVENUE
20' ALLEY
LOT 3, BLOCK 1/700
3.805 AC (165,740 SQ. FT.)
ONE STORY BRICK BUILDING
P.O.B.
P.O.C.
(CM) 3" ALUMINUM
N:6973687.43
E:2497259.31
(CM) 3/4" IRF
N:6973478.72
E:2497418.90
LOT 5, BLOCK A/651
ALEXANDERS PARK ADDITION
VOL. 1, PG. 6
MRDCT
KEYSTONE DEVELOPMENT, LLC
INST. NO. 20140012948
OPRDCT
LOT 1, BLOCK B/652
ALEXANDERS PARK ADDITION
VOL. 1, PG. 6
MRDCT
THE DALLAS WARRANTY FORUM
VOL. 4827, PG. 314
DRDCT
LOT 2, BLOCK B/652
ALEXANDERS PARK ADDITION
VOL. 1, PG. 6
MRDCT
PART OF
LOT 2B, BLOCK B/652
YMCA/ROSS AVENUE ADDITION
VOL. 97177, PG. 3412
DRDCT
LOT 2C, BLOCK B/652
INST. NO. 20200345251
OPRDCT
LOT 6, BLOCK I/640
CADDO BASIN ADDITION
INST. NO. 201300153910
OPRDCT
BLOCK I/640
MAGNOLIA ADDITION
VOL. 17, PAGE 67
MRDCT
LOT A
LOT B
MORGAN PROPERTY MANAGEMENT, LLC
INST. NO. 20070211977
OPRDCT
REAVIS ANNEX, LLC
INST. NO. 20150259979
OPRDCT
TRACT 1
TRACT 2
LOT 1, BLOCK 1/700
DUNCAN WORD AND MORGAN ADDITION
VOL. 86216, PG. 4871
DRDCT
LOT 3A, BLOCK 2/701
GRIGSBY SURVEY
VOL. 84164, PG. 5602
DRDCT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
DICKSONS EAST DALLAS ADDITION
VOL. 25, PG. 189
DRDCT
BLOCK 4/699
BLANKENSHIP & BLAKE'S ADDITION
VOL. 95, PG. 17
MRDCT
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
(SITE UNDER CONSTRUCTION 1316-1340)
(SITE UNDER CONSTRUCTION 1316-1340)
1/2" IRF W/CAP "HALL"
5/8" IRF W/CAP "HALL"
5/8" IRF W/CAP "PAVE"
1/2" IRF W/CAP "PAVE"
1/2" IRF W/CAP "HALL

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-207 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 11400 North Central Expressway (US. Highway 75)

DATE FILED: May 26, 2017 **ZONING:** RR

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 6.829-Acres **MAPSCO:** 26B

APPLICANT/OWNER: Algonquin Realty, Inc.

REQUEST An application to replat all of Lot 1 and a 6.813-acre tract of land in City Block 7318 to create one 6.829-acre lot on property located at 11400 North Central Expressway (US. Highway 75).

SUBDIVISION HISTORY:

1. S145-184 was a request southwest of the present request to create one 0.502-acre lot from a tract of land in City Block 7282 on property located on Northaven Street at U.S. Highway 75, southwest corner. The request was approved June 4, 2015 and
2. S145-027 was a request north of the present request to create a 3.644-acre lot from a tract of land containing all of City Block 7281 and 7743 into one lot an property located 11440 and 11446 North Central Expressway (U.S. Highway 75) north of Royal Lane. The request was approved December 4, 2014 and

STAFF RECOMMENDATION: The request complies with the regulations of the RR 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 number and location of fire hydrants, must comply with the Dallas Fire Code.

10. The number of lots permitted by this plat is 1.

11. 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)

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

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

14. On the final plat, add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.

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

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

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

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

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

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

21. On the final plat, all utility easement abandonments must be shown with recording information. Platting Guidelines

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

23. 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

24. On the final plat, show two control monuments. Section 51A-8.617

25. 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)

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

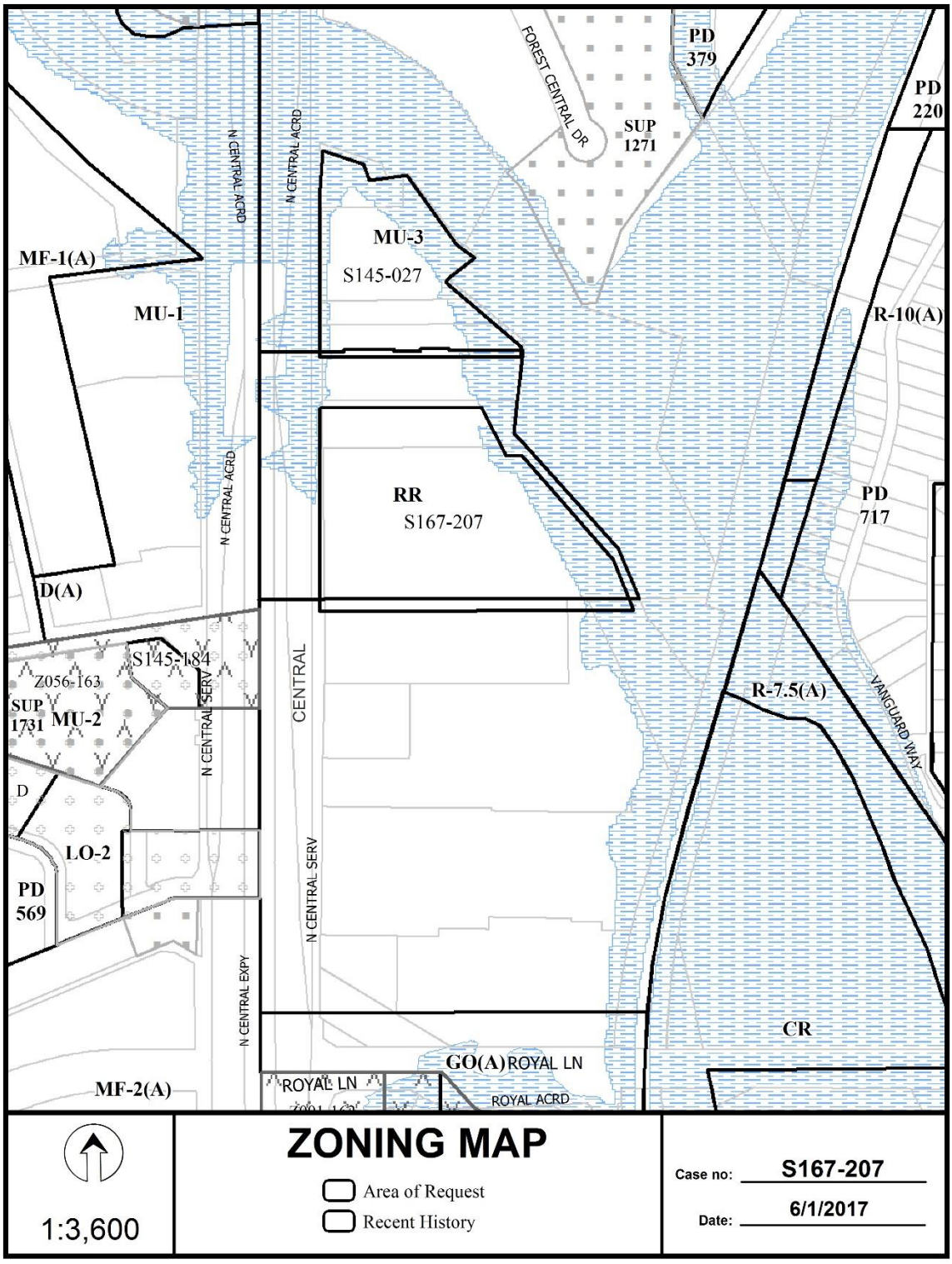
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

28. New water and/or wastewater easements need to be shown on the final plat. Section 49-60(d)

29. 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**.

30. Fire hydrant(s) required by Private Development Contract. Section 49-62(f)(1)

31. On the final plat identify the property as Lot 1A in City Block 7318. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 379
PD 220
FOREST CENTRAL DR
SUP 1271
N CENTRAL ACRD
MU-3
S145-027
MF-1(A)
MU-1
R-10(A)
RR
S167-207
PD 717
D(A)
S145-184
Z056-163
SUP 1731
MU-2
CENTRAL
N CENTRAL SERV
R-7.5(A)
VANGUARD WAY
D
LO-2
PD 569
N CENTRAL EXPY
CR
GO(A)
ROYAL LN
MF-2(A)
ROYAL ACRD
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S167-207
Date: 6/1/2017



1:3,600

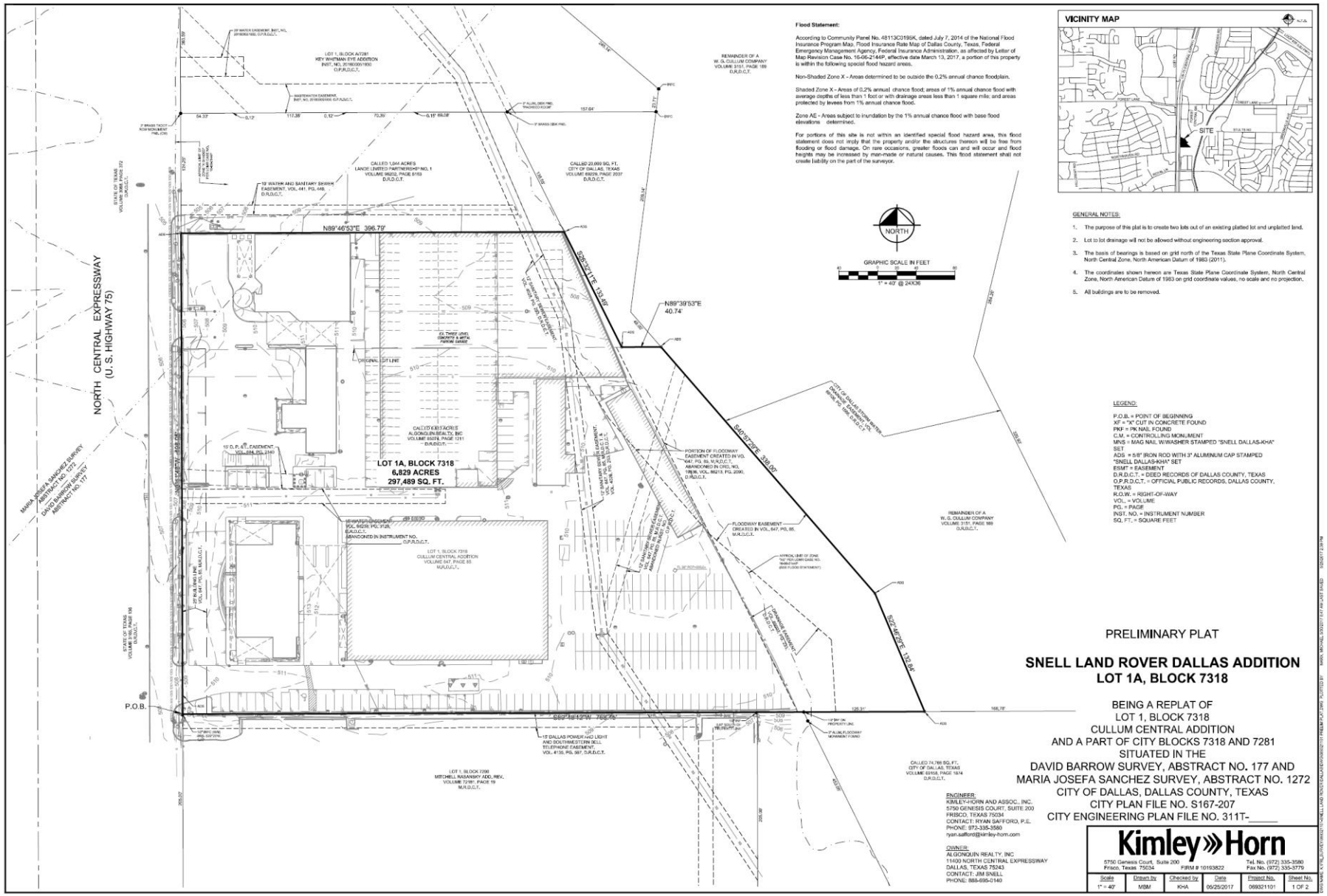
AERIAL MAP

Area of Request

Recent History

Case no: S167-207

Date: 6/1/2017


NORTH CENTRAL EXPRESSWAY
(U.S. HIGHWAY 75)
LOT 1A, BLOCK 7318
6,829 ACRES
297,489 SQ. FT.
N89°46'53"E 396.79'
S25°51'41"E 193.49'
N89°39'53"E
40.74'
S40°57'29"E 338.09'
S22°46'39"E 153.84'
S89°38'42"W 765.76'
P.O.B.
NORTH
GRAPHIC SCALE IN FEET
1" = 40' @ 24X36
Flood Statement:
According to Community Panel No. 48113C0195K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, as affected by Letter of Map Revision Case No. 15-06-2144P, effective date March 13, 2017, a portion of this property is within the following special flood hazard areas.
Non-Shaded Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
Shaded Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Zone AE - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined.
For portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
VICINITY MAP
SITE
GENERAL NOTES:
1. The purpose of this plat is to create two lots out of an existing platted lot and unplatted land.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. All buildings are to be removed.
LEGEND:
P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN CONCRETE FOUND
PKF = PK NAIL FOUND
C.M. = CONTROLLING MONUMENT
MNS = MAG NAIL W/WASHER STAMPED "SNELL DALLAS-KHA" SET
ADS = 5/8" IRON ROD WITH 3" ALUMINUM CAP STAMPED "SNELL DALLAS-KHA" SET
ESMT = EASEMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
PRELIMINARY PLAT
SNELL LAND ROVER DALLAS ADDITION
LOT 1A, BLOCK 7318
BEING A REPLAT OF
LOT 1, BLOCK 7318
CULLUM CENTRAL ADDITION
AND A PART OF CITY BLOCKS 7318 AND 7281
SITUATED IN THE
DAVID BARROW SURVEY, ABSTRACT NO. 177 AND
MARIA JOSEFA SANCHEZ SURVEY, ABSTRACT NO. 1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-207
CITY ENGINEERING PLAN FILE NO. 311T-_____
ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
CONTACT: RYAN SAFFORD, P.E.
PHONE: 972-335-3580
ryan.safford@kimley-horn.com
OWNER:
ALGONQUIN REALTY INC
11400 NORTH CENTRAL EXPRESSWAY
DALLAS, TEXAS 75243
CONTACT: JIM SNELL
PHONE: 888-695-0140
Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale: 1" = 40'
Drawn by: MBM
Checked by: KHA
Date: 06/25/2017
Project No.: 069321101
Sheet No.: 1 OF 2

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

FILE NUMBER: S167-197 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Bonnie View Road and Morrell Avenue.

DATE FILED: May 25, 2017 **ZONING:** R-5(A), CR, MF-2(A)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 21.481-Acres **MAPSCO:** 55G

APPLICANT/OWNER: Dallas Independent School District

REQUEST An application to replat a 21.481-acre tract of land containing all of Lots 1 through 13 in City Block E/5905; all of Lots 1 through 4 in City Block A/5899; all of Lots 1 through 10 in City Block B/5899; all of City Blocks 3877, and 8/3969; and a portion of abandoned Childs Street to create 1 lot on property located in the vicinity of the northeast corner of Bonnie View Road and Morrell Avenue.

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

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

The proposed lot is larger than most of the other lots in the area, and has been utilized for a nonresidential use for many years. It is a policy of the city that nonresidential uses generally require greater land area than 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 the R-5(A), CR, and MF-2(A) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
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 number and location of fire hydrants, must comply with the Dallas Fire Code.

10. The number of lots permitted by this plat is 1.

11. 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)

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

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

14. On the final plat dedicate 28 feet of ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center lines of Hutchins Road and Bonnie View Road. 51A 8.602(c)

15. On the final plat dedicate 30 feet of right-of-way from the established centerline of Morrell Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)

16. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Hutchins Road at Morrell Avenue. 51A 8.602(d)(1)

17. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Warsaw Street at Faulk Street. 51A 8.602(d)(1)

18. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Bonnie View Road and the alley. & the alley. Section 51A-8.602(e)

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

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

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

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

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

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

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

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

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

28. 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

29. 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**.

30. 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**.

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

32. On the final plat add a complete label for "Lambert Street" with an arrow pointing to its right-of-way.

33. On the final plat add a label for "Hutchins Road" south of Morrell Street, with an arrow pointing to right-of-way.

34. On the final plat change "Corinth Avenue" to "Corinth Street Road".

35. On the final plat change "Hatton Avenue" to "Hatton Street".

36. On the final plat change "Crete Avenue" to "Crete Street".

37. On the final plat change “Faulk Avenue” to “Faulk Street”.

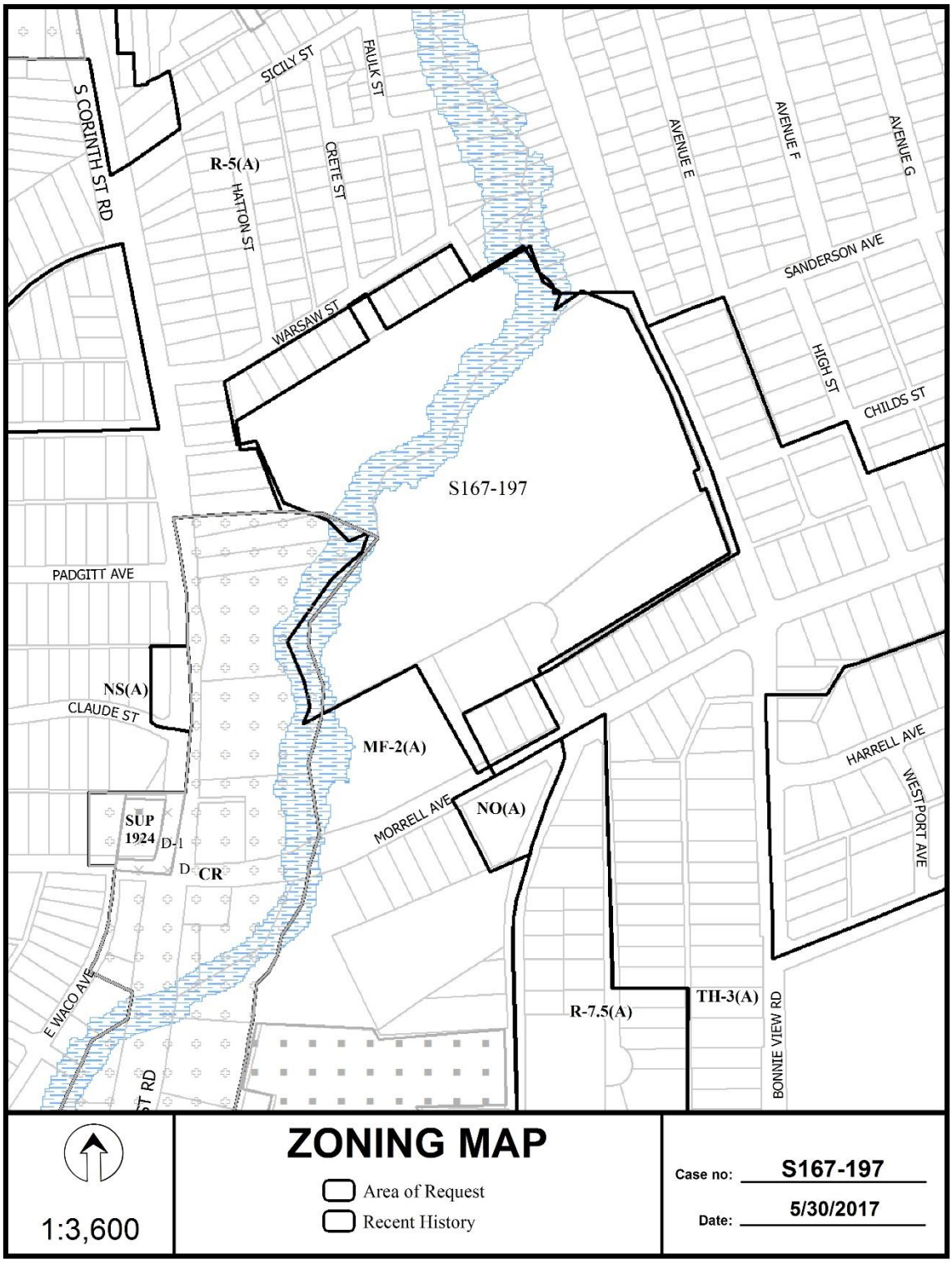
38. On the final plat change “Sanderson Street” to “Sanderson Street / A.K.A. Sanderson Avenue”.

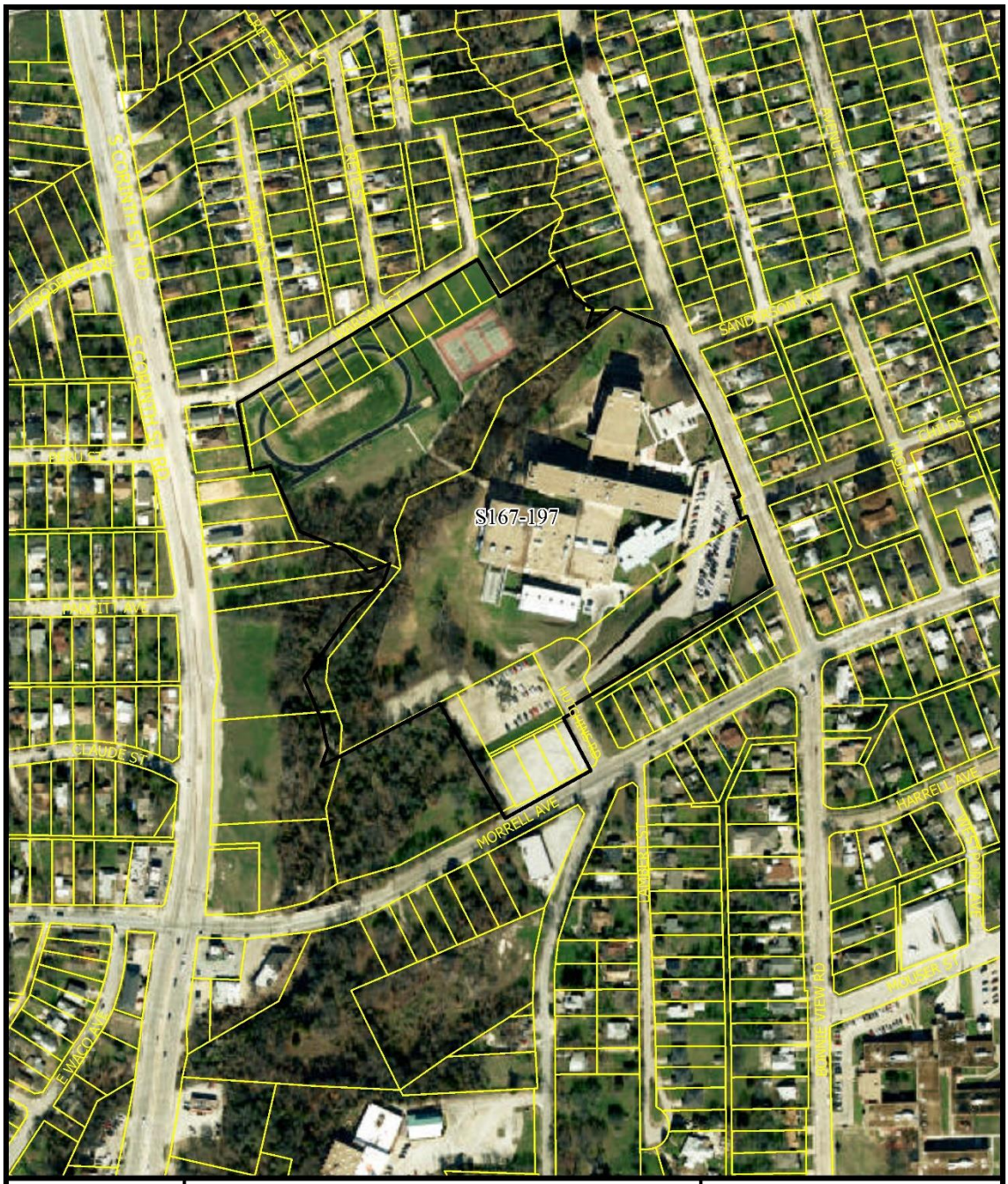
39. Label the Faulk Street dedication information and abandonment information on the plat.

40. Submit abandonment requests to Real Estate, Room 203, 320 E. Jefferson Blvd..

41. Label abandonment requests as “…abandonment authorized by Ord. No. _____ and recorded as Ins. No. _____.”

42. On the final plat identify the property as Lot 1A in City Block A/5899. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


S CORINTH ST RD
SICILY ST
FAULK ST
CRETE ST
HATTON ST
R-5(A)
WARSAW ST
AVENUE E
AVENUE F
AVENUE G
SANDERSON AVE
HIGH ST
CHILDS ST
S167-197
PADGITT AVE
NS(A)
CLAUDE ST
MF-2(A)
MORRELL AVE
NO(A)
SUP 1924
D-1
D
CR
HARRELL AVE
WESTPORT AVE
E WACO AVE
R-7.5(A)
TH-3(A)
BONNIE VIEW RD
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S167-197
Date: 5/30/2017



AERIAL MAP

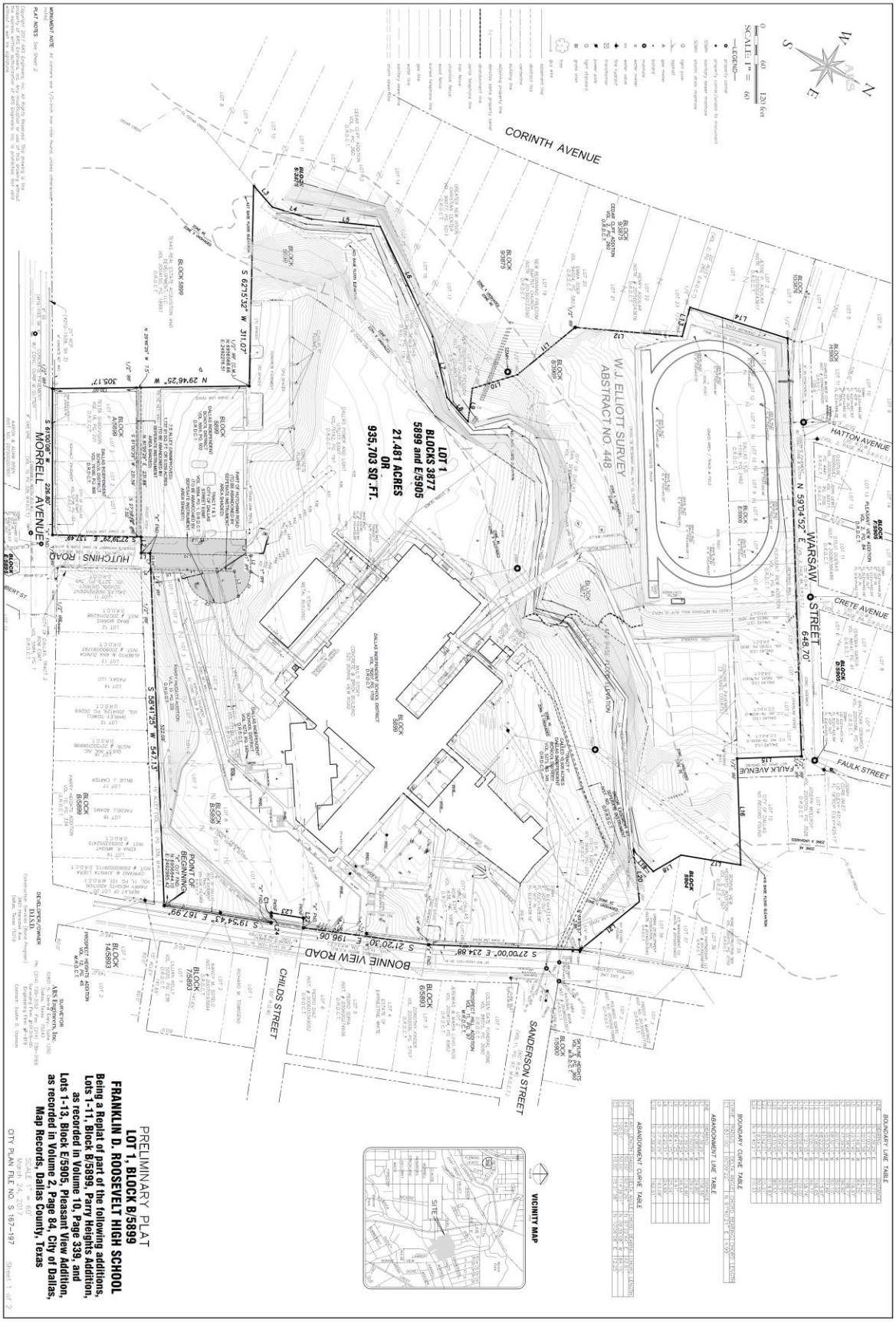
1:3,600

Area of Request

Recent History

Case no: S167-197

Date: 5/30/2017


PRELIMINARY PLAT
LOT 1, BLOCK B/5899
FRANKLIN D. ROOSEVELT HIGH SCHOOL
Being a Replat of part of the following additions, Lots 1-11, Block B/5899, Parry Heights Addition, as recorded in Volume 10, Page 339, and Lots 1-13, Block E/5905, Pleasant View Addition, as recorded in Volume 2, Page 84, City of Dallas, Map Records, Dallas County, Texas
CITY PLAN FILE NO. S 167-197
LOT 1
BLOCKS 3877
5899 and E/5905
21.481 ACRES
OR
935,703 SQ .FT.
W.J. ELLIOTT SURVEY
ABSTRACT NO. 448
CORINTH AVENUE
HATTON AVENUE
CRETE AVENUE
FAULK STREET
WARSAW STREET
MORRELL AVENUE
HUTCHINS ROAD
BONNIE VIEW ROAD
CHILDS STREET
SANDERSON STREET
FAULK AVENUE
N 59°04'52" E 645.70'
S 62°19'32" W 311.07'
N 29°46'25" W 305.17'
S 61°00'08" W 226.80'
S 27°39'28" E 17.49'
S 58°41'23" W 547.13'
S 19°54'43" E 167.99'
S 21°20'30" E 196.06'
S 27°00'00" E 234.88'
VICINITY MAP
SITE
BOUNDARY LINE TABLE
BOUNDARY CURVE TABLE
ABANDONMENT LINE TABLE
ABANDONMENT CURVE TABLE

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: D167-019 **DATE FILED:** April 18, 2017

LOCATION: East line of Mountain Creek Parkway, north of Camp Wisdom Road

COUNCIL DISTRICT: 3 **MAPSCO:** 61A-U, V, Z

SIZE OF REQUEST: Approx. 104.51 acres **CENSUS TRACT:** 165.21

OWNER/APPLICANT: First Industrial, LP

REPRESENTATIVE: Pacheco Koch

REQUEST: An application for a development plan for industrial uses on property zoned Subdistrict S-1c, South Zone within Planned Development District No. 521.

SUMMARY: On November 11, 1998, the City Council passed Ordinance No. 23711 which established Planned Development District No. 521 for Mixed Uses. On December 14, 2016, the City Council passed Ordinance No. 30305, which subsequently amended Subdistrict S-1c, South Zone within PDD No. 521.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for a 1,021,440 square foot industrial building which will be comprised of 996,440 square feet of warehouse use and 25,000 square feet of office use. While a minimum of 340 parking spaces are required to accommodate the proposed uses, the development plan depicts a total of 395 parking spaces. In addition, a truck court consisting of 265 truck spaces will also be provided. A minimum of 29.44 acres of open space will be provided, in the areas depicted on the development plan. The development will be served by three access points from Mountain Creek Parkway. Per the PDD, no access to the site will be provided from Camp Wisdom Road.

Staff has reviewed the proposed development plan and determined that the plan complies with the requirements of the ordinance for PDD No. 521.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration.

The most up to date PD ordinance may be viewed at the following link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2043/ARTICLE%20521.pdf

STAFF RECOMMENDATION: Approval

List of Partners, Principals, and Officers

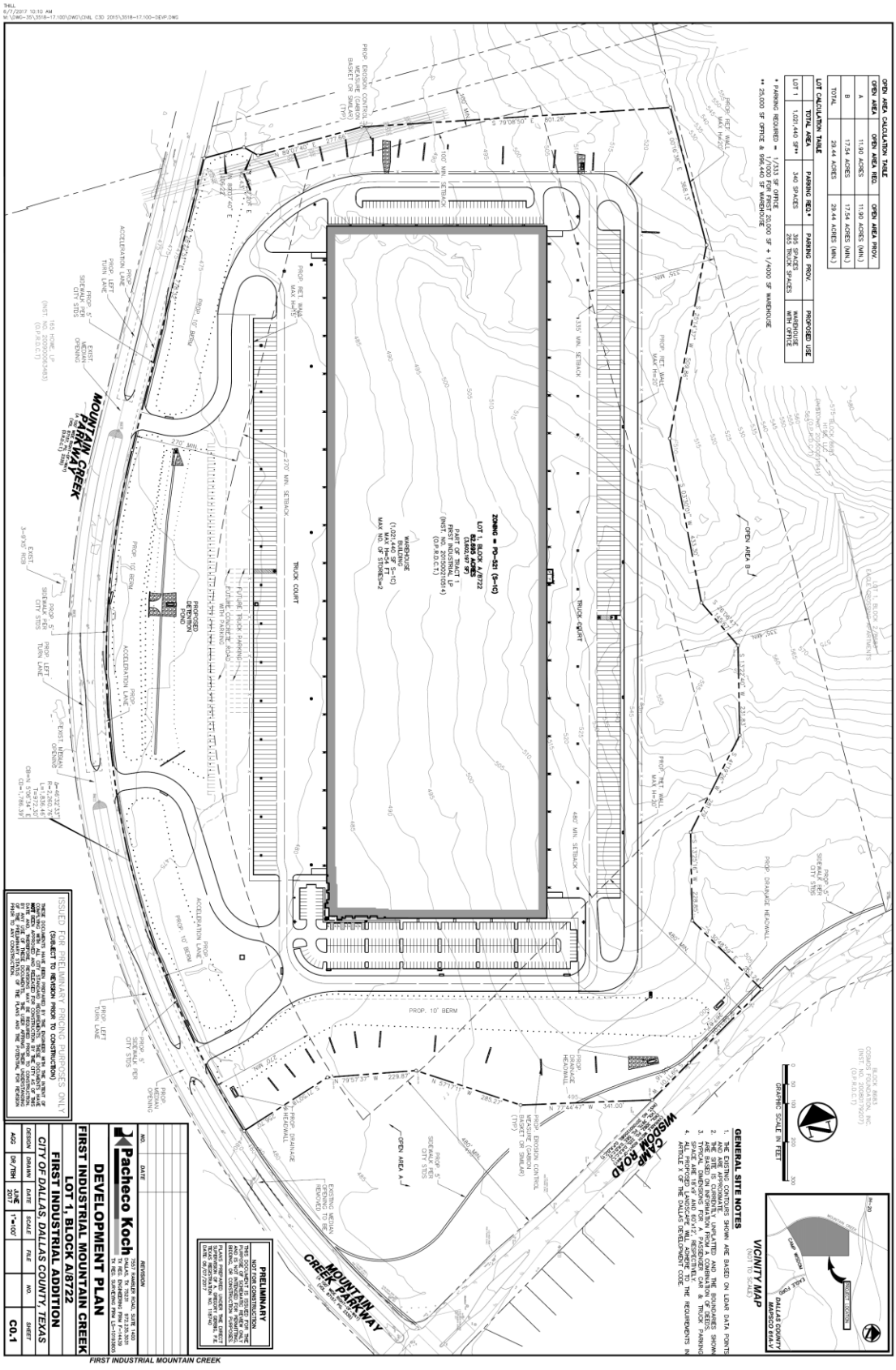
First Industrial, L. P., a Delaware limited partnership, is the owner ("Owner") of certain tracts of land described in Exhibit A (11Property"), which are the subject of a Development Plan recently submitted to the City of Dallas on behalf of the Owner by Pacheco Koch.

The sole general partner of First Industrial, LP. is First Industrial Realty Trust, Inc., a Maryland corporation, which is a publically traded on the New York Stock Exchange under the symbol "FR". The officers of First Industrial Realty Trust, Inc., as noted below are a matter of public record.

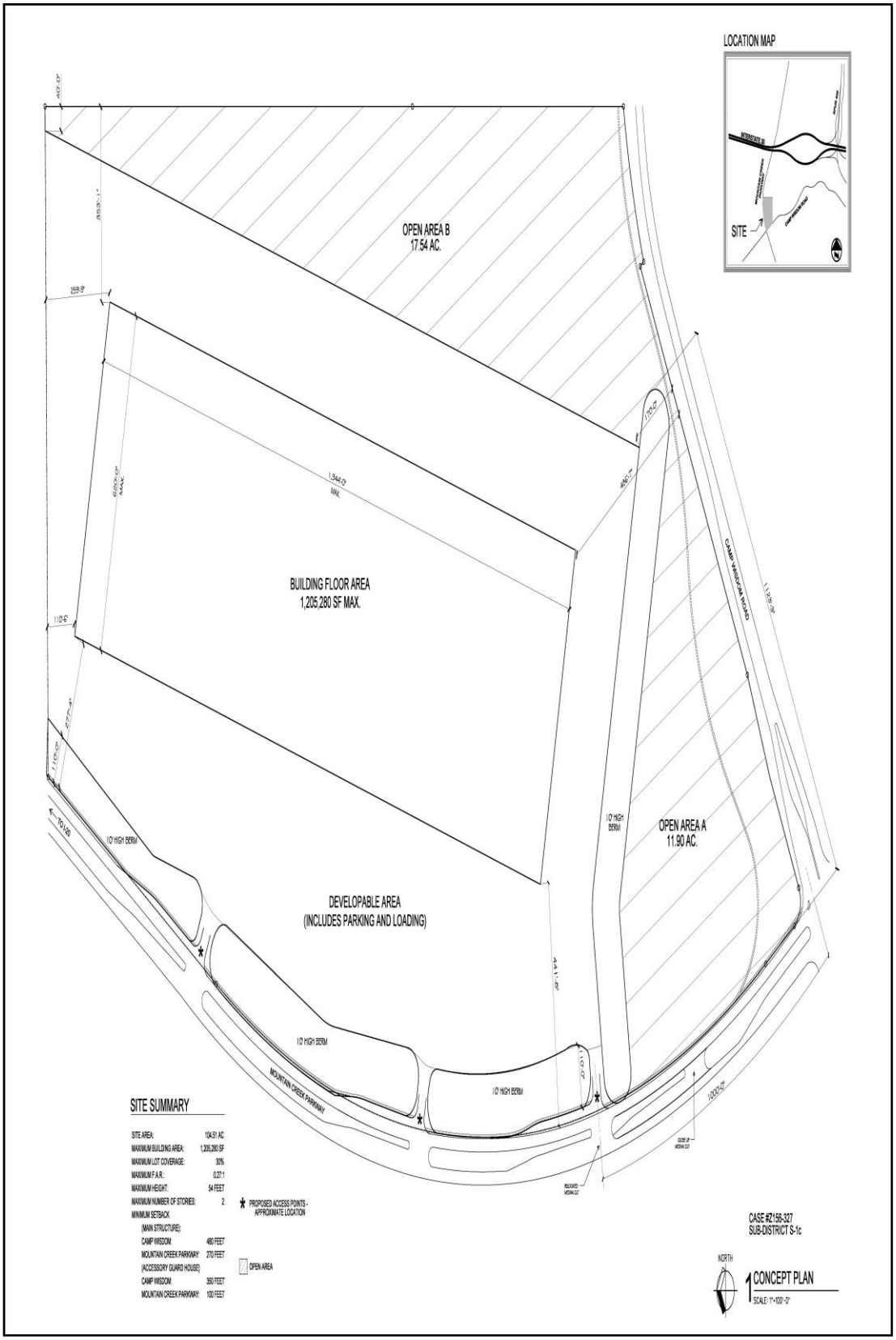
Principal Officers of First Industrial Realty Trust, Inc.

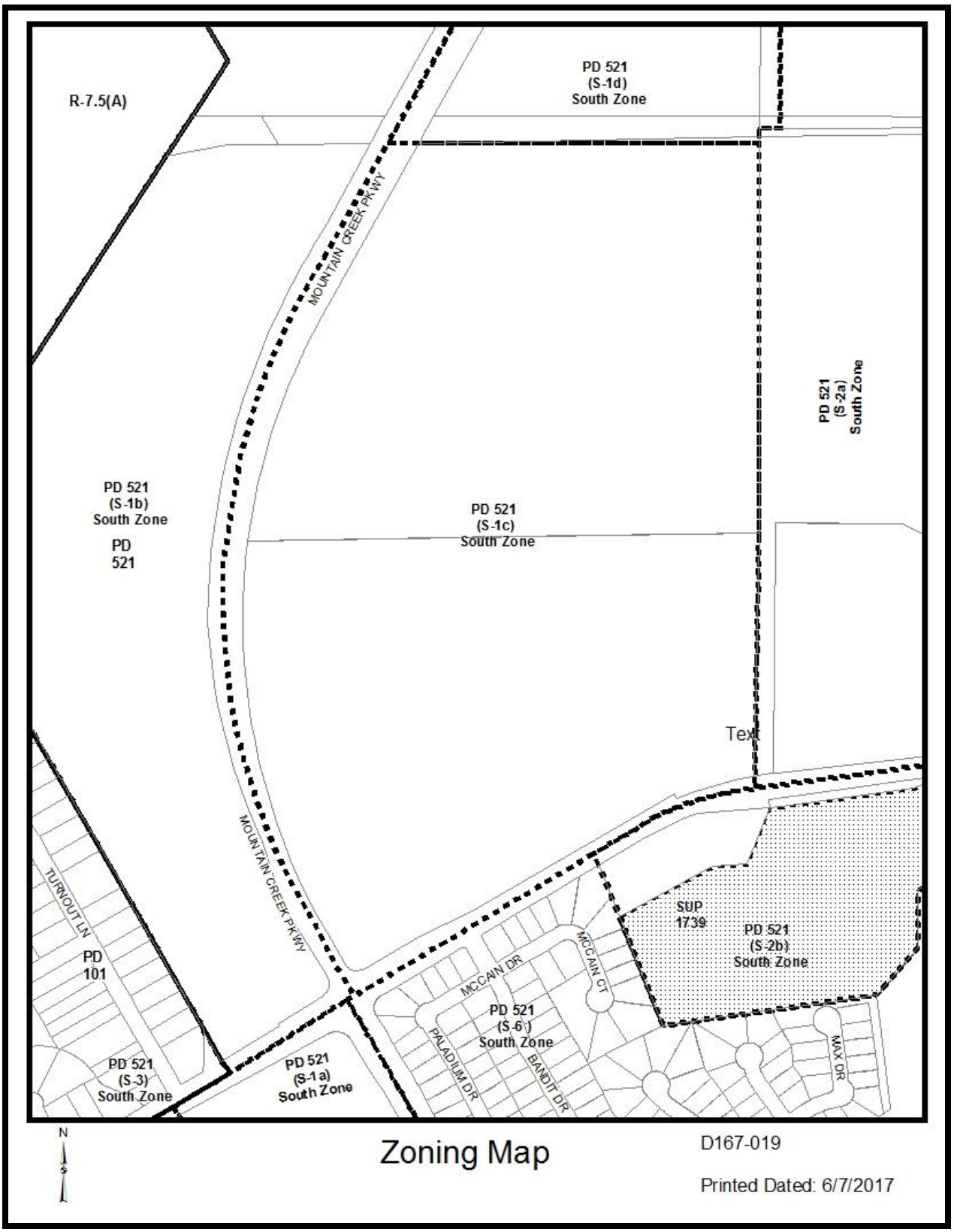
Name	Title
Peter Baccile	President and Chief Executive Officer
Scott Musil	Chief Financial Officer, Treasurer and Assistant Secretary
Daniel J. Hemmer	General Counsel and Secretary
Johannson Yap	Chief Investment Officer & Executive Vice President - West Region
David Harker	Executive Vice President - Central Region
Peter Schultz	Executive Vice President - East Region
Robert Walter	Senior Vice President - Capital Markets and Asset Management
Don Stoffle	Executive Director - Dispositions
Chris M. Schneider	Chief Information Officer and Senior Vice President - Operations

Proposed Development Plan



Existing Conceptual Plan




R-7.5(A)
PD 521
(S-1d)
South Zone
MOUNTAIN CREEK PKWY
PD 521
(S-2a)
South Zone
PD 521
(S-1b)
South Zone
PD
521
PD 521
(S-1c)
South Zone
Text
MOUNTAIN CREEK PKWY
TURNOUT LN
PD
101
SUP
1739
PD 521
(S-2b)
South Zone
MCCAIN DR
MCCAIN CT
PD 521
(S-6)
South Zone
PALADIUM DR
BANDIT DR
MAXX DR
PD 521
(S-3)
South Zone
PD 521
(S-1a)
South Zone
N
S
Zoning Map
D167-019
Printed Dated: 6/7/2017



Aerial Map

D167-019

Printed Dated: 6/7/2017

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Andrew Ruegg

FILE NUMBER: D167-020 **DATE FILED:** April 20, 2017

LOCATION: West side of South Buckner Boulevard, north of Clover Haven Street

COUNCIL DISTRICT: 7 **MAPSCO:** 48-G, L

SIZE OF REQUEST: ±2.61 acres **CENSUS TRACT:** 122.07

MISCELLANEOUS DOCKET ITEM

OWNER: 5204 Buckner, LLC

APPLICANT: Ali Norani

REPRESENTATIVE: Craig Bond, KJE

REQUEST: An application for a development plan and landscape plan for a retail use on property zoned Planned Development District No. 605.

SUMMARY: On June 13, 2001, the Dallas City Council established Planned Development District No. 605 by Ordinance No. 24639. On April 11, 2012, the Dallas City Council passed Ordinance No. 28609 which amended the provisions of the PD. The size of the PD is approximately 19.4218 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for a 23,300 square foot retail use and surface parking.

In conjunction with the above requirement, the attached development plan and landscape plan is submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 605.

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%2028/Article%20605.pdf

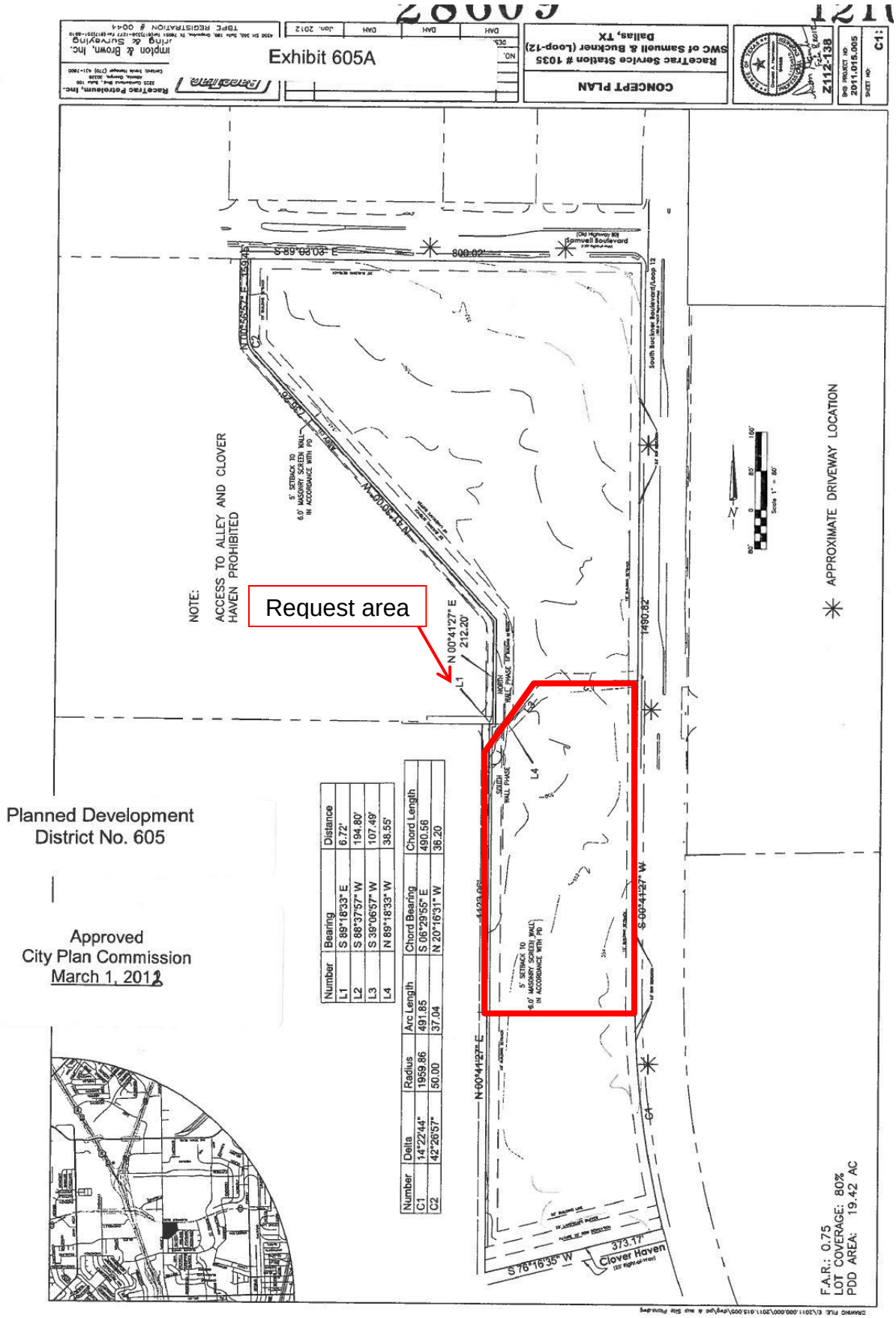
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

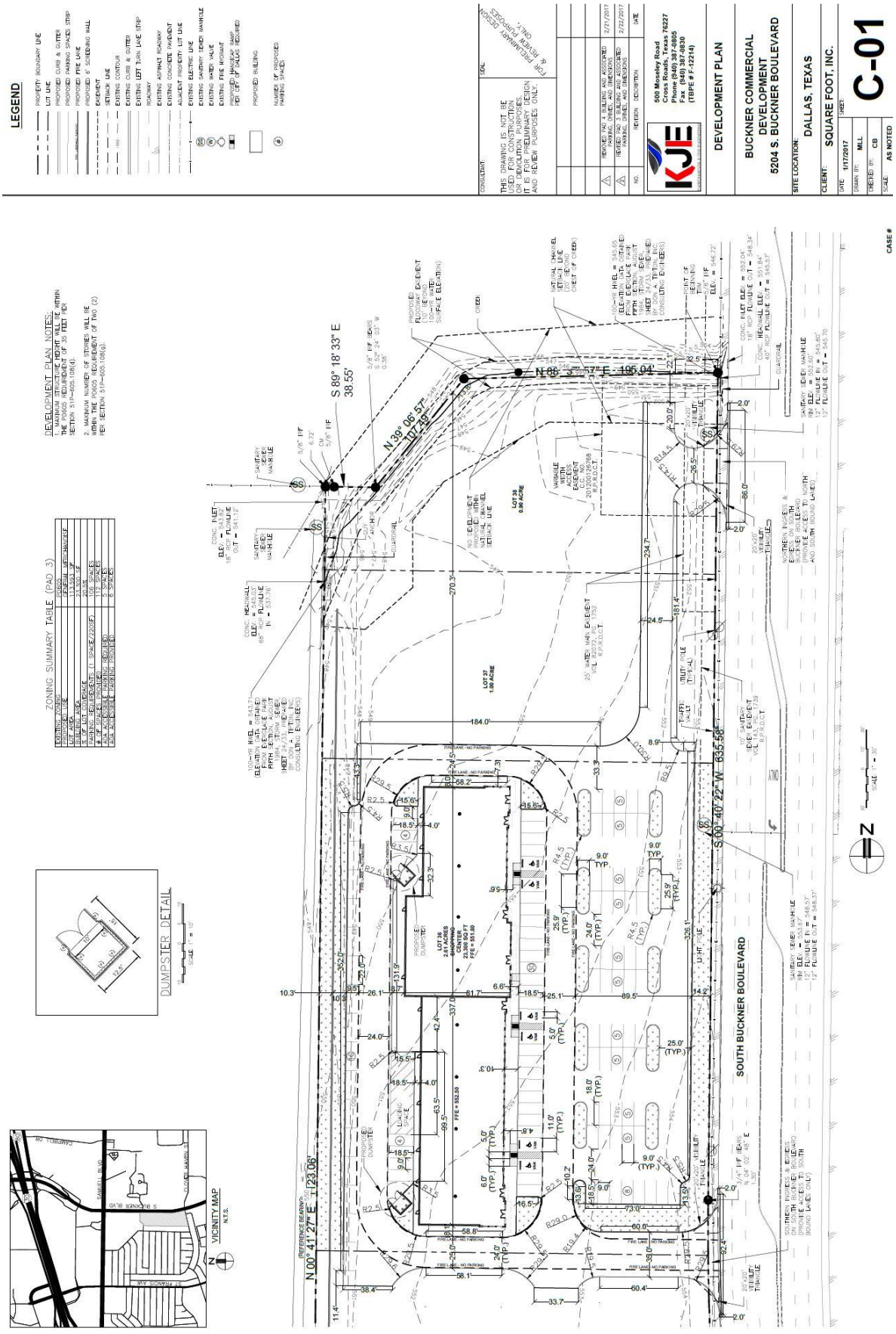
5204 Buckner, LLC

Ali Norani, Partner
Mark Mordeai, Partner

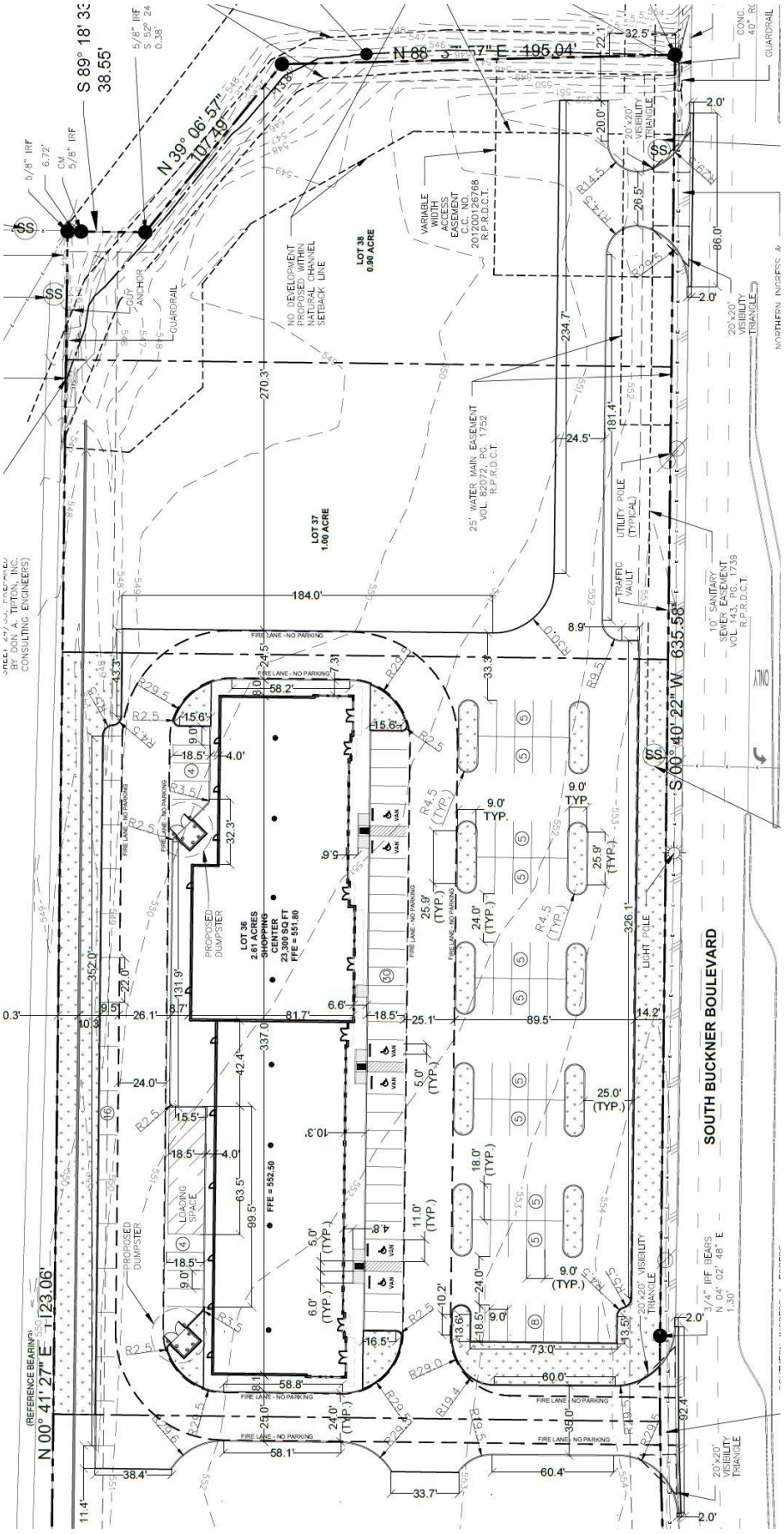
Existing Conceptual Plan



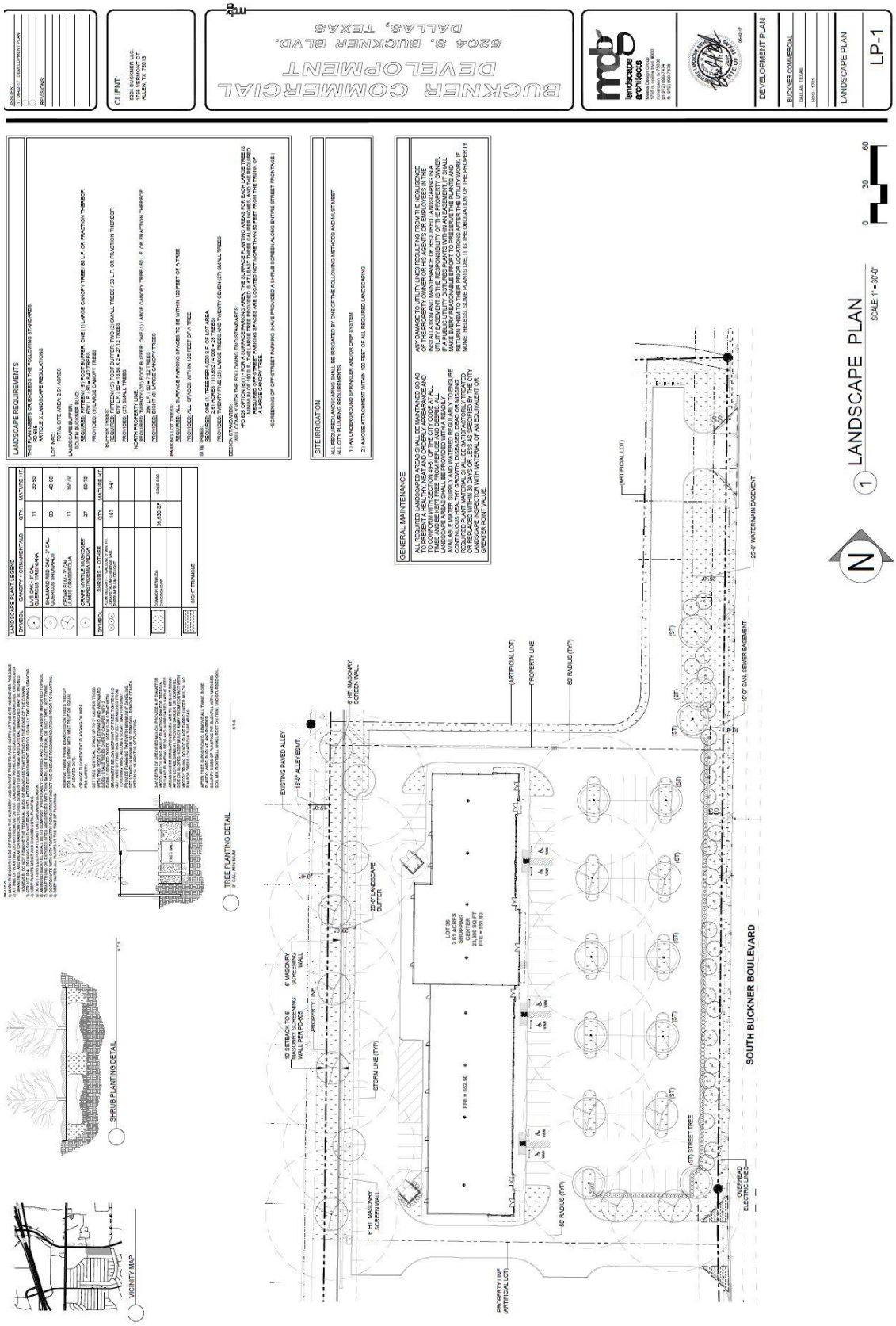
Proposed Development Plan



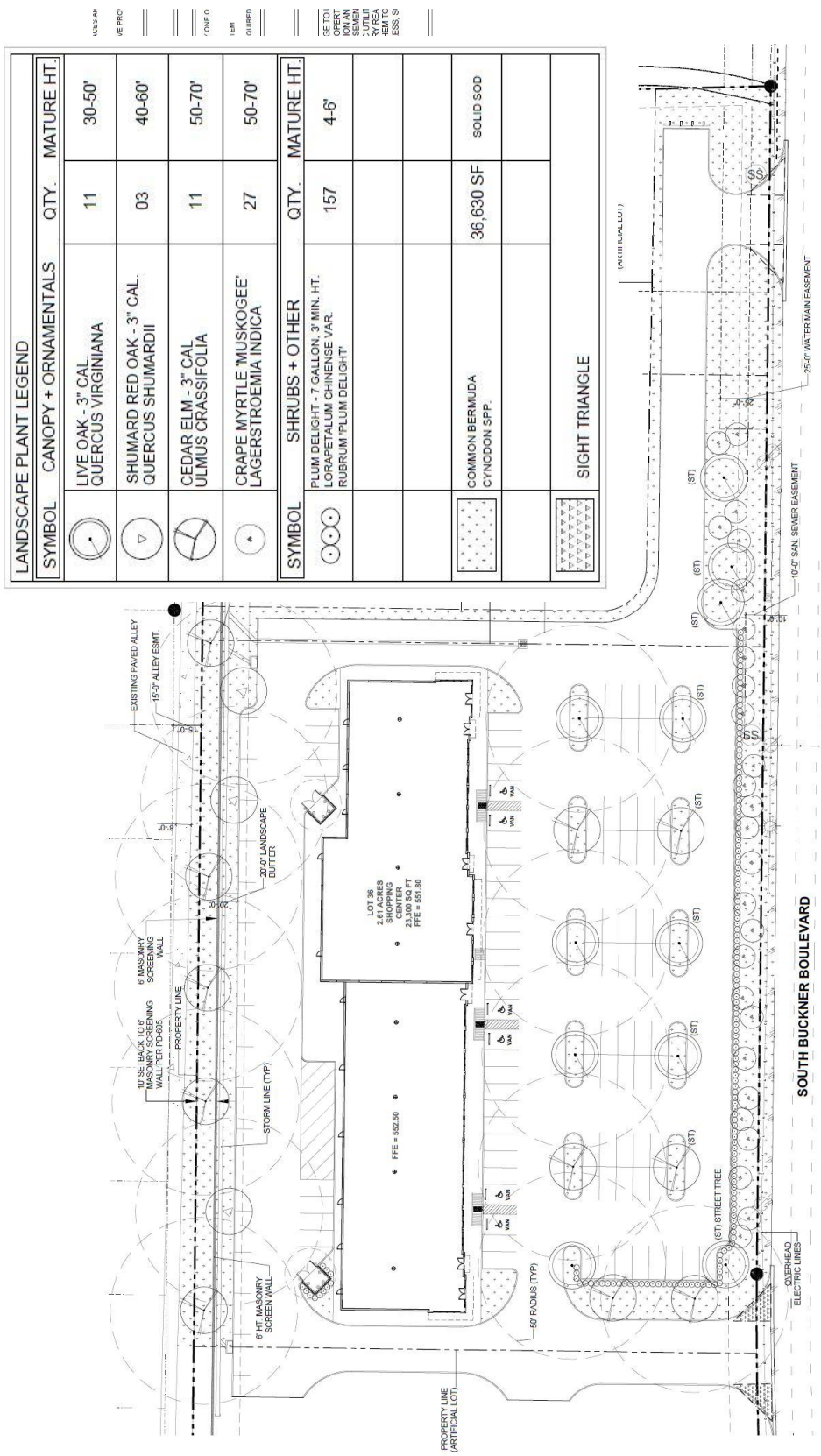
Enlarged Proposed Development Plan

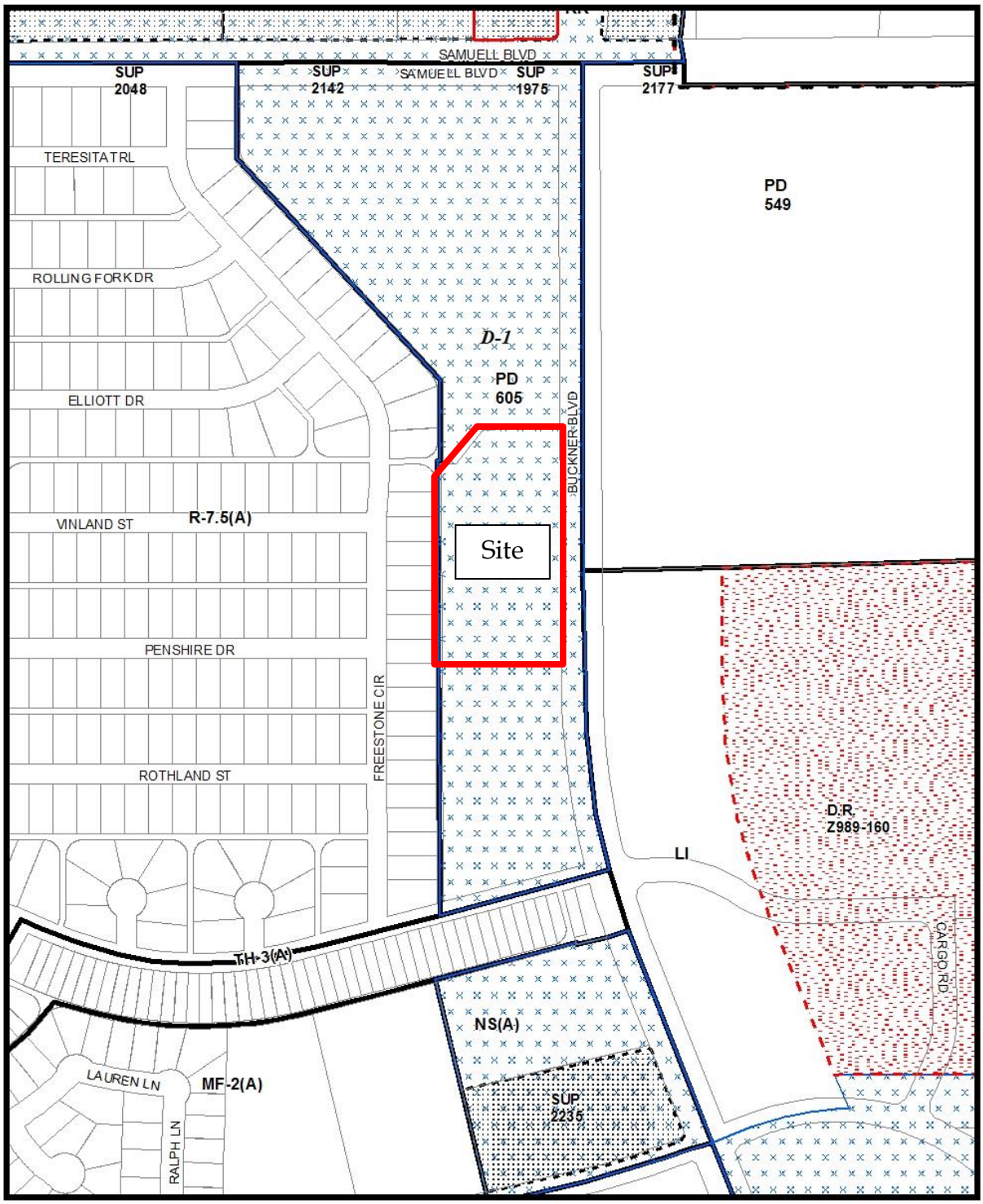


Proposed Landscape Plan



Enlarged Proposed Landscape Plan





1:3,600

Zoning Map

Printed Date: 6/7/2017



1:3,600

Aerial Map

Printed Date: 6/7/2017

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Sharon Hurd, AICP

FILE NUMBER: M167-030 **DATE FILED:** April 19, 2017

LOCATION: Churchill Way and Preston Road, Southeast Corner

COUNCIL DISTRICT: 11 **MAPSCO:** 15 T, X

SIZE OF REQUEST: Approx. 24.5 Acres **CENSUS TRACT:** 132

APPLICANT: Tyler C. Cooper, MD, MPH

OWNER: Cooper Aerobics Enterprises

REPRESENTATIVE: Hudson Lockett, III

REQUEST: An application for a minor amendment to a development plan on property zoned Planned Development District No. 68.

On March 29, 1965, the City Council passed Ordinance No. 14579 which established Planned Development District No. 68 for a Medical Office, Office, and Related Uses. PDD No. 68 was approved subject to a development plan for a facility generally known as the "Aerobics Center". According to the PDD, the Aerobics Center is a world-renowned facility, recognized as a leader in the field of medical research, exercise and preventative medicine, and education.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for an addition to the footprint of Building Five of approximately 2,094 square feet. The proposed amendment also provides for the addition of 32 parking spaces. All of the proposed modifications will be located internal to the site and will supplement the uses currently existing within the development.

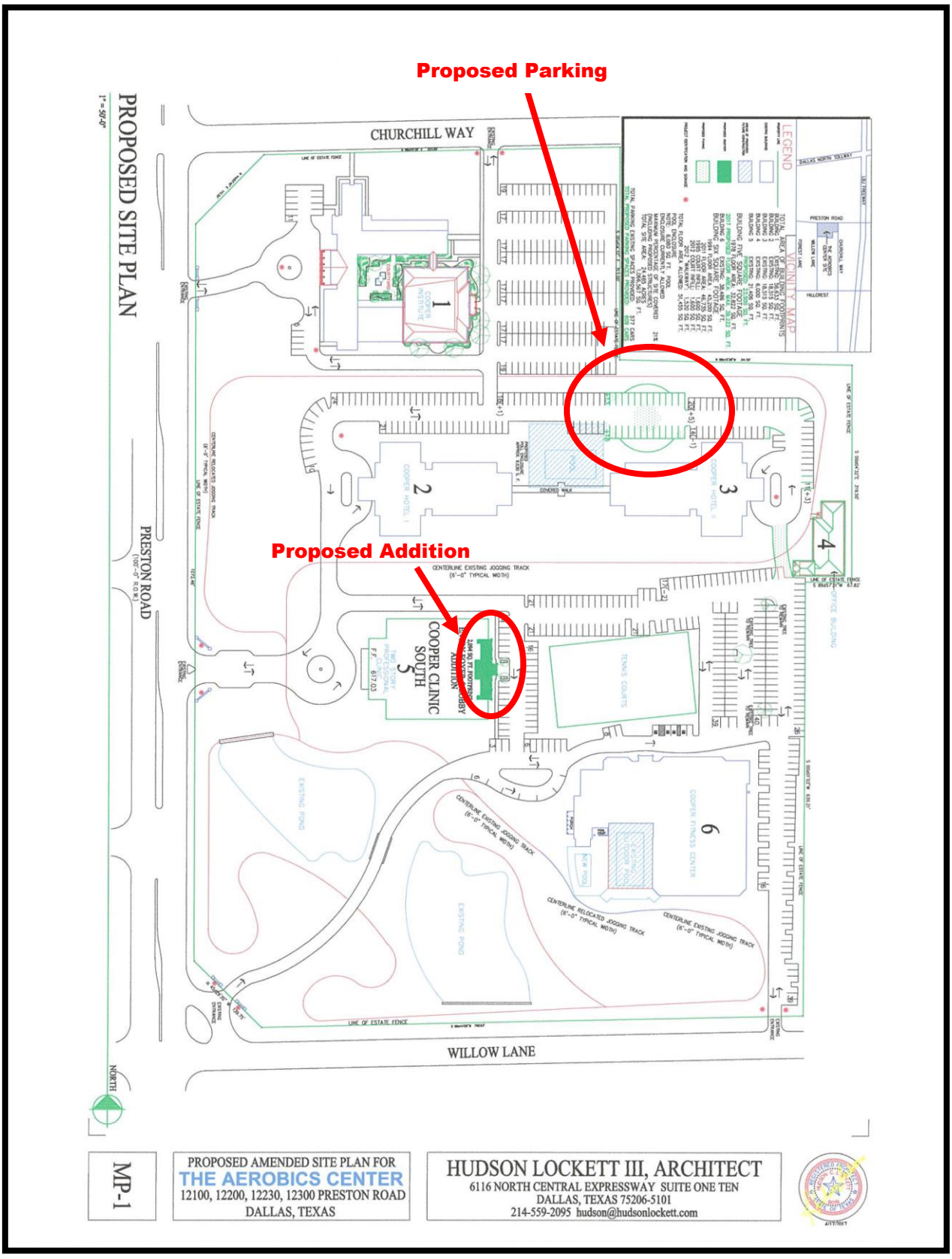
The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

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

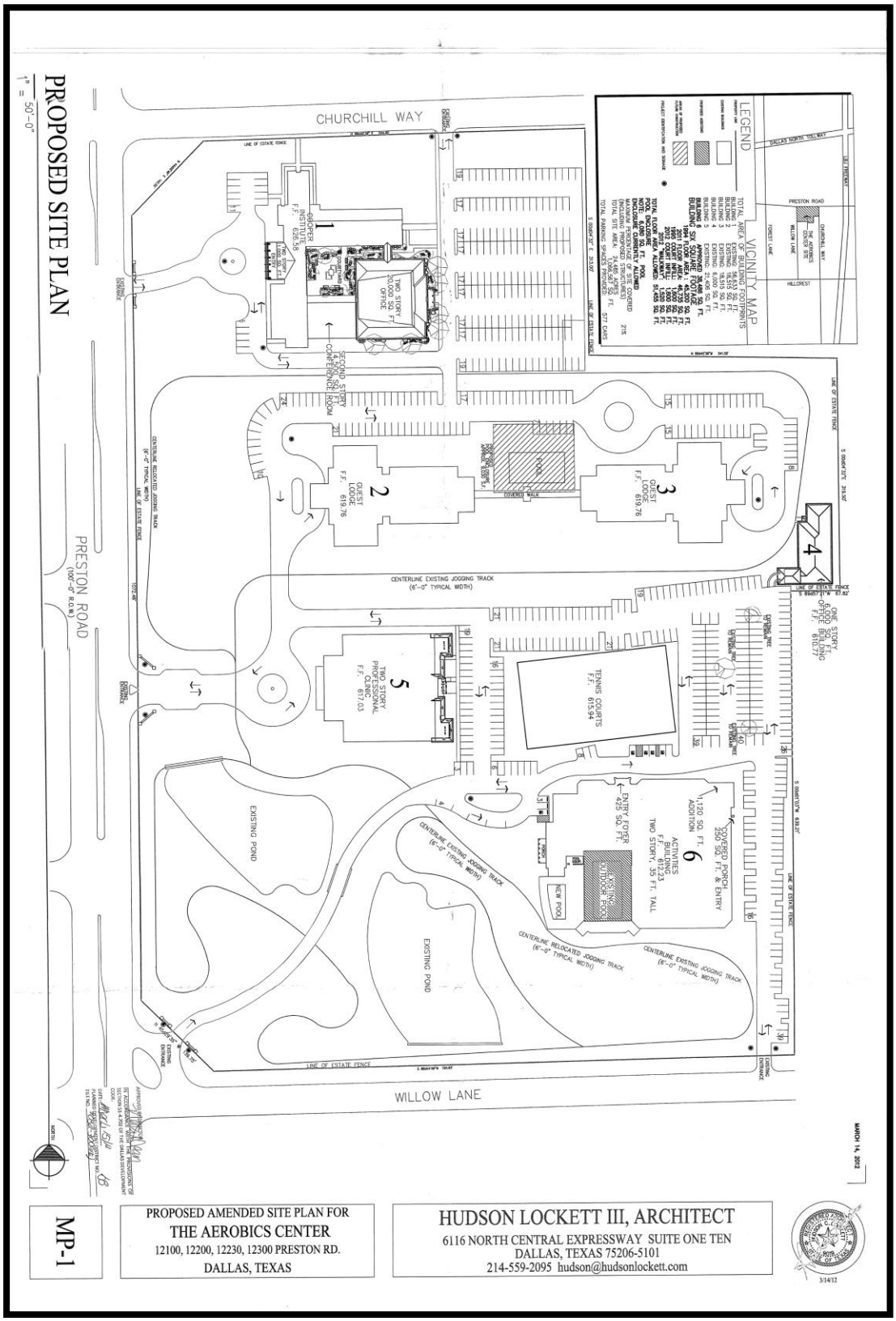
http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%2068.pdf

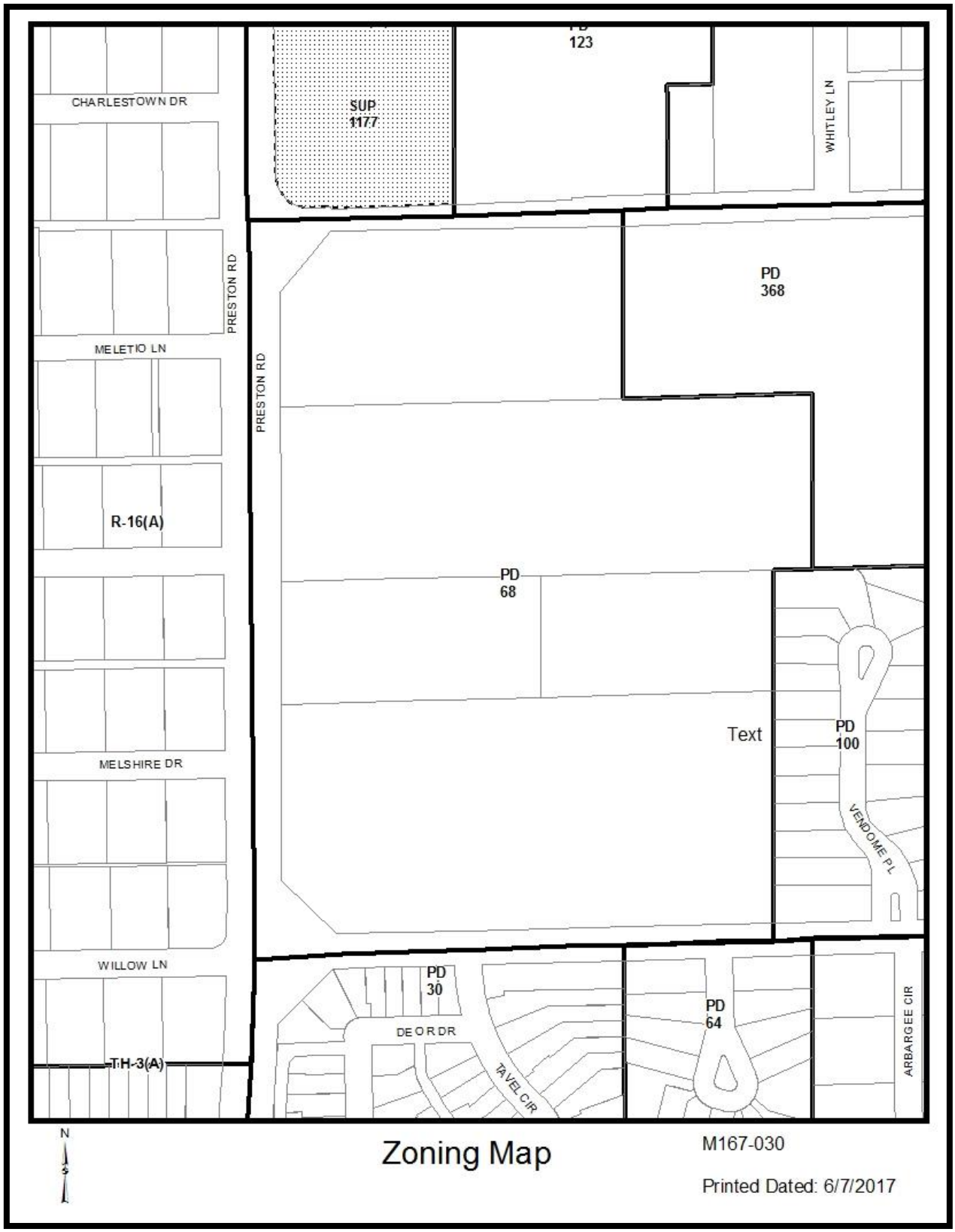
STAFF RECOMMENDATION: Approval

Proposed Development Plan



Existing Development Plan




CHARLESTOWN DR
SUP
1177
PD
123
WHITLEY LN
PD
368
PRESTON RD
MELETIO LN
PRESTON RD
R-16(A)
PD
68
Text
PD
100
VENDOME PL
MELSHIRE DR
WILLOW LN
PD
30
DE O R DR
TAVEL CIR
PD
64
ARBARGEE CIR
TH-3(A)
N
Zoning Map
M167-030
Printed Dated: 6/7/2017


SUP
317
123
PD
368
MELETIO LN
PRESTON RD
PRESTON RD
WILLIAMSTOWN RD
R-16(A)
PD
68
MELSHIRE DR
Text
PD
100
WILLOW LN
TH-3(A)
PD
30
DEORDR
TAVEL CIR
PD
64
N
Aerial Map
M167-030
Printed Dated: 6/7/2017

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Andrew Ruegg

FILE NUMBER: M167-003 **DATE FILED:** October 21, 2016

LOCATION: East line of Wayside Drive, south of Chattanooga Place

COUNCIL DISTRICT: 2 **MAPSCO:** 34-S, W

SIZE OF REQUEST: ±1.94 acres **CENSUS TRACT:** 100.00

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a minor amendment to the development plan for a public school use on property zoned Area 7 within Planned Development District No. 465, the Arlington Park Special Purpose District.

SUMMARY: On February 26, 1997, the City Council passed Ordinance No. 23049 which established Planned Development District No. 465, the Arlington Park Special Purpose District for Mixed Uses. On February 11, 2004, the City Council passed Ordinance No. 25494 which created Area 7 that provides for the public school use subject to a development plan. On June 3, 2010, the City Plan Commission approved a minor amendment to the Area 7 development plan to expand the existing Arlington Park Elementary School building.

The applicant has requested consideration of a minor amendment to the development plan to demolish the existing Arlington Park Elementary School and replace it with an Early Childhood Center. The proposed development provides for eight classrooms and surface parking. The proposed development provides for eight fewer classrooms, removal of existing buildings, and modifications to the parking arrangement compared to the last approved development plan.

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%208/Article%20465.pdf

The requested minor amendment was reviewed under public notice procedure as outlined in SEC. 51A-4.702(i)(2)(C).

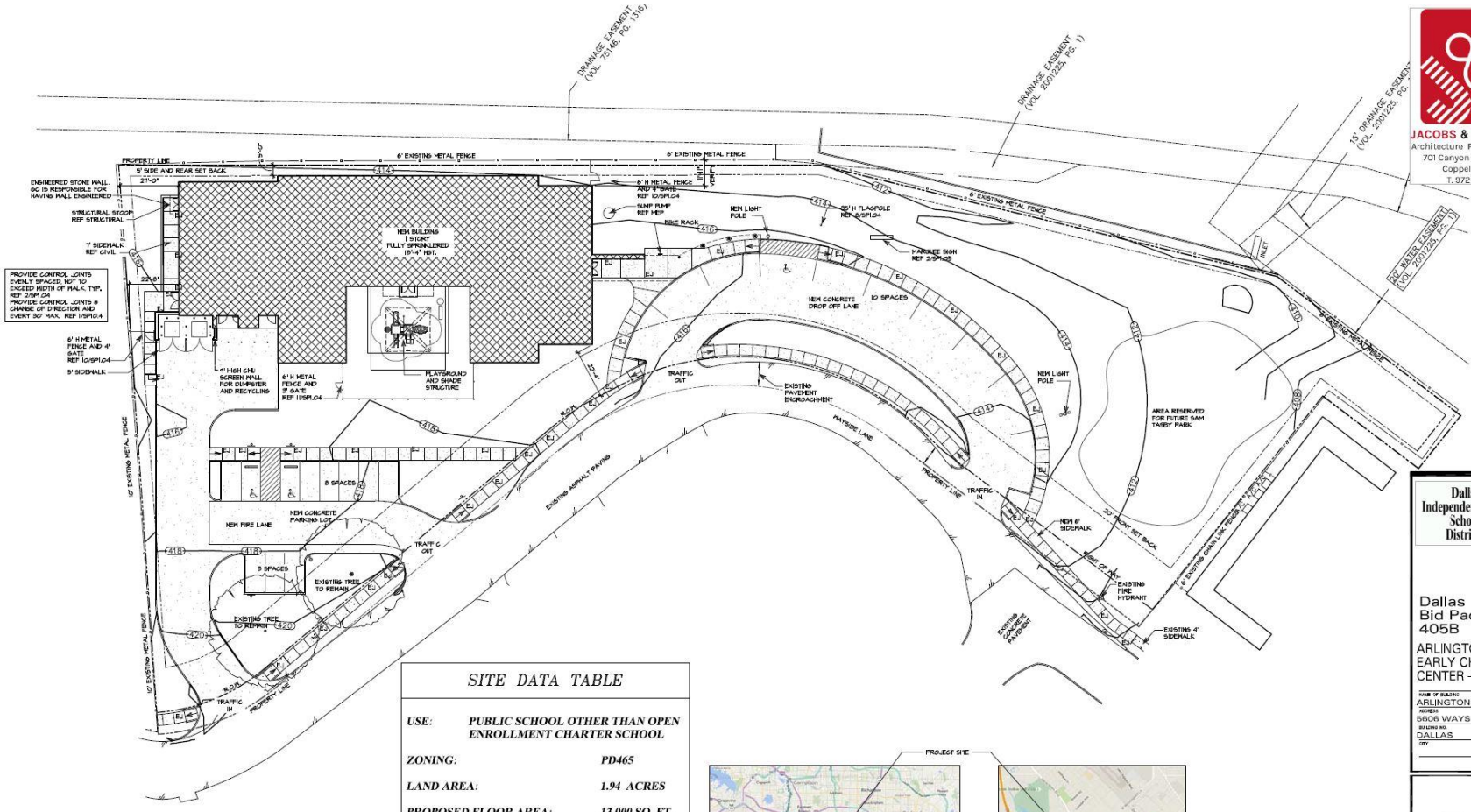
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

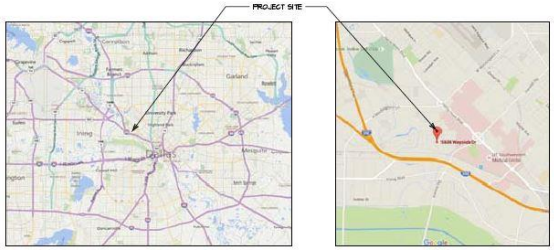
Dallas ISD Board of Trustees

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

Proposed Development Plan



SITE DATA TABLE	
USE:	PUBLIC SCHOOL OTHER THAN OPEN ENROLLMENT CHARTER SCHOOL
ZONING:	PD465
LAND AREA:	1.94 ACRES
PROPOSED FLOOR AREA:	13,000 SQ. FT.
LOT COVERAGE:	15%
PROPOSED BUILDING HEIGHT:	18'-4"
NEW CLASSROOMS:	6
REQUIRED PARKING SPACES:	9
TOTAL PARKING SPACES :	21



TRUE NORTH PLAN NORTH

1 DEVELOPMENT PLAN

SCALE: 1/32" = 1'-0"

JACOBS & ASSOCIATES
Architecture Planning Interiors
701 Canyon Drive, Suite 110
Coppell, TX 75019
T. 972.331.5699

Dallas Independent School District

Dallas ISD
Bid Package
405B

ARLINGTON PARK EARLY CHILDHOOD CENTER - ORG#300

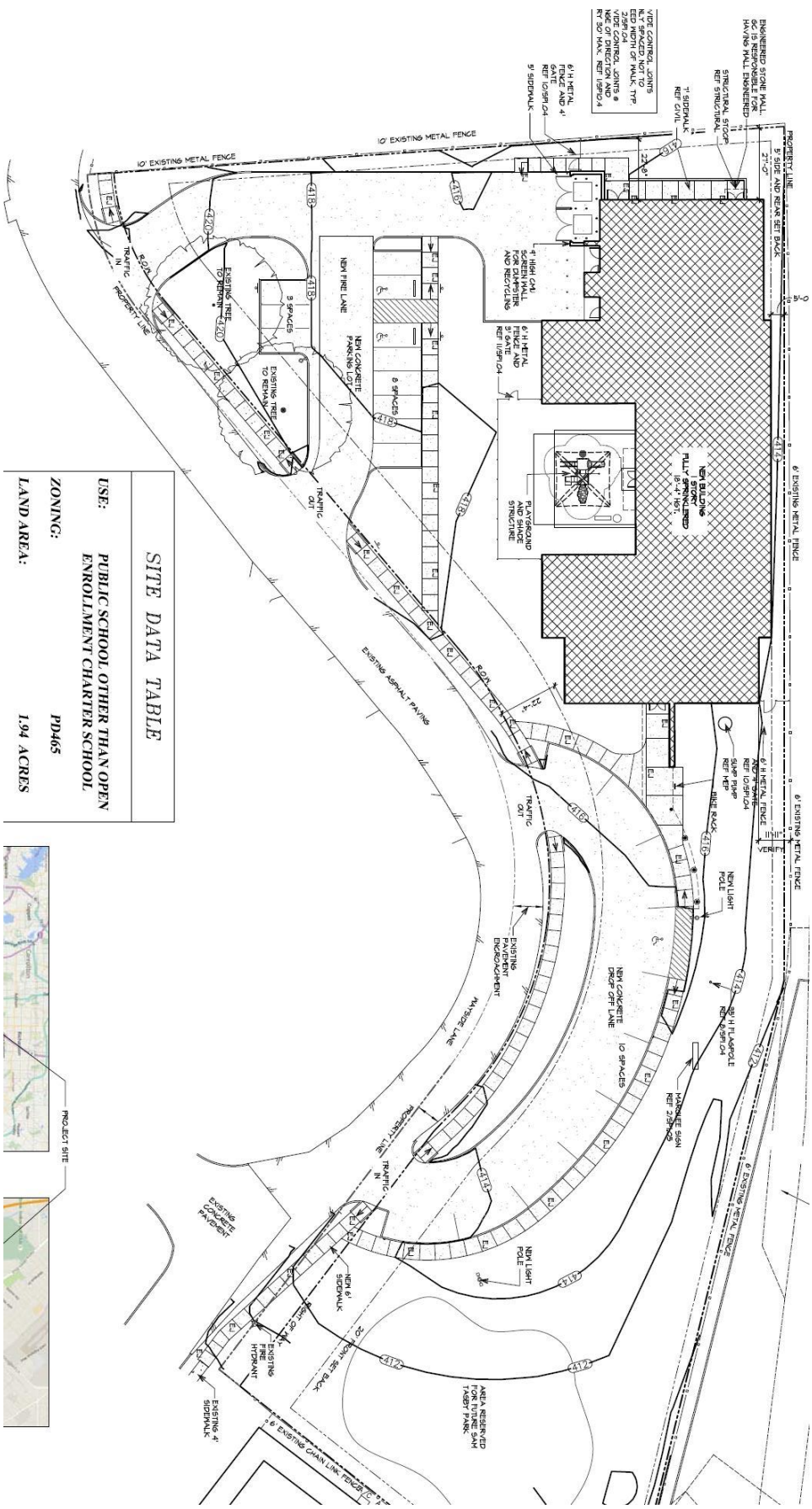
NAME OF BUILDING: ARLINGTON PARK E,C,C,
ADDRESS: 5606 WAYSIDE DR
BUILDING NO. / SITE NO.
CITY: DALLAS STATE: TEXAS
ZIP

JOB NO. 15036

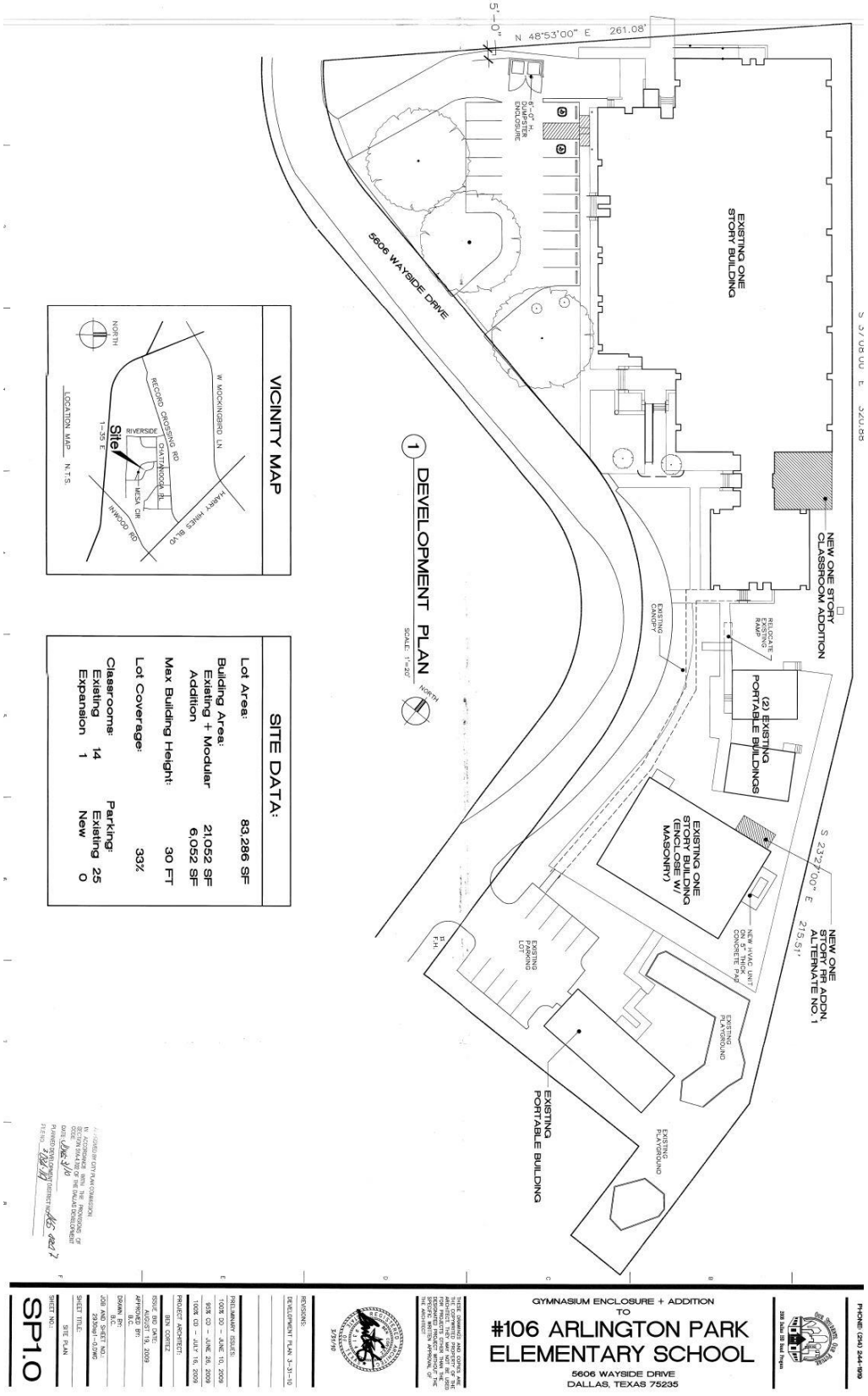
DATE	ISSUE FOR	DRAWN BY
11-06-16	DEVELOPMENT PLAN	BP/BK
02-10-17	ADDENDUM #1	
06-02-17	REVISED PER COMMENTS	

SHEET NO.
DEVELOPMENT PLAN

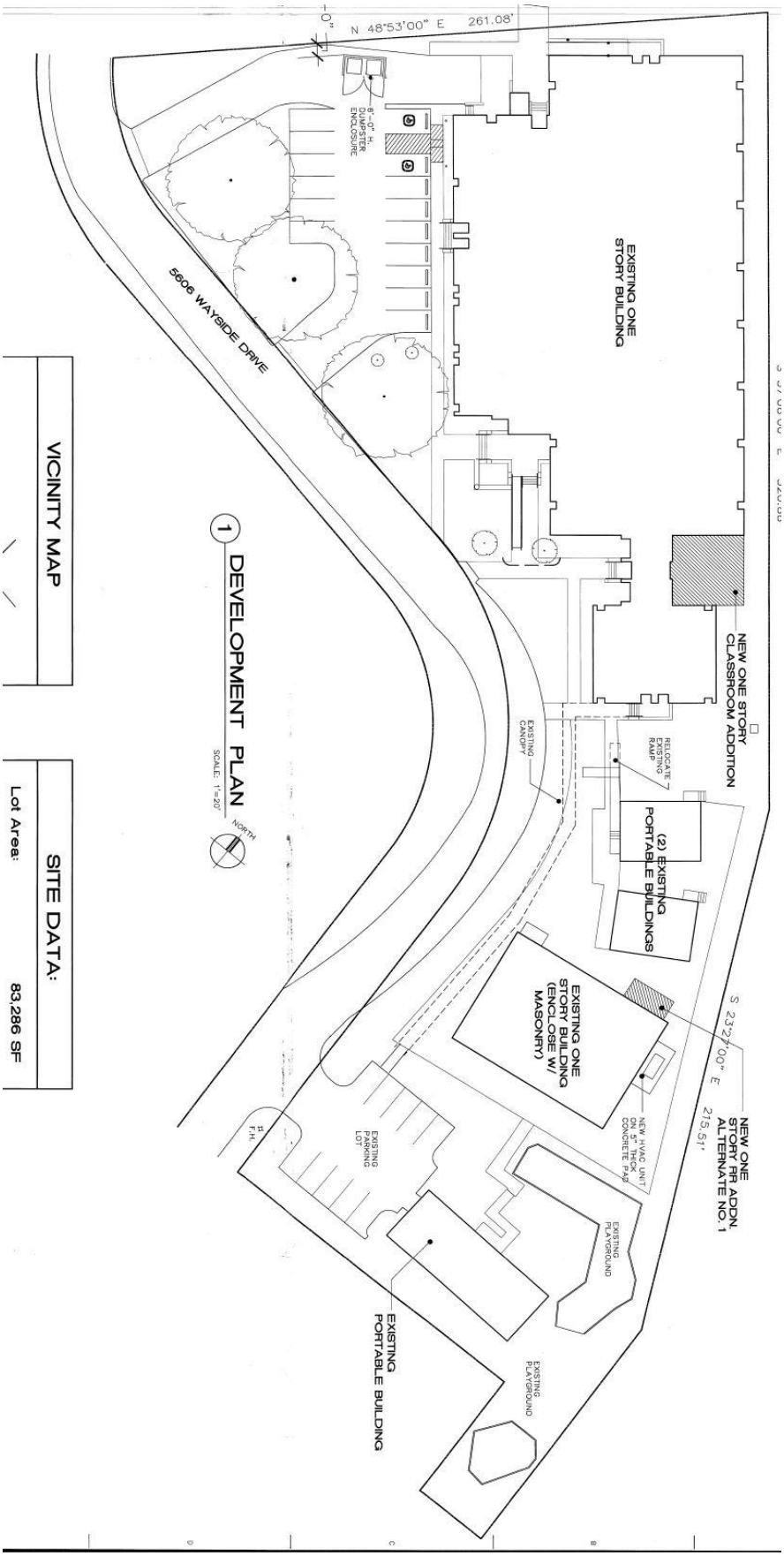
Enlarged Proposed Development Plan

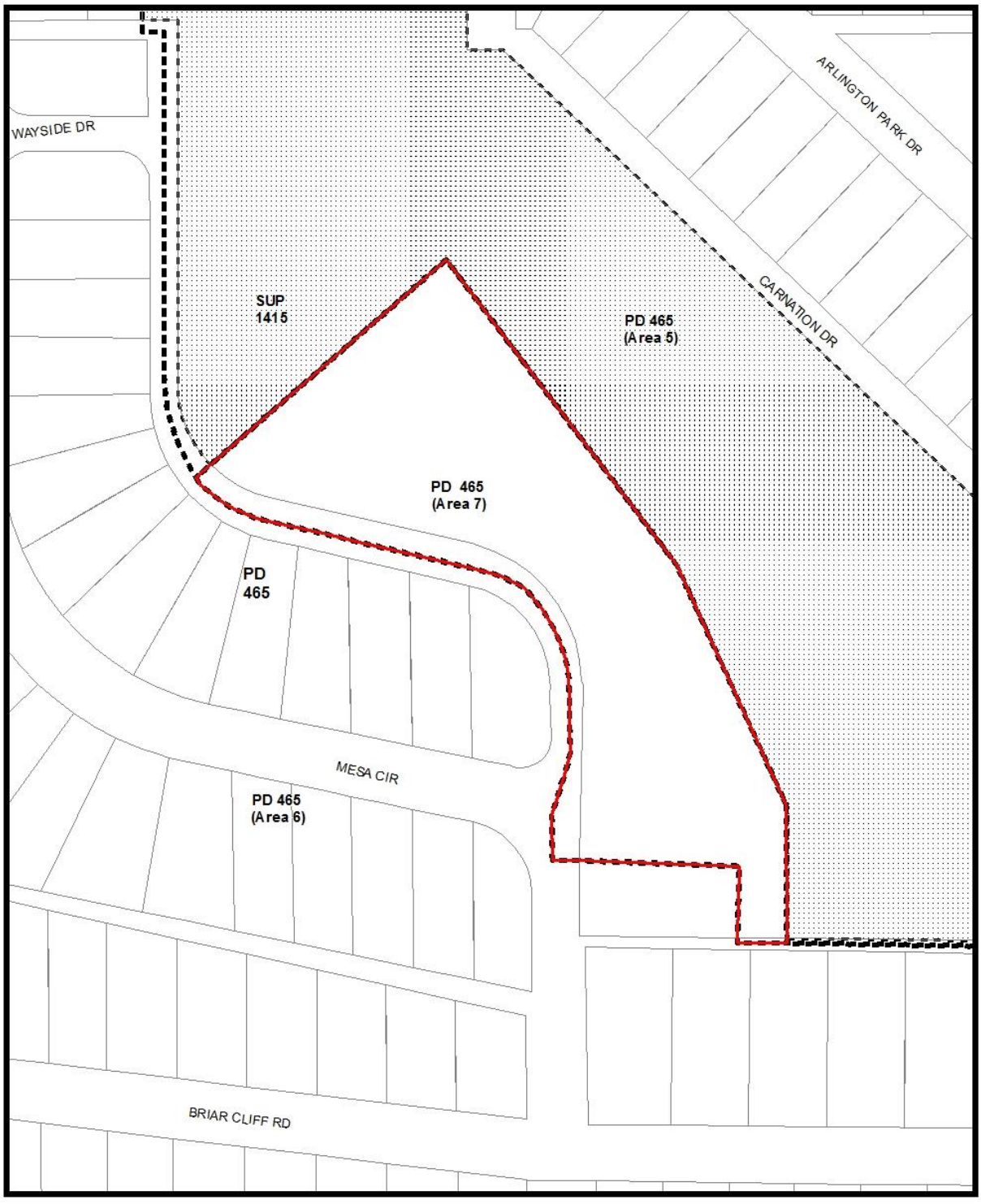


Existing Development Plan



Enlarged Existing Development Plan





1:1,200

Zoning Map

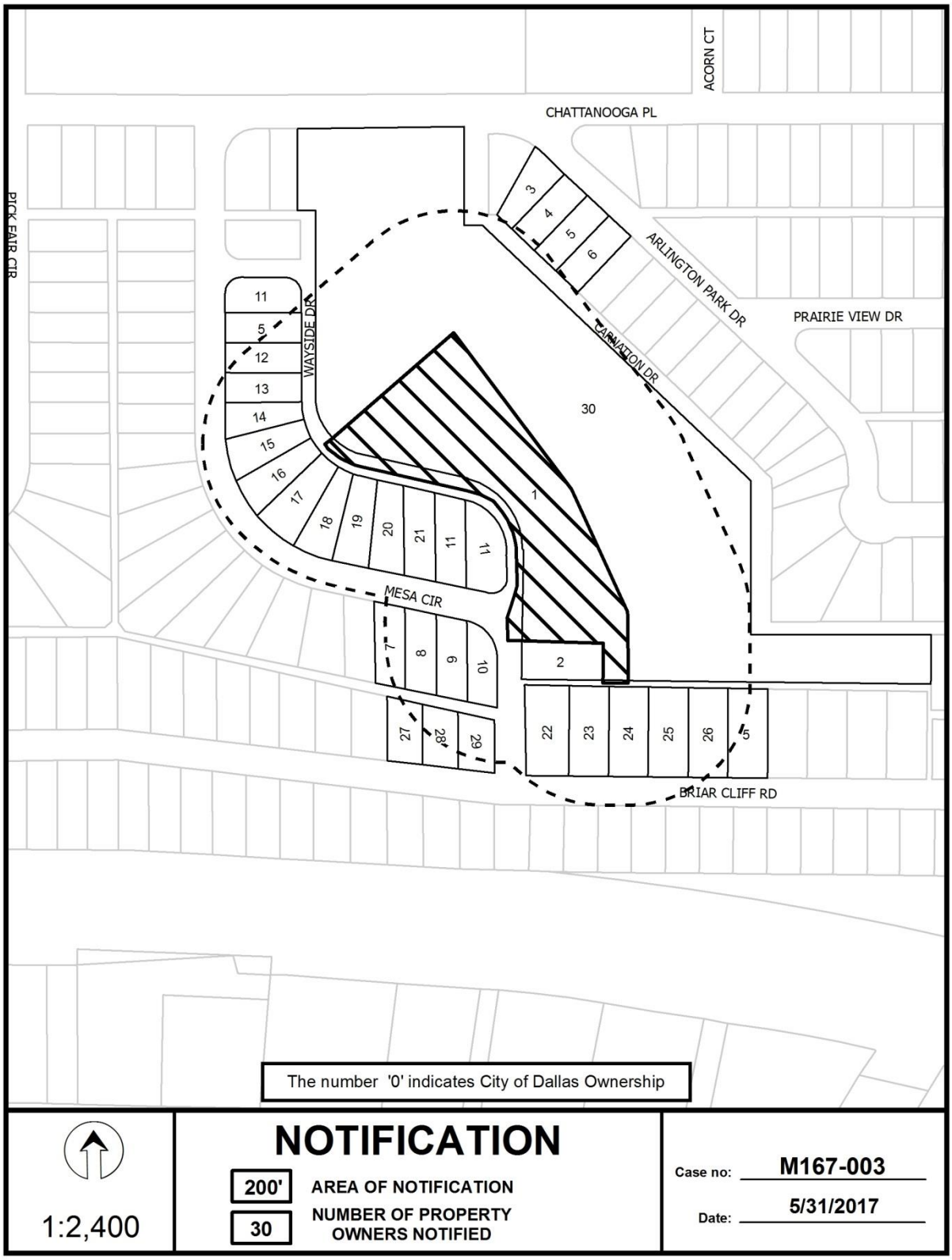
Printed Date: 6/6/2017



1:1,200

Aerial Map

Printed Date: 6/6/2017


ACORN CT
CHATTANOOGA PL
PICK FAIR CIR
ARLINGTON PARK DR
PRAIRIE VIEW DR
CARNATION DR
WAYSIDE DR
MESA CIR
BRIAR CLIFF RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
30
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: M167-003
Date: 5/31/2017

05/31/2017

Notification List of Property Owners

M167-003

30 Property Owners Notified

Label #	*Address*		*Owner*
1	5606	WAYSIDE DR	Dallas ISD
2	5614	WAYSIDE DR	NEW GREATER MT ZION
3	5767	ARLINGTON PARK DR	GUTIERREZ ARTURO
4	5763	ARLINGTON PARK DR	ROBERSON ERNESTINE EST OF
5	5759	ARLINGTON PARK DR	MALOUF B J
6	5755	ARLINGTON PARK DR	RICHEY FARRINGTON KATHY
7	5515	MESA CIR	NGUYEN HOA V
8	5511	MESA CIR	CERVANTES GRACIELA
9	5507	MESA CIR	LE HANSEN &
10	5503	MESA CIR	MENENDEZ ERICKA AZUZENA
11	5634	MESA CIR	1250 WDT LTD
12	5622	MESA CIR	HALLAM ROBERT GASTON
13	5620	MESA CIR	TRUBE RICHELLE
14	5614	MESA CIR	MURRAY CHARLES O
15	5612	MESA CIR	ROJAS OCTAVIO BARRADAS &
16	5602	MESA CIR	TAYLOR SYLVIA ANN
17	5530	MESA CIR	LOFTEN THELMA
18	5526	MESA CIR	FRANCIS SHARON
19	5522	MESA CIR	PUEBLA MARTIN
20	5516	MESA CIR	WALDON ADDIE
21	5512	MESA CIR	JONES CLARENCE W
22	1603	BRIAR CLIFF RD	NEW GREATER MT ZION
23	1609	BRIAR CLIFF RD	HERNANDEZ MARIA L
24	1615	BRIAR CLIFF RD	MA LEG PARTNERS 1
25	1619	BRIAR CLIFF RD	COLLINS RICKEY
26	1623	BRIAR CLIFF RD	JERNEGONS PATRICE

Label #	*Address*		*Owner*
27	1541	BRIAR CLIFF RD	BROWN CHRIS LIV TRUST THE
28	1545	BRIAR CLIFF RD	JC LEASING LLP
29	1551	BRIAR CLIFF RD	MANNING CURTIS & EURDEE
30	1716	CHATTANOOGA PL	CHATTANOOGA HOUSING LP

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Andrew Ruegg

FILE NUMBER: M167-028 **DATE FILED:** April 18, 2017

LOCATION: Southeast corner of Lovers Lane and Greenville Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 36-B

SIZE OF REQUEST: ±9.6 acres **CENSUS TRACT:** 79.13

MISCELLANEOUS DOCKET ITEM

APPLICANT: HEB Grocery Co.

OWNER: Lincoln LAG, LTD & L.W. Hedrick Trust

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a minor amendment to the development plan for a general merchandise or food store greater than 3,500 square feet use on property zoned Tract 1 within Planned Development District No. 610.

SUMMARY: On August 22, 2001, the City Council passed Ordinance No. 24691 which established Planned Development District No. 610 for Mixed Uses. On July 12, 2007, the City Plan Commission approved a minor amendment to the Tract 1 development plan to increase floor area and reconfigure parking. An additional minor amendment to the development plan to increase floor area and reconfigure parking was approved on May 23, 2014.

The applicant has requested consideration of a minor amendment to the development plan to add approximately 7,125 square feet of floor area for a kitchen expansion and curbside pick-up location and to increase and modify the arrangement of parking on-site. [Central Market].

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

The requested minor amendment was reviewed under public notice procedure as outlined in SEC. 51A-4.702(i)(2)(C).

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20610.pdf

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

Lincoln LAG, LTD

Akard Ervay, Inc., general partner
Mack Pogue, Chairman
William C. Duvall, President
Nancy A. Davis, VP/Sec/Sec/Tr

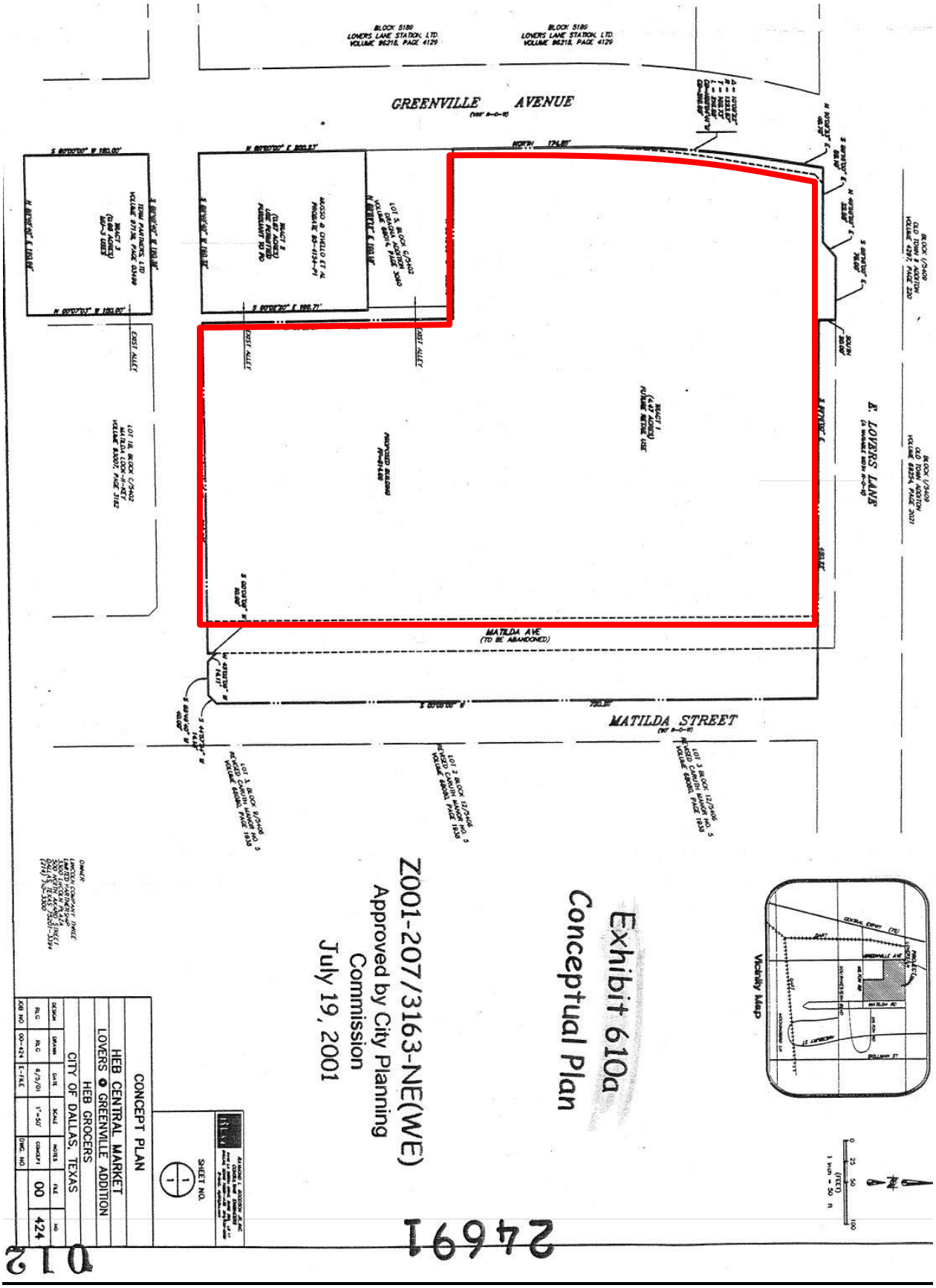
Hedrick L.W. Trust

The Chase Manhattan Bank, trustee
2200 Ross Avenue, Suite 710
Dallas, TX 75201

HEB Grocery Co.

Charles E Butt, Chairman and CEO
Craig Boyan, President and COO
Martin Otto, CFO

Existing Conceptual Plan



Proposed Development Plan

SITE DATA SUMMARY TABLE

ZONING:	PD 610
USE:	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3500 SF
LOT AREA:	418,176 SF (9.6 ACRES)
BUILDING BREAKDOWN:	
FLOOR AREA:	96,085 SF
FLOOR AREA RATIO:	0.23:1
LOT COVERAGE:	19.33% (80,839 SF)
PARKING BREAKDOWN:	
PARKING PROVIDED:	508 SPACES
HANDICAP PARKING PROVIDED:	16 SPACES
TOTAL PARKING SPACES:	524 SPACES
PARKING SPACE REQUIRED:	385 SPACES
PARKING RATIO PROVIDED:	1 SPACE/250 SF
BICYCLE PARKING PROVIDED:	21 SPACES

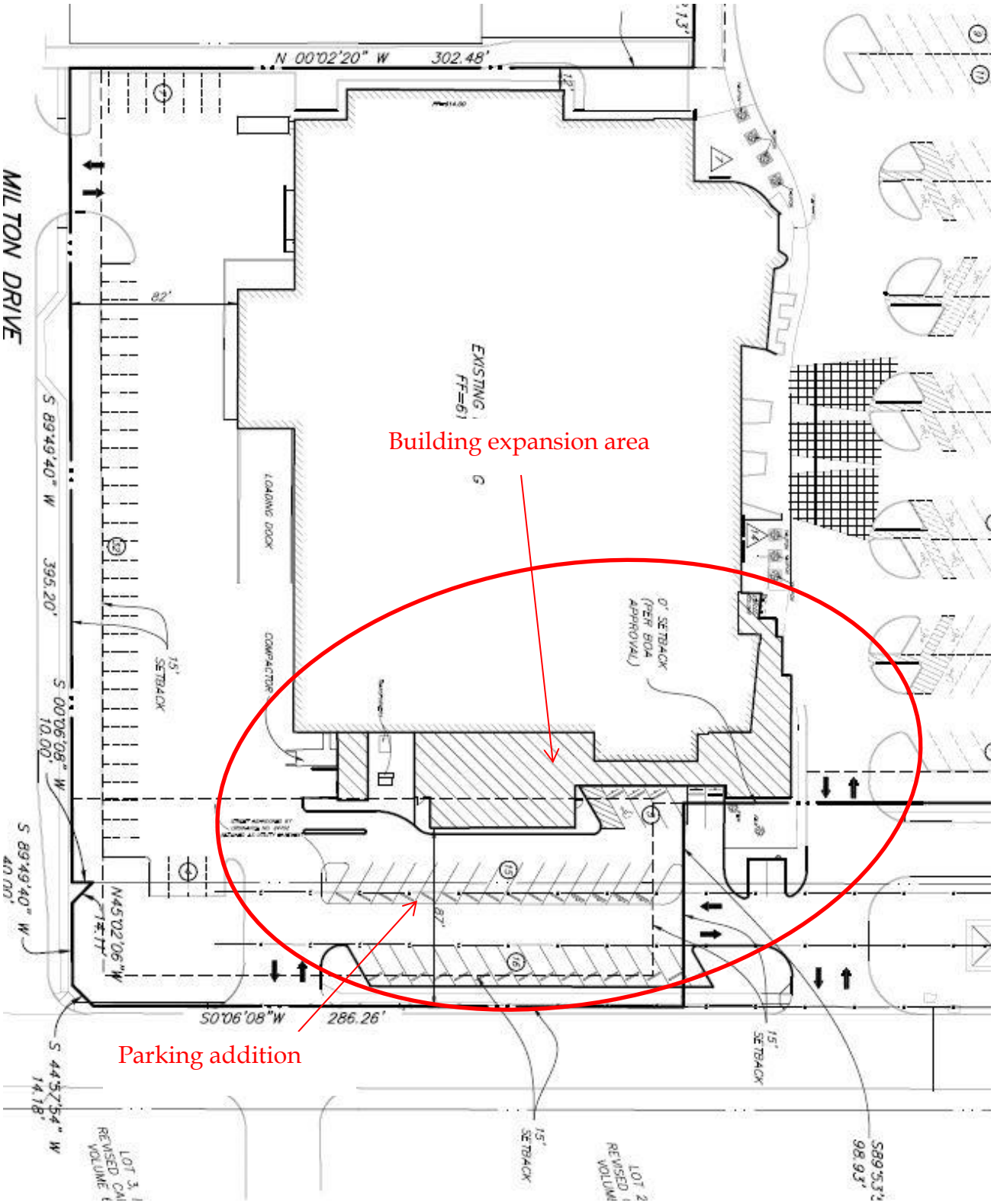
PROPOSED BUILDING ADDITION

0 20 40 80
1 inch = 40 ft.

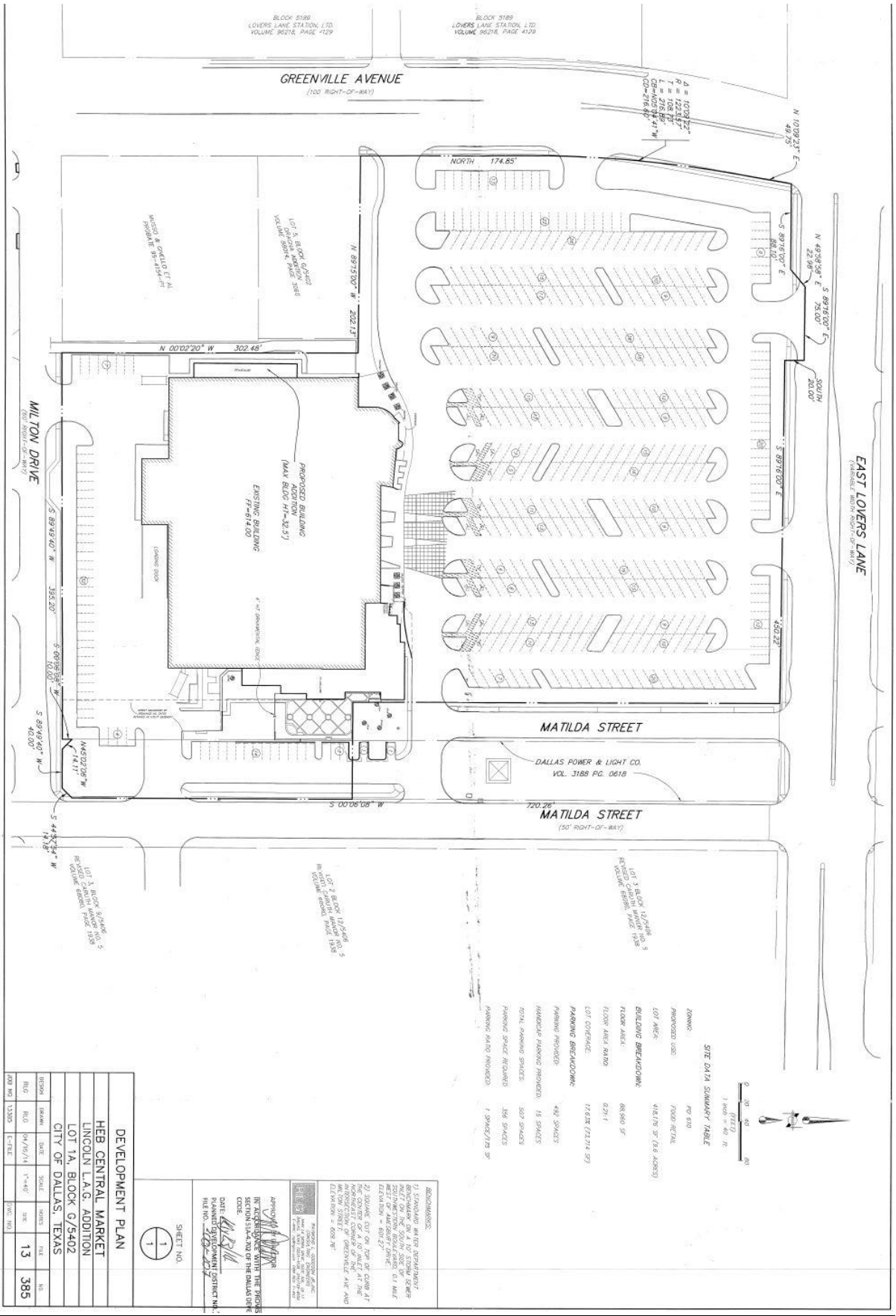
DEVELOPMENT PLAN
HEB CENTRAL MARKET
LINCOLN L.A.G. ADDITION

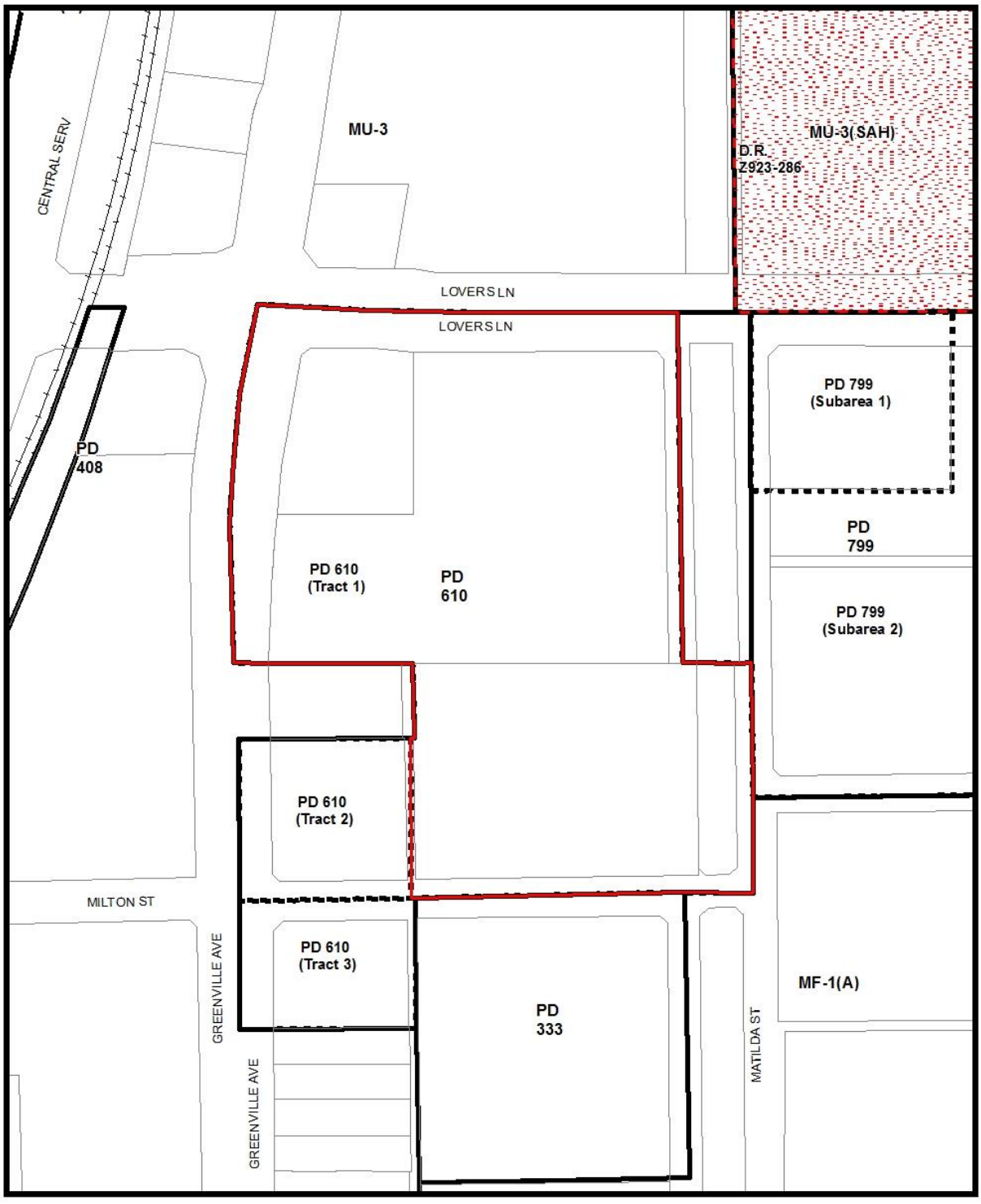
SHEET NO. 1 / 1

Enlarged Proposed Development Plan



Existing Development Plan





1:2,000

Zoning Map

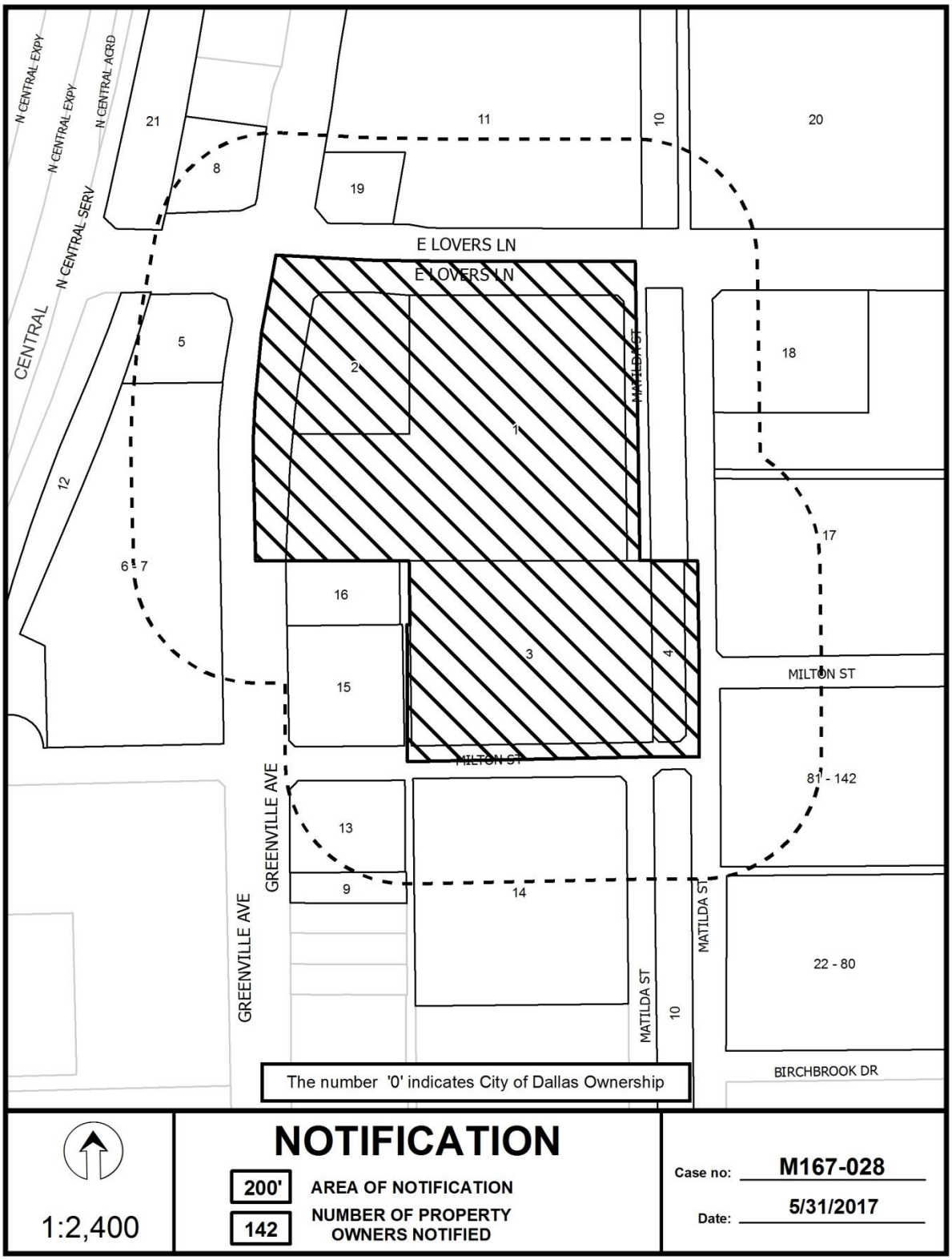
Printed Date: 6/6/2017



1:2,000

Aerial Map

Printed Date: 6/6/2017


N CENTRAL EXPY
N CENTRAL EXPY
N CENTRAL ACRD
N CENTRAL SERV
CENTRAL
E LOVERS LN
E LOVERS LN
MATILDA ST
MILTON ST
MILTON ST
GREENVILLE AVE
GREENVILLE AVE
MATILDA ST
MATILDA ST
BIRCHBROOK DR
21
8
11
10
20
19
5
2
1
18
12
6
7
17
16
3
4
15
13
9
14
81 - 142
22 - 80
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
142
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: M167-028
Date: 5/31/2017

05/31/2017

Notification List of Property Owners

M167-028

142 Property Owners Notified

Label #	*Address*		*Owner*
1	5750	E LOVERS LN	LINCOLN LAG LTD
2	5200	GREENVILLE AVE	HEDRICK L W TRUST
3	5750	LOVERS LN	LINCOLN LAG LTD
4	4500	GREENVILLE AVE	LINCOLN LAG LTD
5	5233	GREENVILLE AVE	LOVERS LANE REDWOOD TEXAS
6	5111	GREENVILLE AVE	LOVERS LANE REDWOOD TEXAS
7	5111	GREENVILLE AVE	OFFICE DEPOT
8	5315	GREENVILLE AVE	INWOOD CORP
9	5010	GREENVILLE AVE	5010 GREENVILLE LLC
10	4500	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
11	5500	GREENVILLE AVE	OT TX GREENVILLE LP
12	5603	MILTON ST	DALLAS AREA RAPID TRANSIT
13	5030	GREENVILLE AVE	CCP CANES GREENVILLE LP
14	5720	MILTON ST	SH 710 LLC
15	5114	GREENVILLE AVE	MUSSO & CIVELLO ET AL
16	5118	GREENVILLE AVE	LINCOLN LAG TWO LTD
17	5850	E LOVERS LN	LOVERS TRADITION II LP
18	5800	E LOVERS LN	LOVERS MEDICAL INVESTORS LP
19	5302	GREENVILLE AVE	OT TX GREENVILLE LP ETAL
20	5809	E LOVERS LN	OT TEXAS GREENVILLE LP
21	401	S BUCKNER BLVD	DART
22	5805	BIRCHBROOK DR	BLACKMAN CLAIRE R
23	5805	BIRCHBROOK DR	SMITH CHRISTINA
24	5811	BIRCHBROOK DR	MCMILLAN DARLENE J
25	5811	BIRCHBROOK DR	LUEDTKE GRETCHEN M
26	5805	BIRCHBROOK DR	STAFFORD TRAVIS W

Label #	*Address*		*Owner*
27	5805	BIRCHBROOK DR	KALKER AVIE
28	5811	BIRCHBROOK DR	MCDANIEL STEPHEN D &
29	5811	BIRCHBROOK DR	ELLIOTT WENDY
30	5819	BIRCHBROOK DR	EMMONS MIKE
31	5819	BIRCHBROOK DR	JONES TRICIA L
32	5833	BIRCHBROOK DR	PLIMPTON PAMELA
33	5833	BIRCHBROOK DR	FANTINI DAVID P
34	5825	BIRCHBROOK DR	CLUMPNER JUSTIN & ANASTASIA L VILLESCAS
35	5833	MILTON ST	BELL ELLEN M
36	5833	BIRCHBROOK DR	TWAY DUANE C & CONSTANCE
37	5010	MATILDA ST	AGUILAR JOSE I
38	5010	MATILDA ST	MCBEATH SHERRY L
39	5010	MATILDA ST	CARLSTROM ERIC C
40	5010	MATILDA ST	ZAVITKOVSKY F KARL &
41	5016	MATILDA ST	MORGAN BRYAN II
42	5016	MATILDA ST	BLANKENSHIP JAMES T &
43	5020	MATILDA ST	DUPUY CHARLOTTE B
44	5020	MATILDA ST	VERSCHOYLE JOAN
45	5016	MATILDA ST	REYNOLDS ROBERT F & HOANG
46	5016	MATILDA ST	PEDIGO PATRICK J &
47	5020	MATILDA ST	LI TIANYI
48	5020	MATILDA ST	WHISNANT DENISE
49	5026	MATILDA ST	ZABY VINCENT RAY
50	5026	MATILDA ST	BRYSON MARK H
51	5026	MATILDA ST	JONES BRADY
52	5026	MATILDA ST	HOANG TINA THANH
53	5032	MATILDA ST	BATCHELOR BONNIE D
54	5032	MATILDA ST	TSADA NEGUSE &
55	5032	MATILDA ST	FORTENBERRY AUSTIN
56	5032	MATILDA ST	FORTENBERRY AUSTIN EVIN
57	5038	MATILDA ST	FANTINI DAVID

Label #	*Address*		*Owner*
58	5038	MATILDA ST	MEINHARDT CONNIE
59	5038	MATILDA ST	ANSLEY WILLIAM F
60	5038	MATILDA ST	BENAVIDES NATHAN
61	5044	MATILDA ST	SHEEHAN MARY L TRUSTEE
62	5044	MATILDA ST	DRISKELL STANLEY B SR
63	5050	MATILDA ST	ALLEN STEPHANIE M
64	5050	MATILDA ST	CHAMBLESS RYAN & MARY MAHAN
65	5056	MATILDA ST	YADETE NATAN &
66	5056	MATILDA ST	GARCIA ERIC
67	5062	MATILDA ST	FRANKLIN JOSHUA
68	5062	MATILDA ST	SOTELO ANTONIA
69	5068	MATILDA ST	ROBERTSON JESSICA R
70	5068	MATILDA ST	EVANS REAGAN &
71	5044	MATILDA ST	MONGARAS JAMES J
72	5044	MATILDA ST	HARMAN MICHAEL J
73	5050	MATILDA ST	MANGER TEDDY DAVE
74	5050	MATILDA ST	YANG VICTOR
75	5056	MATILDA ST	ANSTEAD CLIFFORD R
76	5056	MATILDA ST	GOLDIN LILIA
77	5062	MATILDA ST	KIDANE TESFAMARIAN &
78	5062	MATILDA ST	IBRAHIM DANA L
79	5068	MATILDA ST	ASSEFA HAILE A
80	5068	MATILDA ST	WELCH JULIE
81	5804	MILTON ST	JACKSON OLIVIA ZENA
82	5804	MILTON ST	MKAY CHARLES E
83	5808	MILTON ST	SELVADURAI JOHNSON J & SABRINA
84	5808	MILTON ST	ROSE SHEILA DIANNE
85	5804	MILTON ST	FANTA SOLOMON
86	5804	MILTON ST	ACEVEDO MARIA C
87	5808	MILTON ST	WANG SUIJUN &
88	5808	MILTON ST	YILMA ALEMNESH F

Label #	*Address*		*Owner*
89	5812	MILTON ST	BAKEWELL THOMAS B
90	5812	MILTON ST	BERNSTEIN ALAINE SUZANNE
91	5816	MILTON ST	FIELDS MARION LYNN
92	5816	MILTON ST	COFFEY BARBARA
93	5820	MILTON ST	DANIEL RAVI
94	5820	MILTON ST	BUTTS DWAYNE M
95	5816	MILTON ST	MCCULLY MICHAEL JOHN
96	5816	MILTON ST	BAGG DAVID S
97	5820	MILTON ST	WULF JOSHUA
98	5820	MILTON ST	BENSKIN NORA &
99	5098	MATILDA ST	JONES RANDY L & LU ANN
100	5098	MATILDA ST	PORRAS MARLENE YEPEZ
101	5098	MATILDA ST	DIAZ OSCAR
102	5098	MATILDA ST	COLEMAN BENNIE J JR
103	5090	MATILDA ST	HUTTASH HARRY JAMES
104	5090	MATILDA ST	MOORE PARWIN
105	5088	MATILDA ST	VANDERHEYDEN TERRANCE
106	5088	MATILDA ST	DELGADO CABRERA JUAN
107	5090	MATILDA ST	HAYNES KELLY
108	5090	MATILDA ST	SHELMIRE CLARENCE R III
109	5088	MATILDA ST	CHONG YANWAH
110	5088	MATILDA ST	HOANG MINH THI
111	5086	MATILDA ST	COTTLE LAWRENCE W JR
112	5086	MATILDA ST	MULLER DANIEL V
113	5086	MATILDA ST	KHLAF HUSAM
114	5086	MATILDA ST	MISHRA MEENA
115	5084	MATILDA ST	LUNA GERARDO
116	5084	MATILDA ST	PATEL VIREN S
117	5084	MATILDA ST	MACALUSO MATTIE G
118	5084	MATILDA ST	ABREHAM HAILE S MR
119	5082	MATILDA ST	BASU AMIT & EUGENIA D

Label #	*Address*		*Owner*
120	5082	MATILDA ST	HUTTASH JAMES ADAM
121	5082	MATILDA ST	GILVALENZUELA LIBRADA
122	5082	MATILDA ST	NANASI JANOS
123	5072	MATILDA ST	SAVAGE SHANNON COOPER
124	5072	MATILDA ST	BARRIOS ALBERT &
125	5074	MATILDA ST	SUPUNYABOOT SUNISA
126	5074	MATILDA ST	DAVIS JANIS
127	5076	MATILDA ST	WEISS JERRY I
128	5076	MATILDA ST	AGANLIC MUHAMED
129	5078	MATILDA ST	PEDIGO PATRICK J & SAMIA
130	5078	MATILDA ST	ZUHEIRI HAIDAR AL
131	5080	MATILDA ST	BOGGS NANCY A
132	5080	MATILDA ST	ROCK HIVE LLC
133	5072	MATILDA ST	BIADAILIGNE HABTAMU
134	5072	MATILDA ST	BARRIOS ALBERT &
135	5074	MATILDA ST	EATON DONNA &
136	5074	MATILDA ST	ROUNGRONG PORNTHIP &
137	5076	MATILDA ST	KING PAUL &VICKIE MASSIE
138	5076	MATILDA ST	GRIMES MATHEW
139	5078	MATILDA ST	REDA FREWEINI ASMEROM
140	5078	MATILDA ST	PUMPHANG KRAISORN
141	5080	MATILDA ST	CHEN LIJUN
142	5080	MATILDA ST	WILLIAMS BARTRICIA

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Andrew Ruegg

FILE NUMBER: M167-029 **DATE FILED:** April 19, 2017

LOCATION: South corner of North Harwood Street and Payne Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-F

SIZE OF REQUEST: ±0.74 acres **CENSUS TRACT:** 19.00

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Phase VII Development at International Center, LP

REPRESENTATIVE: Ben Cortez, AIA

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

SUMMARY: On June 13, 2007, the City Council passed Ordinance No. 26781, which established Planned Development Subdistrict No. 79 for Mixed Uses, the Harwood Special Purpose District, within Planned Development District No. 193, the Oak Lawn Special Purpose District. On July 9, 2015, the City Plan Commission approved a development plan and landscape plans to provide for an office tower and parking garage.

The applicant has requested consideration of a minor amendment to the development plan and landscape plans to relocate street trees and modify ADA ramps, concrete paver types, and landscaping features.

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

The requested minor amendment was reviewed under City Plan Commission procedure as outlined in SEC. 51A-4.702(i)(2)(B).

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%2027/Div%20S-79%20[Part%20II%20PD%20193].pdf

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

Phase VII Development at International Center, LP

Harwood International Incorporated, General Partner
J. Gabriel Barbier-Mueller, CEO/President
David O. Roehm, Executive VP
Jeri Hunter, Treasurer

Existing Conceptual Plan

Exhibit S-79A

071788

26781

HARWOOD INTERNATIONAL

Planned Development District No. 193

PDS No. 79

HARWOOD DISTRICT PDS
CONCEPTUAL PLAN

Approved
City Plan Commission
May 17, 2007

Subarea	Ground Level Elevation (AMSL)	Land Area (sf)	Maximum Subarea Floor Area (sf)	Maximum Subarea Structure Height (ft)	Maximum Lot Coverage (sf)	Minimum Open Space Required (sf)
A	465	41,915	350,000	365	No Maximum	6,300
B	452	55,636	350,000	280	No Maximum	8,300
C	450	115,764	750,000	240	No Maximum	17,400
D	445	46,522	300,000	240	No Maximum	7,000
E	458	19,872	135,000	325	No Maximum	3,000
F	455	48,932	750,000	Any Legal	No Maximum	7,300
G	447	83,609	500,000	225	No Maximum	12,500
H	441	32,299	225,000	350	No Maximum	4,800
I	422	52,403	500,000	Any Legal	No Maximum	7,900
J	430	101,214	1,214,567	Any Legal	No Maximum	15,200
K	423	123,272	1,479,264	Any Legal	No Maximum	18,500

Harwood District Maximum Floor Area
5,421,380 square feet

RANDALL STREET
NORTH HARWOOD STREET
HUNT ST.
McKINNON STREET
HARRY HINES BLVD
CAROLINE ST.
PAYNE STREET
N. AKARD ST.
OLIN WELBORN ST.
MOODY STREET
OLIVE STREET
FIELD STREET
ASHLAND STREET

Vicinity Map
Mapsco No. 45-F
N.T.S.

CASE NO. Z067-172 (RB)

NORTH
SCALE: 1"=60'

BOKA Powell
MAY 23, 2007

Proposed Development Plan

SITE INFORMATION

Owner:	Phase VII Development at International Center, L.P.
Property Location:	Lot 2A, Block 3/363
Allowable Uses:	All Uses Allowable by LC (Light Commercial)
Minimum Front Yard Setback:	None Per S-79
Minimum Side Yard Setback:	None Per S-79*
Minimum Rear Yard Setback:	None Per S-79
Maximum FAR:	None Per S-79
Note:	Landscape Streetlight and Lighting to Comply with the Oak Lawn Plan Landscape Requirements.

* 10'-0" at Corner of Payne Street & Harry Hines Blvd.

SITE DATA for Subarea H

A	Ground Level Elevation	441 Ft. AMSL
B	Total Land Area	32,299 S.F.
C	Maximum Allowed Floor Area	225,000 S.F.
D	Maximum Allowed Structure Ht.	240 Feet
E	Maximum Allowed Lot Coverage	No Maximum
F	Developed Ground Floor Area	8,677 S.F.
F	Covered Deck Floor Area	6,615 S.F.
G	Developed Structure Height	134 Feet
H	Minimum Required Open Space	4,500 S.F.
I	Actual Open Space	17,007 S.F.
J	Required Parking Spaces	152
K	Parking Provided Surface+Garage	160
L	Parking Provided Off Site	0

SITE DATA for Subdistrict

M	Cumulative Floor Area	55,478 S.F.
N	Developed Cumulative Floor Area	833,756 S.F.
O	Remaining Cumulative Floor Area	4,587,624 S.F.

VICINITY MAP

Minor Amendment to Planned Development District No. 193 PDS No. 79 Sub Area H DEVELOPMENT PLAN

MA67-029

DEVELOPMENT PLAN FOR
HARWOOD BTS PHASE VII
2610 N. HARWOOD STREET
DALLAS, TEXAS 75201

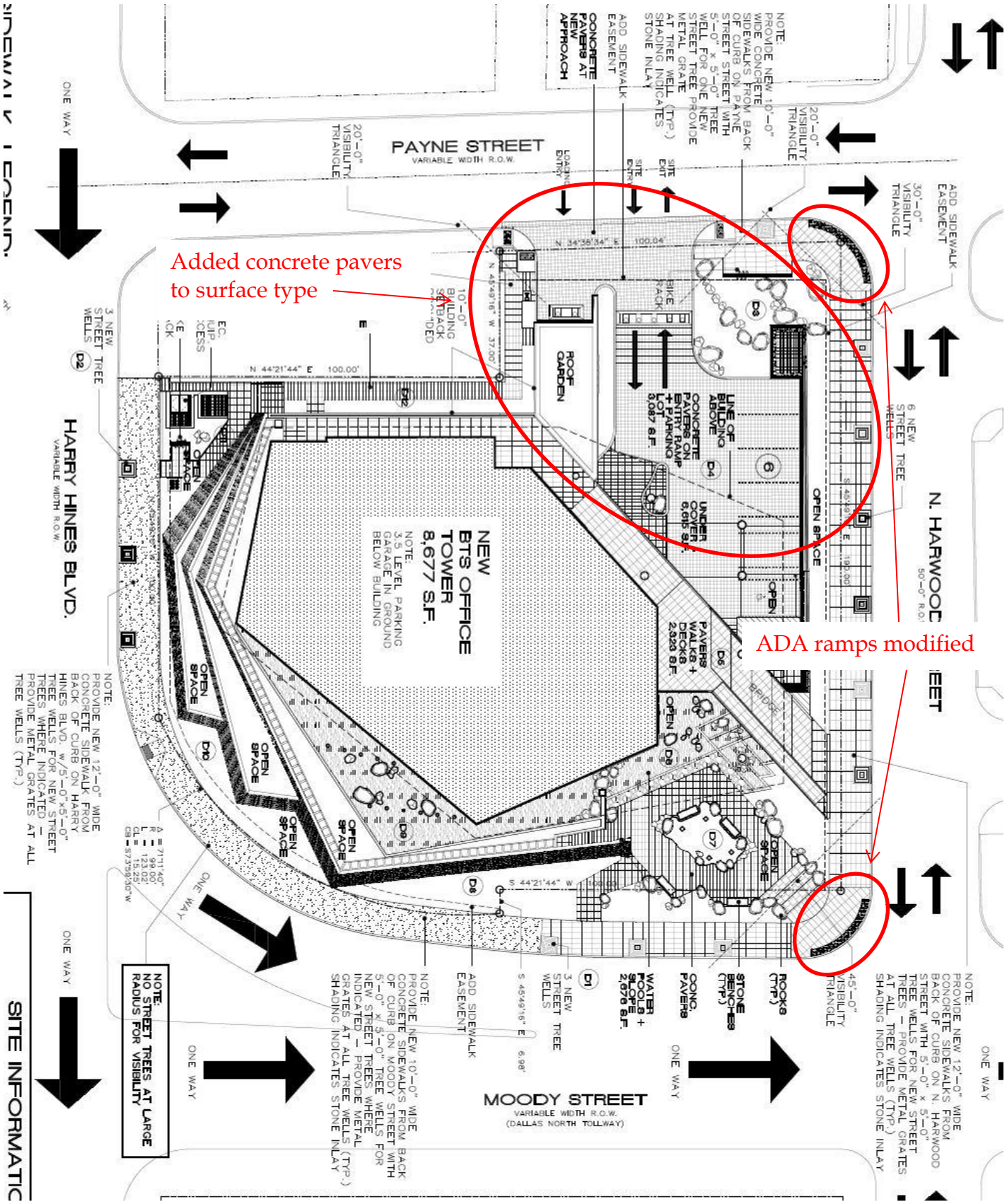
Harwood Design Factory
2501 N. Harwood Street
Dallas, TX 75201
214-871-0871

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHTED WORK OF THE ARCHITECT AND ARE NOT TO BE USED FOR PROJECTS OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

REVISIONS
1. 05-25-17 Minor Amendment No. 1

PROJECT ARCHITECT: BEN COATES
ISSUE DATE: 05-25-17
APPROVED BY: B.C.
DRAWN BY: J.S.
JOB AND SHEET NO.: H1503dp1-0.DWG
DRAWING TITLE: DEVELOPMENT SITE PLAN
SHEET NO.: DP1.0

Enlarged Proposed Development Plan



Existing Development Plan

SITE INFORMATION

Owner:	Phase VII Development at International Center, L.P.
Property Location:	Lot 2A, Block 3/363
Allowable Uses:	All Uses Allowable by LC (Light Commercial)
Minimum Front Yard Setback:	None Per S-79
Minimum Side Yard Setback:	None Per S-79*
Minimum Rear Yard Setback:	None Per S-79
Maximum FAR:	None Per S-79
Note:	Landscape Screening and Lighting to Comply with the Oak Lawn Plan

* 10'-0" at corner of Payne Street & Harry Hines Blvd.

SITE DATA for Subarea H

A	Ground Level Elevation	441 Ft. AMSL
B	Total Land Area	32,299 S.F.
C	Maximum Allowed Floor Area	225,000 S.F.
D	Maximum Allowed Structure Ht.	240 Feet
E	Maximum Allowed Lot Coverage	No Maximum
F	Developed Ground Floor Area	8,677 S.F.
	Covered Deck Floor Area	6,615 S.F.
G	Developed Structure Height	134 Feet
H	Minimum Required Open Space	4,800 S.F.
I	Actual Open Space	17,007 S.F.
J	Required Parking Spaces	152
K	Parking Provided Surface+Garage	160
L	Parking Provided Off Site	0

SITE DATA for Subdistrict

M	Cumulative Floor Area	55,478 S.F.
N	Developed Cumulative Floor Area	833,756 S.F.
O	Remaining Cumulative Floor Area	4,587,624 S.F.

VICINITY MAP

Planned Development District No. 193
PDS No. 79 Sub Area H
DEVELOPMENT PLAN

APPROVED
CITY PLAN COMMISSION
DATE: 6-4-15

PLANNED DEVELOPMENT DISTRICT NO. 193
EXHIBIT H

D145-020

DEVELOPMENT PLAN FOR
HARWOOD BTS PHASE VII
2610 N. HARWOOD STREET
DALLAS, TEXAS 75201

2501 N. Harwood Street
Dallas, TX 75201
214.871.4871

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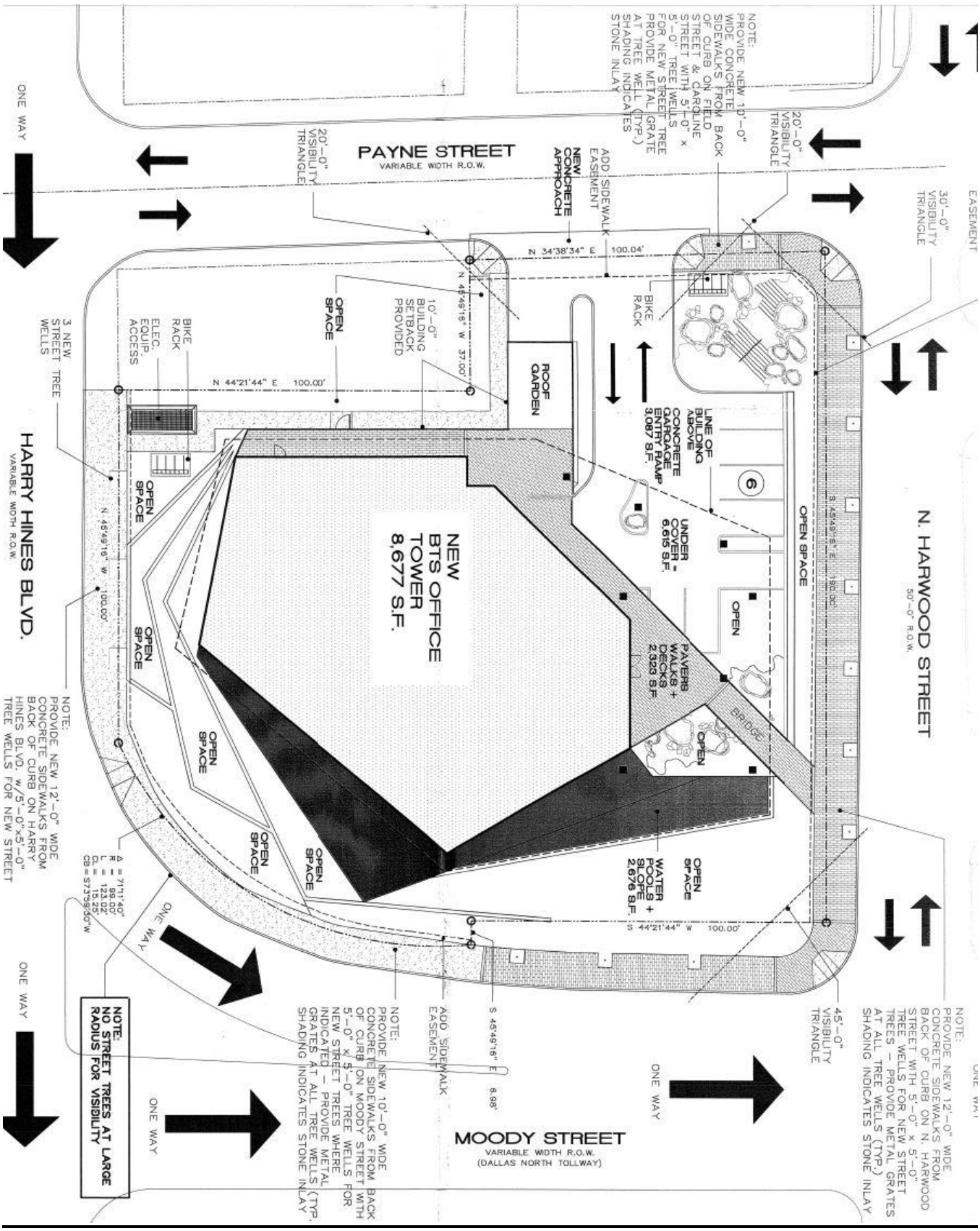
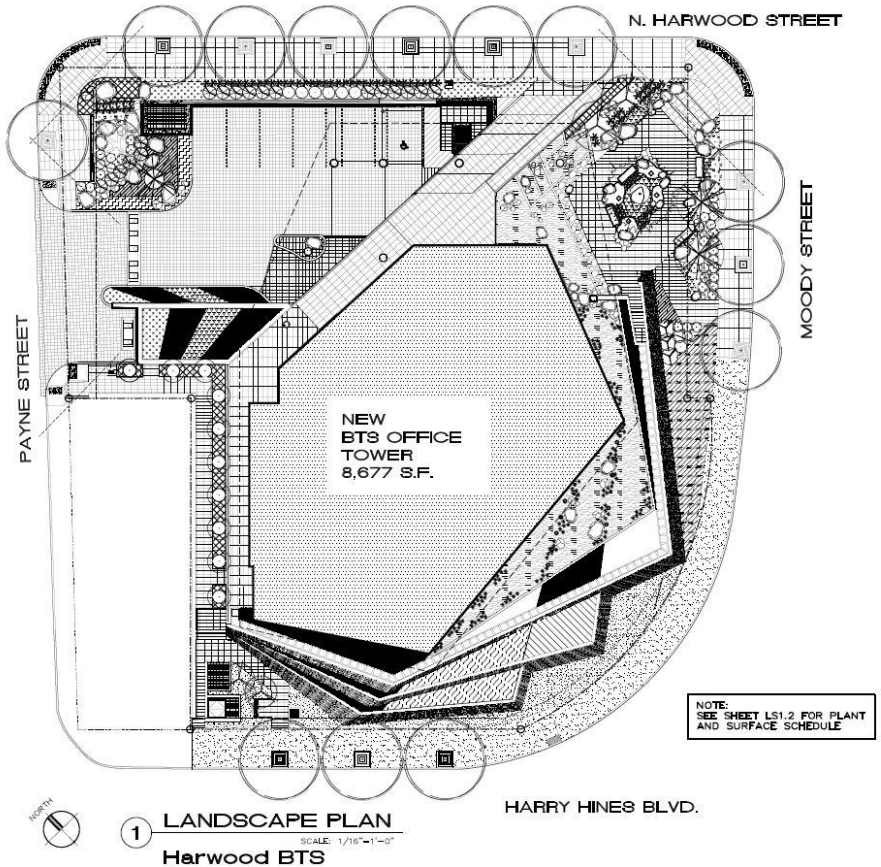
REVISIONS:	06-26-15
PRELIMINARY ISSUES:	
PROJECT ARCHITECT:	BEN CORTEZ
ISSUE DATE:	06-09-15
APPROVED BY:	B.C.
DRAWN BY:	B.C.
JOB AND SHEET NO.:	H1502dev 02DP0
DRAWING TITLE:	DEVELOPMENT SITE PLAN
SHEET NO:	DP1.0

Enlarged Existing Development Plan



Proposed Landscape Plan



NOTE:
SEE SHEET LS1.2 FOR PLANT AND SURFACE SCHEDULE

1 LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

Harwood BTS
Phase VII
Lot 2A, Block 3/363
PD-193 – PDS-79 – Subarea H

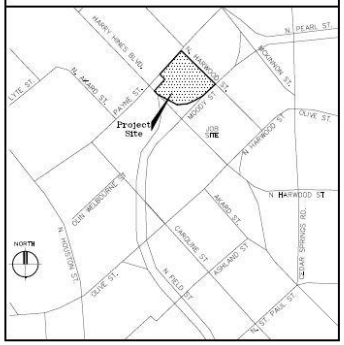
PD-193 Landscape Requirements: R-21 Office Building

SITE AREA:	32,299 SF (.0741 AC)					
O-1 AND O-2 SUBDISTRICTS: FRONT YARD SETBACKS = 10'-0"						
AREA % IN SQ. FT.	LANDSCAPE SITE AREA		GENERAL PLANTING AREA		SPECIAL PLANTING AREA	
LOT AREA	20%		50% OF LSA		20% OF GPA	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LOT AREA (33,150 SF)	6,460 SF	8,232 SF	3,230 SF	6,141 SF	646 SF	1,430 SF
ADDITIONAL REQUIREMENTS	REQUIRED	PROVIDED				
DIV. S-79 LANDSCAPE REQUIREMENTS						
PARKWAY TREES (1/25 LF)	12	12				
AREA % IN SQ. FT.	LANDSCAPE SITE AREA		NOT TURF AREA			
LANDSCAPE AREA	MIN. OPEN SPACE		25% OPEN SPACE			
	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
LOT AREA	4,676 SF	8,232 SF	1,170 SF	6,141 SF		

SITE INFORMATION

SYMBOL	DESCRIPTION
	6" CAL. SOUTHERN LIVE OAK *Quercus virginiana*
	3" CAL. BLOODGOOD JAPANESE MAPLE *Acer palmatum 'Bloodgood'*
	3" CAL. SANGO-KAKU JAPANESE MAPLE *Acer palmatum 'Sango-kaku'*
	3" CAL. DR. MERRILL MAGNOLIA *Magnolia x loebneri 'Merrill'*
	3" CAL. NATCHEZ CRAPE MYRTLE *Lagerstroemia indica x fauriei 'Natchez'*
	3" CAL. YAUPON HOLLY *Ilex vomitoria*
	3" CAL. COLUMNAR JAPANESE MAPLE *Acer palmatum 'Twombley's Red Sentinel'*
	5 GAL. JAPANESE ARALIA *Fatsia japonica*
	5 GAL. AUCUBA *Aucuba japonica*
	5 GAL. GLOSSY ABELIA *Abelia grandiflora*
	5 GAL. GULF MUHLY *Muhlenbergia capillaris*
	5 GAL. DWARF NANDINA *Nandina domestica 'Nana'*
	5 GAL. DWARF YAUPON *Ilex vomitoria 'Nana'*
	5 GAL. MEXICAN FEATHER GRASS *Nassella tenuissima*
	3 GAL. EMPRESS LOTUS *Nelumbo nucifera*
	3 GAL. CREEPING JUNIPER *Juniperus horizontalis*
	3 GAL. TEXAS SEDGE *Carex texensis*
	3 GAL. MEADOW SEDGE *Carex granularis*
	3 GAL. TALL GROUNDCOVER BAMBOO *Sasa veitchi*
	3 GAL. DWARF PYGMY BAMBOO *Pleioblastus pygmaeus var distichus*
	1 GAL. ASIAN JASMINE *Trachelospermum asiaticum*
	1 GAL. DWARF MONDO GRASS *Ophiopogon japonicus*
	1 GAL. 'BIG BLUE' LIRIOPE *Liriope muscari 'Big Blue'*
	BERMUDA GRASS SOD *Cynodon dactylon*
	TEJAS BLACK DECOMPOSED GRANITE
	MEXICAN BEACH PEBBLE
	SALT AND PEPPER GRANITE ROUND COBBLESTONE

VICINITY MAP



SITE INFORMATION

Owner:	Phase VII Development at International Center, L.P.
Property Location:	Lot 2A, Block 3/363
Allowable Uses:	All Uses Allowable by LC (Light Commercial)
Minimum Front Yard Setback:	None Per S-79
Minimum Side Yard Setback:	None Per S-79*
Minimum Rear Yard Setback:	None Per S-79
Maximum FAR:	None Per S-79

Note: Landscape Screening and Lighting to Comply with the Oak Lawn Plan Landscape Requirements

* 10'-0" at Corner of Payne Street & Harry Hines Blvd.

Minor Amendment to
Planned Development
District No. 193
PDS No. 79 Sub Area H
DEVELOPMENT PLAN

M167-029

Harwood Design Factory
2501 N. Harwood Street
Dallas, TX 75201
214-871-0871

DEVELOPMENT PLAN FOR
HARWOOD BTS
PHASE VII
2510 N. HARWOOD STREET
DALLAS, TEXAS 75201

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REVISIONS:
05-26-17 Minor Amendment #1

PRELIMINARY ISSUES:

PROJECT ARCHITECT:
BEN CORTEZ

ISSUE DATE:
05-26-17

APPROVED BY:
B.C.

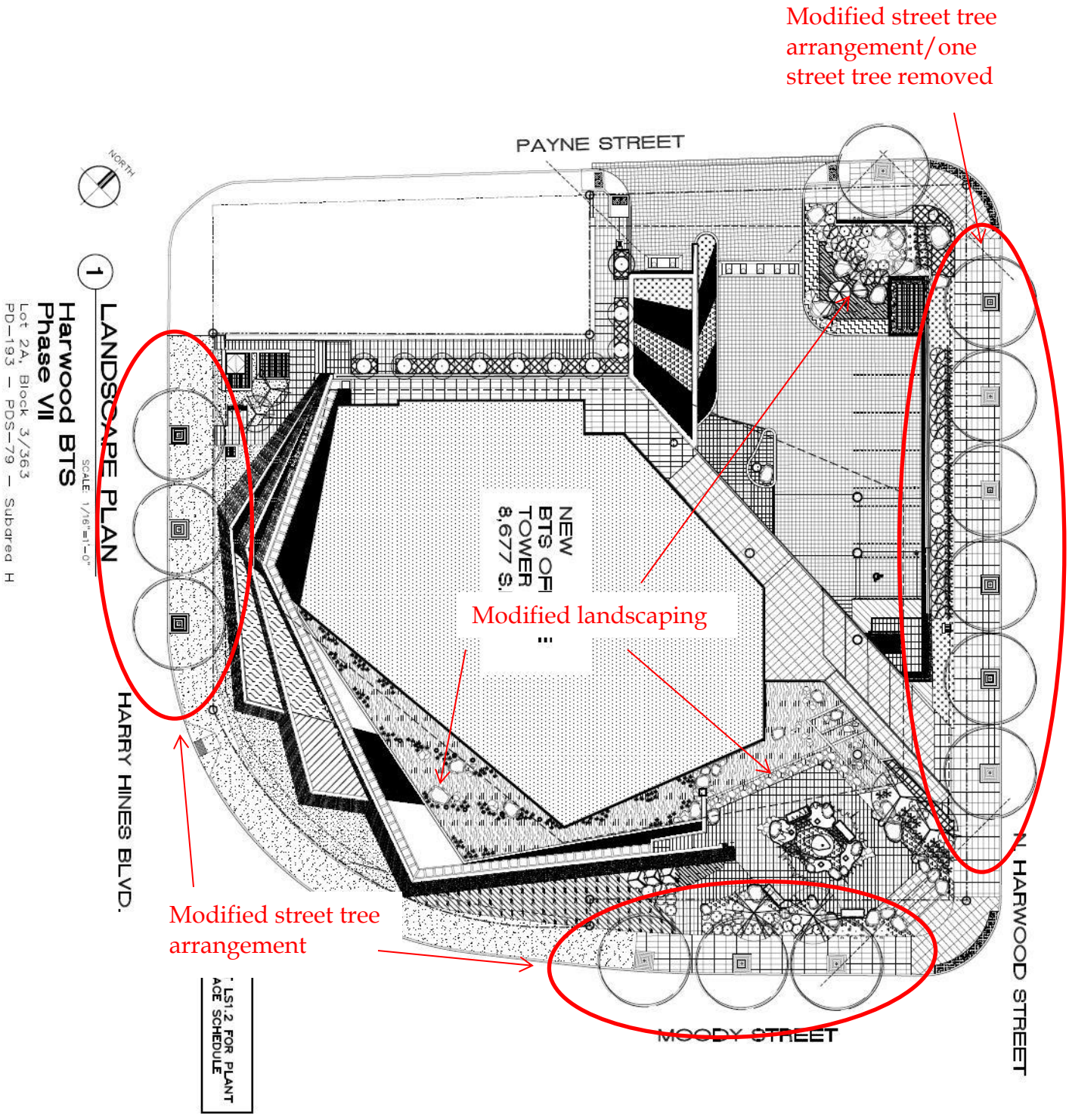
DRAWN BY:
B.C.

JOB AND SHEET NO.:
H1520ls1-0.DWG

DRAWING TITLE:
LANDSCAPE PLAN

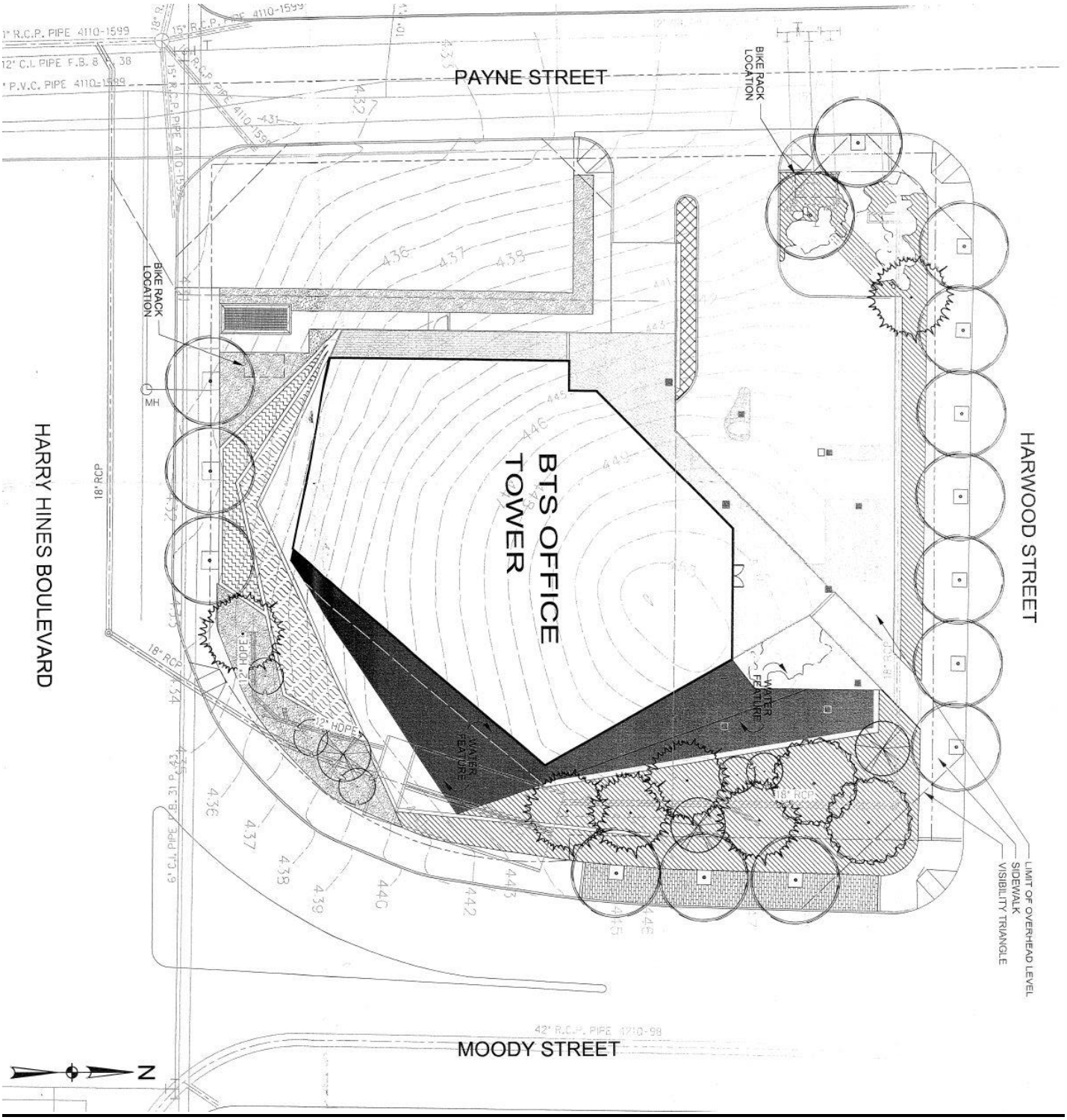
SHEET NO:
LS1.0

Enlarged Proposed Landscape Plan

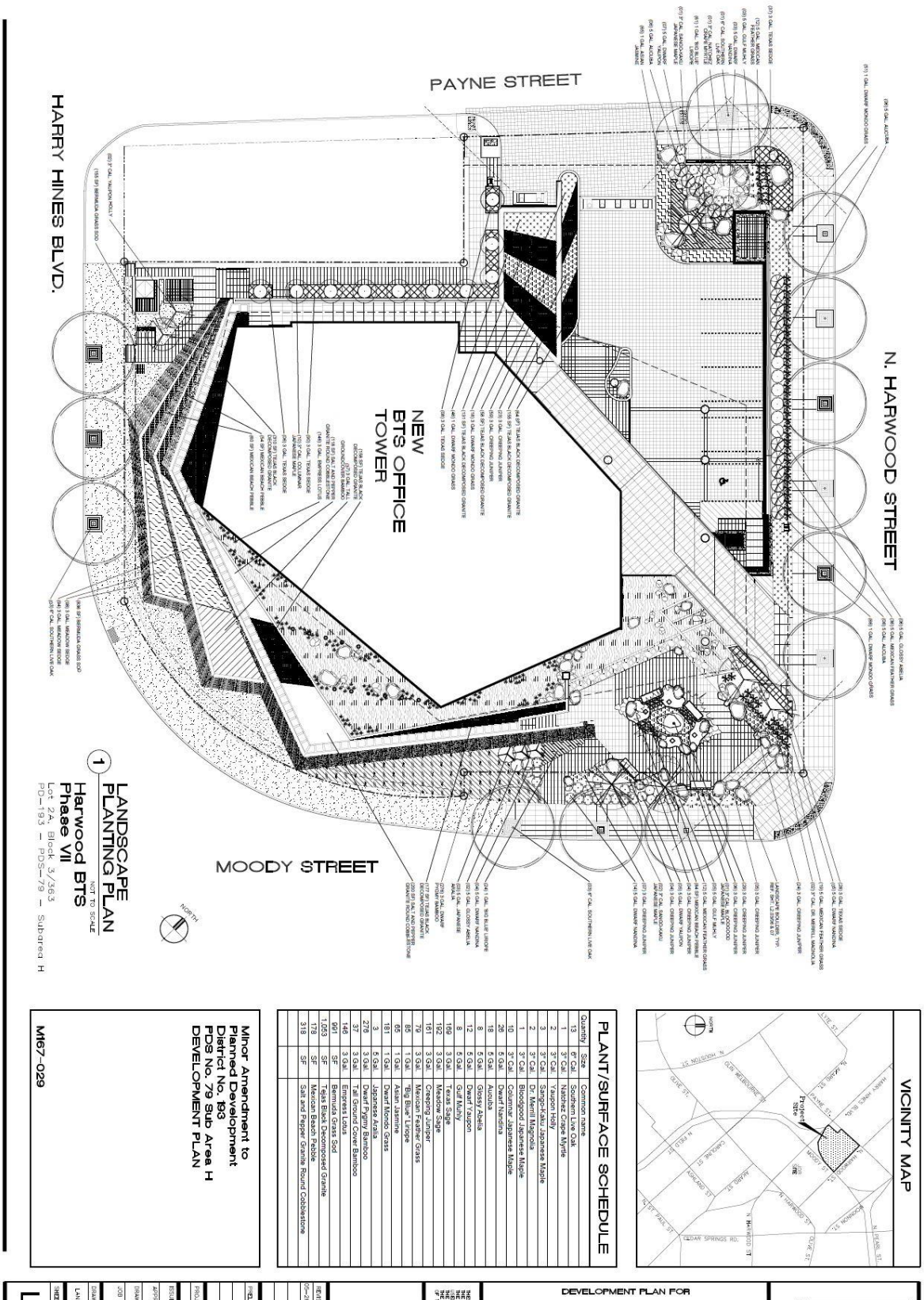


Existing Landscape Plan

Enlarged Existing Landscape Plan



Proposed Landscape Planting Plan

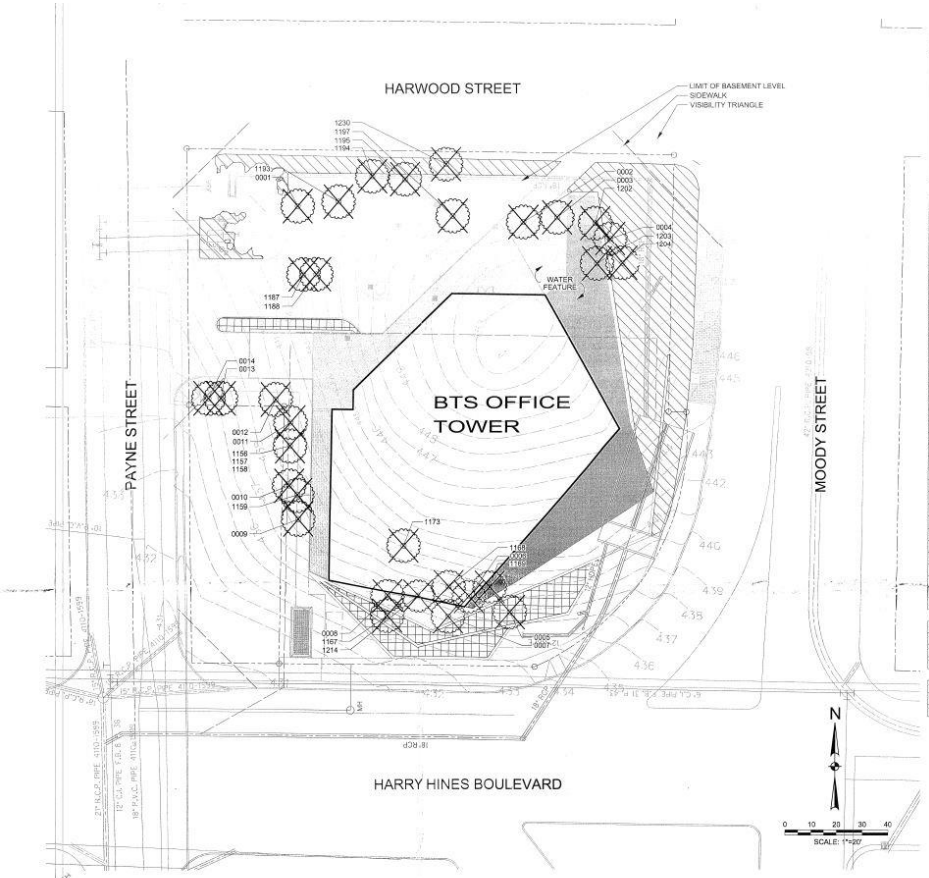


Enlarged Proposed Landscape Planting Plan

PLANT/SURFACE SCHEDULE

Quantity	Size	Common name
13	6" Cal.	Southern Live Oak
1	3" Cal.	Natchez Crape Myrtle
2	3" Cal.	Yaupon Holly
3	3" Cal.	Sango-Kaku Japanese Maple
2	3" Cal.	Dr. Merrill Magnolia
1	3" Cal.	Bloodgood Japanese Maple
10	3" Cal.	Columnar Japanese Maple
26	5 Gal.	Dwarf Nandina
18	5 Gal.	Aucuba
8	5 Gal.	Glossy Abelia
12	5 Gal.	Dwarf Yaupon
8	5 Gal.	Gulf Muhly
169	3 Gal.	Texas Sage
192	3 Gal.	Meadow Sage
161	3 Gal.	Creeping Juniper
79	3 Gal.	Mexican Feather Grass
85	1 Gal.	"Big Blue" Liriope
65	1 Gal.	Asian Jasmine
181	1 Gal.	Dwarf Mondo Grass
3	5 Gal.	Japanese Aralia
276	3 Gal.	Dwarf Pygmy Bamboo
37	3 Gal.	Tall Ground Cover Bamboo
146	3 Gal.	Empress Lotus
991	SF	Bermuda Grass Sod
1,053	SF	Tejas Black Decomposed Granite
178	SF	Mexican Beach Pebble
318	SF	Salt and Pepper Granite Round Cobblestone

Existing Tree Removal Plan



1 LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

Harwood BTS
Phase VII
Lot 2A, Block 3/363
PD-193 - PDS-79 - Subarea H

PD-193 LANDSCAPE REQUIREMENTS: R218TS OFFICE BUILDING						
SITE AREA:	33,150 S.F. (0.8 AC)					
O-1 AND O-2 SUBDISTRICTS: FRONT YARD SETBACK - 10'						
AREA % IN SQ.FT.	LANDSCAPE SITE AREA		GENERAL PLANTING AREA		SPECIAL PLANTING AREA	
LOT AREA	20%		50% OF LSA		20% OF GPA	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LOT AREA (33,150 SF)	6,630 SF	8,232 SF	3,315 SF	9,141 SF	663 SF	1,439 SF
ADDITIONAL REQUIREMEN	REQUIRED	PROVIDED				
DIV. S-79 LANDSCAPE REQUIREMENTS						
PARKWAY TREES (1/25 L.F.)	14	14				
AREA % IN SQ.FT.	LANDSCAPE SITE AREA		NON-TURF AREA			
LANDSCAPE AREA	MIN. OPEN SPACE		25% OPEN SPACE			
	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
LOT AREA	4,800 SF	8,232 SF	1,200 SF	6,141 SF		

LEGEND

SYMBOL	DESCRIPTION
XXXX	EXISTING TREE TO BE REMOVED
	GENERAL PLANTING AREA
	SPECIAL PLANTING AREA

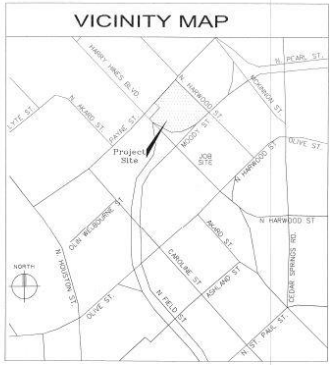
TREE SUMMARY

TAG	CALIPER	COMMON NAME	SPECIES NAME	STATUS	MITIGATION
0001	7	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
0002	10	SWEETGUM	*Liquidambar styraciflua*	REMOVE	10
0003	12	SWEETGUM	*Liquidambar styraciflua*	REMOVE	12
0004	0	SWEETGUM	*Liquidambar styraciflua*	DEAD	0
0005	9	SWEETGUM	*Liquidambar styraciflua*	REMOVE	9
0006	7	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
0007	13	SWEETGUM	*Liquidambar styraciflua*	REMOVE	13
0008	7	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
0009	12	HACKBERY	*Celtis occidentalis*	REMOVE	0
0010	18	AMERICAN ELM	*Ulmus americana*	REMOVE	18
0011	10	HACKBERY	*Celtis occidentalis*	REMOVE	0
0012	13	AMERICAN ELM	*Ulmus americana*	REMOVE	13
0013	18	AMERICAN ELM	*Ulmus americana*	REMOVE	18
0014	11	HACKBERY	*Celtis occidentalis*	REMOVE	0
1156	27	HACKBERY	*Celtis occidentalis*	REMOVE	0
1157	18	HACKBERY	*Celtis occidentalis*	REMOVE	0
1158	19	HACKBERY	*Celtis occidentalis*	REMOVE	0
1159	18	MULBERRY	*Morus alba*	REMOVE	18
1167	7	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1168	7	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1169	9	SWEETGUM	*Liquidambar styraciflua*	REMOVE	9
1173	8	SWEETGUM	*Liquidambar styraciflua*	REMOVE	8
1187	7	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1188	10	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1193	7	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1194	8	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1195	6	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1197	10	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1202	12	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1203	14	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1204	8	SWEETGUM	*Liquidambar styraciflua*	REMOVE	8
1214	6	SWEETGUM	*Liquidambar styraciflua*	REMOVE	0
1230	8	SWEETGUM	*Liquidambar styraciflua*	REMOVE	8

MITIGATION SUMMARY	CALIPER
TOTAL EXISTING TREES	351
TOTAL TREES REMAIN	0
TOTAL TREES REMOVED	351

TOTAL TREES REQUIRING MITIGATION	144
TOTAL TREES PROVIDED FOR MITIGATION	60
TOTAL MITIGATION REMAINING	84

VICINITY MAP



SITE INFORMATION

Owner: Phase VII Development at International Center, L.P.
Property Location: Lot 2A, Block 3/363
Allowable Uses: All Uses Allowable by LC (Light Commercial)
Minimum Front Yard Setback: None per S-79
Minimum Side Yard Setback: None per S-79/10' at Payne St. & Harry Hines Blvd
Minimum Rear Yard Setback: None per S-79

Planned Development District No. 193
PDS No. 79 Sub Area H
LANDSCAPE PLAN

APPROVED
CITY PLAN COMMISSION
July 09, 2015
PLANNED DEVELOPMENT DISTRICT NO. 193
PDS 79 Subarea H

D145-020

2501 N. Harwood Street
Dallas, TX 75201
214-871-0871

LANDSCAPE PLAN FOR
HARWOOD BTS
PHASE VII
2610 N. HARWOOD STREET
DALLAS, TEXAS 75201

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PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR BIDDING OR PERMITTING PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

LENNY L. HUGHES — 2067
NAME — R.L.A. NO.
DATE — 6-26-2015

REVISIONS:

PRELIMINARY ISSUES:
2015-06-26

PROJECT ARCHITECT:
BEN CORTEZ

ISSUE DATE:
2015-06-26

APPROVED BY:
R.W./L.H.

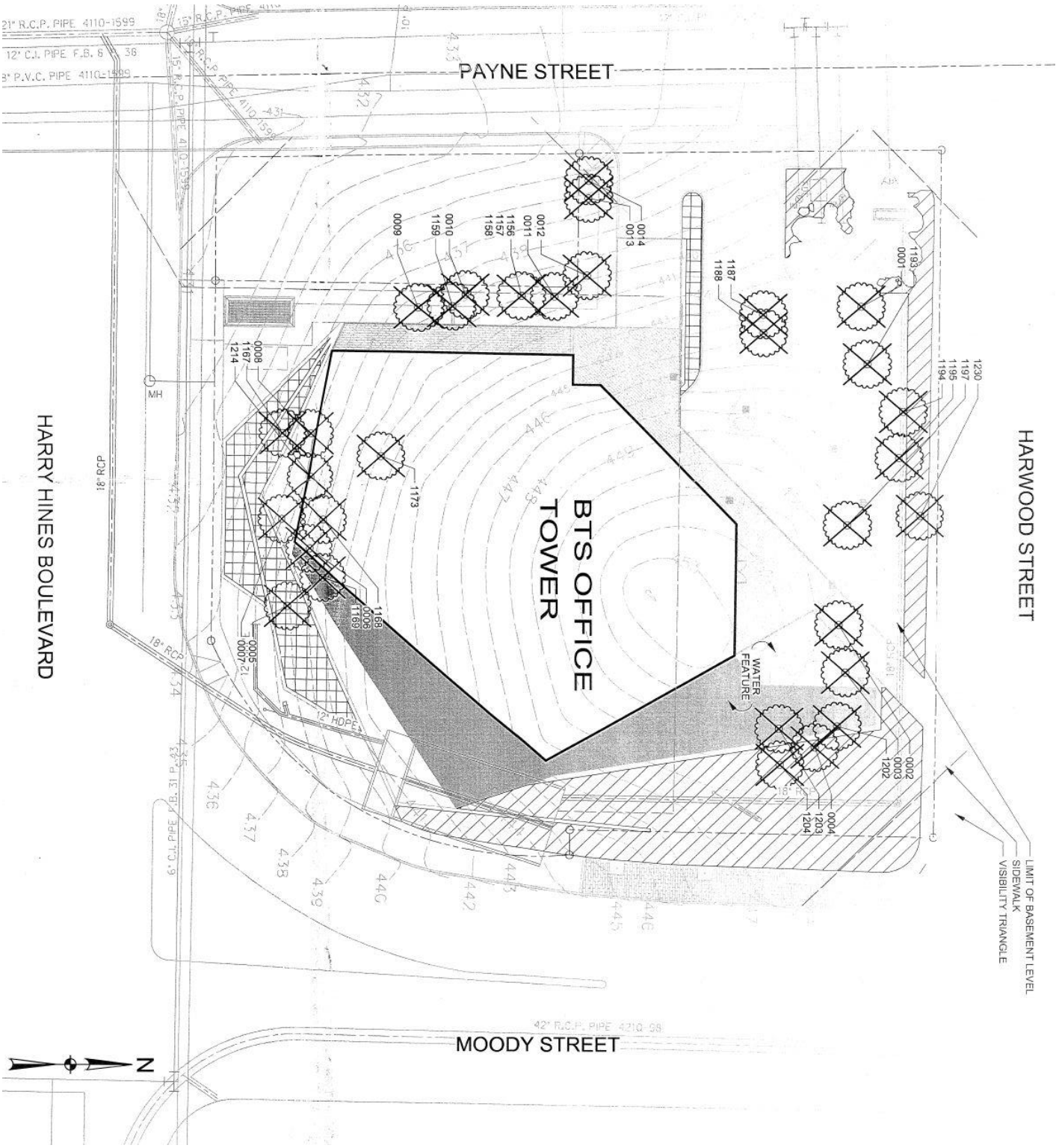
DRAWN BY:
S.M.R.

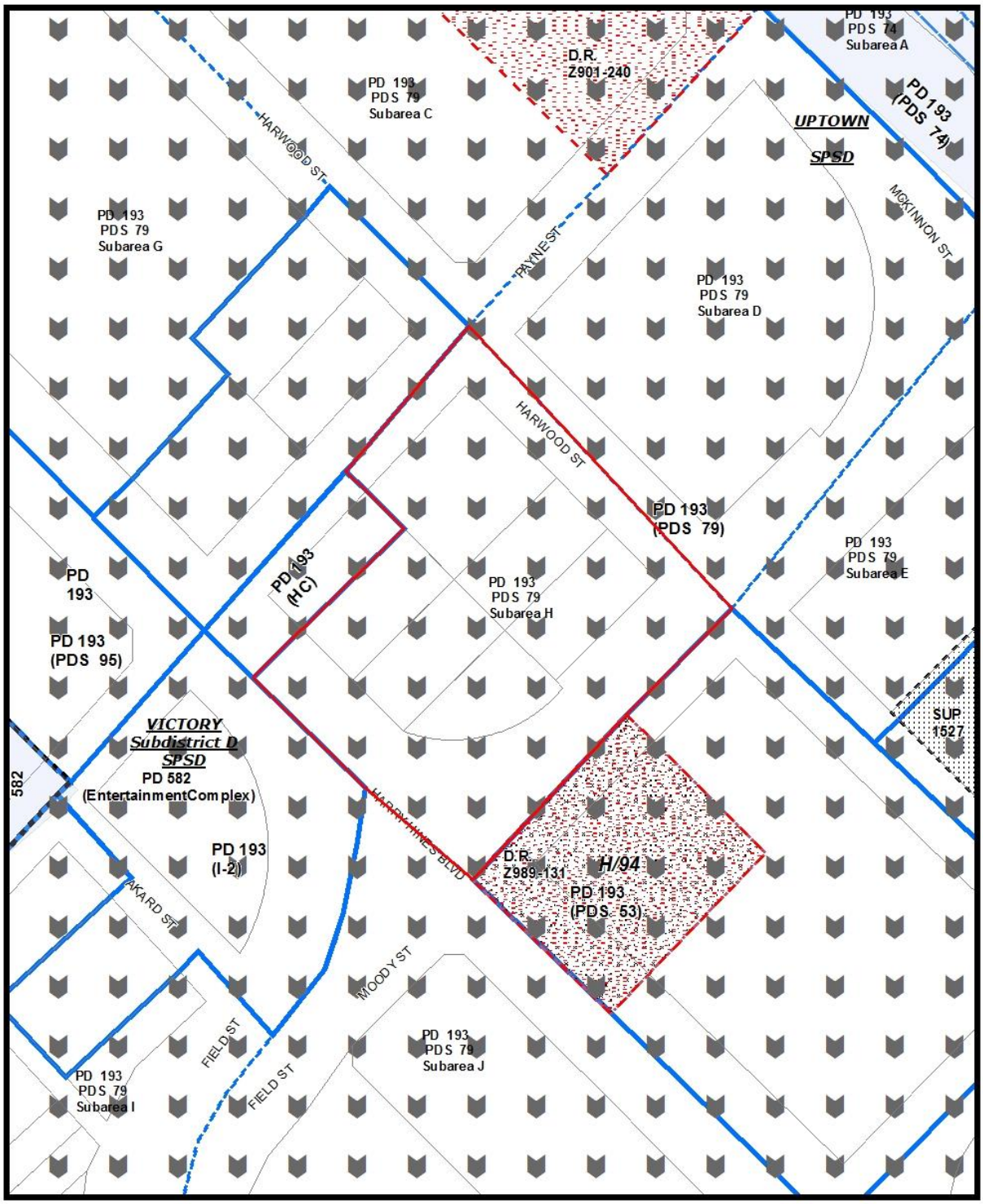
JOB AND SHEET NO.:

DRAWING TITLE:
LANDSCAPE PLAN
PLANTING AREAS

SHEET NO:
LS1.1

Enlarged Existing Tree Removal Plan





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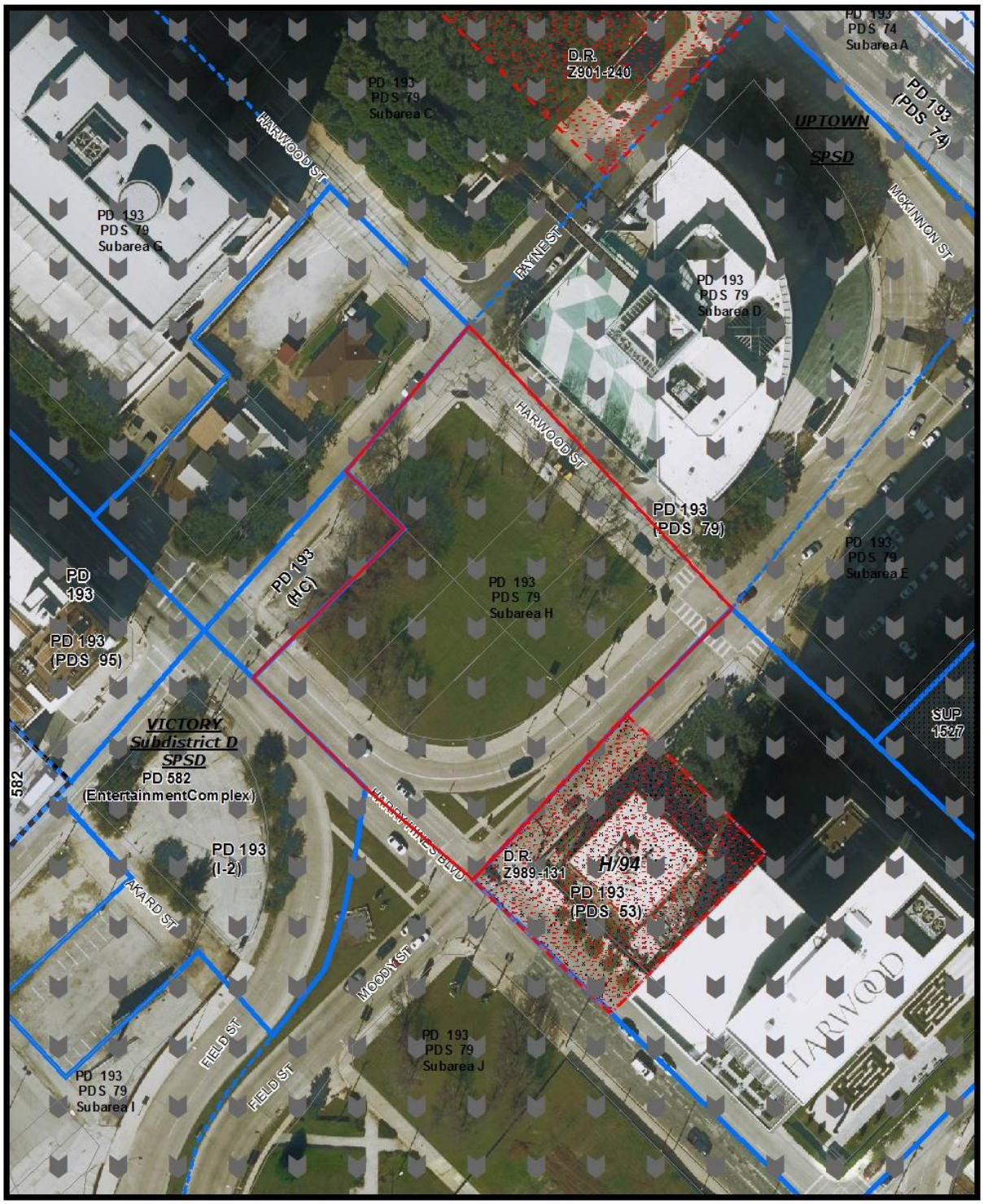
Zoning Map

Printed Date: 6/7/2017



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Aerial Map

Printed Date: 6/7/2017

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Andrew Ruegg

FILE NUMBER: M167-031 **DATE FILED:** April 24, 2017

LOCATION: Southwest corner of North Central Expressway and Oliver Street

COUNCIL DISTRICT: 14 **MAPSCO:** 35-V

SIZE OF REQUEST: ±1.42 acres **CENSUS TRACT:** 7.02

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: SLC Knox LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a minor amendment to the development plan and landscape plan for a multifamily use on property zoned Tract 1 within Planned Development Subdistrict No. 116 in Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: On May 13, 2015, the City Council passed Ordinance No. 29737, which established Planned Development Subdistrict No. 116 for uses permitted in the O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District. A development plan and landscape plan for a multifamily use were approved with passage of the ordinance.

The applicant has requested consideration of a minor amendment to the development plan and landscape plan to modify the drive entry locations, the building footprint location, and landscaping for the development.

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

The requested minor amendment was reviewed under public notice procedure as outlined in SEC. 51A-4.702(i)(2)(C).

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%2040/Div%20S-116%20[Part%20II%20PD%20193].pdf

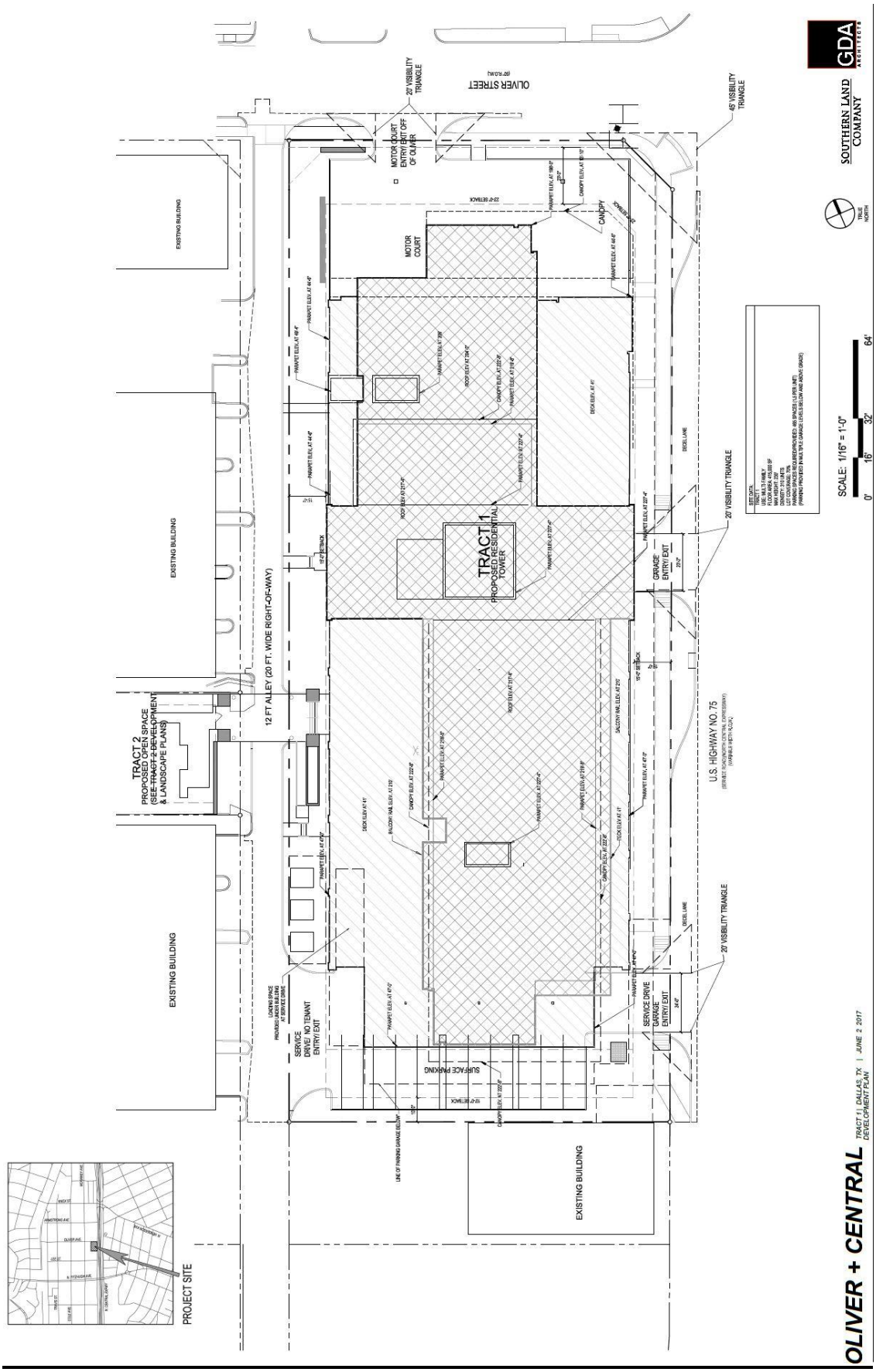
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

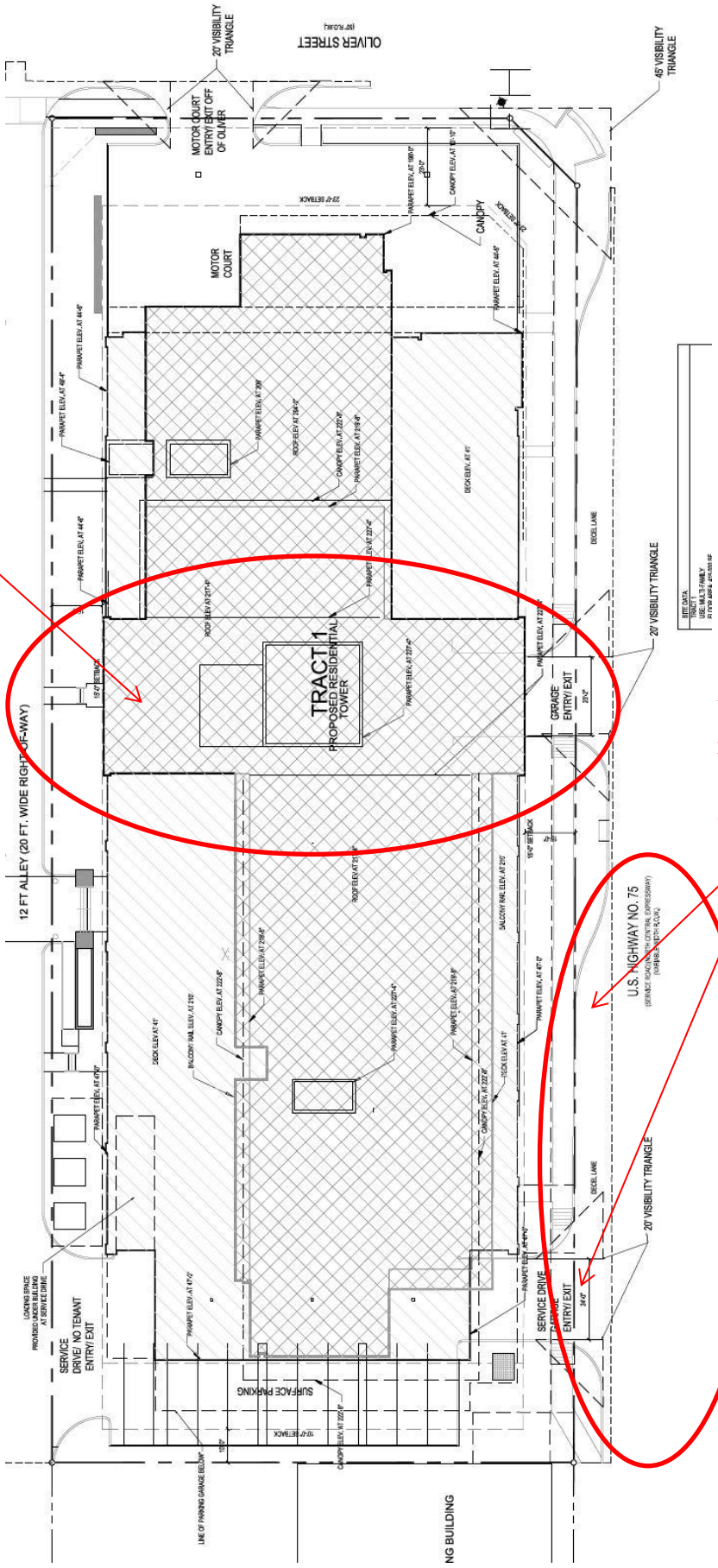
SLC Knox, LLC

Tim Downey, CEO
Brian Sewell, President
Michael McNally, VP of Multi-Family Development
Jeremy Cyr, VP of Multi-Family Development - Texas

Proposed Development Plan



Enlarged Proposed Development Plan

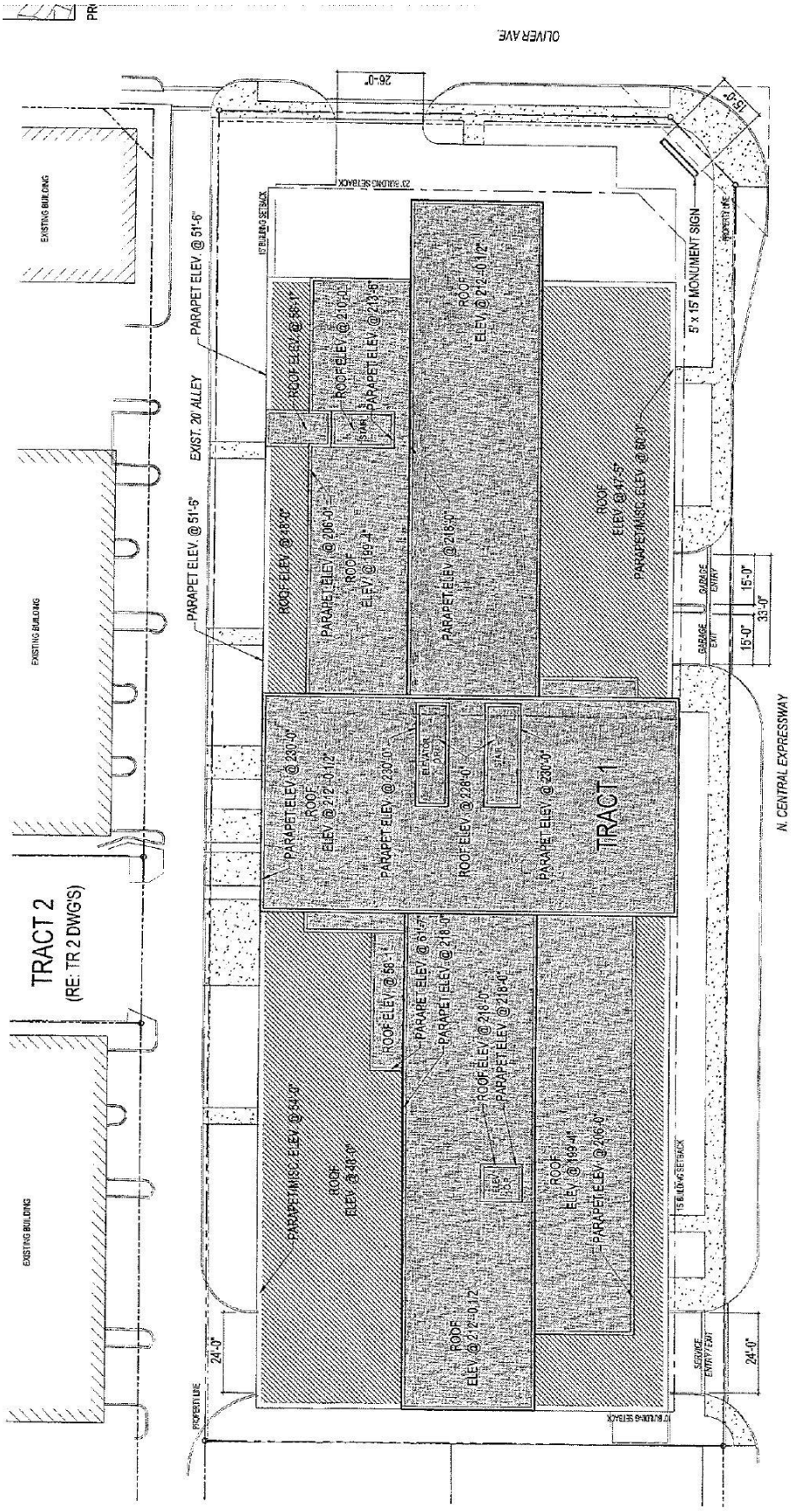


Building footprint modified

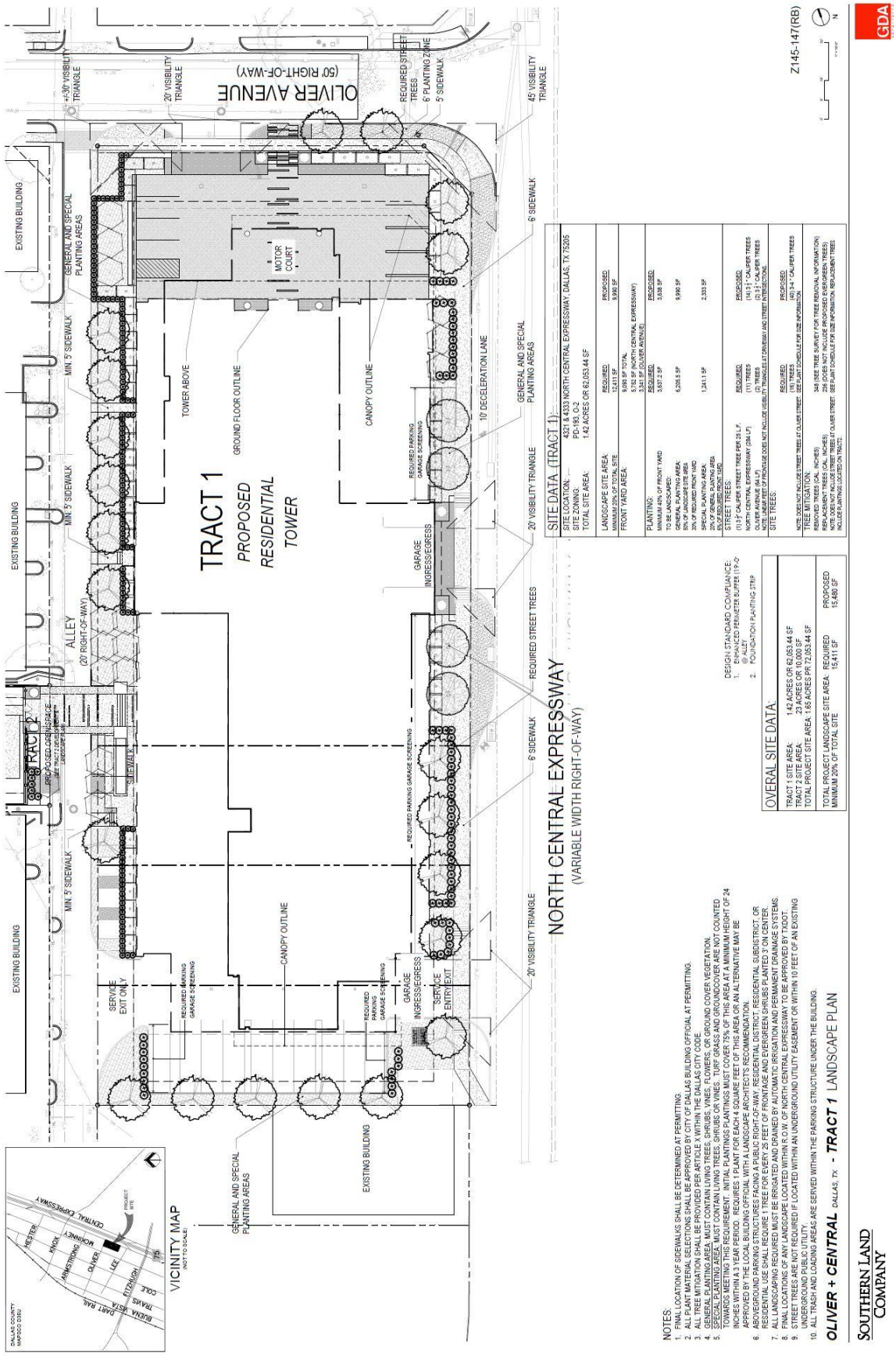
Drive entry location moved due to deceleration lane addition

Existing Development Plan

Enlarged Existing Development Plan

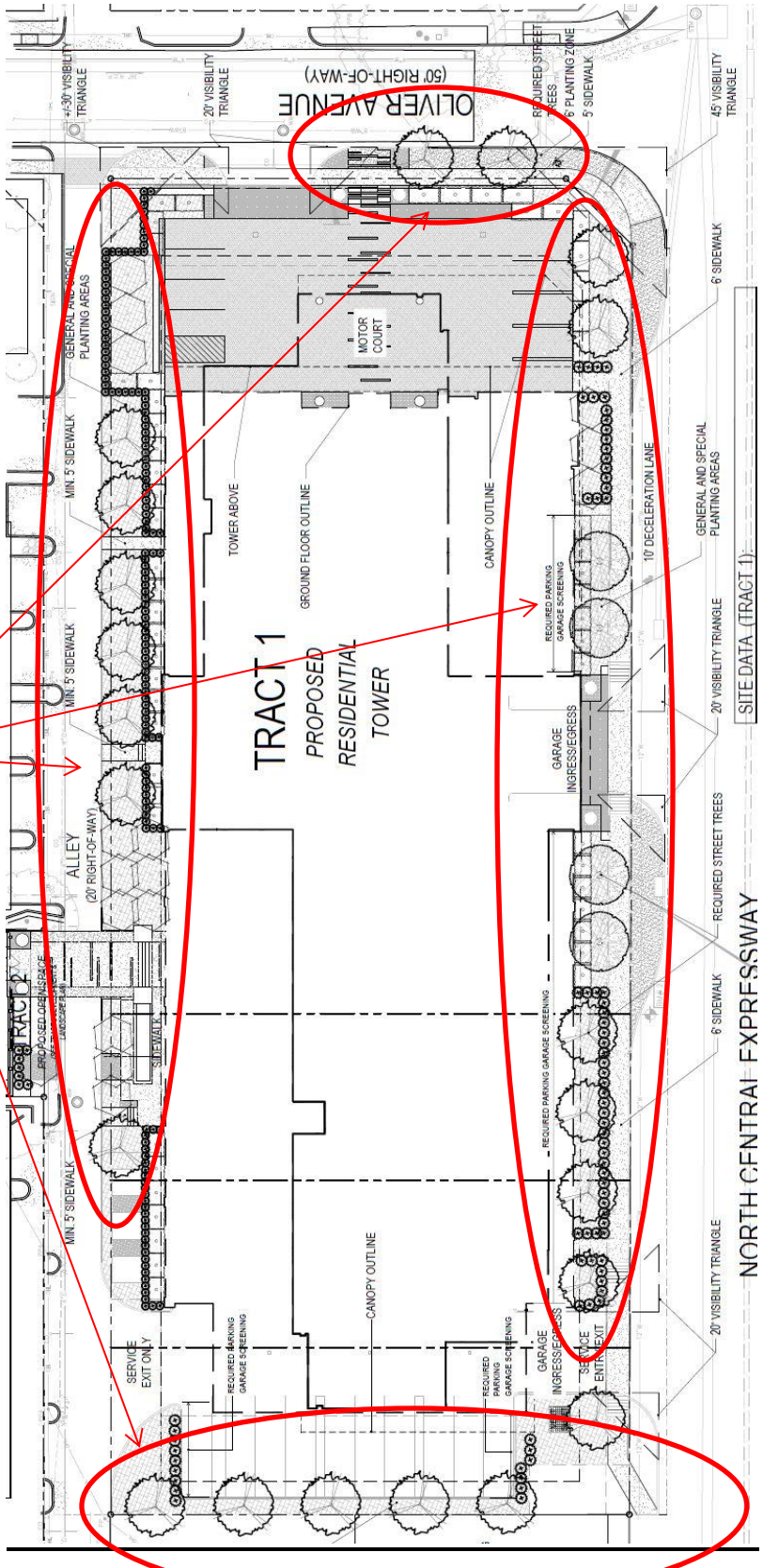


Proposed Landscape Plan



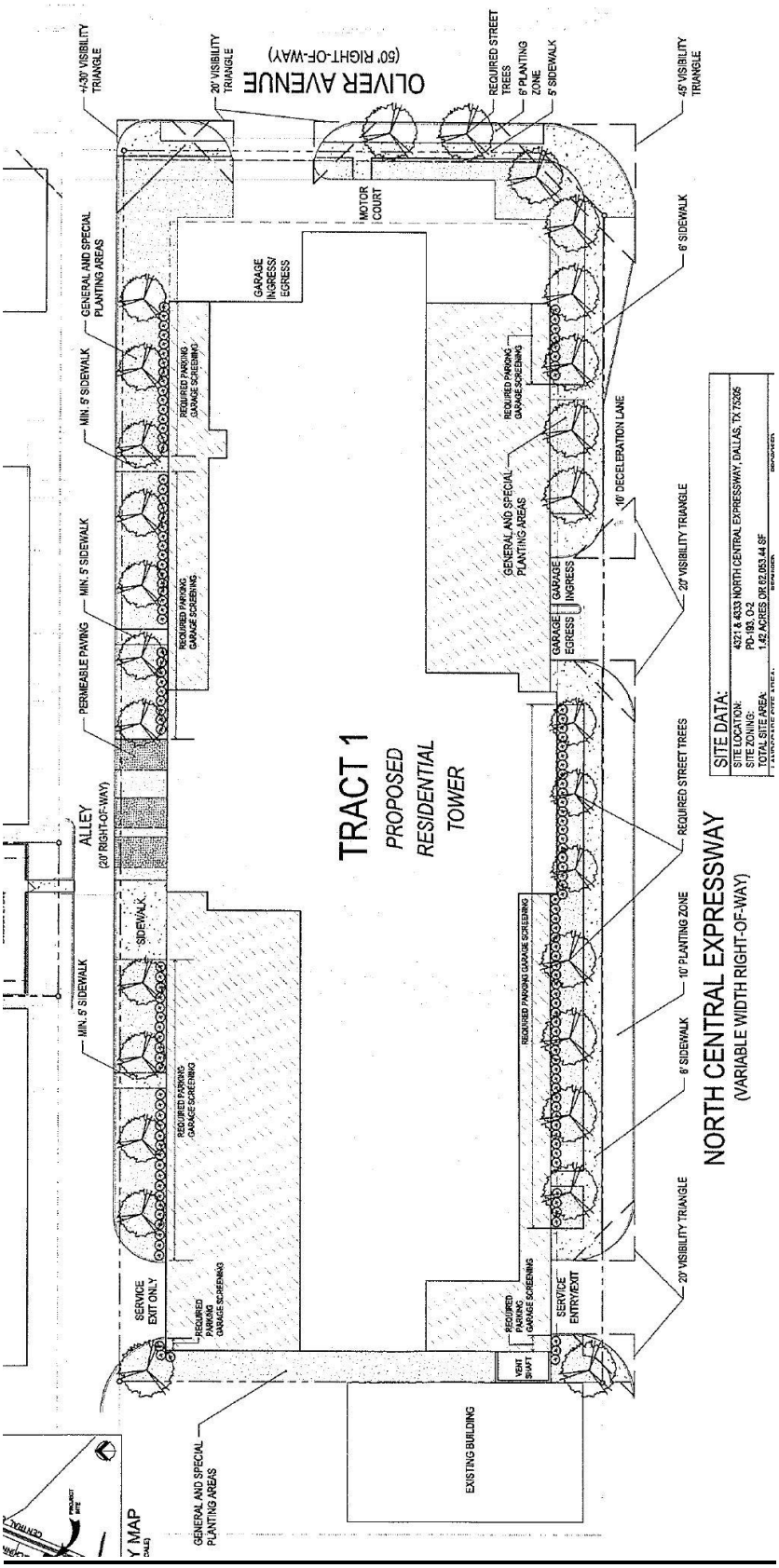
Enlarged Proposed Landscape Plan

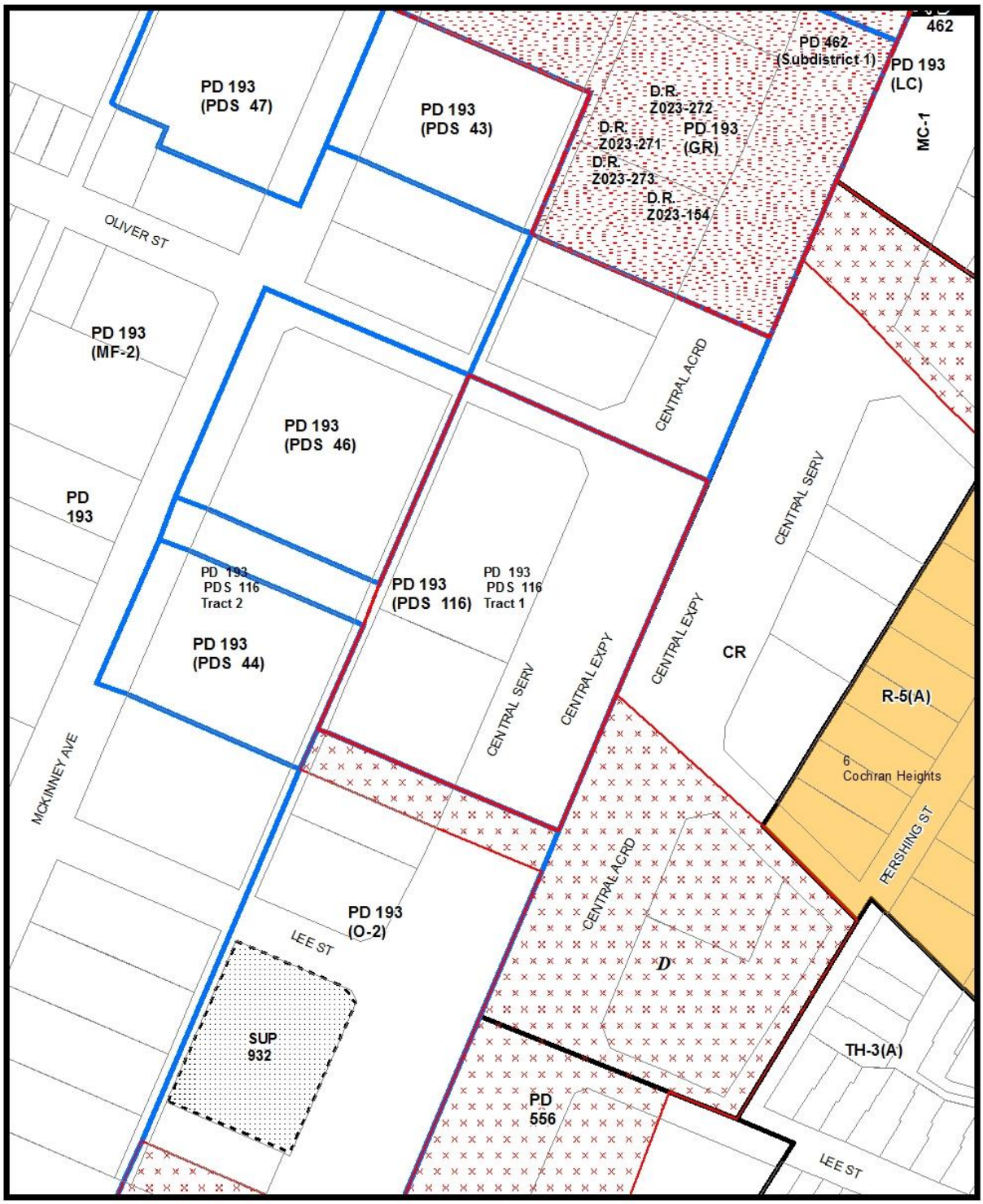
Tree and plant locations modified



Existing Landscape Plan

Enlarged Existing Landscape Plan





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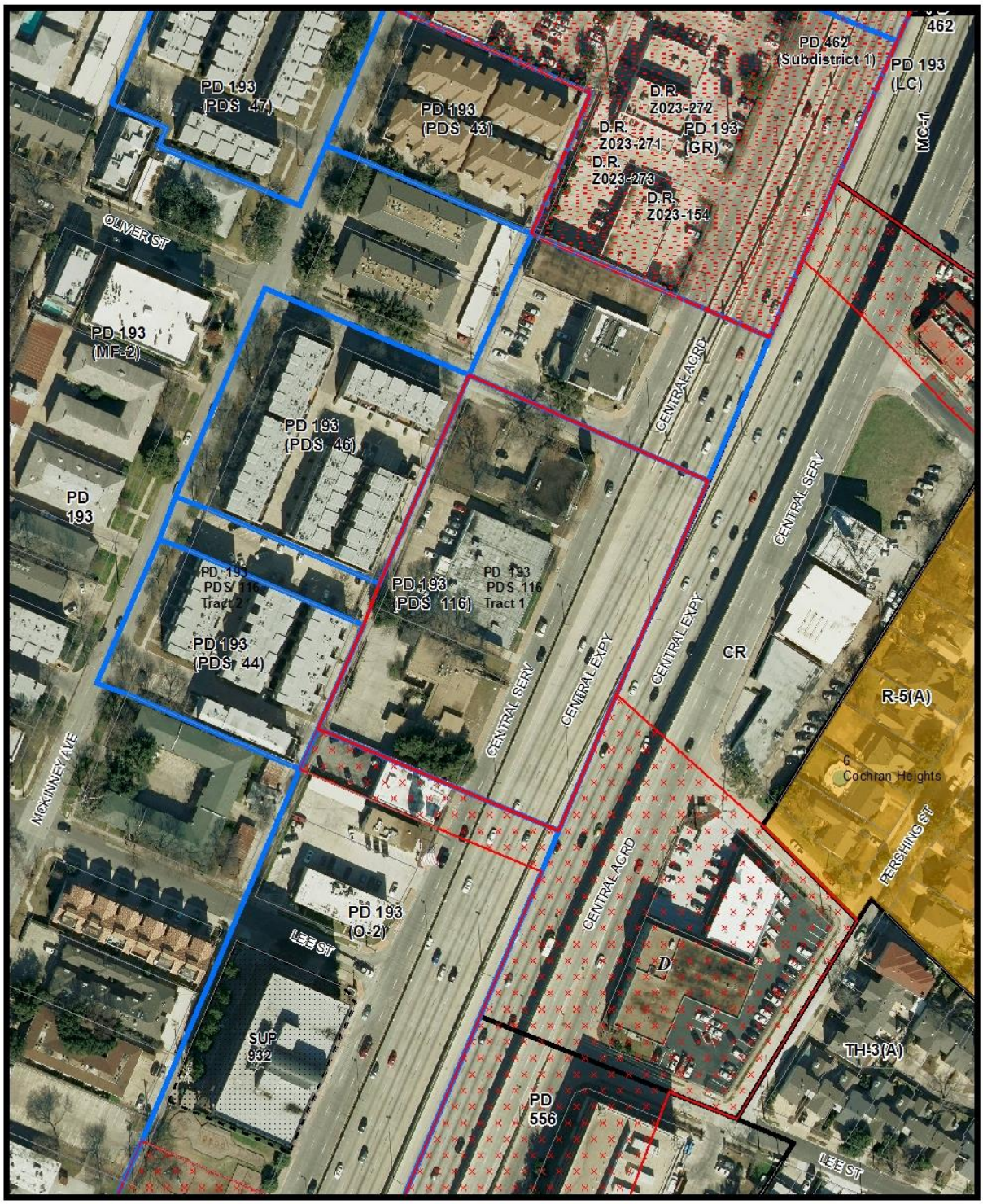
Zoning Map

Printed Date: 6/7/2017



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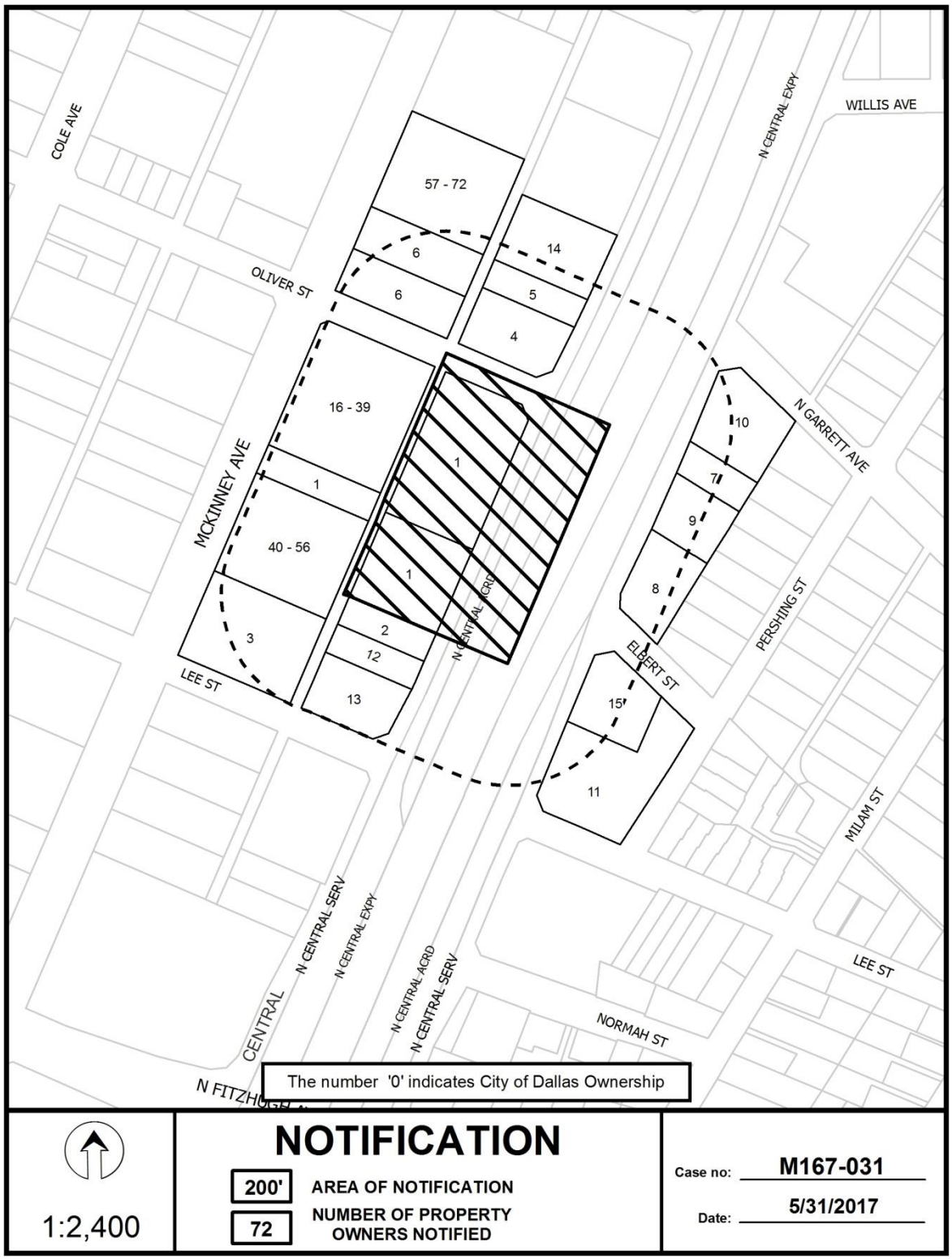
Aerial Map

Printed Date: 6/7/2017


COLE AVE
OLIVER ST
MCKINNEY AVE
LEE ST
N CENTRAL EXPY
WILLIS AVE
N GARRETT AVE
PERSHING ST
ELGERT ST
MILAM ST
LEE ST
NORMAH ST
CENTRAL
N CENTRAL SERV
N CENTRAL EXPY
N CENTRAL ACRD
N CENTRAL SERV
N FITZHUGH
57 - 72
6
6
14
5
4
16 - 39
1
40 - 56
3
1
2
12
13
1
10
9
8
15'
11
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
72
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: M167-031
Date: 5/31/2017

05/31/2017

Notification List of Property Owners

M167-031

72 Property Owners Notified

Label #	*Address*		*Owner*
1	4321	N CENTRAL EXPY	SLC KNOX LLC
2	4313	N CENTRAL EXPY	ST JOSEPHS HELPERS OF DALLAS TEXAS INC
3	4302	MCKINNEY AVE	AREAC PPTIES INC
4	4403	N CENTRAL EXPY	DUWEST 4403 CENTRAL LP
5	4411	N CENTRAL EXPY	LUNA ROBERT E
6	4408	MCKINNEY AVE	IVANYI INC
7	4340	N CENTRAL EXPY	MANNING JACK
8	4310	N CENTRAL EXPY	CALLEJO WILLIAM F
9	4330	N CENTRAL EXPY	AAB LLC
10	4350	N CENTRAL EXPY	MODY GROUP LTD
11	4300	N CENTRAL EXPY	KOC GRAN VIA 4300 CENTRAL LLC
12	4309	N CENTRAL EXPY	IPENEMA INVESTMENTS LTF
13	4303	N CENTRAL EXPY	RANDALL B ISENBERG INV
14	4415	N CENTRAL EXPY	KNOX PROMENADE LLC
15	4306	N CENTRAL EXPY	HERRIN INVESTMENTS LLC
16	4330	MCKINNEY AVE	PRICE BENJAMIN BROOKS II &
17	4330	MCKINNEY AVE	MARTIN SAMANTHA
18	4330	MCKINNEY AVE	EHLERS SCOTT
19	4330	MCKINNEY AVE	PENNANT JOHN H & JEAN C
20	4330	MCKINNEY AVE	KORDSMEIER ERIC C & CARLYN H
21	4330	MCKINNEY AVE	NAGARAJ SUDHIR &
22	4330	MCKINNEY AVE	ALDRIDGE KEVIN & NADINE
23	4330	MCKINNEY AVE	VILLANUEVA MARCELINO P &
24	4330	MCKINNEY AVE	CARSON JOSHUA L
25	4330	MCKINNEY AVE	MATHEWS JOHN M
26	4330	MCKINNEY AVE	MARTIN DANIEL ADAMS

Label #	*Address*		*Owner*
27	4330	MCKINNEY AVE	MAYS THEODORE
28	4330	MCKINNEY AVE	POHLER KEVIN &
29	4330	MCKINNEY AVE	ARMSTRONG REBECCA
30	4330	MCKINNEY AVE	KNOX HANSON
31	4330	MCKINNEY AVE	GRIMM LARA KIRSTIN
32	4330	MCKINNEY AVE	BIGNER JAMES N
33	4330	MCKINNEY AVE	BEAULNE DANIEL B
34	4330	MCKINNEY AVE	KIESEL MATTHEW J
35	4330	MCKINNEY AVE	WILKERSON KATHLEEN M
36	4330	MCKINNEY AVE	CARR KAREN DIANE & DONALD R DAUDT III
37	4330	MCKINNEY AVE	WHITE ANDREW R
38	4330	MCKINNEY AVE	SO CALVIN & WANG MONICA
39	4330	MCKINNEY AVE	BROWN MICHAEL A & ANITA J
40	4312	MCKINNEY AVE	TANNEN ANN MOREE
41	4312	MCKINNEY AVE	HERRMANN ANDREW C & SARAH E
42	4312	MCKINNEY AVE	GOMEZ MARTIN
43	4312	MCKINNEY AVE	KANNER OSNAT &
44	4312	MCKINNEY AVE	GRANOFF JACK
45	4312	MCKINNEY AVE	HAMILTON SEAN D
46	4312	MCKINNEY AVE	ANTONELLI DAN & LYNDA
47	4312	MCKINNEY AVE	BOYLE MARY C
48	4312	MCKINNEY AVE	SCHLEISS CHRISTOPHER
49	4312	MCKINNEY AVE	AVSHALUMOV YASHA
50	4312	MCKINNEY AVE	NATHAN TODD D
51	4312	MCKINNEY AVE	CHOE ZACHIA
52	4312	MCKINNEY AVE	MORTENSON JAY E
53	4312	MCKINNEY AVE	REYNOLDS LISA M
54	4312	MCKINNEY AVE	MILLER MARK G
55	4312	MCKINNEY AVE	WARREN THOMAS D &
56	4312	MCKINNEY AVE	KELLOGG STEVEN R
57	4412	MCKINNEY AVE	MAGNANI MARIA BEATRICE

Label #	*Address*		*Owner*
58	4412	MCKINNEY AVE	MATYE JOHN K
59	4412	MCKINNEY AVE	PARNELL WENDY CARMEN
60	4412	MCKINNEY AVE	FERGUSON BEN E
61	4412	MCKINNEY AVE	CELLA GRAINNE
62	4412	MCKINNEY AVE	LOWDER STUART & ALISON
63	4412	MCKINNEY AVE	AVSHALUMOV ASIF
64	4412	MCKINNEY AVE	JONES WARREN KEITH & SUSAN
65	4412	MCKINNEY AVE	DAVILA ROBERT J
66	4412	MCKINNEY AVE	RHODES LESTER C
67	4412	MCKINNEY AVE	KENNEDY MICHAEL E & JOY A
68	4412	MCKINNEY AVE	HAZELWOOD JEFFREY C &
69	4412	MCKINNEY AVE	SPRADLIN BOBBY C &
70	4412	MCKINNEY AVE	SMITH TERRY C
71	4412	MCKINNEY AVE	QUALLS MELANIE
72	4412	MCKINNEY AVE	BRANDT GREGORY

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: M167-032 **DATE FILED:** May 9, 2017

LOCATION: On the northwest line of Junius Street, southwest of North Peak Street

COUNCIL DISTRICT: 2 **MAPSCO:** 46-E

SIZE OF REQUEST: ±15,680 sq. ft. **CENSUS TRACT:** 15.02

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Graig Penfold

REPRESENTATIVE: Jack Fielder, Masterplan

REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 1518 for a bed and breakfast use on property zoned Tract B within Planned Development Subdistrict No. 98 with Historic Overlay No. 72, the Peak's Suburban Addition Neighborhood Historic District.

SUMMARY: On June 25, 2003, the City Council passed Ordinance No. 25309 which established Specific Use Permit No. 1518 for a bed and breakfast use.

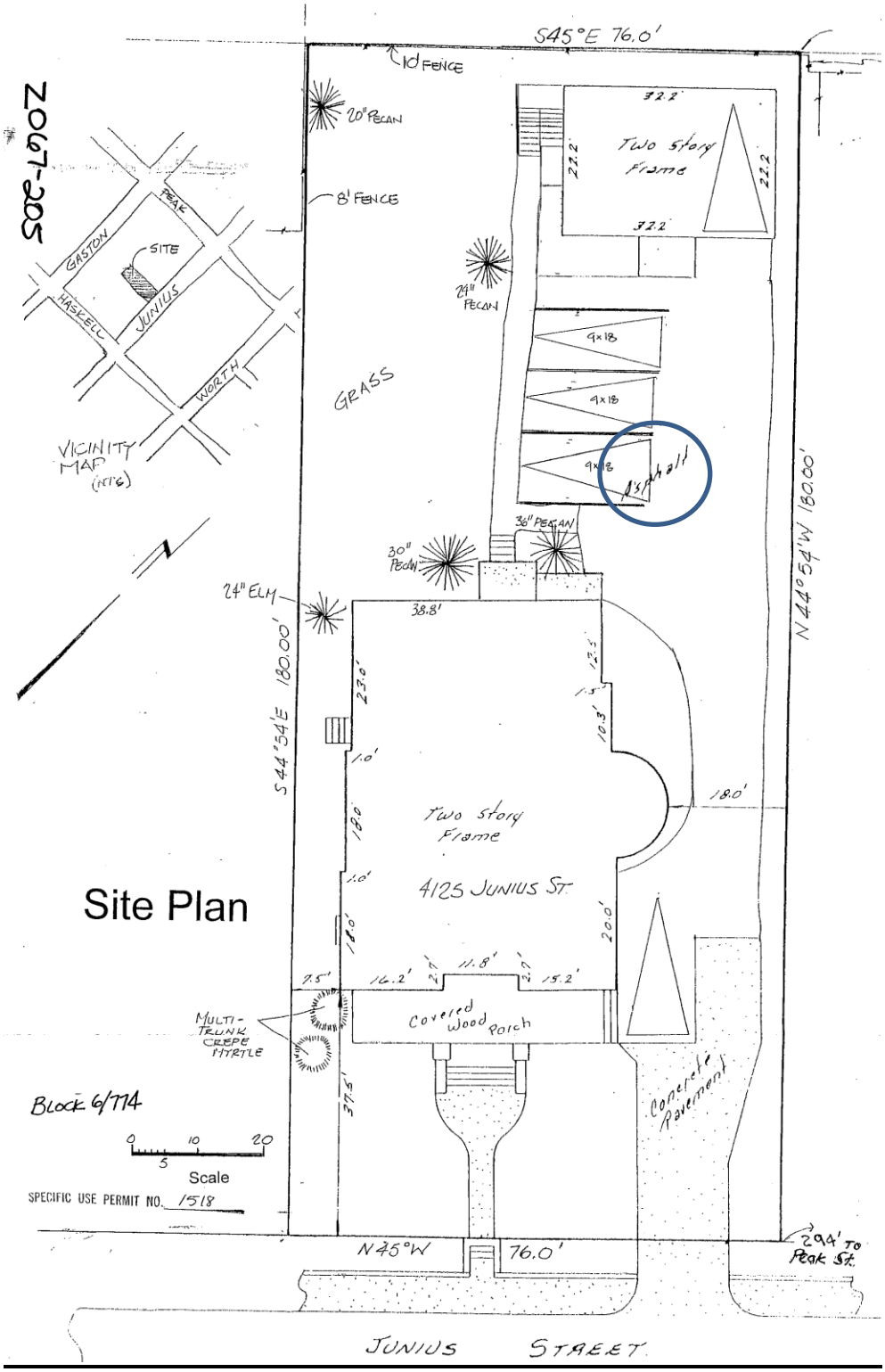
The purpose of this request is to remove the parking material label shown on the site plan to include the approved parking materials allowed by the City for surface parking.

The applicant has requested consideration of a minor amendment to the existing site plan to remove the label for the parking material to allow the applicant to use any of the approved materials allowed by the City. During the site visit for the automatic renewal of the SUP, staff found the discrepancy between the parking lot material on site and the material listed on the site plan. The existing site plan indicates the parking lot must be surfaced with asphalt. The actual material in the existing parking lot is gravel. Engineering Division staff has approved the existing surface material for the parking. The request for a minor amendment to the site plan will allow the existing parking surface to remain.

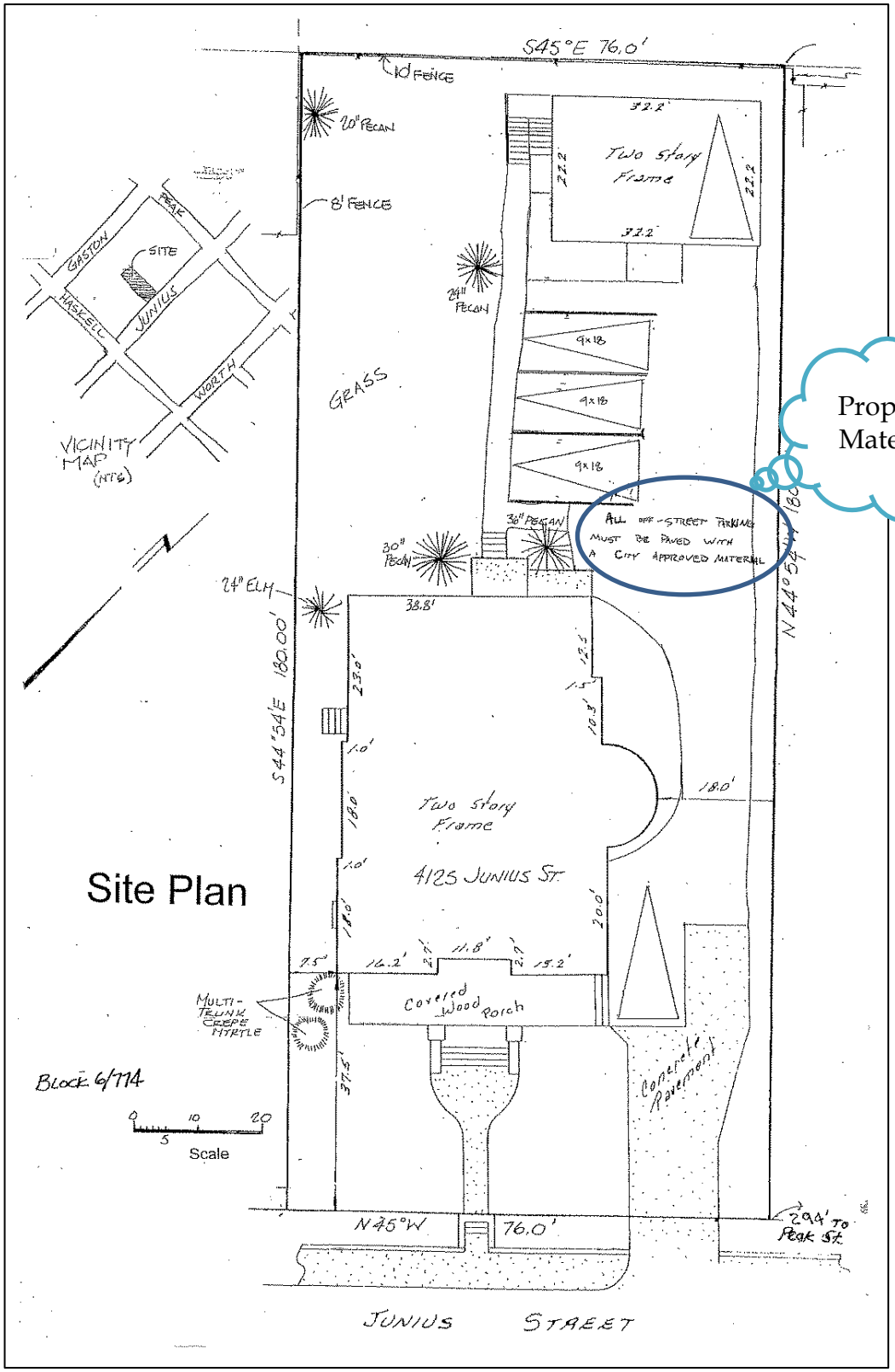
The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

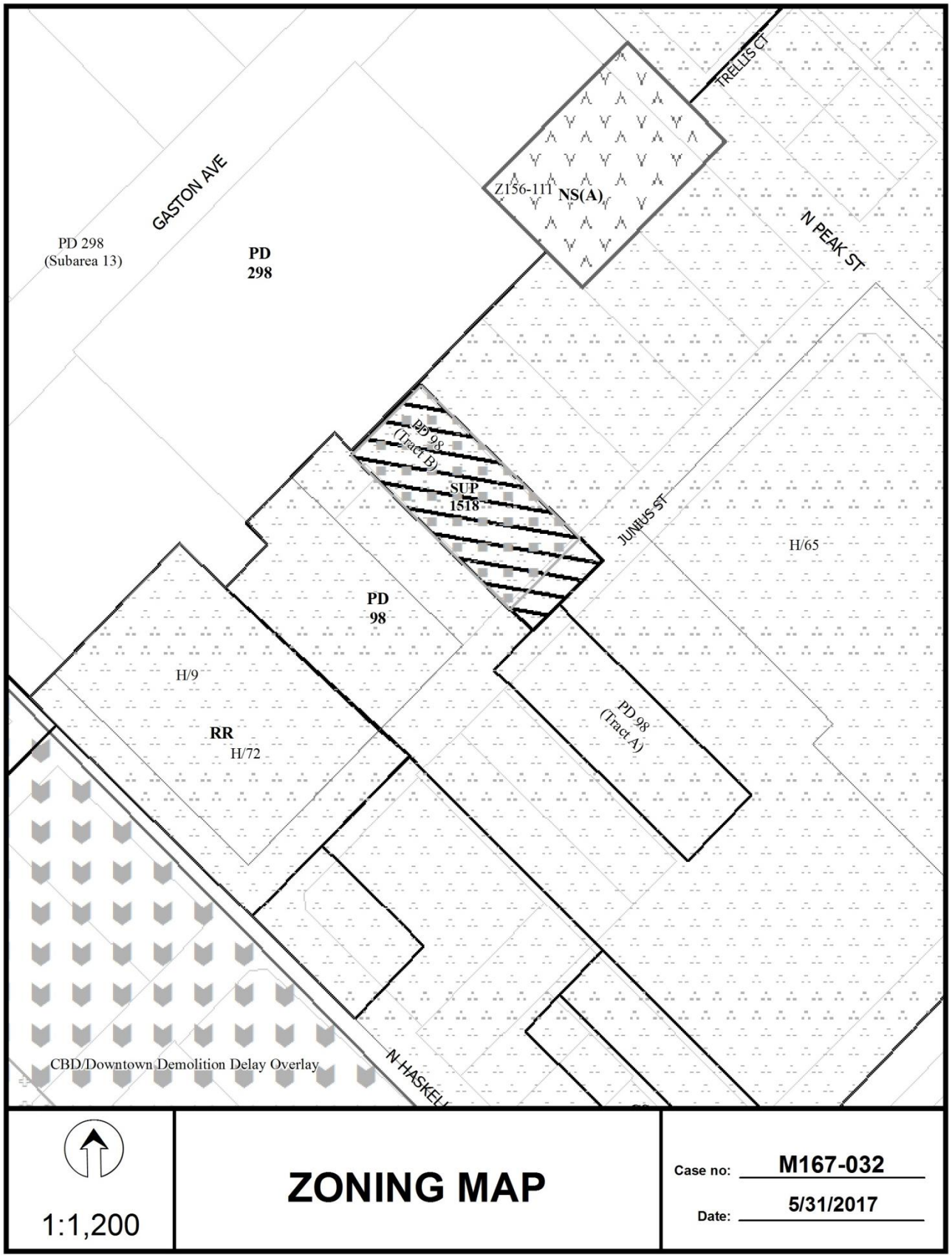
STAFF RECOMMENDATION: Approval

Existing Site Plan



Proposed Site Plan




GASTON AVE
TRELLIS CT
Z156-111
NS(A)
N PEAK ST
PD 298
(Subarea 13)
PD
298
PD 98
(Tract B)
SUP
1518
JUNIUS ST
H/65
PD
98
H/9
RR
H/72
PD 98
(Tract A)
CBD/Downtown Demolition Delay Overlay
N HASKELL
1:1,200
ZONING MAP
Case no: M167-032
Date: 5/31/2017

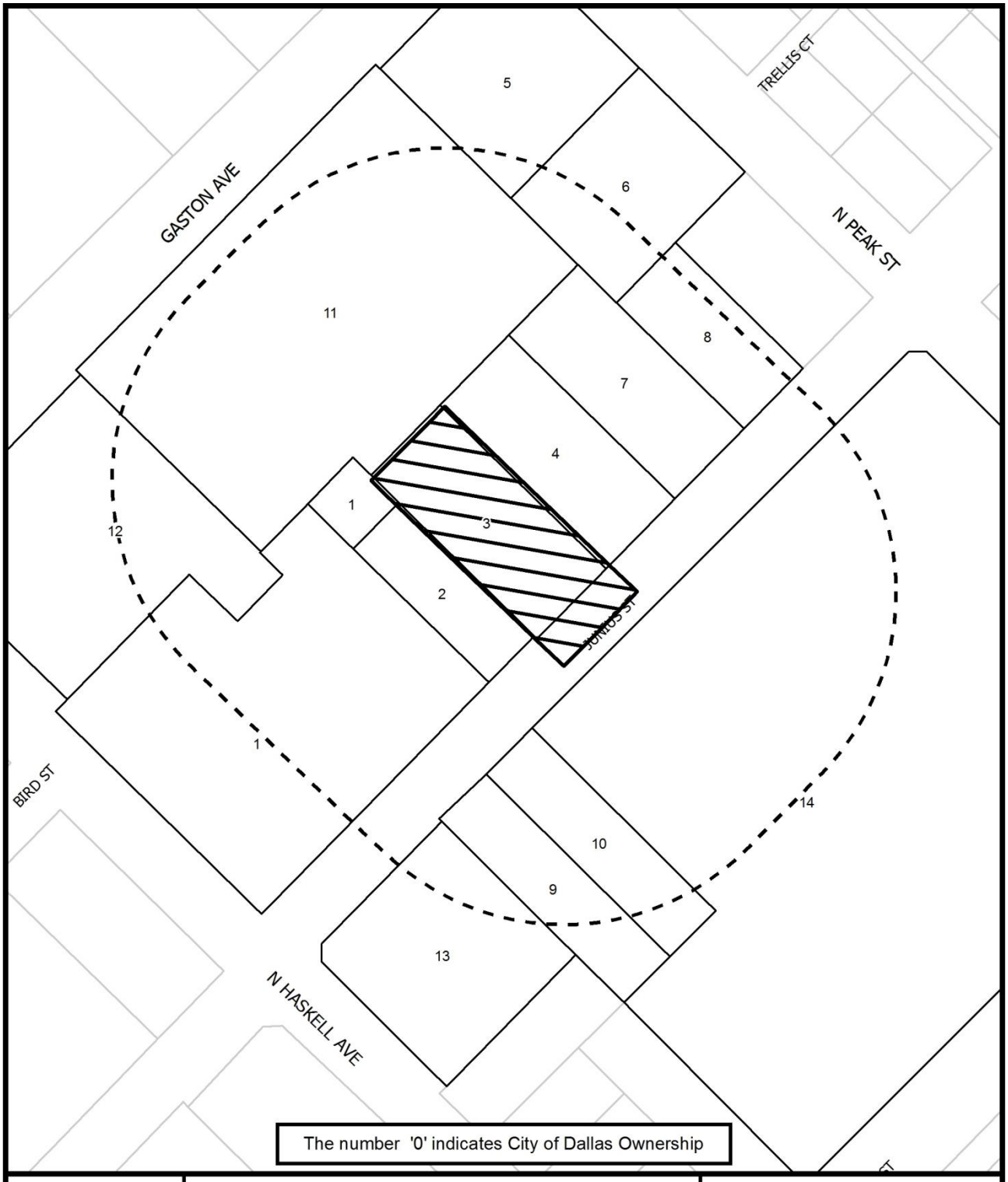


1:1,200

AERIAL MAP

Case no: Z167-168

Date: 2/1/2017



NOTIFICATION

200' AREA OF NOTIFICATION

14 NUMBER OF PROPERTY OWNERS NOTIFIED

1:1,200

Case no: M167-032

Date: 5/31/2017

05/31/2017

Notification List of Property Owners

M167-032

14 Property Owners Notified

Label #	*Address*		*Owner*
1	4105	JUNIUS ST	GRACE METHODIST CHURCH
2	4121	JUNIUS ST	GRACE UNITED METHODIST CH
3	4125	JUNIUS ST	PENFOLD CRAIG
4	4203	JUNIUS ST	COMBE GEORGE
5	4210	GASTON AVE	FRIS CHKN LLC % CAJUN OPERATING CO
6	801	N PEAK ST	MARTINEZWALLACE LLC
7	4209	JUNIUS ST	HENLEY HUDSON PPTIES PORFOLIO I LLC
8	4215	JUNIUS ST	EPPERSON MARVA Y
9	4112	JUNIUS ST	DUJKA PAUL JR &
10	4116	JUNIUS ST	JUNIUS SERIES
11	4120	GASTON AVE	ALDI TX LLC
12	4104	GASTON AVE	WIMAN REALTY INVESTMENTS LLC
13	4104	JUNIUS ST	AGAPE CLINIC
14	629	N PEAK ST	EAST DALLAS CHRISTIAN

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Pamela Daniel

FILE NUMBER: M167-024 **DATE FILED:** March 6, 2017

LOCATION: Southeast corner of Midway Road and Northaven Road

COUNCIL DISTRICT: 13 **MAPSCO:** 24-B

SIZE OF REQUEST: ±11.92 acres **CENSUS TRACT:** 135.00

APPLICANT: Episcopal Church of Good Shepherd

OWNER: Corporation of Episcopal Diocese of Dallas

REPRESENTATIVE: Jackson Walker LLP/William S. Dahlstrom

REQUEST: An application for a minor amendment to the development plan on property zoned Tract 1 of Planned Development District No. 504.

On March 25, 1998, the City Council passed Ordinance No. 23475 which established Planned Development District No. 504. The ordinance was subsequently amended by Ordinance No. 26047. The PDD is divided into two tracts permitting a private school or church and parking uses. For purposes of interpretation, a private school or church must comply with the Tract 1 portion of the development plan while the Tract 2 portion must comply with the parking use of the development plan. This request is in the Tract 1 portion of the PDD.

On July 19, 2012, the City Plan Commission approved the request of a minor amendment to the development plan to provide for a revised ingress/egress point along the site's Midway Road frontage.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan in order to construct additions to the church, add surface parking, reconfigure and decrease existing surface parking, install one access drive to Tract 2 and expand the buildable boundary area. There are no changes to the overall maximum floor area that was approved by City Council.

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

http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20504.pdf

STAFF RECOMMENDATION: Approval

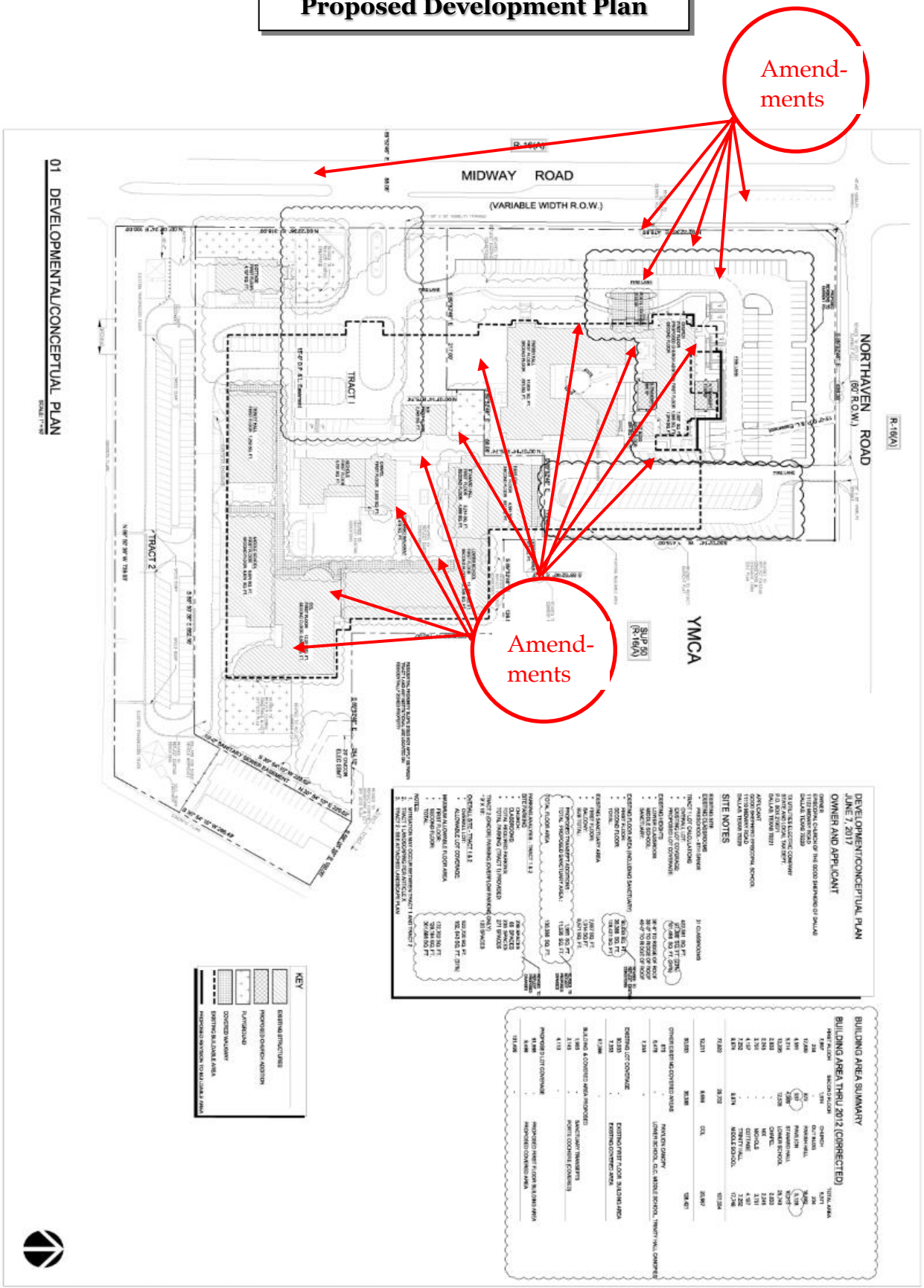
EPISCOPAL CHURCH OF THE GOOD SHEPHERD

Governing Body

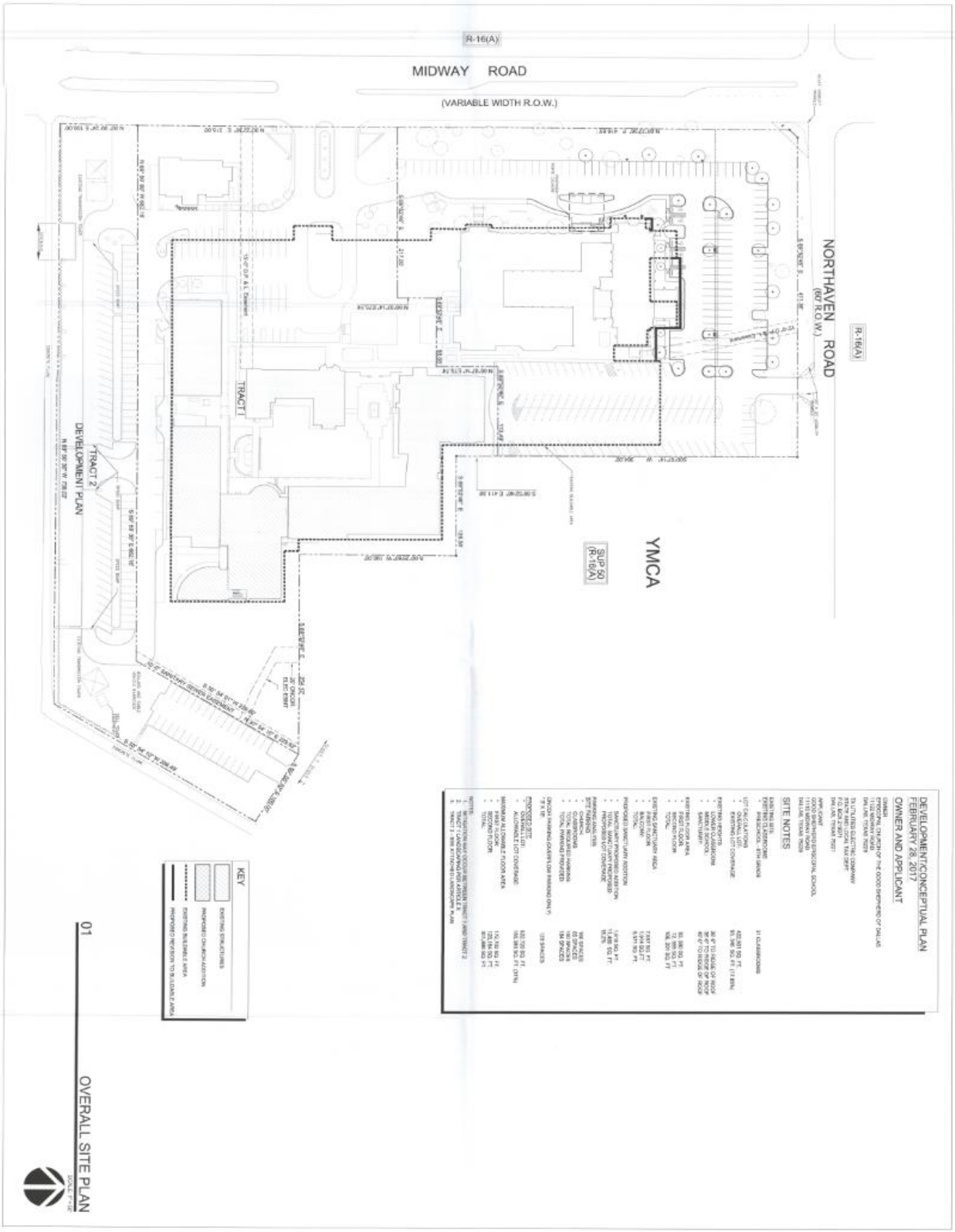
Vestry Executive Committee
Fr. Michael Mills, Rector
Fr. Tom Hotchkiss, Vicar
Scott Matheson, Senior Warden
Don Mills, Junior Warden
Debra Pyke, Treasurer
Colin Cahoon, Chancellor

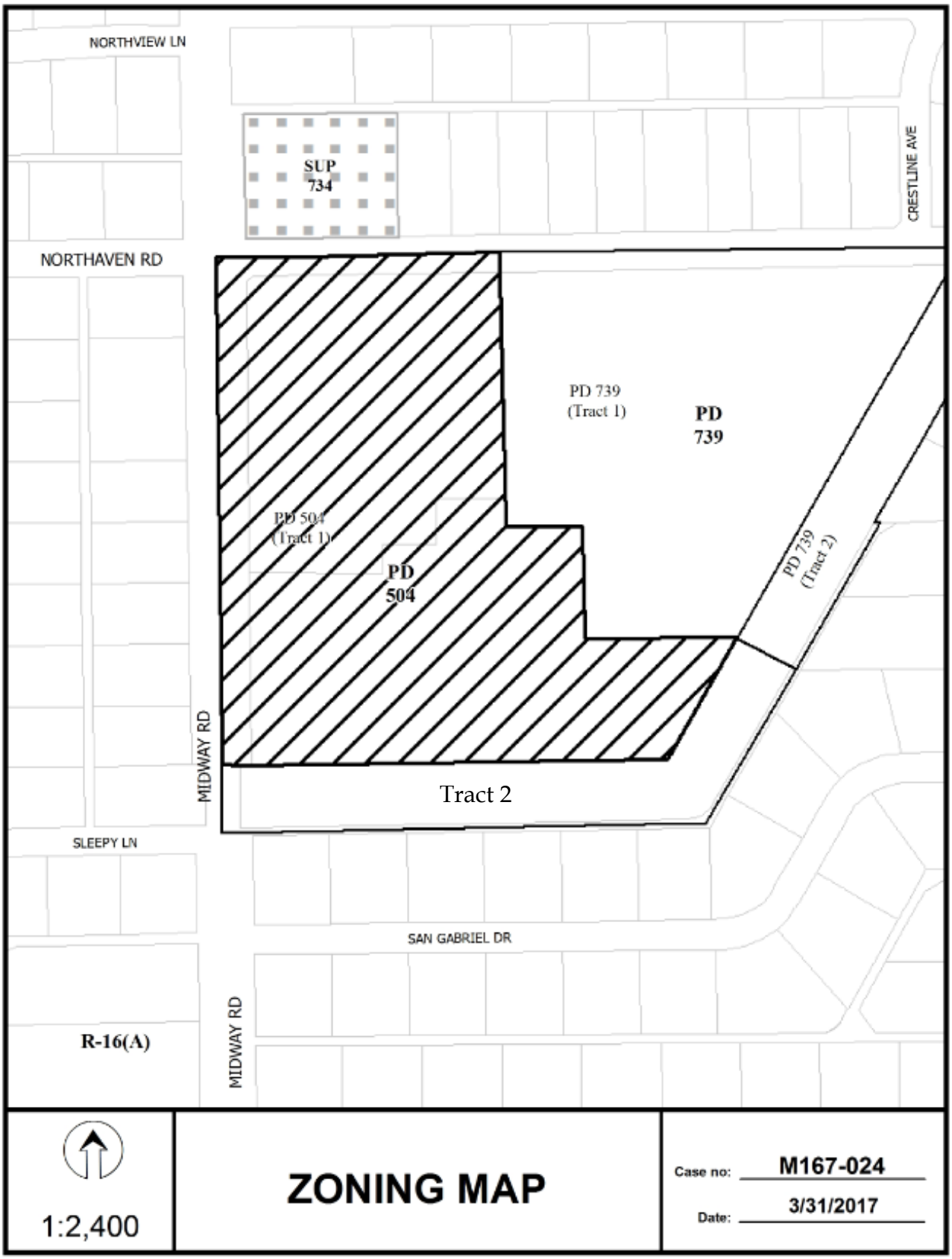
Vestry Members
Kendall Cotten
Terri Griffith
Walter Hubbell
Kris Krystinik
Erin McKool
Bob MacFarland
Scott Matheson
Don Mills
Tricia Morris
Kathy Nelson
Suzanne Nobles
Sam Pack
Debra Pyke, Treasurer
Mary Noller, Clerk

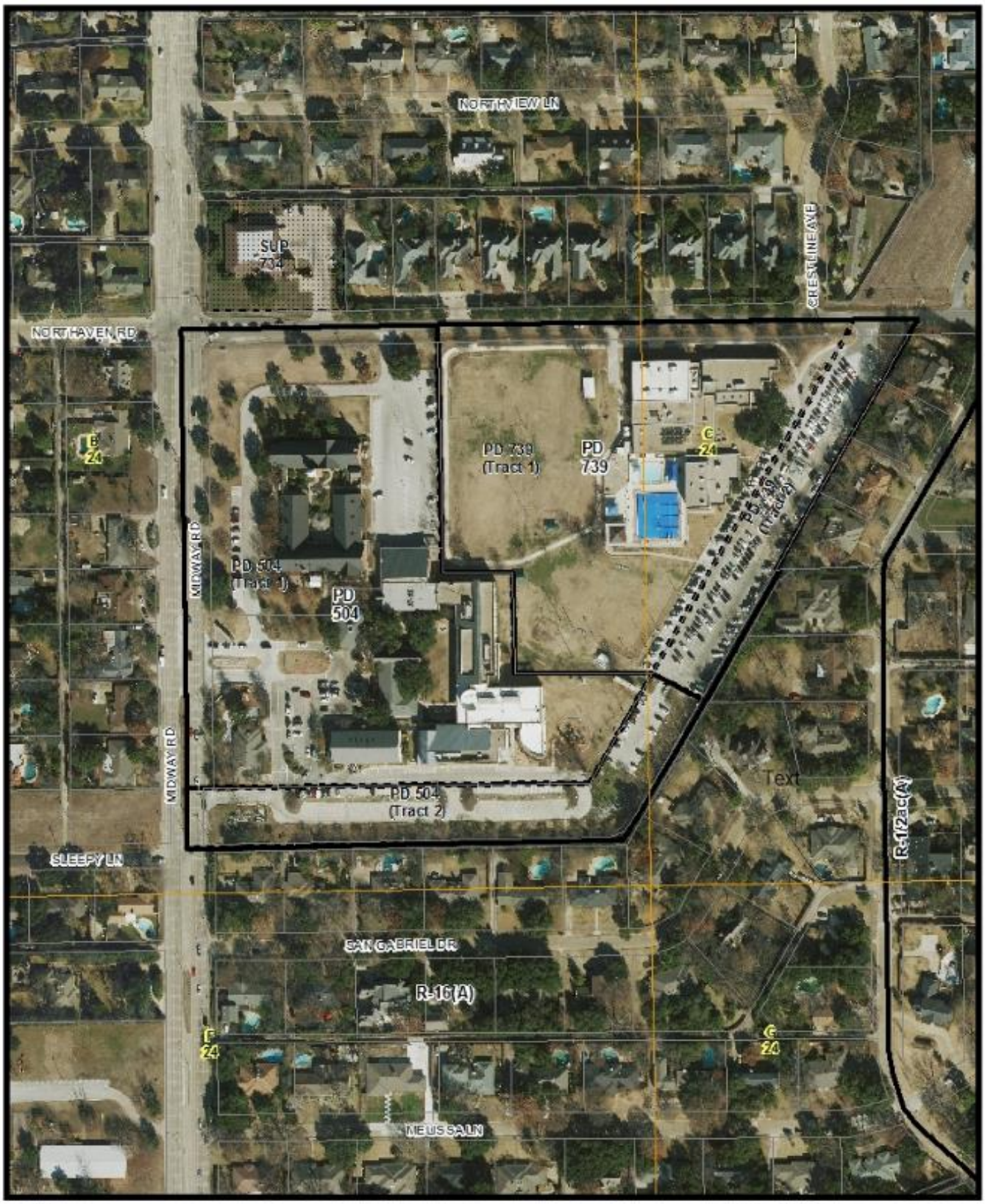
Proposed Development Plan



Existing Development Plan




NORTHVIEW LN
SUP
734
CRESTLINE AVE
NORTHAVEN RD
PD 739
(Tract 1)
PD
739
PD 504
(Tract 1)
PD
504
PD 739
(Tract 2)
MIDWAY RD
Tract 2
SLEEPY LN
SAN GABRIEL DR
MIDWAY RD
R-16(A)
1:2,400
ZONING MAP
Case no: M167-024
Date: 3/31/2017

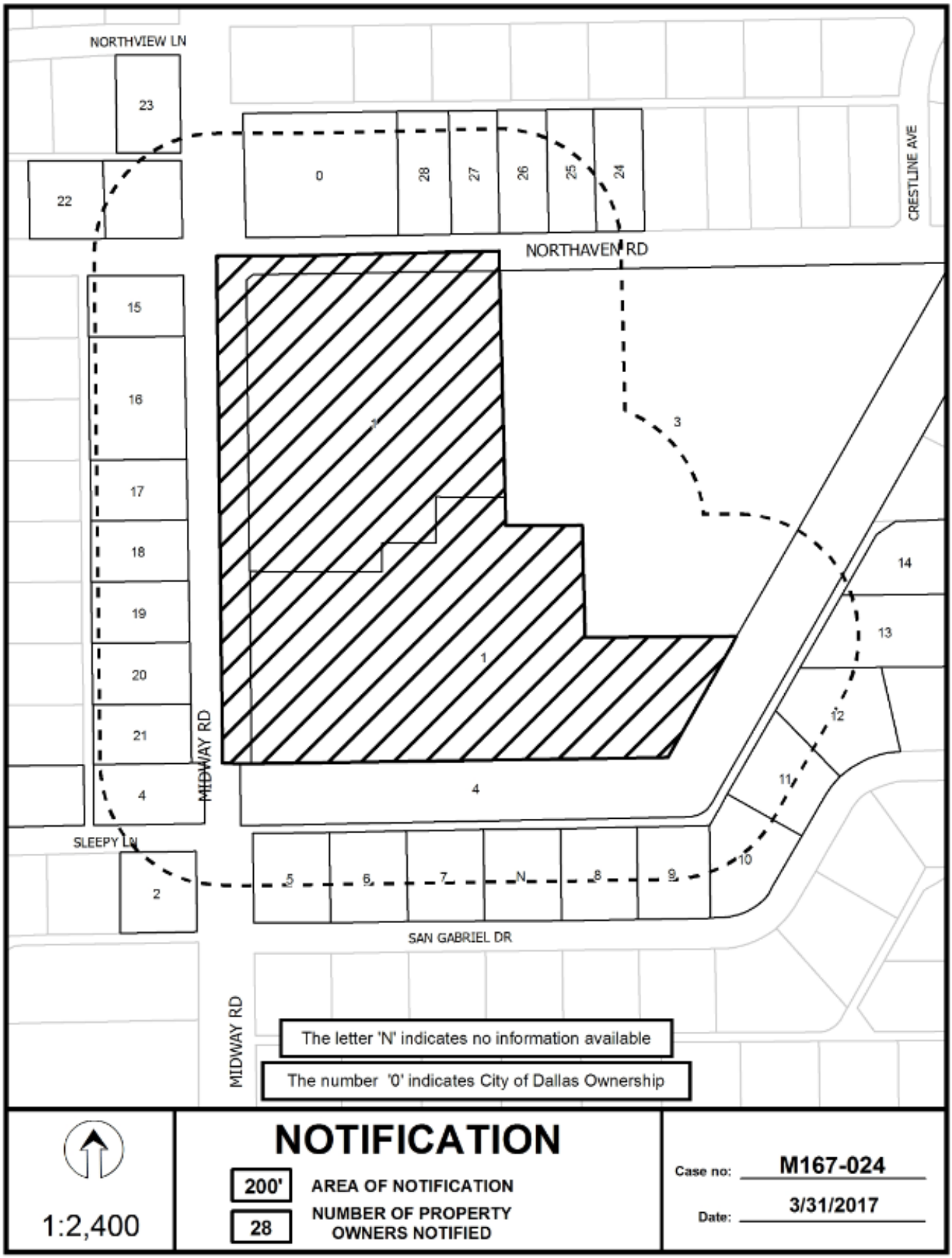


N

Aerial Map

M167-024

Printed Dated: 6/2/2017


NORTHVIEW LN
23
22
0
28
27
26
25
24
CRESTLINE AVE
NORTHAVEN RD
15
16
17
18
19
20
21
4
MIDWAY RD
SLEEPY LN
2
5
6
7
N
8
9
10
11
12
13
14
3
1
SAN GABRIEL DR
MIDWAY RD
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
28
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: M167-024
Date: 3/31/2017

03/31/2017

Notification List of Property Owners

M167-024

28 Property Owners Notified

Label #	*Address*		*Owner*
1	11122	MIDWAY RD	CORPORATION OF EPISCOPAL
2	4156	SLEEPY LN	BENEFIELD NANCY J
3	4332	NORTHAVEN RD	Y M C A
4	11119	MIDWAY RD	TEXAS UTILITIES ELEC CO
5	4207	SAN GABRIEL DR	HABITZREITER RICHARD K &
6	4215	SAN GABRIEL DR	SLAY MATTHEW & ALICIA M
7	4223	SAN GABRIEL DR	PERRYMAN BRANDY
8	4239	SAN GABRIEL DR	ANGLES MARIA
9	4247	SAN GABRIEL DR	MCCLUNG SIDNEY & STEVEN
10	4315	SAN GABRIEL DR	MASINO KELLY E
11	4321	SAN GABRIEL DR	TANZY FRANK M
12	4329	SAN GABRIEL DR	ODOM FAMILY TRUST
13	11117	BUSHIRE DR	EHLINGER MATTHEW W & L
14	11127	BUSHIRE DR	STONE JEFFREY A &
15	11231	MIDWAY RD	WEIR JASON & GRETCHEN
16	11223	MIDWAY RD	MCCLASKEY RONALD F &
17	11207	MIDWAY RD	OMBRELLO JILL R & JAMES M
18	11135	MIDWAY RD	SDE TEXAS LLC
19	11127	MIDWAY RD	STOVER JAMES W
20	11119	MIDWAY RD	CYTRON SCOTT H &
21	11111	MIDWAY RD	MUNLEY THOMAS
22	4145	NORTHAVEN RD	WINBORN CARA C &
23	4160	NORTHVIEW LN	HOGAN BRAD E & ALLISON P
24	4311	NORTHAVEN RD	GIERHART MATTHEW LYNN
25	4305	NORTHAVEN RD	HOLMES THOMAS & BONNIE
26	4301	NORTHAVEN RD	SCANIO JOHN C & AMY L

Label #	*Address*		*Owner*
27	4231	NORTHAVEN RD	DEES PAUL L &
28	4227	NORTHAVEN RD	GONZALEZ JORGE ALBERTO &

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

LOCATION: Lamar Street from Elm Street to Young Street

COUNCIL DISTICT: 2 & 14 **MAPSCO:** 45P
PLANNER: Chelsea St. Louis

SUBJECT

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 40-60 feet of pavement.

BACKGROUND

The Office of Economic Development has requested a Central Business District Streets and Vehicular Circulation Plan Amendment to change the operational characteristics of Lamar Street between Elm Street and Young Street. The proposed amendment would match the roadway operation at non-peak hours, two-lanes northbound and two-lanes southbound and parking with peak-hour restrictions. The amendment will facilitate implementation of a complete street project.

The scope of the project is to design a sustainable roadway that aligns with the City's Complete Streets Vision to create roadways that accommodate all modes and are comfortable for all users. Unrestricted parking, widened sidewalks, pedestrian lighting, improved accessibility with barrier free ramps, and reduced crossing distances at intersections are all included in the project. Other project elements include the addition of trees, decorative pavement at cross-walks, benches, and bike parking. The sum of these improvements will improve the pedestrian realm.

The Downtown 360 Plan (2011) identified Lamar Street as one of five primary Focus Areas in Downtown where physical and economic improvements have the potential to activate development opportunities. The 360 Plan recommends policy and urban design modifications for the Lamar Corridor that will support walkability, existing development, and attract future growth. Project implementation will occur through a partnership between the City of Dallas and the North Central Texas Council of Governments.

The project is supported by Downtown Dallas, Inc. and other stakeholders in the corridor. El Centro Community College is supportive of the project and the modifications that will be made to improve ADA accessibility. Staff will work with the campus to identify a preferred location for a drop-off zone.

Lee Engineering conducted a traffic study and concluded that the proposed amendments are feasible. The study concluded that with signal timing modifications, the intersection capacity will operate at acceptable levels of service with the proposed four-lane

configuration.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 40-60 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 4, 2017, the City Plan Commission Thoroughfare Committee directed staff to review proposed limits for the amendment. The limits of the project extend north to Ross Avenue.

On June 8, 2017, the City Plan Commission Thoroughfare Committee acted on this item:

1) Followed staff recommendation on Lamar Street between Young Street and Main Street.
2) Recommended on Lamar Street between Main Street and Elm Street to change the pavement width from 40 feet to 48 feet to facilitate a drop-off lane on the west side of Lamar next to El Centro College.
3) Would like staff to consider removing bulb-outs to facilitate right-turn movements.

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: August 9, 2017

PROJECT: An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 40-60 feet of pavement.

BACKGROUND:

- Lamar Street currently operates as a two-way roadway with three-lanes southbound and three-lanes northbound and peak-hour parking restrictions on both sides of the street.

- Bond number: PB06W045, since Oct. 21, 2015. Prior to this date, PB06P871.

- Construction Cost: $3,851,072
    - Funding breakdown
        - City of Dallas: $2,351,072
        - NCTCOG: $1,500,000

- Public Meeting
    - April 13, 2017, from 6:00-7:00pm at the J. Erik Jonsson Central Library
    - Commissioner Jung and Committee Member McGahan attended the meeting.
    - Previous community engagement with stakeholders was led by Downtown Dallas, Inc.

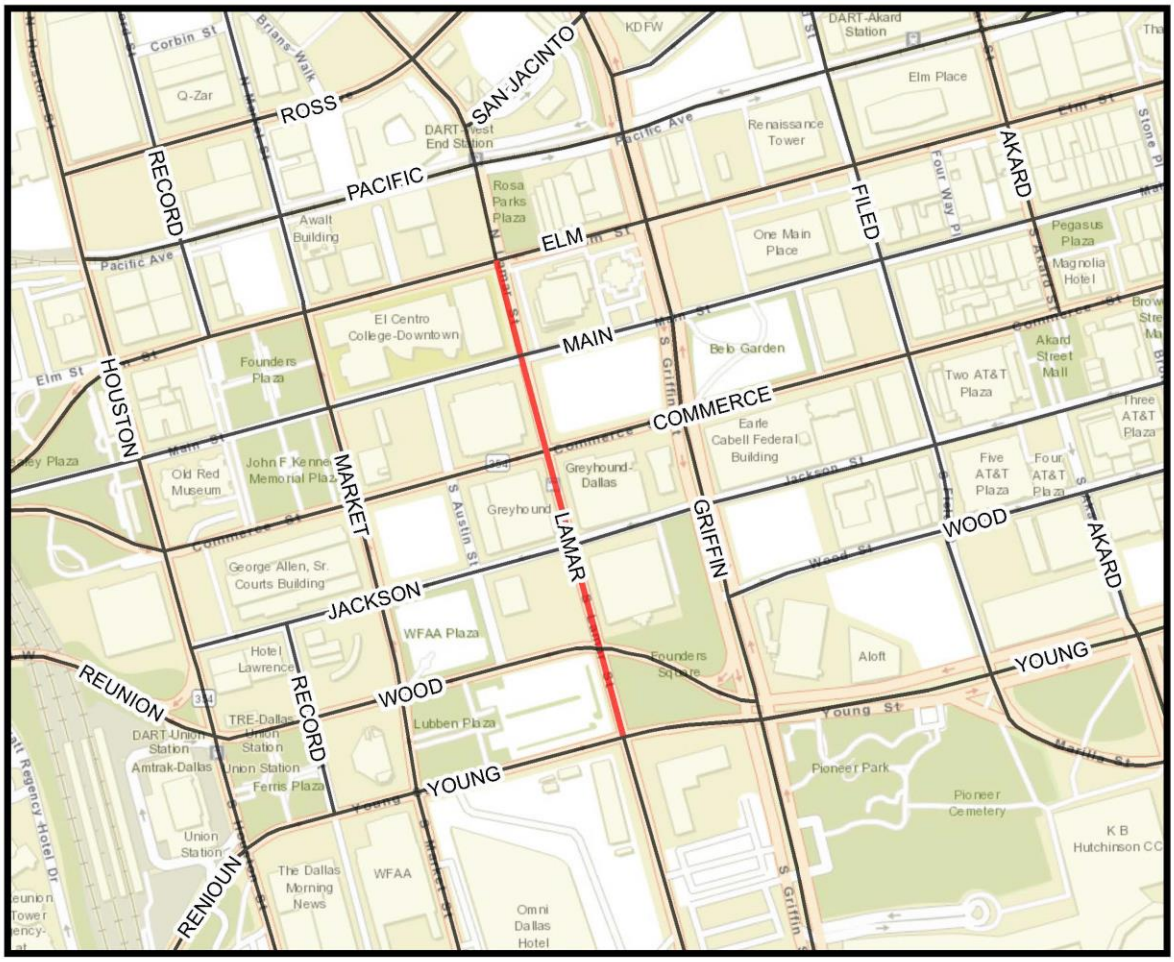
Lamar Street

Elm Street to Young Street

Council District: 2 & 14
MAPSCO: 45P



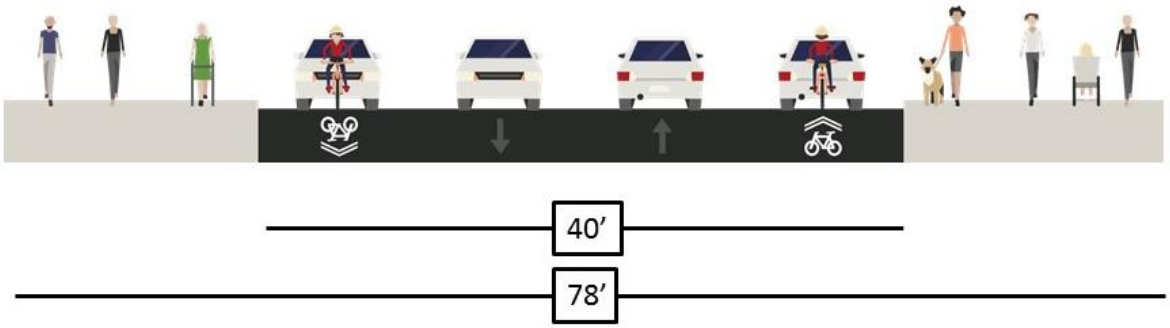
Central Business District Streets and
Vehicular Circulation Plan Amendment Map



Proposed Operations

Lamar Street between Elm Street and Main Street *

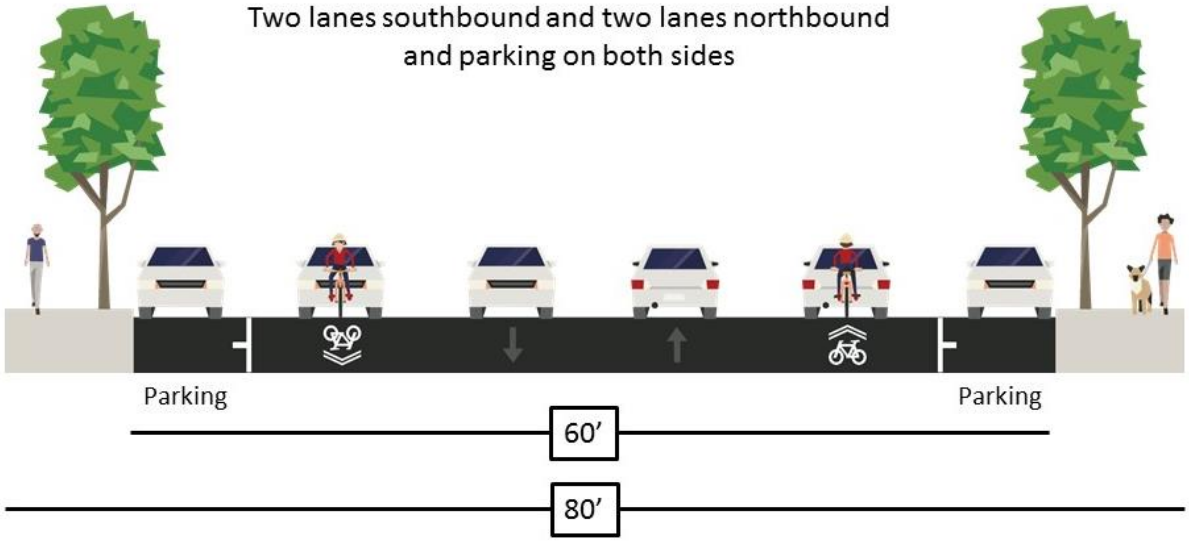
Two lanes southbound and two lanes northbound
and wider sidewalks



* Adjacent to El Centro

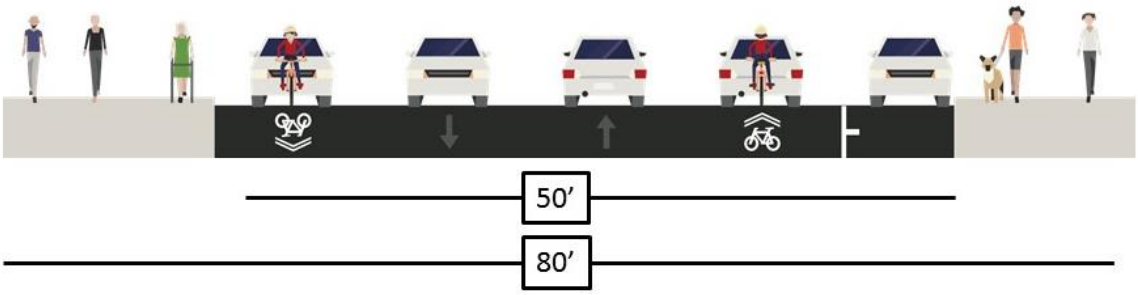
Lamar Street between Main Street and Wood Street

Two lanes southbound and two lanes northbound
and parking on both sides



Lamar Street between Wood Street to Young Street

Two lanes southbound and two lanes northbound
and parking on east side



CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

PLANNER: Pamela Daniel

FILE NUMBER:	Z167-274(PD)	**DATE FILED:**	April 21, 2017
LOCATION:	North side of Main Street, west of North Crowdus Street		
COUNCIL DISTRICT:	2	**MAPSCO:**	45-M
SIZE OF REQUEST:	Approx. 0.226 acres	**CENSUS TRACT:**	0204.00

APPLICANT: Dapper Life, LLC

OWNER: 42 Deep Ellum, LP

REPRESENTATIVE: Pamela Craig

REQUEST: An application for the renewal of Specific Use Permit No. 2144 for a bar, lounge, or tavern on property zoned Tract A, Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The request site consists of a one-story, 9,847-square-foot structure fronting on the north line of Main Street. The structure is divided into two uses with the tenant space for the proposed bar [High & Tight] consisting of 2,687 square feet.

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

BACKGROUND:

- The bar, lounge, or tavern use is located on 9,847 square feet of land with frontage on Main Street.

- The request site consists of a 630-square foot barber shop and the 2,687-square foot bar, lounge, or tavern use.

- The original SUP was approved by the City Council on April 22, 2015, for a two-year period.

- The applicant requests to continue the use of the bar, lounge, or tavern [High & Tight].

Zoning History:

1. Z167-154 On April 12, 2017, the City Council approved the renewal of Specific Use Permit No. 2122 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District south side of Elm Street, west of North Crowdus Street.

2. Z167-142 On March 22, 2017, the City Council approved the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District south side of Elm Street, east of North Good Latimer Expressway.

3. Z156-230 On June 22, 2016 the City Council approved the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District located at 2638 Elm Street.

4. Z145-249 On August 12, 2015 the City Council approved the renewal of Specific Use Permit No. 2050 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District.

5. Z145-176 On May 13, 2015, the City Council approved the renewal and amendment of Specific Use Permit No. 1696 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, west of North Crowdus Street.

6. Z134-307 On December 13, 2014 City Council approved the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East

Side Special Purpose District on the south line of Elm Street, west of North Crowdus Street.

7. 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 use limited to a live music venue for a three year period.

8. Z145-121 On February 11, 2014, the City Council approved a renewal of Specific Use Permit No. 1783 for a bar, lounge or tavern for an additional five year-period.

9. Z123-206 On June 12, 2013, the City Council amended and renewed Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio for a five-year period with the eligibility for automatic renewal for additional five-year periods.

10. Z101-351 On October 21, 2011, Specific Use Permit No. 1651 for a tattoo studio and body piercing studio was automatically renewed for an additional five-year time period and will expire on January 10, 2017.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Main Street	Minor Arterial	66’

Land Use:

Site	PD-269 (Tract A)	Bar
North	PD-269 (Tract A)	Bar, Surface Parking
East	PD-269 (Tract A)	Book & Record Store
West	PD-269 (Tract A)	Restaurant
South	PD-269 (Tract A)	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.

The applicant’s request is consistent with the Building Block for this area.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DUNAMIC AND EXPANDED DOWNTOWN

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Land Use Compatibility:

The request site is located in Deep Ellum, an area which provides for a healthy balance of housing, jobs, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses.

The request site consists of a one-story, 9,847-square-foot structure fronting on the north line of Main Street. The structure is divided into two uses, a personal service use (barber shop) and a bar mirroring the "speakeasy" concept. This concept was used during the prohibition years of the United States when the sale of alcohol was considered to be illegal. As a result of the prohibition in the early 1900's, bars operated illegally in the rear portion of existing establishments, hidden from plain view. Today, this concept/building layout allows for different uses to be integrated along with a bar where space is limited. The front of the structure houses a barbershop. The rear of the building houses a bar, lounge, or tavern use.

This area is composed of an eclectic mix of retail stores, tattoos parlors, residential units, arts, and entertainment venues. Considered to be one of Dallas' first commercial districts, Deep Ellum is within close proximity to two major highways, Fair Park, the Baylor Medical District, and Downtown.

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 use is surrounded by other retail uses, bars, restaurants and various surface parking lots. There are medium density residential uses to the far west/northwest and close proximity to the DART Green Line to the north as well. As demonstrated below, although there have been some instances of police activity the majority of the activity has been general service calls rather than critical or urgent calls. As a result of this analysis, staff has determined the request complies with the general provisions for consideration of approval of the SUP renewal because the request is consistent with the character of the neighborhood and does not pose a negative impact.

Landscaping:
The landscaping requirements of Article X of the Dallas Development Code apply.

Traffic:
The Engineering Division of the Sustainable Development and Construction Department reviewed the original SUP request and determined that the existing development would not have a negative impact on the surrounding street system and the Engineering Division maintains this recommendation.

Crime Statistics:

Crime Part 1, April 01 2015 - May 29 2017

IncidentNum	ServYr	Date1	Time1	Address	UCR_Offense	ZipCode
114403-2017	2017	5/20/2017	22:00	2701 MAIN ST	OTHER THEFTS	75226
084175-2017	2017	4/15/2017	1:00	2701 MAIN ST	OTHER THEFTS	75226

Crime Part 2, April 01 2015 - May 29 2017

IncidentNum	ServYr	Date1	Time1	Address	UCR_Offense	ZipCode
054333-2017	2017	3/9/2017	21:24	2701 MAIN ST	ASSAULT	75226
052567-2015	2015	3/9/2015	10:00	2701 MAIN ST	CRIMINAL TRESPASS	75226

Calls, April 01 2015 - May 29 2017

Master_Incident_Number	Response_Date	Response_Time	Problem	Priority_Number	Priority_Description	Address	ZipCode
17-0961399	5/21/2017	16:38	20R - Robbery (report)+1hr	4	4 - Non Critical	2701 Main St	75226
17-0796417	4/27/2017	23:50	DAEF-Dist Armed Encounter Foot	1	1 - Emergency	2701 Main St	75226
17-0709464	4/14/2017	23:17	16 - Injured Person	3	3 - General Service	2701 Main St	75226
17-0501883	3/16/2017	5:18	32 - Suspicious Person	2	2 - Urgent	2701 Main St	75226
17-0238843	2/6/2017	13:42	40 - Other	3	3 - General Service	2701 Main St	75226
17-0120970	1/19/2017	16:59	PH - Panhandler	4	4 - Non Critical	2701 Main St	75226
17-0047069	1/8/2017	1:12	6X - Major Dist (Violence)	2	2 - Urgent	2701 Main St	75226
16-1762625	9/4/2016	2:25	6X - Major Dist (Violence)	2	2 - Urgent	2701 Main St	75226
16-1718868	8/29/2016	9:03	12B - Business Alarm	3	3 - General Service	2701 Main St	75226
16-1697156	8/26/2016	9:04	12B - Business Alarm	3	3 - General Service	2701 Main St	75226
16-1605264	8/13/2016	9:01	12B - Business Alarm	3	3 - General Service	2701 Main St	75226
16-1553727	8/6/2016	8:40	12B - Business Alarm	3	3 - General Service	2701 Main St	75226
16-1509155	7/31/2016	7:23	12R - Residential Alarm	3	3 - General Service	2701 Main St	75226
16-1150263	6/13/2016	9:08	12B - Business Alarm	3	3 - General Service	2701 Main St	75226
16-0921896	5/14/2016	0:16	31/01 - Crim Mis/Prog/Non Felo	3	3 - General Service	2701 Main St	75226
16-0703356	4/14/2016	2:56	40/01 - Other	2	2 - Urgent	2701 Main St	75226
16-0565267	3/25/2016	11:25	40 - Other	3	3 - General Service	2701 Main St	75226
16-0565563	3/25/2016	12:19	40 - Other	3	3 - General Service	2701 Main St	75226
16-0433199	3/5/2016	20:50	40/01 - Other	2	2 - Urgent	2701 Main St	75226
16-0206300	2/1/2016	17:27	12B - Business Alarm	3	3 - General Service	2701 Main St	75226

Calls, April 01 2015 - May 29 2017

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16-0206300	2/1/2016	17:27	12B - Business Alarm	3	3 - General Service	2701 Main St	75226

List of Partners/Owners

Owner:
42 Deep Ellum, LP
Benton Payne, General Partner

Tenant:
Dapper Lice LLC
Sean Martin, LLC Manager
Corey Good, LLC Manager

PROPOSED CONDITIONS
Z167-274

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 LIMIT: This specific use permit expires on_____, ~~April 22, 2017~~ (two-year period from the passage of this ordinance).

4. MAXIMUM FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to bar, lounge or tavern is 2,687 square feet in the location shown on the attached site plan.

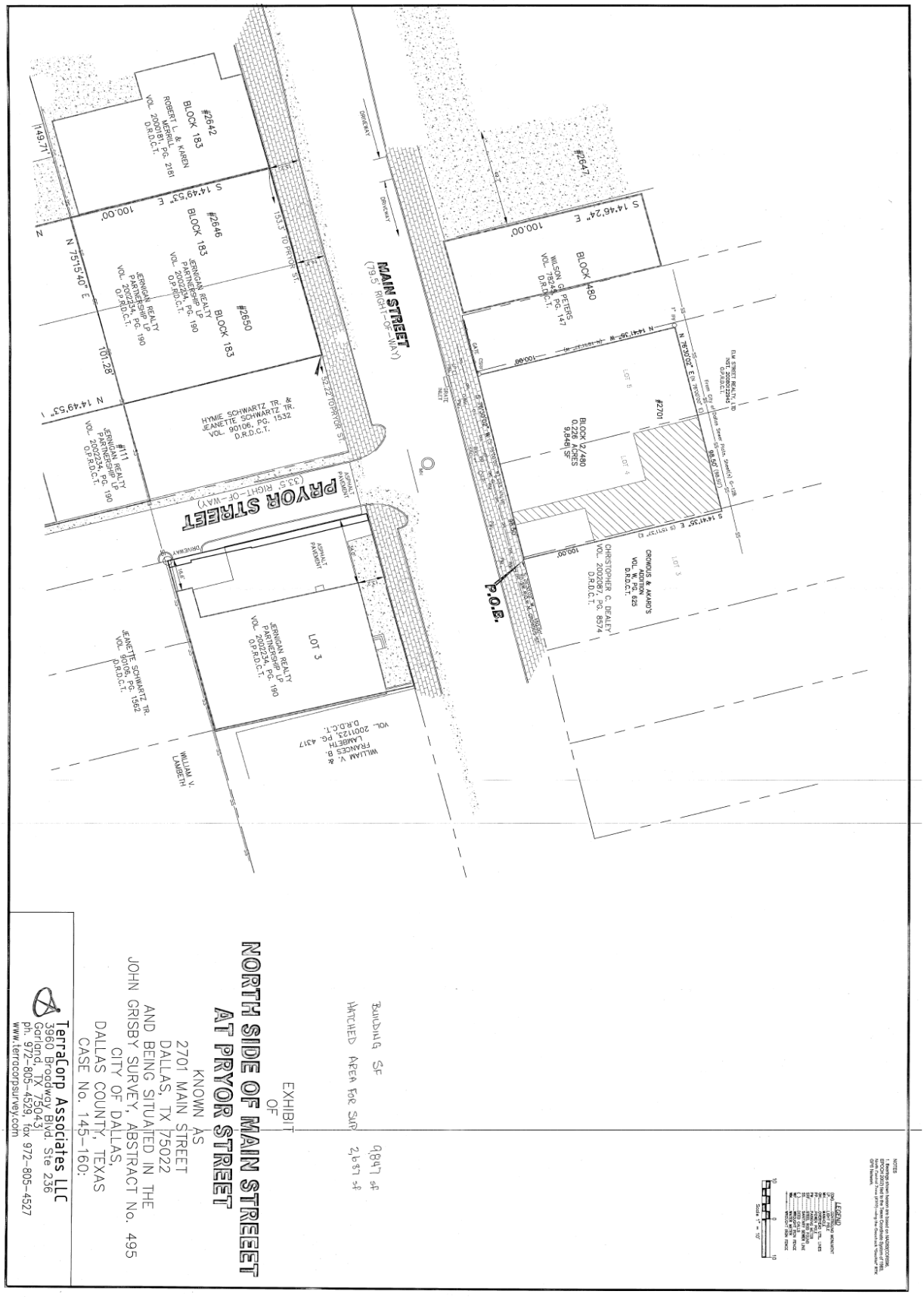
5. HOURS OF OPERATION: The hours of operation for the alcoholic beverage establishment limited to a bar, lounge or tavern is from 9 a.m. to 2:00 a.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m., on Sunday.

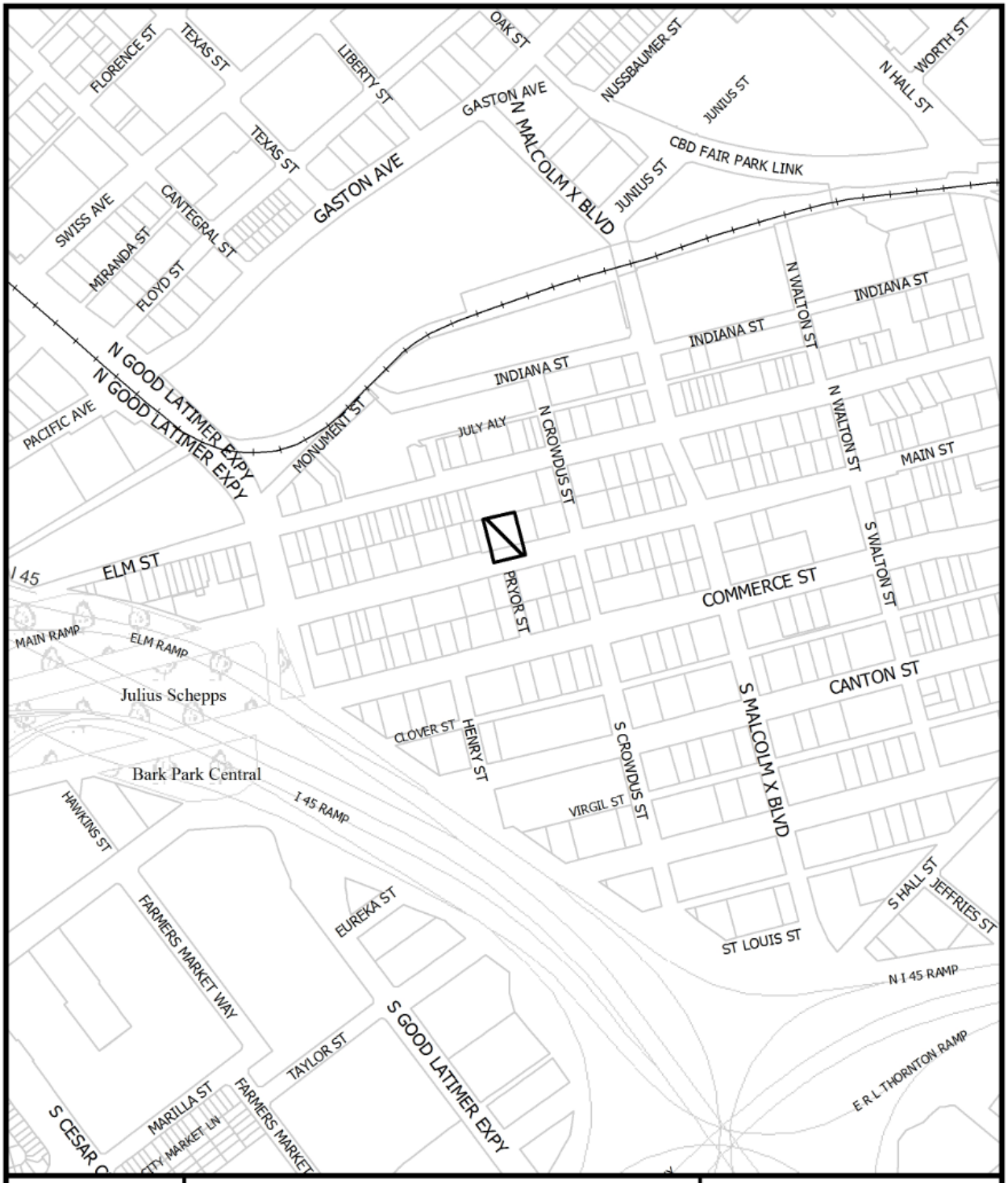
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.

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

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

EXISTING SITE PLAN





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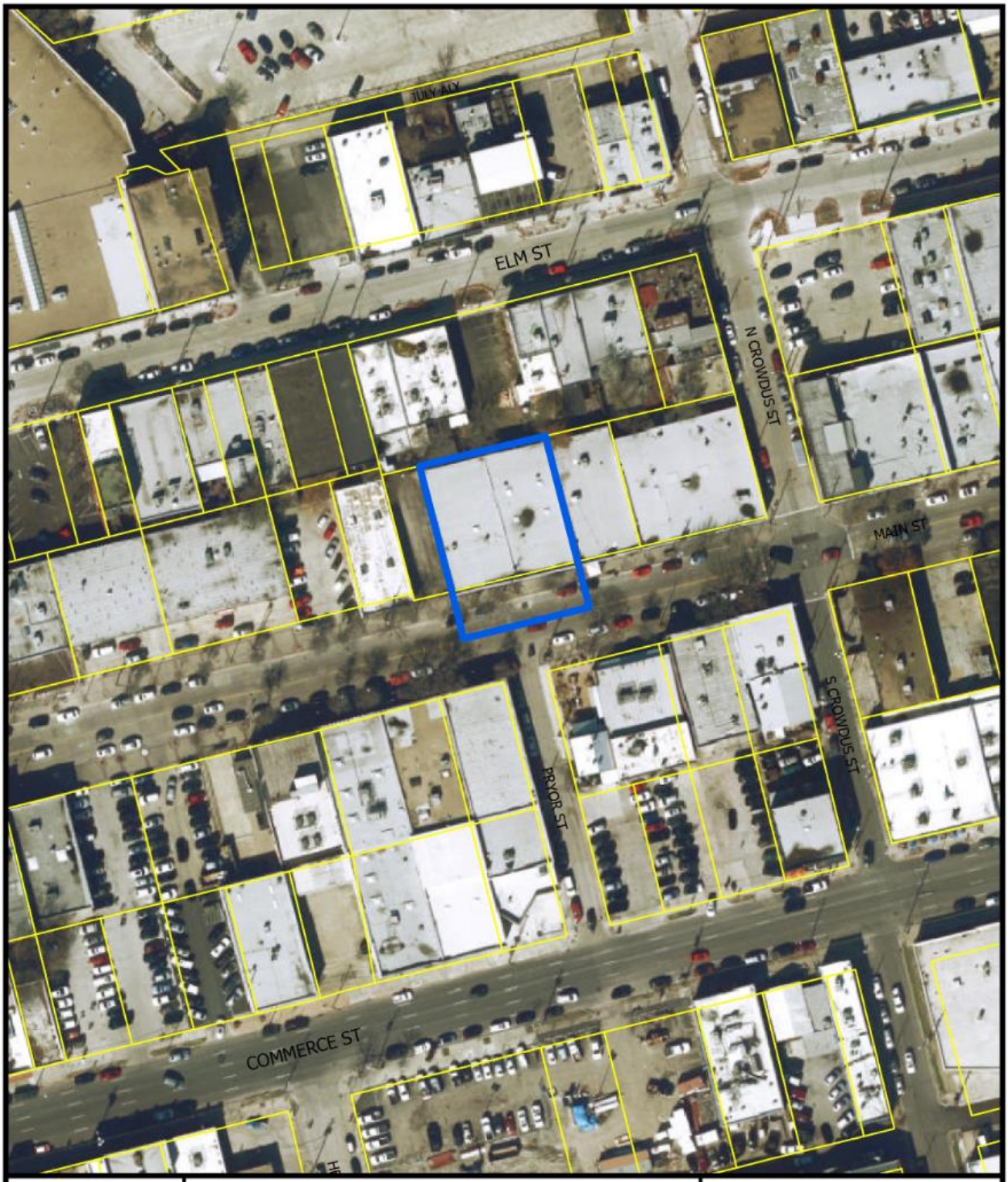
VICINITY MAP

Case no: Z167-274

Date: 5/3/2017

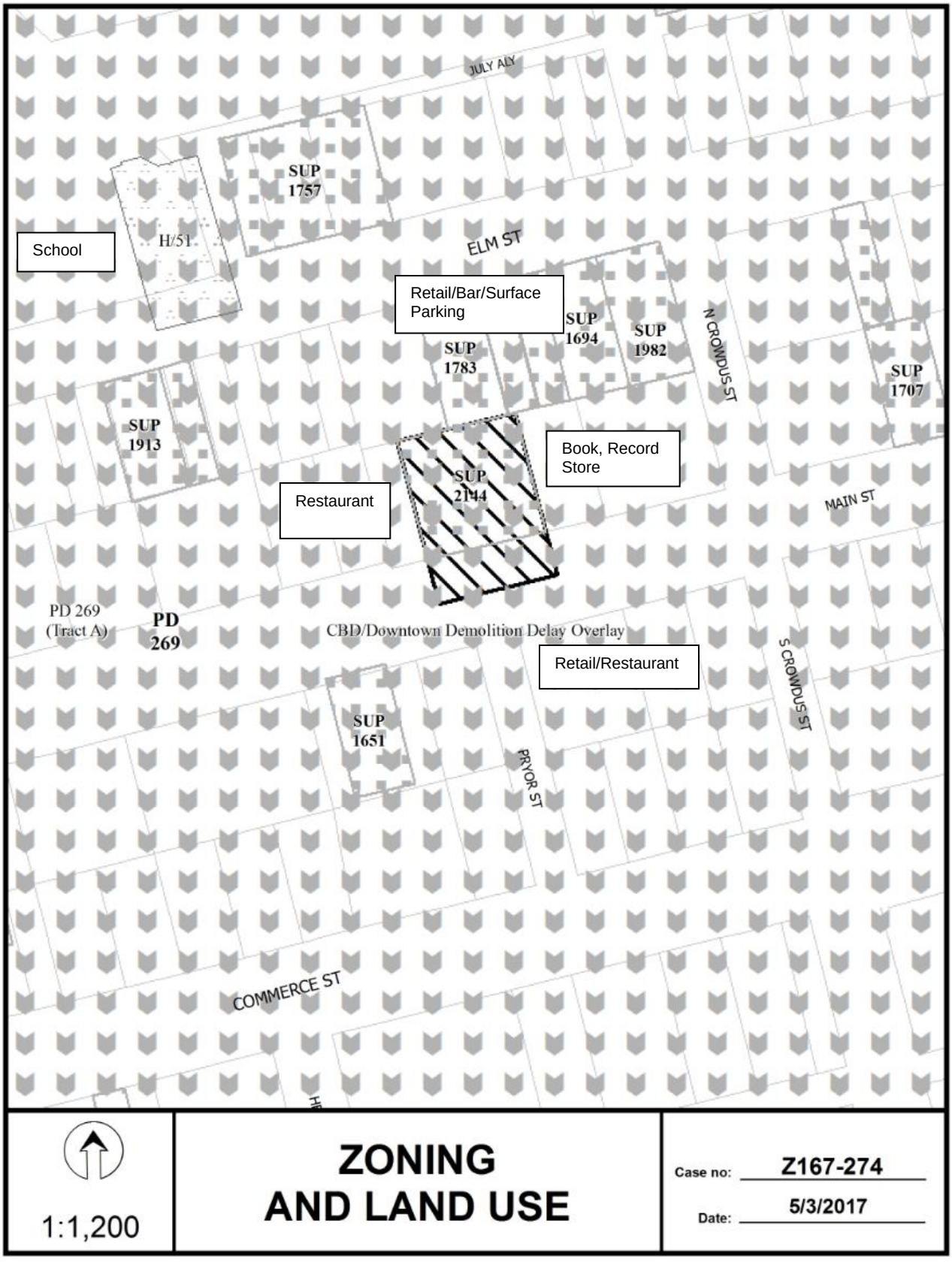


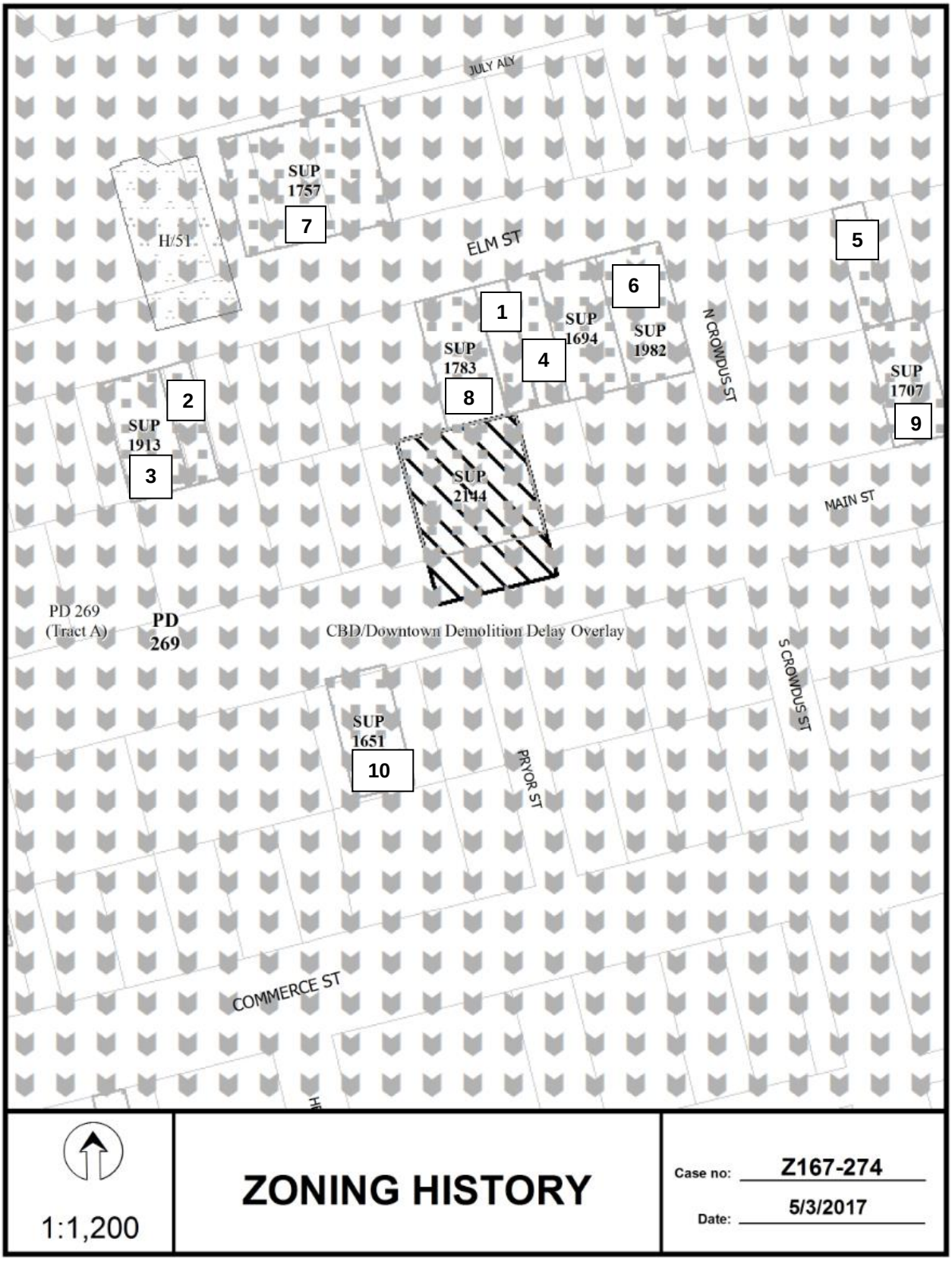
1:1,200

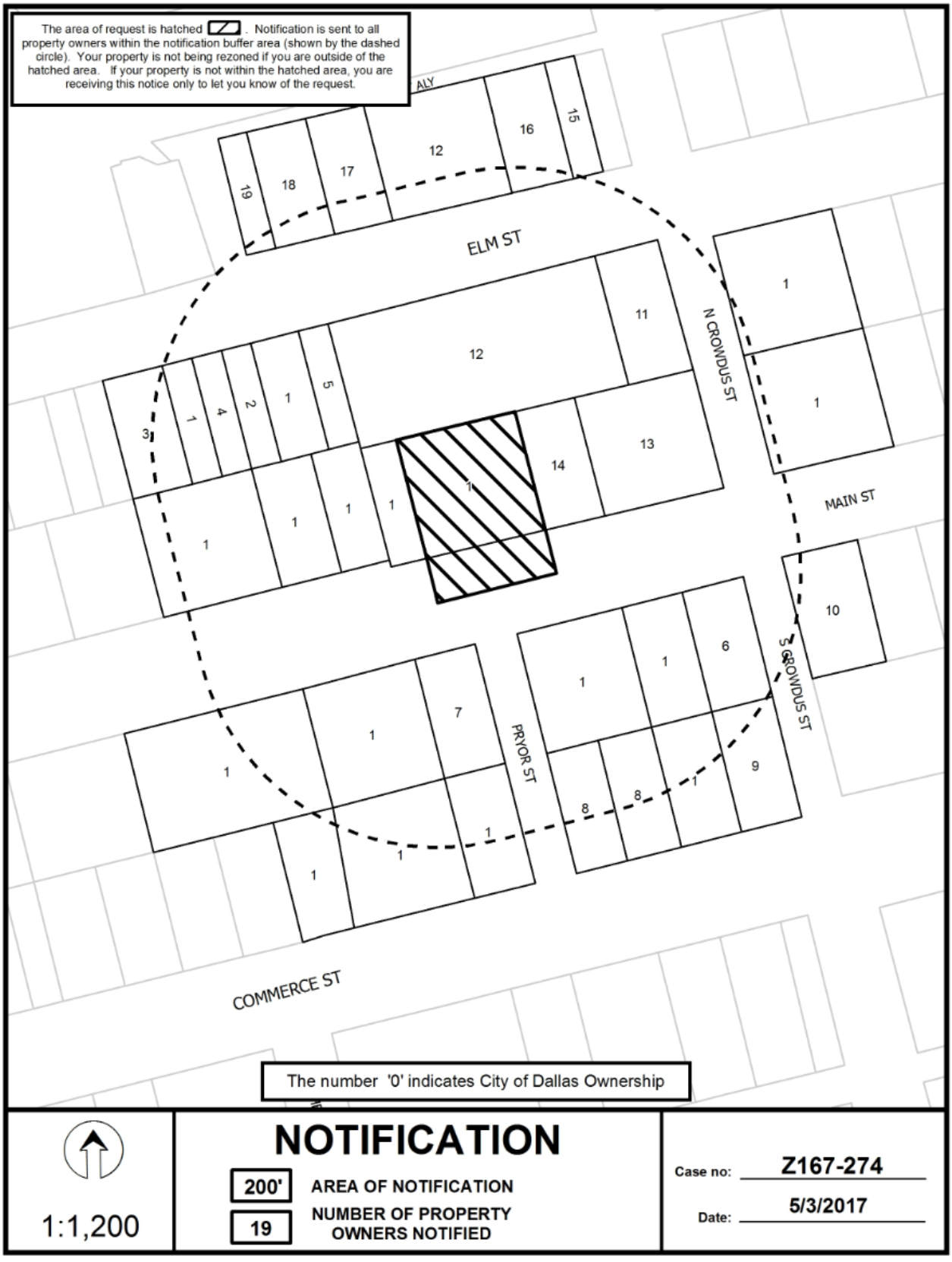
AERIAL MAP

Case no: Z167-274

Date: 5/3/2017


JULY ALY
SUP 1757
H/51
School
ELM ST
Retail/Bar/Surface Parking
SUP 1694
SUP 1982
SUP 1783
N CROWDUS ST
SUP 1707
SUP 1913
Book, Record Store
SUP 2144
Restaurant
MAIN ST
PD 269 (Tract A)
PD 269
CBD/Downtown Demolition Delay Overlay
Retail/Restaurant
S CROWDUS ST
SUP 1651
PRYOR ST
COMMERCE ST
1:1,200
ZONING AND LAND USE
Case no: Z167-274
Date: 5/3/2017


JULY ALY
SUP 1757
7
H/51
ELM ST
1
6
5
SUP 1694
SUP 1982
N CROWDUS ST
SUP 1783
4
8
2
SUP 1913
3
SUP 2144
SUP 1707
9
MAIN ST
PD 269 (Tract A)
PD 269
CBD/Downtown Demolition Delay Overlay
S CROWDUS ST
SUP 1651
10
PRYOR ST
COMMERCE ST
1:1,200
ZONING HISTORY
Case no: Z167-274
Date: 5/3/2017


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.
ALY
ELM ST
N CROWDUS ST
MAIN ST
S CROWDUS ST
PRYOR ST
COMMERCE ST
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-274
Date: 5/3/2017

05/02/2017

Notification List of Property Owners

Z167-274

19 Property Owners Notified

Label #	*Address*		*Owner*
1	2649	MAIN ST	42 DEEP ELLUM LP
2	2644	ELM ST	CAMERON PAUL DARREN
3	2638	ELM ST	MGP HOLDINGS LLC
4	2642	ELM ST	LALCO INC
5	2650	ELM ST	ELM ELM LLC
6	2712	MAIN ST	CASS DON E TR
7	2656	MAIN ST	SCHWARTZ HYMIE TRUST &
8	2703	COMMERCE ST	SCHWARTZ JEANNETTE TRUST
9	2713	COMMERCE ST	WESTDALE PPTIES AMERICA I
10	2800	MAIN ST	CONGRESS STREET NIGHTS
11	2724	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
12	2720	ELM ST	ELM STREET REALTY LTD
13	2715	MAIN ST	MAIN PROPERTIES LLC
14	2707	MAIN ST	DEALEY CHRISTOPHER C
15	2721	ELM ST	2723 ELM STREET JV
16	2717	ELM ST	WESTDALE PPTIES AMERICA LTD
17	2707	ELM ST	BELMOR CORP
18	2703	ELM ST	BELMOR CORP
19	2701	ELM ST	BELMOR CORP

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Pamela Daniel

FILE NUMBER: Z167-283(PD) **DATE FILED:** April 26, 2017

LOCATION: East side of Hall Street fronting on Elm Street and Main Street

COUNCIL DISTRICT: 2 **MAPSCO:** 46-J

SIZE OF REQUEST: ±1,700 square feet **CENSUS TRACT:** 204

OWNER/APPLICANT: 3101 Main, LP

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern use 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 operate a bar, lounge or tavern use within an existing building.

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

BACKGROUND INFORMATION:

- The request is to allow an alcoholic beverage establishment limited to a bar, lounge or tavern on the first floor within the multifamily building.

- The site is currently under construction with a 17-story, 575,428-square foot building, consisting of 337-mulitfamily units with a structured parking garage.

- The structure will also have a lobby area and a leasing office.

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

1. Z123-267: On May 28, 2014, the City Council approved amendments to Planned Development District No. 269, the Deep Ellum/East Side District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elm Street	Collector	70 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 269 (Tract A)	Multifamily
North	PDD No. 269 (Tract A)	Warehouse, Office
East	PDD No. 269 (Tract A)	Undeveloped, Public Utility
South	PDD No. 269 (Tract A)	Retail, Personal Services
West	PDD No. 269 (Tract A)	Restaurant, Multifamily, Warehouse

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 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

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.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is currently under construction and will be housed within a 17-story, 337 unit newly constructed ±575,428-square foot multifamily structure. The applicant proposes to operate a bar, lounge or tavern within the building utilizing a ±1,700-square foot area within the first floor. The requested bar is proposed to be interior to the building and located near the lobby area. The requested bar is primarily intended for residents of the property and their guest(s), however, is not restricted from other patrons. The applicant intends to operate between 11:00 am and 11:00 pm, Monday through Sunday, consistent with other bar, lounge or tavern uses in the area.

The site is surrounded by a mix of retail/restaurant, warehouse and office uses that are served by various surface parking lots and metered spaces along Elm Street and South Hall Street. In addition to these uses, medium-density mulitfamily uses are found west and far southwest of the site. The site is located within the Deep Ellum Entertainment District. The district provides for a healthy balance of housing, job, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses.

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

Traffic:

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

Parking:

The proposed bar will be located within a newly constructed multifamily structure with a three-story above ground garage and an additional half level garage underground. The site will provide a total of 484 parking spaces with only 354 spaces required for the multifamily use and 17 spaces required for the bar, lounge or tavern use; providing a surplus of 113 spaces. It has historically been recognized that Deep Ellum serves as an entertainment and retail destination that often finds patrons traversing the area on foot. As a result, the area's surface parking lots and on-street meters provide for additional parking options.

Landscaping:

New construction requires landscaping in accordance with the provisions of Planned Development District No. 269.

Partners/Principals/Officers:

General Partners of 3101 Main, LP

SLR Hall & Main GP, LLC

Officers:
Douglas Chestnut
Thomas Bakewell
Robert Voelker

Westdale 3101 Main GP, Inc.

Officers:
Joseph G. Beard

Z167-283
Proposed SUP Conditions

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 LIMIT: This specific use permit automatically terminates on _____ (two year period from passage of this ordinance).

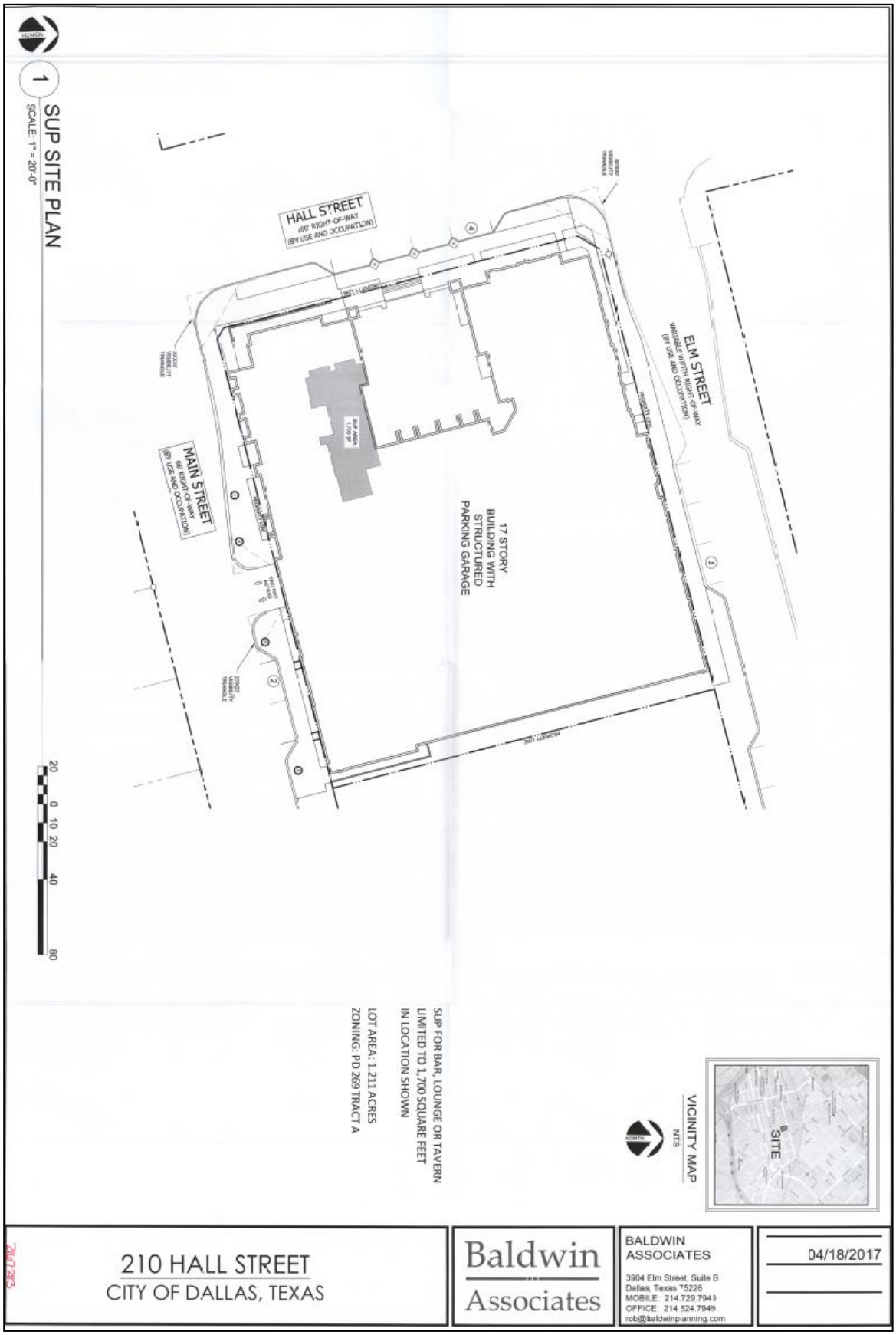
4. FLOOR AREA: The maximum floor area is 1,700 square feet in the location shown on the attached site plan.

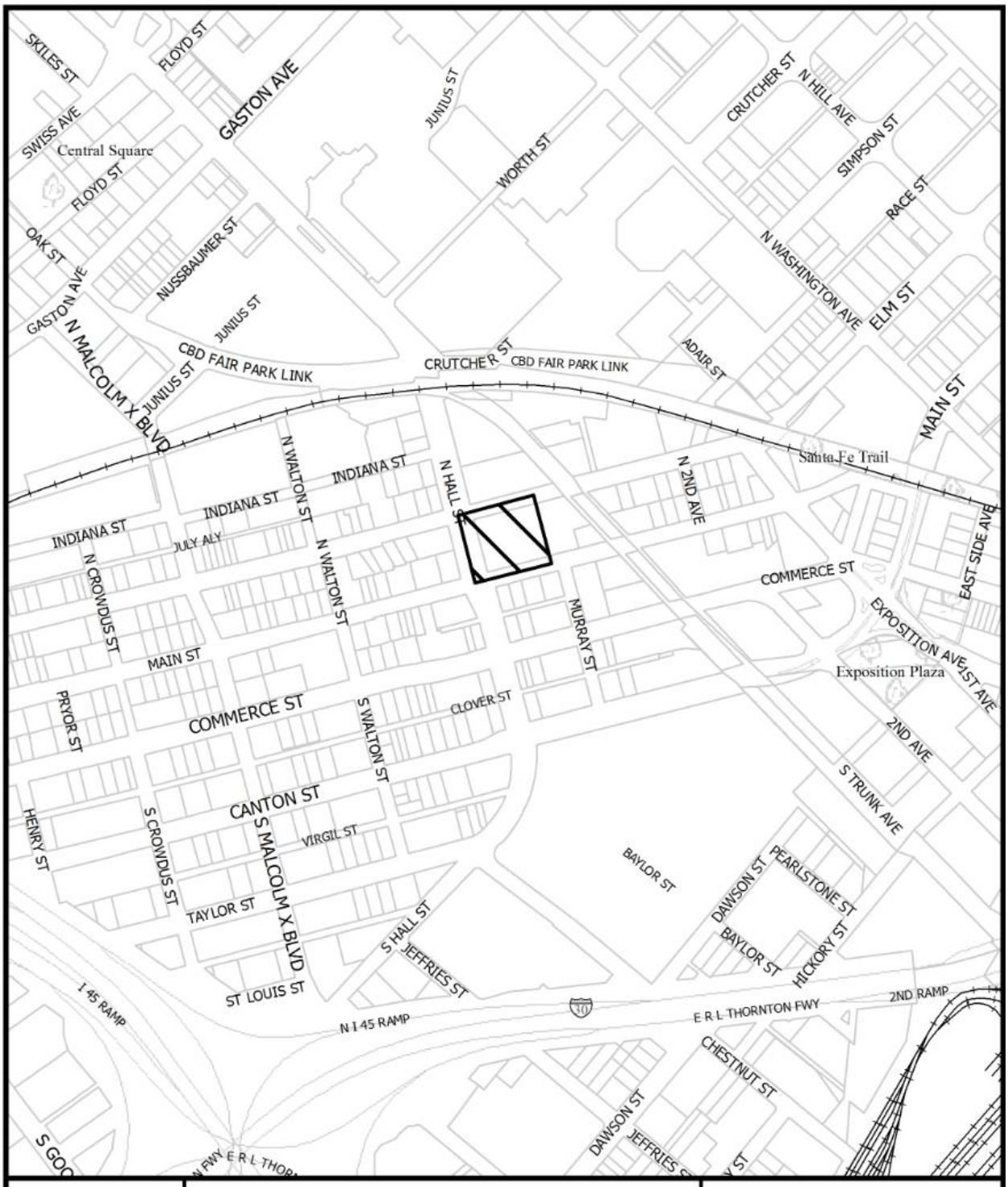
5. HOURS OF OPERATION: The bar, lounge or tavern may only operate between 11:00 a.m. and 11:00 p.m., Monday through Sunday.

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





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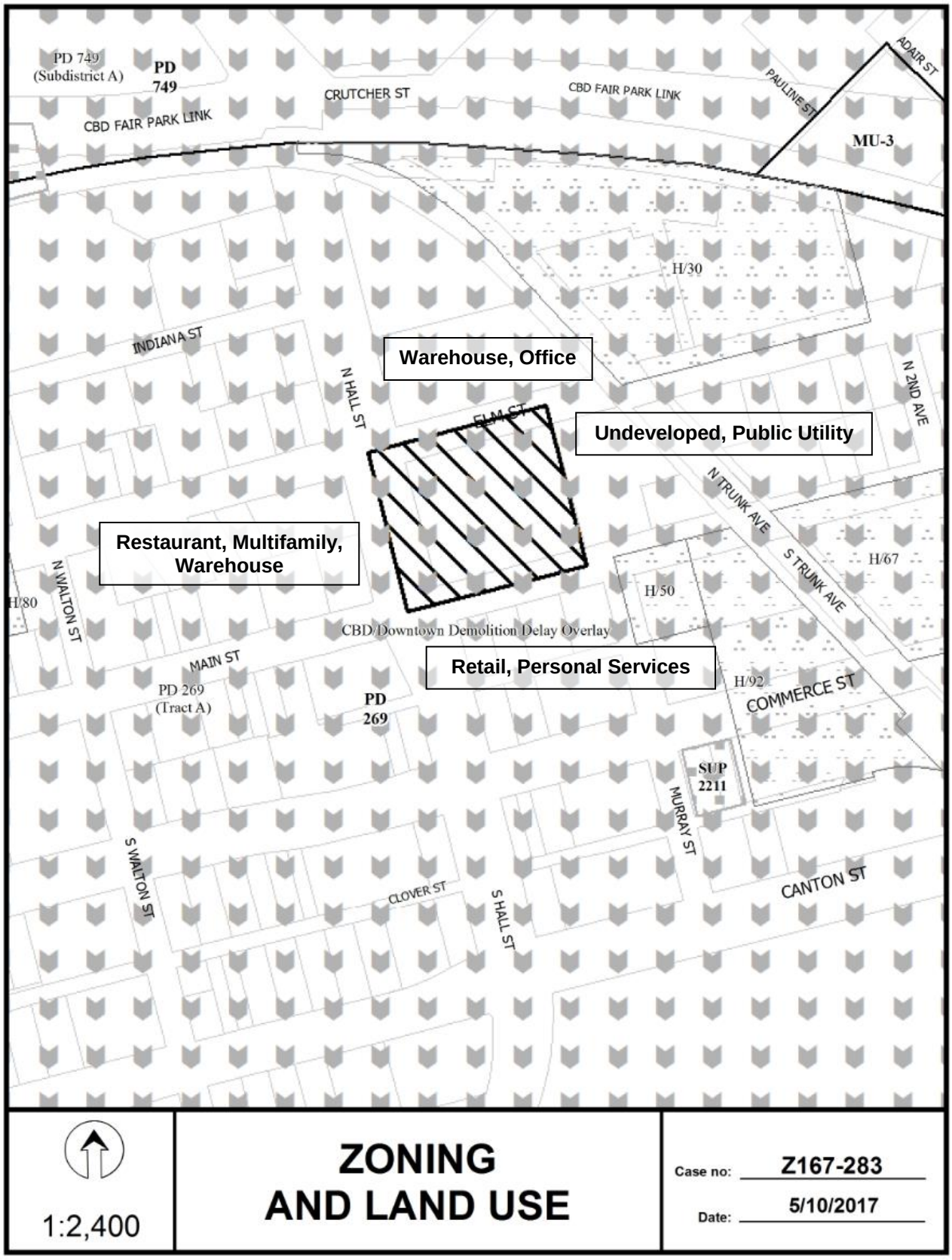
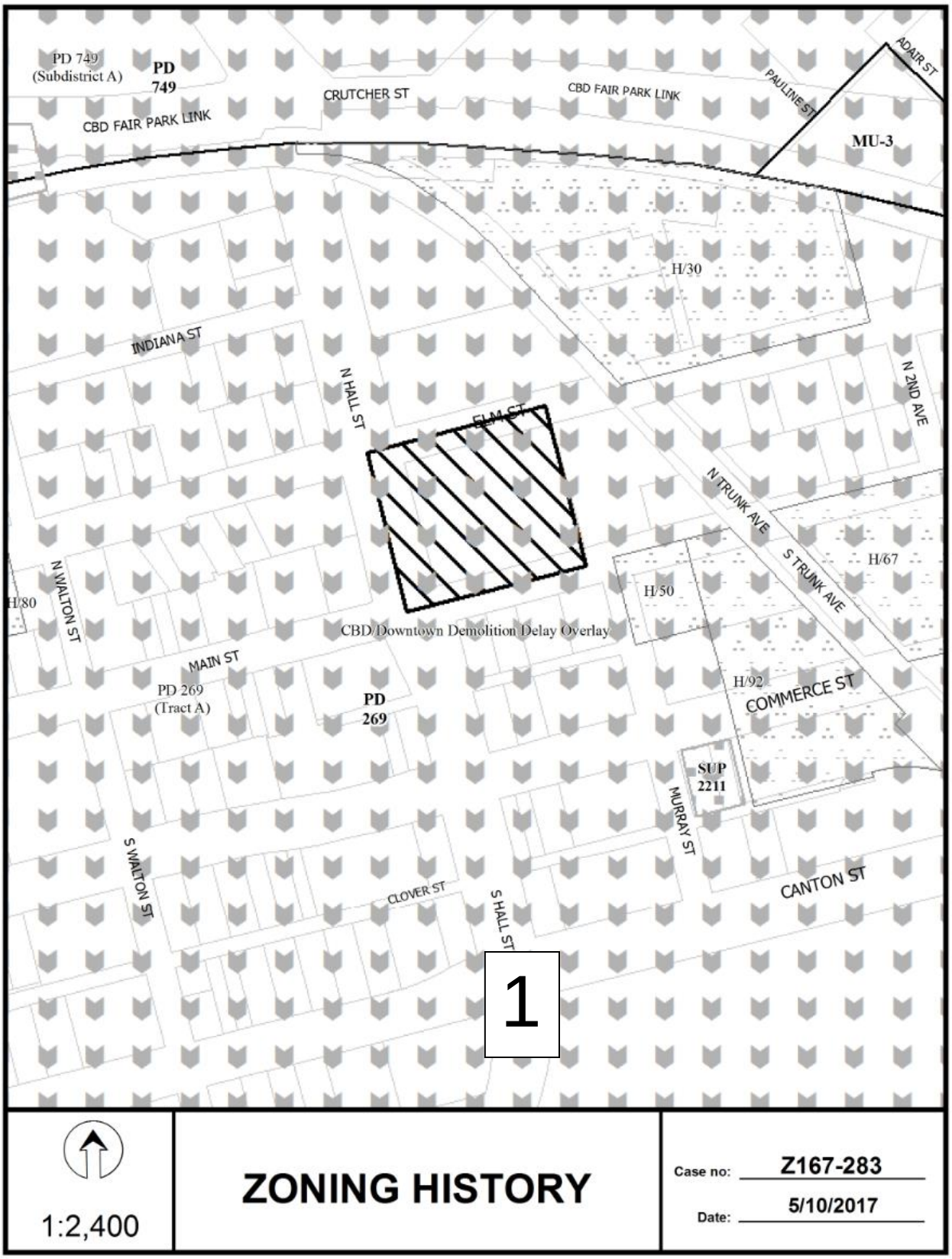
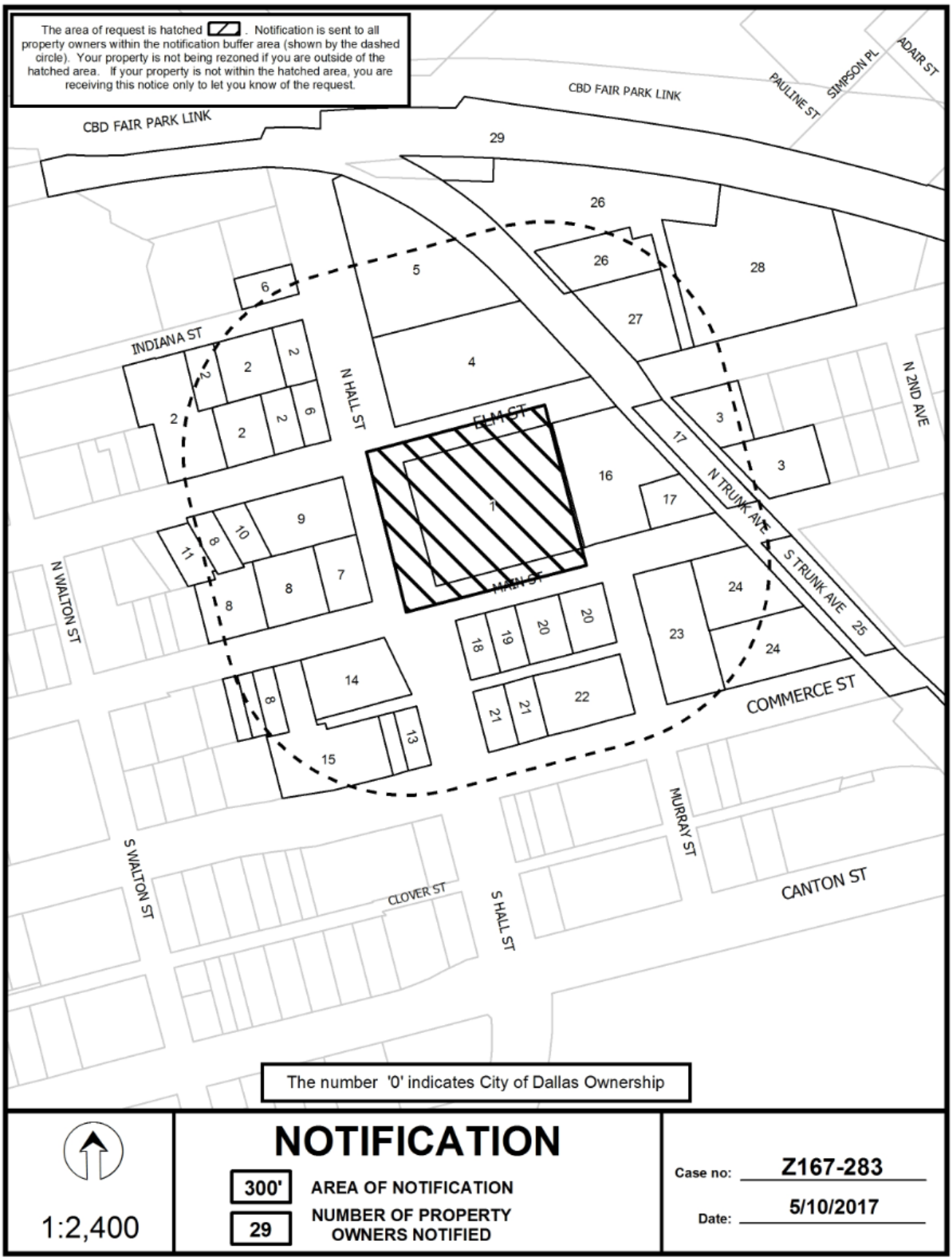
VICINITY MAP

Case no: Z167-283

Date: 5/10/2017


PD 749
(Subdistrict A)
PD
749
CRUTCHER ST
CBD FAIR PARK LINK
CBD FAIR PARK LINK
PAULINE ST
ADAIR ST
MU-3
H/30
INDIANA ST
N HALL ST
Warehouse, Office
ELM ST
Undeveloped, Public Utility
N 2ND AVE
N TRUNK AVE
S TRUNK AVE
H/67
Restaurant, Multifamily, Warehouse
H/80
N WALTON ST
H/50
CBD/Downtown Demolition Delay Overlay
MAIN ST
Retail, Personal Services
H/92
COMMERCE ST
PD 269
(Tract A)
PD
269
SUP
2211
MURRAY ST
S WALTON ST
CLOVER ST
S HALL ST
CANTON ST
1:2,400
ZONING
AND LAND USE
Case no: Z167-283
Date: 5/10/2017


PD 749
(Subdistrict A)
PD
749
CRUTCHER ST
CBD FAIR PARK LINK
CBD FAIR PARK LINK
PAULINE ST
ADAIR ST
MU-3
H/30
INDIANA ST
N HALL ST
ELM ST
N 2ND AVE
N TRUNK AVE
S TRUNK AVE
H/67
H/50
H/80
N WALTON ST
CBD/Downtown Demolition Delay Overlay
MAIN ST
PD 269
(Tract A)
PD
269
H/92
COMMERCE ST
SUP
2211
MURRAY ST
S WALTON ST
CLOVER ST
S HALL ST
CANTON ST
1
1:2,400
ZONING HISTORY
Case no: Z167-283
Date: 5/10/2017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CBD FAIR PARK LINK
CBD FAIR PARK LINK
PAULINE ST
SIMPSON PL
ADAIR ST
INDIANA ST
N HALL ST
ELM ST
MAIN ST
N TRUNK AVE
S TRUNK AVE
N 2ND AVE
N WALTON ST
S WALTON ST
COMMERCE ST
CLOVER ST
S HALL ST
MURRAY ST
CANTON ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
29
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-283
Date: 5/10/2017

05/10/2017

Notification List of Property Owners

Z167-283

29 Property Owners Notified

Label #	*Address*		*Owner*
1	3101	MAIN ST	3101 MAIN LP
2	3021	ELM ST	BAYLOR HEALTH CARE SYSTEM
3	3302	ELM ST	TEXAS UTILITIES ELEC CO
4	210	N HALL ST	BAYLOR HEATH CARE SYSTEM
5	334	N HALL ST	BAYLOR HEALTH CARE SYSTEM
6	211	N HALL ST	BAYLOR HEALTH CARE SYSTEM
7	3033	MAIN ST	BAKERS RIBS INC
8	3029	MAIN ST	DAPPEM PROPERTIES LLC
9	3036	ELM ST	3036 ELM INVESTORS LLC
10	3026	ELM ST	UNICORP SERVICES INC
11	3016	ELM ST	MCMURRAY JOHN DENNISON IV
12	3014	MAIN ST	42 DE SILKY LP
13	111	S HALL ST	WILD ABOUT HARRYS ALLEN LLC
14	3028	MAIN ST	JAS INTERESTS INC
15	3023	COMMERCE ST	RUMSEY & HUNT PTNRS LLC
16	3202	ELM ST	WESTDALE PROPERTIES
17	100	N TRUNK AVE	WESTDALE PPTIES AMERICA I
18	3100	MAIN ST	KELCHER MARK &
19	3104	MAIN ST	LEE LIZA
20	3112	MAIN ST	MAIN MURRAY L L C
21	3101	COMMERCE ST	BALLAS VICTOR
22	3117	COMMERCE ST	SMITH ED W MACHINE WORK
23	3200	MAIN ST	WESTDALE FUTURA LOFTS LTD
24	3210	MAIN ST	WESTDALE FUTURA LOFTS LTD
25	100	S TRUNK ST	WESTDALE PPTIES AMERICA I
26	3309	ELM ST	TALL COTTON PPTIES LTD

05/10/2017

Label #	*Address*		*Owner*
27	3301	ELM ST	DICKENSON DANIEL
28	3311	ELM ST	WESTDALE DEEP ELLUM LOFTS
29	555	2ND AVE	DART

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Pamela Daniel

FILE NUMBER: Z167-285(PD) **DATE FILED:** April 28, 2017

LOCATION: On property bounded by Park Lane, Dale Crest Drive, Kinkaid Drive and Harwich

COUNCIL DISTRICT: 6 **MAPSCO:** 23Q

SIZE OF REQUEST: Approx. 10.888 acres **CENSUS TRACT:** 98.03

APPLICANT/ OWNER: Dallas Independent School District

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for a Planned Development District for R-10(A) Single Family District and public school other than an open-enrollment charter school uses on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant proposes to construct a new playground with a canopy; a one-story, approximately 2,000-square foot addition; 19 new parking spaces; modification to the landscape requirements; to establish setbacks, parking requirements; provide an expansion area; fencing to exceed the maximum height of four feet in a required front yard; and to establish setbacks, height, parking requirements to the existing David G. Burnett Elementary School.

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

BACKGROUND INFORMATION:

- The existing school, David G. Burnet Elementary School, exists on a 10-acre lot and was built in 1956 by the Dallas Independent School District.

- The existing structures contain 83,771 square feet and have 54 classrooms for grades Kindergarten to 5th grade.

- The proposed expansion is for two new classrooms approximately 2,000 square feet on the southwest side of the existing building facing Park Lane. When the proposed addition is complete, the school will have a total floor area of 85,566 square feet.

- Aerial photography from January 2017 show 18 portable buildings proposed for removal however a small expansion area is proposed to allow placement of future portables; if or when needed. The expansion area will allow for an additional 2,500 of future expansion.

Zoning History: There have been no recent zoning cases requested in the area.

Thoroughfare/Streets:

Thoroughfare/Street	Designation	Dimension
Walnut Hill	Principal Arterial	100' ROW
Webb Chapel-IH-635 to Lombardy	Principal Arterial	100' ROW

Land Use:

Site	R-10(A)	Elementary School
North	R-10(A)	Single Family
East	R-10(A)	Single Family
West	R-7.5(A)	Single Family
South	MF-2(A)	Multifamily

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 following goals and policies support the proposed development.

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.

URBAN DESIGN

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

The request site is currently developed with a one story, 83,771 square feet building not including the existing 18 portables. The applicant proposes to construct a one-story, approximately 2,000 square foot structure for two new classrooms. Additionally, the applicant proposes a new playground with canopy, an addition to the existing parking lot with allowed parking in the front yard setback, modification to the landscape requirements and fencing to exceed the maximum height of four feet allowed in a front yard. The school was originally constructed in 1956 with two small additions of a cafeteria and classrooms added in 1973. When the school was built in 1956, the City of Dallas did not require a public or private school to have a specific use permit.

Surrounding uses consist of single family on all sides except for a multifamily use to the south. The school is the only parcel on the block. Because there are no neighboring properties, the reductions to the setbacks are more compatible than if the request site shared its block face with single family properties.

The addition will be compatible in size and character to the existing school and surrounding properties. The proposed addition is within the interior of the site and not within proximity to the residential neighborhoods. The proposed addition will not exceed 30 feet in height which is the maximum structure height allowed within the R-10(A) Single Family District. Currently, the school has an existing 65-foot legally non-conforming chimney which will remain. The proposed new structure will be compatible with the existing surrounding structures.

Landscaping:

The applicant is requesting that landscaping be required in accordance with Article X of the Dallas Development Code.

Parking:

The parking requirement for an elementary school is 1.5 parking spaces per classroom. The school currently has 54 existing classrooms. With the addition of two new classrooms, the school will need three additional off-street parking spaces. The school is required to provide a total of 84 off-street parking spaces, is providing a total of 133 spaces with proposed additions of 19 new spaces for a total of 152 spaces to be provided.

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores
District 2	vacant
District 3	Dan Micciche
District 4	Nancy Bingham, Board Secretary
District 5	Lew Blackburn, Ph.D., 2nd Vice President
District 6	Joyce Foreman
District 7	Eric Cowan, President
District 8	Miguel Solis, 1st Vice President
District 9	Bernadette Nutall

PROPOSED CONDITIONS

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

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

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

PD XXX is established on property generally located in an area bounded by Park Lane, Dale Crest Drive, Kinkaid Drive and Harwich Drive. The size of PD xxx is approximately 10.25 acres.

SEC. 51P-xxx.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 a residential zoning district. (Ord. 27296)

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit xxxA: development plan.

SEC. 51P-xxx.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 (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, the text of this article controls

(b) For all other permitted uses, Paragraph 51A.4.702(c)2 through Subsection 51A-4.702(j), governing the requirements for a site plan, a development plan, and amendments to a development plan, do not apply.

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

(1) Except as provided in below, all uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-10(A) Single Family District by specific use permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this planned development district, etc.

(2) Public school, other than an open enrollment charter school, is allowed by right.

SEC. 51P-xxx.107. ACCESSORY USES.

Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-xxx.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 51A4.400, this section controls.)

(a) Front yard, side and rear yard per the requirements for an R-10(A) District, except as follows: the front yard setback for a public school other than an open enrollment charter is 15 feet for Dale Crest Drive.

(b) Density: Per the requirements for an R-10(A) District.

(c) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 88,125 square feet. A maximum of 2,500 square feet of floor area is allowed within the area labeled as “Expansion Area” as shown on the attached Development Plan.

(d) Floor area ratio: For all uses other than a public school other than open enrollment charter school use, no maximum floor area ratio

(e) Height: Maximum structure height is 30 feet.

(f) Lot coverage:

(i) The maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.

(ii) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(g) Lot size:

(i) For a public school other than open enrollment charter school use, no minimum lot size.

(ii) For all other permitted uses, minimum lot size is 10,000 square feet.

(h) Stories: No maximum number of stories.

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

(3) Off-street parking must be provided in accordance with Division 51A-4.300 et seq.

(4) Parking for a public school other than an open enrollment charter school is allowed in the required front yard.

(5) Parking lot and or loading screening is not required.

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

See Article VI.

SEC. 51P-xxx.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-xxx.112. SIGNS.

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

SEC. 51P-xxx.113. ADDITIONAL PROVISIONS.

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

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

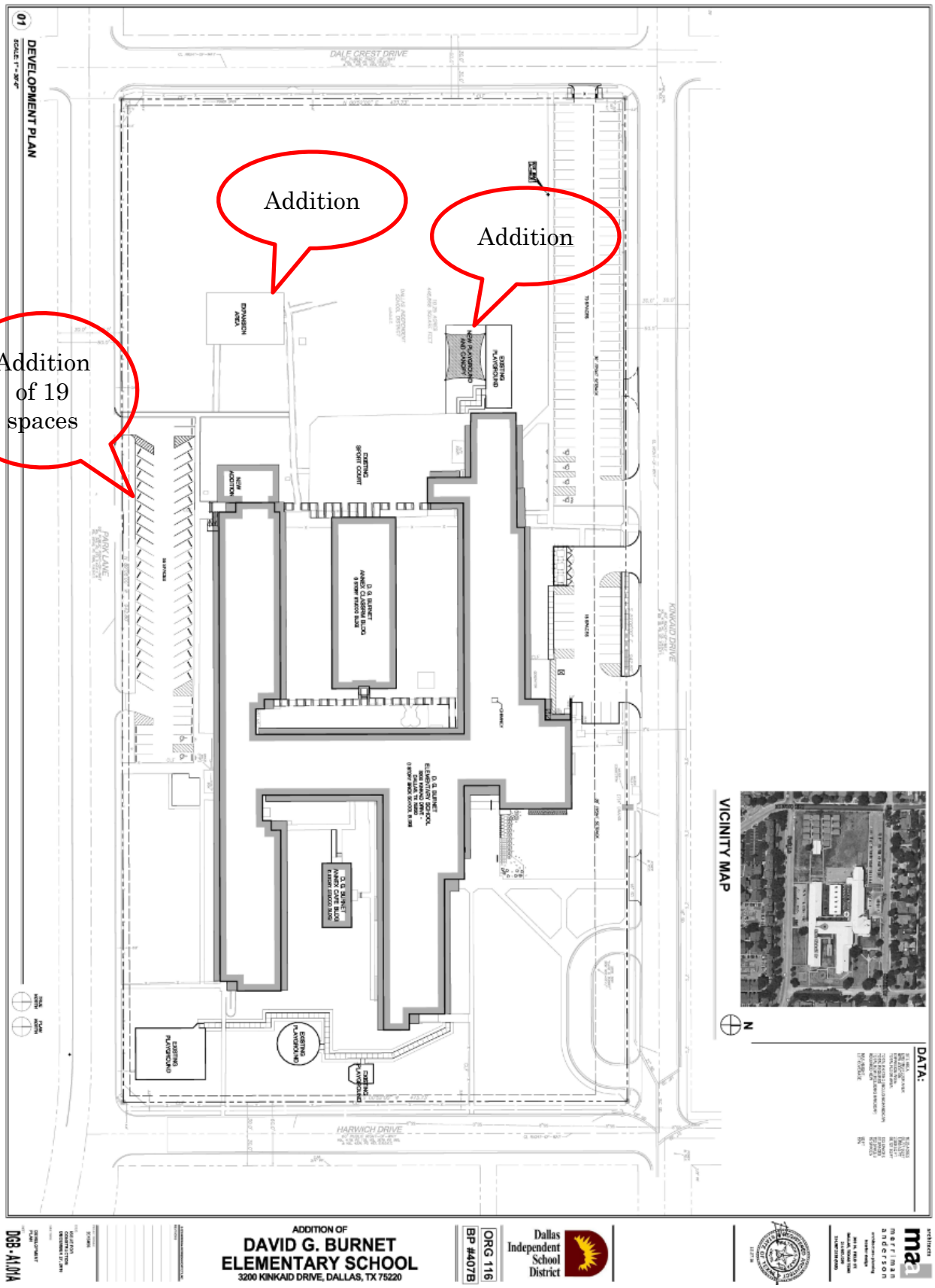
(c) Fencing. For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of six feet.

SEC. 51P-xxx.1154 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 for a use until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development Plan



Proposed Traffic Management Plan

DeShazo Group

Traffic. Transportation Planning. Parking. Design.



Technical Memorandum

To: Karl Crawley — Masterplan Consultants

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

Date: April 3, 2017

Re: Traffic Management Plan for David G. Burnet Elementary School in Dallas, Texas
DeShazo Project Number 17026

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing professional services 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 David G. Burnet Elementary School. The school is located at 3200 Kinkaid Drive in Dallas, Texas.

At the time of this study, the school had an enrollment of 976 students in Pre-K through 5th grade. The school is undergoing renovations mainly attributed to additional classroom space with no change to student capacity. A proposed site plan showing proposed building modifications is attached as reference.

The school site is zoned R-10(A), Single Family. 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 while the operational impact on the public street system is minimized. **The TMP is a tool a tool to facilitate a safer and more efficient environment; it should not be considered a comprehensive set of instructions to ensure adequate safety.**

Z167-285

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

The analysis summarized below utilizes the existing 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 provides a summary of the known operational characteristics for the school.

Table 1. School Operational Characteristics

Enrollment:	Pre-K: 105 students Kindergarten: 116 students 1st-5th: 755 students *Total: 976 students*
Daily Start/End Schedule	>Start: 7:55 AM >End: 2:55 PM
Approximate Percentage of Students Travelling by Mode Other Than Drop-off/Pick-up:	By Daycare/Van: ≅ 5% (~49 Students) By Walking: ≅ 0% (Observed)

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 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.

Existing Site Access and Circulation

The school provides parking lots for faculty and staff only on Park Lane and Kinkaid Drive. During afternoon peak hours, a third parking lot located at the northwest corner of the school provides parking for parents. During school pick-up periods, traffic operations concentrate in the perimeter of the school with a significant number of vehicles parked on both sides of Park Lane. The majority of parents arrive from the east of the school traveling westbound on Park Lane. Once the parents park, they either cross the street to pick up students or wait for students to be dismissed. A school bus and van park eastbound on Kinkaid Drive without a designated loading area.

Passenger Unloading/Loading and Vehicle Queuing

DeShazo conducted field observations during typical school-day conditions on Tuesday, February 28, 2017. The peak number of parent-vehicles on site was quantified during the afternoon pick-up period. The total maximum vehicular accumulation peaked with 167 vehicles around the school. The school administration should immediately implement an active management of student loading to expedite queueing operations and reduce the maximum accumulation of traffic.

The school provides enough capacity for 146 vehicles as depicted in **Exhibit 1**. The designated areas for queuing operations is considered adequate upon enforcement of an active traffic management plan based on studies of other schools with similar enrollment characteristics.

Z167-285

Recommendations to Facilitate Queueing 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 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.

Traffic Queue Operations

- As shown on **Exhibit 1**, parents picking up students in Pre-K and Kindergarten should immediately proceed to form a double queue upon arriving at the school during the afternoon pick-up period. The northwest lot provides 752 linear feet of on-site queuing—enough capacity for a double queue for more than 32 vehicles. Parents for all other grades should proceed to form a systematic queue along the perimeter of the road in a clockwise direction without obstructing any private driveway. Dismissal of grades 1 through 5 should be limited to the front of the school on Kinkaid Drive.

- Pedestrian access to/from school should be limited to the front of the building on Kinkaid Drive to encourage student pick-up at designated areas only.

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.

- There is no evidence of any students walking home after school. School administration should investigate *A Safe Routes to School* program for students to walk home or ride bikes safely.

- 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.

School Bus/Daycare Vans Operations

- All school and daycare van pick-up activities should be designated at the loading zone located at the northeast corner of the school site as shown in **Exhibit 1**.

Enforcement

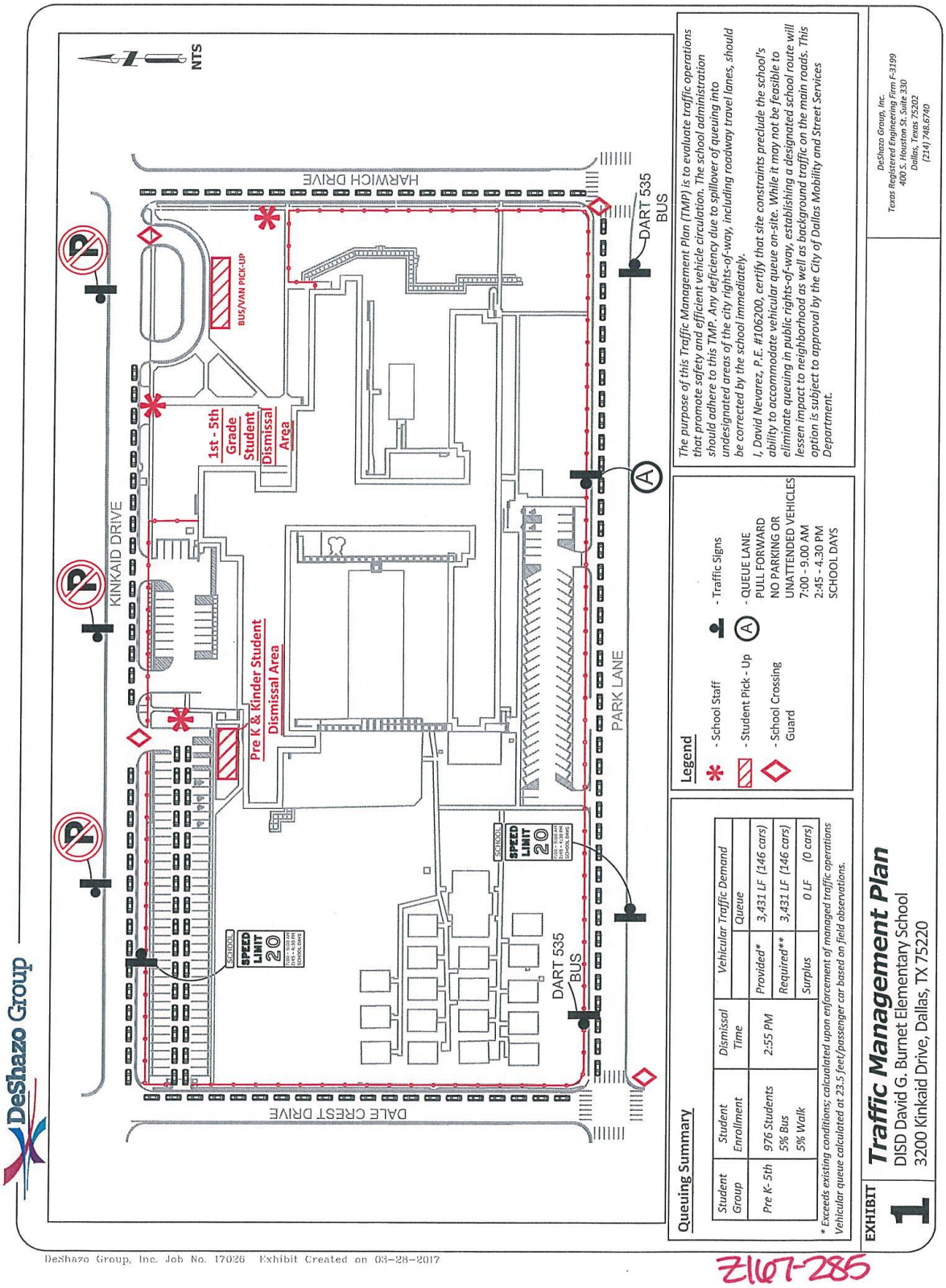
- School officials should appoint a safety committee whose objective is to implement actions of this TMP and make any necessary adjustments to enforce a coordinated traffic management plan.
- The plan includes a specific number and location of school staff and adult crossing guards. An appropriate number 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.
- Maintain the closure of the fence to discourage remote parking and to encourage parents to pick-up students at the designated loading areas as shown in **Exhibit 1**.

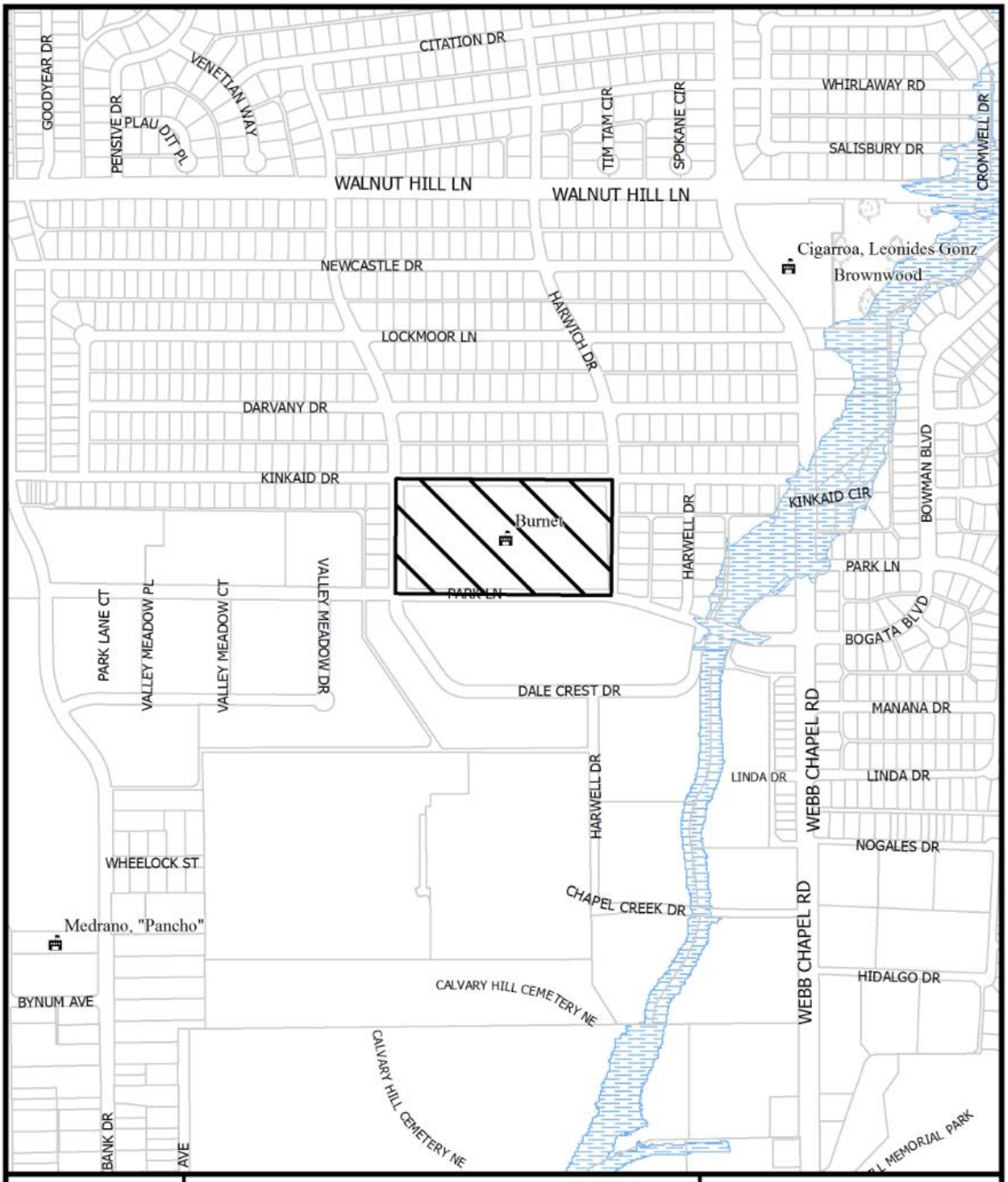
SUMMARY & RECOMMENDATIONS

This TMP is to be used by DISD David G. Burnet Elementary 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 Circulation Plan





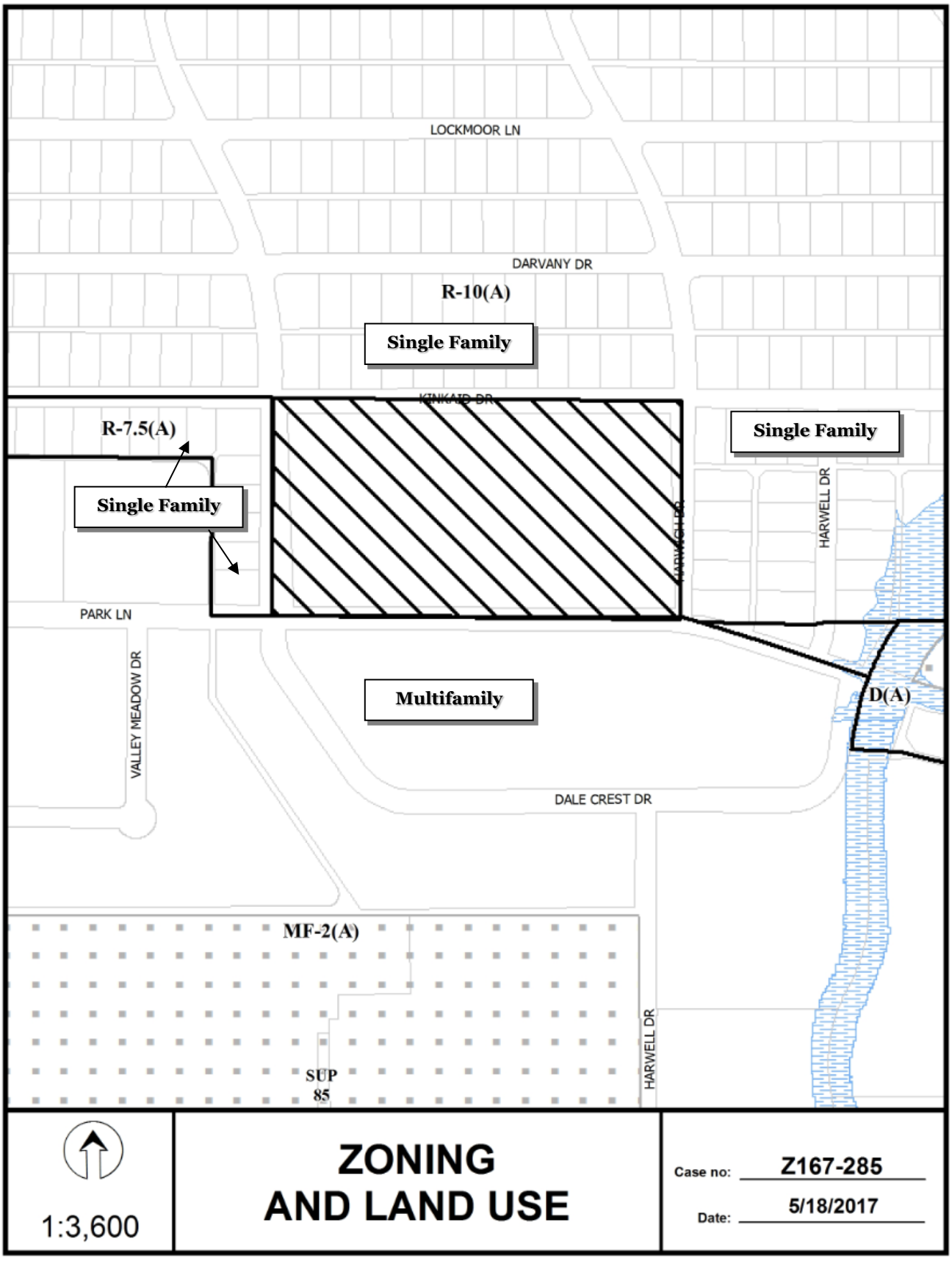
1:7,200

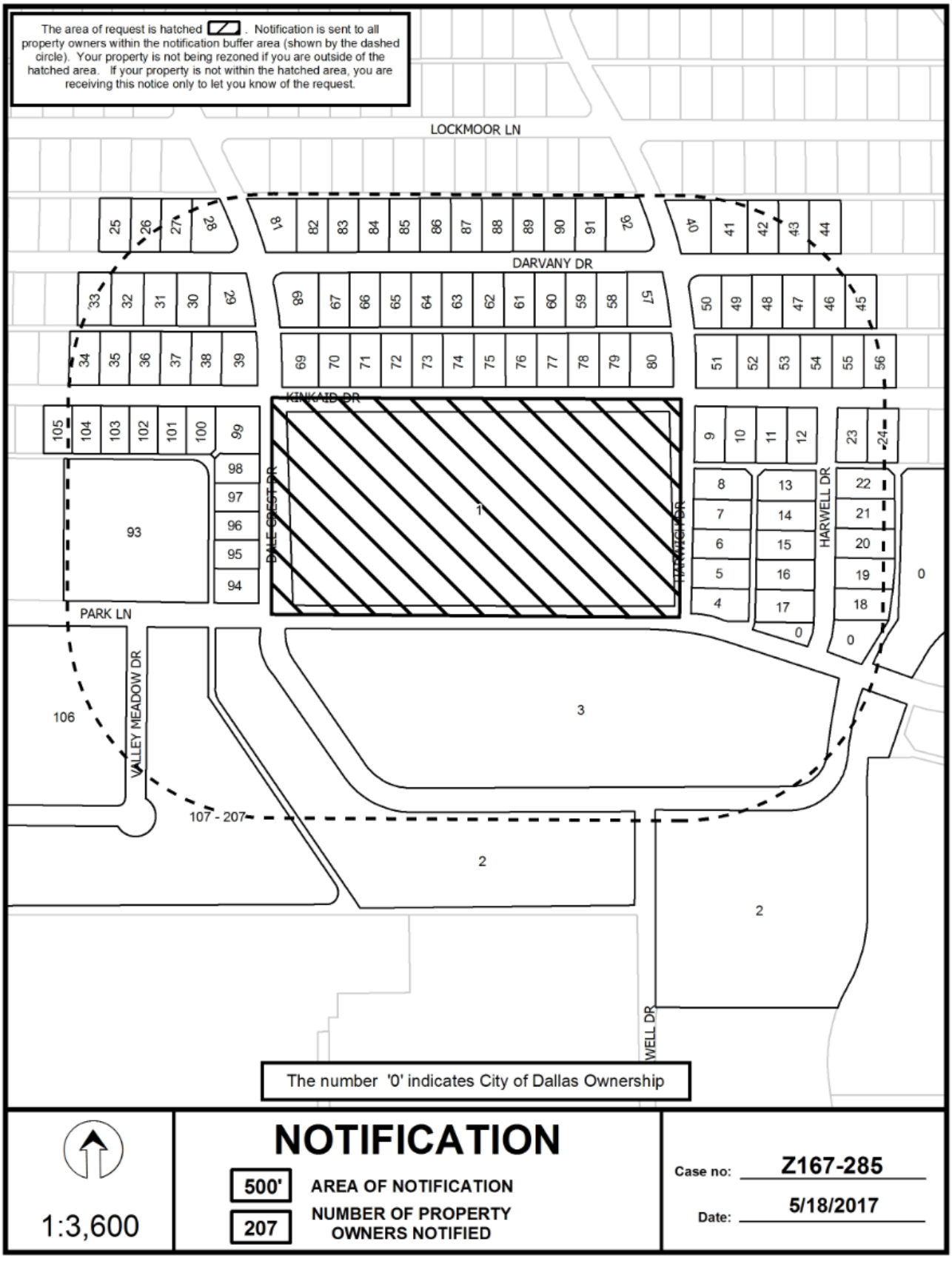
VICINITY MAP

Case no: Z167-285

Date: 5/18/2017


LOCKMOOR LN
DARVANY DR
KINKAID DR
DALE CREST DR
HARWICH DR
HARWELL DR
PARK LN
VALLEY MEADOW DR
HARWELL DR
1:3,600
AERIAL MAP
Case no: Z167-285
Date: 5/18/2017


LOCKMOOR LN
DARVANY DR
R-10(A)
Single Family
KINKAID DR
R-7.5(A)
Single Family
Single Family
HARWELL DR
HARWELL DR
PARK LN
VALLEY MEADOW DR
Multifamily
D(A)
DALE CREST DR
MF-2(A)
SUP
85
HARWELL DR
1:3,600
ZONING
AND LAND USE
Case no: Z167-285
Date: 5/18/2017


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.
LOCKMOOR LN
DARVANY DR
KINKAID DR
DALE CREST DR
HARWELL DR
PARK LN
VALLEY MEADOW DR
107 - 207
WELL DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
207
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-285
Date: 5/18/2017

05/18/2017

Notification List of Property Owners

Z167-285

207 Property Owners Notified

Label #	*Address*		*Owner*
1	3200	KINKAID DR	Dallas ISD
2	9727	DALE CREST DR	PARKDALE REDEVELOPMENT LLC
3	9850	DALE CREST DR	SANTA MONICA PROPERTIES
4	9904	HARWICH DR	RODRIGUEZ JOE JR
5	9910	HARWICH DR	GONZALEZ OCTAVIO T
6	9916	HARWICH DR	GARCIA EDUARDO &
7	9922	HARWICH DR	BELL LOUIS J
8	9926	HARWICH DR	NESBITT JOANNE R
9	3306	KINKAID DR	KELLERMAN MELINDA DEANNE & JAMES CANNON
10	3312	KINKAID DR	OSIER JAMES B
11	3318	KINKAID DR	ELIZALDE GABRIEL &
12	3324	KINKAID DR	KESSEE PATRICIA
13	9929	HARWELL DR	MATTHEWS LANCE A &
14	9923	HARWELL DR	OFOEGBU GOODLUCK
15	9917	HARWELL DR	GUERRA MARK ANTHONY &
16	9911	HARWELL DR	RAMIREZ EDIS J & GENEVA I
17	9905	HARWELL DR	MCINTOSH DAVID L
18	9906	HARWELL DR	SIMPLE HOUSE SOLUTIONS LLC
19	9912	HARWELL DR	VENER LYNNE
20	9918	HARWELL DR	ESTRADA JUAN F
21	9924	HARWELL DR	SORTO MARIA D
22	9930	HARWELL DR	OLDEN SCOTT &
23	3328	KINKAID DR	OLDEN SCOTT
24	3334	KINKAID DR	GEORGE AMY
25	3181	DARVANY DR	PERKINS STACY L
26	3185	DARVANY DR	MARQUEZ VIRGINIA I &

05/18/2017

Label #	*Address*		*Owner*
27	3191	DARVANY DR	WELLS MILBERT A
28	3195	DARVANY DR	ZACNY BARBARA J
29	3196	DARVANY DR	CHRISMAN KYLE & LAURA
30	3192	DARVANY DR	TRUJILLO AGUSTIN & MARIA
31	3188	DARVANY DR	BERRY DARRYL T
32	3182	DARVANY DR	WILSON NICHOLAS RYAN
33	3176	DARVANY DR	WILSON CHRISTOPHER
34	3131	KINKAID DR	GOMEZ ARTURO & LIDIA
35	3135	KINKAID DR	HUNTER BART T
36	3141	KINKAID DR	JIMENEZ JESUS M
37	3147	KINKAID DR	ANGUIANO JESUS
38	3151	KINKAID DR	BERCAT PPTIES LLC
39	3159	KINKAID DR	SANCHEZ JOSE C & CINTHIA J
40	3305	DARVANY DR	HERNANDEZ JOSE JUAN
41	3311	DARVANY DR	GARCIA EFRAIN & MARIA E
42	3317	DARVANY DR	DAVIDSON DAVID K
43	3323	DARVANY DR	BOYER CHRISTOPHER HEATH
44	3329	DARVANY DR	HARPER THOMAS CLYDE
45	3336	DARVANY DR	FERNANDEZ ELVIRA
46	3330	DARVANY DR	FRANTZ JASON
47	3324	DARVANY DR	ANDERSON WILMA JOYCE FAMILY TRUST
48	3318	DARVANY DR	MONROE SONDRA
49	3312	DARVANY DR	SCHMID KENDAL M & KENNTH R SCOTT
50	3306	DARVANY DR	HERNANDEZ LAZARO P &
51	3305	KINKAID DR	TENNISON ERIC L & ROBIN G
52	3311	KINKAID DR	CAREY DAVID J & LAURA L
53	3317	KINKAID DR	WEY MARISSA VAN
54	3323	KINKAID DR	ELIZONDO OVIDIO F &
55	3329	KINKAID DR	MORRIS PHILIP A
56	3335	KINKAID DR	MCGILBERRY CLARENCE B
57	3276	DARVANY DR	KNUTOWSKI JOEL G &

05/18/2017

Label #	*Address*		*Owner*
58	3270	DARVANY DR	AMARO JUANA
59	3264	DARVANY DR	AGUINAGA MICAELA
60	3258	DARVANY DR	URBINA MANUEL &
61	3252	DARVANY DR	CUELLO CONSUELO
62	3246	DARVANY DR	FRIDAY JOHN MATTHEW &
63	3240	DARVANY DR	ALFARO CARLOS MAURICIO & LAURIE A
64	3234	DARVANY DR	GONZALEZ DOWNNY R
65	3228	DARVANY DR	WEYNAND ANTHONY E
66	3222	DARVANY DR	STEINER MICHAEL A JR
67	3216	DARVANY DR	GONZALEZ GUSTAVO
68	3208	DARVANY DR	JIMENEZ JOSE ALFREDO
69	3205	KINKAID DR	ROCHA ALFREDO & BLANCA L
70	3211	KINKAID DR	TORRES JOSE
71	3217	KINKAID DR	MUHA SUSAN M
72	3223	KINKAID DR	MARTIN MICHELINE
73	3229	KINKAID DR	CARDENAS HIPOLITO &
74	3235	KINKAID DR	DIAZ ELISEO L
75	3241	KINKAID DR	GUERECA GUADALUPE
76	3247	KINKAID DR	ALVARADO ENRIQUE
77	3253	KINKAID DR	MEDRANO ESMERALDA &
78	3255	KINKAID DR	MORENO JAIBER RUMALDO
79	3265	KINKAID DR	LOPEZ ERNESTO ALONSO
80	3271	KINKAID DR	HECTOR RONALD R & NANCY S
81	3205	DARVANY DR	COOPER H E JR EST OF
82	3211	DARVANY DR	DUNCAN IDYL D
83	3217	DARVANY DR	SPITZER IRYNA
84	3223	DARVANY DR	GUZMAN JOSE A
85	3229	DARVANY DR	CERVANTES ADRIANA M &
86	3235	DARVANY DR	GONZALEZ ALDO I &
87	3241	DARVANY DR	RODRIGUEZ JUAN CARLOS
88	3247	DARVANY DR	TORRES JOSE FREDERICO &

05/18/2017

Label #	*Address*		*Owner*
89	3253	DARVANY DR	AGUIRRE JOSE & MARIA IRMA
90	3259	DARVANY DR	KILLINGSWORTH KEVIN & SARAH
91	3265	DARVANY DR	FULMER DALTON K
92	3271	DARVANY DR	DURAN JOSE M & ALMA R
93	3155	PARK LN	CASA SAN LUIS APARTMENTS LLC
94	9905	DALE CREST DR	CORONADO ABEL CHAVEZ
95	9911	DALE CREST DR	PADILLA PRINCESS M
96	9917	DALE CREST DR	PEREZ ALBERT S
97	9923	DALE CREST DR	SANTIBANEZ EPIFANO &
98	9929	DALE CREST DR	MORENO YANIXA &
99	9935	DALE CREST DR	MARTINEZ LINDA A & RICKY
100	3150	KINKAID DR	MARTIN SHAWN
101	3146	KINKAID DR	SIFUENTES ALEJANDRO
102	3140	KINKAID DR	NAVARRO CARLOS R &
103	3136	KINKAID DR	MCMULLEN WILLIAM E
104	3130	KINKAID DR	RAMIREZ PRISCILLA SMITH
105	3126	KINKAID DR	TREJO KAREN
106	3110	PARK LN	MANOR STONE PARTNERS LP
107	3152	VALLEY MEADOW DR	CORNERSTONE MEADOWS LP
108	3152	VALLEY MEADOW DR	CORNERSTONE MEADOWS
109	3152	VALLEY MEADOW DR	CORNERSTONE MEADOWS
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05/18/2017

Label #	*Address*		*Owner*
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05/18/2017

Label #	*Address*		*Owner*
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181	3152	VALLEY MEADOW DR	CORNERSTONE MEADOWS

05/18/2017

Label #	*Address*		*Owner*
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206	3152	VALLEY MEADOW DR	CORNERSTONE MEADOWS
207	3152	VALLEY MEADOW DR	CORNERSTONE MEADOWS LP

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Sarah May

FILE NUMBER: Z167-258(SM) **DATE FILED:** March 27, 2017

LOCATION: Southeast line of Keller Springs Road, west of Preston Road.

COUNCIL DISTRICT: 11 **MAPSCO:** 5 S, T, W

SIZE OF REQUEST: Approx. 14.38 acres **CENSUS TRACT:** 136.20

APPLICANT/OWNER: Keller Springs Estates, Ltd.

REPRESENTATIVE: Kirk Williams, Brad Williams; Winstead PC

REQUEST: An application for a Planned Development for TH-1(A) Townhouse District, single family, and private street or alley uses on property zoned an R-1ac(A) Single Family District.

SUMMARY: The applicant proposes to construct a single family development with a private road with a maximum of 41 dwelling units.

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

BACKGROUND INFORMATION:

- The site is currently undeveloped and White Rock Creek runs through the subject property. A fill permit was reviewed by the Trinity Watershed Management Department and approved by City Council on May 10, 2017 to construct two retaining walls to direct stormwater and fill the areas outside of the retaining walls to make the site developable.

- The southern boundary of the site is located adjacent to a rail road right-of-way. DART's 2030 Transit System Plans identifies the right-of-way as the future Cotton Belt Corridor and recommends that the railway provide Express Rail with 20 minute peak and 60 minute off-peak frequency services. DART is currently developing 10 percent design plans and preparing an environmental impact statement for the project. Additional information can be found at www.dart.org/Cottonbelt.

- On September 14, 2015 an application to rezone the site to a TH-3(A) Townhouse District was submitted. On July 5, 2016 the application expired due to lack of progress.

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

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.

Thoroughfares/Streets:

Thoroughfares/Street	Function	Proposed Dimension	ROW
Keller Springs Road	Minor Arterial	Standard-4 lanes-divided	80 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.

Neighborhood Plus

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

Environment Element

Goal 6.1 Protect Dallas water quality and watersheds

The City should provide for the protection of water quality, preservation of the ecological function of watersheds, and management of storm water to mitigate impacts of development.

The fill permit review process includes a rigorous engineering study and application process in order to identify if the property contains habitats that are necessary to maintain and best practices for managing storm water and natural features like White Rock Creek. The fill permit and the proposed conditions also establish a minimum open space and areas that are to remain undisturbed in the grading process in order to protect the watershed and portions of the vegetation within.

Land Use Compatibility:

	Zoning	Land Use
Site	R-1ac(A)	Undeveloped
North	PDD No. 561	Single Family
Northeast	R-1ac(A)	Dog park and undeveloped park land
Southeast	TH-3(A), SUP No. 638	Single Family and Private Street
South	PDD No. 26, R-1ac(A)	Golf Course, DART Rail Line
West	A(A) and SUP No. 791	Golf Course

The request site is currently undeveloped and is almost entirely located within a flood plain. White Rock Creek bifurcates the property and runs generally parallel to Keller Springs which makes development of the property an engineering challenge. The applicant was granted a fill permit by Council on May 10, 2017 which includes the construction of two retaining walls to contain the floodway and permission to fill the land outside of the retaining walls in order to bring the grade above the flood plain level. The applicant is also required to leave a large area undisturbed and maintain the existing tree canopy in that area labeled as "open space" on the conceptual plan. In the areas filled in and brought out of the flood plain, the applicant proposes to construct a private street, including a bridge to span the creek, and up to 41 single family lots. The applicant also proposes that all single family structures will be detached. The overall density of the request is approximately 2.9 units per acre and is consistent with the surrounding single family developments.

A single family neighborhood is located to the north and is located within PDD No. 561. The maximum allowed density of PDD No. 561 is approximately 5.7 (allowed) and 3.7 (platted). A dog park and undeveloped park land is located to the northeast, a DART right of way separates the area of request from a single family development and private street to the southeast which has a maximum overall density of 4.6 units per acre. Finally, a golf course is located to the south, southwest, and west of the area of request.

Location	Zoning	Max Lots	Acres	Lots/Acre
Site Existing	R-1ac(A)	14	14.4	1.0
Site Proposed	PD with TH-1(A) base	41	14.4	2.9
North	PDD No. 561	145 per zoning 94 platted	25.4	5.7 per zoning 3.7 platted
Southeast	TH-3(A), SUP No. 638	95	20.5	4.6

Since the overall proposed density is lower than and the land use is consistent with surrounding properties, the request's land use is compatible with surrounding properties.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-1ac(A) Single Family	40'	10'	1 Dwelling Unit/ 1 Acre	36'	40%	Single family
Proposed PD base TH-1(A) Townhouse	0'	0'	41 max	45'	60%	Single family

The above table contrasts the differences between the existing zoning and the proposed planned development district. Setbacks are decreasing to zero, density is proposed to increase from a maximum of 14 units, since the site is approximately 14.38 acres, height is proposed to increase by nine feet, and lot coverage is proposed to increase by 20 percent. Additionally, the applicant proposes that all units will be detached in the additional provisions of the planned development district.

The reduction of the setbacks and increase in lot coverage can be explained by the vastness of the open space that is proposed within the development. Although the lots will not be required to have large setbacks which would create a lot of private open space, the overall development dedicates open space that will be commonly enjoyed by the residents of the development. The nine-foot increase in maximum height is attributed to increased floor heights since the maximum number of stories is three. Further, since the district's maximum height exceeds 36 feet, the development may not have the normal projections of four-foot parapet walls, rooftop equipment, elevator penthouses, etc. that are normally allowed to project 12 feet above the maximum height; however, skylights, clerestories, chimneys, and vent stacks may project 12 feet above the maximum structure height. Finally, the proposed increase in density is appropriate because the request has a lower overall maximum density than the surrounding area's densities as discussed in the land use compatibility section.

Parking:

The existing parking regulations of the R-1ac(A) Single Family District require a minimum of two parking spaces per dwelling unit. The TH Townhouse Districts require a minimum of one space per unit. The proposed planned development district has a TH Townhouse District base, therefore each unit will be required to provide a minimum of one parking space. Additionally, the conceptual plan shows an additional ten parking spaces for guests near the future DART rail line.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. Separate tree removal and tree mitigation permits are required and will be reviewed and obtained at the time the area of request submits for a grading permit.

List of Partners and Principals

Keller Springs Estates, Ltd.

General Partner: Keller Springs Estates Management, Inc.

President/Director: Steve Dieb

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 on the southeast line of Keller Springs Road, west of Preston Road. The size of PD _____ is approximately 14.38 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: Exhibit ___A: conceptual plan.

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

Development and use of the Property must comply with the conceptual plan (Exhibit ___A). 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.

(a) For single family and private street or alley uses, a final plat may serve as the development plan.

(b) 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.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the TH-1(A) Townhouse District, subject to the same conditions applicable in the TH-1(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-1(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-1(A) Townhouse District is subject to DIR in this district; etc.

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

-- Private street or alley.

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 in this section, the yard, lot, and space regulations for the TH-1(A) Townhouse District apply.

(b) Density. Maximum number of dwelling units is 41.

(c) Height. Maximum structure height is 45 feet. Skylights, clerestories, chimneys, and vent stacks may project up to 12 feet above the maximum structure height.

(d) Stories. Maximum number of stories above grade is three.

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.

SEC. 51P- ____.113. SIGNS.

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

SEC. 51P- ____.114. ADDITIONAL PROVISIONS.

(a) Single-family structures must be detached.

(b) Except for visibility triangles, for single family uses, an eight-foot solid masonry screening wall is required along Keller Springs Road.

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

(d) In an effort to minimize the environmental impact of development to White Rock Creek, a minimum of seven acres of open space, generally surrounding the creek and inclusive of floodway and floodplain, shall be provided and maintained. For single-family uses, required open space shall be privately maintained and accessible to residents, as shown on the conceptual plan (Exhibit ___A).

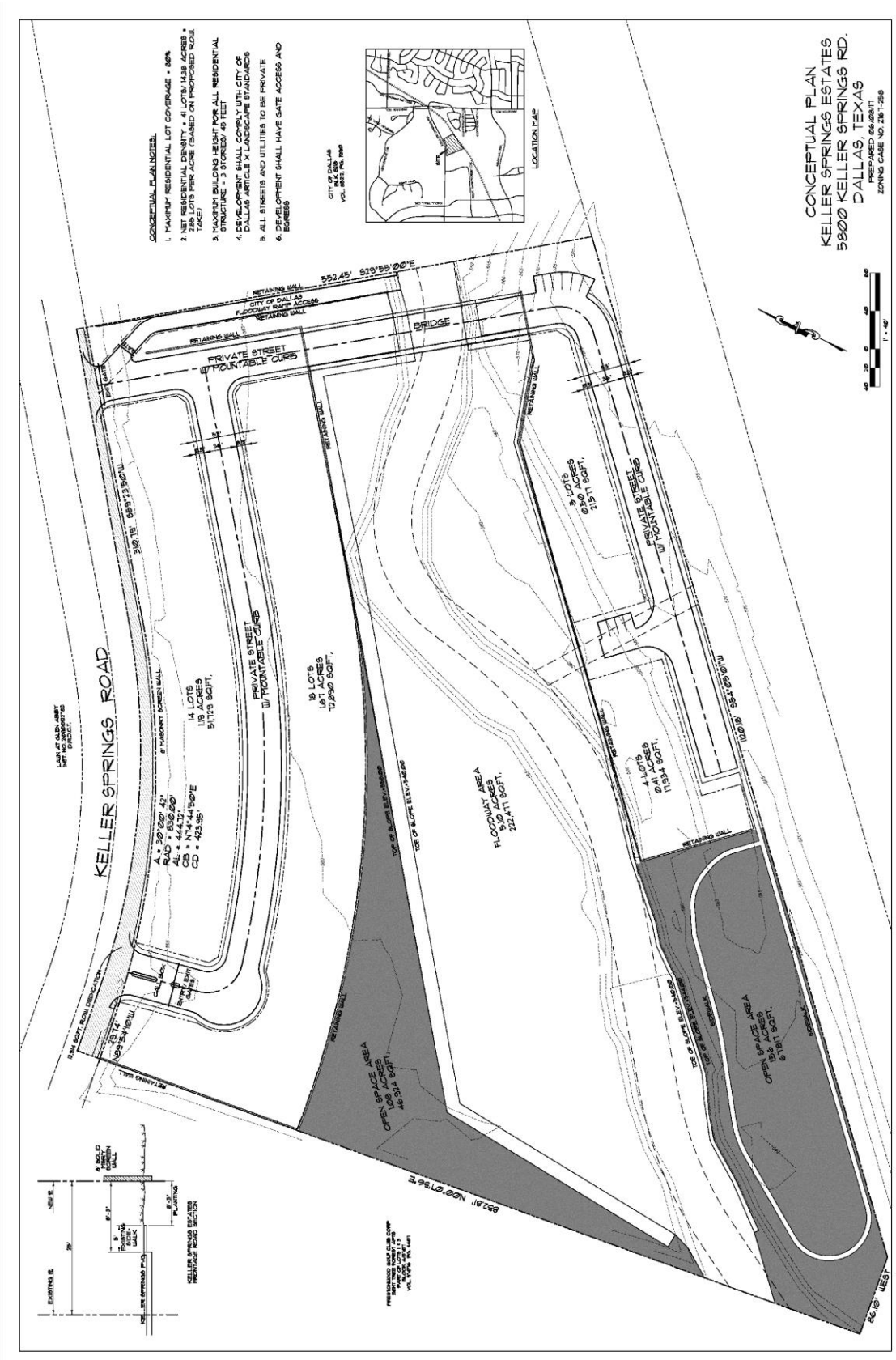
(e) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

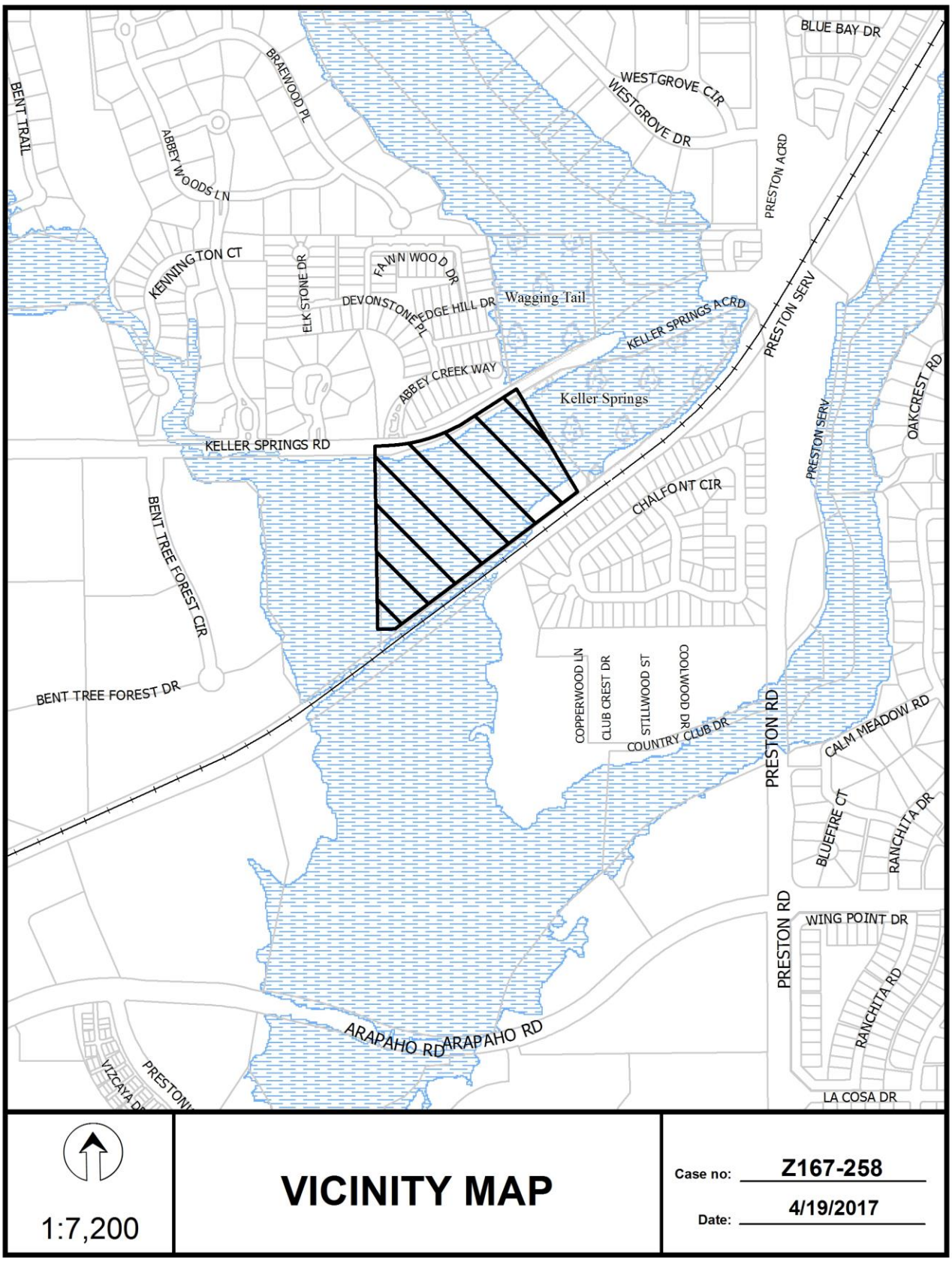
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

(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 Conceptual Plan





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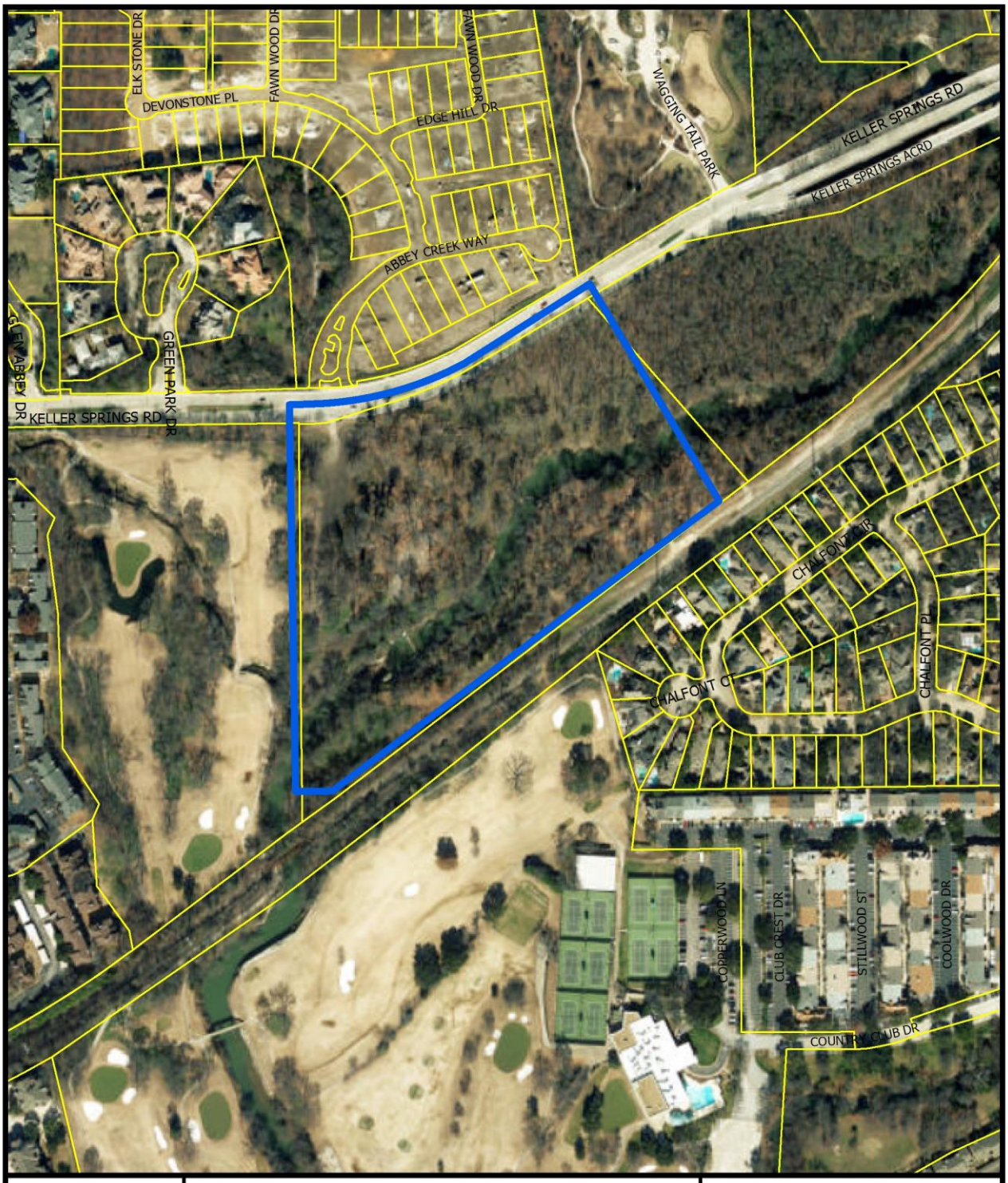
VICINITY MAP

Case no: Z167-258

Date: 4/19/2017



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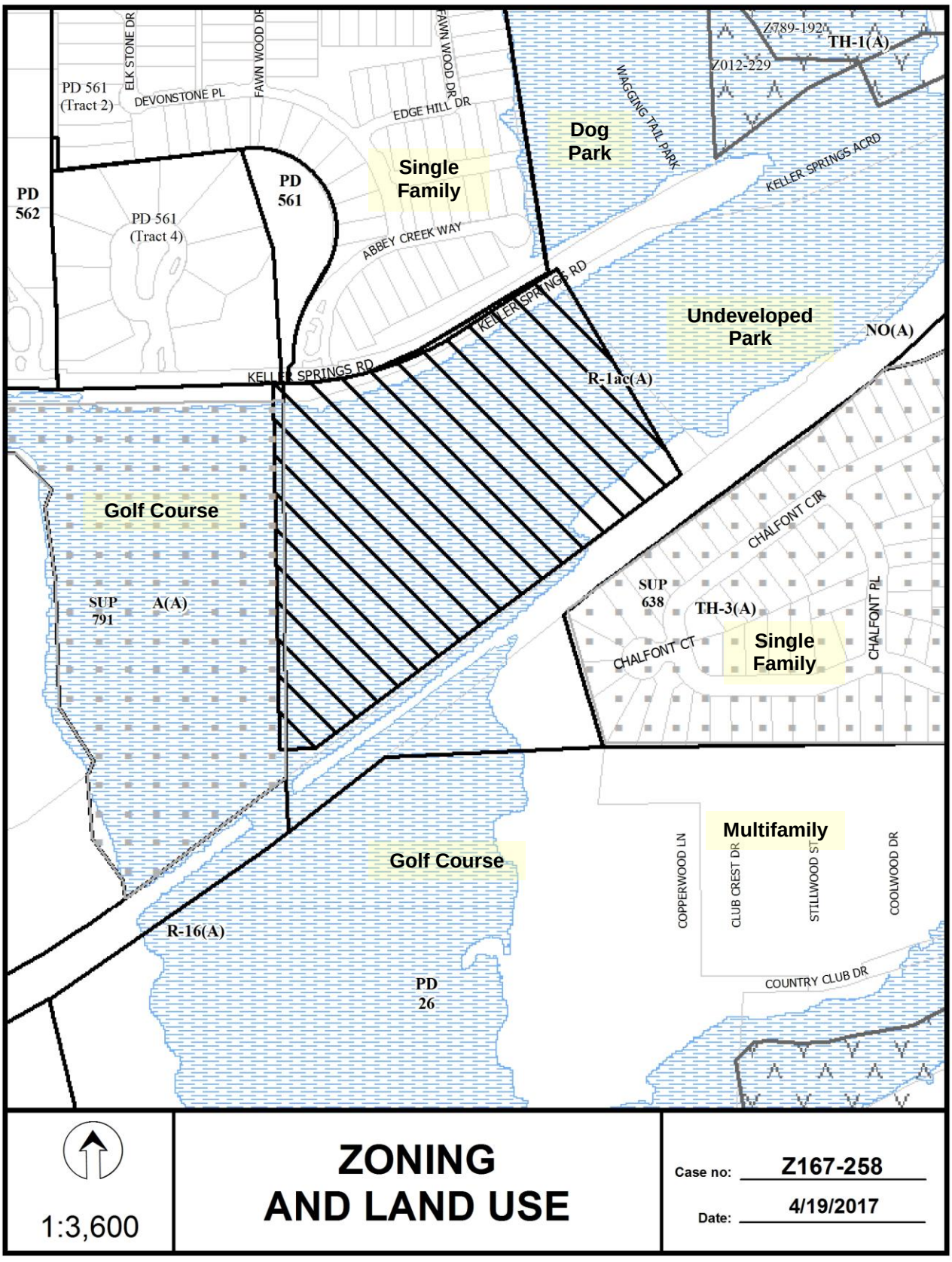
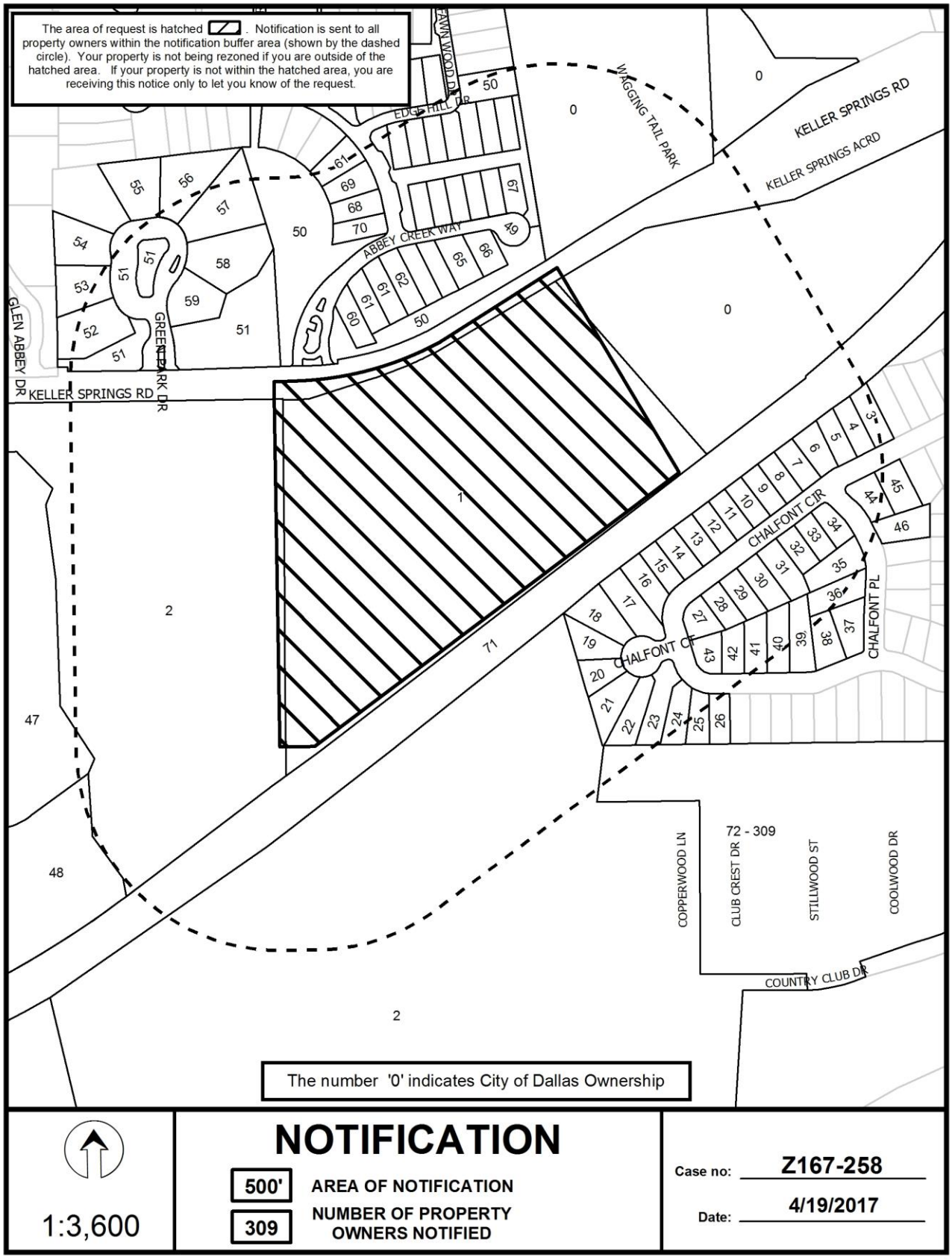
AERIAL MAP

Case no: Z167-258

Date: 4/19/2017


PD 561 (Tract 2)
ELK STONE DR
DEVONSTONE PL
FAWN WOOD DR
EDGE HILL DR
Single Family
Dog Park
WAGGING TAIL PARK
Z789-192
TH-1(A)
Z012-229
KELLER SPRINGS ACRD
PD 562
PD 561 (Tract 4)
PD 561
ABBEY CREEK WAY
KELLER SPRINGS RD
Undeveloped Park
NO(A)
R-1ac(A)
Golf Course
CHALFONT CIR
SUP 638
TH-3(A)
CHALFONT CT
CHALFONT PL
Single Family
SUP 791
A(A)
Multifamily
COPPERWOOD LN
CLUB CREST DR
STILLWOOD ST
COOLWOOD DR
Golf Course
R-16(A)
COUNTRY CLUB DR
PD 26
1:3,600
ZONING AND LAND USE
Case no: Z167-258
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.
KELLER SPRINGS RD
KELLER SPRINGS ACRD
WAGGING TAIL PARK
FAWN WOOD DR
EDGE HILL DR
ABBEY CREEK WAY
GLEN ABBEY DR
GREEN PARK DR
CHALFONT CIR
CHALFONT PL
COPPERWOOD LN
CLUB CREST DR
STILLWOOD ST
COOLWOOD DR
COUNTRY CLUB DR
72 - 309
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
309
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-258
Date: 4/19/2017

04/19/2017

Notification List of Property Owners

Z167-258

309 Property Owners Notified

Label #	*Address*		*Owner*
1	5800	KELLER SPRINGS RD	KELLER SPRINGS ESTATE LTD
2	15901	PRESTON RD	CLUBCORP NV V LLC
3	16156	CHALFONT CIR	ORR CHERYL D
4	16152	CHALFONT CIR	HOCKERT RICHARD J &
5	16148	CHALFONT CIR	HILL RANCH
6	16144	CHALFONT CIR	STARK SUE DUNLAP
7	16140	CHALFONT CIR	BOWERS DONNA L
8	16136	CHALFONT CIR	BLASIUS BARBARA LEE
9	16132	CHALFONT CIR	GREENE KAREN D
10	16128	CHALFONT CIR	WEST JOHN L & JANE A
11	16124	CHALFONT CIR	WIGHT JANET C.
12	16120	CHALFONT CIR	HUMBLE MACY M
13	16114	CHALFONT CIR	OWEN DANIEL C
14	16110	CHALFONT CIR	MONTGOMERY DAVID W & MARY A
15	16106	CHALFONT CIR	EMI & WICK LLC
16	16102	CHALFONT CIR	WURZEL AMIR
17	16060	CHALFONT CT	LICCE BLASE P
18	16058	CHALFONT CT	NILAND JOHN H &
19	16056	CHALFONT CT	TJARKS WILLIAMS F &
20	16054	CHALFONT CT	MAHAFFEY MARTHA P LIVING TRUST
21	16052	CHALFONT CT	CAMPBELL THOMAS W
22	16050	CHALFONT CIR	MARTELL DALE ANN
23	16048	CHALFONT CIR	WHITE RICHARD E & BARBARA
24	16046	CHALFONT CIR	SCHELLING TOMMIE S
25	16044	CHALFONT CIR	NELSON ROSALYN C &
26	16042	CHALFONT CIR	COLLERAIN ALICE

04/19/2017

Label #	*Address*		*Owner*
27	16101	CHALFONT CIR	CONWAY CARY A &
28	16105	CHALFONT CIR	VINSON CAROLE
29	16109	CHALFONT CIR	WOOD KELLY & MCCAULEY PRESTON
30	16115	CHALFONT CIR	THORNTON DIANE
31	16119	CHALFONT CIR	SPENCER JENNIFER J
32	16123	CHALFONT CIR	DAMMEYER ROBERT P & CATHERINE T
33	16127	CHALFONT CIR	WESTDYKE HOYT T JR & SHIRLEY R
34	16027	CHALFONT PL	ELLIS MARK
35	16015	CHALFONT PL	MCCASKILL LEON & FRIEDA
36	16011	CHALFONT PL	RAE THOMAS C
37	16025	CHALFONT CIR	BIGLEY WILLIAM J JR & JEANNIE R
38	16027	CHALFONT CIR	DUCOTE T STUART
39	16029	CHALFONT CIR	WISEMAN THOMAS H &
40	16031	CHALFONT CIR	BUFKIN RICHARD L
41	16033	CHALFONT CIR	TALLEY GEORGE D JR &
42	16035	CHALFONT CIR	DUNCAN JOE R & NATALIE M
43	16037	CHALFONT CIR	VANDUYNE ROGER & CHERYL
44	16028	CHALFONT PL	SCOGGINS RALPH W &
45	16139	CHALFONT CIR	WING BRUCE LAWRENCE & JOANN S
46	16024	CHALFONT PL	HOGUE JULIE P
47	16000	BENT TREE FOREST CIR	DALLAS FT WORTH PPTIES LP
48	15905	BENT TREE FOREST DR	RRE FAIRWAYS OF BENT TREE HOLDINGS LLC
49	100	DEVONSTONE PL	LAWN AT GLEN ABBEY HOA INC
50	9	ABBEY CREEK WY	LAGA LTD
51	12	GREEN PARK DR	GP HOMEOWNERS ASSOC INC
52	1	GREEN PARK DR	VELEZBAUTISTA JAVIER &
53	3	GREEN PARK DR	ROBINSON HOWARD R U/T/D
54	5	GREEN PARK DR	BOYER FRANCIS C JR
55	9	GREEN PARK DR	HANLON TERENCE F & NANCY R
56	8	GREEN PARK DR	SUMMERS KEVIN
57	6	GREEN PARK DR	SODERSTROM CARL D REVOCABLE TR

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Label #	*Address*		*Owner*
58	4	GREEN PARK DR	MCGARITY KEVIN & KATHLEEN
59	2	GREEN PARK DR	FISS TIMOTHY P &
60	10	ABBEY CREEK WY	GORHAM GARY & CAROLYN
61	14	ABBEY CREEK WY	HW BUILDERS LLC
62	22	ABBEY CREEK WY	LUGAR STEVEN M &
63	26	ABBEY CREEK WY	HW BUILDERS LLC
64	30	ABBEY CREEK WY	ARANGO LUIS M & SANDRA PETROCCHI
65	34	ABBEY CREEK WY	SHERRY A DEAN & CYNTHIA S
66	38	ABBEY CREEK WY	VERNON LEIGH ANN
67	19	DEVONSTONE PL	BOB THOMPSON HOMES LP
68	12	EDGE HILL DR	BOB THOMPSON HOMES LP
69	20	DEVONSTONE PL	THOMPSON BOB HOMES LP
70	12	DEVONSTONE PL	BARNABAS REVOCABLE TRUST
71	401	S BUCKNER BLVD	DART
72	15919	PRESTON RD	MATHEWS WILLIAM MARK & JILL GUNNELL
73	15921	PRESTON RD	PHILLIPS MARILYN C &
74	15923	PRESTON RD	MAO FAMILY LP
75	15925	PRESTON RD	MCFADDEN RONALD
76	15927	PRESTON RD	FIDELITY RESEARCH ASSOCIATES LLC
77	15929	PRESTON RD	LEVI SANTIAGO ALEJANDRO &
78	15931	PRESTON RD	SMITH LORI A
79	15933	PRESTON RD	BURBINE DANIEL
80	15935	PRESTON RD	EGGER WILLIAM Y
81	15937	PRESTON RD	DUKE AUDREY &
82	15922	ARCHWOOD LN	SMITH NORMAN & DENISE
83	15920	ARCHWOOD LN	605 OCEANVIEW LLC
84	15918	ARCHWOOD LN	POLITANO ROBERT R
85	15916	ARCHWOOD LN	MEKURIA TEWODROS S
86	15914	ARCHWOOD LN	MEKURIA TEWODROS S
87	15912	ARCHWOOD LN	RE BRANCH
88	15910	ARCHWOOD LN	BUCKHANAN CRYSTAL RAE

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Label #	*Address*		*Owner*
89	15908	ARCHWOOD LN	DODSON MILLIE M
90	15906	ARCHWOOD LN	GENAO DAISY S
91	15904	ARCHWOOD LN	WILLIAMS FRED L
92	15902	ARCHWOOD LN	MUNCHEL STEPHANIE
93	15907	ARCHWOOD LN	HAAS ANALICIA S
94	15908	ARCHWOOD LN	KAHLA EHSSAN A &
95	15901	ARCHWOOD LN	DURAN JOYCE L
96	15903	ARCHWOOD LN	MOORE JANICE L
97	15905	ARCHWOOD LN	HENDRICKSON LINDA K
98	15909	ARCHWOOD LN	GENOA DAISY & LEVY DEREK
99	15911	ARCHWOOD LN	ZAMANIAN MARYAM
100	15915	ARCHWOOD LN	CLAYTON MURIEL B
101	15917	ARCHWOOD LN	SHIELDS JUDITH CAROL &
102	15919	ARCHWOOD LN	STIERWALT KENNETH W
103	15921	ARCHWOOD LN	SMITH QIANA R
104	15923	ARCHWOOD LN	GASHAW TIGIST A
105	15925	ARCHWOOD LN	DUKE CLAIRE P & WILLIAM C
106	15927	ARCHWOOD LN	FOUNTAIN JAMES M
107	15929	ARCHWOOD LN	RAHMANIAN HASSAN
108	15930	COOLWOOD DR	FLEKSER JEAN LIFE ESTATE
109	15928	COOLWOOD DR	ISAMINGER ADRIENNE
110	15926	COOLWOOD DR	ISAMINGER AMANDA ELAINE
111	15924	COOLWOOD DR	WILSON RONALD A
112	15922	COOLWOOD DR	JACKSON CHARLES W
113	15920	COOLWOOD LN	ERICSON REBECCA ULRICK
114	15928	COOLWOOD DR	PROSSER STEWART A
115	15916	COOLWOOD DR	PRICE KIMBERLY A
116	15914	COOLWOOD DR	HEILAND DUSTIN
117	15912	COOLWOOD DR	CZEKAJ HARALD & GAIL &
118	15910	COOLWOOD DR	GENNARO SANDRA
119	15908	COOLWOOD DR	FOUNTAIN MICHAEL F

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Label #	*Address*		*Owner*
120	15906	COOLWOOD DR	BURNS CRISSY A
121	15904	COOLWOOD DR	ECHEVERRIA GRACE & HECTOR
122	15902	COOLWOOD DR	PASANT JAMES H & LEAH MARIE
123	15915	COOLWOOD DR	NORTHCUTT VICTORIA R
124	15915	ARCHWOOD LN	KIRCHHEIMER EVAN REID
125	15916	COOLWOOD DR	KAHLA ALI A
126	15905	COOLWOOD DR	MCGIVERN LOIS &
127	15909	COOLWOOD DR	WASHINGTON TAMMIE D
128	15909	COOLWOOD DR	DUNCAN MARY
129	15915	COOLWOOD DR	WELLS KATHLEEN P
130	15919	COOLWOOD DR	RENEE MARY D
131	15919	COOLWOOD DR	GOUGH DONNA L TR
132	15923	COOLWOOD DR	MANSOUR NASTARAN &
133	15923	COOLWOOD DR	SMITH ANN KATHERINE
134	15923	COOLWOOD DR	WARD DINORAH
135	15927	COOLWOOD DR	DURAN JOYCE L
136	15927	COOLWOOD DR	VELAZQUEZ JESSE
137	15931	COOLWOOD DR	BESSANT JUSTIN
138	15931	COOLWOOD DR	HOLBROOK REBECCA
139	15935	COOLWOOD DR	SEWOL INVESTMENTS LLC
140	15938	STILLWOOD ST	CARREL PEGGY
141	15934	STILLWOOD ST	ROBINSON DEBRA
142	159340	STILLWOOD ST	BAYLESS MICHAEL R
143	15930	STILLWOOD ST	WALLEY BETTY J
144	15930	STILLWOOD ST	GOUGH DONNA L TRUST
145	15926	STILLWOOD ST	GILLMAN VAN D
146	15926	STILLWOOD ST	WILSON RANDALL S
147	15922	STILLWOOD ST	RIDLING KRISTA & BARRY
148	15922	STILLWOOD ST	BLUEPLACE LLC
149	15922	STILLWOOD ST	BENNETT WILLADEAN
150	15918	STILLWOOD ST	SINGER STEPHEN S

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Label #	*Address*		*Owner*
151	15918	STILLWOOD ST	MCJUNKIN KATHERINE H
152	15914	STILLWOOD ST	OGLETREE VELMA M
153	15914	STILLWOOD ST	NORWOOD MORRIS T
154	15910	STILLWOOD ST	EDWARDS PEGGY
155	15910	STILLWOOD ST	AHLSTROM MELISSA WELCH
156	15906	STILLWOOD ST	JOHNS MICHAEL B
157	15905	COOLWOOD DR	PETERS ANTHONY
158	15909	COOLWOOD DR	DUCOING PATRICIA L
159	15909	COOLWOOD DR	COWEN JAMES L & KERRY SILVER
160	15915	COOLWOOD DR	SCHULTZ PHILLIP &
161	15915	COOLWOOD DR	BENZIES HAZEL B
162	15919	COOLWOOD DR	NURIC MIRSAD
163	15919	COOLWOOD DR	DAVIS JONATHAN
164	15923	COOLWOOD DR	GOLKARPARVIN MASHALLAH
165	15923	COOLWOOD DR	SCHOMBURGER JOHN L & MELANIE A
166	15923	COOLWOOD DR	DUDAR TARAS
167	15927	COOLWOOD DR	SWENSEN CHARLES J &
168	15927	COOLWOOD DR	SWENSEN MARY W &
169	15931	COOLWOOD DR	TOBIAS LAWRENCE J
170	15931	COOLWOOD DR	TATE DOREE M
171	15935	COOLWOOD DR	STEIN DARLA J TODD
172	15938	STILLWOOD ST	TODD DARLA JEAN
173	15934	STILLWOOD ST	ROUHIPOUR MAHVASH
174	15934	STILLWOOD ST	AMINI ALI HAFEZ
175	15930	STILLWOOD ST	SHERMAN PATRICK D
176	15930	STILLWOOD ST	FRANKE MARTIN L &
177	15926	STILLWOOD ST	HASHAMI ZOHREH
178	15926	STILLWOOD ST	RODRIGUEZ ALAN & BETH
179	15922	STILLWOOD ST	SWENSEN CHARLES J & MARY
180	15922	STILLWOOD ST	SHUST ALAN
181	15922	STILLWOOD ST	REESE DALE O

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Label #	*Address*		*Owner*
182	15918	STILLWOOD ST	WARNER DEBRA ANNE
183	15918	STILLWOOD ST	LEE FAMILY LIVING TRUST
184	15914	STILLWOOD ST	REYNOLDS JOHN J
185	15910	STILLWOOD ST	JORDAN ROBERT A
186	15910	STILLWOOD ST	ROBLES ADELAIDA & JESUS
187	15906	STILLWOOD ST	STIEBER VIRGINIA A
188	15905	STILLWOOD ST	SCHULER TOMMY LEE
189	15909	STILLWOOD ST	KOTCH JO A &
190	15909	STILLWOOD ST	GORDON CECILE
191	15915	STILLWOOD ST	DORAN WILLIAM J
192	15915	STILLWOOD ST	STUDEBAKER KIMBERLY NORRIS &
193	15919	STILLWOOD ST	PFISTER DENTON
194	15919	STILLWOOD ST	PETERS ANTHONY JR.
195	15923	STILLWOOD ST	FLEHARTY MOLLIE
196	15923	STILLWOOD ST	STOLK DANIEL & LAURA C
197	15927	STILLWOOD ST	ALHUSHEIMY NIZAR A
198	15927	STILLWOOD ST	RITTER WILLIAM & AIDA LIVING TRUST THE
199	15927	STILLWOOD ST	JABLINSKI RICHARD
200	15931	STILLWOOD ST	PARK MARVIN CLAUDE
201	15931	STILLWOOD ST	FARAH RICK
202	15935	STILLWOOD ST	JOSIPOVIC DARKO
203	15935	STILLWOOD ST	PRICE REX J
204	15939	STILLWOOD ST	PRICE KIMBERLY
205	15938	CLUB CREST DR	LICCE BLASE
206	15934	CLUB CREST DR	ISIP RONALD
207	15934	CLUB CREST DR	ENRIQUEZ LILLIAN A ESTATE OF
208	15930	CLUB CREST DR	LINDER INA
209	15930	CLUB CREST DR	GOLKARPARVIN MASHALLAH
210	15926	CLUB CREST DR	BOYETT GRETCHEN R
211	15926	CLUB CREST DR	SCATT HOLDINGS LLC
212	15922	CLUB CREST DR	BROWN FREDDIE SUE

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Label #	*Address*		*Owner*
213	15922	CLUB CREST DR	WANG YU PING &
214	15922	CLUB CREST DR	BERKLEY LIZABETH A TRUST
215	15918	CLUB CREST DR	MANDRELL CARL TRUST
216	15918	CLUB CREST DR	PRESTONWOOD CTRY CLUB
217	15914	CLUB CREST DR	MILLER CYNTHIA L
218	15914	CLUB CREST DR	GHEBREHIWET SABA
219	15910	CLUB CREST DR	DOVER DAVID
220	15910	CLUB CREST DR	MCCLESKEY JAN
221	15905	STILLWOOD ST	BAYATI SAM
222	15909	STILLWOOD ST	SHAMBAYATI SAEED
223	15909	STILLWOOD ST	S D HOME DESIGN LLC
224	15915	STILLWOOD ST	BURKS MARTHA
225	15915	STILLWOOD ST	LEE BERWYN A
226	15919	STILLWOOD ST	CARDASH PATRICIA
227	15923	STILLWOOD ST	STEPHENS REBECCA S ETAL
228	15923	STILLWOOD ST	MEYER SUZAN N
229	15927	STILLWOOD ST	MIDDLETON JANICE
230	15927	STILLWOOD ST	AMS INTERNATIONAL CORP
231	15931	STILLWOOD ST	CAMPBELL WAYLON E
232	15931	STILLWOOD ST	SMTIH DONALD DUANE
233	15935	STILLWOOD ST	FOREMOST PROPERTIES LLC
234	15939	STILLWOOD ST	LYLE JUDITH ANNE
235	15938	CLUB CREST DR	CHESHIER TONY
236	15934	CLUB CREST DR	ISIP LEONIE M
237	15934	CLUB CREST DR	BARBAND JAVAD
238	15930	CLUB CREST DR	RIDDLE ROSA E
239	15930	CLUB CREST DR	DOBBS JOE D
240	15926	CLUB CREST DR	CHESHIER TONY
241	15922	CLUB CREST DR	JACKSON TIM & SHELLY
242	15922	CLUB CREST DR	ABTAHI AMIR N
243	15922	CLUB CREST DR	EDWARDS CHARLES W

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Label #	*Address*		*Owner*
244	15918	CLUB CREST DR	HAYNES JUDITH
245	15914	CLUB CREST DR	PETTIT ANDREW D &
246	15914	CLUB CREST DR	MCCOY LEONARD D
247	15910	CLUB CREST DR	LEE ROGER D & CYNTHIA
248	15910	CLUB CREST DR	JAMES JAN AILENE
249	15906	CLUB CREST DR	AFZAL SUHAIL
250	5803	COPPERWOOD LN	KIRKLAND JANET GAYLE F
251	5807	COPPERWOOD LN	LEEPER JOSEPHINE B
252	5807	COPPERWOOD LN	KOTCH WILLIAM S III &
253	5811	COPPERWOOD LN	COHEN DAVID P & ERIN C VAN GIESON
254	5811	COPPERWOOD LN	LEAKE LYNDA H
255	5817	COPPERWOOD LN	ENGLISH DARRELL W
256	5817	COPPERWOOD LN	MYERS MICHELLE L &
257	5821	COPPERWOOD LN	GREGG JO M
258	5821	COPPERWOOD LN	RAPPA BETTY LIFE ESTATE
259	5825	COPPERWOOD LN	POUDEVIGNE JANET G LIFE ESTATE
260	5825	COPPERWOOD LN	SALAZAR MONICA Y
261	5825	COPPERWOOD LN	WILLIAMSON ROBERT L III
262	5829	COPPERWOOD LN	HUGHES JEFFREY M
263	5833	COPPERWOOD LN	WARNER DEBRA A
264	5833	COPPERWOOD LN	SAM MARCUS AGENCY INC
265	5837	COPPERWOOD LN	TRAN DINH TRONG & HUE THI
266	5837	COPPERWOOD LN	GOODWIN JAMES RUSSELL
267	5803	COPPERWOOD LN	WEBB DOROTHY MCGHEE
268	5807	COPPERWOOD LN	BLANTON SHEILA S
269	5807	COPPERWOOD LN	LEFEBVRE RONALD
270	5811	COPPERWOOD LN	KIM HEJA
271	5811	COPPERWOOD LN	HOGG JULIE A
272	5817	COPPERWOOD LN	RAHMANIAN AFSANEH
273	5821	COPPERWOOD LN	WILLIS BILLA
274	5821	COPPERWOOD LN	KIM HEJA

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Label #	*Address*		*Owner*
275	5837	COPPERWOOD LN	SHASHOUA ESTHER
276	5825	COPPERWOOD LN	CHIALASTRI THOMAS D &
277	5829	COPPERWOOD LN	DAVIS DARRELL WAYNE
278	5829	COPPERWOOD LN	FELDMAN MARTIN & SUZANNE
279	5833	COPPERWOOD LN	THOMPSON BRADLEY L
280	5833	COPPERWOOD LN	DAY DELISA
281	5837	COPPERWOOD LN	EBERHART KELLY REXINE P &
282	5825	COPPERWOOD LN	RICKRICH WHITE LLC
283	5901	COPPERWOOD LN	EQUITY HOLDING CORP
284	5903	COPPERWOOD LN	COOPERHEAD INVESTMENT LLC
285	5905	COPPERWOOD LN	HENDERSON MEREDITH J &
286	5907	COPPERWOOD LN	WOJCIECHOWSKI PAUL & SUSAN &
287	5909	COPPERWOOD LN	MO SUK CHA &
288	5911	COPPERWOOD LN	SMITH GARY E & PATRICIA A
289	5915	COPPERWOOD LN	BURDETTE REBEKAH L
290	5917	COPPERWOOD LN	RUDISILL LISA WORLEY
291	5919	COPPERWOOD LN	CARRIKER LYNN E REVOCABLE LIVING TRUST
292	5921	COPPERWOOD LN	JWGC LLC
293	5923	COPPERWOOD LN	GHEBREHIWET SABA
294	5925	COPPERWOOD LN	PHELAN PATRICIA T
295	5927	COPPERWOOD LN	WILLIA LYN
296	5929	COPPERWOOD LN	BAKER NANCY
297	5931	COPPERWOOD LN	DARNELL JO LYNN
298	5933	COPPERWOOD LN	PATTEN BETTY JO
299	5935	COPPERWOOD LN	SCARROW DAWN
300	5937	COPPERWOOD LN	PHILLIPS CAL RAY
301	5939	COPPERWOOD LN	WILLIAMS JERRY A
302	5941	COPPERWOOD LN	TRAEGER DEBORAH & DARRELL
303	5943	COPPERWOOD LN	NANCY A BAKER
304	5945	COPPERWOOD LN	BRINLEE WANDA
305	5947	COPPERWOOD LN	FARAH RICK

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Label #	*Address*		*Owner*
306	5949	COPPERWOOD LN	MAHER DANIEL E & MARY LOU
307	5909	COPPERWOOD LN	SANTAMARIA ELIZABETH A
308	5925	COPPERWOOD LN	BARNETT FRANK B &
309	5939	COPPERWOOD LN	WEINBLATT ALAN W & GLORIA

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Sarah May

FILE NUMBER:	Z167-262(SM)	**DATE FILED:**	March 30, 2017
LOCATION:	Northeast corner of South Harwood Street and Jackson Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	45-L, Q
SIZE OF REQUEST:	Approx. 1.098 acres	**CENSUS TRACT:**	31.01

APPLICANT: CADG Jackson Parking A, LLC

OWNER: CADG Jackson Parking A, LLC; CADG Harwood, LLC, and City of Dallas

REPRESENTATIVE: J. Prabha Cinclair, Micklos Law, PLLC

REQUEST: An application for a new subdistrict on property zoned Subdistrict 4 in Planned Development District No. 357, the Farmers Market Special Purpose District and the Harwood Historic District No. 48 on a portion.

SUMMARY: The purpose of this request is construct a mixed use building with multifamily and office uses in conjunction with a parking garage. The proposed amendment permits an increase in the allowable lot coverage from 85 percent to 100 percent. No changes to the Historic Overlay regulations are included with this request.

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

BACKGROUND INFORMATION:

- On June 22, 1994, the City Council approved Planned Development District No. 357, the Farmers Market Special Purpose District on property zoned a Central Area District.

- On March 22, 2017, City Council approved ordinance number 30398 to amend the Thoroughfare Plan for Harwood Street. The amendments included amendments to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to
  1. Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and
  2. Harwood Street between Jackson Street and IH- 30 from 84-78 feet of right-of-way to 64-68 feet of right-of-way.

- The request will provide parking for the ongoing renovations to the Statler Hotel across South Harwood Street from the site.

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

1. **Z123-285** On December 11, 2013, City Council approved an amendment to PDD No. 619.

2. **Z156-209** On May 25, 2016, City Council renewed Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall.

3. **Z134-348** On September 9, 2015, City Council approved a Historic Overlay for the Allen Building.

4. **Z123-317** On November 12, 2013, City Council approved a new Subdistrict in Planned Development District No. 357, the Farmers Market Special Purpose District.

Thoroughfares/Streets:

Thoroughfare / Street	Operational Characteristic	Existing ROW	Proposed ROW
Commerce Street	3 lanes eastbound	80	80
S Harwood Street	2 lanes southbound; 2 lanes northbound	50	64
Jackson Street	1 lane eastbound; 1 lane westbound; 2-way bicycle facility	50	50

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 1.1.3 Build a dynamic and expanded Downtown.

Downtown Dallas must get the public and private support it needs to be transformed into a vibrant central business district and to restore the Downtown area as the economic and cultural heart of the region. The City should continue to promote Downtown as an exciting place to live and encourage developers to reuse historic buildings in order to enrich the character of Downtown.

Goal 1.2 Promote desired development

Policy 1.2.1 Use vision building blocks as a general guide for desired development patterns.

The Downtown Building Block is an important transit hub for commuter rail, light rail, bus and local systems. This area warrants significant public investment to sustain itself as the signature address in the North Central Texas Region and to continually reinvent itself to maintain its competitive advantage. The request is characteristic of the Downtown Building Block because it proposes to convert surface parking lots to a mixed use building.

AREA PLAN:

In 2011, the City Council approved the *Dallas 360 Plan,* which identifies the site within the Main Street District and adjacent to the Dallas Farmers Market district. The Main Street district is envisioned to continue its evolution into a contemporary, dynamic retail destination and the Dallas Farmers Market district is envisioned to develop with complementary uses including residences and supporting uses and services such as small scale neighborhood retail at key corners, parks, tot lots, and even a school are desirable to support the family-friendly atmosphere. The Urban Design Advisory Committee and the Transportation Committee are currently reviewing updates to the Plan. The pending updated recommendations of the Plan do not conflict with the request.

STAFF ANALYSIS:

Land Use Compatibility:

The area of request is comprised of surface parking lots and is located within the Central Business District. The remainder of the block contains two-story buildings that are primarily vacant but can contain retail, office, and personal service uses and parking lots. The former City Hall is located on the north side of Commerce Street. Additional surface parking lots and another two-story building that is vacant but can contain retail, office, and personal service uses are located to the south. To the west, the former Statler Hotel and former City library are under construction to become office, multifamily, and hotel uses.

Since the existing regulations regarding land use are remaining unchanged, the request's land use is compatible with surrounding properties.

	Zoning	Land Use
Site	PDD No. 357, Subdistrict 4, Historic Overlay No. 48	Commercial Parking
North	CA-1(A), Historic Overlay Nos. 17 & 48; PDD No. 357, Subdistrict 4; Historic Overlay No. 102	Municipal Building; Vacant, Retail, Office; Bluitt Sanitarium-Aspley Building
South	PDD No. 357, Subdistrict 4, Historic Overlay No. 48	Commercial Parking; Vacant, Retail, Office
East	PDD No. 357, Subdistrict 4	Commercial Parking
West	PDD No. 619, Historic Overlay No. 48	Vacant Hotel and Mixed Uses

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
PDD No. 357 - Existing	0'	5/10' – duplexes No min. all other areas	20 FAR	Any legal height	85%	Multifamily, duplex, single family, Retail and personal service, Warehouses
PDD No. 357 Proposed	0'	5/10' – duplexes No min. all other areas	20 FAR	Any legal height	85% 100% with MUP	Multifamily, duplex, single family, Retail and personal service, Warehouses

The request proposes to increase the lot coverage from 85 percent to 100 percent. 100 percent lot coverage is allowed in the Central Area Districts and PD No. 619, which is located to the southwest of the site, across from Harwood Street, and to the north of the site, across from Commerce Street. Staff supports the request because the applicant has committed to a mixed use development and will maintain the sidewalk regulations and design requirements of the existing district.

Sidewalks:

The existing sidewalk regulations are not proposed to be amended. Sidewalks for buildings with a floor area ratio less than 10 must have a minimum average 10 foot-sidewalk width with seven feet unobstructed. However, sidewalks may be cantilevered or be recessed inside of a gallery.

Development Plan:

Staff does not recommend a development plan for this unique application for these reasons: (1) the site is partially located within Harwood Historic District No. 48 and therefore must comply with the design and facade requirements established by those regulations and the Landmark Commission, (2) the existing planned development district has a design test and minimum requirements that would ensure a more urban design, and (3) since the applicant proposes a development with 100 percent lot coverage, the outline of the building that would be shown on a development plan would be predictable and unrefined.

Landscaping:

Landscaping must be in accordance with the landscaping requirements in Planned Development District No. 357, the Farmers Market Special Purpose District. The district's landscaping requirements focus on street trees, parkway landscaping, and pedestrian amenities and therefore, can be located within the right-of-way or inset underneath an upper story projection of a building. With the district's focus, it is possible to construct a new building with 100 percent lot coverage and comply with the landscaping regulations.

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

List of Partners/Principles/Officers

CADG Harwood, LLC

CADG Harwood, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company,
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company,
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company,
Its Manager

By: Mehrdad Moayedi
Its: Manager

PROPOSED PDD CONDITIONS

APPLICANT'S PROPOSED AMENDMENTS

ARTICLE 357.

PD 357.

Farmers Market Special Purpose District

SEC. 51P-357.101. LEGISLATIVE HISTORY.

PD 357 was established by Ordinance No. 22097, passed by the Dallas City Council on June 22, 1994. Ordinance No. 22097 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22097; 25850; 28341)

SEC. 51P-357.102. PROPERTY LOCATION AND SIZE.

PD 357 is established on property generally bounded by the center lines of East R.L. Thornton Freeway (I-30), St. Paul Street, Young Street, Park Avenue, Wood Street, Harwood Street, Commerce Street, and I-345. The size of PD 357 is approximately 172.5 acres. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Farmers Market area of the city, which is hereby designated as an area of cultural importance and significance to the citizens of the city. 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) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment by encouraging the development of structures along entire blockfaces with continuous activities.

(3) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(4) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(5) To encourage and protect the quantity and quality of residential uses.

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

(7) To aid the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and storm water runoff retardation, while at the same time aiding in noise, glare, and heat abatement.

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

(9) To safeguard and enhance property values and to protect public and private investment.

(10) To conserve energy.

(11) To discourage changes that fail to comply with the overall objectives of the Farmers Market concept approved by the Dallas City Council on August 14, 1991. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.104. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article.

(2) Unless the context clearly indicates otherwise, in this article:

(A) CANOPY TREE means a species of tree that normally bears crown foliage no lower than six feet above ground level upon maturity.

(B) COLORED CONCRETE means concrete with one or more pigments added to it.

(C) DISTRICT means the property defined in Section 5 of Ordinance No. 22097.

(D) 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.

(E) NEW CONSTRUCTION means construction of a structure that is not an original building.

(F) OPENING means a door, window, passageway, or any other feature through which light or solid objects may pass.

(G) ORIGINAL BUILDING means a building constructed on or before June 22, 1994.

(H) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(I) 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.)

(J) RETAIL USE means any use listed in Section 51P-357.108(b)(8) of this article.

(K) SCREENING means a visual barrier provided by using one of the following methods:

(i) Brick, stone, or concrete masonry, stucco, concrete, or wood that is at least three feet in height.

(ii) Earthen berm at least three feet in height planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each two feet in width.

(iii) Evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials 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 and being at least three feet in height within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(iv) An ornamental steel or iron fence that is at least five feet in height.

(L) STOOP means a small porch that leads to the entrance of a residence.

(M) UTILITY AREAS means the areas occupied by loading docks, trash storage, air conditioning, heating, and ventilating equipment, and all other similar utility equipment. For the purposes of this article, utility poles are not "utility areas."

(b) Interpretations.

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

(2) The following rules apply in interpreting the use regulations in this article.

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

(B) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(C) 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.)

(D) 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.)

(3) Unless the context clearly indicates otherwise, this district is considered to be a central area district for purposes of interpreting Chapter 51A.

(4) Except for Section 24 of Ordinance No. 22097, that ordinance is incorporated by reference into Chapter 51A. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 357A: subdistrict boundary map.

(2) Exhibit 357B: list of approved plant materials.

(3) Exhibit 357C: conceptual plan for Subdistrict 10. (Ord. 28341)

SEC. 51P-357.105. ZONING CLASSIFICATION CHANGE.

Chapter 51A is amended by changing the zoning classification from CA-1(A) Central Area District to PD 357, to be known as the Farmers Market Special Purpose District ("the Farmers Market SPD"), on the property described in Ordinance No. 22097. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.106. ESTABLISHMENT OF SUBDISTRICTS.

A map (Exhibit 357A) shows the boundaries of the district and the 14[~~13~~] subdistricts (Subdistricts 1, 1A, 2, 2A, 3, 4, 4A, 5, 5A, 6, 7, 8, 9, 10). Property descriptions of the subdistricts are attached to Ordinance No. 22097 as Exhibit B. The subdistricts are hereby established for purposes of this article. If there is a conflict between the map and the text of this article, the text controls. (Ord. Nos. 22097; 25850; 26370; 28341; 29201; 29695)

SEC. 51P-357.107. GENERAL DEVELOPMENT STANDARDS.

The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.107.1. SUBDISTRICT 10 CONCEPTUAL PLAN.

In Subdistrict 10, development and use of the Property must comply with the conceptual plan (Exhibit 357C). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 28341)

SEC. 51P-357.108. MAIN USES PERMITTED.

(a) Additional uses created. The uses listed under Paragraph (1) are created for purposes of this article.

(1) Definitions. In this article:

(A) FARMERS MARKET means a publicly owned or operated area for the sale and exchange of agricultural produce, food, and general merchandise by vendors.

(B) FLEA MARKET means a privately owned and operated area for the sale and exchange of food and general merchandise by vendors.

(C) FOOD PROCESSING means a facility for the manufacturing, processing, packaging, and sorting of foodstuffs from agricultural produce. This use does not include the slaughtering of animals, fish, or poultry.

(D) HOMELESS ASSISTANCE CENTER means a facility that is owned, operated, or contracted for by the city to provide services to the homeless including some or all of the following: outpatient health, medical, dental, and optical services; medical referrals; counseling services and referrals; educational and vocational services and referrals; habilitation or rehabilitation services and referrals; information resources; sanitary facilities; laundry facilities; facilities or areas for food service; and emergency shelter.

(E) STADIUM, ARENA, OR SPORTS COMPLEX means an indoor or outdoor facility with seating where spectators view events, including musical and athletic performances.

(2) Parking and loading. Consult Section 51P-357.110 of this article for the off-street parking and loading regulations for these uses.

(b) Main uses permitted in Subdistricts 1 through 9.

(1) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Food processing. *[SUP if floor area exceeds 7,500 square feet.] (Permitted only in Subdistricts 1 and 2.)*
-- Job or lithographic printing.
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.

(2) Institutional and community service uses.

-- Adult day care facility. *[SUP] (Permitted only in Subdistricts 2, 8, and 9.)*
-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary.
-- Convent or monastery. *[SUP]*
-- Foster home. *[SUP] (Permitted only in Subdistricts 2, 8, and 9.)*
-- Homeless assistance center. *(Permitted only in Subdistrict 2A.)*

-- Library, art gallery, or museum.
-- Public or private school.

(3) Lodging uses.

-- Hotel or motel.
-- Lodging or boarding house. *[SUP]*
-- Residential hotel.

(4) Miscellaneous uses.

-- Temporary construction or sales office.

(5) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR required in Subdistrict 1.]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(6) Recreation uses.

-- Country club with private membership.
-- 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.
-- Retirement housing.
-- Single family.

(8) Retail and personal service uses.

-- Ambulance service.
-- Auto service center.
-- Bar, lounge, or tavern.
-- Business school.
-- Car wash. *[DIR]*
-- Commercial amusement (inside).
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage.
-- Dry cleaning or laundry store.
-- Farmers market. *[By right in Subdistricts 1and 1A; By SUP only in all other subdistricts.]*
-- Flea market. *[SUP]*
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Home improvement center, lumber, brick, or building materials sales yard. *[DIR]*
-- Household equipment and appliance repair.

-- Liquor store. *[SUP]*
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Outside sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Stadium, arena, or sports complex.
-- Temporary retail use.
-- Theater.

(9) Transportation uses.

-- Heliport. *[SUP]*
-- Helistop. *[SUP]*
-- STOL (short takeoff or landing) port. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center.

(10) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(11) Wholesale, distribution, and storage uses.

-- Freight terminal. *[DIR]*
-- Mini-warehouse.
-- Office showroom/warehouse.
-- Outside storage (with visual screening).
-- Recycling collection center.
-- Trade center.
-- Warehouse.

(c) Main uses permitted in Subdistrict 10.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Local utilities.
-- Single family.
-- Temporary construction or sales office. (Ord. Nos. 22097; 25850; 26370; 28341; 29201)

SEC 51P-357.108.1. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217(b). For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory use is permitted by SUP only:

-- Accessory helistop.

(c) The following accessory uses are not permitted:

-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Day home. (Ord. 28341)

SEC. 51P-357.109. YARD, LOT, AND SPACE REGULATIONS FOR SUBDISTRICTS 1 THROUGH 9.

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

(a) Front yard. No minimum front yard.

(b) Side and rear yard.

(1) Minimum side yard is:

(A) five feet for duplex structures; and

(B) no minimum in all other areas.

(2) Minimum rear yard is:

(A) 10 feet for duplex structures; and

(B) no minimum in all other cases.

(c) Dwelling unit density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is 20.0.

(e) Height. Maximum structure height is any legal height.

(f) Lot coverage.

(1) Except as provided in this subparagraph, m[~~M~~]aximum lot coverage is 85 percent.

(2) Subdistrict 1A is considered a single building site for the purposes of this subsection.

(3) An atrium is not counted as coverage if it exists at grade and is open to the public.

(4) In Subdistrict 1A, covered athletic courts or fields are not counted as lot coverage if they exist at grade and are open to the public.

(5) In Subdistrict 4A, maximum lot coverage is 100 percent when a development contains uses in two or more of the following categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

Use Category	% of Total Floor Area
Lodging	15%
Office	15%
Residential	15%
Retail and personal service	10%

(g) Lot size. No minimum lot size.

(h) Stories. No maximum number of stories.

(i) Right-of-way encroachments. In Subdistrict 1A, balconies, awnings, signs, and other structures attached to a building are allowed to encroach over a right-of-way line to the extent permitted by the Dallas City Code. This provision does not preclude encroachments in other subdistricts to the extent they are permitted. (Ord. Nos. 22097; 25850; 28341; 29201)

SEC. 51P-357.109.1. YARD, LOT, AND SPACE REGULATIONS FOR SUBDISTRICT 10.

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

(a) Front yard. No minimum front yard.

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

(c) Dwelling unit density. Maximum dwelling unit density is 108 units.

(d) Floor area ratio. Maximum floor area ratio is 4.0.

(e) Height. Maximum structure height is 46 feet to the mid-point of the roof and 50 feet to the highest point of the roof. Rooftop projections, trellis projections, and other architectural features may exceed the height by 12 feet.

(f) Lot coverage. Maximum lot coverage is 90 percent. For purposes of lot coverage, Subdistrict 10 shall be treated as one lot.

(g) Lot size. No minimum lot size.

(h) Plat requirements. In this subdistrict, a minimum of 10 feet must be provided by plat between each group of no more than eight single family structures.

(i) Platted lots. Each dwelling unit must be located on a separately platted lot. Platted lots may have frontage on two opposite sides.

(j) Projections. Window sills, belt courses, cornices, or other architectural features may project no more than 12 inches into the right-of-way with a City of Dallas license for use of the public right-of-way. Cantilevered roof eaves, steps, stoops, and balconies may project no more than three feet into the right-of-way with a City of Dallas license for use of the public right-of-way.

(k) Shared access development. A shared access development is treated as one lot for purposes of compliance with the front, side, and rear year regulations and applicable landscape regulations.

(l) Steps and stoops. Steps and stoops must comply with the requirements of the Mill Creek Flood Zone Study. (Ord. 28341)

SEC. 51P-357.110. OFF-STREET PARKING AND LOADING FOR SUBDISTRICTS 1 THROUGH 9.

(a) In general. Except as provided in this section, the off-street parking and loading regulations contained in Divisions 51A-4.300 et seq. apply to this district.

(b) Off-street parking requirements.

(1) Except as provided in this subsection, off-street parking is required for a new building or an addition to an existing building at a ratio of one parking space for each 2,000 square feet of floor area.

(2) In Subdistrict 5A, a minimum of six spaces are required for a mini-warehouse.

(c) Cash in lieu of required parking.

(1) A property owner may make a one-time cash payment in lieu of providing required off-street parking spaces for a use in accordance with this subsection. The amount of the payment required is calculated by taking three-fourths of the cost of constructing a parking garage space and multiplying that cost by the number of parking spaces that will not be required by reason of the cash payment.

(2) The cost of a parking garage space is calculated by using the following formula:

National Median Cost/Sq. Ft. x 350 square feet x Dallas Cost Index = Cost of a Parking Garage Space

For purposes of the formula, "National Median Cost/Sq. Ft." means the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq. Ft. and the Dallas Cost Index must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director.

(3) Payments in lieu of required parking shall be paid to a special parking account and used to finance the construction of parking garages or other parking improvements to serve uses in the district, pursuant to the requirements of all applicable rules, regulations, and ordinances of the city.

(d) Commercial parking lots and garages.

(1) Definitions. In this subsection:

(A) EXISTING USE means a commercial parking lot or garage that was in operation on June 22, 1994, regardless of whether the use had a certificate of occupancy on that date. This definition does not mean that an illegal use on that date is now a conforming or legal use.

(B) NEW USE means a commercial parking lot or garage that is not an existing use.

(C) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(D) SELF-PARK SPACE means a parking space where a customer parks his vehicle and it remains there until a customer drives it away. It does not include a space where an attendant parks a customer vehicle.

(E) WROUGHT IRON includes metal that resembles wrought iron in appearance.

(2) Site plan.

(A) When required. When establishing a new use or enlarging an existing use by more than 40 percent, a site plan must be submitted and approved in accordance with this paragraph before a certificate of occupancy may be issued.

(B) Requisites. The site plan must include the following information:

(i) The number of existing and proposed parking spaces on the property.

(ii) The location and dimensions of the property.

(iii) The location and dimensions of all existing and proposed off-street parking and loading areas, parking bays, aisles, driveways, and attendant booths.

(iv) The location and type of all existing and proposed landscaping, screening, trash receptacles, lighting, and signs.

(v) Any other reasonable and pertinent information that the building official determines to be necessary for site plan review.

(C) Review by the building official. The building official shall deny an application unless is meets all the applicable standards of this subsection.

(D) Decision of the building official.

(i) Form of decision. The decision of the building official must take one of two forms:

(aa) Approval.

(bb) Denial.

(ii) Statement of reasons. If the building official denies an application, he shall state in writing the specific reasons for denial.

(iii) Approval. If there are no grounds for denial under this subsection, the building official shall approve the application with no conditions.

(E) Notice. The building official shall give written notice to the applicant of his decision regarding the application within 14 days of its receipt. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application.

(F) Development. If a site plan is approved by the building official, development of the property must be in accordance with the site plan.

(3) Construction.

(A) Slope. The entire surface of a surface parking lot may not deviate more than seven degrees from the horizontal plane. No portion of the surface may deviate more than 12 degrees from the horizontal plane.

(B) Driveways. No more than one two-way driveway or two one-way driveways may be maintained for each 300 feet, or fraction thereof, of frontage of a surface parking lot.

(4) Striping. All self-park spaces must be clearly and permanently identified by stripes. All self-park spaces for compact cars must be at least 7.5-foot-wide stalls and must be clearly and permanently marked "compact car only." All other self-park spaces must be at least eight-foot-wide stalls. Except as specified in this provision, these spaces must be provided and striped in accordance with Section 51A-4.301(d)(1).

(5) Lighting.

(A) Requirement. The following must be lighted between one-half hour after sunset and 2:30 a.m. and between 6:00 a.m. and one-half hour before sunrise:

(i) A surface parking lot.

(ii) The first story of a parking garage above grade.

(iii) All other portions of a parking garage that are accessible to pedestrians or vehicles during the hours of darkness.

For purposes of this paragraph, "hours of darkness" means the time between one-half hour after sunset and one-half hour before sunrise.

(B) Intensity. The intensity of required lighting on the parking surface must be:

(i) an average of at least two footcandles, initial measurement, and at least one footcandle on a maintained basis; and

(ii) a minimum at any point of at least 0.6 footcandle initial, and at least 0.3 footcandle maintained or one-third of the average footcandle measurement for the lighted area, whichever is greater.

(C) Type of fixtures. Light sources for surface parking lots must be indirect, diffused, or shielded-type fixtures, installed to reduce glare and the consequent interference with boundary streets. Bare bulbs or strings of lamps are prohibited.

(D) Location of fixtures. Fixtures must be attached to buildings or mounted on permanent poles. Fixtures may be located on adjoining property.

(E) Height of fixtures. Fixtures on surface parking lots must be at least 20 feet above the lot surface. This requirement does not apply to parking garages.

(F) Reconciliation. This paragraph controls over Section 51A-4.301(e)(1).

(6) Trash receptacles. A trash receptacle at each vehicle entrance is encouraged, but not required. No trash receptacle may have a fluorescent color.

(7) Attendant booths. An attendant booth may not be constructed of flammable materials or have a fluorescent color.

(8) Access openings.

(A) Access openings for surface parking lots may not exceed:

(i) Thirty feet in width for a two-way drive.

(ii) Twenty feet in width for a one-way drive.

(iii) Five feet in width for pedestrian access.

(B) At least one opening for pedestrian access must be provided for frontage of a surface parking lot. These openings are limited, however, to one for each 30 feet of frontage screened with bollards or a wrought iron fence, or three for each frontage landscaped with a combination of planters and either bollards or a wrought iron fence.

(9) Screening and landscaping.

(A) Where. Screening and landscaping must be provided along an abutting street right-of-way, excluding openings for pedestrian and vehicular access, of:

(i) a surface parking lot; and

(ii) a parking garage having any openings in the first story above grade, excluding openings for pedestrian and vehicular access.

(B) Screening.

(i) Surface parking lots in the middle of a block with buildings on both adjoining lots and less than 100 feet of frontage and all parking garages must have screening consisting of a wrought iron fence.

(ii) All other surface parking lots must have screening consisting of:

(aa) a wrought iron fence;

(bb) metal or concrete bollards; or

(cc) a combination of planters and either bollards or a wrought iron fence.

(iii) If a wrought iron fence is provided:

(aa) it must be at least 42 inches in height;

(bb) its vertical bars must be spaced no more than eight inches apart and welded or brazed to horizontal bars at or near the top and bottom of the fence;

(cc) it may have a foundation that does not exceed 12 inches in height; and

(dd) the columns extending into the ground or foundation must be spaced no more than 10 feet apart.

(iv) If bollards are provided, each bollard must be:

(aa) at least 18 inches in length;

(bb) at least nine inches in width;

(cc) at least 30 inches in height; and

(dd) no more than seven feet from another bollard, unless connected by an iron chain, in which case they may be no more than 12 feet from another bollard.

(v) If planters are provided:

(aa) each planter must be between six and 18 inches in height; and

(bb) the length of the planter area may not exceed one-fifth of the lot frontage.

(C) Landscaping.

(i) Requirement. Unless a parkway landscape permit is denied or revoked in accordance with Subparagraph (C)(vii), one tree or shrub must be provided in the adjoining

parkway for each 30 feet along the required landscaping area. All trees and shrubs provided must be recommended for local area use by the director of park and recreation.

(ii) Trees. Each tree planted must have a caliper of at least two and one-half inches.

(iii) Shrubs. Each shrub provided must be at least 30 inches in height and planted in a planter or a metal or concrete pot.

(iv) Minimum tree clearance. All portions of a tree above street pavement must be at least thirteen and one-half feet in height.

(v) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth must be provided for all trees planted within a public sidewalk.

(vi) Private license granted. The city council hereby grants a private license to the owners of all commercial parking lots and garages in this district for the exclusive purpose of authorizing compliance with the landscaping requirements. A property owner is not required to pay an initial or annual fee for this license. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance. A property owner is not required to comply with any landscaping requirement of this paragraph if compliance is made impossible due to the termination of this license. This provision controls over Article VI of Chapter 43 of the Dallas City Code.

(vii) Parkway landscape permit. A parkway landscape permit must be obtained from the director of public works and transportation for all landscaping in the parkway.

(aa) An application for a parkway landscape permit must be in writing on a form approved by the director of public works and transportation and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.

(bb) Upon receipt of the application, the director of public works and transportation shall circulate it to all affected city departments, utilities, and other franchise holders for review and comment. If, after receiving those comments, the director of public works and transportation determines that the construction and planting proposed will not be inconsistent with or unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(cc) 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 he 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.

(dd) The issuance of a parkway landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or shrubs in the public right-of-way.

(10) Existing use exemption. Existing uses are encouraged, but not required, to comply with the trash receptacle, attendant booth, access openings, and screening and landscaping requirements.

(11) Compliance reports. An owner of an existing use in this district must submit a report by January 26, 1995, to the director of development services describing compliance with the lighting requirement. A report describing compliance with the striping and construction requirements must be submitted to the director of development services by January 26, 1997. A report describing voluntary compliance with the trash receptacle, attendant booth, access openings, and screening and landscaping requirements must be submitted to the director of development services by January 26, 1999.

(12) Conformance. All existing uses in this district must fully comply with the lighting requirements before January 26, 1995, and with the construction and striping requirements before January 26, 1997.

(13) Special exception.

(A) In general. The board of adjustment may grant a special exception to any requirement contained in Subsection (d) if the board finds, after a public hearing, the special exception will not adversely affect the other properties within the district and strict compliance with the requirement would result in unnecessary hardship. If the board grants a special exception, it must specify the length of time the special exception is effective.

(B) Lighting. The board shall not grant a special exception to a lighting requirement unless the board also finds, after a public hearing, that the special exception will not compromise the safety of persons using the parking. In determining whether to grant this special exception, the board shall consider:

(i) the extent to which the parking will be used after dark;

(ii) the crime statistics for the area;

(iii) the extent to which adequate lighting may be provided by light sources located on adjacent property; and

(iv) the extent to which the lot will be secured by fences, gates, and chains.

(C) Sign. The board shall not grant a special exception eliminating lighting requirements for all or a portion of a parking lot or garage without requiring that a sign be posted advising the public of the extent to which there will be no illumination during hours of darkness. The sign must be posted in a conspicuous place and be reasonably calculated to adequately inform those persons who might park in the area that is the subject of the special exception.

(e) Special off-street loading provisions.

(1) Off-street loading spaces must be provided in accordance with Section 51A-4.303(a) only for new structures or additions to an existing structure.

(2) Once the required off-street loading has been provided for a structure, no additional off-street loading is required if the use of the structure changes.

(3) Once an off-street loading space has been provided, the off-street loading space may not be reduced, eliminated, or made unusable in any manner during the life of the structure.

(4) On-street loading spaces may satisfy the off-street loading space requirement subject to the following standards:

(A) Any on-street loading spaces must be approved by the traffic engineer.

(B) Required off-street loading spaces furnished on-street must be provided at curbside contiguous to the building site.

(C) If no adjacent curb space is available due to traffic or transit needs, indented curb space may be provided if the required sidewalk width is maintained.

(D) All required medium and large loading spaces must be provided off-street.

(E) Structures meeting Subparagraphs (A) through (D) above and requiring seven or more off-street loading spaces may satisfy the off-street loading requirement as follows:

REQUIRED SPACES	MINIMUM OFF-STREET	NUMBER ON-STREET
7	**6**	**1**
8	**6**	**2**
9	**6**	**3**
10 or more	**60%**	**40%**

(f) Subdistrict 1A. Subdistrict 1A is considered a single building site for the purposes of this section. (Ord. Nos. 22097; 25850; 28341; 29201; 29695)

SEC. 51P-357.110.1. PARKING AND LOADING FOR SUBDISTRICT 10.

(a) Off-street parking. Except as provided in this section, the off-street parking and loading regulations contained in Divisions 51A-4.300 et seq. apply to this district. For single family uses, two off-street parking spaces are required for each dwelling unit.

(b) Guest parking. For single family uses, 34 on-street parking spaces must be provided on Marilla Street, Pearl Expressway, and the center private drive as shown on the conceptual plan. These spaces may be counted as guest parking and may cross lot lines.

(c) Parking space dimensions. Except for on-street parking spaces along the center private driveway, off-street parking spaces must be a minimum of eighteen feet long by eight feet wide.

(d) Accessory community center (private). Off-street parking is not required for an accessory community center (private) use.

(e) On-street parking shown on the conceptual plan may be parallel or head-in. (Ord. 28341)

SEC. 51P-357.110.2. SHARED ACCESS PAVEMENT WIDTHS FOR SUBDISTRICT 10.

(a) The shared access area must be provided as shown on the conceptual plan.

(b) The shared access area must have a minimum width of 20 feet, and a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of the pavement to the opposite edge of pavement.

(c) Minimum 20 foot visibility triangles are required at all intersections of driveways with public streets. At all other driveway intersections, visibility triangles must be a minimum of 10 feet. Visibility triangles are not required at the exterior corners of the subdistrict. (Ord. 28341)

SEC. 51P-357.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.112. SIGNS.

Signs must comply with the provisions for the Farmers Market Special Provision Sign District contained in Division 51A-7.1300. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.113. SINGLE FAMILY STRUCTURE SPACING.

Except as provided in Section 51P-357.109.1(h), in this district, a minimum of 15 feet between each group of eight single family or handicapped group dwelling unit structures must be provided by plat. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.114. SIDEWALK REGULATIONS FOR SUBDISTRICTS 1 THROUGH 9.

(a) A sidewalk must be provided between the back of the street curb and the face of a building at grade in accordance with this section. The face of a building is behind the columns for a building with exterior columns.

(b) Sidewalks must be constructed and maintained in accordance with the following regulations:

(1) A building with a floor area ratio of more than 15 to one is subject to the requirements of the CA-1(A)-CP district in Section 51A-4.124(a)(8)(C)(ii).

(2) A building with a floor area ratio of 10 to one through 15 to one must have an average sidewalk width of 15 feet and a minimum sidewalk width of nine feet that is unobstructed by any structure. For purposes of this paragraph:

(A) Average sidewalk width equals the total sidewalk surface area divided by the linear feet of frontage.

(B) Each frontage on each block must contain the required average sidewalk width.

(C) The area occupied by structural walls or columns is excluded when computing average sidewalk width.

(D) The surface area at a corner is counted only once when computing average sidewalk width.

(3) All other buildings must provide a minimum sidewalk width of 10 feet with seven feet unobstructed by any structure or planting. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.114.1. SIDEWALK REGULATIONS FOR SUBDISTRICT 10.

(a) A minimum sidewalk width of 12 feet, with 7.5 feet unobstructed by any structure or planting, must be provided adjacent to Cesar Chavez Boulvard, Marilla Street, and Pearl Expressway.

(b) A minimum sidewalk width of 10 feet, with 7.5 feet unobstructed by any structure or planting, must be provided adjacent to Canton Street.

(c) Sidewalks are required on both sides of the center interior drive. Sidewalks elsewhere in the interior of the subdistrict are allowed but not required. Interior sidewalks must be a minimum of three feet wide. (Ord. 28341)

SEC. 51P-357.115. DEVELOPMENT PLAN REVIEW.

(a) Pre-application conference. A person desiring to develop in the district should consult with the director to discuss whether the project is consistent with the requirements of this article.

(b) Review of project. Upon receipt of an application for a building permit for new construction or a major modification of a structure in the district and a landscape plan, the building official shall refer the application and plans to the director for review to determine whether the application complies with all requirements of this article. The director shall complete the review within 30 days from the date of submission of the completed application to the building official, or the application shall be deemed to be approved.

(c) Return of application to the building official. Once the director makes his determination, he shall refer the permit application, plans, all other relevant information, and his recommendation to the building official. If the director determines that sufficient points have been accumulated under the design and landscape tests and all mandatory provisions of this article have been met, he shall recommend approval. Otherwise, he shall recommend denial. If the recommendation is for denial, the director shall state the grounds for denial in writing to the applicant, and the building official shall not issue the permit unless the director's recommendation is overturned upon appeal to the board. If the recommendation is for approval and the building official determines that all requirements of the construction codes and all other applicable ordinances have been met, the building official shall issue the permit. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.116. DESIGN TEST AND REQUIREMENTS FOR SUBDISTRICTS 1 THROUGH 9.

(a) In general. All applications referred to the director for review in accordance with Section 51P-357.115 of this article must be evaluated against the tests and prohibitions in this section. Plans for new construction or a major modification of a structure must earn at least 65 points (out of a total of 120 possible points) and comply with all mandatory requirements of this section. The points awarded for providing a feature, as well as the maximum number of points allowed in any category, are provided in parenthesis.

(b) Highly reflective glass prohibited. Reflective glass may not be used as an exterior building material on any building or structure in the district.

(c) Building offset requirement. A building facade that faces a public right-of-way must contain an offset of at least 100 square feet in area for the first five stories if the facade is for:

(1) a residential structure that extends 50 or more feet along the right-of-way; or

(2) a nonresidential structure that extends 75 or more feet along the right-of-way.

For purposes of this section, an offset is an area within one or more angles in a building's footprint other than the four 90-degree corners of the building.

(d) Design points. Design points are awarded in accordance with the following criteria:

(1) Building facades. (Total possible points = 20). Points may be earned as follows:

(A) Retail uses. Ten points are awarded if each side of a building's ground floor that fronts a right-of-way (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail uses.

(B) Lower story articulation. Ten points are awarded if each of the first three stories of a building is articulated differently from the stories above and below it.

(C) Non-horizontal roofs. Ten points are awarded if the building's roof is capped by complex parapets, central or corner spires, pitched or stair-stepped roof forms, horizontal projected soffits, parapet walls consisting of decorative coping (for buildings having less than four stories), or other vertical offsets in the roof.

(D) Facade treatments. Ten points are awarded if the building's facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing or other articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental irons.

(E) Large public areas. Ten points are awarded if a sidewalk or plaza area not required by this article is provided for pedestrian activities.

(2) Awnings and arcades. (Total possible points = 10) To qualify for points under this paragraph, an arcade must have a minimum depth of six feet, a minimum height of seven feet, and a maximum height of 20 feet. An awning must have a minimum depth of three and one-half feet, a minimum height of seven feet, and a maximum height of 14 feet. For the purpose of this paragraph, awning and arcade height is the vertical distance between the ground or pavement directly beneath the awning or arcade and the lowest point of the awning or arcade. One point is awarded for each 10 percent of front lot line linear footage of awning or arcade width. When arcades extend over public rights-of-way,

the minimum depth requirement of the arcade may be reduced from six feet to the maximum depth permitted under the necessary agreement with the city.

(3) Building materials. (Total possible points = 20) One point is awarded for each three percent increment greater than 40 percent of total building facade area, excluding openings, incorporating stone, brick, or a combination of those materials as facade materials.

(4) Front facade openings. (Total possible points = 20) Twenty points are awarded if the percentage of a front facade containing openings is between 40 and 60 percent. For purposes of this paragraph, "front facade" means any facade facing a street. For buildings with more than one story, only the front facade of the first and second stories is used when calculating the percentage of openings.

(5) Public art. (Total possible points = 10) One point is awarded for each one percent of the value of improvement stated in the building permit application that is allocated to public art up to a maximum of 10 points. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art.

(6) Water features. (Total possible points = 10) One point is awarded for each one percent of the value of improvements stated in the building permit application that is allocated to a water feature, such as a fountain, stream, pond, pool, waterfall, mechanical water jet, or other similar water device, up to a maximum of 10 points. In order to qualify for water feature points, the water feature must be visible from a public right-of-way at all times.

(7) Flags and banners. (Total possible points = 10) Flags and banners may be hung from street light poles or suspended from private buildings or poles. One point is awarded for each one percent of building facade area that has an equivalent area of either flags or banners up to a maximum of 10 points. If the flags or banners are signs, they must comply with the sign regulations for this district.

(8) Ground floor light fixtures. (Total possible points = 10) Ten points are awarded if decorative light fixtures that are greater than three feet vertically frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(9) Pedestrian seating. (Total possible points = 10) One point is awarded for each five feet of pedestrian seating. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.116.1. DESIGN STANDARDS FOR SUBDISTRICT 10.

(a) Highly reflective glass prohibited. Reflective glass may not be used as an exterior building material on any building or structure.

(b) Building materials. A minimum of 40 percent of total building facade area, excluding openings, must incorporate stone, brick or a combination of those materials. Hardi-board may be used on the facade containing the garage.

(c) Drive-through porte-cocheres. Drive-through porte-cocheres must have a minimum height of 13.5 feet and may be located across shared drives.

(d) Pedestrian seating. A minimum of 20 benches must be provided along the perimeter of the subdistrict and may be located within the public right-of-way with a City of Dallas license.

(e) Trash receptacles. A minimum of 20 trash receptacles must be provided along the perimeter of the subdistrict and may be located within the public right-of-way with a City of Dallas license.

(f) Outdoor lighting. Light poles must be located a minimum of 50 feet and a maximum of 100 feet on center with a minimum of one footcandle at the mid-point between fixtures. Outdoor light sources must be indirect, diffused, or shielded-type fixtures, installed to reduce glare and the consequent interference with boundary streets. Bare bulbs or strings of lamps are prohibited. Fixtures must be attached to buildings or mounted on permanent poles at a maximum height of 20 feet. Fixtures may be located within the public right-of-way with a City of Dallas license or on adjoining property. Pedestrian areas must be lighted beginning one-half hour after sunset and continuing until one-half hour before sunrise.

(g) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth must be provided for all trees planted within a public sidewalk.

(h) Fencing.

(1) Solid fencing is not required.

(2) Wrought iron fencing with gates is permitted between buildings along the perimeter of the subdistrict.

(3) Maximum height for fencing is eight feet.

(i) Pavement markings. Pedestrian crosswalks across ingress and egress driveways and interior drives or streets must be clearly marked by colored concrete or patterned or stamped concrete and must be consistent. (Ord. 28341)

SEC. 51P-357.117. LANDSCAPE REGULATIONS FOR SUBDISTRICTS 1 THROUGH 9.

(a) Street trees. Except for a lot that contains a warehouse, distribution, or storage use for produce, a tree must be planted at a density of one tree for each 30 linear feet of frontage, exclusive of visibility triangles and driveways and accessways at points of ingress and egress to and from the property. A tree must be planted at a density of one tree for each 60 linear feet of frontage, exclusive of visibility triangles and driveways and accessways at points of ingress and egress to and from the property, for a lot that contains a warehouse, distribution, or storage use for produce. The trees provided must be of a species listed in Exhibit 357B.

(b) ROW clearance. A structure constructed above any landscaping installed in the public right-of-way may not be lower than:

(1) thirteen and one-half feet above grade in the street pavement; or

(2) seven and one-half feet above grade in the remainder of the right-of-way.

(c) Minimum caliper. All trees installed in accordance with this section must have a caliper of at least three and one-half inches.

(d) Landscape plan test and requirements. A landscape plan must accompany an application for a building permit for new construction or a major modification of a structure in the district. A landscape plan must earn at least 65 points (out of a total of 130 possible points) and comply with all mandatory requirements of this section. Points are awarded for providing specific lighting, paving, landscape zones, and other enhancements. The points awarded for providing these features, as well as the maximum number of points allowed in any category, are provided in parenthesis at the end of the provision to which they apply. Unless otherwise provided, the definitions in Article X apply when construing these provisions. Existing landscaping may qualify for points.

(1) Tree, landscape, or pedestrian lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 footcandles in intensity over adjacent pedestrian areas.

(2) Tree canopy zone. (Total possible points = 20) Points may be obtained for planting canopy trees within a landscape zone along the entire frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a parkway landscape permit is obtained in accordance with Subsection (e). Ten points are awarded for planting these trees at a density of one tree for each 30 linear feet of landscape zone and twenty points are awarded for planting these trees at a density of one tree for each 15 linear feet of landscape zone. The trees provided must be of a species listed in Exhibit 357B.

(3) Paving materials. (Total possible points = 20) Five points are awarded for each 25 percent increment of outdoor walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, decorative pavement means:

(A) pavers of colored concrete, brick, or stone;

(B) stamped, textured, or colored concrete; or

(C) exterior grade tile.

(4) Seasonal color. (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 a landscape area that has a size that is equal to at least one-fourth of a square foot multiplied by the number of feet of frontage the property has. Ten points are awarded for a landscape area that has a size that is equal to at least one-half of a square foot multiplied by the number of feet of frontage the property has. Fifteen points are awarded for a landscape area that has a size that is equal to at least three-fourths of a square foot multiplied by the number of feet of frontage the property has. The plants installed in the landscape area must be maintained and changed in accordance with Subsection (g). Exhibit 357B indicates which plants qualify as seasonal color and the seasons in which they qualify.

(5) Private parks. (Total possible points = 20) Five points are awarded for each 200 square foot area provided as a park. A park may contain pedestrian seating, public art, or a water feature.

(6) Parking lot trees. (Total possible points = 20) Twenty points are awarded for planting one tree for each ten parking spaces in a parking lot. The trees must be planted in the interior of the parking lot and must be of a species listed in Exhibit 357B.

(7) Intersection open space. (Total possible points = 15) Fifteen points are awarded for providing an open area adjacent to a visibility triangle at the intersection of Young/Canton Street and South Central Expressway or Cadiz/Marilla Street and South Central Expressway. The open area must be at least 100 square feet.

(e) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement (other than for the sidewalk required under Section 51P-357.114 of this article) 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 construction and planting proposed.

(2) 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 construction and planting proposed will not be inconsistent with or unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(3) A property owner is not required to comply any parkway landscaping requirement of this section if compliance is made impossible due to the denial of a parkway landscape permit by the director of public works and transportation.

(4) 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 that 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.

(5) 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, landscaping, or pavement in the public right-of-way.

(f) Lighting. Pedestrian areas where lighting fixtures are provided to obtain points under this section must be lighted beginning one-half hour after sunset and continuing until one-half hour before sunrise.

(g) Maintenance.

(1) In general. All landscaping provided must be installed and maintained in accordance with Article X.

(2) Seasonal color. If a seasonal color landscape area is provided under Subsection (d)(4) of this section, the plants in that area must be changed at least four times a year in accordance with

the appropriate seasonal colors indicated in Exhibit 357B. 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. (Ord. Nos. 22097; 25850; 28341)

SEC. 51P-357.117.1. LANDSCAPE REGULATIONS FOR SUBDISTRICT 10.

(a) In general. For the purposes of this section, Subdistrict 10 shall be treated as one lot.

(b) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(c) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(d) Street trees must be planted at a density of one tree for each 30 linear feet of frontage along the perimeter of the property, exclusive of visibility triangles and points of ingress and egress to and from the property. The trees provided must be of a species listed in Exhibit 357B.

(1) Each tree planted must have a calliper of at least four inches.

(2) Tree branches must not hang lower than 13.5 feet above the street or sidewalk pavement.

(e) Any shrub provided must be at least 18 inches in height and may be planted in a planter or a metal or concrete pot.

(f) Trees, shrubs, water features, benches, mailboxes, and other amenities may be provided in open space easements provided by plat.

(g) Plant material must be maintained in a healthy, growing condition. (Ord. 28341

SEC. 51P-357.117.2. OPERATIONAL PLAN REQUIRED FOR HOMELESS ASSISTANCE CENTER.

Prior to the issuance of a certificate of occupancy for a homeless assistance center use, city council must approve an operational plan for the facility and surrounding area. At a minimum, the plan must address issues related to:

(1) loitering;

(2) security;

(3) control of trash and debris; and

(4) a reporting mechanism on the above factors. (Ord. 26370; 28341)

SEC. 51P-357.117.3. SUBDISTRICT 10 HOMEOWNER'S ASSOCIATION.

Prior to final plat approval, the owner of the Property must execute an instrument creating a homeowner's association for the maintenance of common areas, screening walls, landscaping areas (including right-of-way landscaping areas), and for other functions. This instrument must be approved as to form by the city attorney and filed in the Dallas County deed records. (Ord. 28341)

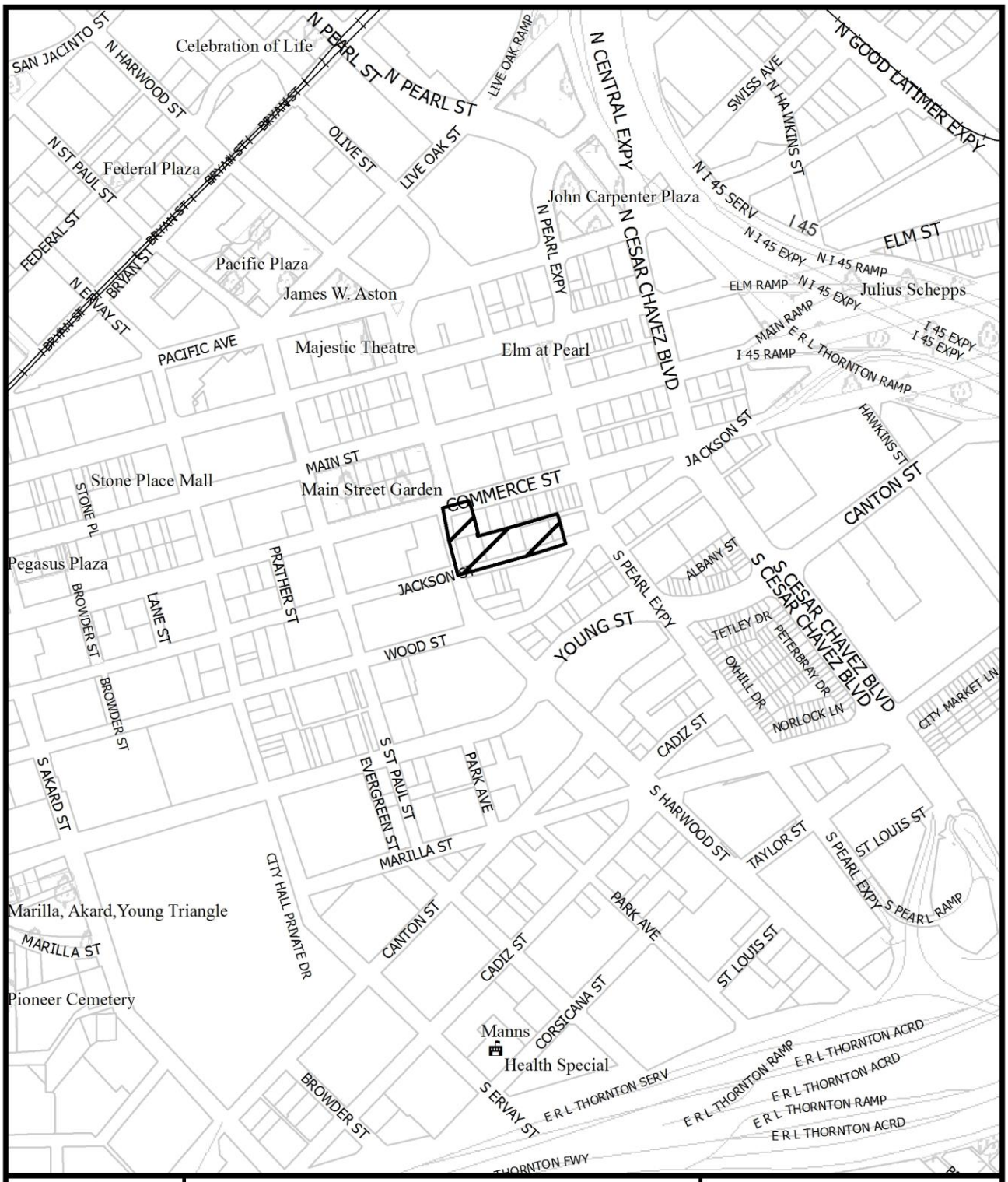
SEC. 51P-357.118. GENERAL REQUIREMENTS.

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

(b) 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. 22097; 25850; 28341)

SEC. 51P-357.119. EVALUATION.

The director of development services shall submit a report to the city plan commission within five years of June 22, 1994. The report must contain an evaluation of the effectiveness of Ordinance No. 22097 and recommendations as to what, if any, changes should be made to it. (Ord. Nos. 22097; 25850; 28341)



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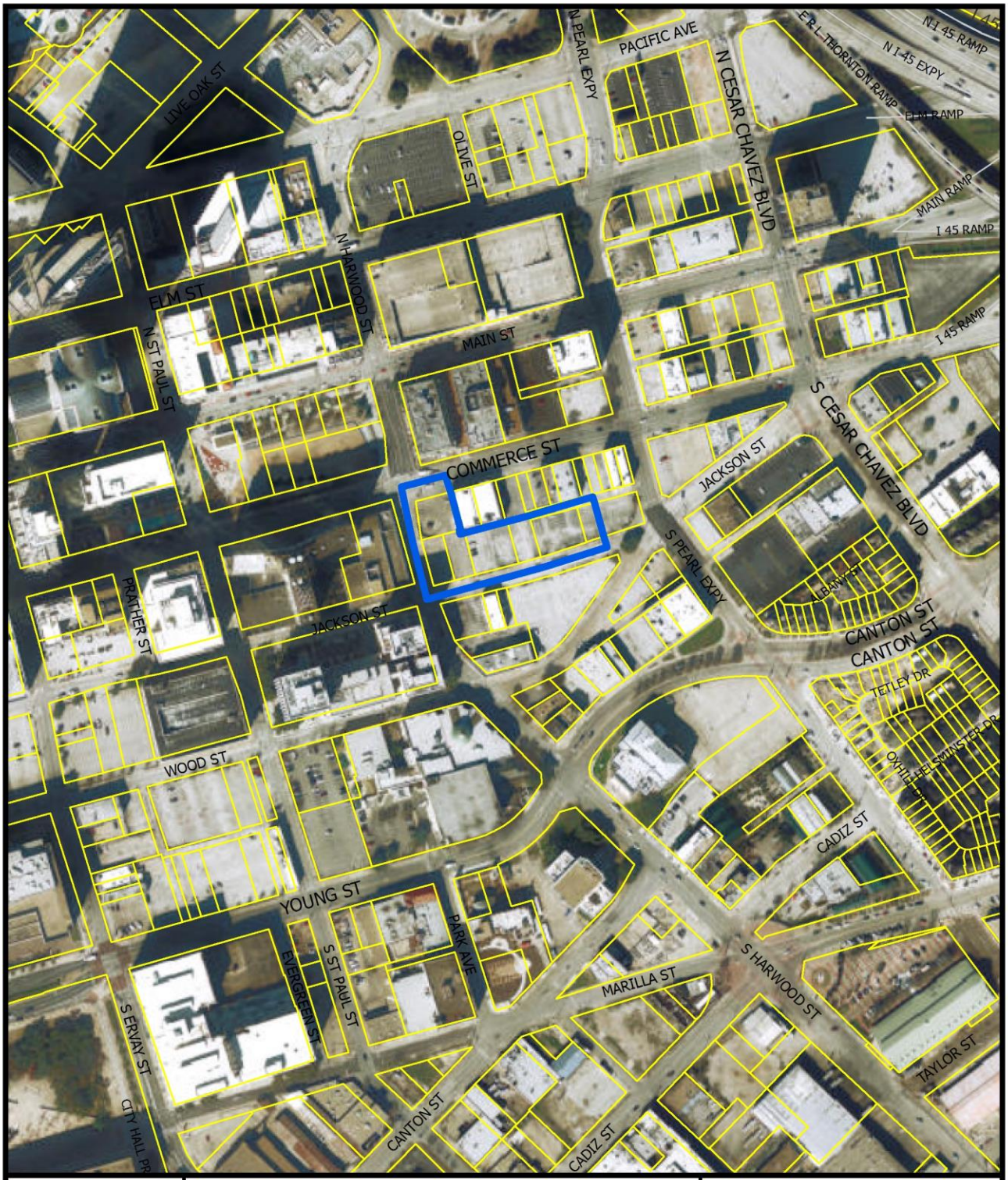
VICINITY MAP

Case no: Z167-262

Date: 6/7/2017



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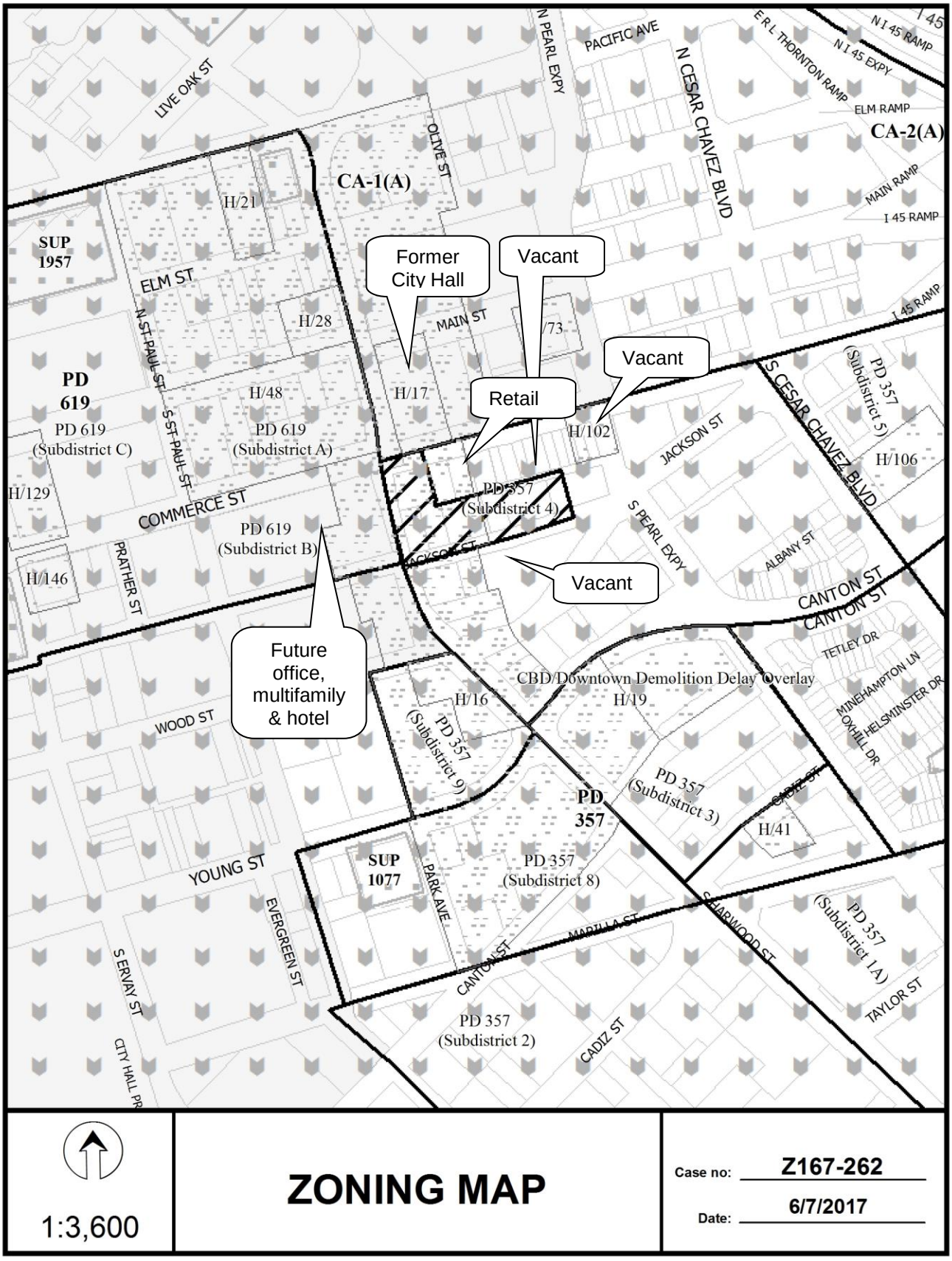
AERIAL MAP

Case no: Z167-262

Date: 6/7/2017


Former City Hall
Vacant
Vacant
Retail
Vacant
Future office, multifamily & hotel
CA-1(A)
CA-2(A)
PD 619
PD 619 (Subdistrict C)
PD 619 (Subdistrict A)
PD 619 (Subdistrict B)
PD 357 (Subdistrict 4)
PD 357 (Subdistrict 5)
PD 357 (Subdistrict 9)
PD 357 (Subdistrict 3)
PD 357 (Subdistrict 8)
PD 357 (Subdistrict 2)
PD 357 (Subdistrict 1A)
PD 357
SUP 1957
SUP 1077
CBD/Downtown Demolition Delay Overlay
H/21
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OLIVE ST
PACIFIC AVE
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N CESAR CHAVEZ BLVD
S CESAR CHAVEZ BLVD
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MARILLA ST
HARWOOD ST
EVERGREEN ST
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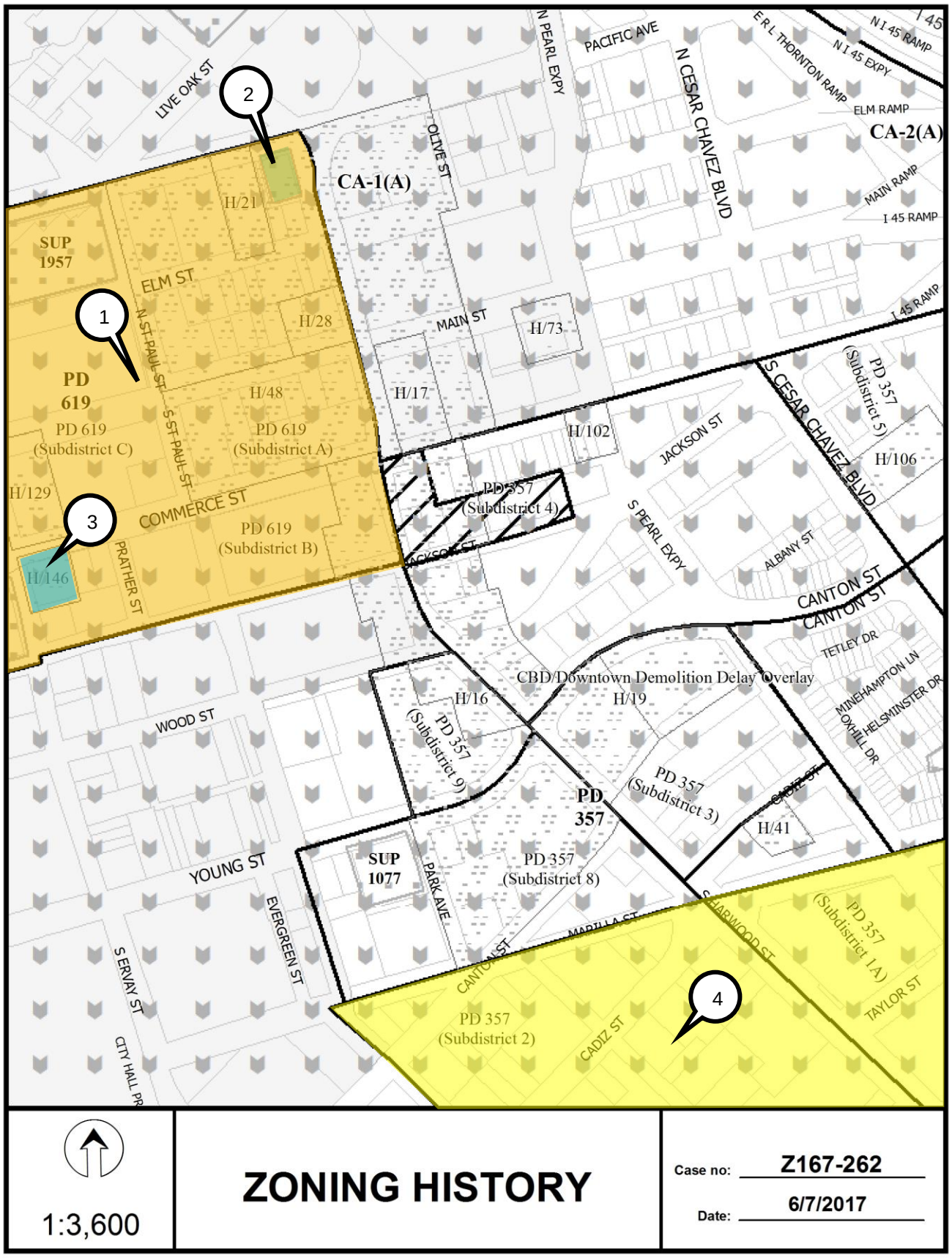
CITY HALL PL
TAYLOR ST
1:3,600
ZONING MAP
Case no: Z167-262
Date: 6/7/2017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PD 357 (Subdistrict 4)
PD 357 (Subdistrict 5)
PD 357 (Subdistrict 9)
PD 357 (Subdistrict 3)
PD 357 (Subdistrict 8)
PD 357 (Subdistrict 2)
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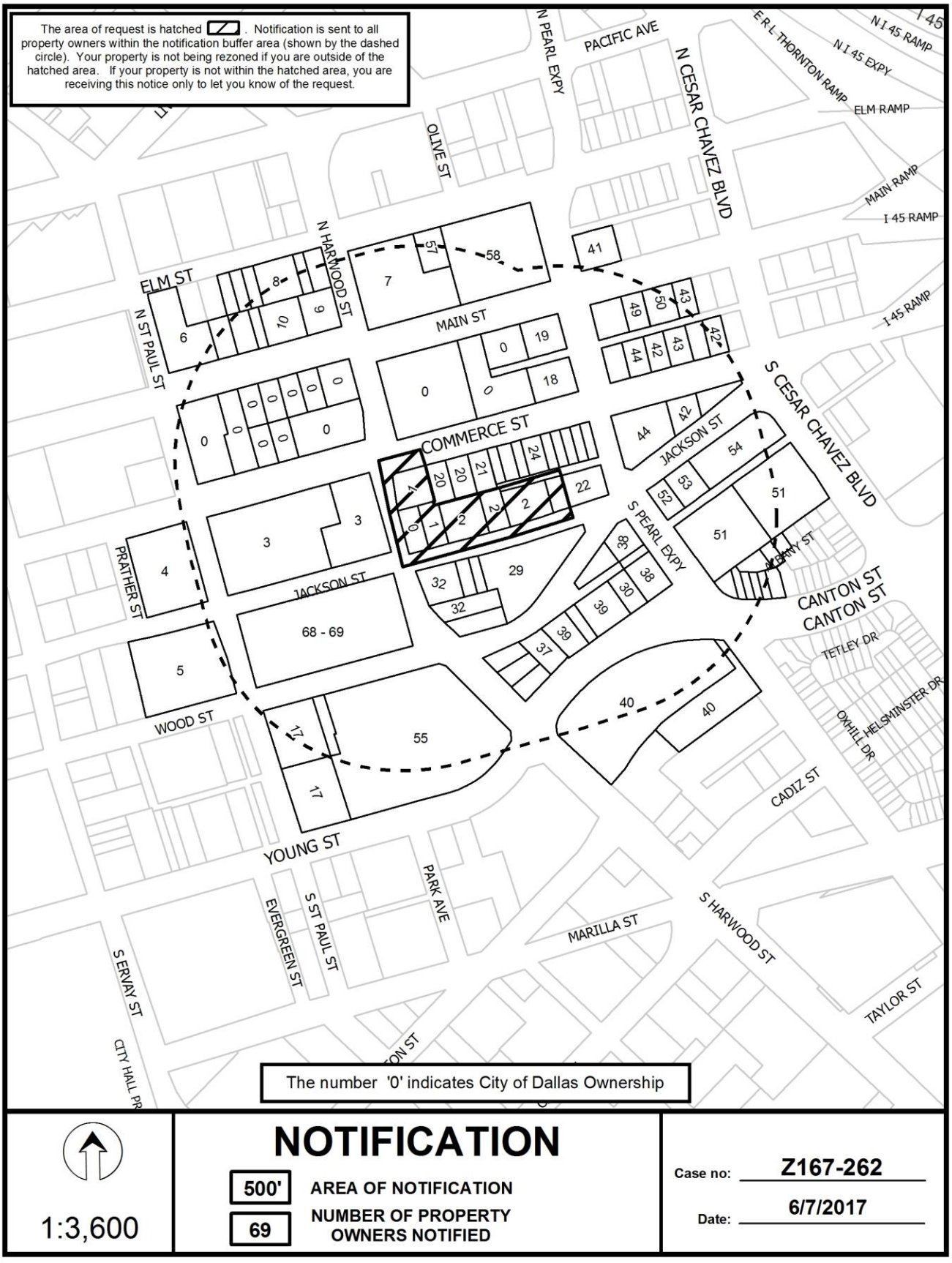
ZONING HISTORY
Case no: Z167-262
Date: 6/7/2017


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.
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PACIFIC AVE
N CESAR CHAVEZ BLVD
E R L THORNTON RAMP
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ELM RAMP
MAIN RAMP
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TETLEY DR
OXHILL HELSMINSTER DR
CADIZ ST
YOUNG ST
PARK AVE
EVERGREEN ST
S ST PAUL ST
MARILLA ST
S HARWOOD ST
S ERVAY ST
TAYLOR ST
CITY HALL PR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
69
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-262
Date: 6/7/2017

06/07/2017

Notification List of Property Owners

Z167-262

69 Property Owners Notified

Label #	*Address*		*Owner*
1	2002	COMMERCE ST	CADG JACKSON PARKING A LLC
2	2013	JACKSON ST	CADG HARWOOD LLC
3	1954	COMMERCE ST	COMMERCE STATLER DEVELOPMENT LLC
4	1810	COMMERCE ST	FC CONTINENTAL LANDLORD LLC
5	1810	JACKSON ST	1810 JACKSON GARAGE LLC
6	1900	ELM ST	UNIVERSITY OF NORTH TEXAS SYSTEM
7	1916	ELM ST	OLYMBEC USA LLC
8	1920	ELM ST	1920 ELM LTD
9	1933	MAIN ST	BIJOY LLC
10	1927	MAIN ST	PHELAN RICHARD W JR ET AL
11	1915	MAIN ST	F A SCHLUTER 1818 1882 FOUNDATION
12	1915	MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM
13	1911	MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM
14	1911	MAIN ST	DALLAS COUNTY COMMUNITY
15	1921	MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM
16	1921	MAIN ST	DALLAS COUNTY COMMUNITY
17	1818	WOOD ST	HAMILTON ST PAUL GP LLC
18	2033	COMMERCE ST	EASTERWOOD EVA EST
19	2030	MAIN ST	GOOD SIGNATURE PROPERTIES
20	2012	COMMERCE ST	ASC HARCOM INVESTMENTS
21	2016	COMMERCE ST	DOWNTOWN COLLABORATIVE PS
22	2037	JACKSON ST	CERAMI HOLDINGS LLC
23	2024	COMMERCE ST	PEOPLES DICK
24	2026	COMMERCE ST	CADG 2026 COMMERCE LLC
25	2036	COMMERCE ST	Q COCKERELL COMPANIES LLC
26	408	S HARWOOD ST	DREYFUS BETTY K

06/07/2017

Label #	*Address*		*Owner*
27	408	S HARWOOD ST	GREENMAN SUZANNE FLAXMAN &
28	408	S HARWOOD ST	KAHN ALAN LINZ ESTATE OF
29	2012	JACKSON ST	LAKE AVENUE LLC
30	2027	WOOD ST	LAKE AVENUE LLC
31	404	S HARWOOD ST	STROUT PETER S &
32	300	S HARWOOD ST	HARWOOD PROPACQUISTION LLC
33	412	S HARWOOD ST	STROUT PETER S &
34	412	S HARWOOD ST	STROUT PETERS S &
35	2008	JACKSON ST	HARWOOD PROPACQUISITION LLC
36	312	S HARWOOD ST	HARWOOD PARK LLC
37	2011	YOUNG ST	LAKE AVENUE LLC
38	309	S PEARL EXPY	MADJACKS HOLDINGS LTD
39	2023	YOUNG ST	LAKE AVENUE LLC
40	500	S HARWOOD ST	DALLAS SCOTTISH RITE
41	2101	MAIN ST	42 EADO LP
42	2121	COMMERCE ST	MAHARGER DEV COMPANY LLC
43	2117	COMMERCE ST	GRAHAM RALPH E III
44	2105	COMMERCE ST	2105 COMMERCE LP
45	2101	COMMERCE ST	GOLDSTEIN FLORENCE C
46	2101	COMMERCE ST	CATE JAMES L JR &
47	2100	MAIN ST	GOLDSTEIN FLORENCE C
48	2100	MAIN ST	CATE JAMES L JR &
49	2106	MAIN ST	SOUTHWEST BLUEPRINT
50	2110	MAIN ST	SOUTHWESTERN BLUEPRINT COMPANY
51	315	S CESAR CHAVEZ BLVD	MAHARGER DEV NO 2 LLC
52	2100	JACKSON ST	MAHARGER DEV #2 LLC
53	2104	JACKSON ST	MAHARGER DEVELOPMENT COMPANY LLC
54	2110	JACKSON ST	MAHARGER DEVELOPMENT CO
55	1835	YOUNG ST	FIRST PRESBYTERIAN CHURCH
56	1818	WOOD ST	FIRST PRESBYTERIAN CHURCH
57	2000	ELM ST	OLYMBEC USA LLC

06/07/2017

Label #	*Address*		*Owner*
58	2102	ELM ST	1717 TOWER OWNER LP
59	2101	CANTON ST	GIBSON DANNY M
60	2107	CANTON ST	HOLMES JESSE ERNEST
61	2109	CANTON ST	ARIZOLA BEN &
62	2111	CANTON ST	SOUTHERLAND NATALIA
63	2113	CANTON ST	EMERY JASON BRENT & ALLISON J
64	2115	CANTON ST	CANNON JEFFREY M
65	2115	ALBANY ST	LAMBERTZ DIETMAR & DANIELLE H
66	2113	ALBANY ST	GREENSPAN KEVIN R REV LIVING TRUST
67	2111	ALBANY ST	STRAWN TONI P
68	300	S ST PAUL ST	ATMOS LIHTC LLC
69	301	S HARWOOD ST	HAMILTON ATMOS LP

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Sarah May

FILE NUMBER:	Z167-290(SM)	**DATE FILED:**	May 2, 2017
LOCATION:	East line of Greenville Avenue, north of Walnut Hill		
COUNCIL DISTRICT:	13	**MAPSCO:**	26L
SIZE OF REQUEST:	Approx. 1.485 acres	**CENSUS TRACT:**	78.15

OWNER / APPLICANT: SEB Group, LLC

REPRESENTATIVE: Rob Baldwin

REQUEST: An application to terminate existing deed restrictions on property zoned a CR Community Retail District.

SUMMARY: The request is to terminate the current deed restrictions. The current deed restrictions require an evergreen screening hedge on the northern boundary and a six foot high solid screening fence on the eastern boundary. The applicant requests the termination of these restrictions to facilitate a drive through lane for the existing structures.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The building contains two structures, the rear building was constructed approximately in 1963, according to the applicant's representative, and the front retail building was completed February 9, 1987, according to permit records.

- The front building has obtained various Certificates of Occupancy for a liquor store since at least 1993, according to permit records.

- On July 17, 1985, City Council accepted the deed restrictions that the applicant requests to terminate in conjunction with a request for a GR General Retail District.

- A to-go only restaurant occupied a portion of the rear building in 2007 and is currently vacant.

- The front building was recently subdivided into two suites where the liquor store decreased in size and the remainder of the building is vacant. The applicant requests the termination of the existing deed restrictions in order to facilitate a drive through lane for a restaurant in the vacant portion of the front building.

Zoning History: There have been two zoning cases in the vicinity in the past five years.

1. **Z145-183**: On May 25, 2016, City Council approved Planned Development District No. 961 for MU-2 Mixed Use District and mini-warehouse uses and a Specific Use Permit No. 2192 for a mini-warehouse.

2. **Z167-282**: On June 22, 2017, the City Plan Commission will consider an application to amend Planned Development District No. 790 to increase the allowable square footage.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed Dimension; ROW
Greenville Avenue	Principal Arterial	Minimum-6 lane-Divided; 100 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.

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

Land Use Compatibility:

	Zoning	Land Use
Site	CR with deed restrictions	Retail
North	R-7.5(A)	ONCOR overhead utilities and Harry Moss Soccer Park
East	R-7.5(A)	Harry Moss Off-Road Biking Trail
South	CR with deed restrictions	Auto Service Center
West	P(A), CR with deed restrictions	ONCOR overhead utilities with surface parking, tennis courts for a country club, liquor store

Surrounding properties include an ONCOR overhead utility line adjacent to the request site to the north, Dallas Parks and Recreation Department actively manages the properties to the north and east, and an auto service center abuts the property to the south. The west line of Greenville Avenue contains the Royal Oaks Country Club and a liquor store.

The area of request consists of two, one-story retail buildings, the rear building is vacant and the front building contains a liquor store and a vacant suite. The fence on the eastern boundary and an evergreen hedge on the northern boundary are not in place currently. The applicant reports that there is not enough space between the northern facade of the front building and the property line to fit a drive through lane and an evergreen screening hedge.

Staff supports the termination of the existing deed restrictions because, although the adjacent zoning district is residential, it is occupied by park and recreational facilities and therefore, screening is not needed.

Parking:

The current deed restrictions do not restrict parking and therefore the termination of the existing deed restrictions will not change the site's parking requirements.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Although the adjacent properties are zoned residential, a residential landscape buffer and screening are not required because they are occupied with a park use.

List of Officers

SEB Group, LLC

SEBASTIAN AHMADI, sole member

Existing Deed Restrictions

(1) That the owners shall install, provide and maintain in good condition an evergreen screening hedge at least 3.5 feet in height along the northern boundary line of the above described tract.

(2) That the owners shall construct and maintain in good condition a six (6) foot high solid screening fence along the eastern boundary line of the above described tract.

(3) That said evergreen screening hedge and solid screening fence shall be constructed and in place prior to the granting of Certificates of Occupancy for the use of any improvements to be constructed on the above described property after the date hereof.

Termination of Deed Restrictions

TERMINATION OF DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, SEB Group, LLC ("the Owner"), is the owner of the following described property ("the Property"), being all of Lot 21, City Block 14/6139, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Guy Vince, Inc. and Goodie Goodie Drive In Inc. by deed dated February 23, 2016, and recorded in Instrument Number 201600048162 in the Deed Records of Dallas County, Texas.

II.

The Property was impressed with certain deed restrictions ("restrictions") as shown in an instrument dated July 25, 1985, signed by Guy Vince Inc. and Goodie Goodie Drive In, Inc. and recorded in Volume 85146, Page 1529 , of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit A and made a part of this instrument.

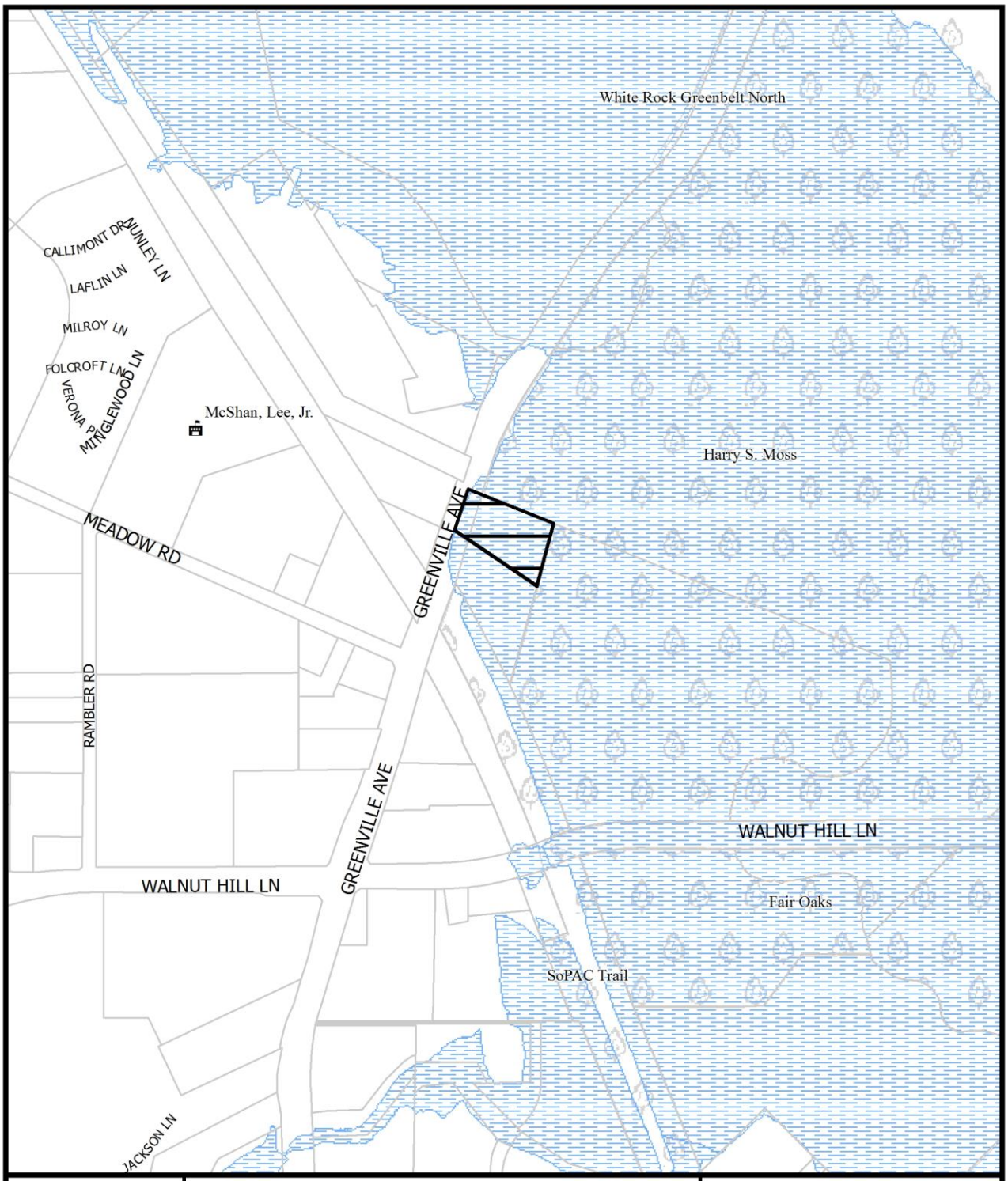
III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

(1) That the owners shall install, provide and maintain in good condition an evergreen screening hedge at least 3.5 feet in height along the northern boundary line of the above described tract.

(2) That the owners shall construct and maintain in good condition a six (6) foot high solid screening fence along the eastern boundary line of the above described tract.

(3) That said evergreen screening hedge and solid screening fence shall be constructed and in place prior to the granting of Certificates of Occupancy for the use of any improvements to be constructed on the above described property after the date hereof.



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VICINITY MAP

Case no: Z167-290

Date: 5/10/2017

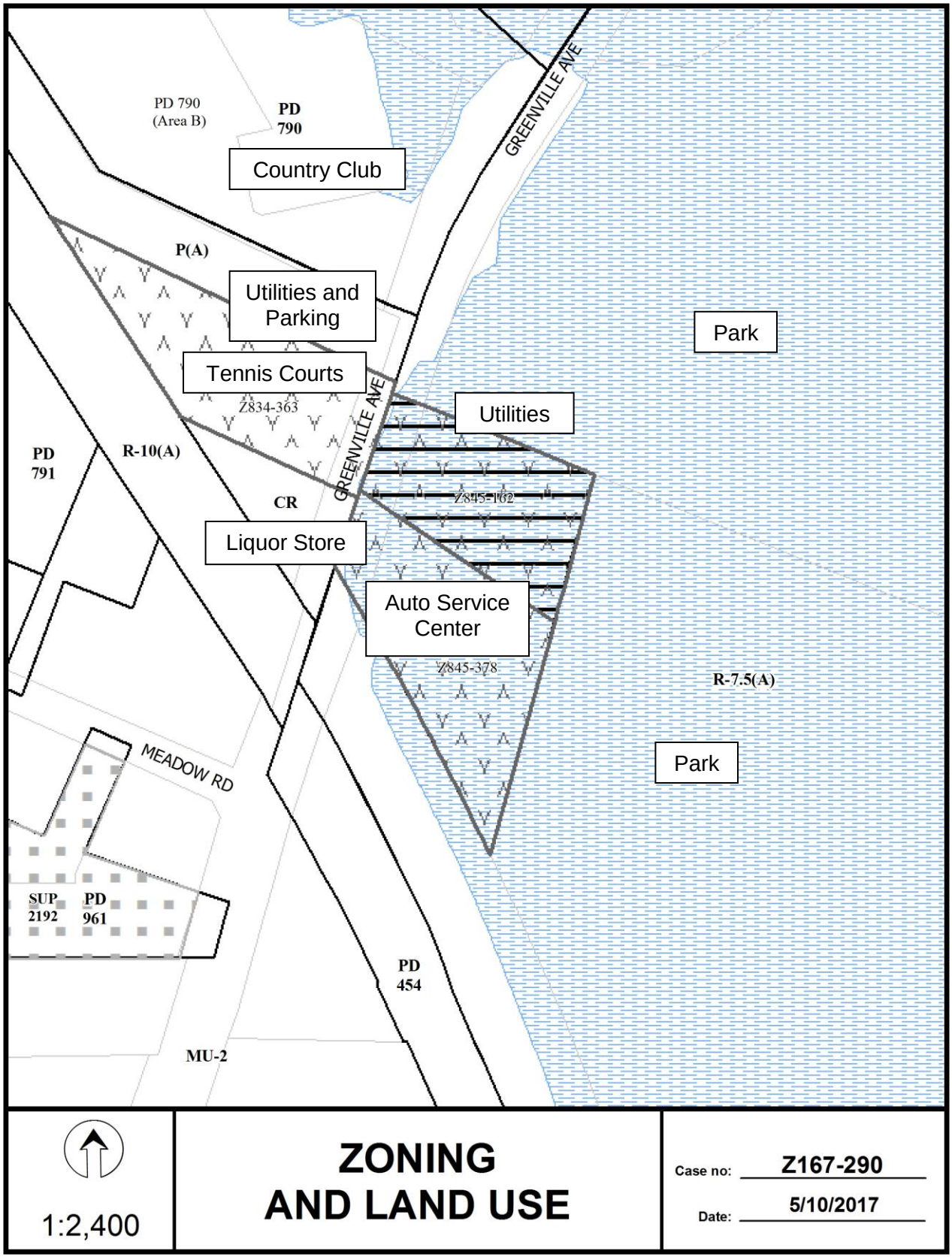


1:2,400

AERIAL MAP

Case no: Z167-290

Date: 5/10/2017


PD 790
(Area B)
PD
790
Country Club
GREENVILLE AVE
P(A)
Utilities and
Parking
Park
Tennis Courts
Z834-363
Utilities
GREENVILLE AVE
PD
791
R-10(A)
Z845-162
CR
Liquor Store
Auto Service
Center
Z845-378
R-7.5(A)
Park
MEADOW RD
SUP
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PD
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MU-2
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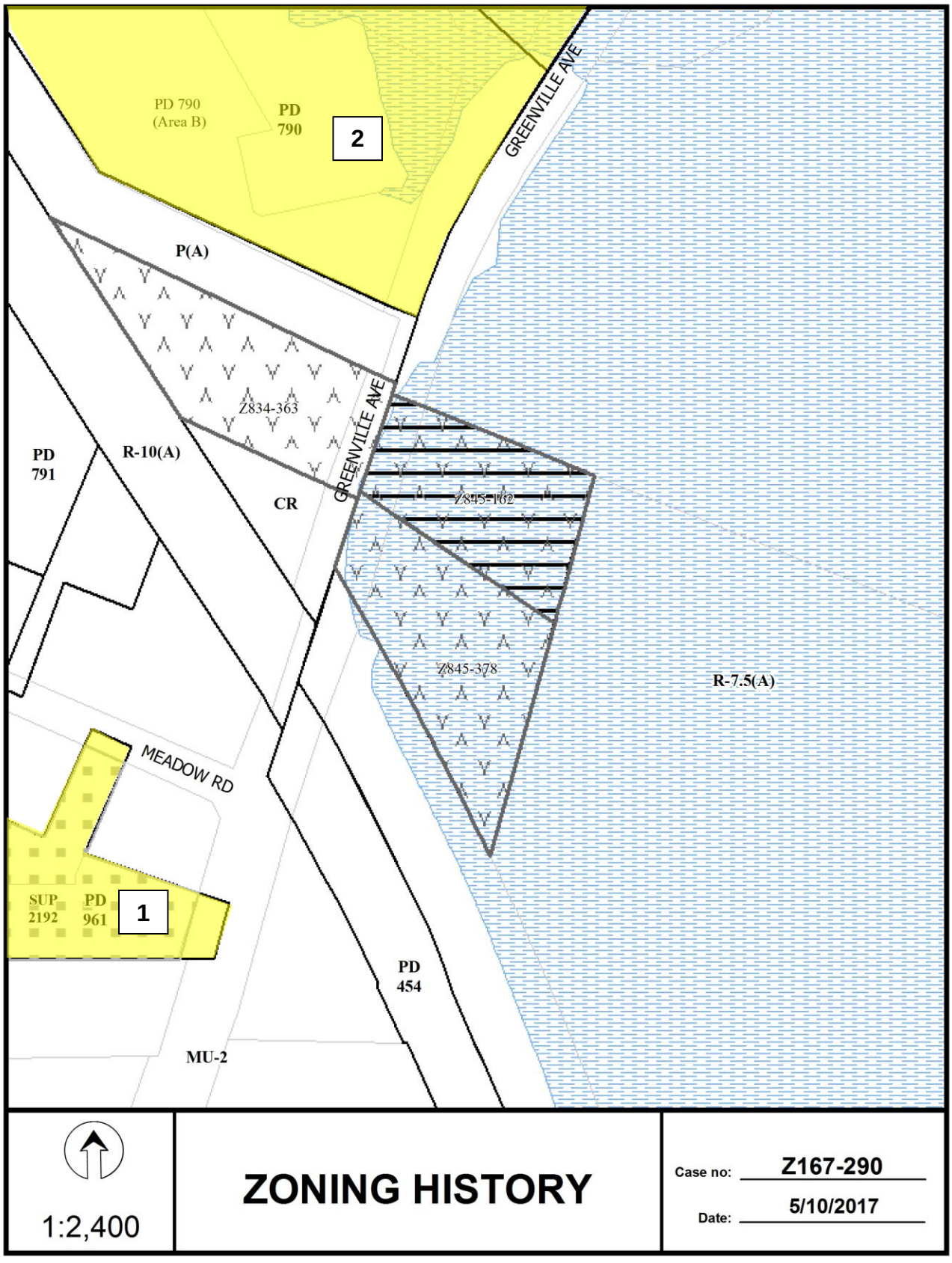
ZONING
AND LAND USE
Case no: Z167-290
Date: 5/10/2017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GREENVILLE AVE
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R-10(A)
CR
Z845-162
Z845-378
R-7.5(A)
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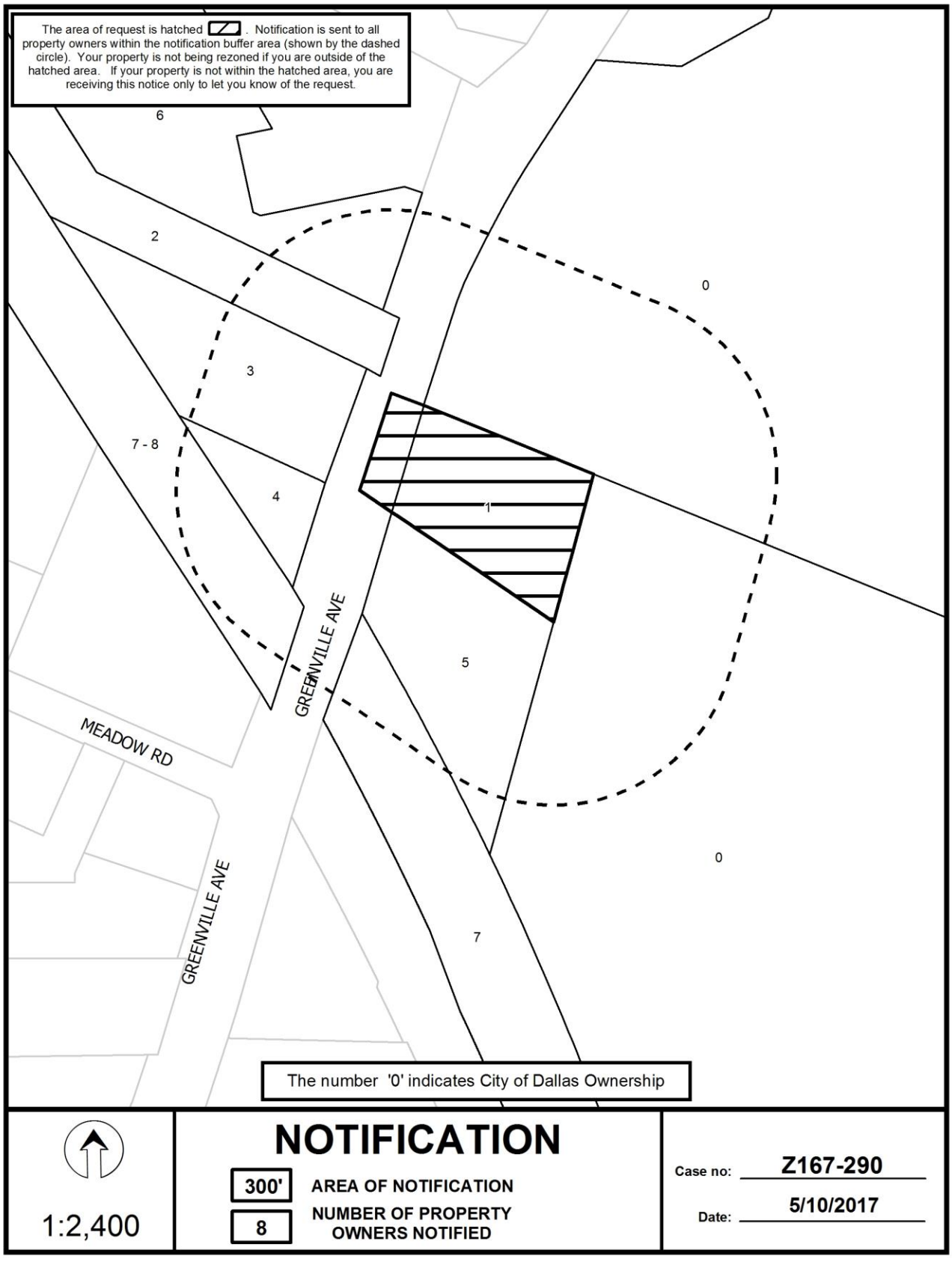
ZONING HISTORY
Case no: Z167-290
Date: 5/10/2017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6
2
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5
GREENVILLE AVE
MEADOW RD
GREENVILLE AVE
0
7
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
8
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-290
Date: 5/10/2017

05/10/2017

Notification List of Property Owners

Z167-290

8 Property Owners Notified

Label #	*Address*		*Owner*
1	7606	GREENVILLE AVE	SEB GROUP LLC
2	7804	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
3	7740	GREENVILLE AVE	ROYAL OAKS DEVELOPMENT CO
4	7735	GREENVILLE AVE	EXPRESS BEER FOOD GAS INC
5	7580	GREENVILLE AVE	OH JUNG AE
6	7915	GREENVILLE AVE	ROYAL OAKS COUNTRY CLUB
7	401	S BUCKNER BLVD	DART
8	401	S BUCKNER BLVD	DART

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-132(JM) **DATE FILED:** November 11, 2016

LOCATION: Southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street

COUNCIL DISTRICT: 14 **MAPSCO:** 35-U

SIZE OF REQUEST: ±0.62 acres **CENSUS TRACT:** 7.02

APPLICANT/OWNER: Chapel of the Cross

REPRESENTATIVE: Jack Fiedler, Masterplan

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict and private school uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to allow a private school to operate at the existing church and parking lot across an alleyway. [St. Timothy's Reformed Episcopal Church School]

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

BACKGROUND INFORMATION:

- The church was originally constructed in 1934, according to DCAD records. Historic aerials begin in 1952 and show an established structure. In 1960, additions were made to the church. The total floor area is 18,269 square feet.

- The church began operating a private school in 2011. A Specific Use Permit (SUP) is required to operate a private school in a residential subdistrict. Additionally, required parking is not allowed across an alleyway in a residential subdistrict. For these reasons, the request was made to allow the parking across the alleyway by creating a PD subdistrict and to make a private school use allowable by right.

- Expected enrollment could reach up to 65 students. At this time, there are 47 students.

- A traffic management plan was not required by the City Engineering Division. A traffic assessment was submitted and found that since no queuing occurs for the school, a traffic management plan was not required to operate drop-off and pick-up by parents.

Zoning History:

There has been one zoning case within the vicinity of the area of request in the last five years.

1. **Z145-147**: On May 13, 2015, City Council approved PDS No. 116 for O-2 Office Subdistrict Uses and MF-2 Multiple-family Subdistrict uses on property within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the west corner of North Central Expressway and Oliver Street, and the southeast line of McKinney Avenue, south of Oliver Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Cole Avenue	Minor Arterial	80 feet
Oliver Street	Local	50 feet

Land Use:

	Zoning	Land Use
Site	PD No. 193, MF-2	Church/school
North	PD No. 193, MF-2	Multifamily
East	PD No. 193, MF-2	Multifamily
South	PD No. 193, MF-2	Multifamily
West	PD No. 193, MF-2	Multifamily

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. A traffic management plan was not required, based on observations made by a traffic engineer and approved by the Engineering Division. As stated in the traffic assessment (attached), "the existing private school referenced (above) does not operate with a typical 'carpool' during drop-off and pick-up times. Based upon our observations conducted on site, the majority of all student drop-off and pick-up occurs within the School's parking lot located across the alley, behind the church/school building."

This observation led to the following conclusion: "Although the School does not unduly effect traffic operations on the public roadway, in order to be proactive, it is my recommendation that the School urge all parents to conduct all passenger loading/unloading from the parking lot and not utilize the public street for loading/unloading of passengers. This self-imposed restriction should be renewed at least once per semester and otherwise, as needed. Notwithstanding this action, we contend that a typical Traffic Management Plan is not warranted for this school."

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:

NEIGHBORHOOD PLUS

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

Land Use Compatibility:

Surrounding properties contain multifamily uses. The church has existed in the neighborhood since 1934. In 2011, the church added a private school with 47 students currently enrolled. According to the applicant, the students are from the immediate area, all patrons of the church, and walk/carpool to the school/church site.

This request is tied to a development plan and conditions. The development plan indicates that there is 18,269 square feet of floor area. The floor area includes five kinder/elementary classrooms, three middle school classrooms, and two high school classrooms. The remainder of the space is solely for the church use. A licensed traffic engineer completed an observation of the traffic produced by the existing school and considered the increase in enrollment, yet found that no traffic management plan should be required. The Engineering Division agreed with this finding. The traffic assessment is included in this report. The reasoning behind this finding is due to a lack of queuing. The existing parking lot is located across an alleyway. Therefore, parents have to park to retrieve their children/students of the school. Other than allowing a private school by right, the only other condition being modified by the PD subdistrict is to allow the required parking on a separate lot from the main use.

The parking lot that serves the church and school was constructed shortly after an addition was made to the church in 1962. The existing certificate of occupancy for the church states that no parking is required. Staff was unable to find supporting documents to indicate why the church was not required to have parking. If the parking lot is found to be serving the church for required parking, the proposed private school and church would have to arrange shared parking with the City permitting office in order to obtain a certificate of occupancy for the private school use.

Parking:

Parking required by Sec. 51P 193.107(g)(1)(C) states that one and one-half parking spaces are required for each kindergarten/elementary school classroom, three and one-half parking spaces are required for junior high/middle school classroom, and nine and one-half spaces for each senior high school classroom. The applicant has proposed a maximum of 10 classrooms; five kindergarten/elementary, three junior high/middle, and two high school classrooms. This means that 38 parking spaces are required for the proposed private school use.

Additionally, Sec. 51P 193.107(f)(1)(C) states that for a church use one parking space must be provided for every four fixed seats OR for every 28 sq. ft. of floor area. At the time of this report, the applicant was unable to identify the number of fixed seats or square-footage of church floor area.

According to the development plan submitted, the site has two parking spaces located to the west along the alley frontage. Across the alley, the church has a parking lot with an additional 43 parking spaces. In all, there are 45 parking spaces to fulfill the requirements of the proposed private school and existing church.

In PD No. 193, remote parking on a separate lot is not allowed in a residential district; therefore, the request is made to consider the entire subject area as one lot. This means that the parking across the alley can count for the proposed school and existing church's required parking.

Screening:

Sec. 51P-193.126(a)(3) states that all surface parking must be screened from the street and residentially zoned property by a minimum height of three and one-half feet above the parking surface. A solid wood or masonry fence or wall is an allowed screening method. The subject parking lot across the alleyway has multifamily adjacency and along the north, west, and south boundaries. With no increase to the existing building height, floor area ratio, or non-permeable coverage of the lot, the request will not trigger any screening. Adjacent properties have provided screening walls including chain-link to the south, masonry to the southwest, and solid wood to the west. No screening is provided along Oliver Avenue. The subject parking lot has operated as a parking lot since the 1960s. The property owner cleaned-up the parking lot, which is entirely paved with asphalt.

Landscaping:

With no increase to the existing building height, floor area ratio, or non-permeable coverage of the lot, the request will not trigger any additional landscaping, as required in Sec. 51P 193.126.

List of Owners

The Chapel of the Cross
A Reformed Episcopal Church

4333 Cole Avenue Dallas, Texas 75205 214-521-6062 www.TheChapeloftheCross.com

REFORMED EPISCOPAL
AΩ

Specific Use Permit for a Private School

Officers:

Rector	The Rev. John P. Boonzaaijer
Sr. Warden	Edwin Archbold
Jr. Warden	Dave Windrick
Treasurer	Elizabeth See
Secretary	Joshua Funk

in the low Church Episcopal tradition.

Z167-132

"ARTICLE

PD

"Division S-__. PD Subdistrict __.

SEC. S-__.101. LEGISLATIVE HISTORY.

PD Subdistrict __ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

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

PD Subdistrict __ is established on property generally located on the southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street. The size of PD Subdistrict __ is approximately 0.78 acres.

SEC. S-__.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD No. 193.

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

(d) This Subdistrict is considered to be a residential zoning district.

SEC. S-_____.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-____A: development plan.

SEC. S-_____.105. DEVELOPMENT PLAN.

(a) Development and use of the Property for a private school must comply with the development plan (Exhibit S- A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

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

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following use is permitted by right:

-- Private school.

SEC. S-__.107. ACCESSORY USES.

(a) 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 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.
- Open storage.

SEC. S-__.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(b) Height for a private school. Maximum structure height is 36 feet.

SEC. S-__.109. OFF-STREET PARKING AND LOADING.

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC S-__.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI

SEC. S-__.111. LANDSCAPING.

(a) Landscaping and screening must be accordance with Part 1 of this article.

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

SEC. S-__.112. SIGNS

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

(b) Church.

(1) For signage purposes, the entire subdistrict is considered as one lot.

SEC. S-____.113. ADDITIONAL PROVISIONS.

(a) For parking purposes, this subdistrict is considered one lot.

(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.

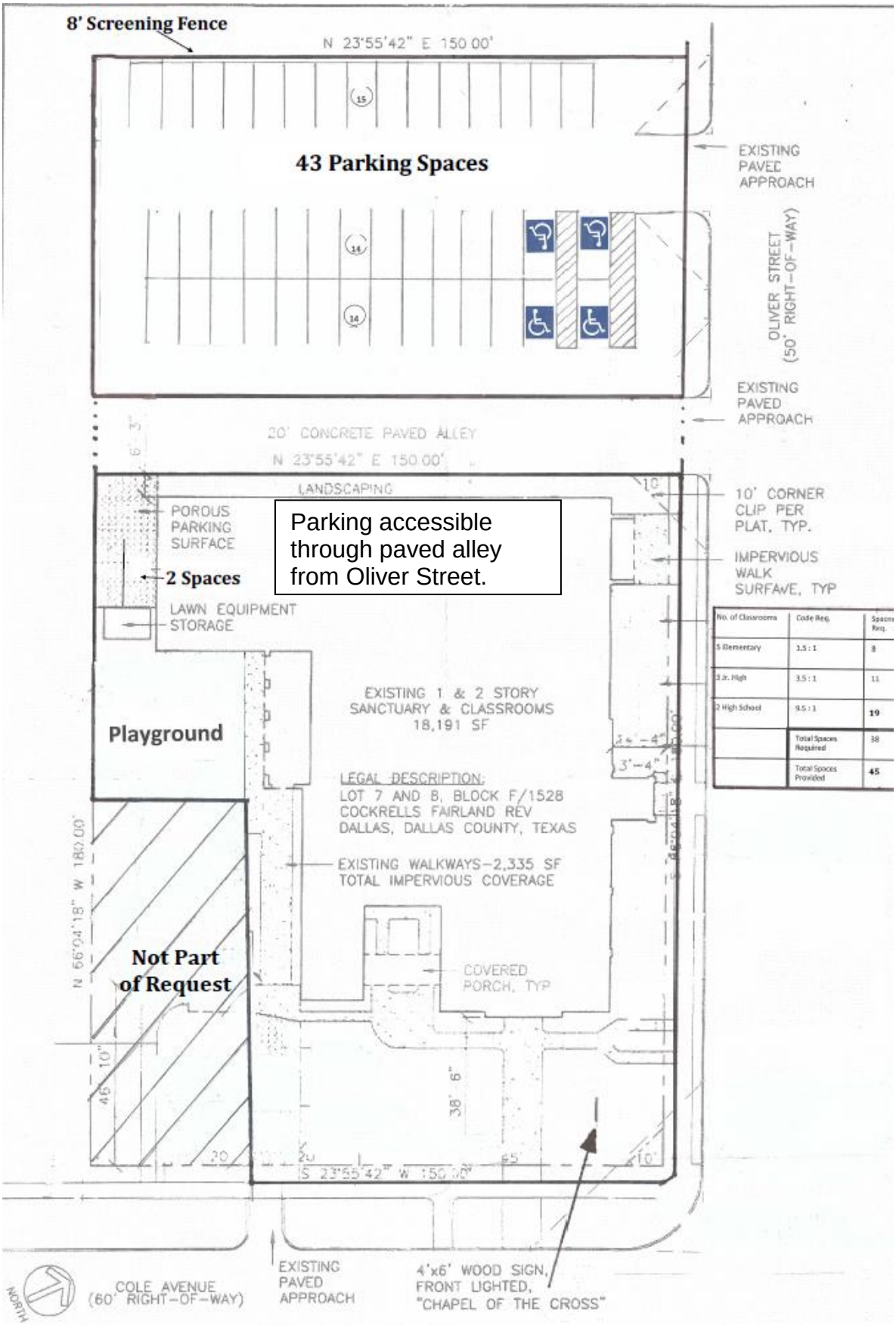
(d) Development and use of the Property must comply with Part I of this article.

SEC. S-__.114. COMPLIANCE WITH CONDITIONS.

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

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

Proposed Development Plan



Traffic Assessment

Pacheco Koch
7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX. REG: ENGINEERING FIRM F-14439
TX. REG. SURVEYING FIRM LS-10193805-00

MEMORANDUM

To: Gabriel Dowell, District Engineer – City of Dallas Mobility and Street Services Department, Transportation Safety Operations

From: Steve E. Stoner, P.E., PTOE

CC: Dallas, Cothrum, Karl Crawley, Jack Fiedler – Masterplan

Date: April 17, 2017

Subject: **Z167-132 - Saint Timothy School on Cole Avenue at Oliver Street**
PK#3205-17.074

Gabriel, per our conversation on Thursday, April 13, the existing private school referenced above does not operate with a typical 'carpool' during drop-off and pick-up times. Based upon our observations conducted on site, the majority of all student drop-off and pick-up occurs within the School's parking lot located across the alley, behind the church/school building (see attached exhibit to illustrate). Isolated events of drop-off and pick-up occurred along the curbside of Oliver Street, however this does not restrict the flow of traffic along Oliver street. (NOTE: On-street parking or standing is permitted. Also, School enrollment is approximately 50 students, so the overall volume of traffic generated by the School is very low compared to most schools. The current traffic volume on Oliver Street is also very low – less than 1,000 vehicles per day.)

Although the School does not unduly effect traffic operations on the public roadway, in order to be proactive, it is my recommendation that the School urge all parents to conduct all passenger loading/unloading from the parking lot and not utilize the public street for loading/unloading of passengers. This self-imposed restriction should be renewed at least once per semester and otherwise, as needed. Notwithstanding this action, we contend that a typical Traffic Management Plan is not warranted for this school.

Please contact me if you have any questions regarding this correspondence.

END OF MEMO



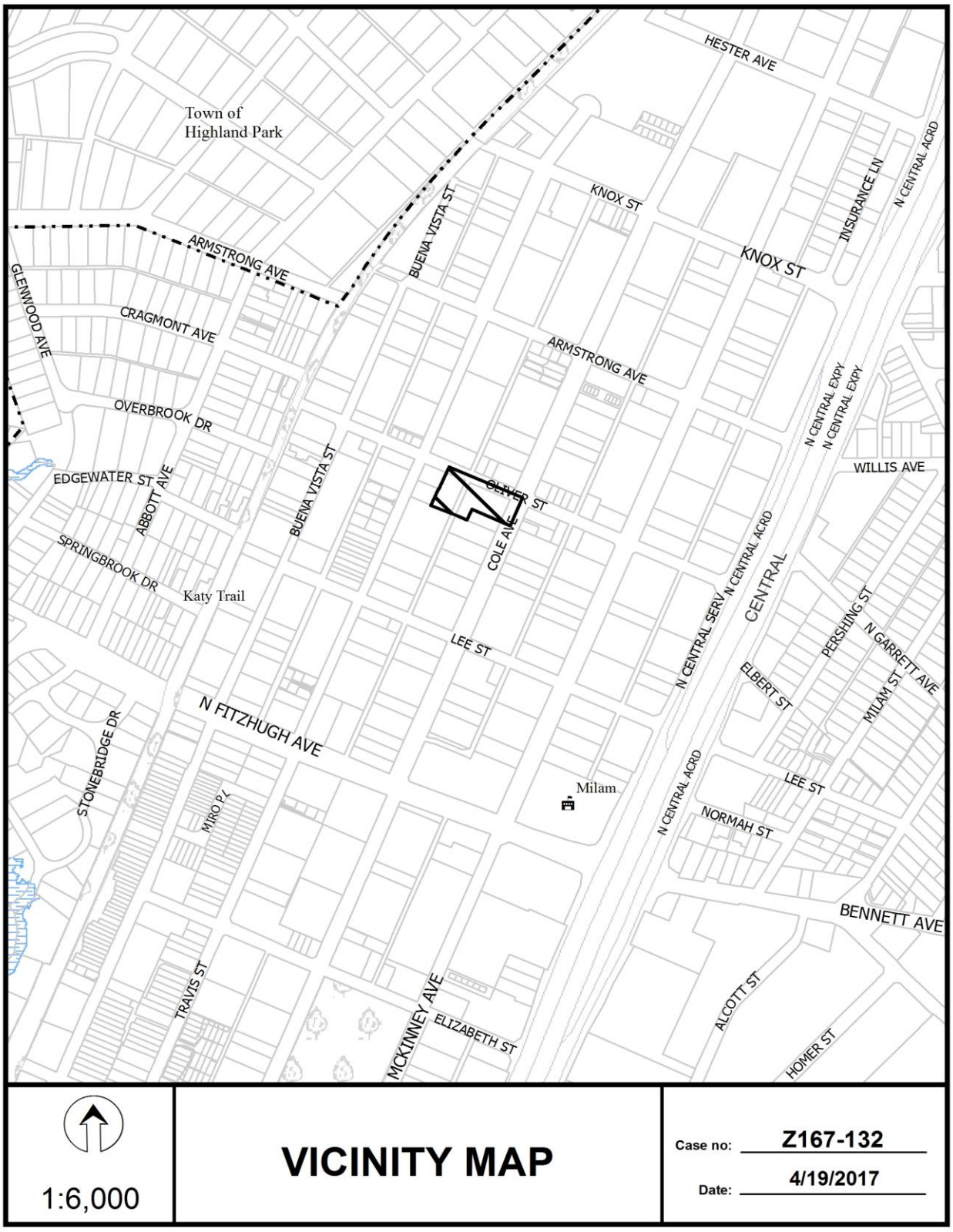
Exhibit 1. Saint Timothy School - Traffic Access and Circulation
4333 Cole Avenue
PK #3205-17.074

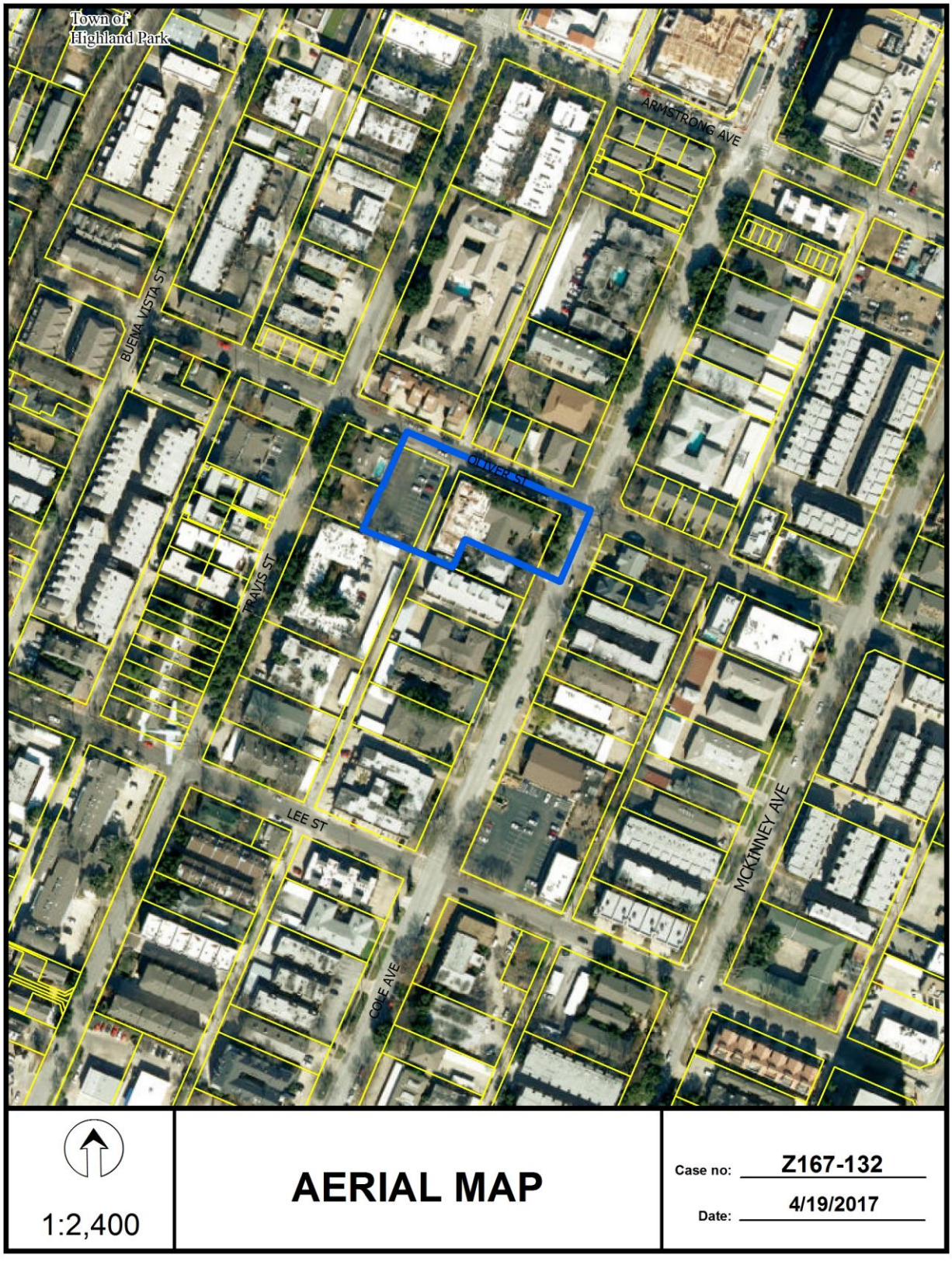
Munoz, Jennifer

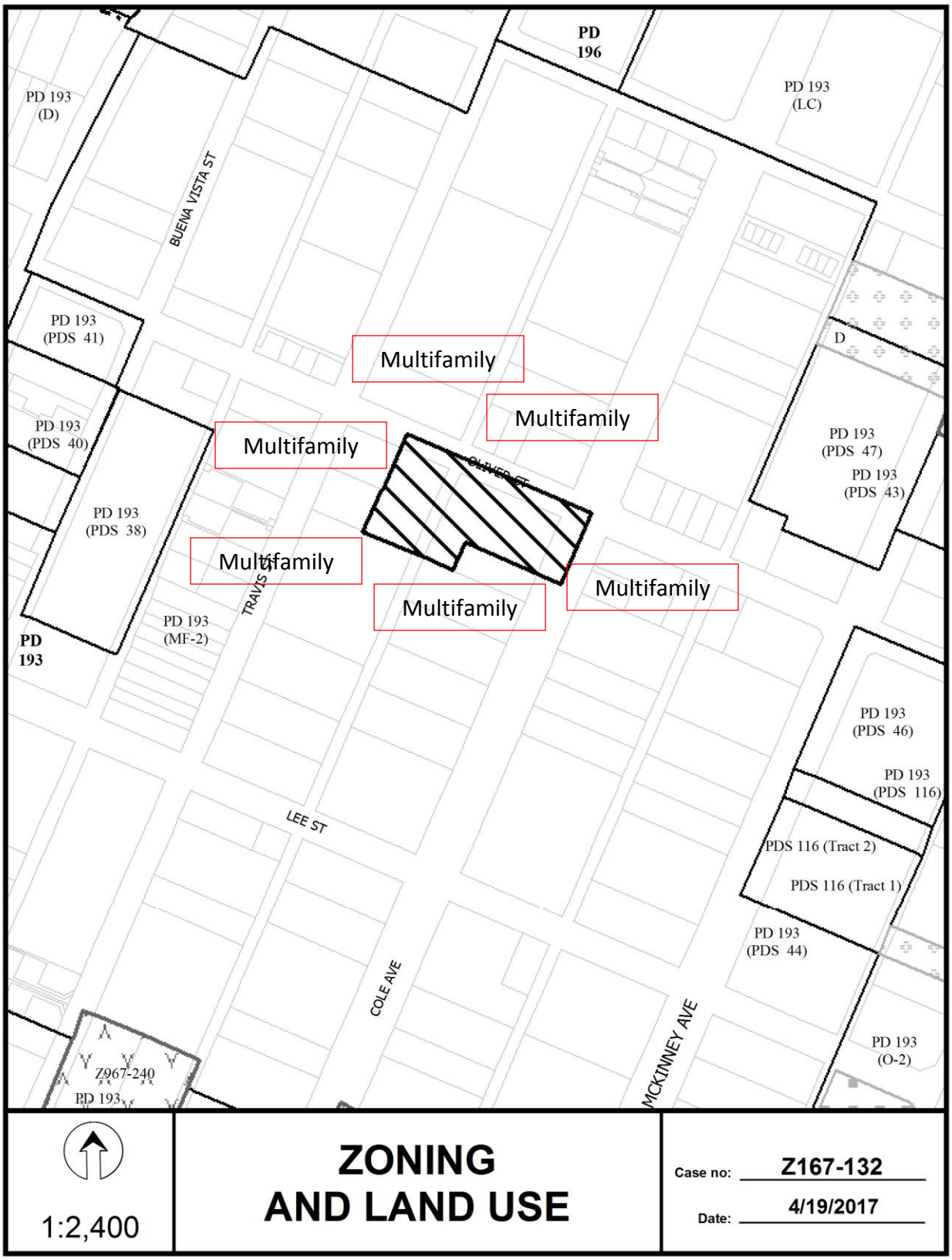
From: Dowell, Gabriel
Sent: Tuesday, April 25, 2017 3:08 PM
To: Munoz, Jennifer
Subject: FW: Saint Timothy School/The Chapel of the Cross
Attachments: 3205-17.074 TMP Memo 2017-04-17.pdf

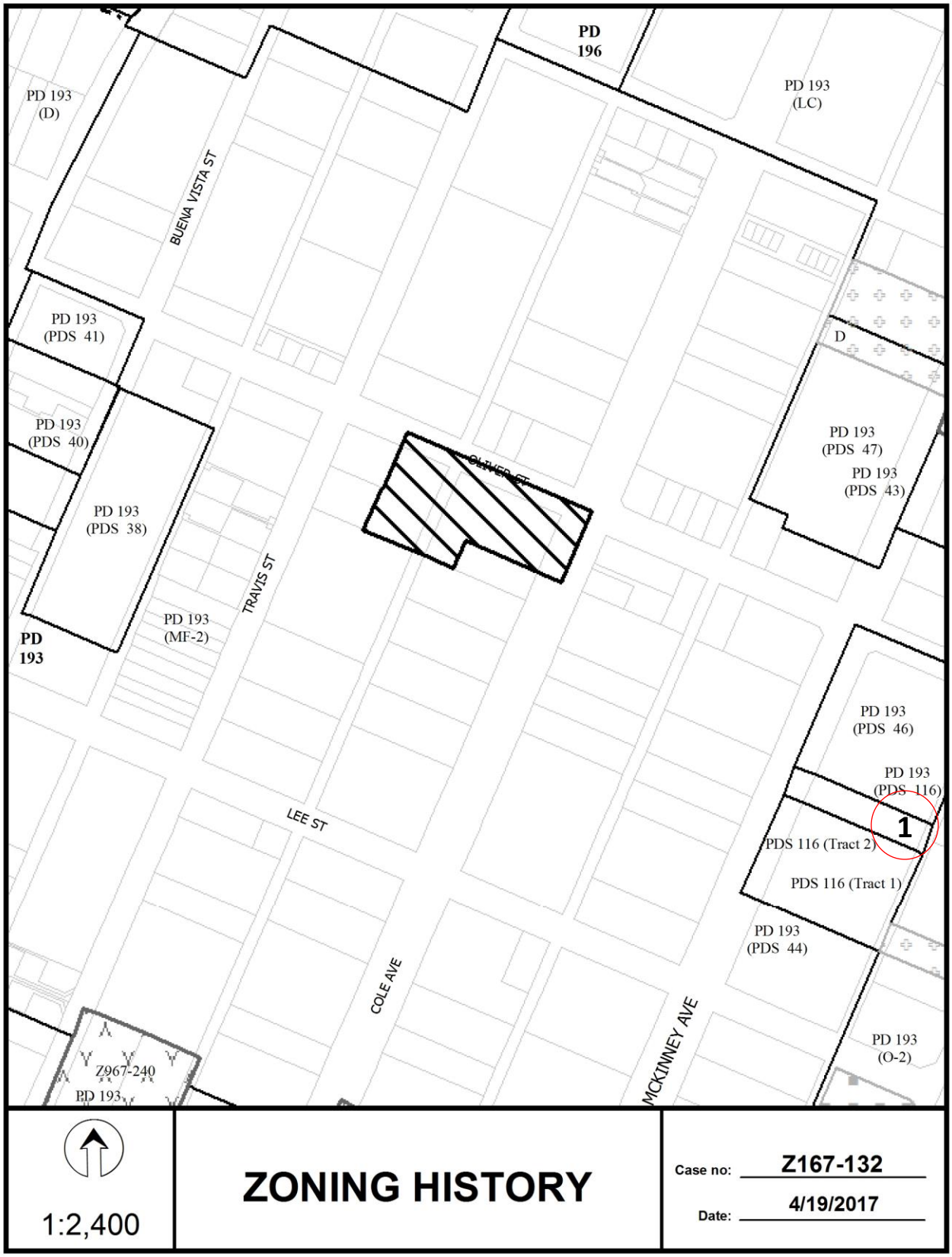
Jennifer,

I have been working with Steve Stoner and the school and the above memo should be included in the zoning file. Staff concurs with this memo and the case may move forward without a TMP.


HESTER AVE
Town of
Highland Park
KNOX ST
INSURANCE LN
N CENTRAL ACRD
BUENA VISTA ST
ARMSTRONG AVE
GLENWOOD AVE
CRAGMONT AVE
OVERBROOK DR
EDGEWATER ST
ABBOTT AVE
SPRINGBROOK DR
Katy Trail
OLIVER ST
COLE AVE
N CENTRAL EXPY
WILLIS AVE
N CENTRAL SERV
CENTRAL
PERSHING ST
N GARRETT AVE
MILAM ST
ELBERT ST
LEE ST
N FITZHUGH AVE
STONEBRIDGE DR
MIRO PL
Milam
NORMAH ST
BENNETT AVE
TRAVIS ST
MCKINNEY AVE
ELIZABETH ST
ALCOTT ST
HOMER ST
1:6,000
VICINITY MAP
Case no: Z167-132
Date: 4/19/2017


Town of
Highland Park
ARMSTRONG AVE
BUENA VISTA ST
OLIVER ST
TRAVIS ST
LEE ST
COLE AVE
MCKINNEY AVE
1:2,400
AERIAL MAP
Case no: Z167-132
Date: 4/19/2017


PD 196
PD 193 (D)
PD 193 (LC)
BUENA VISTA ST
PD 193 (PDS 41)
PD 193 (PDS 40)
PD 193 (PDS 38)
PD 193 (MF-2)
PD 193
Multifamily
Multifamily
Multifamily
Multifamily
Multifamily
Multifamily
OLIVER ST
TRAVIS
D
PD 193 (PDS 47)
PD 193 (PDS 43)
PD 193 (PDS 46)
PD 193 (PDS 116)
PDS 116 (Tract 2)
PDS 116 (Tract 1)
PD 193 (PDS 44)
PD 193 (O-2)
LEE ST
COLE AVE
MCKINNEY AVE
Z967-240
PD 193
1:2,400
ZONING AND LAND USE
Case no: Z167-132
Date: 4/19/2017


PD 196
PD 193 (D)
PD 193 (LC)
BUENA VISTA ST
PD 193 (PDS 41)
PD 193 (PDS 40)
PD 193 (PDS 38)
PD 193 (PDS 47)
PD 193 (PDS 43)
D
OLIVER ST
TRAVIS ST
PD 193 (MF-2)
PD 193
PD 193 (PDS 46)
PD 193 (PDS 116)
1
PDS 116 (Tract 2)
PDS 116 (Tract 1)
LEE ST
PD 193 (PDS 44)
COLE AVE
MCKINNEY AVE
PD 193 (O-2)
Z967-240
PD 193
1:2,400
ZONING HISTORY
Case no: Z167-132
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.
ARMSTRONG AVE
BUENA VISTA ST
TRAVIS ST
OLIVER ST
LEE ST
COLE AVE
MCKINNEY AVE
67 - 75
19
13
63 - 66
56 - 62
18
16
17
15
11
76 - 87
7
8
20
27
31
26
25
24
23
10
9
1
41 - 45
6
88 - 94
32 - 40
3
21
22
2
46 - 55
4
5
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
94
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-132
Date: 4/19/2017

04/19/2017

Notification List of Property Owners

Z167-132

94 Property Owners Notified

Label #	*Address*		*Owner*
1	4333	COLE AVE	CHAPEL OF THE CROSS INC
2	3119	OLIVER ST	PERRYMILLER DAVIDSON A
3	4346	COLE AVE	FALCONE A W FAMILY LTD PS THE
4	4326	COLE AVE	MRJ PPTY LP
5	4322	COLE AVE	MALT INVESTMENTS INC
6	4321	COLE AVE	WIMBERLEY JOHN E
7	4344	TRAVIS ST	BURKHEAD SAMUEL SHARLEY
8	4338	TRAVIS ST	GARVEY GREGORY H
9	4320	TRAVIS ST	MORRIS GEORGE C ET AL
10	4327	TRAVIS ST	REIS JAMES R
11	4345	TRAVIS ST	OSTERMANN & ASSOCIATES
12	4401	TRAVIS ST	CHEATHAM CHARLES L & DIANE
13	4401	TRAVIS ST	CLARK BEN H
14	4401	TRAVIS ST	KHALIL SAADIA
15	4403	COLE AVE	MCKENZIE JOE & MIKI FAMILY TRUST
16	3212	OLIVER ST	DENTON BOB M & CYNTHIA J
17	3210	OLIVER ST	MORGAN REX M
18	4407	COLE AVE	MONTES JURA LLC
19	4418	TRAVIS ST	BERRYSET II UPTOWN
20	4408	COLE AVE	IPENEMA INVESTMENTS LTD
21	4342	COLE AVE	BENDA HEIDI JO
22	4344	COLE AVE	NORTH STAR TEXAS INTERESTS LTD
23	4331	TRAVIS ST	JOSAL LANCE K & KAREN F
24	4333	TRAVIS ST	PENICK DOUGLAS HUYETT
25	4337	TRAVIS ST	SHELDON REALTY DEVELOPMENT LTD
26	4335	TRAVIS ST	CURBO PAUL S & JULIA H CURBO

04/19/2017

Label #	*Address*		*Owner*
27	3132	OLIVER ST	WUERTZ TROY D
28	3128	OLIVER ST	PRESCOTT JOY A
29	3124	OLIVER ST	HALL VINCENT VINELL JR
30	3120	OLIVER ST	INGRAM DEBORAH LYNN
31	3116	OLIVER ST	THOELE STACEY ANN
32	4315	COLE AVE	SHUST DAVID
33	4315	COLE AVE	BAGG DAVID S
34	4315	COLE AVE	JOSEPH JESSICA J
35	4315	COLE AVE	CORNWELL DEBORA L
36	4315	COLE AVE	MARBERRY HELAINE
37	4315	COLE AVE	ROGERS DANA DRIVER
38	4315	COLE AVE	SWAN PAMELA
39	4315	COLE AVE	STRIPLING TAURA
40	4315	COLE AVE	LIM SEAH H
41	4325	COLE AVE	WILCOX CRISTINA
42	4325	COLE AVE	BRILES JANCY LASHAE
43	4325	COLE AVE	MCMORDIE FRANK FOSTER IV
44	4325	COLE AVE	CANTERBURY JOHN J
45	4325	COLE AVE	WYNNE JACQUELYN R
46	4330	COLE AVE	CANSON CHRIS
47	4330	COLE AVE	ALPHA JEMK LLC
48	4330	COLE AVE	TUNNELL FORREST & JONI
49	4330	COLE AVE	HELLAND MARNA
50	4330	COLE AVE	LOWDER ROXANNE
51	4330	COLE AVE	CORCORAN THOMAS K &
52	4330	COLE AVE	BRIGGS WILLIAM S
53	4330	COLE AVE	AUSTIN JO LYNN &
54	4330	COLE AVE	HUTCHENS CARROLL
55	4330	COLE AVE	MURPHY THERESA R
56	4409	COLE AVE	BARRETT SHEPHERD
57	4409	COLE AVE	KONUPCIK YVETTE V

04/19/2017

Label #	*Address*		*Owner*
58	4409	COLE AVE	GRIERSON JEFFREY GORDON &
59	4409	COLE AVE	LIM SEAH H
60	4409	COLE AVE	BOLANOS MARIO A
61	4409	COLE AVE	CASE STEFANI MARGARET
62	4409	COLE AVE	ALARAKHIA ZAHARA
63	3226	OLIVER ST	BUNKS SABRINA & AL TAYLOR
64	3224	OLIVER ST	EDGAR FREDERICK JR &
65	3222	OLIVER ST	TYLKA TYLER J & COURTNEY T HAUGEN
66	3220	OLIVER ST	EDWARDS LLOYD M &
67	4409	TRAVIS ST	4409 TRAVIS LLC
68	4409	TRAVIS ST	CUBBAGE DABNEY
69	4409	TRAVIS ST	KNOBLER DAMARIS Y
70	4409	TRAVIS ST	HILLIARD A JAY
71	4409	TRAVIS ST	IPENEMA INVESTMENTS LTF
72	4409	TRAVIS ST	SIEGEL JACQUELINE
73	4409	TRAVIS ST	WALKUP SABITA
74	4409	TRAVIS ST	ROWELL STEPHEN B & ANN M
75	4409	TRAVIS ST	SCHNALLINGER DOROTHY E
76	4343	TRAVIS ST	MA QINYI &
77	4343	TRAVIS ST	MA QINYI &
78	4343	TRAVIS ST	UPHAM NOWELL C
79	4343	TRAVIS ST	KOSTECKI NICOLE L
80	4343	TRAVIS ST	RIVERS BRIAN T
81	4343	TRAVIS ST	UPHAM NOWELL
82	4343	TRAVIS ST	FIRST WESTERN CAPITAL LLC
83	4343	TRAVIS ST	MAH JEFFERY
84	4343	TRAVIS ST	BOONE JULIA L &
85	4343	TRAVIS ST	ALLISON RYAN
86	4343	TRAVIS ST	ISAAC AMELIA L
87	4343	TRAVIS ST	FIRST WESTERN CAPITAL LLC
88	4314	TRAVIS ST	IPENEMA INVESTMENTS LTF

04/19/2017

Label #	*Address*		*Owner*
89	4314	TRAVIS ST	ALLEN LAMAR III
90	4314	TRAVIS ST	GARDNER DAVID L TR
91	4314	TRAVIS ST	GARDNER DAVID L TR
92	4314	TRAVIS ST	TAITE RALPH DOUGLAS
93	4314	TRAVIS ST	LE MARY T & THANH H
94	4314	TRAVIS ST	WALKER CYNTHIA

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-240(JM) **DATE FILED:** March 6, 2017

LOCATION: On the northeast corner of Gurley Avenue and Bank Street and located on the southwest corner of Parry Avenue and Bank Street.

COUNCIL DISTRICT: 2 **MAPSCO:** 46-L

SIZE OF REQUEST: ± 3.41 acres **CENSUS TRACT:** 25.00

APPLICANT/OWNER: Jubilee Park Community Center Corporation, Owner

REPRESENTATIVE: Eric Seeley % Graham Associates, Inc.

REQUEST: An application to 1) amend Tract 1a within Planned Development District No. 486; and, 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486 and a D(A) Duplex District

SUMMARY: The applicant is purposing to add 7,469 square feet (one lot) to Tract 1b to provide additional parking for the existing Jubilee Park and Community Center. An amendment to Tract 1a shows the entire tract including a proposed community garden. The conceptual plan will match all tracts accordingly.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.

BACKGROUND INFORMATION:

- The request site is developed with a community service center (Tract 1a) and a church (Tract 1b). The remainder of the PD has a police substation, retirement housing uses, and undeveloped land. The community service center extends across Tract 1 and Tract 1a with various outside activity areas.

- PD No. 486 was approved by the City Council on September 24, 1997 along with subsequent amendments, most recently on June 27, 2012, which provided for an expansion of Tract 1b to add parking, and Tract 1 to allow a child care facility.

- The applicant proposes to expand the boundary of the Tract 1b by adding one parcel on the north line of Gurley Avenue (approx. 7,469 square feet). Additionally, a revised development plan for Tract 1a has been provided, indicating a proposed 12-foot by 20-foot tool shed for an existing community garden that is part of the community service center. Finally, a correction is being made to the conceptual plan to indicate the proper tract boundaries for Tract 1 and Tract 1a. While the zoning map and ordinance matched the tract boundaries, the conceptual plan indicated that Tract 1 extended further into Tract 1a.

Zoning History:

There has been one zoning case within the vicinity of the area of request in the last five years.

1. **Z145-330**: On November 10, 2015, City Council approved an MF-1(A) Multifamily District on property zoned an NS(A) Neighborhood Service District, located on the west corner of South Carroll Avenue and Bute Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
Bank Street	Local	40 feet
Gurley Avenue	Local	25 feet
Parry Avenue	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	PD No. 486 Tracts 1a & 1b & D(A)	Community Rec Center & Surface Parking
North	CH & D(A)	Single Family & Undeveloped
East	D(A)	Single Family & Multifamily
South	PD No. 486 Tract 1c, PD No. 601 & D(A)	Retirement Housing, Child-Care Facility, Single Family, & Duplex
West	PD No. 486 Tracts 1 , 1d, & 2, MF-1(A) & NS(A)	Church, Single Family, Police Substation & Community Rec Center, Barber Shop, & Undeveloped

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

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

Land Use Compatibility:

The applicant is requesting an amendment to and expansion of PD No. 486 to: 1) add one parcel to the site boundary to provide additional parking; 2) revise the development plan for Tract 1a for a proposed tool shed to support the community garden; and, 3) to correct the conceptual plan to identify proper Tract 1 and Tract 1a boundaries.

For purposes of clarification, PD No. 486 is divided into six tracts (see attached Tract Map) as delineated on the proposed conceptual plan, and developed accordingly:

Tract 1-Outside activity areas and child-care facility

Tract 1a-Community service center

Tract 1b-Community service center (Church) and parking

Tract 1c-Retirement housing

Tract 1d-Undeveloped

Tract 2-Police substation, Community service center

The predominate land use in the area north of Carroll Avenue consists of low density single family/duplex residential uses. There does exist a two-story multifamily development along the east line of Gurley Avenue. The balance of the land use south and west of the site consists of institutional (church), community servicing retail, and a scattering of undeveloped parcels. PD No. 601, utilized as a child-care facility, is wrapped by the site's southeastern quadrant.

Parking:

Section 51P-486.108 requires one parking space for each 450 square feet of community service center floor area. The community service center extends across Tracts 1a and 1b. Parking is allowed in required yards. Additionally, the entire PD is seen as one lot for parking purposes. The existing community service center has approximately 12,627 square feet of floor area and provides 23 parking spaces. A new tool shed on Tract 1a will add 240 square feet of floor area for a total of 12,867 square feet. The proposed expansion of Tract 1b will add 17 parking spaces. The total required parking is 37 spaces. The total provided with this amendment will be 40 parking spaces.

Landscaping:

The requested expansion of Tract 1b for parking purposes will require compliance with Article X. This includes providing a 10-foot perimeter landscape buffer due to residential adjacency surrounding the proposed parking lot in Tract 1b, and screening of off-street parking from the public right-of-way (Gurley Avenue).

List of Officers

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

February 13, 2017

City of Dallas
Department of Development Services
1500 Marilla Street, Room 5B North
Dallas, Texas 75201

RE: List of Partners/Principles/Officers

To Whom It May Concern,

The following is a list of Officers for the Jubilee Park Community Center Corporation:

Ms. Jeff Rice
Board Chair

Mr. Allen Lassiter
Vice President & Treasurer

Mr. James Skochdopole
Vice President & Secretary

Mr. Benjamin Leal
Chief Executive Officer

Sincerely,

Eric M. Seeley, P.E.
Project Manager

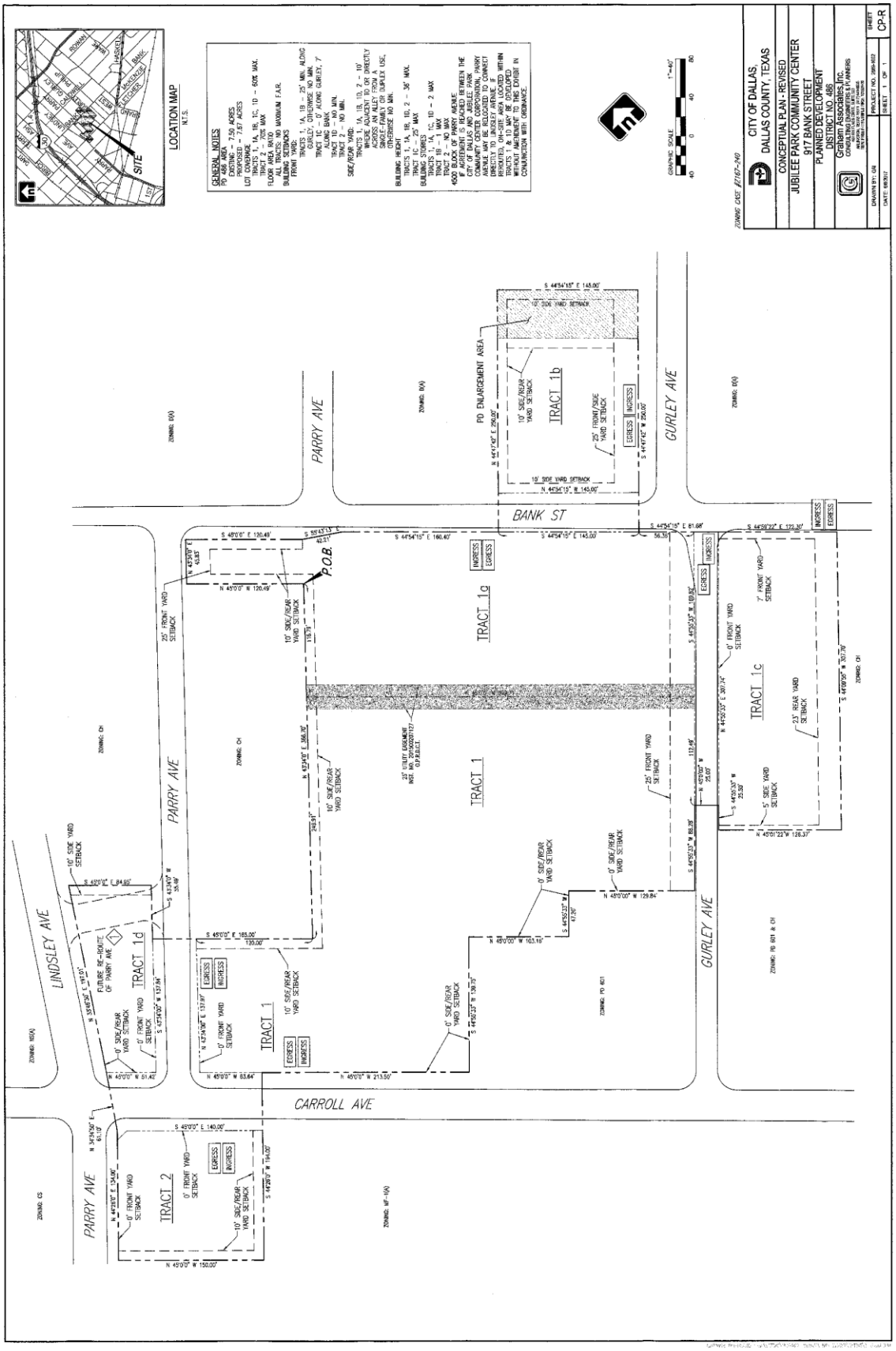
Fort Worth
1300 Summit Avenue, Suite 419
Fort Worth, Texas 76102
817.332.5756
Fax 817.336.6909

Arlington
600 Six Flags Drive, Suite 500
Arlington, Texas 76011
817.640.8535
Fax 817.633.5240

Frisco
10880 John W. Elliot, Suite 200
Frisco, Texas 75033
214.618.3114

Z167-240

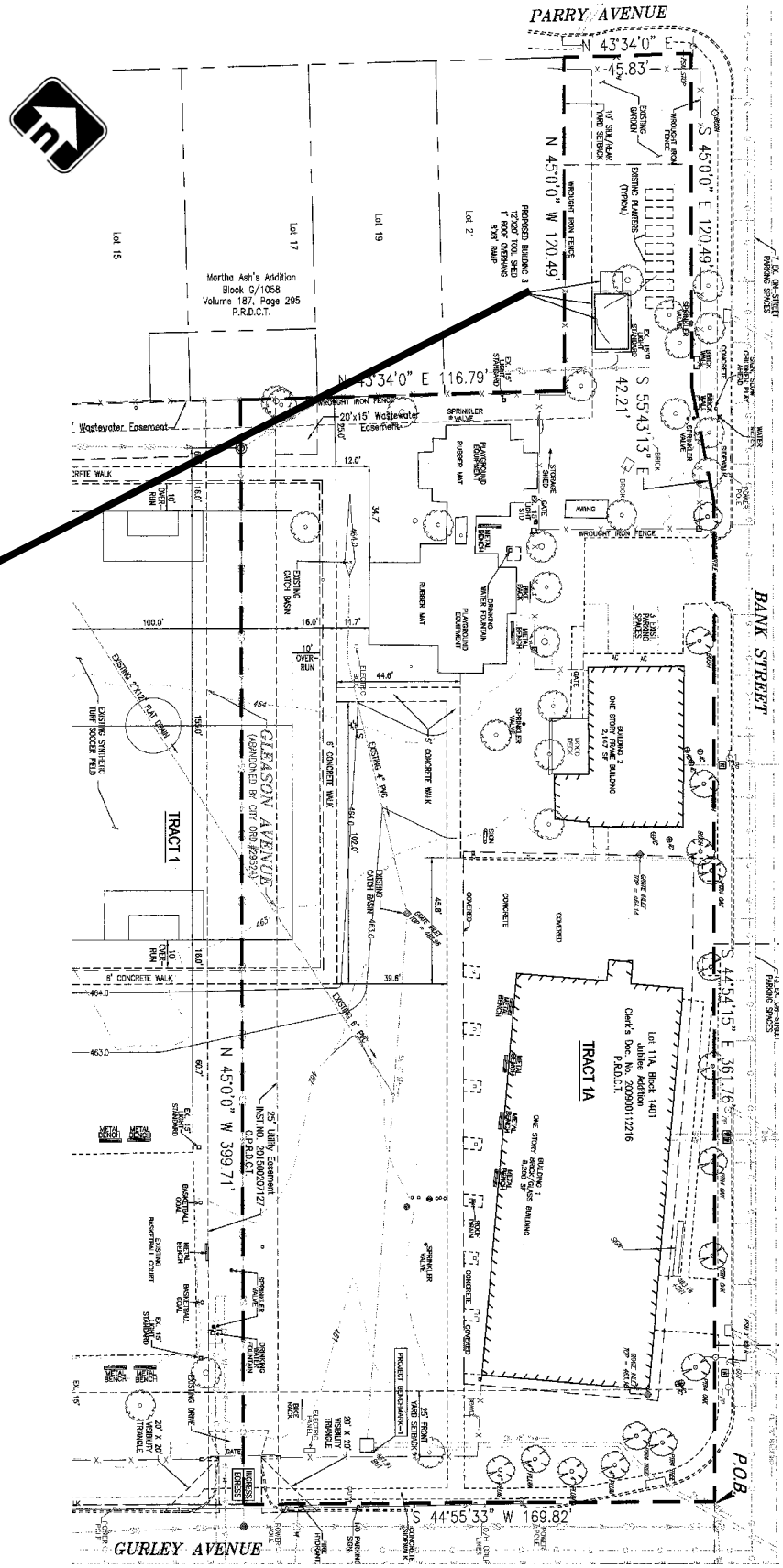
Proposed Conceptual Plan



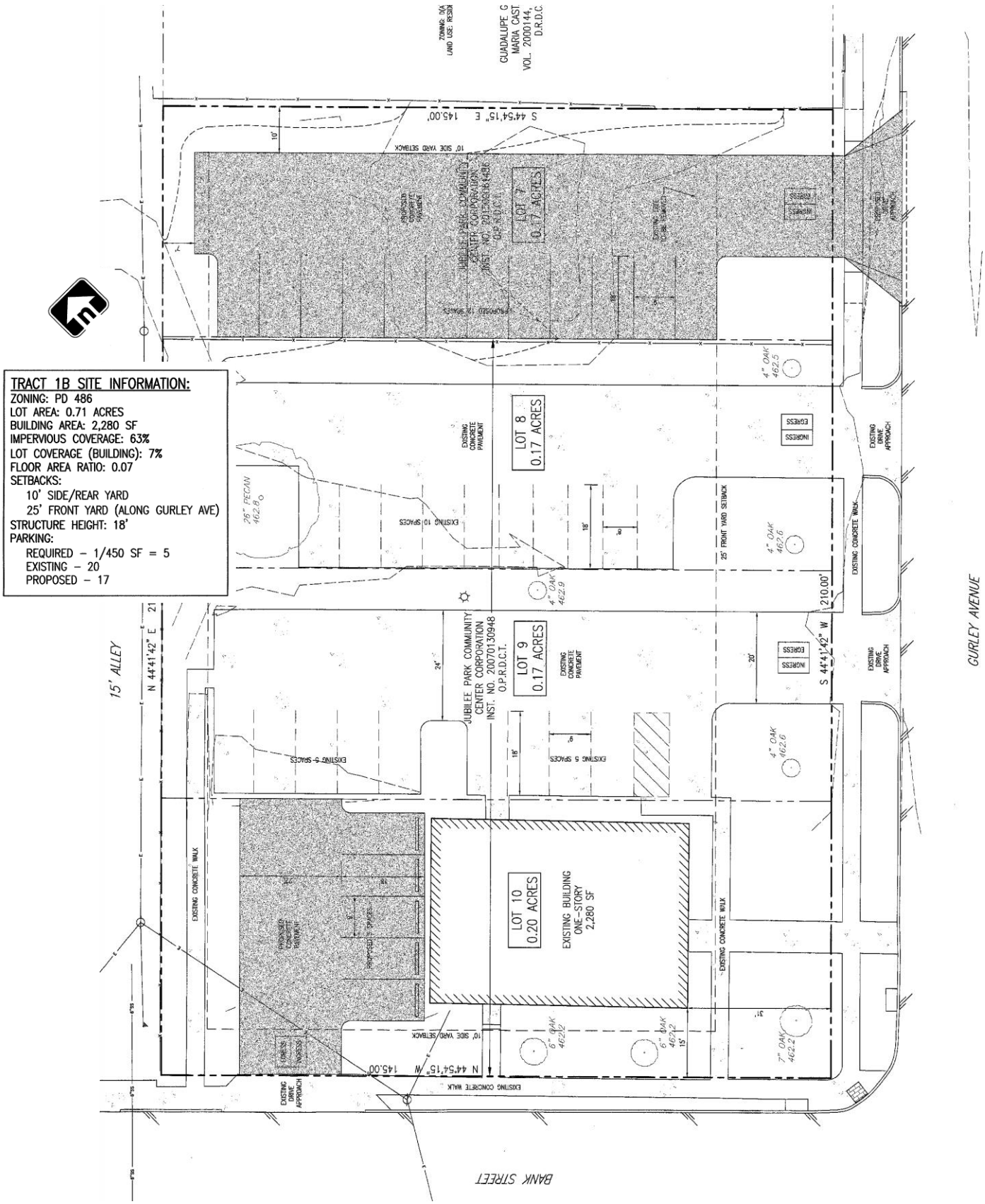
Proposed Tract 1a Development Plan

TRACT 1 SITE INFORMATION
ZONING: PD 486
LOT AREA: 1.58 ACRES
BUILDING AREA: 10,587 SF
BUILDING 1: 8,200 SF
BUILDING 2: 2,147 SF
BUILDING 3: 240 SF
IMPERVIOUS COVERAGE: 36%
LOT COVERAGE (BUILDING): 15%
FLOOR AREA RATIO: 0.15
SETBACKS:
10' SIDE/REAR YARD ALONG RESIDENTIAL
25' FRONT YARD ALONG GURLEY AVE
STRUCTURE HEIGHT:
BUILDING 1: 20'-8"
BUILDING 2: 15'-3"
BUILDING 3: 10'-9"
PARKING REQUIRED: 1/450 SF = 23
PARKING PROVIDED: 23*
*ADD'L 20 EX. SPACES LOCATED ON TRACT 1B

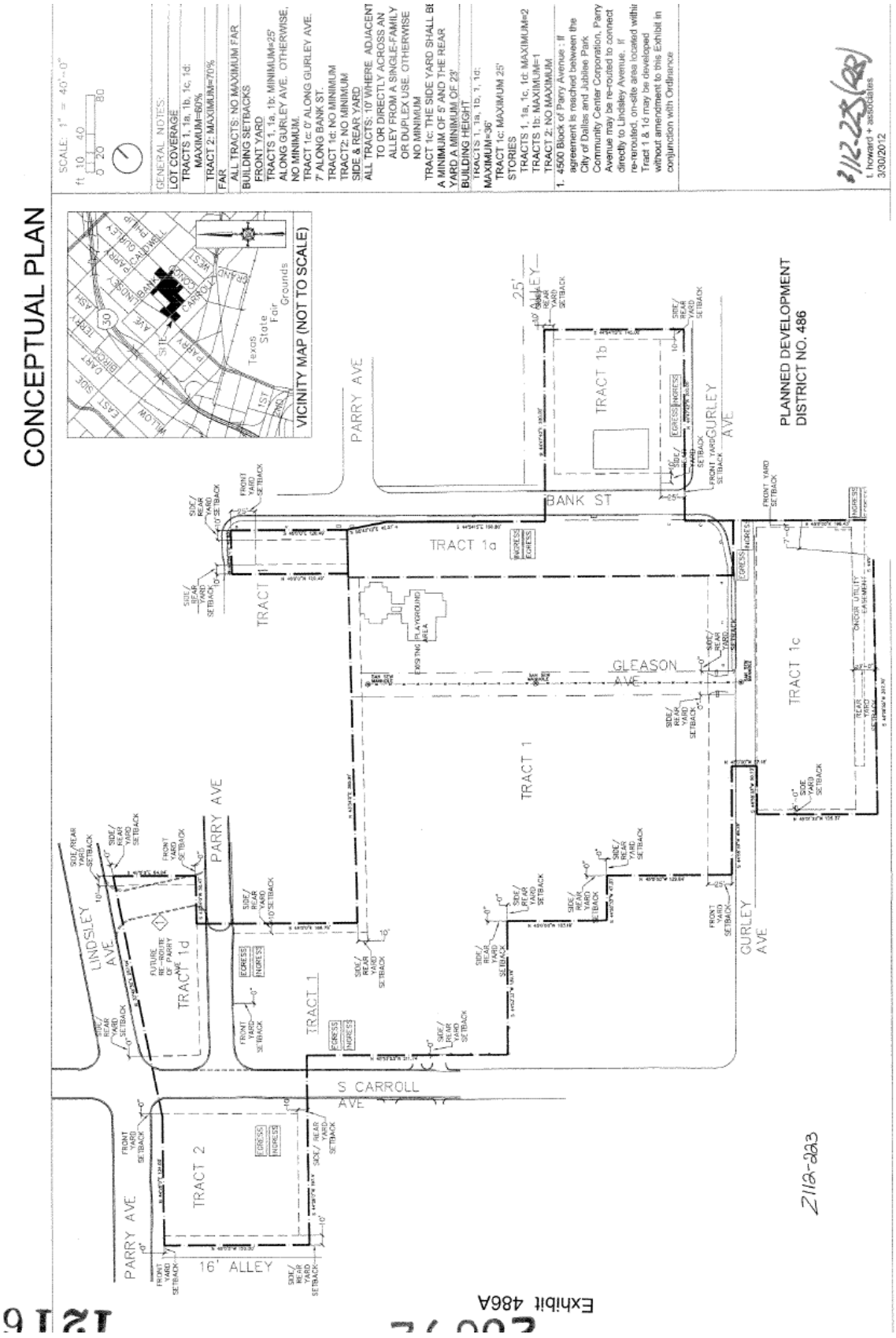
Amendment for new 12' by 20' tool shed.



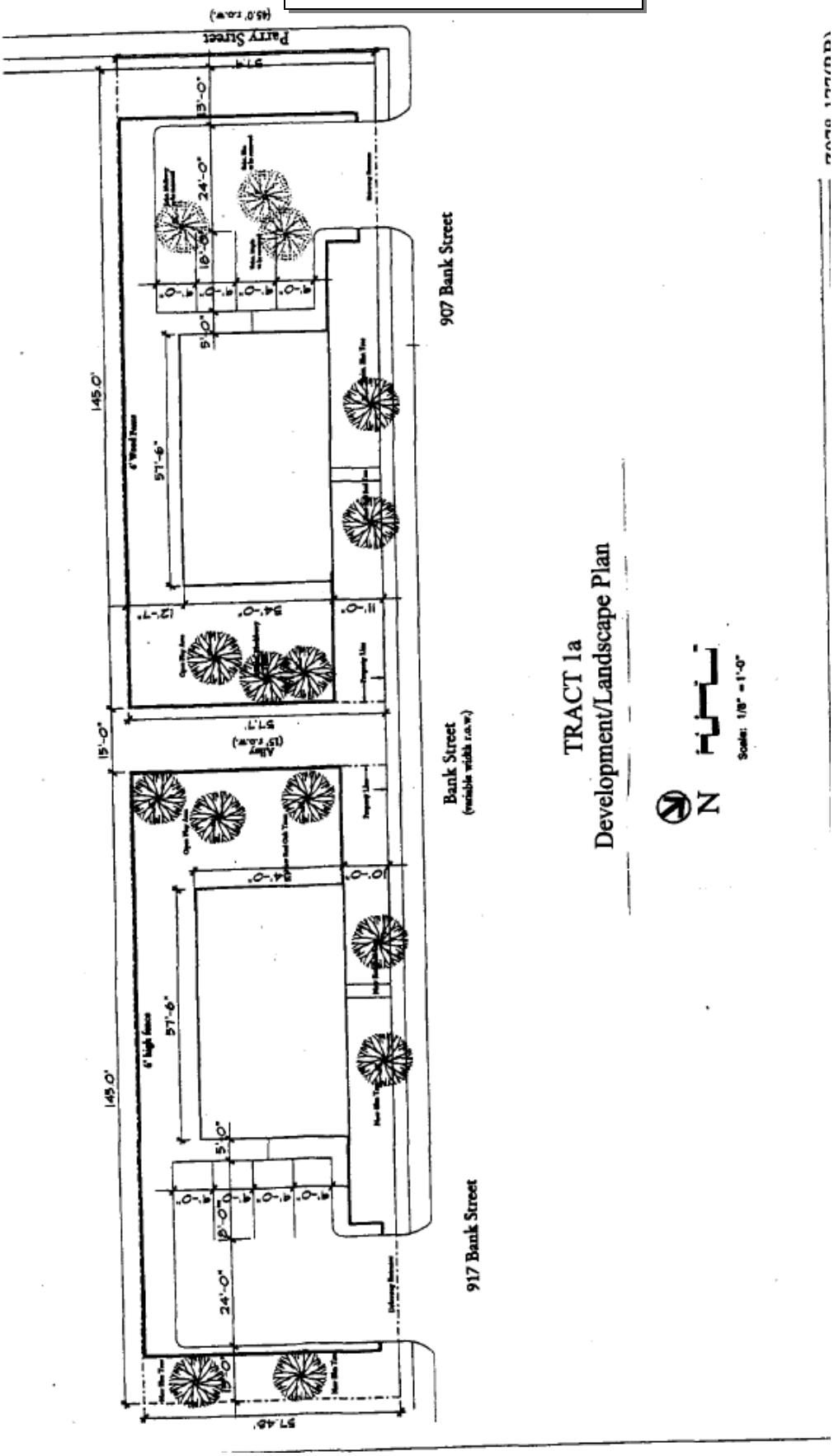
Proposed Tract 1b
Development Plan



Existing Conceptual Plan



Existing Tract 1a Development Plan

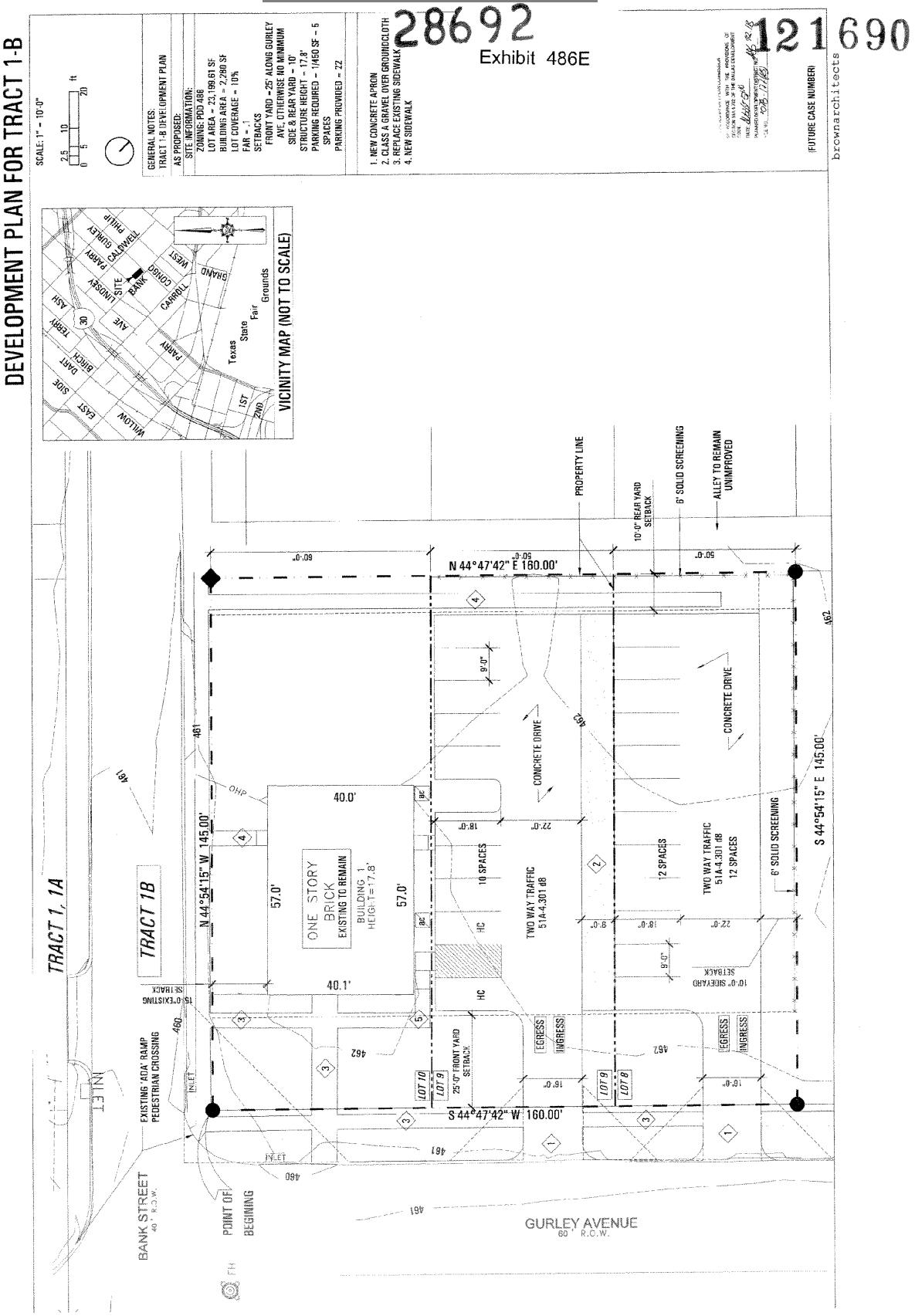


Existing Tract 1b Development Plan

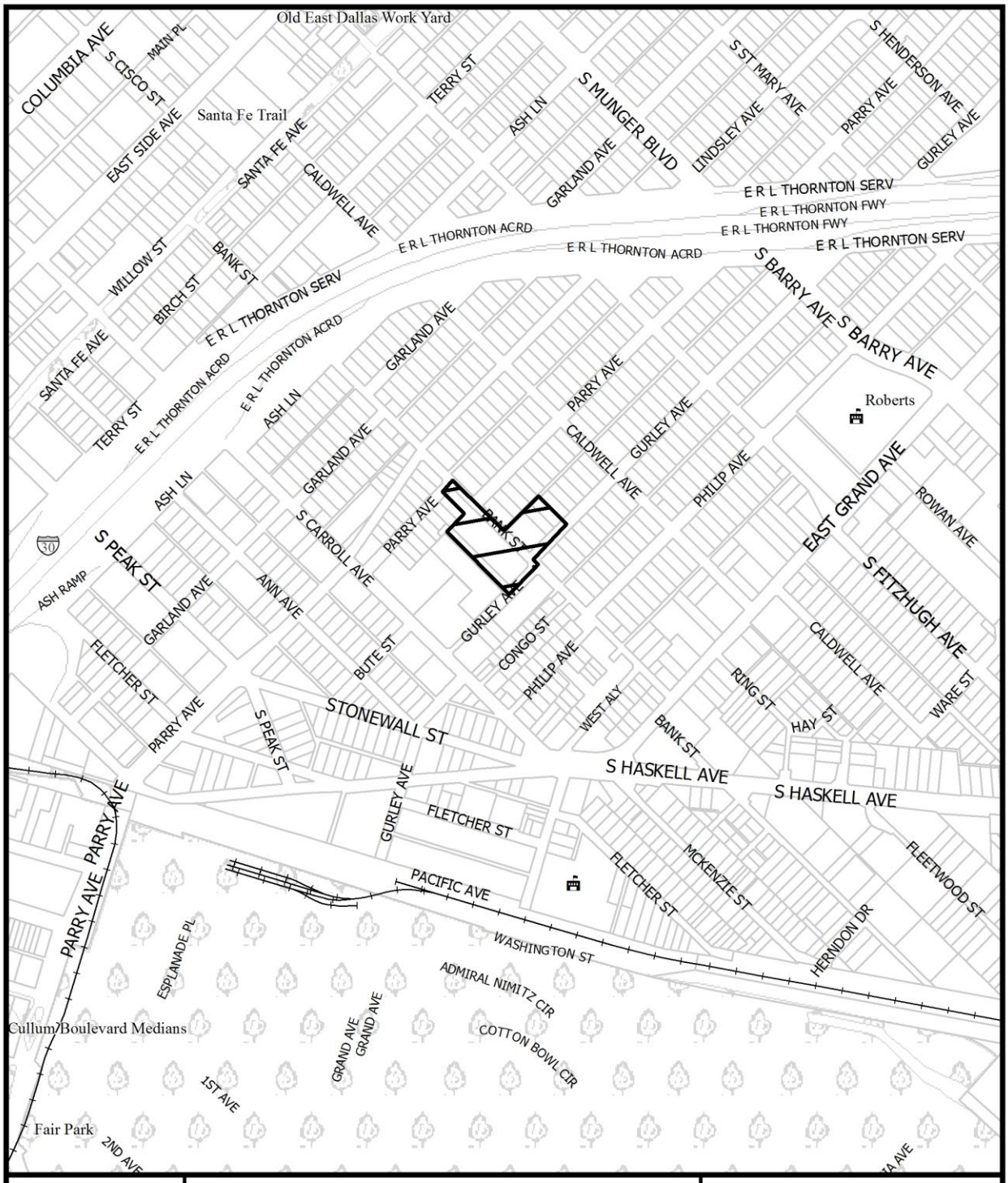
28692

Exhibit 486E

121690



Planned Development District No. 486



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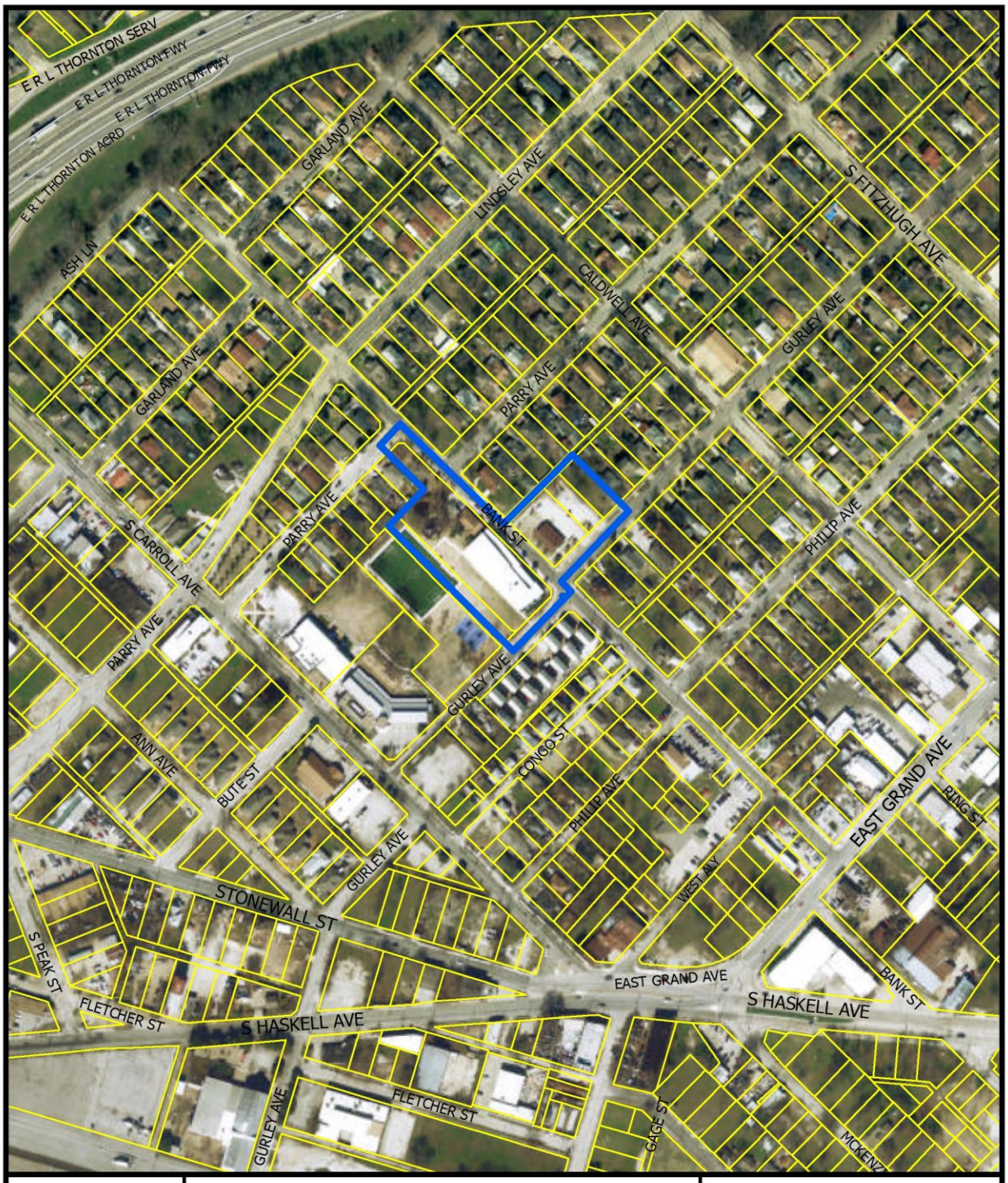
VICINITY MAP

Case no: Z167-240

Date: 6/9/2017

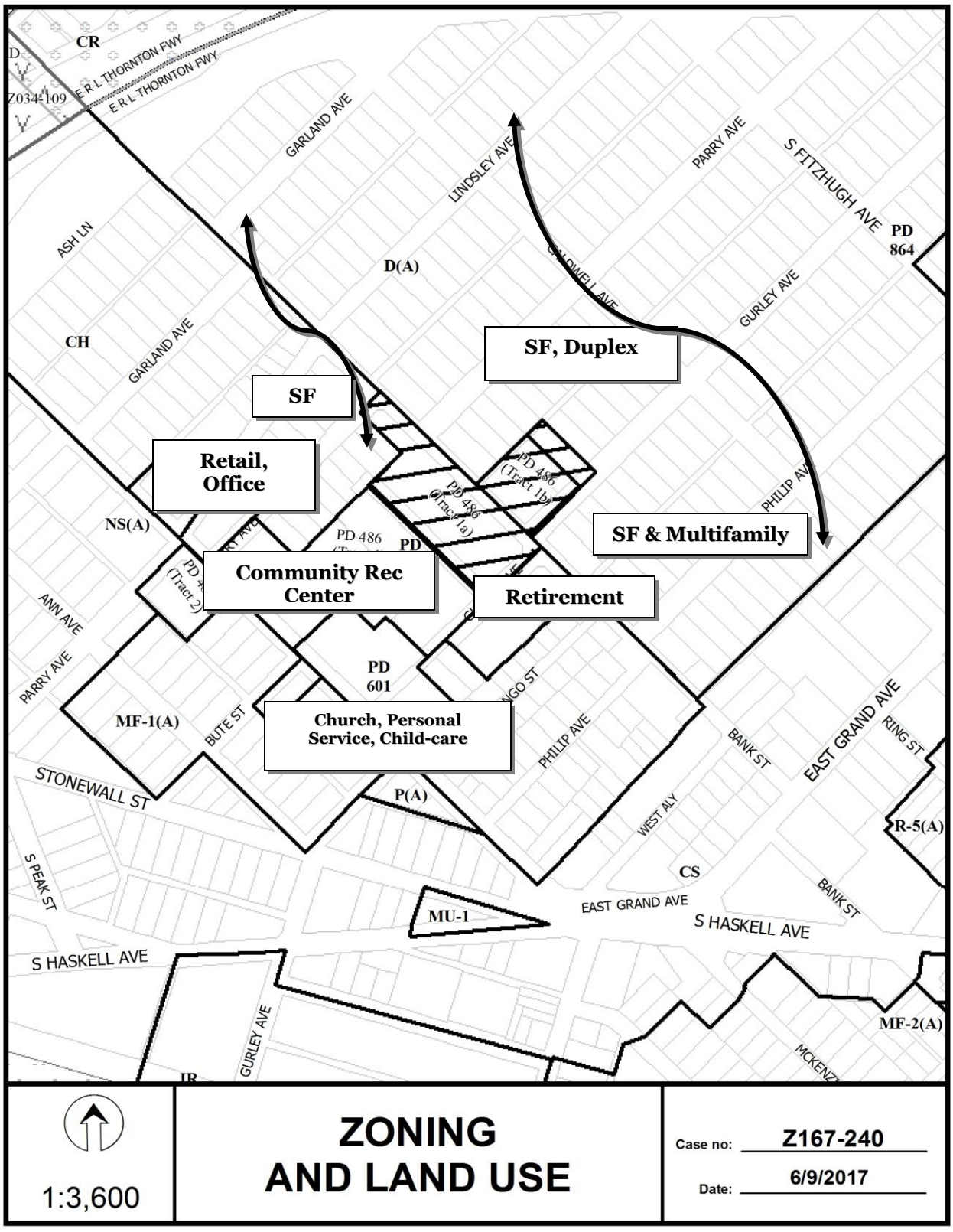


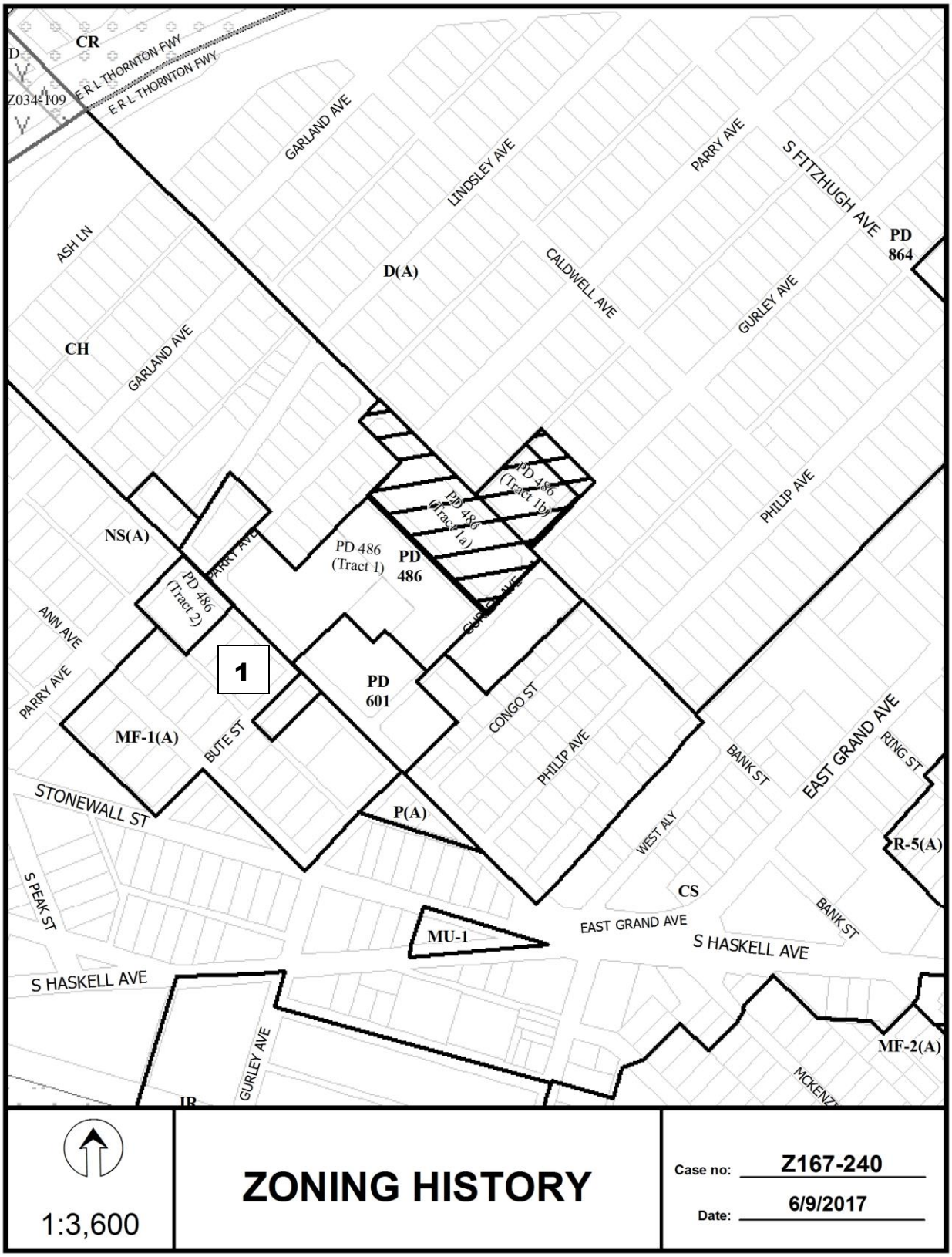
1:3,600

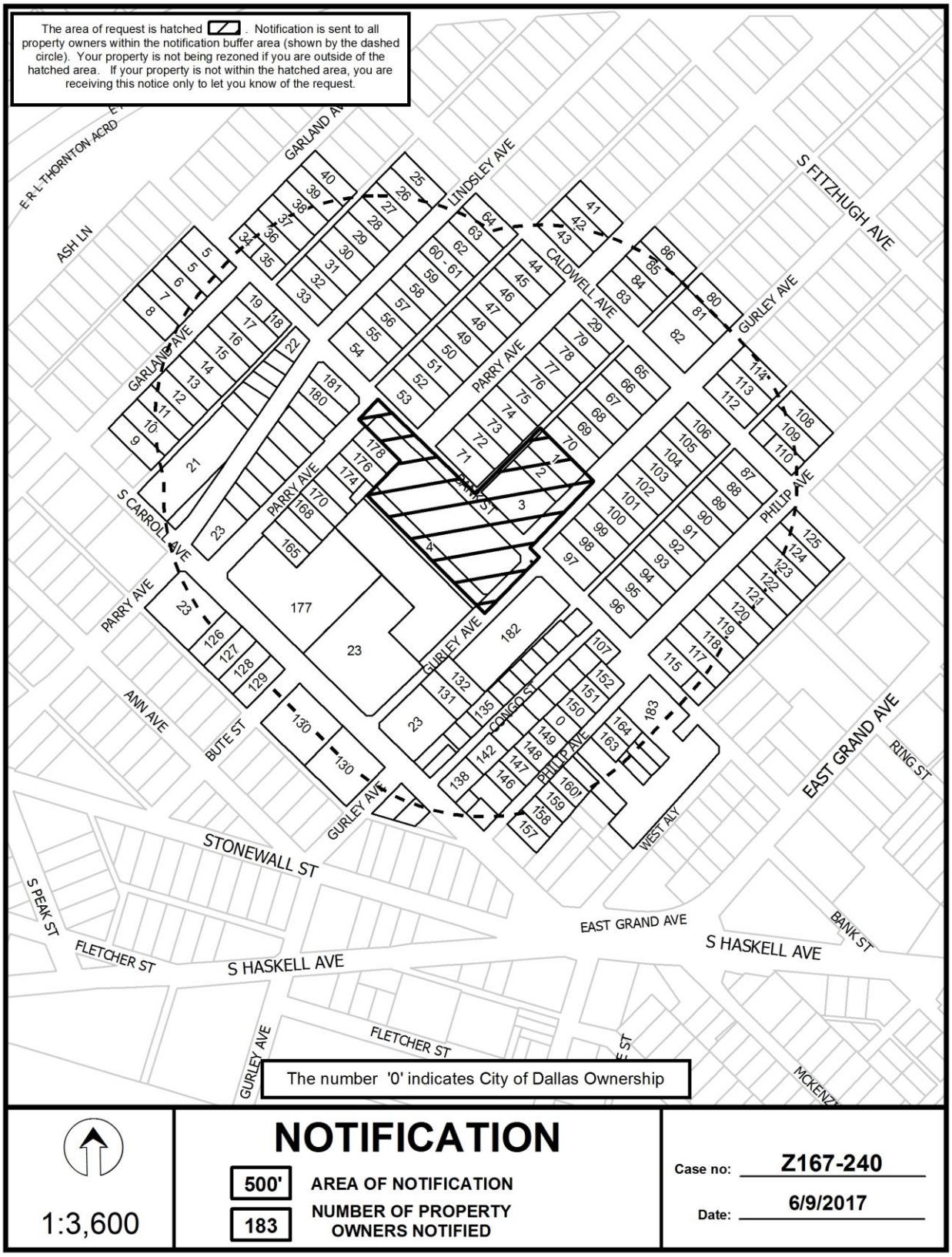
AERIAL MAP

Case no: Z167-240

Date: 6/9/2017


CR
E R L THORNTON FWY
E R L THORNTON FWY
Z034-109
GARLAND AVE
LINDSLEY AVE
PARRY AVE
S FITZHUGH AVE
PD 864
ASH LN
D(A)
SALDWELL AVE
GURLEY AVE
CH
GARLAND AVE
SF, Duplex
SF
Retail, Office
PD 486 (Tract 1b)
PD 486 (Tract 1a)
PHILIP AVE
NS(A)
PD 486
PD
SF & Multifamily
Community Rec Center
Retirement
PD 486 (Tract 2)
ANN AVE
PARRY AVE
PD 601
MF-1(A)
BUTE ST
Church, Personal Service, Child-care
NGO ST
PHILIP AVE
BANK ST
EAST GRAND AVE
RING ST
STONEWALL ST
P(A)
WEST ALY
R-5(A)
S PEAK ST
CS
BANK ST
MU-1
EAST GRAND AVE
S HASKELL AVE
S HASKELL AVE
GURLEY AVE
MF-2(A)
MCKENZ
1:3,600
ZONING AND LAND USE
Case no: Z167-240
Date: 6/9/2017


CR
E R L THORNTON FWY
E R L THORNTON FWY
Z034-109
GARLAND AVE
LINDSLEY AVE
PARRY AVE
S FITZHUGH AVE
PD 864
ASH LN
D(A)
CALDWELL AVE
GURLEY AVE
CH
GARLAND AVE
PD 486 (Tract 1b)
PD 486 (Tract 1a)
PHILIP AVE
NS(A)
PD 486 (Tract 1)
PD 486
PD 486 (Tract 2)
PARRY AVE
ANN AVE
1
PD 601
CONGO ST
PARRY AVE
MF-1(A)
BUTE ST
PHILIP AVE
BANK ST
EAST GRAND AVE
RING ST
STONEWALL ST
P(A)
WEST ALY
R-5(A)
S PEAK ST
CS
BANK ST
MU-1
EAST GRAND AVE
S HASKELL AVE
S HASKELL AVE
GURLEY AVE
MF-2(A)
1:3,600
ZONING HISTORY
Case no: Z167-240
Date: 6/9/2017


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.
E R L THORNTON ACRD
ASH LN
GARLAND AVE
LINDSLEY AVE
CALDWELL AVE
S FITZHUGH AVE
GURLEY AVE
PARRY AVE
S CARROLL AVE
PHILIP AVE
CONGO ST
WEST ALY
EAST GRAND AVE
RING ST
ANN AVE
BUTE ST
STONEWALL ST
S PEAK ST
FLETCHER ST
S HASKELL AVE
BANK ST
MCKENZ
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
183
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-240
Date: 6/9/2017

06/09/2017

Notification List of Property Owners

Z167-240

183 Property Owners Notified

Label #	*Address*		*Owner*
1	4615	GURLEY AVE	JUBILEE PARK & COMMUNITY CENTER
2	4611	GURLEY AVE	JUBILEE PARK & CNT CORP
3	4603	GURLEY AVE	JUBILEE PARK & CENTER COR
4	917	BANK ST	JUBILEE PARK & COMMUNITY
5	4541	GARLAND AVE	MY HOUSE OF PRAYER
6	4531	GARLAND AVE	SOKSOVANN SOVANNSAMNANG &
7	4529	GARLAND AVE	GARRARD STEVEN & BOUAPHET
8	4525	GARLAND AVE	FLORES LUIS R &
9	4504	GARLAND AVE	LUNA ALONSO & MARIA
10	4512	GARLAND AVE	BERNAL SANDRA
11	4514	GARLAND AVE	SMITH NIGEL
12	4516	GARLAND AVE	BARRERA MIRIAM
13	4520	GARLAND AVE	CALDERON RENE
14	4524	GARLAND AVE	MENDOZA AMALIA O
15	4528	GARLAND AVE	SANTANA JOSE LUIS &
16	4532	GARLAND AVE	CASTILLO JOSE & MERCEDES
17	4536	GARLAND AVE	MANCIA ROSE
18	700	BANK ST	MAGANA ANTONIO &
19	4540	GARLAND AVE	GUINEA RAQUEL
20	4523	LINDSLEY AVE	MCGILL WALTER E
21	820	S CARROLL AVE	INTERRANTE SALVADORE
22	741	BANK ST	JUBILEE PARK & COMMUNITY CENTER CORP
23	4509	PARRY AVE	JUBILEE PARK & COMMUNITY
24	4528	PARRY AVE	BIBLE DOVIE T C ET AL
25	4713	LINDSLEY AVE	ORELLANA FRANCISCO G &
26	4709	LINDSLEY AVE	PRIDE ERVIN &

06/09/2017

Label #	*Address*		*Owner*
27	4707	LINDSLEY AVE	PRIDE ERVIN L
28	4703	LINDSLEY AVE	CALVA QUIROZ JUAN CARLOS
29	4617	LINDSLEY AVE	MOXIE INVESTMENTS LTD
30	4615	LINDSLEY AVE	ALVAREZ JULIANA
31	4607	LINDSLEY AVE	JERONIMO ANA E &
32	4605	LINDSLEY AVE	JERONIMO JOAQUIN ETAL
33	4601	LINDSLEY AVE	SEGURA ELOY P & IRMA
34	4600	GARLAND AVE	BEAL MARGARET E
35	710	BANK ST	CUMMINGS GAYLE A
36	4604	GARLAND AVE	JUAREZ JOSE JR
37	4608	GARLAND AVE	JAMAICA ROBERT & EVA
38	4612	GARLAND AVE	ALVAREZ MARIA
39	4618	GARLAND AVE	REYES JOSE C & LUCILA H
40	4700	GARLAND AVE	NAPOLEON DONALD
41	4809	PARRY AVE	AYALA JOSE A
42	4807	PARRY AVE	COBBS CLYDE B ESTATE
43	4803	PARRY AVE	HOUSE OLLIE LEE JR &
44	4719	PARRY AVE	RAMIREZ CESAR
45	4715	PARRY AVE	GUERRERO ROGELIO & J JESUS
46	4711	PARRY AVE	PEREZ FAUSTINO &
47	4707	PARRY AVE	CALLADO DELFINO
48	4703	PARRY AVE	GRAHAM LARRY JR
49	4617	PARRY AVE	TORRES MARY ANN
50	4615	PARRY AVE	TREJO EMILIANO O
51	4611	PARRY AVE	GUERRERO MANUAL J
52	4607	PARRY AVE	RODRIQUEZ GREGORIO &
53	4605	PARRY AVE	NDLS GROUP LLC
54	4602	LINDSLEY AVE	BELTRAN SEGISMUNDO &
55	4606	LINDSLEY AVE	HODGE WILLIE
56	4610	LINDSLEY AVE	ZAMORA MANUEL ALVAREZ &
57	4614	LINDSLEY AVE	JERONIMO ANA E &

06/09/2017

Label #	*Address*		*Owner*
58	4618	LINDSLEY AVE	VILLASENOR BRENDA
59	4702	LINDSLEY AVE	JERONIMO JOAQUIN & ANA
60	4706	LINDSLEY AVE	WRIGHT MARY
61	4704	LINDSLEY AVE	WRIGHT MARY
62	4710	LINDSLEY AVE	INTERRANTE SALVADORE &
63	4714	LINDSLEY AVE	ALCORTA RAMON JR
64	4718	LINDSLEY AVE	GILMORE CURTIS
65	4719	GURLEY AVE	VILLARREAL ESMERALDA N &
66	4715	GURLEY AVE	MORENO JANIE G
67	4711	GURLEY AVE	FLORES PASTOR GUZMAN &
68	4707	GURLEY AVE	SOTO MIGUEL & FRANCISCA
69	4703	GURLEY AVE	MEJIA MARTHA
70	4619	GURLEY AVE	GARCIA GUADALUPE F &
71	910	BANK ST	LASTER YVETTE
72	4606	PARRY AVE	ALONZO MARIA
73	4610	PARRY AVE	MURGUIA EUFRONCIA
74	4612	PARRY AVE	AVILEZ RAFAEL
75	4616	PARRY AVE	TORRES J CARMEN
76	4702	PARRY AVE	MALONE OSCAR D
77	4706	PARRY AVE	RIDGE THURMAN A &
78	4708	PARRY AVE	SANCHEZ EMILIO
79	4714	PARRY AVE	APOLINAR LIDIA B
80	4815	GURLEY AVE	LOPEZ GUADALUPE &
81	4811	GURLEY AVE	BANDA JESUS A
82	4801	GURLEY AVE	ROES CHAPEL BAPTIST CHURCH
83	4800	PARRY AVE	RODDY SHUSHERON
84	4806	PARRY AVE	PIZANO AUGUSTIN
85	4810	PARRY AVE	GUERRERO OLGA & REGLIO
86	4814	PARRY AVE	TIMMINS CURTIS D
87	4717	PHILIP AVE	CASTILLO BLANCA A
88	4715	PHILIP AVE	MARTINEZ VENANCIO G

06/09/2017

Label #	*Address*		*Owner*
89	4711	PHILIP AVE	PEREZ RAFAELA
90	4707	PHILIP AVE	LOZANO NELSON & SOFIA
91	4703	PHILIP AVE	ALVARADO AARON &
92	4619	PHILIP AVE	MARTINEZ RICARDO
93	4615	PHILIP AVE	GUTIERREZ JOSE ARTURO &
94	4611	PHILIP AVE	CAMP IDELL B EST OF
95	4605	PHILIP AVE	WONDERLANDS HOMES LLC
96	4603	PHILIP AVE	PEREZ ELSIE
97	4600	GURLEY AVE	HOLLINS JAMES R EST OF
98	4604	GURLEY AVE	DUARTE MARISELA
99	4608	GURLEY AVE	RODRIGUEZ MAURICIO
100	4614	GURLEY AVE	ROMERO YINESSA YOSELIN
101	4618	GURLEY AVE	SCROGGINS KATHRYN &
102	4702	GURLEY AVE	JONES ELMER
103	4704	GURLEY AVE	MENDEZ PAULA V
104	4708	GURLEY AVE	BARNES GUSSIE &
105	4712	GURLEY AVE	ALBARRAN VENDIOSED
106	4718	GURLEY AVE	ROBINSON GEORGIA EST OF
107	4540	CONGO ST	PEREZ CYNTHIA &
108	4809	PHILIP AVE	ANGEL CRESPIN & SOFIA
109	4805	PHILIP AVE	JAIMES ROQUE &
110	4801	PHILIP AVE	CONTRERAS FRANCISCA &
111	1012	CALDWELL AVE	LOERA GLORIA P
112	4802	GURLEY AVE	DELAROSA JUAN H
113	4804	GURLEY AVE	VARGAS MIGUEL &
114	4808	GURLEY AVE	RUSSELL IDA BESSIE M
115	4602	PHILIP AVE	MARTINEZ ANA MARIA
116	1114	BANK ST	MARTINEZ EDGAR
117	4606	PHILIP AVE	MEDRANO FRANCISCO & TERESA
118	4610	PHILIP AVE	PEREZ SIRA
119	4614	PHILIP AVE	AREVALO MARIA M

06/09/2017

Label #	*Address*		*Owner*
120	4618	PHILIP AVE	PEREZ JOSE R &
121	4702	PHILIP AVE	GUERRO FIDENCIO R
122	4706	PHILIP AVE	MERCADO JOSE A &
123	4710	PHILIP AVE	VALDEZ ELDA
124	4714	PHILIP AVE	LOERA GLORIA & ERASMO
125	4718	PHILIP AVE	WILLIAM ROBERT LEE
126	913	S CARROLL AVE	WEBB DEBRA JOYCE
127	917	S CARROLL AVE	ANGLIN KENNETH & BERNICE
128	921	S CARROLL AVE	KNOX WILLIAM T
129	925	S CARROLL AVE	JUBILEE PARK &
130	1001	S CARROLL AVE	EAST DALLAS CHURCH OF CHRIST
131	4512	GURLEY AVE	EDWARDS SHANNON L
132	4516	GURLEY AVE	JONES LULA FAY
133	1020	S CARROLL AVE	MARTINEZ EDUARDO
134	4511	CONGO ST	MARTINEZ EDUARDO
135	4517	CONGO ST	WORKS GEORGE W
136	4523	CONGO ST	GARRETT VERNESSIA R
137	4525	CONGO ST	GARRETT EARNEST LAMAR &
138	4537	CONGO ST	BUILDING COMMUNITY WORKSHOP
139	4529	CONGO ST	GARRETT ANNIE PEARL EST
140	4533	CONGO ST	GARRETT ELLA MAE
141	4539	CONGO ST	BOWIE FRED DOUGLAS
142	4512	CONGO ST	TOPLETZ INVESTMENTS
143	1036	S CARROLL AVE	FAIR PARK CHURCH
144	1032	S CARROLL AVE	FAIR PARK CHURCH OF GOD
145	4507	PHILIP AVE	FAIR PARK CHURCH OF
146	4509	PHILIP AVE	RABAGO ALONZO &
147	4511	PHILIP AVE	MARTINEZ EDUARDO &
148	4515	PHILIP AVE	JEFFREY A M JR
149	4519	PHILIP AVE	PEREZ DANIEL C
150	4531	PHILIP AVE	ADAMS ARTEMUS

06/09/2017

Label #	*Address*		*Owner*
151	4533	PHILIP AVE	JAIMEZ SALVADOR BAUTISTA &
152	4535	PHILIP AVE	RUIZ JESUS
153	4536	CONGO ST	JUBILEE PARK & COMMUNITY CTR CORP
154	4522	CONGO ST	EAST DALLAS COMMUNITY ORGANIZATION
155	4540	PHILIP AVE	ST MARK MISSIONARY
156	4538	PHILIP AVE	ST MARK BAPTIST CH TR
157	4504	PHILIP AVE	AMADOR JOSE A & MARIA J
158	4508	PHILIP AVE	EAST DALLAS COMMUNITY ORGANIZATION
159	4512	PHILIP AVE	ACEVEDOAVILA CUAUTEMOC
160	4516	PHILIP AVE	BLAIR DONALD &
161	4520	PHILIP AVE	LYONS EZELL
162	4524	PHILIP AVE	DALLAS HOUSING ACQUISITION & DEV CORP
163	4530	PHILIP AVE	WILDER SCHUYLER JAMES
164	4534	PHILIP AVE	ST MARK MISSIONARY
165	4512	PARRY AVE	ARREAGA ELVIA
166	4514	PARRY AVE	RICO JUAN &
167	4513	PARRY AVE	RICO ANGELINA
168	4516	PARRY AVE	JIMENEZ RAUL & ROSA M
169	4515	PARRY AVE	DENMARK DEVERICK ELAINE
170	4522	PARRY AVE	GRANGER ROBERT & YVONNE
171	4523	PARRY AVE	AYALA JOSE & MANUELA
172	4526	PARRY AVE	CALDERON LIA T & RIGOBERTO
173	4525	PARRY AVE	GALLAMORE JEFF &
174	4530	PARRY AVE	RICHARDSON LASHAWNDA
175	4533	PARRY AVE	BLANCO JUANITA
176	4534	PARRY AVE	SOTO ROGELIO &
177	938	S CARROLL AVE	JUBILEE PARK & COMMUNITY
178	4536	PARRY AVE	RODRIGUEZ JESUS &
179	4535	PARRY AVE	CARMONA MARIA ALVAREZ
180	4537	PARRY AVE	LOPEZ J CARMELO & BERTHA
181	4539	PARRY AVE	RUIZ JOSE A & MARIA

06/09/2017

Label #	*Address*		*Owner*
182	4538	GURLEY AVE	CITY OF DALLAS HOUSING FINANCE CORP
183	4536	PHILIP AVE	ST MARK MISSIONARY

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-276(JM) **DATE FILED:** April 21, 2017

LOCATION: On the west line of Dragon Street, southeast of Oak Lawn Avenue.

COUNCIL DISTRICT: 6 **MAPSCO:** 44-H

SIZE OF REQUEST: Approx. 0.12 acres **CENSUS TRACT:** 100.00

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT: Dallas Skin Institute

OWNER: 1605 Dragon LLC

REQUEST: An application for a Specific Use Permit for a tattoo studio on property within the Subdistrict 1 portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

SUMMARY: The applicant proposes to operate a tattoo studio in conjunction with a business school and limited to medical micro-pigmentation, scalp micro-pigmentation, facial intradermal cosmetics, and microblading in an existing 4,386 square-foot structure. Proposed hours of operation are between 10:00 a.m. and 8:00 p.m., Monday through Friday; and between 10:00 a.m. and 3:00 p.m. on Saturday.

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

BACKGROUND INFORMATION:

- The 4,386 square foot building is currently vacant. This is a new SUP request.

- The applicant proposes to operate a business school, offering training, products, and services related to eyelash extensions, permanent cosmetics, and micro-blading. The micro-blading process is defined as tattooing, a personal service use. This use requires an SUP in the Subdistrict 1 portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

- Subdistrict 1 is for transit-oriented, mixed use, but retains the potential for limited industrial and warehouse uses (along with seven other subdistricts).

Zoning History: There has been one recent zoning case in the last five years.

1. **Z134-158(MW):** On May 14, 2014, the City Council approved SUP No. 2082 for a motor vehicle fueling station on property zoned Subdistrict 1 in Planned Development District No. 621, the Old Trinity and Design District Special Purpose District on the east corner of Oak Lawn Avenue and Market Center Boulevard.

Thoroughfares:

Thoroughfare/Street	Type	Existing ROW
Dragon Street	Local	80’

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.

Land Use:

	Zoning	Land Use
Site	PD No. 621, Subdistrict 1	Vacant
North	PD No. 621, Subdistrict 1	Office showroom/ warehouse
East	PD No. 621, Subdistrict 1	Retail & Personal Service
South	PD No. 621, Subdistrict 1	Art Gallery
West	PD No. 621, Subdistrict 1	Office showroom/ warehouse

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 1.1.1 Implement the Trinity River Corridor Plan.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site as being within an *Urban Mixed Use* Building Block. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. The request for a tattoo studio in conjunction with a business school is characteristic of the Urban Mixed Use Building Block because it will add to the mix of uses provided to visitors and residents of the area. The addition of a new business-type may encourage overall redevelopment and investment in the area by attracting new visitors to the shops.

Land Use Plan:

Additionally, the comprehensive plan was amended by the *Trinity River Corridor Comprehensive Land Use Plan* in 2005. The request area is located within the Trinity River Corridor. "The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River". A future land use plan for the corridor region provides preferred redevelopment scenarios. The site is located in a Mixed Use/Adaptive Reuse land use module. The proposed tattoo studio in conjunction with a business school (both personal service uses) will provide a new service to the community not currently available in the area. Surrounding land use patterns are mostly office, showroom/warehouse uses. Creatively reusing the structure

to provide a new service and attract new foot traffic to the neighborhood aligns with the intent of the Trinity Plan, Building Block, and PD No. 621 classification for mixed-use.

Land Use Compatibility:

The site is currently vacant. The applicant proposes to operate a business school. Certain procedures taught at the business school are considered tattooing by definition. This includes micro-pigmentation, scalp micro-pigmentation, facial intradermal cosmetics, and microblading. For this reason, the proposed use is defined as a tattoo studio in conjunction with a business school, which requires a specific use permit. The SUP conditions have limited the request to a tattoo studio in conjunction with a business school and further limited to micro-pigmentation, scalp micro-pigmentation, facial intradermal cosmetics, and microblading as defined in the proposed ordinance. This is a new SUP request for the site, as it previously operated as an office/showroom warehouse use. The proposed business school currently operates at another site in Dallas. According to the applicant and the website for the business, the school offers training, products, and services related to eyelash extensions, permanent cosmetics, and micro-blading.

PD No. 621 was adopted by the City Council on August 28, 2002. Prior to the creation of the district, the ±422-acre area was home to various commercial, business service, and industrial uses. PD No. 621 provides a commitment to design standards, enhanced open space, and a variety of mixed uses, all within close proximity to mass transit and components of the trail system.

The surrounding uses are mostly office, showroom warehouse, retail, and personal service uses. As the area has shifted into mixed use, as allowed by the PD, new uses have entered the region, including retail and personal service uses. The proposed tattoo studio in conjunction with a business school supports that mix by providing a new retail and personal service use and is helping to develop the character of the neighborhood. The applicant has offered hours of operation between 10:00 a.m. and 8:00 p.m., Monday through Friday; and between 10:00 a.m. and 3:00 p.m. on Saturday.

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.

Parking:

Sec. 51P-621.110(b)(2)(C) states that on-street parking spaces adjacent to a building site may be credited toward the off-street parking requirements, even if the parking, backing, or maneuvering must be performed in the public right-of-way. One head-in parking space may be credited for each nine feet of frontage of the building site. The subject site has approximately 30 feet of frontage on Dragon Street, allowing up to three head-in parking spaces with maneuvering onto the right-of-way to count towards required parking.

Furthermore, pursuant to PD No. 621, the off-street parking requirement for a tattoo studio use is one space per 275 square feet of floor area. However, the tattoo studio is in conjunction with a business school. A business school must provide one parking space per 25 square feet of classroom. According to the site plan submitted with this request, the site will have one 200 square-foot classroom and the remainder of 4,136 square feet will be for personal service use. Therefore, the business school classroom requires eight parking spaces. The remainder of the personal service square footage will require 15 parking spaces. The total required parking is 23 spaces. A tattoo studio, barber shop, and beauty shop are all allowed as personal service uses.

According to the site plan submitted, eight parking spaces are provided on-site. Ultimately, the applicant will have to comply with parking requirements, as required by PD No. 621 to satisfy the remainder of the required parking. The PD allows many different parking options including: parking reductions, delta credits, special parking, remote parking, shared parking, and cash in lieu of required parking.

Landscaping:

The applicant does not propose new construction at this time; therefore, no landscaping is required.

List of Officers

List of Partners/Principals/Officers

1605 DRAGON, LLC

Joel Cooner, Managing Member

DALLAS SKIN INSTITUTE, INC.

Patsy Charles, Director

Lana Myers-Lee, Director

Dorothy Esh, Director

Proposed SUP Conditions
Z167-276(JM)

1. USE: The only use authorized by this specific use permit is a tattoo studio in conjunction with a business school and limited to:

    a) Medical Micro-Pigmentation - a tattoo used for indicating a medically relevant condition or body location.

    b) Scalp Micro-Pigmentation – a type of tattoo treatment where natural pigments are applied at the epidermal level of the scalp to replicate the natural appearance of real hair follicles or strands.

    c) Facial Intradermal Cosmetics - A form of permanent makeup, typically eyeliner and lip liner, in which minute, metabolically inert pigment granules are injected, like a tattoo, below the epidermis.

    d) Microblading - also known by a variety of names such as eyebrow embroidery, microstroking, feather touch and hair like strokes is a form of permanent makeup that provides a means to partially or fully camouflage missing eyebrow hair with the appearance of simulated hair using fine deposits of cosmetic tattoo pigments.

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).

4. FLOOR AREA: The maximum floor area is 4,386 square feet in the location shown on the attached site plan.

5. HOURS OF OPERATION: The tattoo studio in conjunction with a business school may only operate between 10:00 a.m. and 8:00 p.m., Monday through Friday; and between 10:00 a.m. and 3:00 p.m. on Saturday.

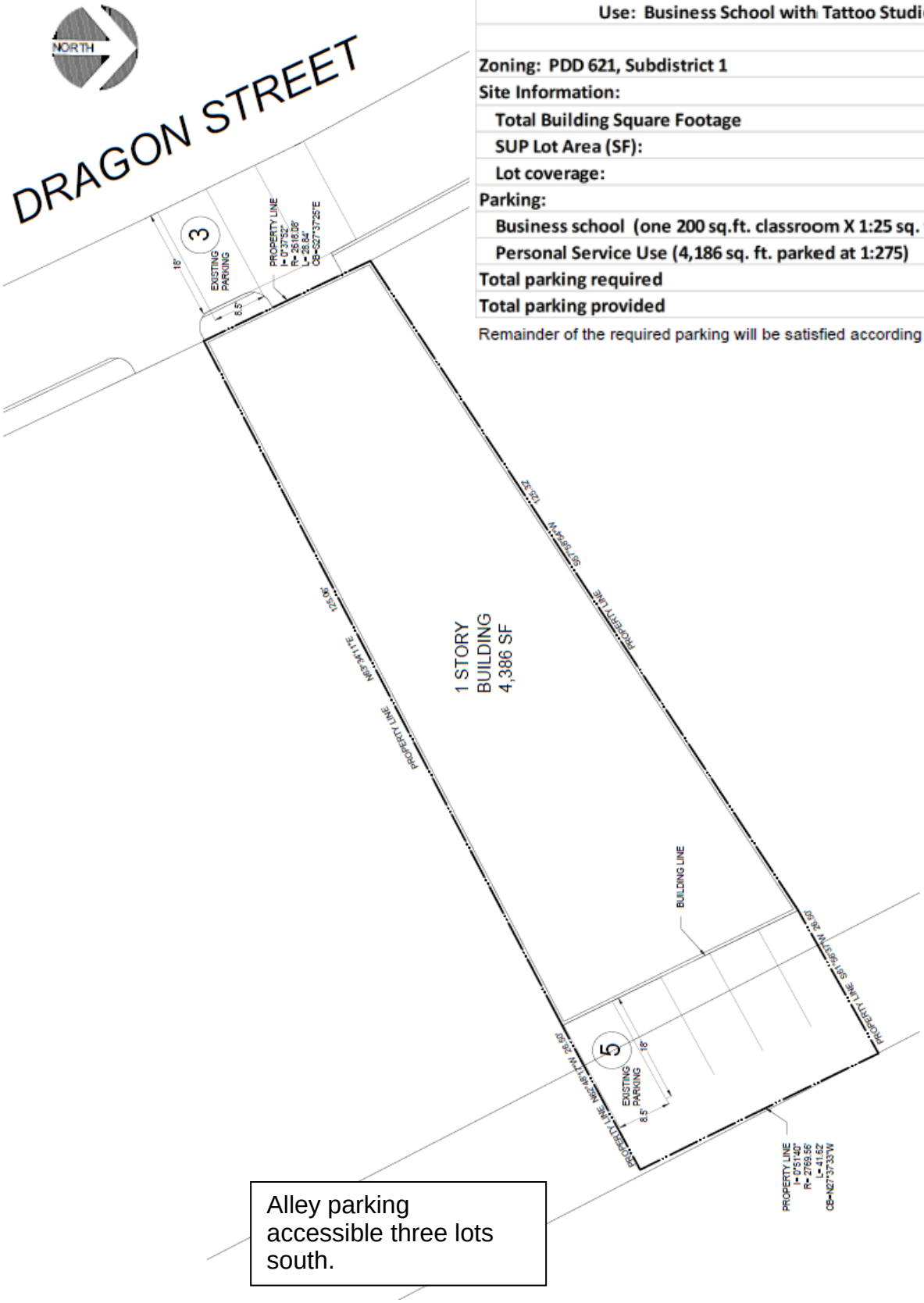
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

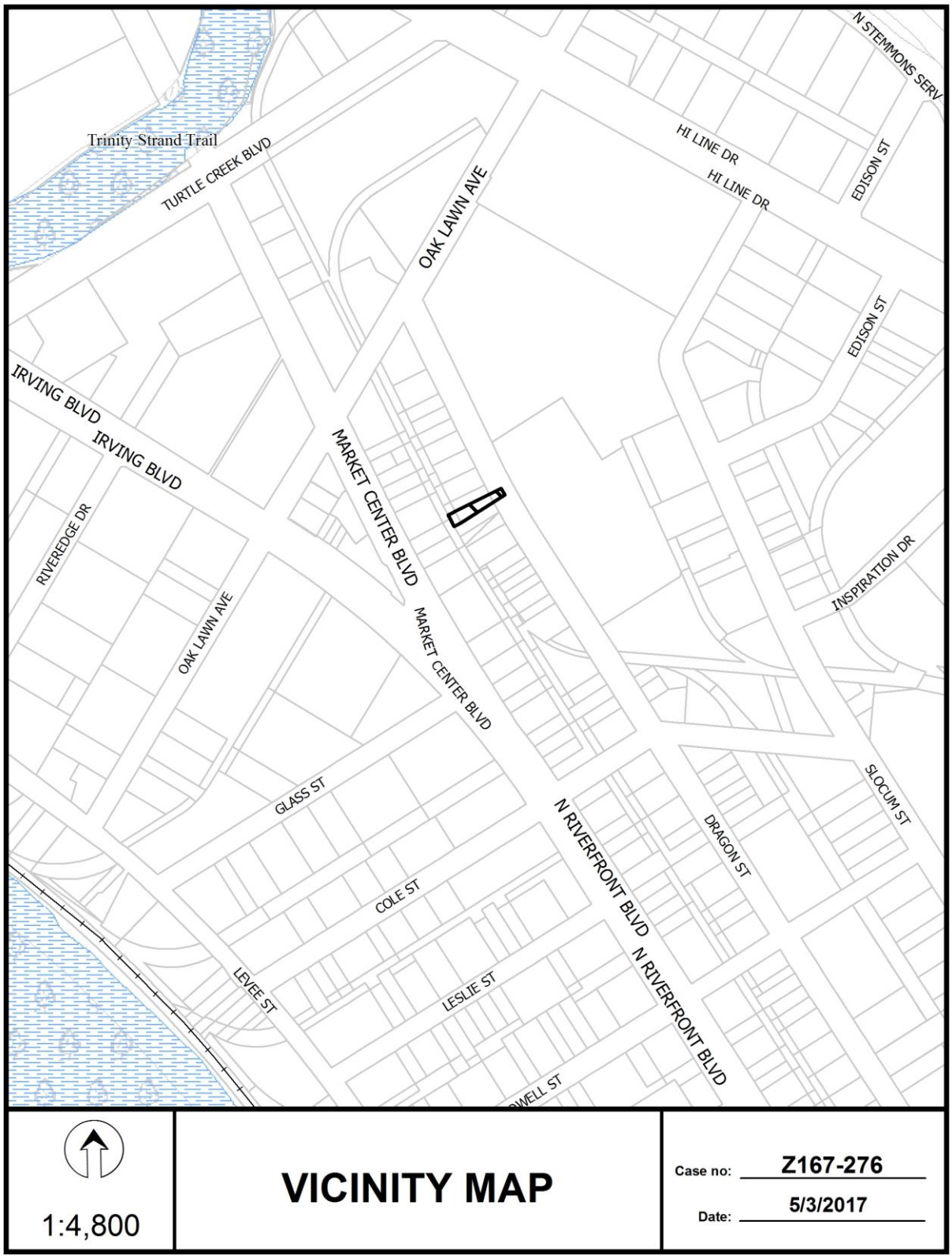
Site Plan

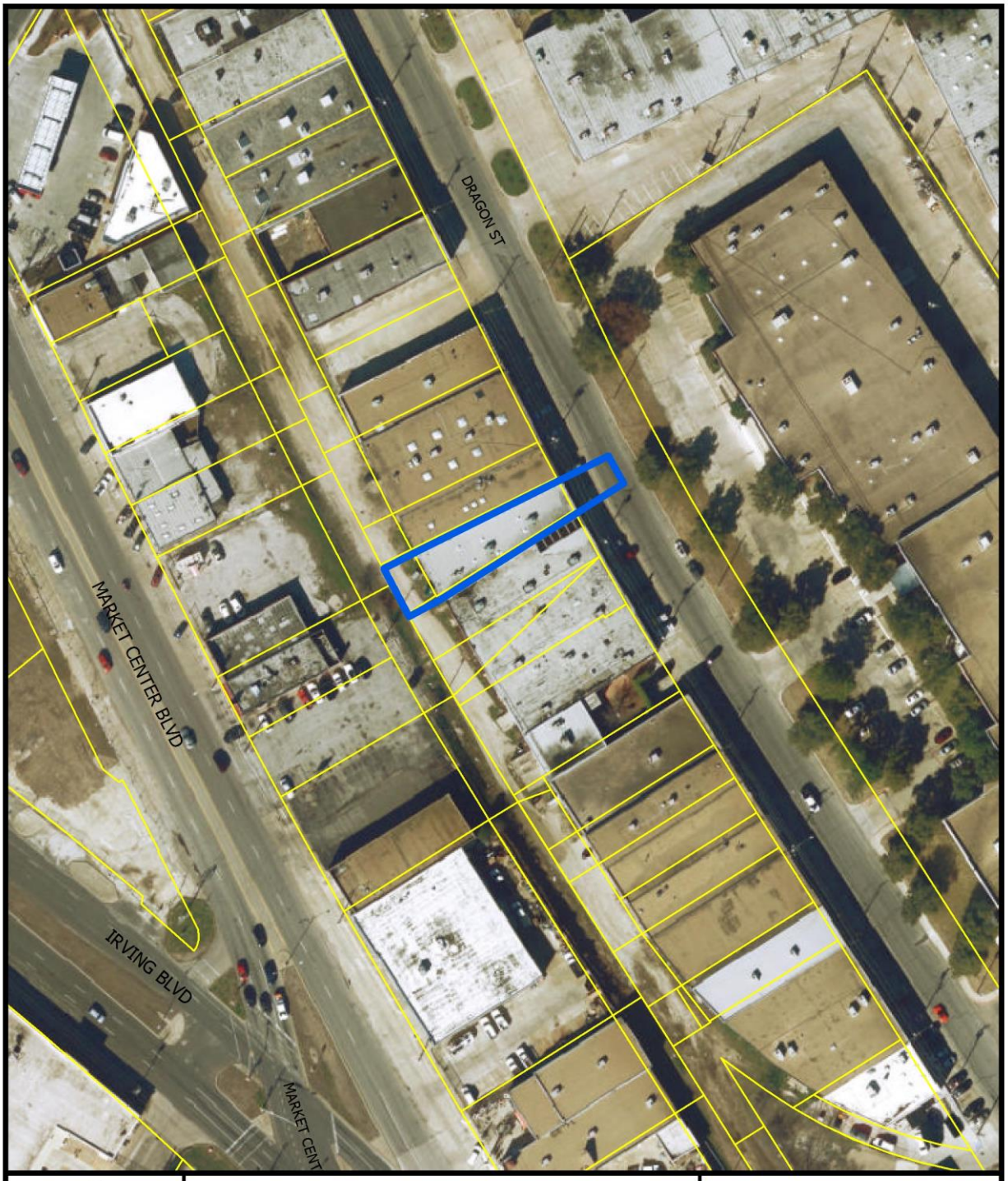
Use: Business School with Tattoo Studio	
Zoning: PDD 621, Subdistrict 1	
Site Information:	
Total Building Square Footage	4,386
SUP Lot Area (SF):	5,484
Lot coverage:	80%
Parking:	
Business school (one 200 sq.ft. classroom X 1:25 sq. ft.)	8
Personal Service Use (4,186 sq. ft. parked at 1:275)	15
Total parking required	23
Total parking provided	8

Remainder of the required parking will be satisfied according to Sec. 51P-621.110



Alley parking accessible three lots south.


Trinity Strand Trail
TURTLE CREEK BLVD
OAK LAWN AVE
HI LINE DR
HI LINE DR
N STEMMONS SERV
EDISON ST
EDISON ST
IRVING BLVD
IRVING BLVD
MARKET CENTER BLVD
MARKET CENTER BLVD
RIVEREDGE DR
OAK LAWN AVE
INSPIRATION DR
GLASS ST
COLE ST
N RIVERFRONT BLVD
N RIVERFRONT BLVD
DRAGON ST
SLOCUM ST
LEVEE ST
LESLIE ST
1:4,800
VICINITY MAP
Case no: Z167-276
Date: 5/3/2017



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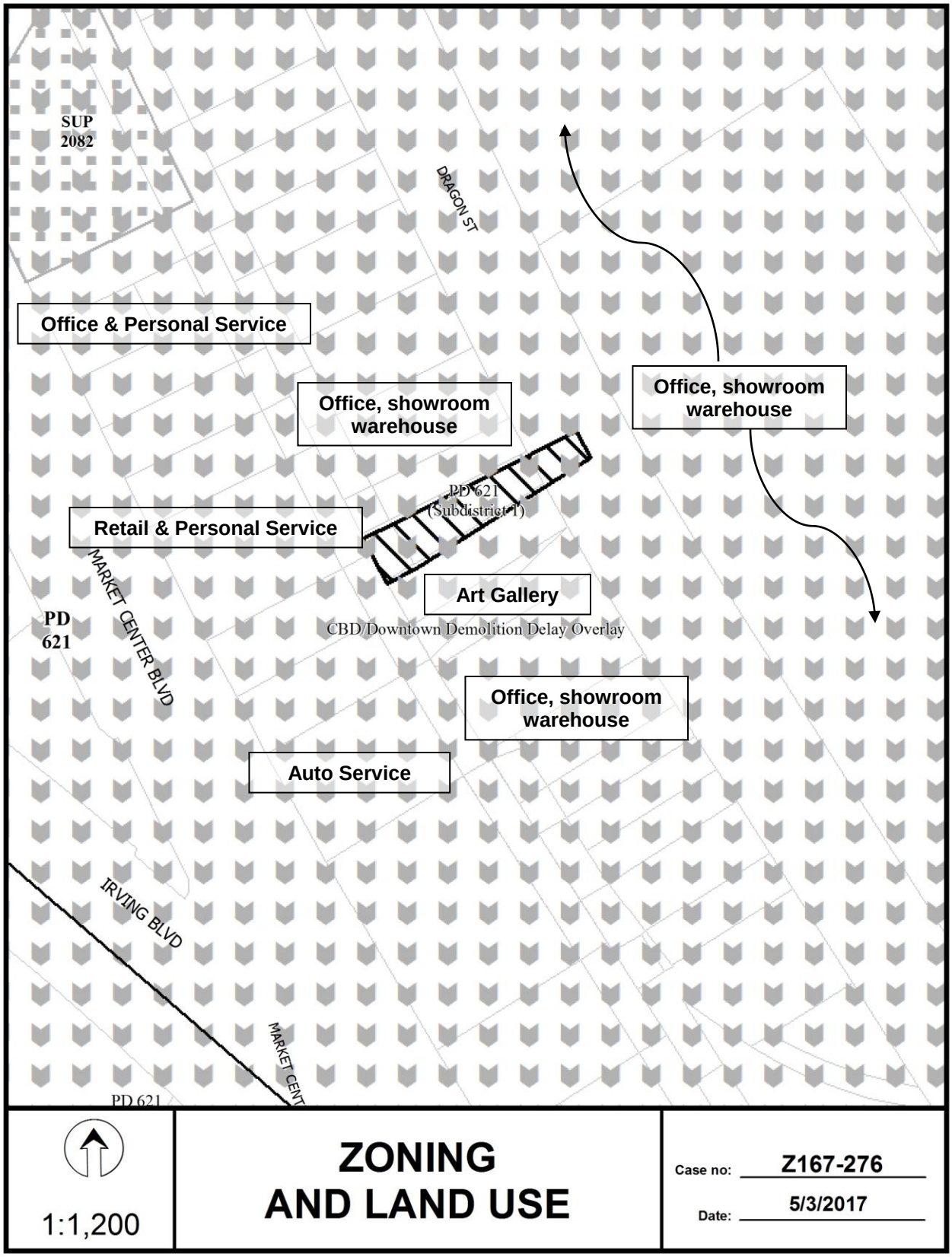
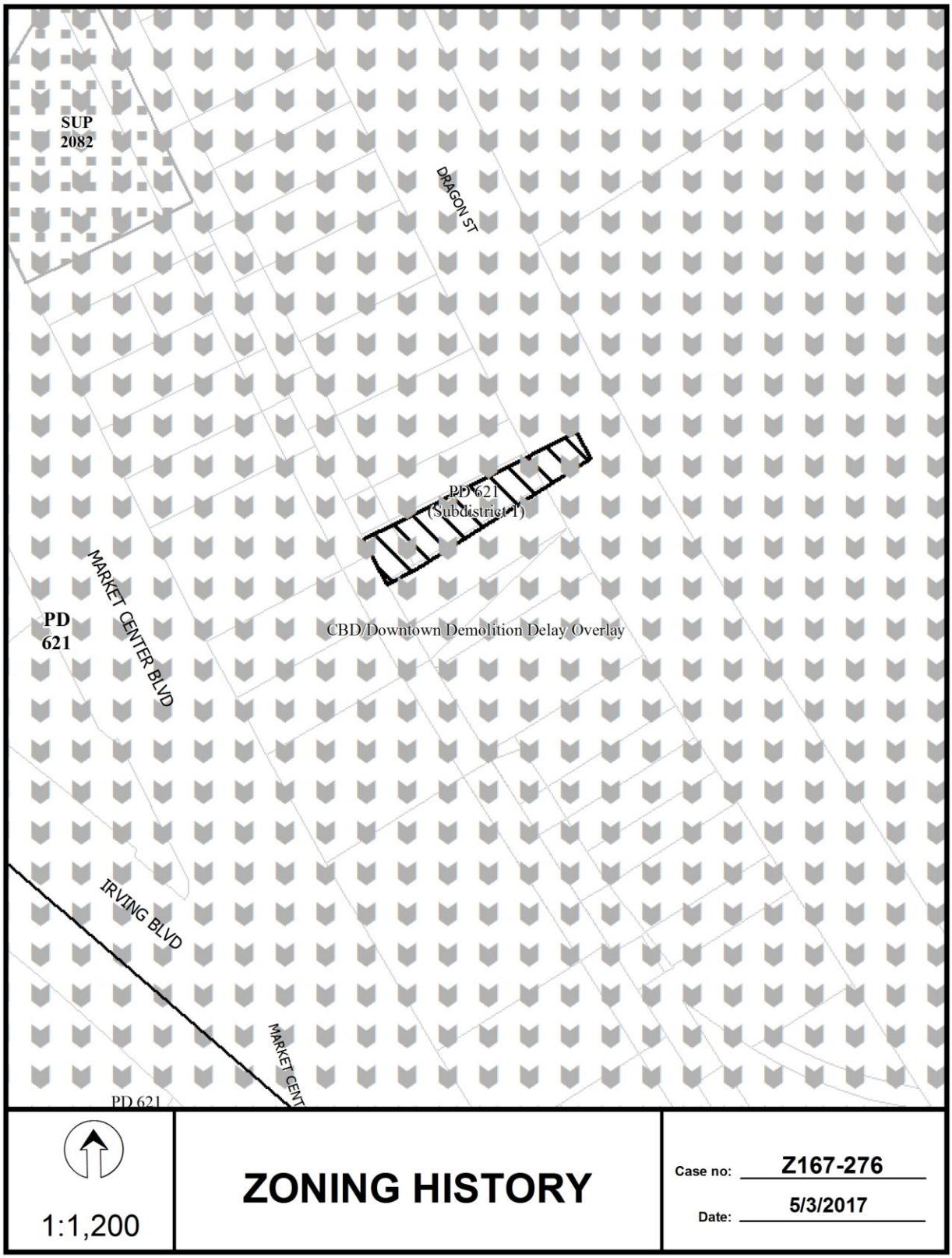
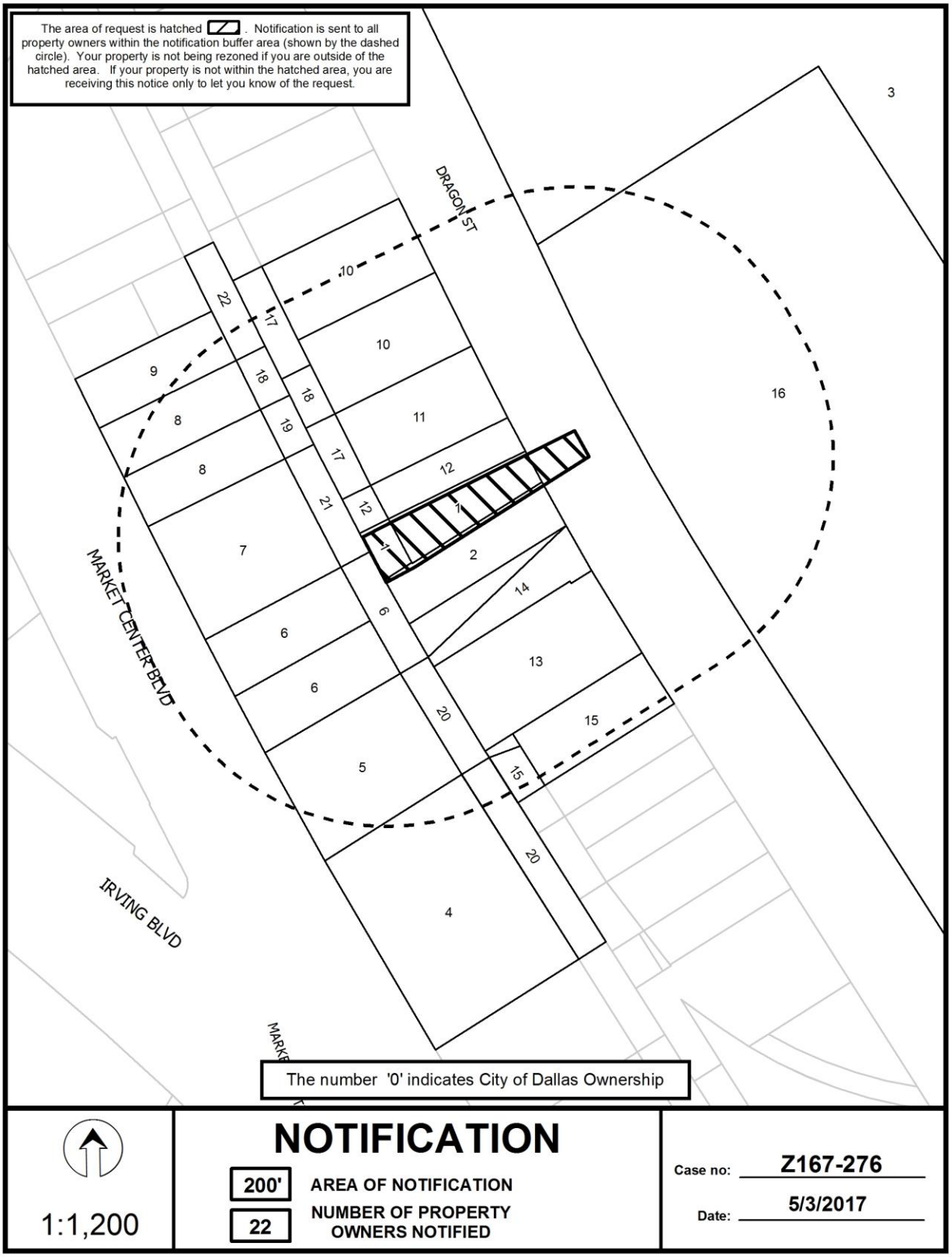
AERIAL MAP

Case no: Z167-276

Date: 5/3/2017


SUP
2082
DRAGON ST
Office & Personal Service
Office, showroom
warehouse
Office, showroom
warehouse
PD 621
(Subdistrict 1)
Retail & Personal Service
MARKET CENTER BLVD
Art Gallery
PD
621
CBD/Downtown Demolition Delay Overlay
Office, showroom
warehouse
Auto Service
IRVING BLVD
MARKET CENT
PD 621
1:1,200
ZONING
AND LAND USE
Case no: Z167-276
Date: 5/3/2017


SUP
2082
DRAGON ST
PD 621
(Subdistrict 1)
MARKET CENTER BLVD
PD
621
CBD/Downtown Demolition Delay Overlay
IRVING BLVD
MARKET CENT
PD 621
1:1,200
ZONING HISTORY
Case no: Z167-276
Date: 5/3/2017


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.
DRAGON ST
MARKET CENTER BLVD
IRVING BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
22
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z167-276
Date: 5/3/2017

05/03/2017

Notification List of Property Owners

Z167-276

22 Property Owners Notified

Label #	*Address*		*Owner*
1	1605	DRAGON ST	1605 DRAGON LLC
2	1601	DRAGON ST	1601 DRAGON LLC
3	1444	OAK LAWN AVE	OAK LAWN DESIGN PARTNERS
4	1522	MARKET CENTER BLVD	HARGROVE ELECTRIC CORP
5	1530	MARKET CENTER BLVD	HENSLEY SUSAN JUNE
6	1538	MARKET CENTER BLVD	XFP LTD PS
7	1606	MARKET CENTER BLVD	K&B INVESTMENTS INC
8	1614	MARKET CENTER BLVD	PADIAN JOSEPH J
9	1622	MARKET CENTER BLVD	FLOYD METHOD SOUTHWEST LTD
10	1621	DRAGON ST	MUSE FAMILY ENTERPRISES LTD
11	1611	DRAGON ST	ZUEGER SECOND FAMILY LTD
12	1607	DRAGON ST	LAMY JACQUES & ODILE
13	1531	DRAGON ST	USA KM LLC
14	1533	DRAGON ST	DDH WAREHOUSE INVESTORS LLC
15	1525	DRAGON ST	GALLERIE NOIR LLC
16	1500	DRAGON ST	1500 DRAGON DUNHILL LLC
17	1611	DRAGON ST	ZUEGER 2ND FAMILY LTD PR
18	1615	DRAGON ST	THE ZUEGER 2ND FAMILY LP
19	1300	OAK LAWN AVE	ZUEGER DAVID M
20	1522	N RIVERFRONT BLVD	HARGROVE ELECTRIC CO INC
21	1611	DRAGON ST	ZUEGER SECOND FAMILY LTD
22	1611	DRAGON ST	ZUEGER SECOND FAMILY LP

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Jennifer Muñoz

FILE NUMBER:	Z167-277(JM)	**DATE FILED:**	April 24, 2017
LOCATION:	On the north side of Elm Street, west of North Crowdus Street.		
COUNCIL DISTRICT:	2	**MAPSCO:**	45-M
SIZE OF REQUEST:	Approx. 4,981 sq. ft.	**CENSUS TRACT:**	204.00

REPRESENTATIVE: Jason Marshall

APPLICANT: Rycam Enterprises

OWNER: Elm Street Realty, LTD

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of this request is to evolve the existing restaurant use into a bar, lounge, or tavern and a live music venue to operate in conjunction with the existing restaurant within the Deep Ellum District [Green Room Live].

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

BACKGROUND INFORMATION:

- The 4,885-square-foot tenant space is located within a one-story structure with a roof-top deck and one other tenant, a restaurant, to the west. The subject site has operated as a restaurant since 2010. Due to increasing alcohol sales at the restaurant, the applicant proposes to convert the existing restaurant into an alcoholic beverage establishment with live music. The applicant would like to maintain the existing patio of which 1,869 square feet are covered and 689 square feet are uncovered.

- On June 14, 2006, the City Council approved an amendment to Planned Development District No. 269, which requires a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue.

Zoning History: There have been 10 recent zoning changes requested in the area.

1. **Z167-274** An application for the renewal of Specific Use Permit No. 2144 for a bar, lounge, or tavern on property zoned Tract A, Planned Development No. 269, the Deep Ellum/Near East Side District located on the north side of Main Street, west of North Crowdus Street. *Pending CPC on June 22, 2017.*

2. **Z167-275** An application for a renewal of Specific Use Permit No. 2050 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 south line Elm Street, west of Crowdus Street. *Pending CPC on June 22, 2017.*

3. **Z167-233** On May 4, 2017, the City Plan Commission approved a 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. The City Council will consider the case on the June 14, City Council Agenda.

4. **Z167-154** On April 12, 2017, the City Council approved the renewal of Specific Use Permit No. 2122 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District south side of Elm Street, west of North Crowdus Street.

5. **Z167-142** On March 22, 2017, the City Council approved the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District south side of Elm Street, east of North Good Latimer Expressway.

6. **Z156-230** On June 22, 2016 the City Council approved the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned

Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District located at 2638 Elm Street.

7. **Z145-249** On August 12, 2015 the City Council approved the renewal of Specific Use Permit No. 2050 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District.

8. **Z145-176** On May 13, 2015, the City Council approved the renewal and amendment of Specific Use Permit No. 1696 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, west of North Crowdus Street.

9. **Z145-160** On April 22, 2015, the City Council approved a Specific Use Permit for a Bar, lounge, or tavern on property zoned Tract A, Planned Development No. 269, the Deep Ellum/Near East Side District located on the north side of Main Street, west of North Crowdus Street.

10. **Z145-121** On February 11, 2016, the City Council approved the renewal of Specific Use Permit No. 1783 for a bar, lounge or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side District.

11. **Z134-307** On December 13, 2014 City Council approved the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side Special Purpose District on the south line of Elm Street, west of North Crowdus Street.

12. **Z134-222** On August 13, 2014, the City Council approved the renewal of Specific Use Permit No. 1757 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District north of Elm Street and west of North Crowdus Street.

13. **Z123-206** On June 12, 2013, City Council approved renewal of Specific Use Permit No. 1707 for a Tattoo studio on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the northwest line of Main Street, East of Crowdus Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Elm Street	Local	60 feet

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.

Land Use:

	Zoning	Land Use
Site	PDD No. 269, Tract A	Restaurant (Alcoholic Beverage Establishment)
North	PDD No. 269, Tract A	Surface parking lot
East	PDD No. 269, Tract A	Surface parking lot
South	PDD No. 269, Tract A	Retail and Bar, lounge, or taverns/inside commercial amusement (live music venue)
West	PDD No. 269, Tract A	Bar, lounge, or taverns/inside commercial amusement (live music venue)

COMPREHENSIVE PLAN:

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

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

ECONOMIC ELEMENT:

GOAL 2.5 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.

STAFF ANALYSIS:

Land Use Compatibility:

The 4,885-square-foot tenant space is located within a one-story structure with a roof-top deck and one other tenant, a restaurant, to the west. The subject site has operated as a restaurant since 2010. Due to increasing alcohol sales at the restaurant, the applicant proposes to convert the existing restaurant into an alcoholic beverage establishment with live music. The applicant would like to maintain the existing patio of which 1,869 square feet are covered and 689 square feet are uncovered. A portion of the rooftop patio extends onto the neighboring unit, but is only used by the applicant.

Surrounding land uses consist of surface parking to the north and east, restaurants and other alcoholic beverage establishments including live music venues and retail uses to the west and south.

The proposed alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue is compatible and conforms to the adjacent retail and personal service uses. The use should not impact the surrounding uses negatively from a land use perspective. The primary uses in PD No. 269 consist of a mix of alcoholic beverage establishments, restaurants, personal service and office uses. The applicant has proposed the following hours of operation: 11:00 am to 2:00 am, Monday through Sunday. The short time period allows a re-evaluation of the use to ensure no negative effects on surrounding properties.

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.

Parking:

The site is surrounded by a mix of retail/restaurant uses that are served by various surface parking lots and on-street parking spaces along Elm Street. PD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern use when located on the first floor in an original building. According to

the site plan submitted with this request, the first floor contains 2,327 square feet. The second floor contains a rooftop deck with 1,869 square feet of covered floor area. This portion of the proposed use requires one parking space per 100 square feet; therefore, 19 parking spaces are required. A 689 square-foot uncovered section of the rooftop deck will not require parking. The applicant has not proposed parking at this time, but will have to comply with the parking requirements set forth in PD No. 269, including the aforementioned.

Dallas Police Department:

The following police report shows the number of offenses on the request site currently operating as a restaurant.

Offenses prior to a Specific Use Permit – January 1, 2016 to May 10, 2017

Crime Part 1, January 1 2016 - May 10 2017

IncidentNum	ServYr	Date1	Time1	Address	UCR_Offense	ZipCode
153524-2016	2016	6/24/2016	22:00	2715 ELM ST	UUMV	75226

Crime Part 2, January 1 2016 - May 10 2017

IncidentNum	ServYr	Date1	Time1	Address	UCR_Offense	ZipCode
153524-2016	2016	6/24/2016	22:00	2715 ELM ST	OTHER THEFTS	75226
001762-2016	2016	1/3/2016	0:00	2715 ELM ST	DISORDERLY CONDUCT	75226

Arrests, January 1 2016 - May 10 2017

IncidentNum	ArrestYr	ArrestNumID	ArArrestDate	ArArrestTime	ArLAddress	ChargeDesc
113978-2016	2016	0020647-2016	5/13/2016	8:35	2715 ELM ST	Public Intoxication

Calls, January 1 2016 - May 10 2017

Master_Incident_Number	Response_Date	Response_Time	Problem	Priority_#	Priority Description	Address	ZipCode
17-0809981	4/29/2017	22:23	6X - Major Dist (Violence)	2	2 - Urgent	2715 Elm St	75226
17-0374921	2/26/2017	2:14	7X - Major Accident	2	2 - Urgent	2715 Elm St	75226
16-1477560	7/26/2016	22:25	20 - Robbery	2	2 - Urgent	2715 Elm	75226
16-1435409	7/21/2016	1:53	08 - Intoxicated	3	3 - General Service	2715 Elm St	75226
16-1248437	6/26/2016	1:45	Dist Ambulance	2	2 - Urgent	2715 Elm St	75226

List of Officers/Partners

The Green Room
List of Partners/Principles/Officers

Applicant/Tenant: Rycam Enterprises LLC a Texas Limited Liability Company
Corporate Address: 2715 Elm St., Dallas, Texas 75226

Managing Member/President
Christian Baird
2715 Elm Street
Dallas TX 75226

Property Owner: Elm Street Realty, Ltd, 3100 Monticello, #600, Dallas TX, 75205

Proposed SUP Conditions
Z167-277(JM)

1. USE: The only uses authorized by this specific use permit are a bar, lounge, tavern or restaurant and an inside commercial amusement limited to a live music venue.

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 from the passage of this ordinance).

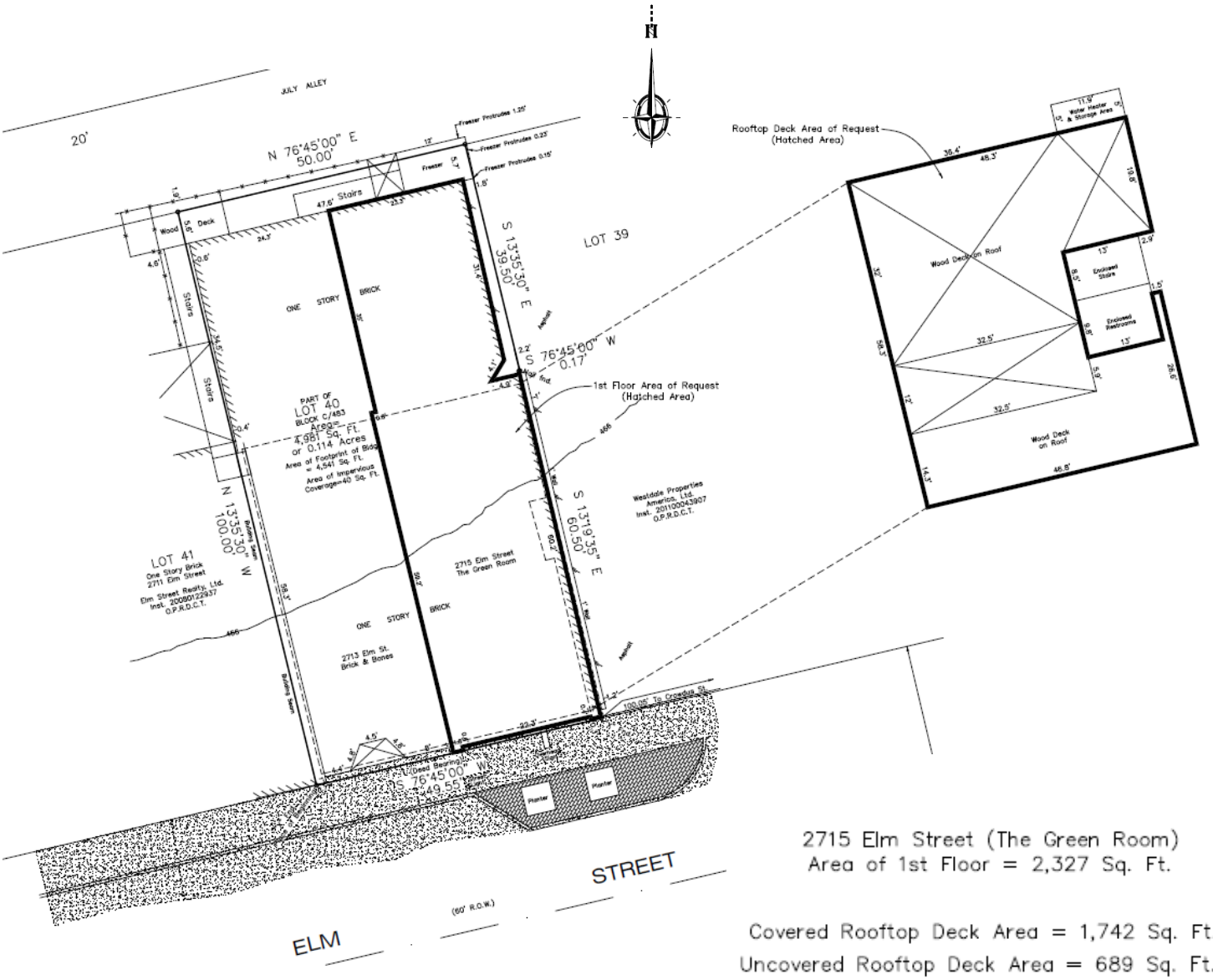
4. FLOOR AREA: The maximum floor area is 4,196 square feet in the location shown on the attached site plan. The total floor area includes a covered patio containing 1,869 square feet, and an uncovered patio containing 689 square feet.

5. HOURS OF OPERATION: The live music venue may only operate from 11:00 am to 2:00 am, Monday through Sunday.

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

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

PROPOSED SITE PLAN

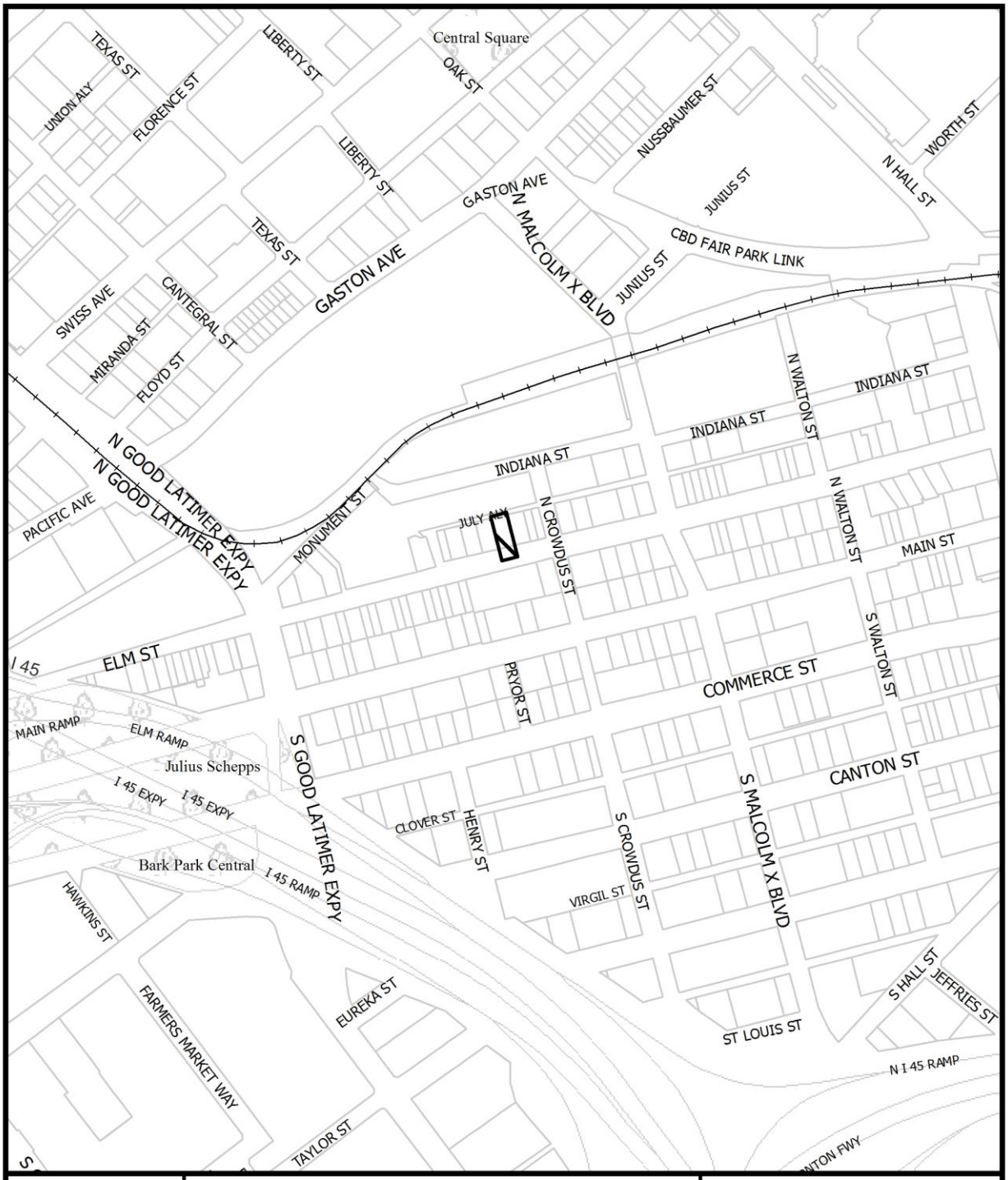


2715 Elm Street (The Green Room)
Area of 1st Floor = 2,327 Sq. Ft.

Covered Rooftop Deck Area = 1,742 Sq. Ft.
Uncovered Rooftop Deck Area = 689 Sq. Ft.
Restroom Area = 127 Sq. Ft.
Total Rooftop Area = 2,558 Sq. Ft.

Note: Parking will be provided per code.

Bold Area Indicates
Area of Request



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VICINITY MAP

Case no: Z167-277

Date: 5/10/2017



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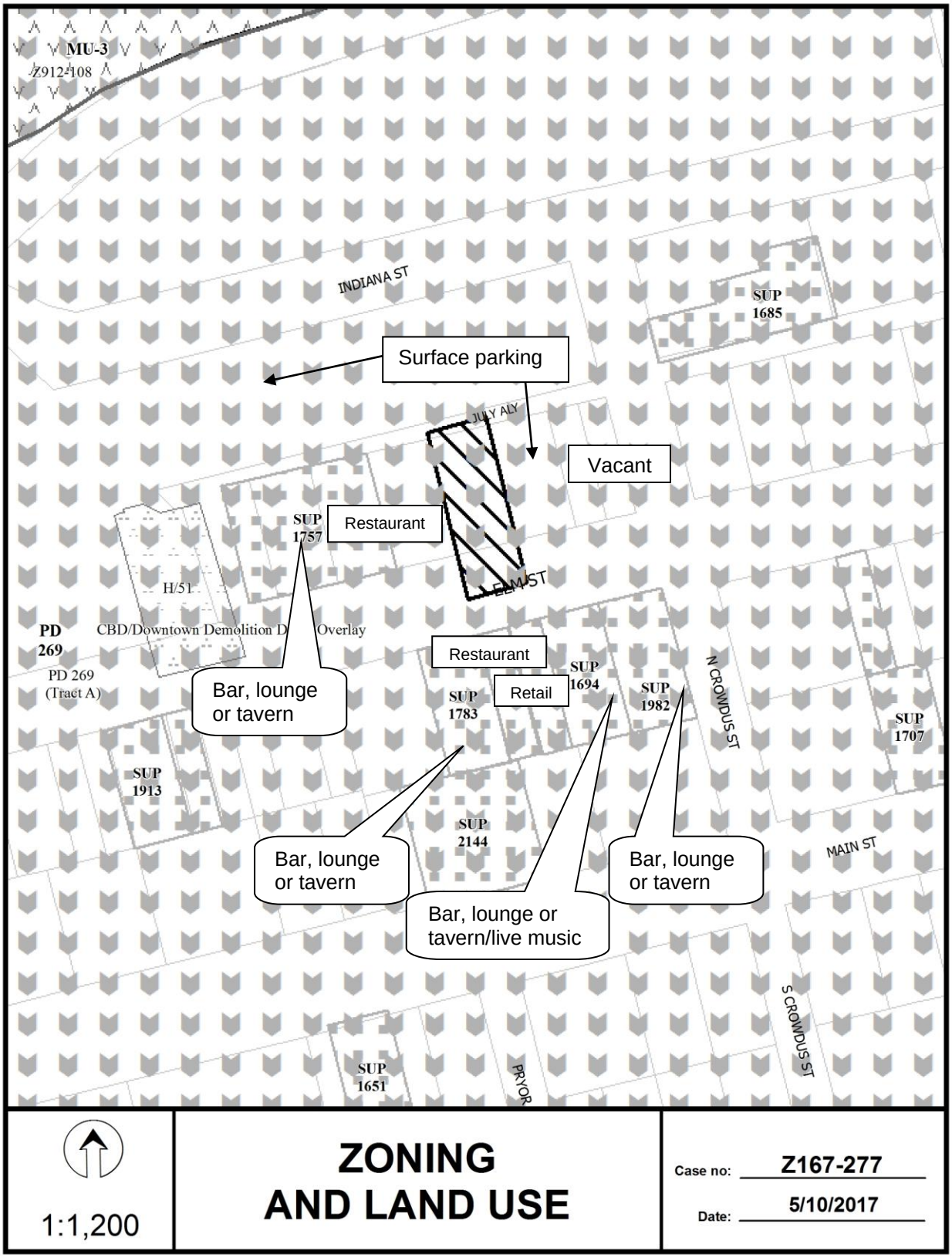
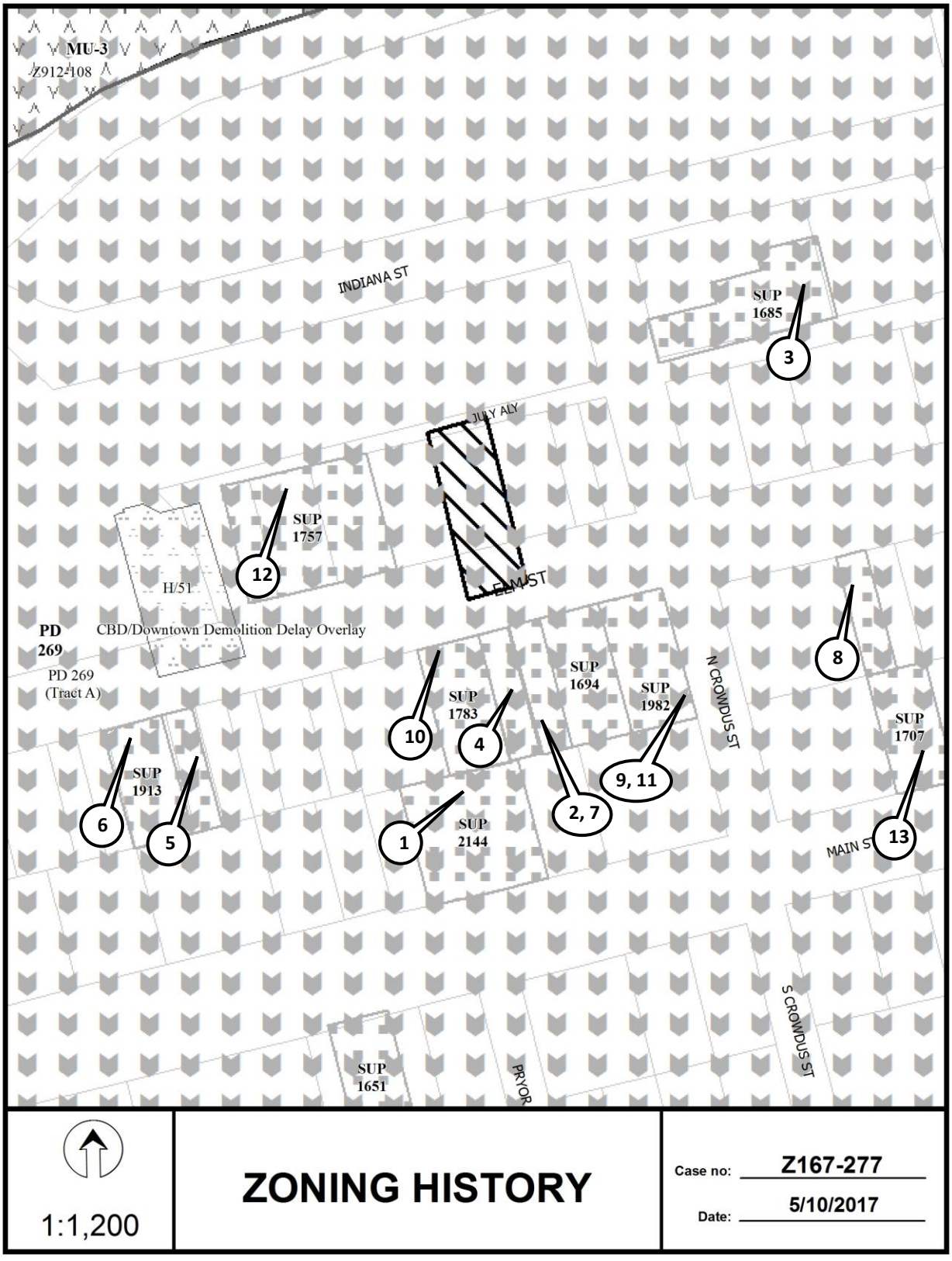
AERIAL MAP

Case no: Z167-277

Date: 5/10/2017


MU-3
Z912-108
INDIANA ST
SUP 1685
Surface parking
JULY ALY
Vacant
SUP 1757
Restaurant
ELM ST
H/51
PD 269
CBD/Downtown Demolition D Overlay
PD 269 (Tract A)
Bar, lounge or tavern
Restaurant
SUP 1694
Retail
SUP 1783
SUP 1982
N CROWDUS ST
SUP 1707
SUP 1913
SUP 2144
Bar, lounge or tavern
Bar, lounge or tavern/live music
Bar, lounge or tavern
MAIN ST
S CROWDUS ST
SUP 1651
PRYOR
1:1,200
ZONING AND LAND USE
Case no: Z167-277
Date: 5/10/2017


MU-3
Z912-108
INDIANA ST
SUP
1685
3
JULY ALY
SUP
1757
12
H/51
ELM ST
PD
269
CBD/Downtown Demolition Delay Overlay
PD 269
(Tract A)
SUP
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N CROWDUS ST
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SUP
1783
10
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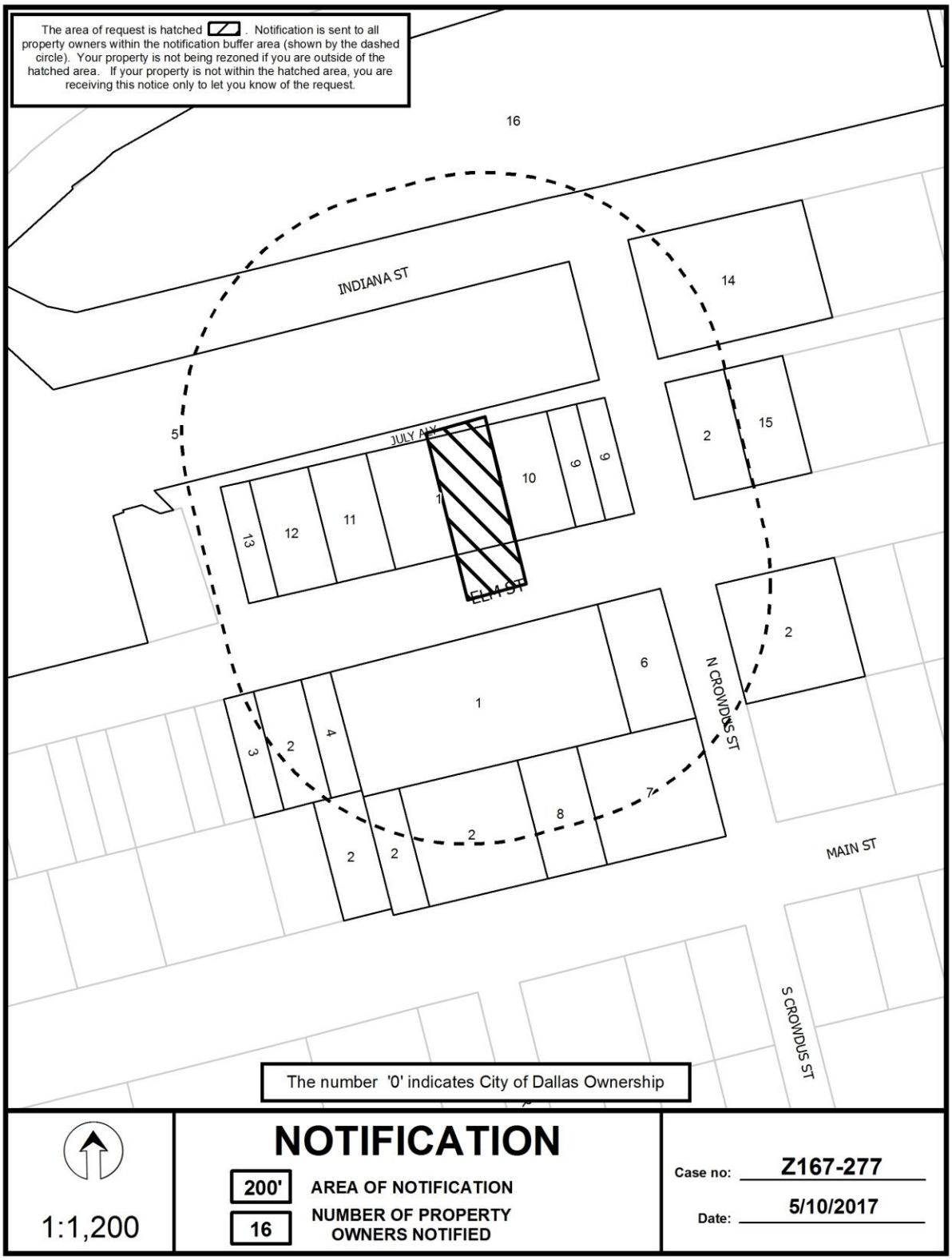
SUP
1707
SUP
1913
6
5
9, 11
2, 7
1
SUP
2144
MAIN ST
13
S CROWDUS ST
SUP
1651
PRYOR
1:1,200
ZONING HISTORY
Case no: Z167-277
Date: 5/10/2017


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.
16
INDIANA ST
14
JULY AVE
ELM ST
N CROWDUS ST
MAIN ST
S CROWDUS ST
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-277
Date: 5/10/2017

05/10/2017

Notification List of Property Owners

Z167-277

16 Property Owners Notified

Label #	*Address*		*Owner*
1	2720	ELM ST	ELM STREET REALTY LTD
2	2649	MAIN ST	42 DEEP ELLUM LP
3	2644	ELM ST	CAMERON PAUL DARREN
4	2650	ELM ST	ELM ELM LLC
5	2625	ELM ST	UPLIFT EDUCATION
6	2724	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
7	2715	MAIN ST	MAIN PROPERTIES LLC
8	2707	MAIN ST	DEALEY CHRISTOPHER C
9	2723	ELM ST	2723 ELM STREET JV
10	2717	ELM ST	WESTDALE PPTIES AMERICA LTD
11	2707	ELM ST	BELMOR CORP
12	2703	ELM ST	BELMOR CORP
13	2701	ELM ST	BELMOR CORP
14	2810	INDIANA BLVD	WESTDALE PROPERTIES AMERICA I LTD
15	2807	ELM ST	BLANTON JEANNE
16	301	N CROWDUS ST	ANIMATION BUILDING LP THE

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Jennifer Muñoz

FILE NUMBER: Z167-282(JM) **DATE FILED:** April 26, 2017

LOCATION: West corner of Royal Lane and Greenville Avenue.

COUNCIL DISTRICT: 10 & 13 **MAPSCO:** 26 F, G, L

SIZE OF REQUEST: ± 151.79 acres **CENSUS TRACT:** 78.05, 78.23

OWNER/APPLICANT: Royal Oaks Country Club

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application to amend Planned Development District No. 790 to increase the allowable square footage within Area C.

SUMMARY: PD No. 790 limits the overall floor area by designated area, as well as for the overall site. The current request is made to increase the allowable floor area within Area C from 12,000 square feet to 15,000 square feet to allow for a 5,000 square-foot expansion of an existing equipment/maintenance structure. This also requires updating the overall allowable floor area from 128,386 square feet to 132,000 square feet. No additional parking is planned.

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

BACKGROUND INFORMATION:

- PD No. 790 was created in 2008, containing 151.179 acres, for R-7.5(A) Single Family District and country club with private membership uses.

- The applicant would like to construct a 5,000 square-foot addition in Area C for storage purposes to maintain the property (maintenance). The subject area is limited to 12,000 square feet of floor area. Currently, structures within Area C total 6,000 square feet. The request is to increase the allowable square footage in Area C to 15,000 square feet. This would allow the proposed 5,000 square-foot addition, and leave ample space for future additions in Area C.

- A built-out survey revealed a total of 126,950 square feet of existing floor area between the three areas. The proposed 5,000 square-foot addition in Area C also requires updating the overall allowable floor area from 128,386 square feet to 132,000 square feet. This leaves approximately 5,000 square feet of available floor area for the proposed addition.

Zoning History: There have been seven recent zoning cases in the vicinity in the last five years.

1. **Z167-290:** Termination of deed restrictions on the east line of Greenville Avenue north of Walnut Hill Lane. *Pending CPC hearing on 6/22/17.*
2. **Z167-237:** An amendment to the Subarea B portion of PD No. 745 on property bounded by the west line of Manderville Lane and the north line Midtown Boulevard. *Pending CC hearing on 6/28/17.*
3. **Z167-103:** On Wednesday, February 8, 2017, the City Council approved an MU-3 Mixed Use District with volunteered deed restrictions located on the east line of North Central Expressway, north of Meadow Road.
4. **Z145-204:** On August 12, 2015, the City Council approved an amendment to Subareas C & D Planned Development District No. 745 on property bounded by the west line of Manderville Lane and the north line Midtown Boulevard.
5. **Z145-153:** On June 17, 2015, the City Council approved an amendment to the Subarea B portion of PD No. 745 on property bounded by the west line of Manderville Lane and the north line Midtown Boulevard.
6. **Z134-171:** On October 8, 2014, the City Council approved Planned Development District No. 927 for mixed uses on property zoned an MF-2(A) Multifamily District and a GO(A) General Office District on the north and south sides of Meadow Road, west of Manderville Lane.
7. **Z123-212:** On August 28, 2013, the City Council approved Planned Development District No. 895 for mixed uses on property zoned a GO(A) General Office District on the southeast corner of North Central Expressway and Midtown Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Principal Arterial	100 feet
Royal Lane	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	PD No. 790	Country club with private membership
NW	GO(A), MU-3, PD No. 580	Retail and personal service, multifamily
North	CR	Undeveloped and public park
NE	R-7.5(A), PD No. 345, NO(A)	Single family, public park
SE & E	NO(A), R-7.5(A), CR	Office, institutional (church), public park, retail
SW & W	P(A), CR, R-10(A), MF-2(A), PD No. 745, PD No. 686, PD No. 791	Surface parking, country club with private membership, electrical substation, DART Light Rail

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.

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 site is located almost entirely in the flood plain. The private country club was established in approximately 1969. The request is to increase the overall maximum of 128,386 square feet in floor area to allow for a 5,000 square-foot addition in Area C. The total proposed floor area of 132,000 square feet represents approximately two-percent of the 6,585,357 square feet of land area. The increase in the overall allowed square footage is less than adding 5,000 square feet to the existing allowed square

footage. The applicant provided information on existing buildings on the site and the total was less than 128,386. When the 5,000 was added to the existing building square footage the number was 132,000. Therefore, staff recommended capping the square footage in the conditions to the lesser number of 132,000. The golf course and outdoor recreation associated with the private country club allow for a vast amount of open space within the flood plain.

Surrounding land uses to the north across Royal Lane include retail and personal service, undeveloped land, single family, and institutional. Contiguous to the site facing Greenville Avenue are offices and retail uses and a surface parking lot. Across the east line of Greenville Avenue includes public parks and additional retail uses. The site has a DART light rail line along the westerly boundary, as well as a public park, an electrical substation, and multifamily uses.

The proposed addition in Area C is not visible from the exterior of the site and is believed to be in character with the surrounding land uses. An existing condition for Area C restricts additions to 1,000 square-foot expansion with a maximum of 12,000 square feet to total floor area. The request includes removing this provision of limiting additions to 1,000 square feet per addition, as the proposed expansion is for a 5,000 square-foot maintenance/storage building.

Finally, upon examination of the existing development plan for Areas A & C (Exhibit 790A), staff discovered that the plan was not to scale. The revised development plan is now a two-page plan with an enlargement of the original Area A on page one and the proposed expansion within Area C on page two. Both pages have updated data tables indicating the existing and maximum allowable square-footage. This includes the proposed 5,000 square-foot addition within Area C. At the time of this report, the Vicinity Maps on the two pages were pending a minor correction. Area B seemed to extend past the boundaries of the PD. This should be corrected by CPC.

Landscaping:

No changes to landscaping are proposed. The site must comply with Article X.

Parking:

The existing site must provide 485 parking spaces for a country club with private membership use with 128,386 square feet of floor area. The site must comply with the Dallas Development Code for all other uses or for a floor area greater than allowed.

The current request would increase the total allowable square footage to 132,000 square feet without providing additional parking. The net increase is 3,614 square feet. The Department's Engineering Division found no issue with the existing parking for the country club use. The proposed additional square-footage in Subarea A has been limited to maintenance/storage use operating under a private country club use in the

proposed PD conditions. This ensures that the new square-footage does not become a more an active use allowed under the umbrella of a private country club which could create a greater demand for parking.

List of Officers/Partners

ROYAL OAKS COUNTRY CLUB

Ted Daniels, President

Doug Gunn, Co-Treasurer

Scott Wagoner, Co-Treasurer

David Dealy

Gary Sleeper, Vice President

Russ Williams, Vice President

Paul Ritter

Tommy Summers

James Choi

Mike McKinney, Secretary

J. Todd Harbour, COO

Z167-282

Proposed Revisions to PD Conditions

ARTICLE 790.

PD 790.

SEC. 51P-790.101. LEGISLATIVE HISTORY.

PD 790 was established by Ordinance No. 27296, passed by the Dallas City Council on August 27, 2008. (Ord. 27296)

SEC. 51P-790.102. PROPERTY LOCATION AND SIZE.

PD 790 is established on property generally located at the southwest corner of Royal Lane and Greenville Avenue. The size of PD 790 is approximately 151.179 acres. (Ord. 27296)

SEC. 51P-790.103. CREATION OF AREAS.

This district is divided into three areas: Areas A, B, and C as shown on the development plans. (Ord. 27296)

SEC. 51P-790.104. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-790.105. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 790A: development plan for Area A and Area C.

(2) Exhibit 790B: development plan for Area B. (Ord. 27296)

SEC. 51P-790.106. DEVELOPMENT PLAN.

(a) For a country club with private membership use, except as provided in this subsection, development and use of the Property must comply with the development plans (Exhibits 790A and 790B). If there is a conflict between the text of this article and the development plans, the text of this article controls. The building official may approve building permits that are deviations from the development plan provided that the following floor area limits are not exceeded:

(1) In Area A, total floor area may not exceed 5,000 square feet.
(2) In Area B, total floor area may not exceed 125,000 square feet.

(3) In Area C, ~~new single improvements may not exceed 1,000 square feet of floor area and~~ total floor area may not exceed ~~12,000~~ **15,000** square feet. **The floor area in Area C is limited to maintenance and storage in conjunction with the golf course use as part of the country club with private membership use.**

(4) Total floor area on the Property may not exceed ~~128,386~~ **132,000** square feet.

A table showing the floor area of each new building, the floor area of each existing building, and the total floor area for each area must be submitted to the building official with each building permit for new or expanded buildings.

(b) For all other uses, no development plan is required and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27296)

SEC. 51P-790.107. MAIN USES PERMITTED.

(c) Except as provided in this subsection, 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.

(d) The following additional use is permitted by right:

-- Country club with private membership.

(Ord. 27296)

SEC. 51P-790.108. ACCESSORY USES.

(e) 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.

(f) The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.

(Ord. 27296)

SEC. 51P-790.109. 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 51A4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) For a country club with private membership use:

(1) A seven-foot-high ornamental metal fence is permitted in the required front yard.

(2) In Area B, the maximum structure height is 54 feet. (Ord. 27296)

SEC. 51P-790.110. 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 country club with private membership use with ~~128,386~~ **132,000** square feet of floor area or less, 485 off-street parking spaces must be provided as generally shown on the development plans.

(c) For a country club with private membership use with more than ~~128,386~~ **132,000** square feet of floor area consult the use regulations contained in Division 51A-4.200 for specific off street parking and loading requirements. (Ord. 27296)

SEC. 51P-790.111. ENVIRONMENTAL PERFORMANCE

STANDARDS. See Article VI. (Ord. 27296)

SEC. 51P-790.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27296)

SEC. 51P-790.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 27296)

SEC. 51P-790.114. ADDITIONAL PROVISIONS.

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

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

(c) If a development plan is amended, the area of notification is measured from that portion of the Property where development is being changed. (Ord. 27296)

SEC. 51P-790.115. COMPLIANCE WITH CONDITIONS.

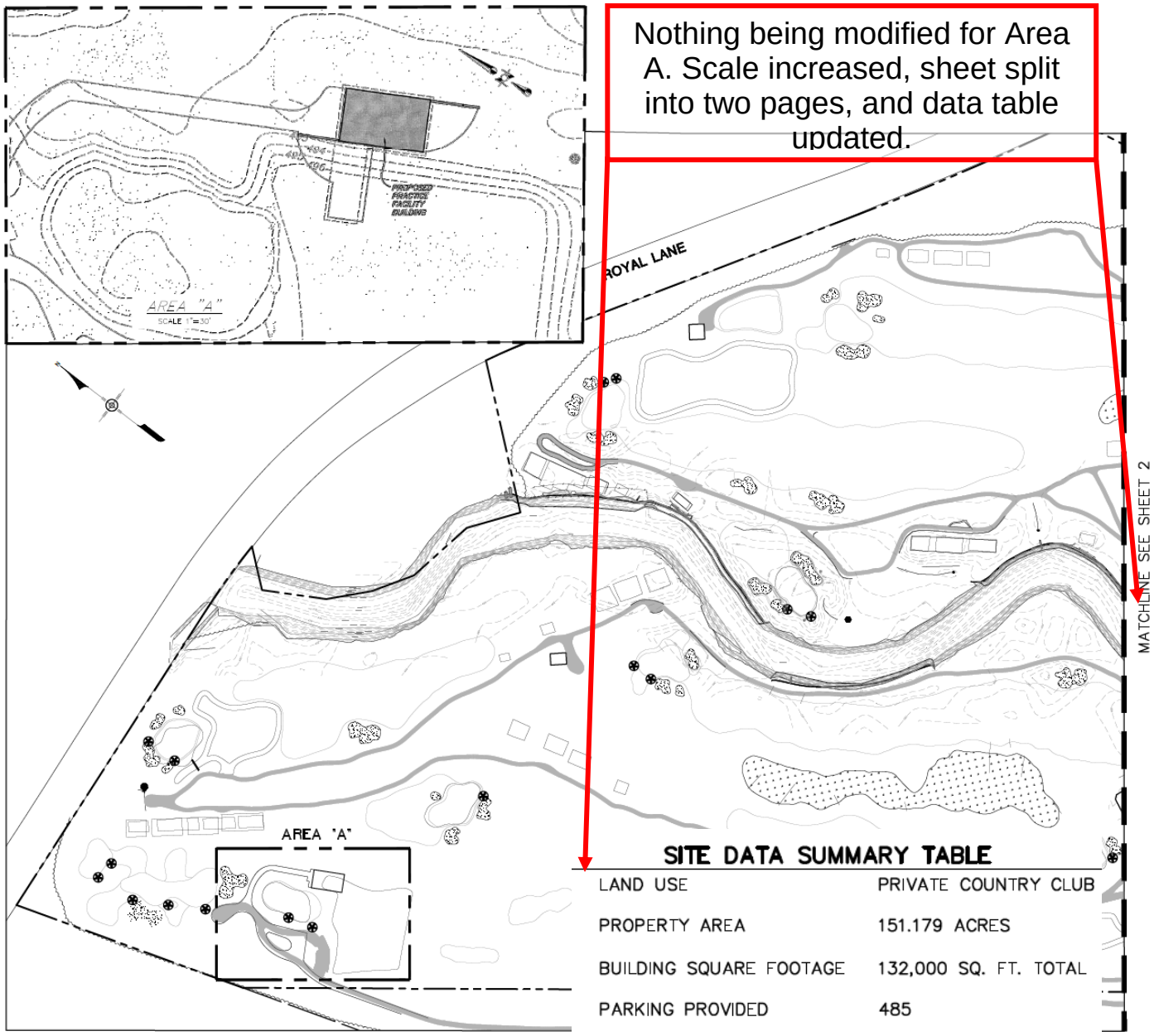
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy for a use until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27296)

~~**SEC. 51P-790.116. ZONING MAP.**~~

~~PD 790 is located on Zoning Map No. E-8. (Ord. 27296)~~

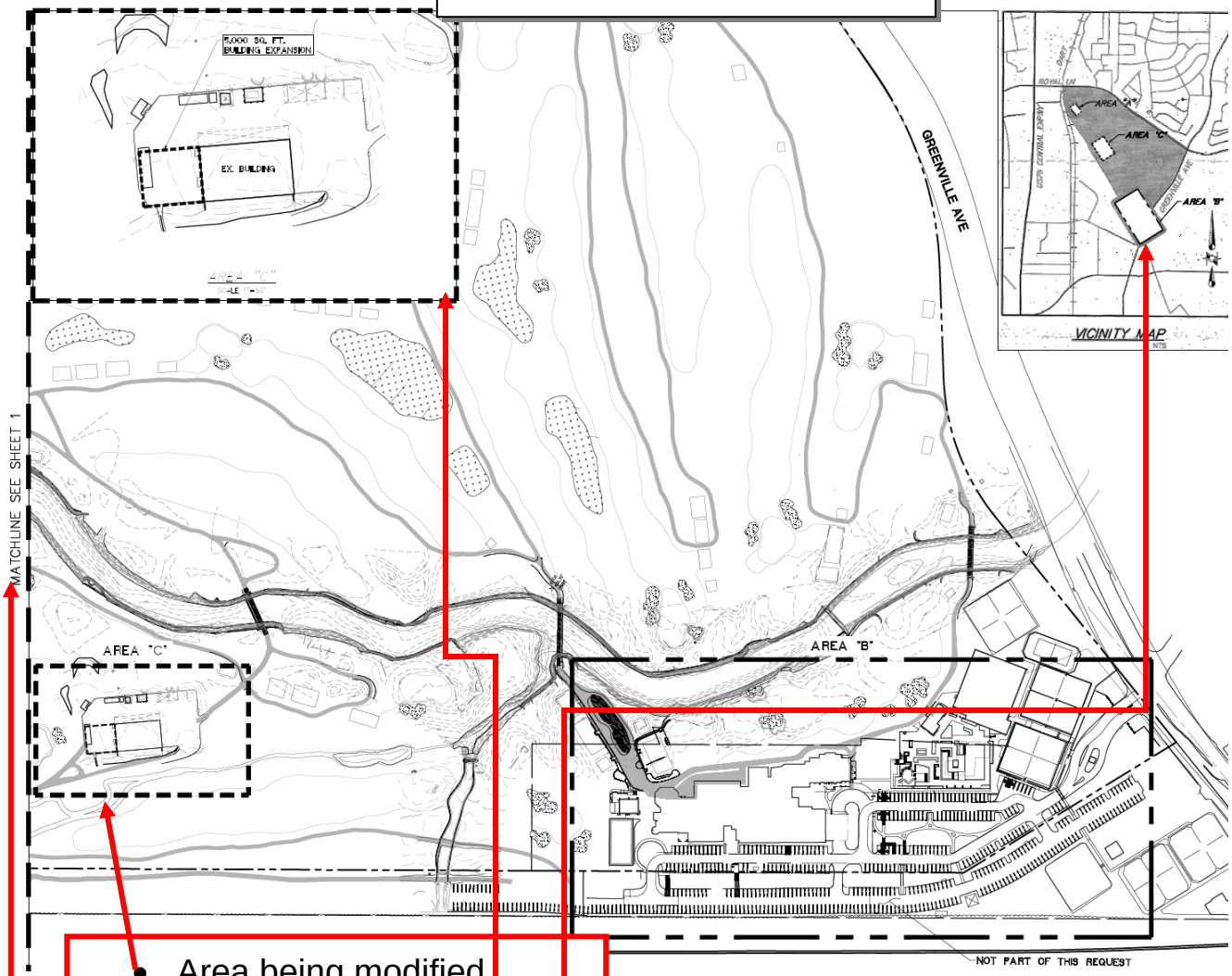
Proposed Development Plan
Page 1—Area A



SITE DATA SUMMARY TABLE

LAND USE	PRIVATE COUNTRY CLUB
PROPERTY AREA	151.179 ACRES
BUILDING SQUARE FOOTAGE	132,000 SQ. FT. TOTAL
PARKING PROVIDED	485
AREA A:	
EXISTING FLOOR AREA:	3,200 SQ. FT.
MAX. ALLOWED	5,000 SQ. FT.
AREA B:	
EXISTING FLOOR AREA:	117,750 SQ. FT.
MAX. ALLOWED	128,000 SQ. FT.
AREA C:	
EXISTING FLOOR AREA:	6,000 SQ. FT.
PROPOSED ADDITION:	5,000 SQ. FT.
MAX. ALLOWED	15,000 SQ. FT.

Proposed Development Plan
Page 2—Area C



- Area being modified
- Enlargement of area being modified
- Vicinity map pending minor correction to show Area B within boundaries of the PD
- Matchline to page 1
- New data table

SITE DATA SUMMARY TABLE

LAND USE	PRIVATE COUNTRY CLUB
PROPERTY AREA	151.179 ACRES
BUILDING SQUARE FOOTAGE	132,000 SQ. FT. TOTAL
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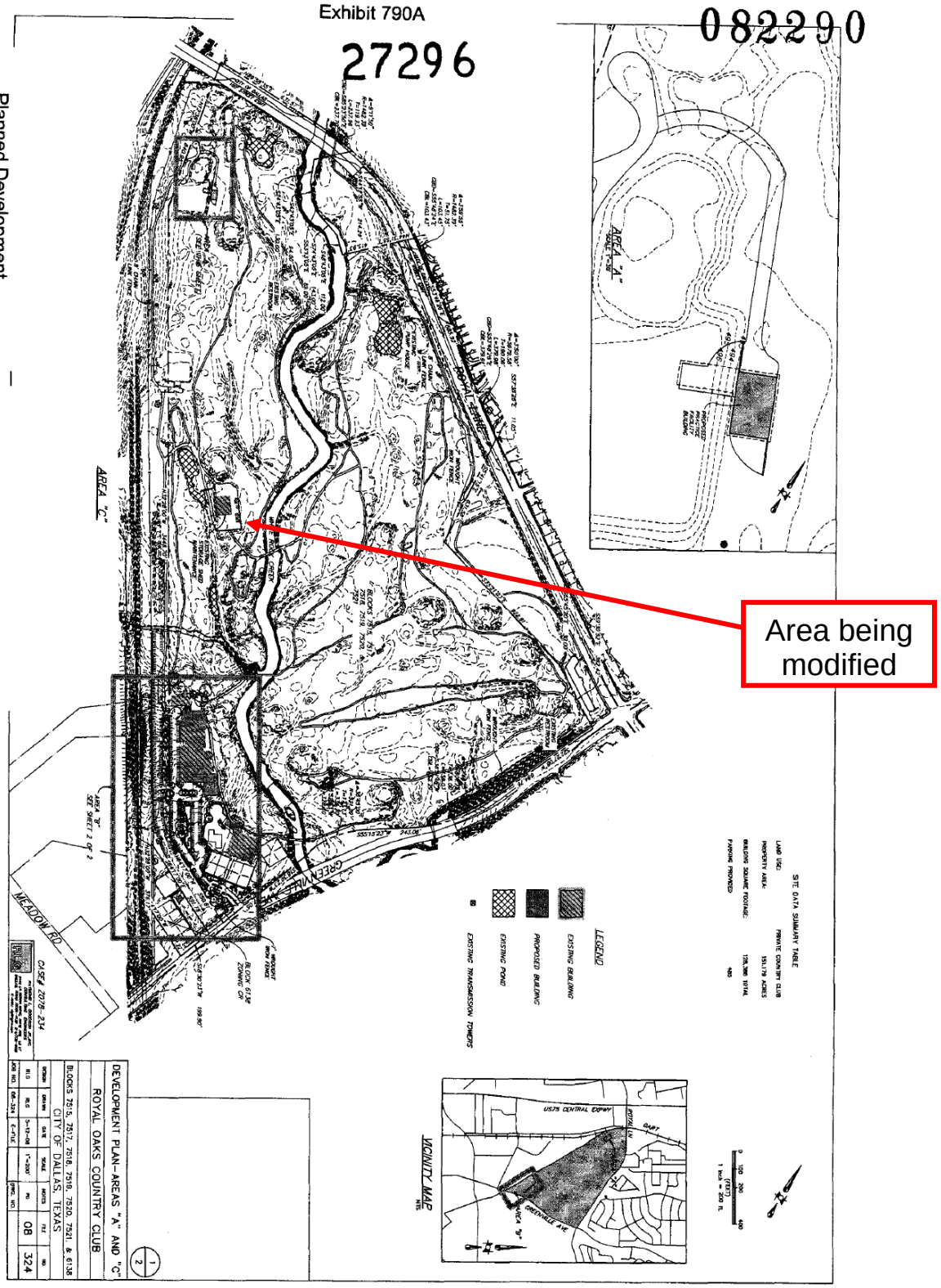
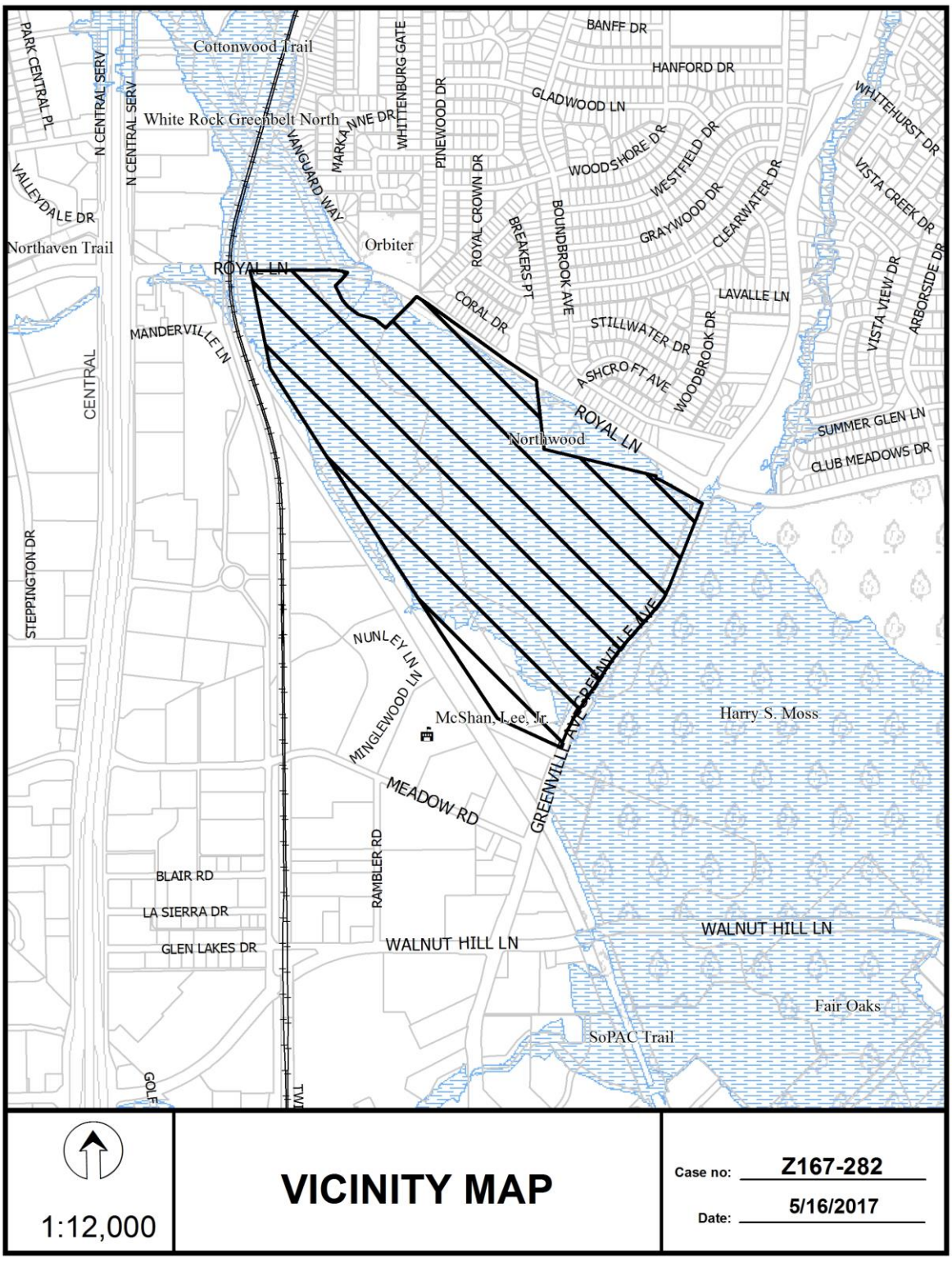
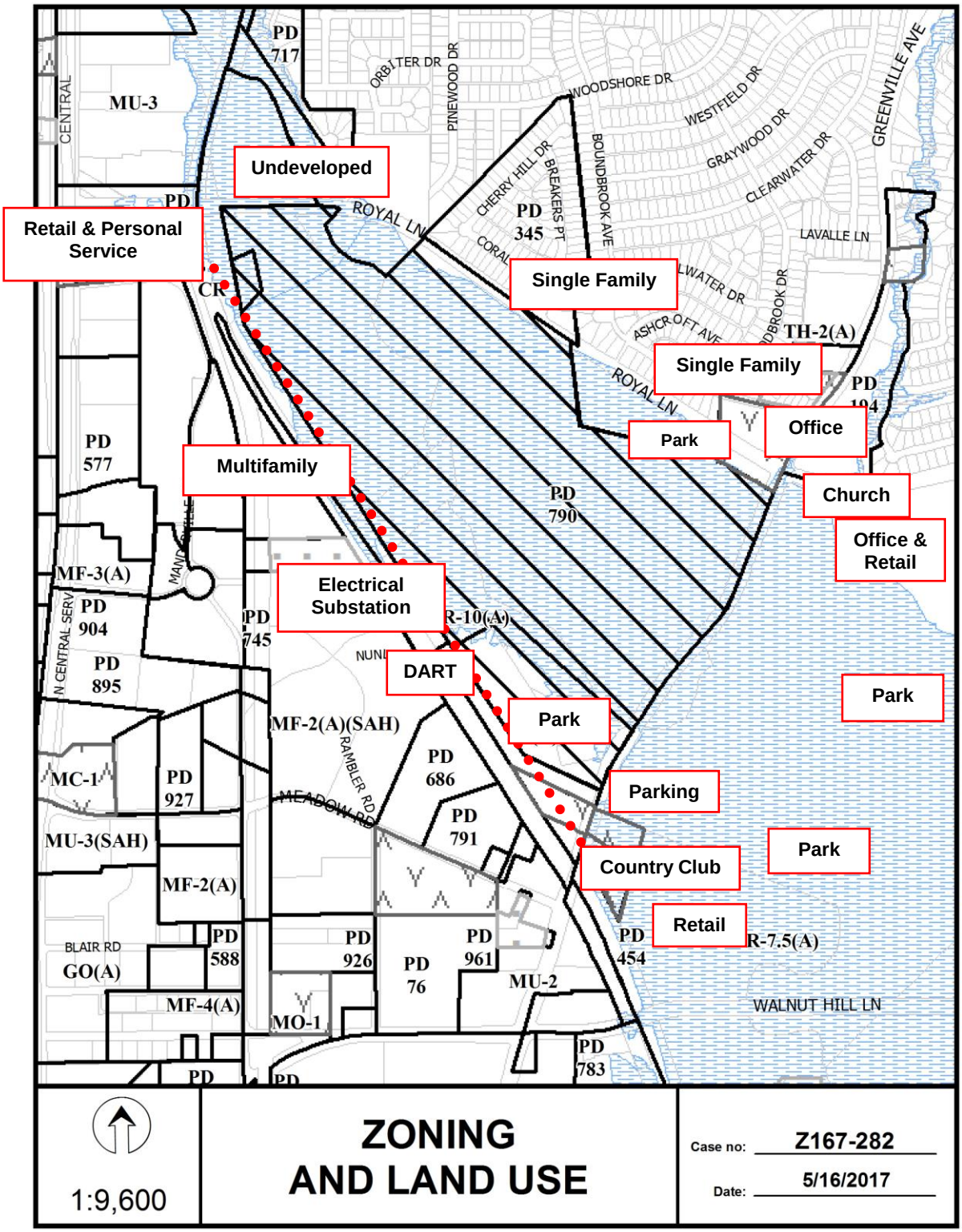
PROPOSED ADDITION:	5,000 SQ. FT.
MAX. ALLOWED	15,000 SQ. FT.

Existing Development Plan




Cottonwood Trail
White Rock Greenbelt North
Northaven Trail
Orbiter
Northwood
McShan, Lee, Jr.
Harry S. Moss
Fair Oaks
SoPAC Trail
PARK CENTRAL PL
N CENTRAL SERV
VALLEYDALE DR
ROYAL LN
MANDERVILLE LN
CENTRAL
STEPPINGTON DR
VANGUARD WAY
MARKA LYNE DR
WHITTENBURG GATE
PINEWOOD DR
ROYAL CROWN DR
BREAKERS PT
BOUNDBROOK AVE
CORAL DR
BANFF DR
HANFORD DR
GLADWOOD LN
WOODSHORE DR
WESTFIELD DR
GRAYWOOD DR
CLEARWATER DR
LAVALLE LN
STILLWATER DR
WOODBROOK DR
ASHCROFT AVE
WHITEHURST DR
VISTA CREEK DR
VISTA VIEW DR
ARBORSIDE DR
SUMMER GLEN LN
CLUB MEADOWS DR
GREENVILLE AVE
NUNLEY LN
MINGLEWOOD LN
MEADOW RD
RAMBLER RD
BLAIR RD
LA SIERRA DR
GLEN LAKES DR
WALNUT HILL LN
1:12,000
VICINITY MAP
Case no: Z167-282
Date: 5/16/2017


CENTRAL
VANGUARD WAY
ORBITER DR
ORBITER CIR
PINEWOOD DR
WOODSHORE DR
WESTFIELD DR
GRAYWOOD DR
CLEARWATER DR
CHERRY HILL DR
BREAKERSPT
BOUNDBROOK AVE
ROYAL ACRD
MANDERVILLE LN
CORAL DR
LAVALLE LN
STILLWATER DR
ASHCROFT AVE
WOODBROOK DR
ROYAL LN
ROYAL LN
N CENTRAL SERV
NUNLEY LN
MINGLEWOOD LN
GREENVILLE AVE
GREENVILLE AVE
MEADOW RD
RAMBLER RD
BLAIR RD
LA SIERRA DR
GLEN LAKES DR
WALNUT HILL LN
WALNUT HILL LN
1:9,600
AERIAL MAP
Case no: Z167-282
Date: 5/16/2017


Undeveloped
Retail & Personal Service
Single Family
Single Family
Office
Park
Multifamily
Church
Office & Retail
Electrical Substation
DART
Park
Park
Parking
Country Club
Park
Retail
PD 717
MU-3
CENTRAL
ORBITER DR
PINEWOOD DR
WOODSHORE DR
WESTFIELD DR
GRAYWOOD DR
CLEARWATER DR
GREENVILLE AVE
CHERRY HILL DR
BREAKERS PT
BOUNDBROOK AVE
LAVALLE LN
ROYAL LN
PD 345
TH-2(A)
PD 194
PD 577
PD 790
MF-3(A)
PD 904
PD 895
PD 745
R-10(A)
MF-2(A)(SAH)
RAMBLER RD
MEADOW RD
PD 686
PD 791
MC-1
PD 927
MU-3(SAH)
MF-2(A)
BLAIR RD
GO(A)
PD 588
PD 926
PD 76
PD 961
MU-2
PD 454
R-7.5(A)
MF-4(A)
MO-1
WALNUT HILL LN
PD 783
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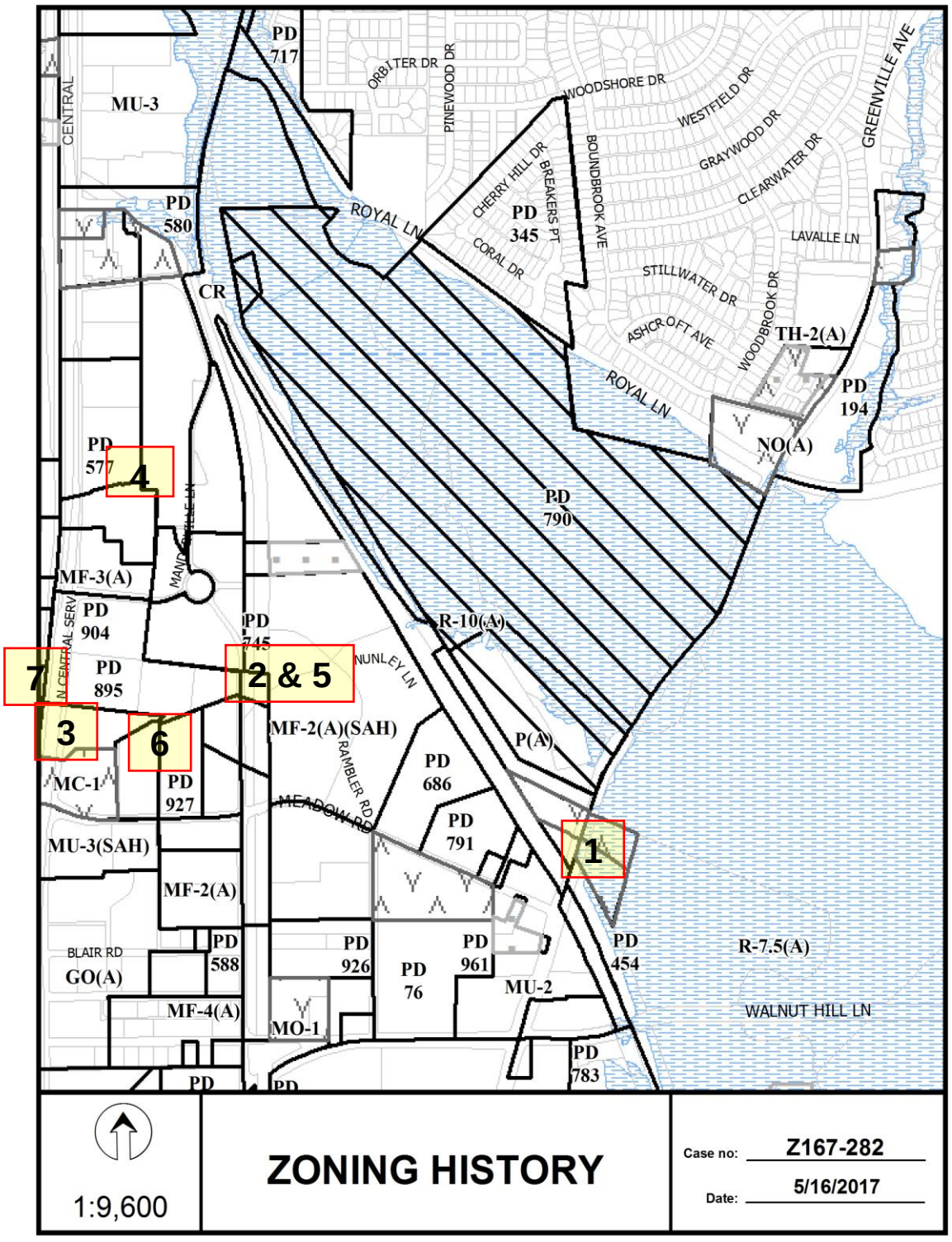
ZONING AND LAND USE
Case no: Z167-282
Date: 5/16/2017


PD 717
MU-3
CENTRAL
ORBITER DR
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PD 194
NO(A)
PD 577
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PD 790
MF-3(A)
PD 904
PD 895
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NUNLEY LN
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BLAIR RD
GO(A)
PD 588
PD 926
PD 76
PD 961
MU-2
PD 454
R-7.5(A)
MF-4(A)
MO-1
WALNUT HILL LN
PD 783
1:9,600
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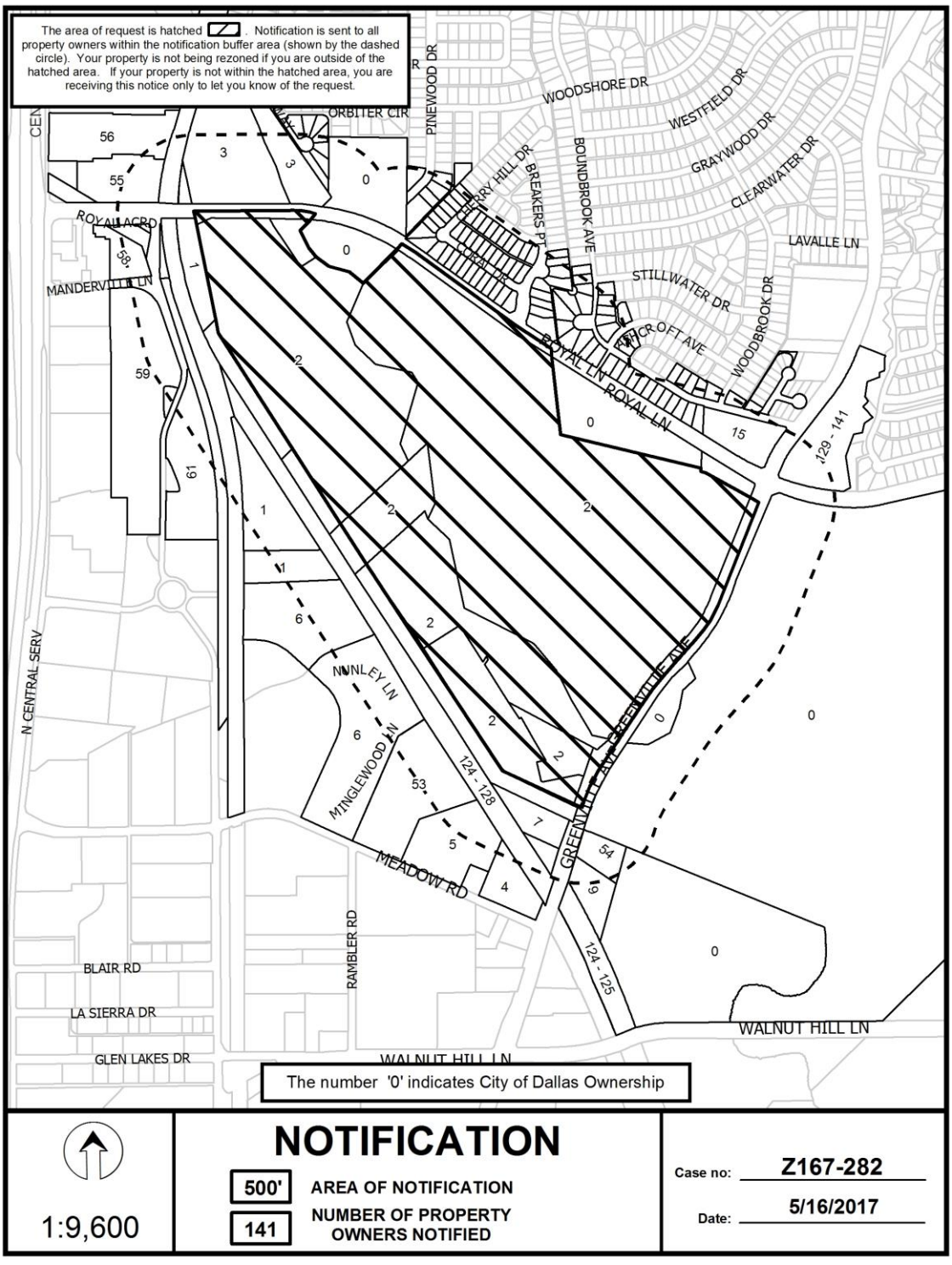
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ORBITER CIR
PINEWOOD DR
WOODSHORE DR
WESTFIELD DR
GRAYWOOD DR
CLEARWATER DR
LAVALLE LN
BOUNDBROOK AVE
BERRY HILL DR
BREAKERS PL
STILLWATER DR
WOODBROOK DR
RIDGECROFT AVE
ROYAL LN
ROYAL LN
ROYAL ACRD
MANDERVILLE LN
N CENTRAL SERV
NUNLEY LN
MINGLEWOOD LN
GREENVILLE AVE
MEADOW RD
RAMBLER RD
BLAIR RD
LA SIERRA DR
GLEN LAKES DR
WALNUT HILL LN
WALNUT HILL LN
129 - 141
124 - 128
124 - 125
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
141
NUMBER OF PROPERTY OWNERS NOTIFIED
1:9,600
Case no: Z167-282
Date: 5/16/2017

05/16/2017

Notification List of Property Owners

Z167-282

141 Property Owners Notified

Label #	***Address***		***Owner***
1	7804	GREENVILLE AVE	TEXAS UTILITIES ELEC CO
2	7915	GREENVILLE AVE	ROYAL OAKS COUNTRY CLUB
3	8216	ROYAL LN	ROYAL OAKS DEVELOPMENT CO
4	8383	MEADOW RD	DTX MEADOWS REALTY LLC
5	8325	MEADOW RD	PARK CENTRAL RESIDENTIAL LLC
6	8215	MEADOW RD	HT MIDTOWN LP
7	7740	GREENVILLE AVE	ROYAL OAKS DEVELOPMENT CO
8	7735	GREENVILLE AVE	EXPRESS BEER FOOD GAS INC
9	7580	GREENVILLE AVE	OH JUNG AE
10	9027	ROYAL CROWN DR	ANNIS MARK A
11	9018	PINEWOOD DR	PAYNE CASS & CHRISTOPHER
12	9014	PINEWOOD DR	IVERSON ISABELLA J
13	9010	PINEWOOD DR	KELLEY JARED & SARAH
14	9015	PINEWOOD DR	PICKERING LISA GISELLE A
15	8515	GREENVILLE AVE	GASTON AVE BAPTIST CHURCH
16	8909	BOUNDBROOK AVE	SCHEPPS SHELDON &
17	8905	BOUNDBROOK AVE	ELDRIDGE HENRY JOEL
18	8841	BOUNDBROOK AVE	HERNANDEZ TOMASA &
19	8835	BOUNDBROOK AVE	TUTSON S T JR EST OF
20	8831	BOUNDBROOK CIR	COOK SARA LINDSAY
21	8827	BOUNDBROOK CIR	TORRES GARY &
22	8823	BOUNDBROOK CIR	FLUCAS WILMA TEEN
23	8819	BOUNDBROOK CIR	TYLER WILBERT V
24	8815	BOUNDBROOK CIR	ELLIS KIRSTEN
25	8809	BOUNDBROOK AVE	ZBOLON TIKVA
26	8805	BOUNDBROOK AVE	CALDWELL R A

05/16/2017

Label #	*Address*		*Owner*
27	8606	WOODBROOK DR	KRESH NORMAN
28	8611	ASHCROFT AVE	HERNANDEZ-GONZALEZ MARIA E &
29	8810	BOUNDBROOK AVE	KLEIN JEFFREY BOWERS
30	8820	BOUNDBROOK AVE	LUEDKE SCOTT J & KATHY A
31	8830	BOUNDBROOK AVE	MARTINEZ ENRIQUE &
32	8834	BOUNDBROOK AVE	WATSON RICKY LEE
33	8840	BOUNDBROOK AVE	LEE SAUNDRA ELIZABETH
34	8603	WOODBROOK DR	ORTEGA JORGE F & JUANA
35	8712	BOUNDBROOK AVE	HARGENRADER ROBIN & ASHLEY ADLOO
36	8718	BOUNDBROOK AVE	DAVIS MARK VINCENT
37	8722	BOUNDBROOK AVE	BANKS FRANCES L
38	8728	BOUNDBROOK AVE	NORTHWOOD ESTATES I INC
39	8606	ASHCROFT AVE	ESPINOZA HECTOR
40	8612	ASHCROFT AVE	BEAUMONT DUSTY L
41	8759	BOUNDBROOK AVE	WALLS SUSAN & MATHEW
42	8755	BOUNDBROOK AVE	VILLALBA JACINTO & MARTHA
43	8751	BOUNDBROOK AVE	GARDNER ANITA ZAPATA
44	8747	BOUNDBROOK AVE	BRISCOE BRIAN &
45	8743	BOUNDBROOK AVE	ARMSTRONG DAVID & MARCIA
46	8739	BOUNDBROOK AVE	TORRES FERNANDO
47	8733	BOUNDBROOK AVE	GALINDEZ CRESCENCIO
48	8729	BOUNDBROOK AVE	DAVIS NORMAN EDWARD & MICKEY JEANETTE
49	8721	BOUNDBROOK AVE	ASSEFA HIRUT
50	8717	BOUNDBROOK AVE	BELAYE MESFIN
51	8711	BOUNDBROOK AVE	ZAPATA JOSEPHINE &
52	8707	BOUNDBROOK AVE	SHATZ GUENNADE G & LISA B
53	8307	MEADOW RD	Dallas ISD
54	7606	GREENVILLE AVE	SEB GROUP LLC
55	11100	N CENTRAL EXPY	AVG PARTNERS 1
56	11170	N CENTRAL EXPY	11170 NORTH CENTRAL LP
57	8400	MANDERVILLE LN	PENTECO INC

05/16/2017

Label #	*Address*		*Owner*
58	8555	MANDERVILLE LN	SOVRAN ACQUISITION LTD PS
59	8401	MANDERVILLE LN	DOMAIN AT MIDTOWN PARK LTD
60	4	MANDERVILLE LN	DOMAIN AT MIDTOWN PARK LTD
61	8182	MANDERVILLE LN	LEGACY AT MIDTOWN PARK INC
62	301	VANGUARD WY	URBAN RESERVE HOA INC
63	88	VANGUARD WY	URBAN EDGE DEV LTD
64	84	VANGUARD WY	SLEEPER GARY
65	80	VANGUARD WY	BEATTIE EVAN LIFE ESTATE
66	76	VANGUARD WY	SMITH TREY H
67	72	VANGUARD WY	INTEGRO DEVELOPMENT LLC
68	68	VANGUARD WY	FOX EDWARD J & CORINE H
69	64	VANGUARD WY	ORRILL DEBORAH &
70	9006	PINEWOOD DR	MATTHIES RICHARD &
71	8307	CORAL DR	GARRETT JEANELL LIFE ESTATE
72	8311	CORAL DR	HARSTON CAROL A
73	8315	CORAL DR	HILL CLIFTON A &
74	8319	CORAL DR	ASHCRAFT STEVEN P
75	8323	CORAL DR	RUSHING NANCY T
76	8327	CORAL DR	SCHULTZ WILLIAM H &
77	8331	CORAL DR	NEWSOM KIRK & M LYNN
78	8335	CORAL DR	KLEIN RITA RYAN & JOHN J
79	8339	CORAL DR	MAJORS DANIEL B &
80	8343	CORAL DR	SMITH E HELEN
81	8347	CORAL DR	BROWN WILLIAM V
82	8340	BRIAR DR	DAVIS BOBBY D &
83	8336	BRIAR DR	LIVINGSTON HENRY W VII & DEBORA R
84	8332	BRIAR DR	LUCK CHERYL M & ERIC
85	8328	BRIAR DR	ELDER WILLIAM J &
86	8324	BRIAR DR	REED WADE WALLACE &
87	8320	BRIAR DR	HILZ JOHN
88	8316	BRIAR DR	WEISS BEVERLY JOAN

05/16/2017

Label #	*Address*		*Owner*
89	8312	BRIAR DR	ALLES MARIE A
90	8308	BRIAR DR	WOLFF EDWARD A JR &
91	8304	BRIAR DR	HEATH EDWARD W & ELIZABETH C
92	8600	ROYALBROOK CT	BOUNDBROOK OAKS VENTURE
93	8607	ROYALBROOK CT	NGUYEN THUYLINH THI &
94	8504	BREAKERS POINT	JONES MATTHEW BOUNDS
95	8508	BREAKERS POINT	PHILLIPS DAVID &
96	8512	BREAKERS POINT	DORSEY JAMES A & BETTY J
97	8516	BREAKERS POINT	NGUYEN TUNG THANH &
98	8520	BREAKERS POINT	HARLEY LARRY E &
99	8524	BREAKERS POINT	HAMILTON CARL L III & MARGARET A
100	8528	BREAKERS POINT	SCRUGGS LORNA LEE
101	8532	BREAKERS POINT	SHETTLE AUBYN K JR &
102	8536	BREAKERS POINT	MING GLORIA
103	8531	CHERRY HILL DR	PECHERSKY PAUL N & DIANE
104	8527	CHERRY HILL DR	VANWINKLE GARY L &
105	8523	CHERRY HILL DR	MOORE BRIANA
106	8519	CHERRY HILL DR	ROBERTSON SYBIL B
107	8515	CHERRY HILL DR	BRIGGS DAVID C &
108	8511	CHERRY HILL DR	WATERS SAMUEL W &
109	8507	CHERRY HILL DR	GIBSON J STEPHEN
110	8503	CHERRY HILL DR	COEN JANET KIMBALL
111	8304	CORAL DR	CLAYTON J DAVID
112	8308	CORAL DR	ALLEN ROBERT M &
113	8312	CORAL DR	FORMES JOHN J JR & CHERYL
114	8316	CORAL DR	BOYD DAN S
115	8320	CORAL DR	GILLIAM EDWARD &
116	8324	CORAL DR	HOWARD KAYLA R
117	8328	CORAL DR	MCKEE ROSALYN R
118	8332	CORAL DR	VERSHUM JILL
119	8336	CORAL DR	MENZIES WILLIAM &

05/16/2017

Label #	***Address***		***Owner***
120	8340	CORAL DR	STARNES JOE L & BETH W
121	8344	CORAL DR	BLACKMUN LAURIE A
122	8348	CORAL DR	LARICKS JAMES R &
123	8352	CORAL DR	SHIDID SALOMON & TERESA
124	401	S BUCKNER BLVD	DART
125	401	S BUCKNER BLVD	DART
126	401	S BUCKNER BLVD	DART
127	401	S BUCKNER BLVD	DART
128	401	S BUCKNER BLVD	DART
129	8604	GREENVILLE AVE	HO MING TAO &
130	8604	GREENVILLE AVE	LEAP & ROUQUETTE
131	8604	GREENVILLE AVE	COMMUNITY OPTIONS INC
132	8604	GREENVILLE AVE	423 COLONY LTD
133	8604	GREENVILLE AVE	ROYAL CREEK PSYCHIATRIC CENTER LLC
134	8610	GREENVILLE AVE	B & C HOLDINGS LP
135	8610	GREENVILLE AVE	B & C HOLDINGS LP
136	8616	GREENVILLE AVE	8616 GREENVILLE ASC LP
137	8616	GREENVILLE AVE	8616 GREENVILLE ASC LP
138	8710	GREENVILLE AVE	LLGEE INC
139	8722	GREENVILLE AVE	TANUR PPTIES
140	8722	GREENVILLE AVE	WHIDDON FAMILY LTD PS
141	8722	GREENVILLE AVE	ASCENSION REAL ESTATE LLC

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-247(OTH) **DATE FILED:** March 17, 2017

LOCATION: North side of Scyene Road, west of Jim Miller Road

COUNCIL DISTRICT: 5 **MAPSCO:** 48-S, W

SIZE OF REQUEST: Approx. 2.51 acres **CENSUS TRACT:** 84.00

APPLICANT/OWNER: George M. Reeves III, LTD

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application to renew Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the existing general merchandise of food store [Vecta Food Store].

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 staff's recommended conditions.

BACKGROUND:

- The site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is developed with a multi-tenant building, which includes an approximately 2,502 square foot general merchandise or food store and a motor vehicle fueling station. Other uses on the request site include retail, personal service, and a vehicle or engine repair or maintenance use.

- The SUP was originally approved on August 24, 2011 for a period of two years. The City Council renewed the SUP on October 8, 2013 for a two-year period.

- On April 13, 2016, City Council renewed the SUP for one year period.

- The applicant submitted an application to renew the SUP in March 2017 – one month prior to the expiration date.

Zoning History: There has been one recent zoning request in the area within the last five years.

1. Z156-346 On January 25, 2017, the City Council approved an SUP for an electrical substation, on property zoned an R-7.5(A) Single Family District on the southeast corner of North Jim Miller Road and Scyene Road

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Scyene Road	Principle Arterial	100 ft.
Jim Miller Road	Minor Arterial	100 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.

Goal 1.1 Align land use strategies with economic development priorities.

> **Policy 1.1.15** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.
>
> > **Implementation measure 1.1.5.3** Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1 SUP No. 1863	Shopping strip existing sell of alcohol
North	R-7.5(A)	Single family
East	CR-D-1	Retail
South	R-7.5(A)	Undeveloped and single family
West	RR-D	Bus terminal

Land Use Compatibility:

The site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is developed with a multi-tenant building, which includes an approximately 2,502 square foot general merchandise or food store and a motor vehicle fueling station. Other uses on the request site include retail, personal service, and a vehicle or engine repair or maintenance use. The applicant is proposing to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise or food store on the property, which requires a Specific Use Permit.

The adjacent uses consist primarily of retail and general merchandise stores, and single family to the north and east; and single family and an electric substation to the south; bus terminal to the west.

The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores 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 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 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 land uses. The scale of the development is consistent with the size of the surrounding buildings. According to the Police Department, the applicant complies with the requirements for the convenience store. In addition, conditions and time periods for the use provide opportunity for continued evaluation of the site. The short time period will also require that the request be reevaluated to ensure the use is compatible in this location and that all conditions are being met.

Development Standards:

DISTRICT	SETBACKS Front	Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
CR-D-1 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

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The proposed use requires 15 spaces for the proposed use. Parking must be provided as shown on the site plan.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Fence:

According to the applicant's representative, the applicant and the community requested to remove the fence requirement from the SUP conditions; however, the Code requires that all off-street parking be screened if adjacent to a residential district.

An SUP must comply with Code requirements. In this case, the fence must be in place. The applicant's argument is that the applicant is not building any additional floor area or making any additions to the existing structure. However, the site plan shows parking along the alley adjacent to single family and the loading and unloading areas are at the back of the building facing the single family district to the north of the property. Removing the condition would not remove the requirement for the screening.

Sec. 51A-4-301(f)

Screening provisions for off-street parking.

(1) The owner of off-street parking must provide screening to separate the parking area from:

(A) a contiguous residential use or vacant lot if either is in an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district and the parking area serves a nonresidential use; or

(B) a contiguous single family or duplex use or a vacant lot if any of these are in an R, R(A), D, D(A), TH, TH(A), or CH district and the parking area serves a multifamily use.

Site Plan:

The applicant is providing a cleaner site plan for the site that clearly shows the location of the SUP area and the adjacent suites. The proposed site plan complies with Code requirements.

Police Report:

Staff obtained reported offenses for the most recent SUP period.

From April 13, 2016 to April 24, 2017

Date	Premise	Offense
5/12/2015	Convenience Store	Criminal Trespass
5/14/2015	Gas or Service Station	Agg assault - NFV
5/14/2015	Gas or Service Station	Forge & Counterfeit
9/17/2016	Convenience Store	Miscellaneous
11/3/2016	Parking Lot (All Others)	Assault
4/24/2017	Convenience Store	Miscellaneous

OFFICERS

George M. Reeves III, LTD
List of Officers

George M. Reeves	President/Treasurer
George M. Reeves, III	Vice President/Secretary

Proposed SUP Conditions
Z167-247(OTH)

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of 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 automatically terminates on April 13, 2017~~. This specific use permit expires on _____ (two ~~three~~ 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.)

Staff Recommendation:

4. SCREENING: A minimum six-foot solid screening fence must be maintained along the northern boundary of the Property.

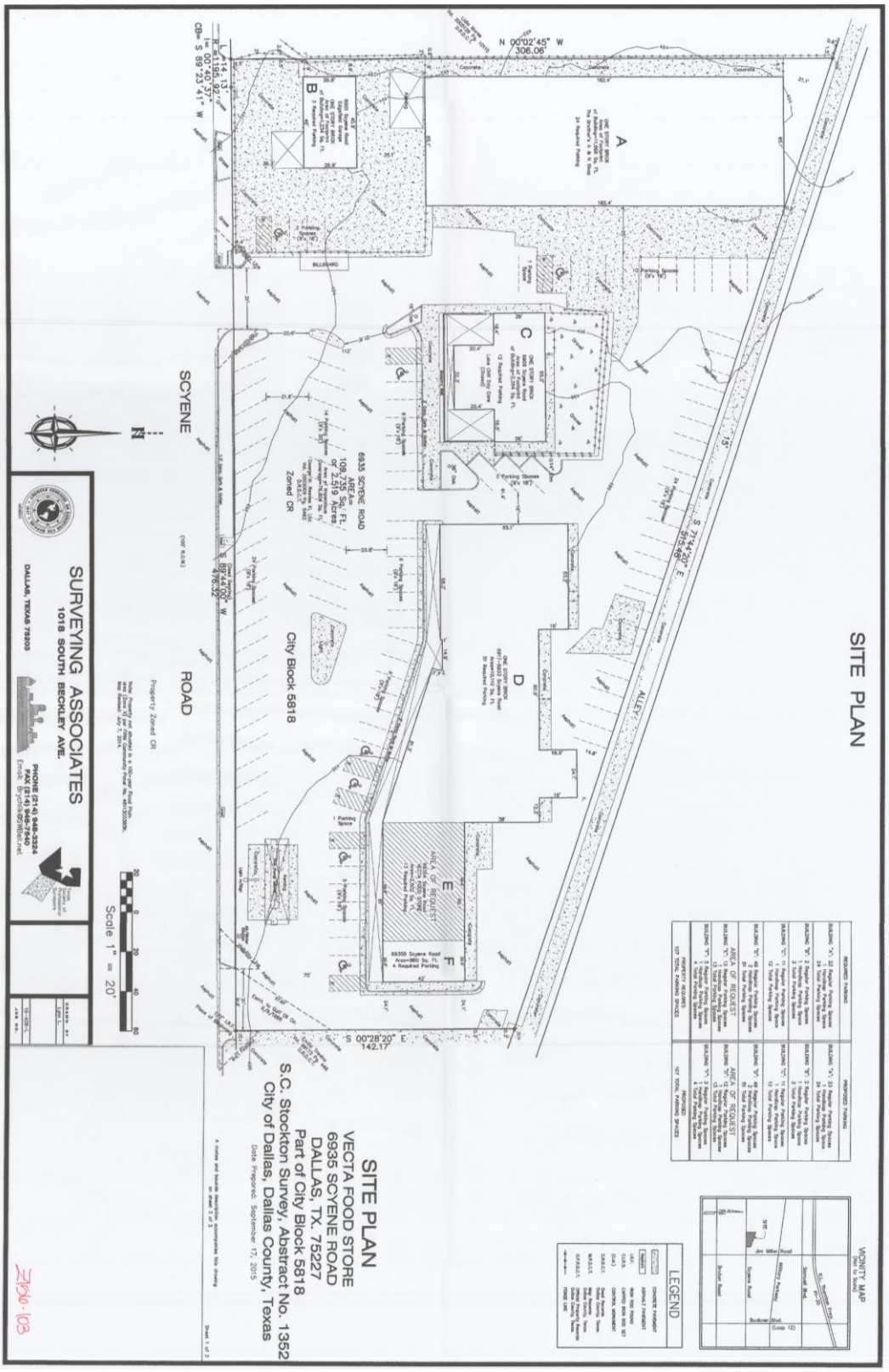
Applicant's Request:

~~4. SCREENING: A minimum six-foot solid screening fence must be maintained along the northern boundary of the Property.~~

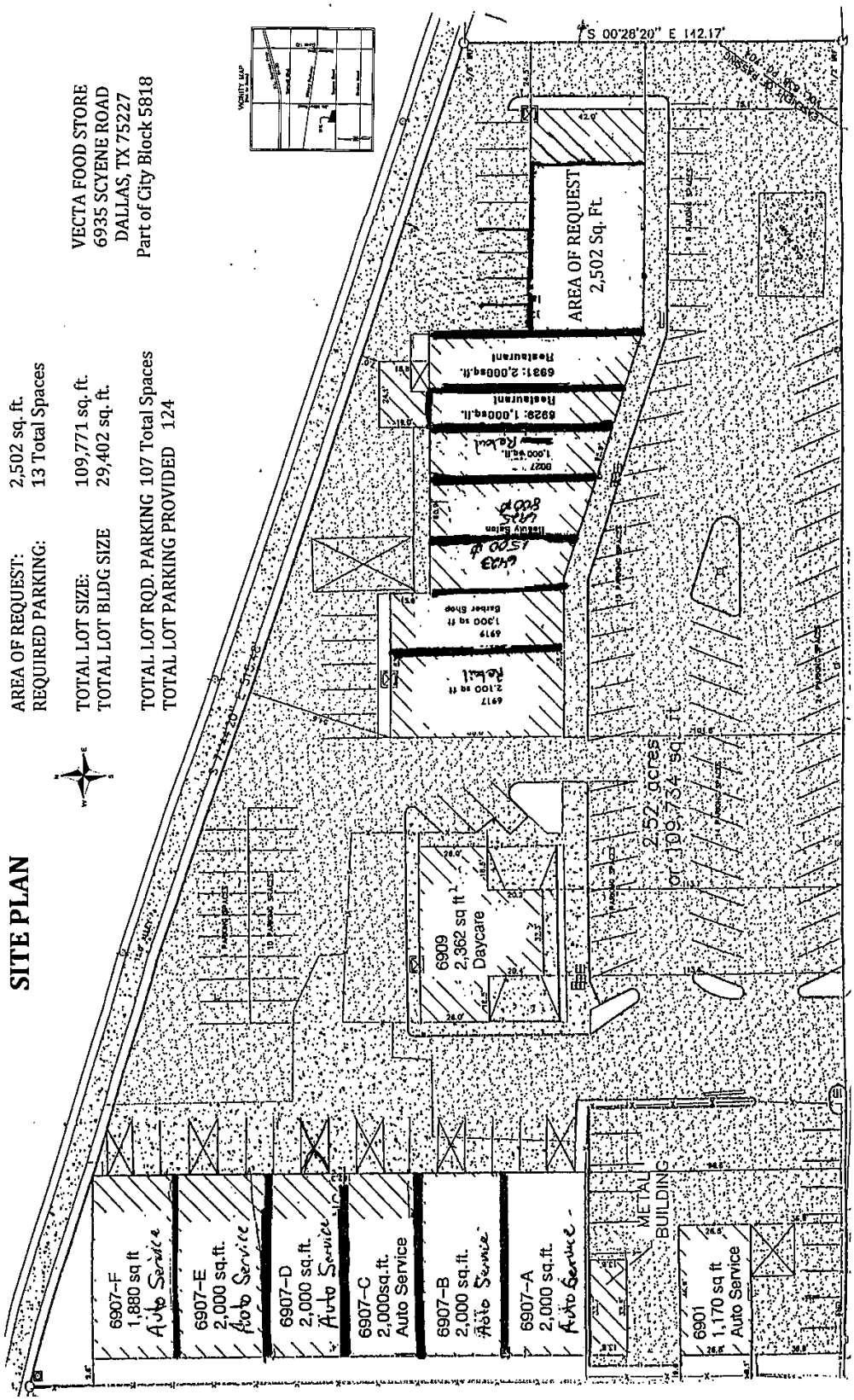
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

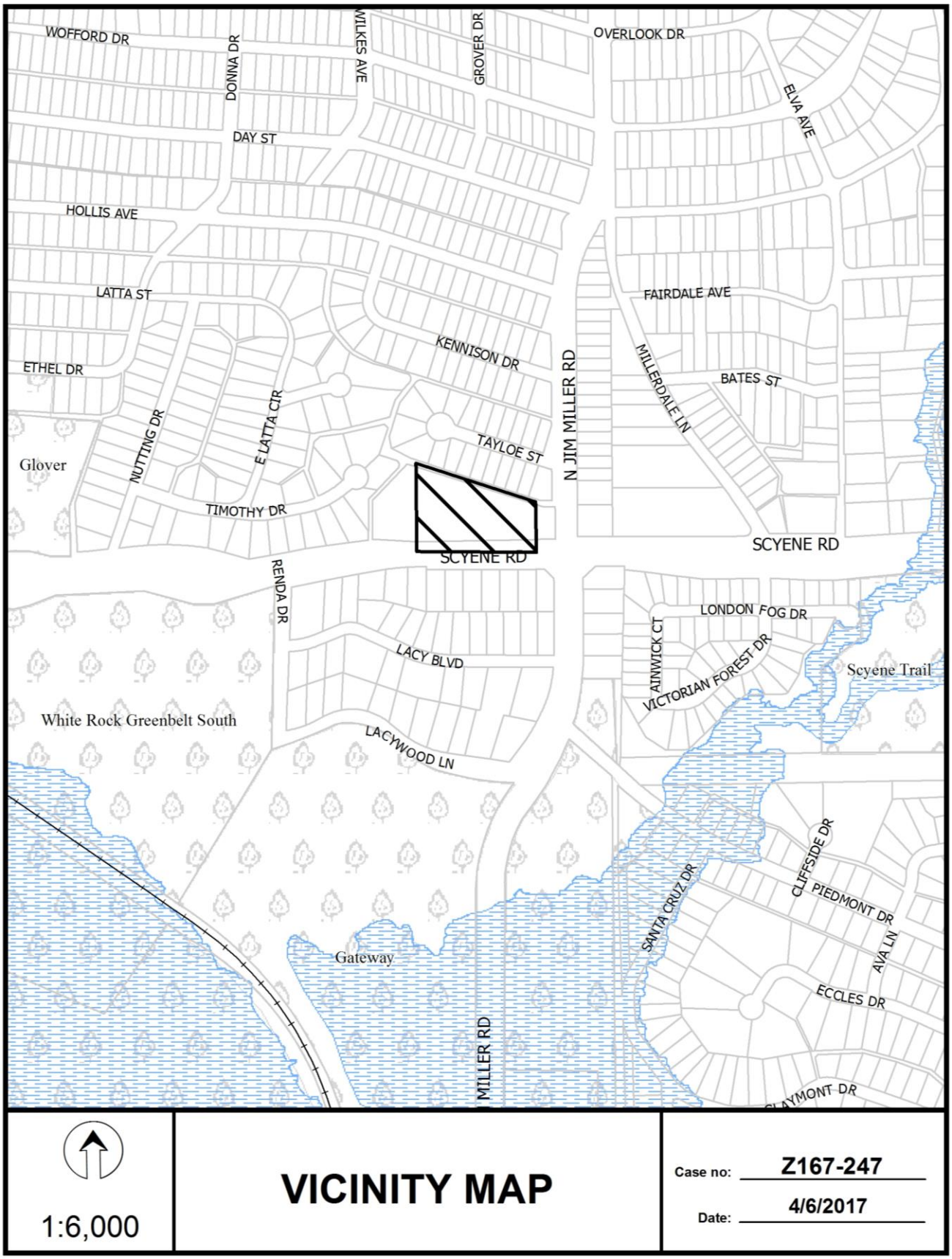
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



EXISTING SITE PLAN




WOFFORD DR
DONNA DR
WILKES AVE
GROVER DR
OVERLOOK DR
ELVA AVE
DAY ST
HOLLIS AVE
LATTA ST
FAIRDALE AVE
KENNISON DR
N JIM MILLER RD
MILLERDALE LN
ETHEL DR
BATES ST
NUTTING DR
E LATTA CIR
TAYLOE ST
Glover
TIMOTHY DR
SCYENE RD
SCYENE RD
RENDA DR
LONDON FOG DR
LACY BLVD
AINWICK CT
VICTORIAN FOREST DR
Scyene Trail
White Rock Greenbelt South
LACYWOOD LN
CLIFFSIDE DR
PIEDMONT DR
SANTA CRUZ DR
AVA LN
Gateway
ECCLES DR
MILLER RD
CLAYMONT DR
1:6,000
VICINITY MAP
Case no: Z167-247
Date: 4/6/2017

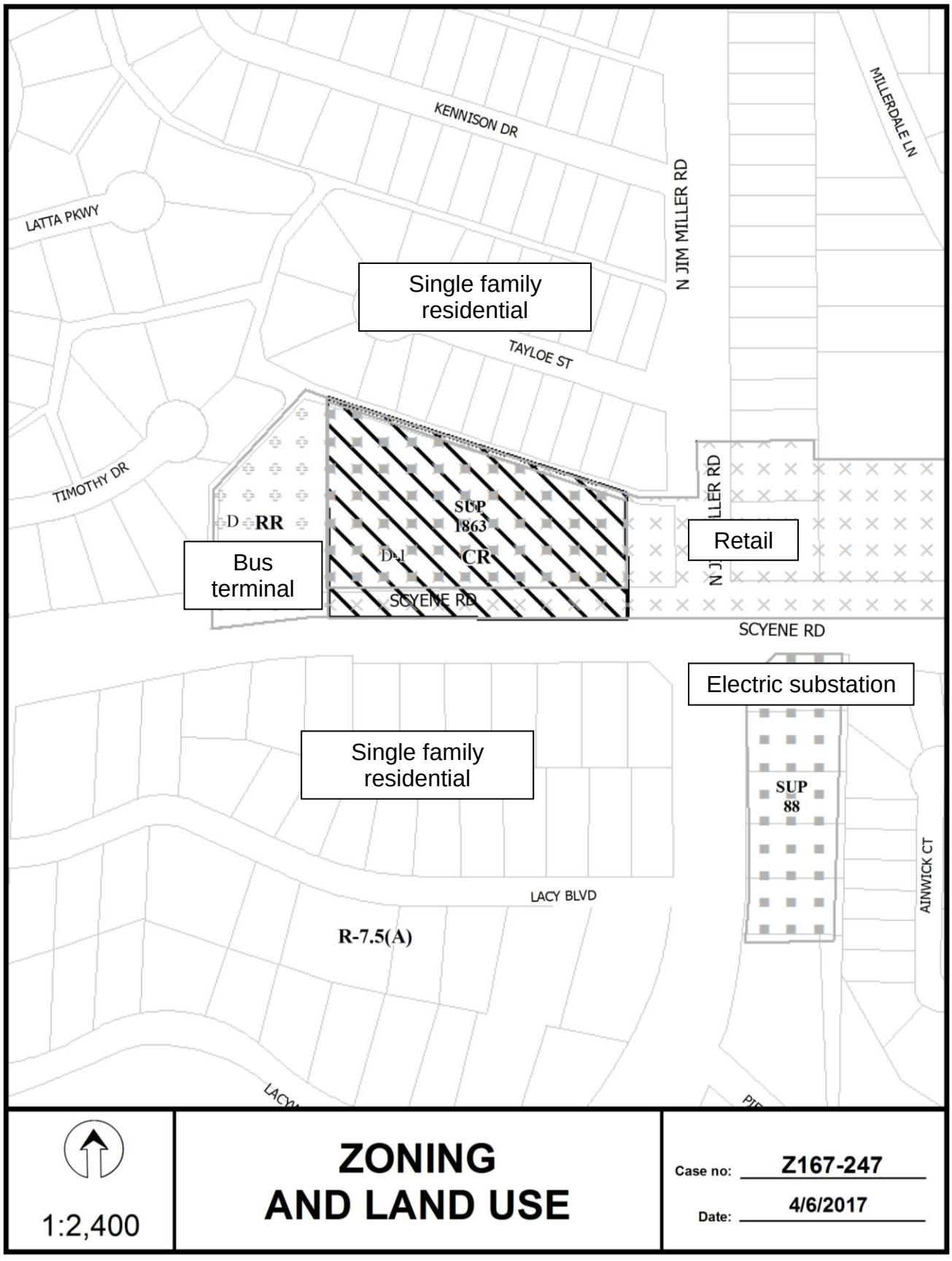


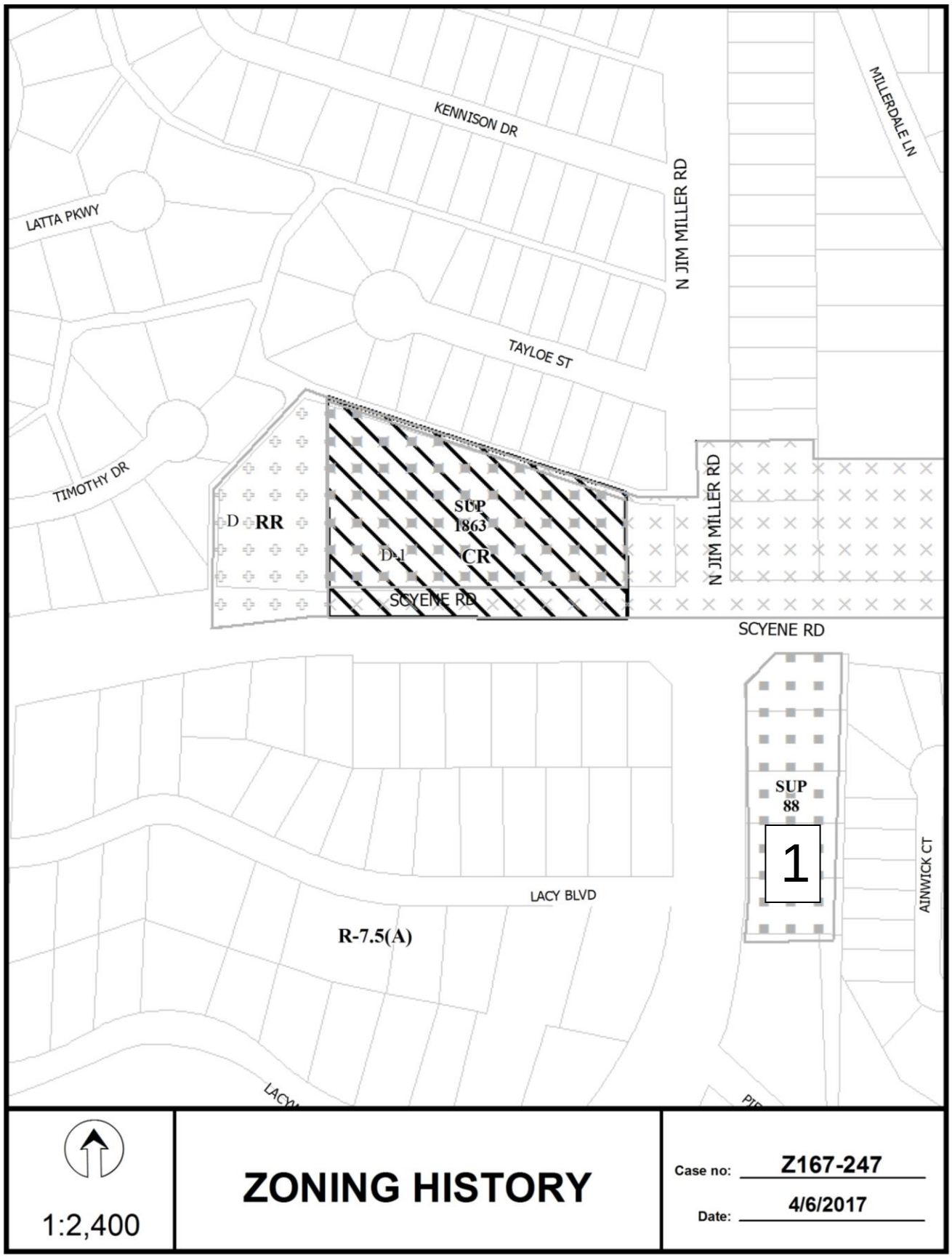
1:2,400

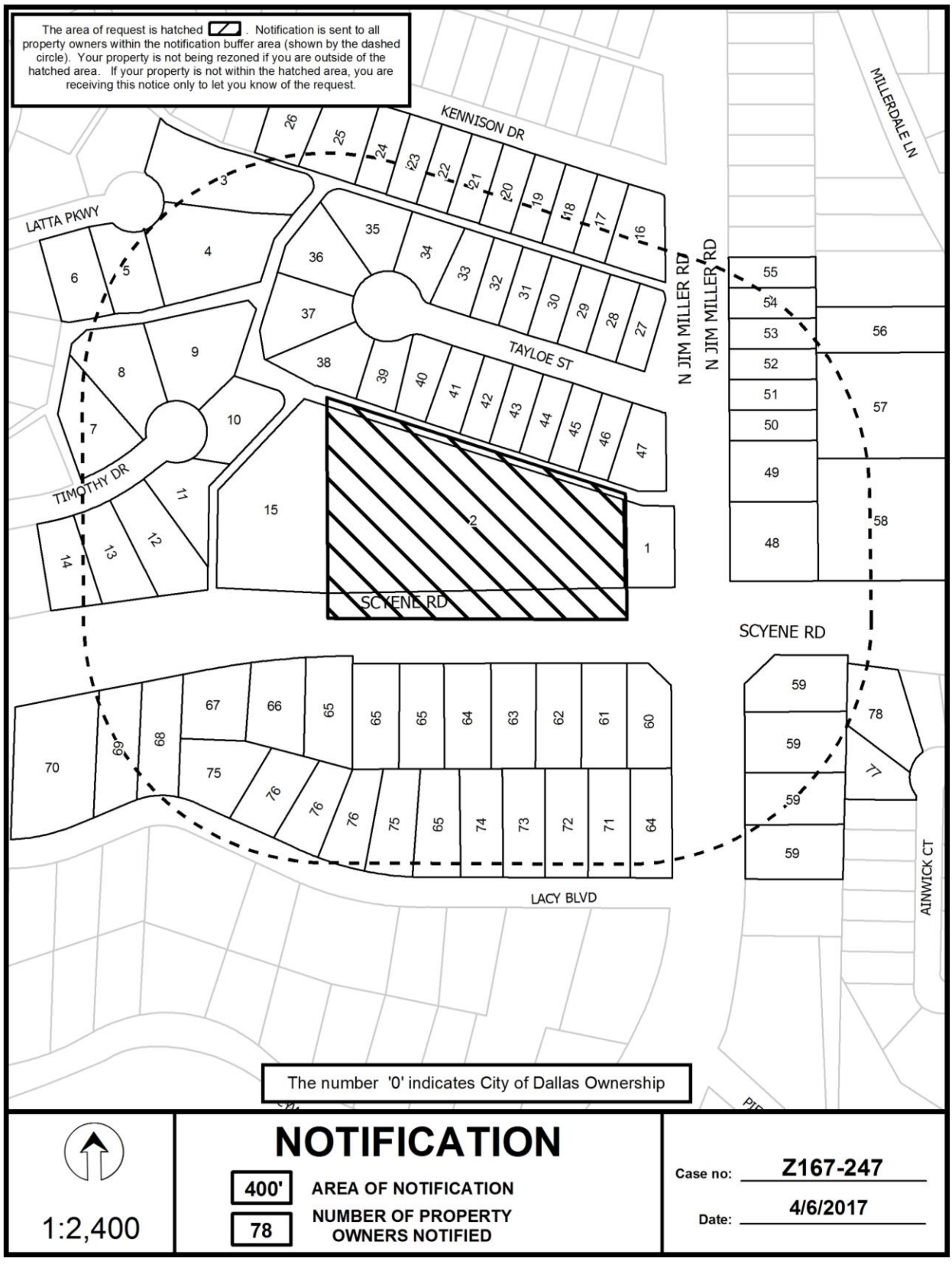
AERIAL MAP

Case no: Z167-247

Date: 4/6/2017


KENNISON DR
MILLERDALE LN
LATTA PKWY
N JIM MILLER RD
Single family residential
TAYLOE ST
TIMOTHY DR
D RR
SUP 1863
D-1 CR
Bus terminal
Retail
SCYENE RD
SCYENE RD
Electric substation
Single family residential
SUP 88
AINWICK CT
LACY BLVD
R-7.5(A)
1:2,400
ZONING AND LAND USE
Case no: Z167-247
Date: 4/6/2017


KENNISON DR
MILLERDALE LN
LATTA PKWY
N JIM MILLER RD
TAYLOE ST
TIMOTHY DR
D
RR
SUP
1863
D-1
CR
SCYENE RD
N JIM MILLER RD
SCYENE RD
SUP
88
1
AINWICK CT
LACY BLVD
R-7.5(A)
1:2,400
ZONING HISTORY
Case no: Z167-247
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.
KENNISON DR
MILLERDALE LN
LATTA PKWY
N JIM MILLER RD
TAYLOE ST
TIMOTHY DR
SCYENE RD
LACY BLVD
AINWICK CT
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400' AREA OF NOTIFICATION
78 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-247
Date: 4/6/2017

04/06/2017

Notification List of Property Owners

Z167-247

78 Property Owners Notified

Label #	*Address*		*Owner*
1	6939	SCYENE RD	TREVINO EMILIA
2	6901	SCYENE RD	REEVES GEORGE M III LTD
3	6827	LATTA PKWY	PLOCK ROBERT A
4	6824	LATTA PKWY	SMITH SHELLIE BAMBI
5	6818	LATTA PKWY	CHANDLER JOSEPH ROBERT & DEMETRIA DIONNE
6	6810	LATTA PKWY	RAMIREZ LUIS P &
7	6831	TIMOTHY DR	MACIAS DANIEL & CRISTINA PEREZ
8	6837	TIMOTHY DR	MINGHILLO JAMES
9	6841	TIMOTHY DR	FERNANDEZ RAMIRO
10	6840	TIMOTHY DR	TAYLOR RUSSELL E JR
11	6834	TIMOTHY DR	CLEMONS KELLY & JUSTIN
12	6828	TIMOTHY DR	GUEVARA LUIS
13	6824	TIMOTHY DR	ESCALANTE GERARDO M & ROSALINDA
14	6818	TIMOTHY DR	LEDEZMA FERNANDO R
15	6855	SCYENE RD	MARES LIDIA
16	6936	KENNISON DR	SANCHEZ FREDY
17	6932	KENNISON DR	AVILA ELIZABETH
18	6928	KENNISON DR	TORRES MARIA
19	6924	KENNISON DR	LOPEZ JESUS
20	6920	KENNISON DR	SERRATO JOSE L
21	6914	KENNISON DR	ESPINO BEATRIZ A
22	6910	KENNISON DR	NUNO MONICA
23	6906	KENNISON DR	THOMPSON BUDDIE & BETTY
24	6902	KENNISON DR	GONZALEZ JAIME & MARIA S
25	6834	KENNISON DR	HERNANDEZ RUBEN ACOSTA &
26	6828	KENNISON DR	HERNANDEZ RUBEN &

04/06/2017

Label #	*Address*		*Owner*
27	6943	TAYLOE ST	GONZALEZ RITA EDITH
28	6939	TAYLOE ST	MEZA MARIA LUISA
29	6933	TAYLOE ST	MERAZ ALBERTICO &
30	6929	TAYLOE ST	BROOKS BAINIFF
31	6925	TAYLOE ST	ALVAREZ GRACE E & PEDRO
32	6921	TAYLOE ST	SANDERS GLORIA
33	6915	TAYLOE ST	AGUILAR PAULINO
34	6911	TAYLOE ST	RAMIREZ ALBERTINA
35	6907	TAYLOE ST	ESCOBEDOGONZALEZ LUCAS
36	6903	TAYLOE ST	GONZALEZ MARIO ARTURO
37	6902	TAYLOE ST	MARROQUIN LUGARDO
38	6906	TAYLOE ST	BLAND SAMUEL P
39	6910	TAYLOE ST	GUARDADO MARIA FRANCISCO
40	6914	TAYLOE ST	MERAZ ALBERTICO
41	6920	TAYLOE ST	ZAMORA JOSE A V & FATIMA D FACUNDO
42	6924	TAYLOE ST	BERNAL FIDENCIO A
43	6928	TAYLOE ST	MERAZ ALBERTICO
44	6932	TAYLOE ST	GARCIA IGNACIO P &
45	6936	TAYLOE ST	LOPEZ SAMUEL &
46	6942	TAYLOE ST	DALLAS HOUSING AUTHORITY
47	6946	TAYLOE ST	PEREZ LUZ & FILBERTO
48	7007	SCYENE RD	SCYENE AUTO SHOP LLC
49	3016	N JIM MILLER RD	TIMBERLAKE BILL W
50	3102	N JIM MILLER RD	SILLER ANDREW M &
51	3106	N JIM MILLER RD	SILLER ANDREW M & LOWNELL
52	3110	N JIM MILLER RD	HERNANDEZ VICTOR & VIRGINIA
53	3114	N JIM MILLER RD	CONTRERAS PEDRO &
54	3118	N JIM MILLER RD	COX EVE
55	3206	N JIM MILLER RD	CONTRERAS BENJAMIN
56	3123	MILLERDALE LN	DASCH JOHN T
57	3119	MILLERDALE LN	DASCH JOHN TIMOTHY

04/06/2017

Label #	*Address*		*Owner*
58	7015	SCYENE RD	GUTIERREZ DIEGO &
59	7000	SCYENE RD	TEXAS UTILITIES ELEC CO
60	6938	SCYENE RD	JCRB ENTERPRISE
61	6930	SCYENE RD	DIAZ MARIA P
62	6928	SCYENE RD	SANDOVAL ABRAHAM GALDEAN
63	6922	SCYENE RD	LINWOOD MONTIQUE
64	6916	SCYENE RD	MECCA APRIL INC
65	6910	SCYENE RD	LARA MARTIN
66	6836	SCYENE RD	GARAY JOSE R &
67	6830	SCYENE RD	BROWN JANET E
68	6820	SCYENE RD	SANTILLAN LUIS A
69	6815	SCYENE RD	GREEN JERRY SHAWN
70	2910	RENDA DR	CROCKER WILTON F &
71	6939	LACY BLVD	MARTINEZ ALICIA N
72	6933	LACY BLVD	LOPEZ MATIAS JR & GENIEVA
73	6927	LACY BLVD	YOUNG EARL DEAN
74	6923	LACY BLVD	WILLEMS DAN
75	6905	LACY BLVD	KENDALL JAMES
76	6903	LACY BLVD	KENDALL JAMES W
77	2831	AINWICK CT	FRANCO DALVERTO
78	2835	AINWICK CT	GREEN DARRELL WADE SR

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-261(OTH) **DATE FILED:** March 29, 2017

LOCATION: West corner of South Riverfront Boulevard and Dearborn Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45-T

SIZE OF REQUEST: ± 0.6491 acre **CENSUS TRACT:** 204.00

APPLICANT/OWNER: Roger Reyna

REQUEST: An application to renew Specific Use No. 1484 for a commercial amusement (inside) limited to a Class A dance hall on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose Distinct.

SUMMARY: The applicant proposes to continue to operate a dance hall on the request site [El Carrizal Ballroom].

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

BACKGROUND:

- The site is developed with a ±5,140-square foot structure which operates as an alcoholic beverage establishment and dance hall.

- The alcoholic beverage establishment is legally nonconforming. Certificate of occupancy (CO) records indicates that the building has been utilized as an alcoholic beverage establishment since May 4, 1979. Per CO records, the applicant has operated the alcoholic beverage establishment since March 8, 1993.

- SUP No. 1484 (for a commercial amusement (inside) limited to a Class A dance hall) was approved by City Council on September 11, 2002 for a five-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.

- In 2007, the SUP was automatically renewed for a five-year period. The SUP expiration date was September 11, 2012.

- The applicant missed the deadline to automatically renew the SUP for a second time. On August 22, 2012, the SUP was renewed for a five-year period by City Council. The SUP will expire on August 22, 2017.

- In October 2010, the City Council approved an expansion of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, to add form districts and the Cedars West Subarea. The new form districts and subarea allow the commercial amusement (inside) use by SUP with no eligibility for automatic renewal.

Zoning History:

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

1. Z156-367 On January 25, 2017, the City Council approved the renewal of Specific Use Permit No. 1953 for a restaurant with drive-in or drive-through service on property zoned the Cedars West Subdistrict 1, Urban Village form District within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located at the south corner of East R.L. Thornton Freeway (Interstate 35E) and South Riverfront Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Riverfront Boulevard	Principal Arterial	130 feet

Land Use:

	Zoning	
Site	PDD 784 (Cedars West), SUP No. 1484	Bar/Dancehall
North	PDD 784 (Cedars West), SUP No.1953	Convenience store vehicle fueling station; and a drive-through restaurant
East	PDD 784 (Cedars West)	Auto-related, industrial & undeveloped
South	PDD 784 (Cedars West)	Industrial
West	PDD 784 (Cedars West)	Surface parking

STAFF ANALYSIS:

Comprehensive Plan:

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

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.3 Build a dynamic and expanded Downtown.

Land Use Compatibility:

The site is developed with a ±5,140-square foot structure which operates as an alcoholic beverage establishment and dance hall. As specified in the existing site plan, the alcoholic beverage establishment comprises ±4,165 square feet of floor area, and the dance floor comprises ±975 square feet of floor area.

The site is surrounded by a convenience store with a motor vehicle fueling station and a drive-through restaurant to the north; auto-related and industrial uses and undeveloped to the east; industrial uses to the south and surface parking to the 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 proposed use is not a detriment to the area because the use is surrounded by businesses and there are no residential uses in the area. Planned Development District No. 784 does not allow the use to have an automatic renewal. No changes to the site plan are proposed.

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:

As depicted on the existing site plan, the ±4,165-square foot bar requires 42 spaces (1 space per 100 square feet of floor area); the ±975 square-foot dance floor requires 39 spaces (1 space per 25 square feet of floor area). Of the 81 required parking spaces, 31 are provided onsite and 50 are provided remotely on the adjacent lot which is also owned by the applicant.

Landscaping:

Any new development on the site will require landscaping in accordance with requirements of Planned Development District No. 784.

Police Report:

The Dallas Police Department provided police records for the period of January 1, 2015 to April 26, 2017 as shown below:

Date	Premise	Address	Offense
9/26/2015	Parking Lot (All Others)	1027 S Riverfront Blvd	ASSAULT
7/3/16	Parking Lot	1027 S. Riverfront Blvd	Theft
3/17/16	Bar/Night Club/Dance hall	1027 S. Riverfront Blvd	Miscellaneous

Existing/Proposed Conditions

1. USE: The only use authorized by this specific use permit is commercial amusement (inside), limited to a Class A dance hall.

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 ~~August 22, 2017~~.

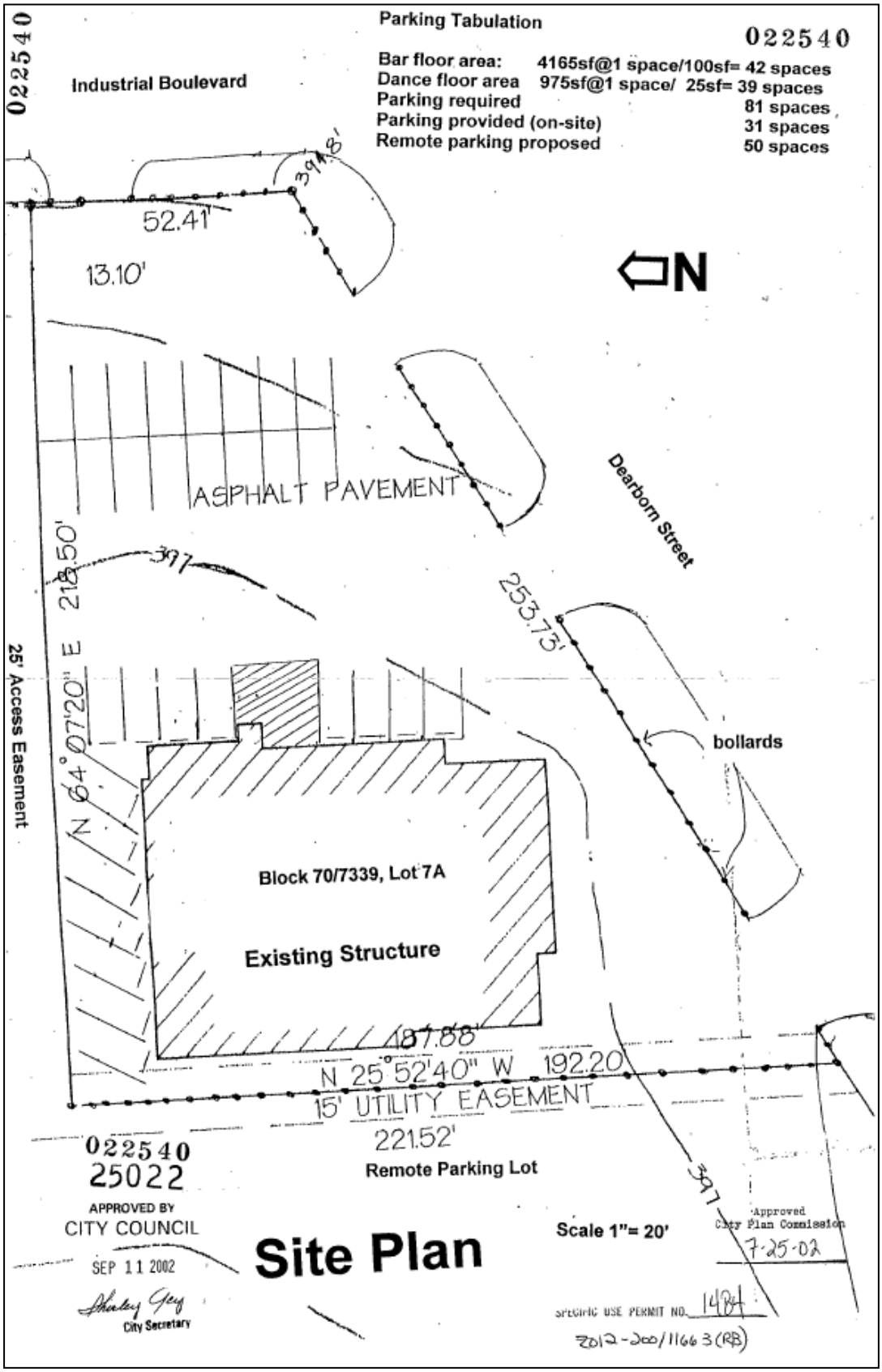
4. DANCE FLOOR AREA: The maximum floor area for the dance floor is 975 square feet.

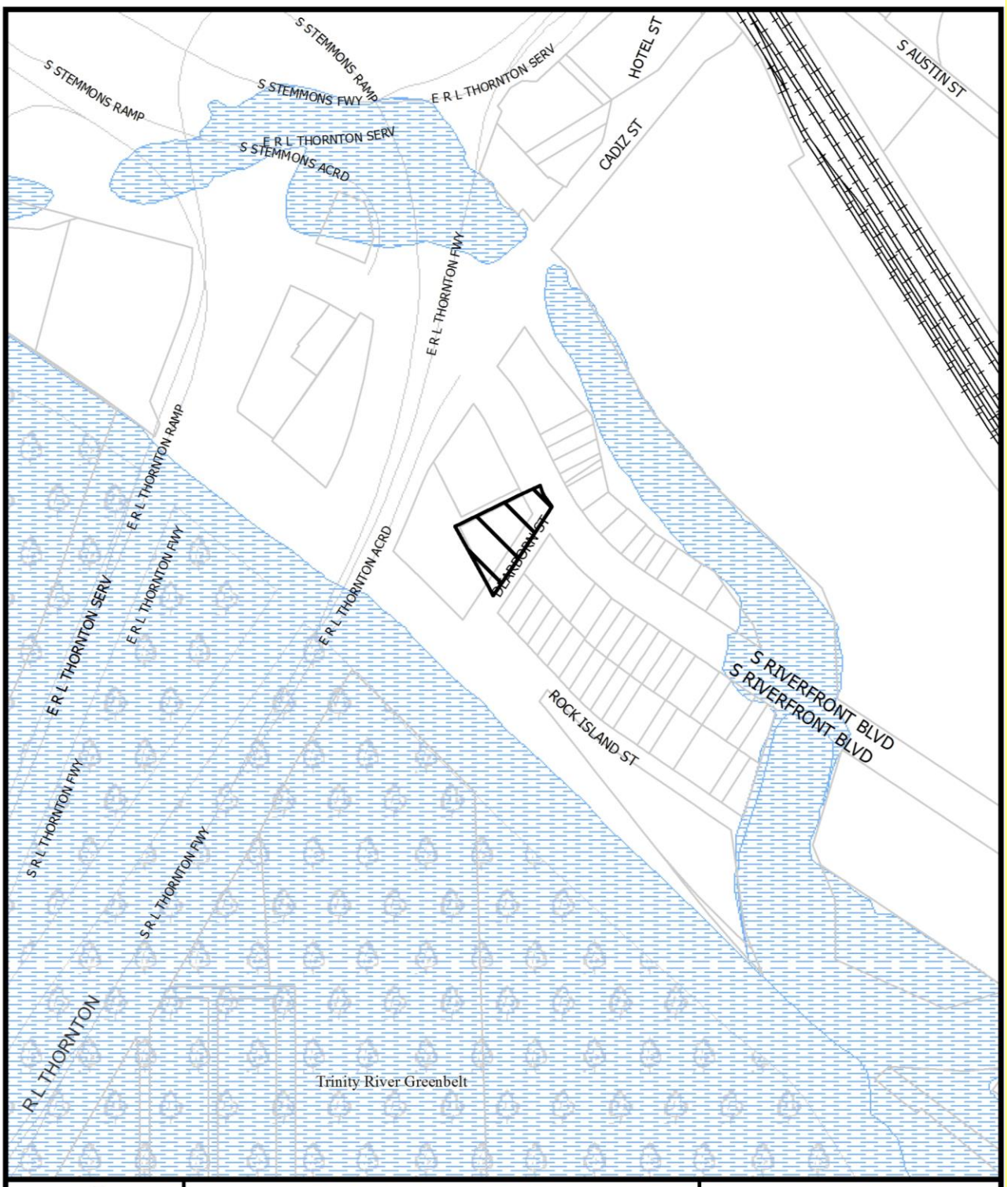
5. OFF-STREET PARKING: The total number of off-street parking spaces required is ~~81~~ 39. Of this number, 31 spaces must be provided in the location shown on the attached site plan and reserved exclusively for the use authorized by this specific use permit. The balance of the required off-street parking spaces (50) (8) may be provided off-site by means of a remote parking agreement that complies with Section 51A-4.328.

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

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





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VICINITY MAP

Case no: Z167-261

Date: 4/19/2017

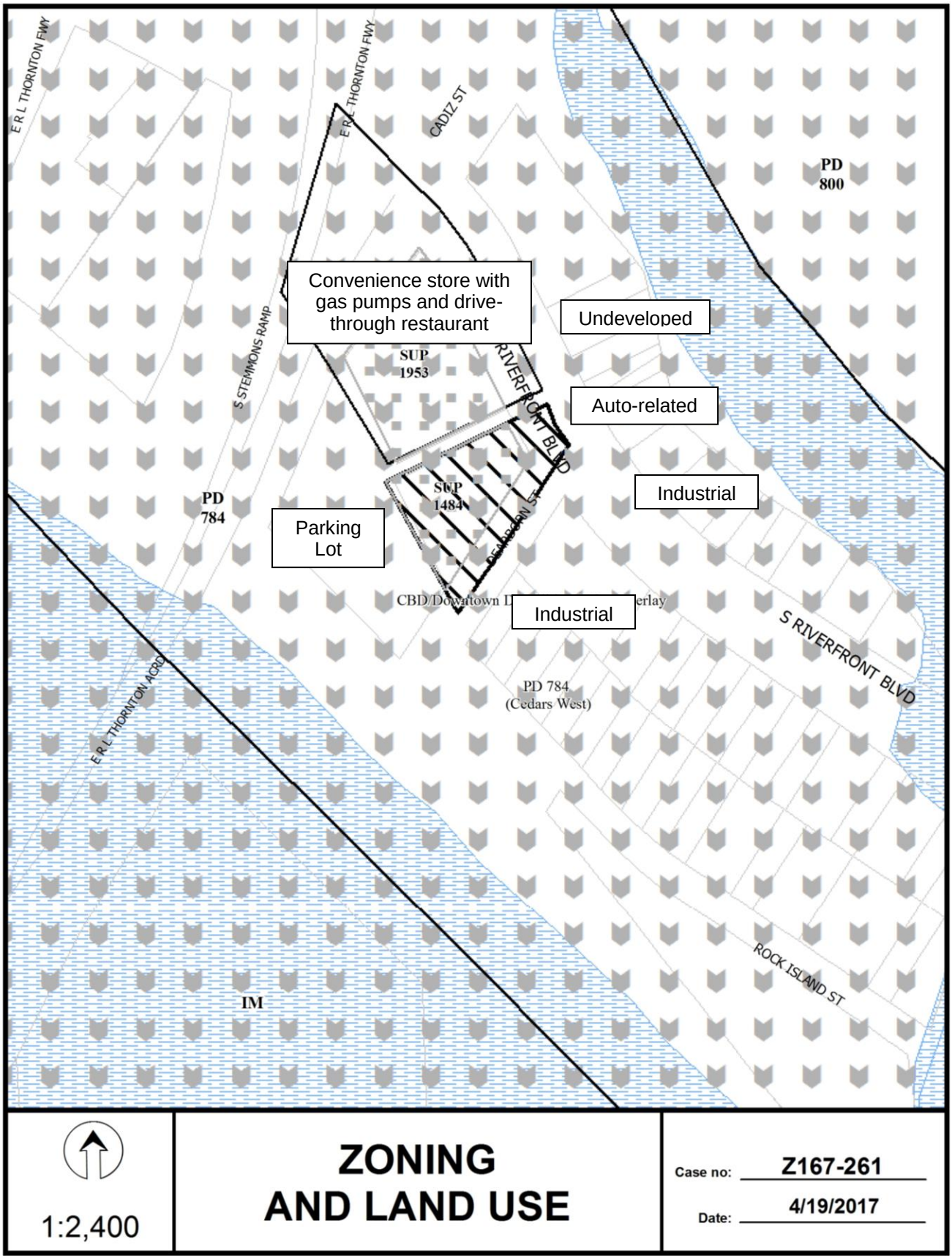


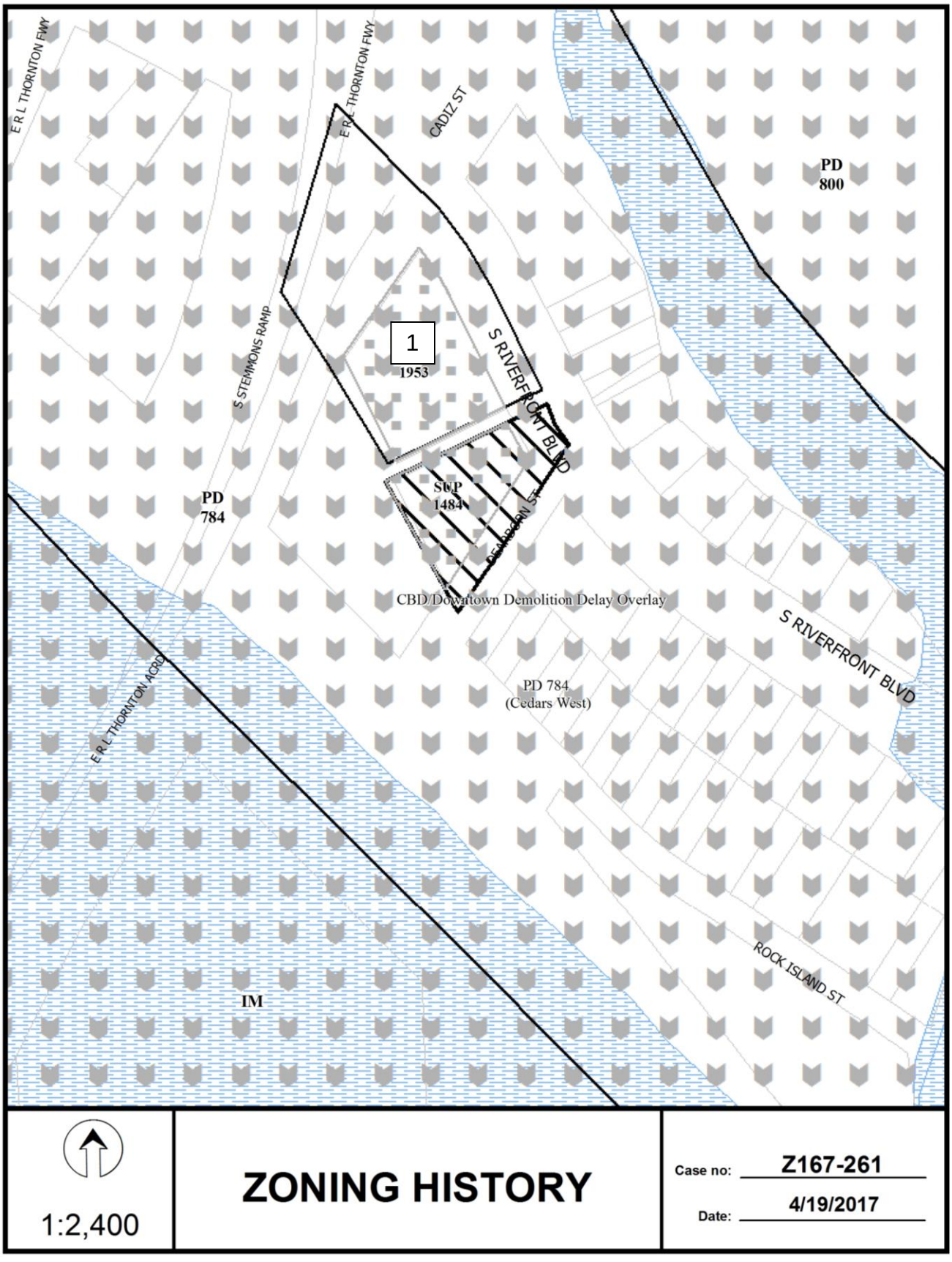
1:2,400

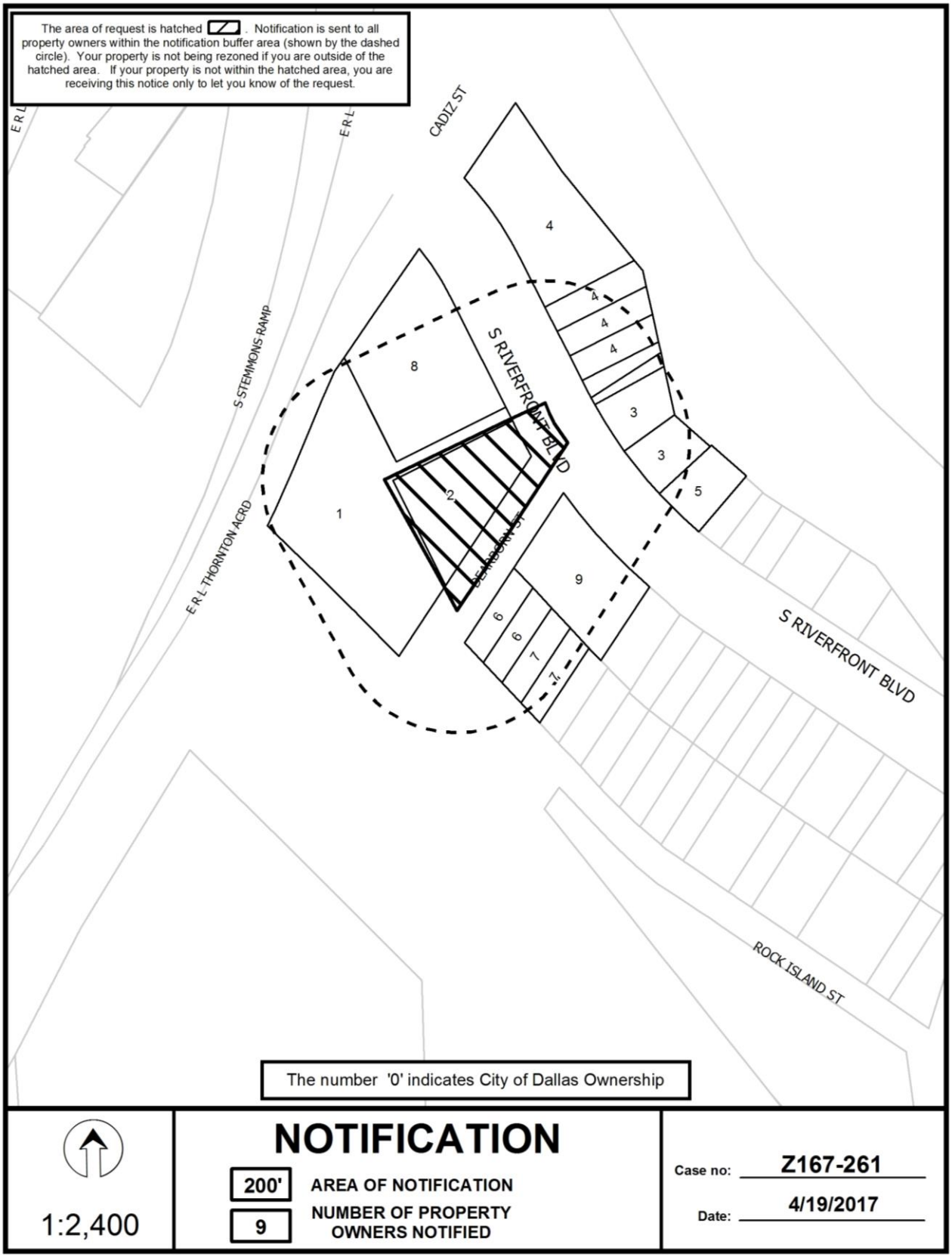
AERIAL MAP

Case no: Z167-261

Date: 4/19/2017


E R L THORNTON FWY
E R L THORNTON FWY
CADIZ ST
PD 800
Convenience store with gas pumps and drive-through restaurant
Undeveloped
S STEMMONS RAMP
SUP 1953
RIVERFRONT BLVD
Auto-related
SUP 1484
Industrial
PD 784
Parking Lot
CBD/Downtown L
erlay
Industrial
S RIVERFRONT BLVD
PD 784 (Cedars West)
E R L THORNTON ACRD
IM
ROCK ISLAND ST
1:2,400
ZONING AND LAND USE
Case no: Z167-261
Date: 4/19/2017


E R L THORNTON FWY
E R L THORNTON FWY
CADIZ ST
PD
800
1
1953
S STEMMONS RAMP
S RIVERFRONT BLVD
PD
784
SUP
1484
CBD/Downtown Demolition Delay Overlay
S RIVERFRONT BLVD
PD 784
(Cedars West)
E R L THORNTON ACRD
IM
ROCK ISLAND ST
1:2,400
ZONING HISTORY
Case no: Z167-261
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.
CADIZ ST
S STEMMONS RAMP
S RIVERFRONT BLVD
DEARBORN ST
E R L THORNTON ACRD
S RIVERFRONT BLVD
ROCK ISLAND ST
1
2
3
4
5
6
7
8
9
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-261
Date: 4/19/2017

04/19/2017

Notification List of Property Owners

Z167-261

9 Property Owners Notified

Label #	*Address*		*Owner*
1	106	DEARBORN ST	REYNA ROGER & ROSA
2	1027	S RIVERFRONT BLVD	REYNA ROGER
3	1006	S RIVERFRONT BLVD	FAMKAR NICOLE MARLAM
4	200	CADIZ ST	SPORTATORIUM ASSOC INC &
5	1018	S RIVERFRONT BLVD	POORNOROOZ MIKE HOSSEIN
6	1100	ROCK ISLAND ST	UNIFIED TEXAS PROPERTIES LLC
7	1106	ROCK ISLAND ST	HURT & HARDIE INC
8	1005	S RIVERFRONT BLVD	ARLINGTON LAKESIDE GROCERY & GRILL INC
9	1103	S RIVERFRONT BLVD	UHRICK PROPERTIES LLC

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-265(OTH) **DATE FILED:** April 4, 2017

LOCATION: East side of South St. Augustine Road, south of Haymarket Road

COUNCIL DISTRICT: 8 **MAPSCO:** 69 - T

SIZE OF REQUEST: Approx. 2.276 acres **CENSUS TRACT:** 171.02

APPLICANT/ OWNER: Gustavo Guerrero

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a CS Commercial Services District with deed restrictions volunteered by the applicant on property zoned an R-1/2(A) Single Family District.

SUMMARY: The applicant proposes to use the property for a contractor's maintenance yard and is volunteering deed restrictions to eliminate potentially incompatible uses on the property such as machinery, heavy equipment, commercial amusement (inside), truck sales and services, and hotel or motel uses.

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

BACKGROUND:

- The request site is currently undeveloped and adjacent to an undeveloped lot to the south, and single family to the north, undeveloped to the west and single family to the east.

- The applicant plans to use the land for a contractor's maintenance yard.

- The applicant is the property owner of the property adjacent to the north, which is his residence.

- On September 27, 2006 the applicant changed the zoning of the site and the adjacent property from an A(A) Agricultural District to an R-1/2ac(A) and R-1ac(A). The request change was so the applicant could develop the property in accordance to R-1/2ac(A) and R-1ac(A) requirements. The R-1ac(A) property was developed with the single residential unit where the applicant currently resides.

Zoning History: There has not been any zoning change request in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South St. Augustine Road	Local	50 feet
Haymarket Road	Collector	50 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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R- ½ac.(A)	Outside storage, undeveloped
Northeast	R-1ac.(A)	Single Family
Southeast	A(A)	Residential
Southwest	A(A)	Residential, undeveloped
Northwest	R-7.5(A)	Undeveloped

Land Use Compatibility:

The request site is currently undeveloped and used for some outside storage. Outside storage is not an allowed use in the R-1/2ac(A) District. The applicant proposes to use the property for a contractor's maintenance yard. The property currently does not have any buildings on it and the land use statement submitted with the application does not provide information on whether a building will be built on the property. The applicant owns the property adjacent to the northeast and uses it as his residence.

The property is surrounded by single family uses to the northeast, southeast, and southwest; and undeveloped to the west. There are scattered undeveloped properties throughout the area. The property is surrounded an A(A) Agricultural District on two sides. The A(A) District is used as a holding district when property is annexed into the city. As development occurs, the zoning is changed.

The proposed zoning district will require screening, landscape buffers, and additional setbacks when adjacent to residential districts for any of the uses the applicant is proposing on the property. Compliance with these requirements will be established at the permitting process.

The rural character of the area should not be significantly impacted by the proposed uses. The deed restrictions volunteered by the applicant will eliminate uses that may be too intense for the existing area as well as for future development.

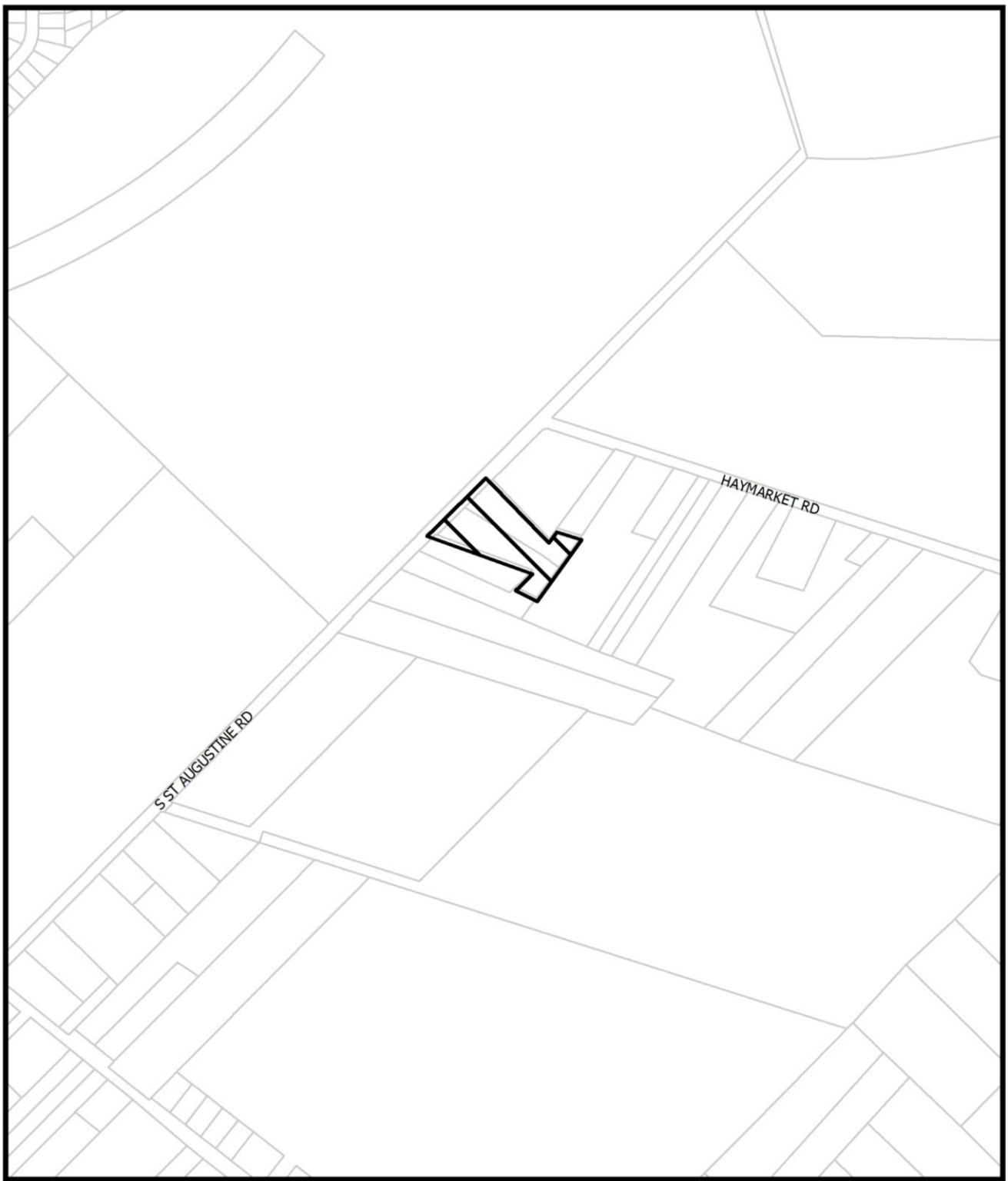
Proposed Deed Restrictions

The following main uses are not permitted:

-- Adult day care facility.
-- Alcoholic beverage establishments.
-- Alternative financial establishment.
-- Ambulance service.
-- Animal shelter or clinic without outside runs.
-- Attached non-premise sign.
-- Auto auction.
-- Auto service center.
-- Building mover's temporary storage yard.
-- Building repair and maintenance shop.
-- Bus or rail transit vehicle maintenance or storage facility.
-- Business school.
-- Car wash.
-- Carnival or circus (temporary).
-- Catering service.
-- Cemetery or mausoleum.
-- Child-care facility.
-- College dormitory, fraternity, or sorority house.
-- College, university, or seminary.
-- Commercial amusement (inside).
-- Commercial amusement (outside).
-- Commercial bus station and terminal.
-- Commercial bus station and terminal.
-- Commercial cleaning or laundry plant.
-- Commercial motor vehicle parking.
-- Commercial parking lot or garage.
-- Commercial radio or television transmitting station.
-- Community service center.
-- Convenience store with drive-through.
-- Convent or monastery.
-- Drive-in theater.
-- Dry cleaning or laundry store.
-- Electrical substation.
-- Electronics service center.
-- Extended stay hotel or motel.
-- Financial institution with drive-in window.
-- Financial institution without drive-in window.
-- Freight terminal.
-- Furniture store.
-- Gas drilling and production.
-- General merchandise or food store 100,000 square feet or more.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.

-- Halfway house.
-- Heliport.
-- Helistop.
-- Home improvement center, lumber, brick or building materials sales yard.
-- Hospital.
-- Hotel or motel.
-- Household equipment and appliance repair.
-- Industrial (inside) for light manufacturing.
-- Job or lithographic printing.
-- Labor hall.
-- Liquefied natural gas fueling station.
-- Liquor store.
-- Lodging or boarding house.
-- Machinery, heavy equipment, or truck sales and services.
-- Manufactured building sales lot.
-- Medical clinic or ambulatory surgical center.
-- Medical or scientific laboratory.
-- Mini-warehouse.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Office showroom/warehouse.
-- Open-enrollment charter school or private school.
-- Outside sales.
-- Overnight general purpose shelter.
-- Pawn shop.
-- Personal service uses.
-- Petroleum product storage and wholesale.
-- Police or fire station.
-- Post office.
-- Public school other than an open-enrollment charter school.
-- Radio, television, or microwave tower.
-- Railroad passenger station.
-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.
-- Restaurant with drive-in or drive-through service.
-- Restaurant without drive-in or drive-through service.
-- Sand, gravel, or earth sales and storage.
-- Swap or buy shop.
-- Taxidermist.
-- Technical school.
-- Temporary concrete or asphalt batching plant.
-- Temporary construction or sales office.
-- Temporary retail use.
-- Theater.
-- Tool or equipment rental.
-- Tower/antenna for cellular communication.

-- Trade center.
-- Transit passenger shelter.
-- Transit passenger station or transfer center.
-- Truck stop.
-- Utility or government installation other than listed.
-- Vehicle display, sales, and service.
-- Vehicle or engine repair or maintenance.
-- Vehicle storage lot.
-- Warehouse.



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VICINITY MAP

Case no: Z167-265

Date: 4/19/2017

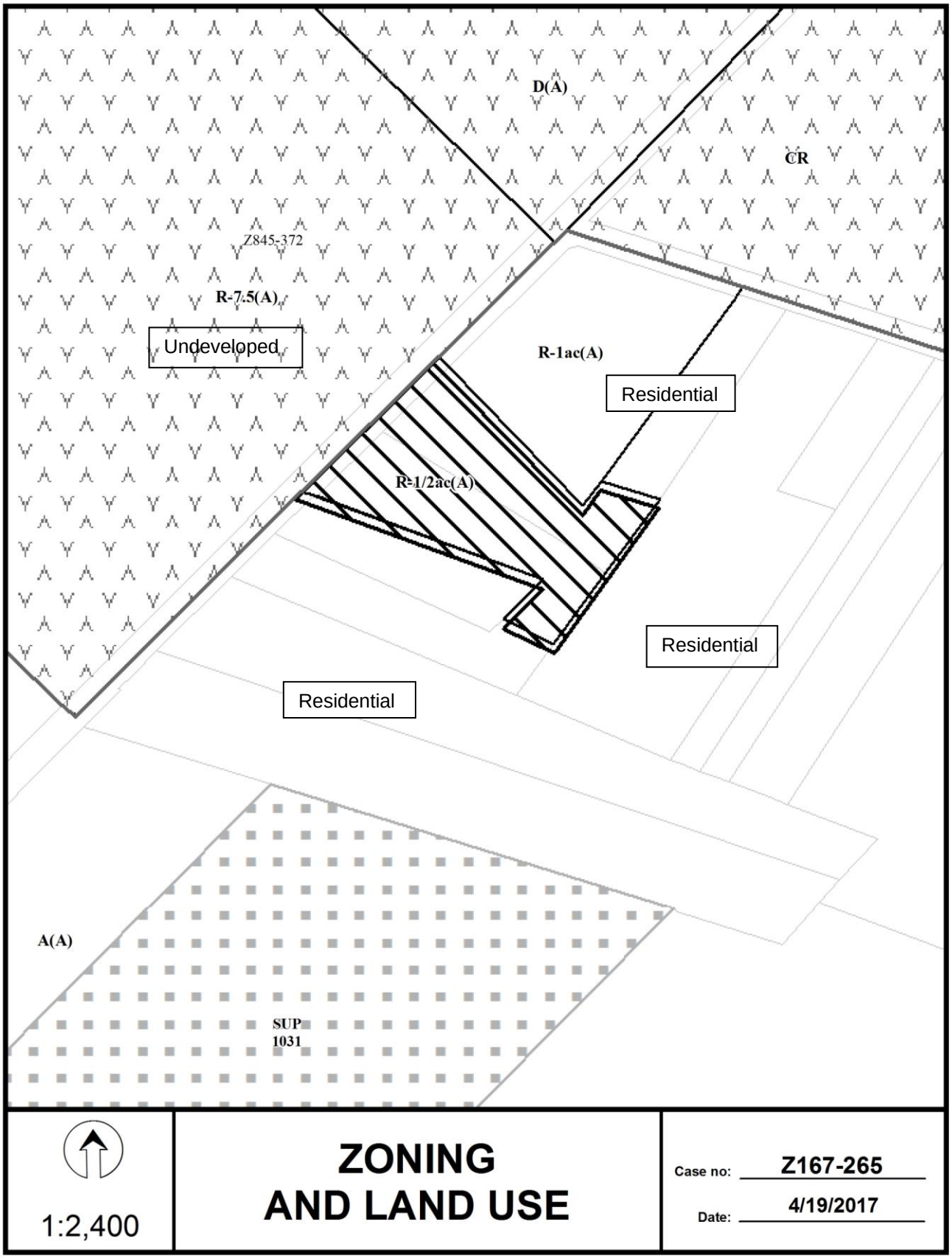


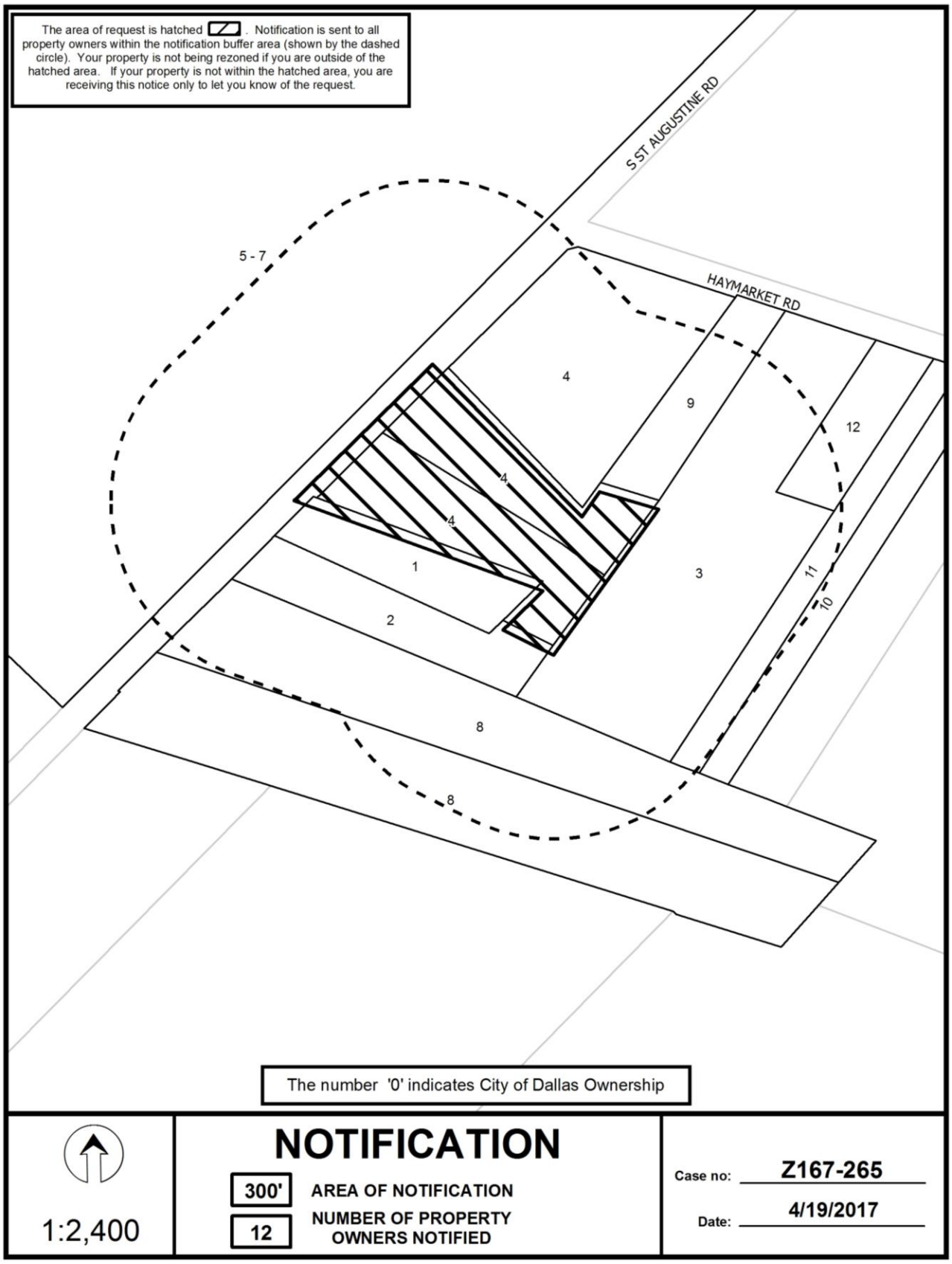
1:2,400

AERIAL MAP

Case no: Z167-265

Date: 4/19/2017


D(A)
CR
Z845-372
R-7.5(A)
Undeveloped
R-1ac(A)
Residential
R-1/2ac(A)
Residential
Residential
A(A)
SUP
1031
1:2,400
ZONING
AND LAND USE
Case no: Z167-265
Date: 4/19/2017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S ST AUGUSTINE RD
HAYMARKET RD
5 - 7
4
9
12
4
4
1
2
3
11
10
8
8
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-265
Date: 4/19/2017

04/19/2017

Notification List of Property Owners

Z167-265

12 Property Owners Notified

Label #	*Address*		*Owner*
1	2930	ST AUGUSTINE RD	THOMAS ALENE J
2	2940	S ST AUGUSTINE RD	THOMAS ALENE
3	2740	HAYMARKET RD	JASSO DAVID JR & DIANA M
4	2770	HAYMARKET RD	GUERRERO GUSTAVO
5	2315	S ST AUGUSTINE RD	WOMACK ROBERT C ET AL
6	2315	S ST AUGUSTINE RD	BANKS KENNETH W EST OF
7	2315	S ST AUGUSTINE RD	WOMACK ROBERT C ETAL
8	2960	S ST AUGUSTINE RD	QUINTERO LAURA &
9	2750	HAYMARKET RD	PADGETT FREDRICK
10	2710	HAYMARKET RD	CARDENAS ZOILA A
11	2720	HAYMARKET RD	VICKERS JULIA A
12	2730	HAYMARKET RD	VICKERS JULIA ANN

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Warren F. Ellis

FILE NUMBER:	Z167-278(WE)	**DATE FILED:**	April 24, 2017
LOCATION:	South line of West Northwest Highway, west of Midway Road		
COUNCIL DISTRICT:	13	**MAPSCO:**	24-W
SIZE OF REQUEST:	Approx. 2.521 acres	**CENSUS TRACT:**	73.02

APPLICANT: Trinsic Acquisition Company, LLC

OWNER: IRP/Crest Gates Associates, LP

REPRESENTATIVE: Robert Baldwin
Baldwin Associates

REQUEST: An application for an amendment to Subarea 2 and Subarea 3 in Planned Development District No. 787.

SUMMARY: The purpose of this request is to amend the boundary lines on the conceptual plan between Subareas 2 and 3. The applicant proposes to develop a single family shared access development with a maximum of 33 lots. The maximum height within the proposed development will not change as a result of the relocation of the boundary lines. Subarea 2 will retain a maximum structure height of 45 feet and Subarea 3 a maximum structure height of 35 feet.

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

BACKGROUND INFORMATION:

- The applicant's request to amend PDD No. 787 is twofold: 1) adjust the boundary lines for Subarea 2 and Subarea 3 on the conceptual plan, and 2) construct a shared access development that consists of 33 lots. Planned Development District No. 787 consists of 6 subareas. Subareas 2 and 3 are located on the eastern portion of the PDD that will be developed with approximately 33 single family lots. The entire PDD No. 787 is approximately 13.19 acres.

- On June 11, 2008, the City Council approved Planned Development District No. 787. The site is currently developed with multifamily units. The existing multifamily development was built between 1964 and 1965.

- On May 18, 2017, the City Plan Commission approved a development plan for Planned Development District No. 787 for subareas 1, 5, and 6. The development plan allowed for the development of five multifamily units, one two-story amenity building, surface parking and a parking structure. The maximum number of dwelling units allowed is 474 units.

Zoning History: There have been four zoning cases in the area over the past six years.

1. Z101-224 On June 8, 2011, the City Council approved Planned Development District No. 851 for retail and office uses on property zoned a TH-1(A) Townhouse District

2. Z101-231 On August 10, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property within Planned Development District No. 366 with a D Liquor Control Overlay.

3. Z156-276 An application for a Planned Development for a shared access single family development on property zoned an R-10(A) Single Family District. A City Plan Commission hearing has not been scheduled at this time.

4. Z167-234 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. A City Plan Commission hearing has not been scheduled at this time.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Northwest Highway	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 787, Subareas 2 & 3	Multifamily
North	TH-2(A) w/SUP No. 1558, R-10(A)	Single Family
South	PDD No. 787, Subarea No. 4	
East	TH-2(A) w/SUP No. 78	Cemetery
West	PDD No. 787, Subarea No. 1 & 5	Multifamily

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 787	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family, School, accessory youth and family center

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 request site is developed with multifamily uses. The applicant's request to amend Subarea 2 and Subarea 3 of Planned Development District No. 787 will allow for the construction of a shared access development. The proposed development will consist of approximately 33 lots and is comprised of 2.521 acres. The proposed development will have one access driveway into the proposed development from West Northwest Highway and an emergency lock box on the western portion of the proposed development. The emergency lock box will ensure a secondary access through a proposed multifamily development within PDD No. 787 in the event the primary access on West Northwest Highway is not accessible.

Planned Development District No. 787 is separated into six subareas that restrict the structure height, maximum number of stories, main uses, and the maximum allowable of density. PDD No. 787 allows for a maximum density of 487 units for Subareas 1, 2, 5 and 6 and a maximum density of 32 units in Subarea 3. By amending the conceptual plan to reduce the area in Subarea 2, the applicant will have the ability to develop the site within the subarea's boundaries for single family uses while complying with the cumulative density allowed in Subareas 1, 2, 5 and 6. The enlargement of Subarea 3 will allow for development of approximately 23 single family units without encroaching into the area that is designated as Subarea 2 on the original conceptual plan. Subarea 3 permits a maximum density of 32 units. The applicant proposes to develop a single family shared access development with a maximum of 33 lots in Subarea 2 and Subarea 3. In addition, the maximum height within the proposed development will not change as a result of the relocation of the boundary lines. Subarea 2 will retain a maximum structure height of 45 feet and Subarea 3 a maximum structure height of 35 feet.

Staff has met with the representatives of the proposed development in Subareas 1, 5 and 6 and have agreed to insert a provision in the conditions regarding the residential proximately slope for the internal developments between the proposed multifamily development and proposed single family development. Therefore, staff has inserted language stating that Subarea 2 and Subarea 3 do not apply to the site of origination when determining the residential proximately slope. Staff believes that the proposed single family shared access development should not have a negative impact on the development within Planned Development District No. 787 or the surrounding developments.

The adjacent land uses consist of a cemetery to the east, and an area designated are open space [Subarea 4] to the south. PDD No. 787 west of the site is developed with multifamily uses. The adjacent subareas in PDD 787 will be developed with approximately 474 units. The properties north of the site, across West Northwest Highway, are developed with single family uses.

Landscaping: Landscaping will 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.

LIST OF OFFICIERS

Trinsic Residential Group

Brian Tusa, CEO and Chairman

Steve Reynolds, President

Joe Barrett, COO

Sheri Thomas, Director

Matt Lewis, Managing Director

Adam N. Brown, Managing Director

Vincent Spencer, Managing Director

Todd Gosselink, Managing Director

Manuel Martinez, Managing Director

Bryce Snyder, Managing Director

Doug Walton, Vice President

Timothy Welsh, Vice President

IRP/Crest Gates Associates, L.P.

Crest Opportunity X, Inc.

RAJIV NAIDU, President & Secretary

Kevin Braun, Treasurer

PROPOSED PDD CONDITIONS

SEC. 51P-787.101. LEGISLATIVE HISTORY.

PD 787 was established by Ordinance No. 27212, passed by the Dallas City Council on June 11, 2008.

SEC. 51P-787.102. PROPERTY LOCATION AND SIZE.

PD 787 is established on property located on the south side of Northwest Highway, east of Lemmon Avenue. The size of PD 787 is approximately 13.19 acres.

SEC. 51P-787.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(1) BLADE SIGN means a sign projecting perpendicularly from a main building facade that is visible from both sides.

(2) STOOP means a small porch leading to the entrance of a residence.

(3) OPEN SPACE means an area used for recreational and gathering purposes that contains only landscaping, hardscaping, and structures with omitted walls.

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

SEC. 51P-787.104. CREATION OF SUBAREAS.

This district is divided into six subareas: Subareas 1, 2, 3, 4, 5, and 6 as shown on the conceptual plan.

SEC. 51P-787.105. EXHIBIT.

The following exhibit is incorporated into this article:

1. Exhibit 787A: conceptual plan.

SEC. 51P-787.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 787A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-787.107. DEVELOPMENT PLAN.

(a) For a single family development, a final plat may serve as the development plan.

(b) For all other uses, a[~~A~~] development plan for each subarea must be approved by the city plan commission before the issuance of any building permit to authorize work in that subarea. If there is a conflict between the conceptual plan and an approved development plan, the approved development plan controls. If there is a conflict between the text of this article and an approved development plan, the text of this article controls.

SEC. 51P-787.108. MAIN USES PERMITTED.

(a) Subareas 1, 2, 3, 5, and 6. The following uses are the only main uses permitted:

-- Duplex.
-- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
-- Local utilities.
-- Multifamily.
-- Private recreation center, club, or area. [SUP]
-- Private street or alley.
-- Public park, playground, or golf course.
-- Retirement housing.
-- Single family.

(b) Subarea 4. The following main use is the only main use permitted:

-- Public park, playground, or golf course.

SEC. 51P-787.109. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subarea in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display or sale of merchandise.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.
-- Pedestrian skybridges.
-- Private stable.

SEC. 51P-787.110. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Setbacks between subareas are not required.

(b) Front yard.

(1) Single family uses.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) Along Northwest Highway, minimum front yard is 20 feet as shown on the conceptual plan.

(C) Balconies, bay windows, stoops, signs, and entryways may project up to five feet into the required front yard if the total combined area of these projections does not exceed 10 percent of the required front yard.

(2) Other uses. Minimum front yard is 20 feet.

(c) Side and rear yard.

(1) Except as provided in this subsection, for single family uses, no side or rear yard is required.

(2) Except as provided in this subsection, for all other uses, minimum side yard is as shown on the conceptual plan and minimum rear yard is 15 feet.

(3) For carports and single-story parking structures:

(A) Minimum side and rear yard of five feet must be provided along southern and eastern Property line;

(B) No side or rear yard must be provided along the western Property line.

(4) Balconies, bay windows, stoops, signs, and entryways may project up to four feet into the required side or rear yard if the total combined area of these projections does not exceed 10 percent of the required side or rear yard.

(d) Density.

(1) In Subareas 1, 2, 5, and 6, maximum total number of dwelling units is 487.

(2) In Subarea 3, maximum number of dwelling units is 32.

(e) Floor area. No maximum floor area, except that maximum floor area for all accessory uses combined is 10,000 square feet.

(f) Height.

(1) If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. See Section 51A-4.412 for site of origination.

(1b) Subarea 2 and Subarea 2: Subarea 2 and Subarea 3 does not apply to the site of origination when determining the residential proximately slope.

(2) Single-story parking structures may not exceed 16 feet in height. See Section 51P-787.114(e) for facade requirements.

(3) Unless further restricted in Paragraph (1), maximum structure height is:

(A) Subarea 1: 36 feet in the area between 10 feet and 48 feet from the western property line; otherwise 60 feet.

(B) Subarea 2: 45 feet.

(C) Subarea 3: 35 feet.

(D) Subarea 4: 22 feet.

(E) Subarea 5: 70 feet.

(F) Subarea 6: 36 feet in the area between 10 feet and 48 feet from the western property line; otherwise, 80 feet.

(g) Lot coverage.

(1) Maximum lot coverage is 70 percent.

(2) For purposes of calculating lot coverage, the Property is considered one lot.

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

(h) Lot size. No minimum lot size.

(i) Stories. Maximum number of stories above grade is:

(1) Subarea 1: four.

(2) Subarea 2: three.

(3) Subarea 3: two.

(4) Subarea 4: no maximum.

(5) Subarea 5: five.

(6) Subarea 6: six.

(j) Open space. A minimum of five percent of the Property must be open space.

SEC. 51P-787.111. OFF-STREET PARKING AND LOADING.

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

(b) Multifamily uses.

(1) One off-street parking space is required for each 500 square feet of dwelling unit floor area.

(2) Not less than one off-street parking space or more than two off-street parking spaces are required for each dwelling unit.

(c) Compact parking. A maximum of 25 percent of the required off-street parking may be compact parking.

SEC. 51P-787.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-787.113. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping, tree mitigation, and tree preservation must be provided in accordance with Article X.

(b) Screening. The screening requirements in Section 51A-4.602(b) do not apply along the southern boundary of the Property.

(c) Site trees. One site tree must be provided for every 6,000 square feet of lot area.

(d) Location. Required trees must be planted no closer than 2.5 feet from a curb or paved surface. Large trees must be planted no closer than 10 feet from a building wall and no closer than 20 feet from another large tree.

(e) Tree mitigation.

(1) To qualify for a reduction in the number of replacement trees, the building official must determine that the tree protection requirements in Article X have been met.

(2) The total caliper inches of replacement trees required may be reduced by a factor of 1.5 for every existing large tree with a caliper of 20 inches or greater that is preserved. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches. The purpose of this provision is to encourage the preservation of existing trees. As used in this provision, “existing” means a tree that existed on June 11, 2008, the date of creation of this district.

(3) Yaupon holly, Ilex vomitoria, is not a protected tree, but relocation of yaupon hollies is encouraged.

(4) If the property owner submits an application for a building permit for a building within six months after the issuance of an approved tree removal application, tree mitigation must be completed before the final certificate of occupancy is issued on the Property, or within 36 months after the tree removal application is approved, whichever is sooner. Otherwise, tree mitigation must be completed as required by Section 51A-10.134(5).

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

SEC. 51P-787.114. PARKING STRUCTURE FACADES.

(a) Except as provided in this section, parking structure facades must have a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure.

(b) Breaks in a parking structure facade not exceeding 40 feet in width are permitted at entrances and exits.

(c) Openings in a parking structure facade may not exceed 50 percent of the total parking structure facade area.

(d) Openings in a parking structure facade that are visible from a public right-of-way, other than entrances and exits, may not exceed 45 percent of the total parking structure facade area.

(e) At least 70 percent of the facade of a single-story parking structure, exclusive of openings, must have materials similar to the main residential structure the parking serves.

SEC. 51P-787.115. SIDEWALKS.

A minimum six-foot-wide sidewalk must be provided along Northwest Highway.

SEC. 51P-787.116. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for nonbusiness zoning districts in Article VII.

(b) For multifamily uses, two additional blade premise signs are permitted. The effective area of the two additional blade premise signs may not exceed 68 square feet for each side. The two additional blade premise signs must be attached to a main structure and may not be internally lighted.

SEC. 51P-787.116.1 SHARED ACCESS DEVELOPMENT

(a) A shared access development can have a maximum of 33 lots and a minimum of one access point.

(b) An emergency-only access point connecting to a fire lane on an adjacent property within the district must be provided for a shared access development with one access point.

SEC. 51P-787.117. 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-787.118 COMPLIANCE WITH CONDITIONS.

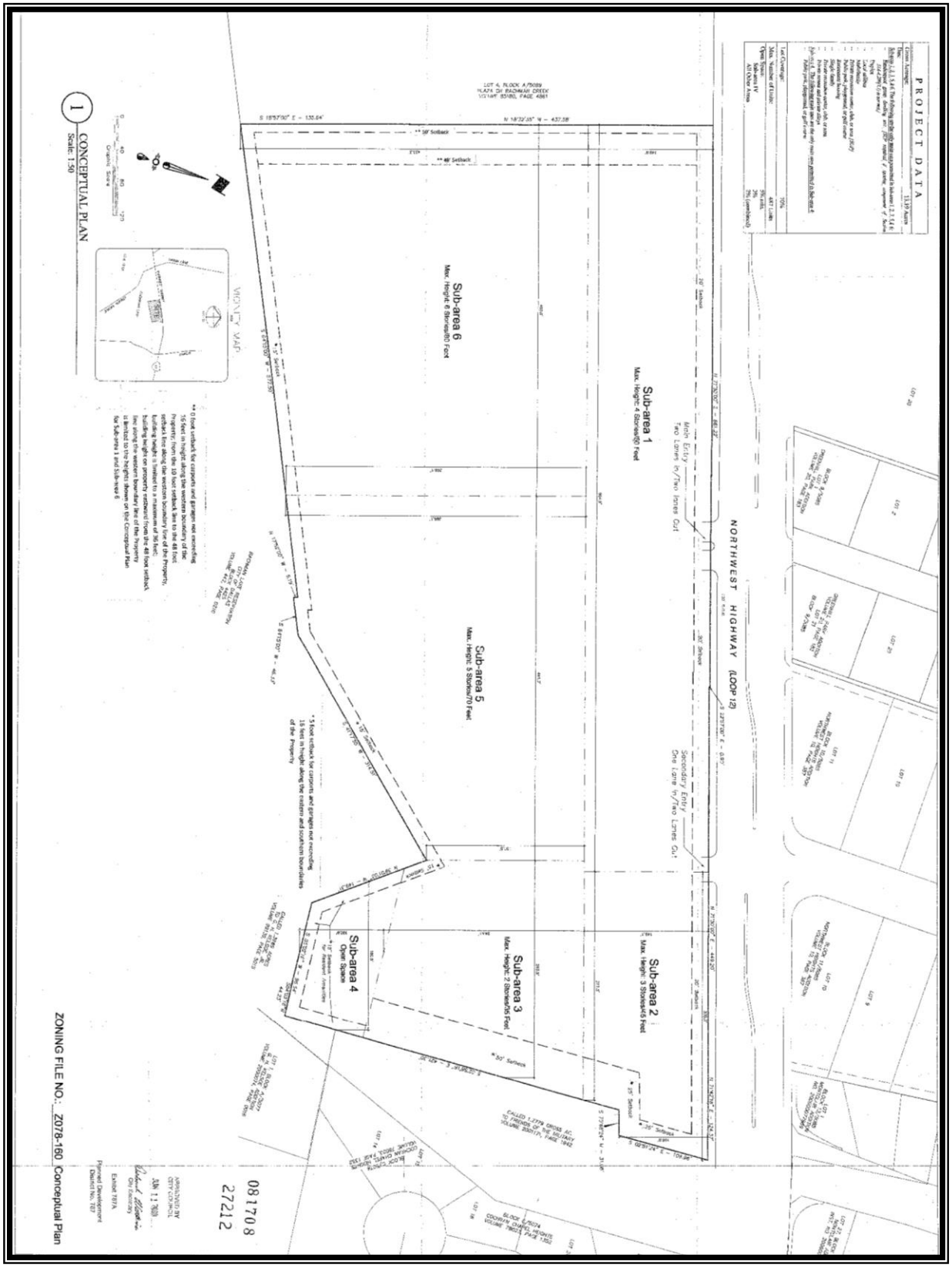
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

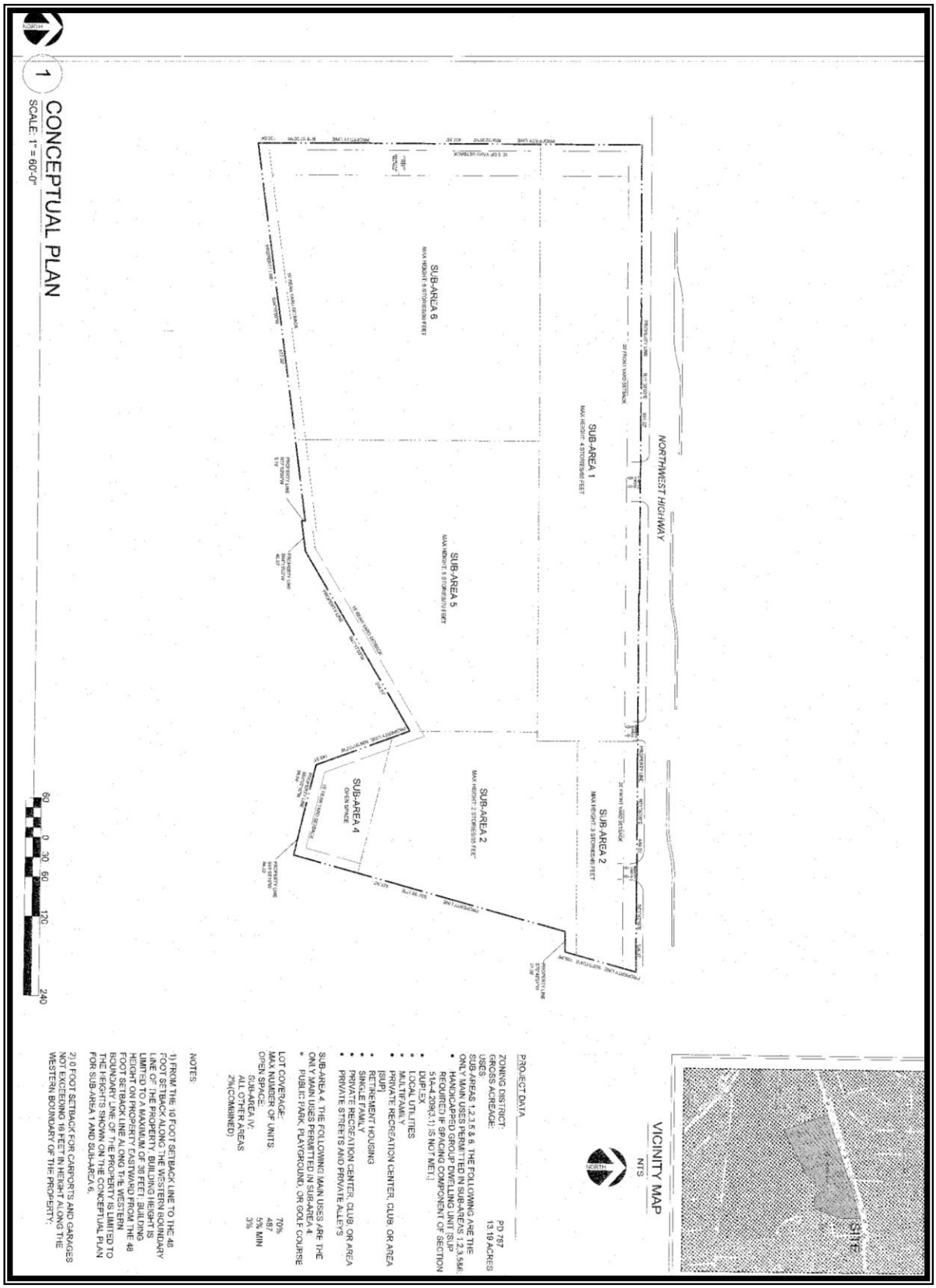
[~~SEC. 51P-787.119. ZONING MAP.~~]

[~~PD 787 is located on Zoning Map No. F-6.~~]

EXISTING CONCEPTUAL PLAN



PROPOSED CONCEPTUAL PLAN



DEVELOPMENT PLAN
FOR ILLUSTRATIVE PURPOSES ONLY
The applicant will use a plat map for the development plan



BUILDING TABULATIONS (33) UNITS

	CONDITIONED SPACE	PORCHES & TERRACES	GARAGE
UNIT A			
FIRST FLOOR	000 sf	000 sf	000 sf
SECOND FLOOR	000 sf	000 sf	000 sf
TOTAL	000 sf	000 sf	000 sf

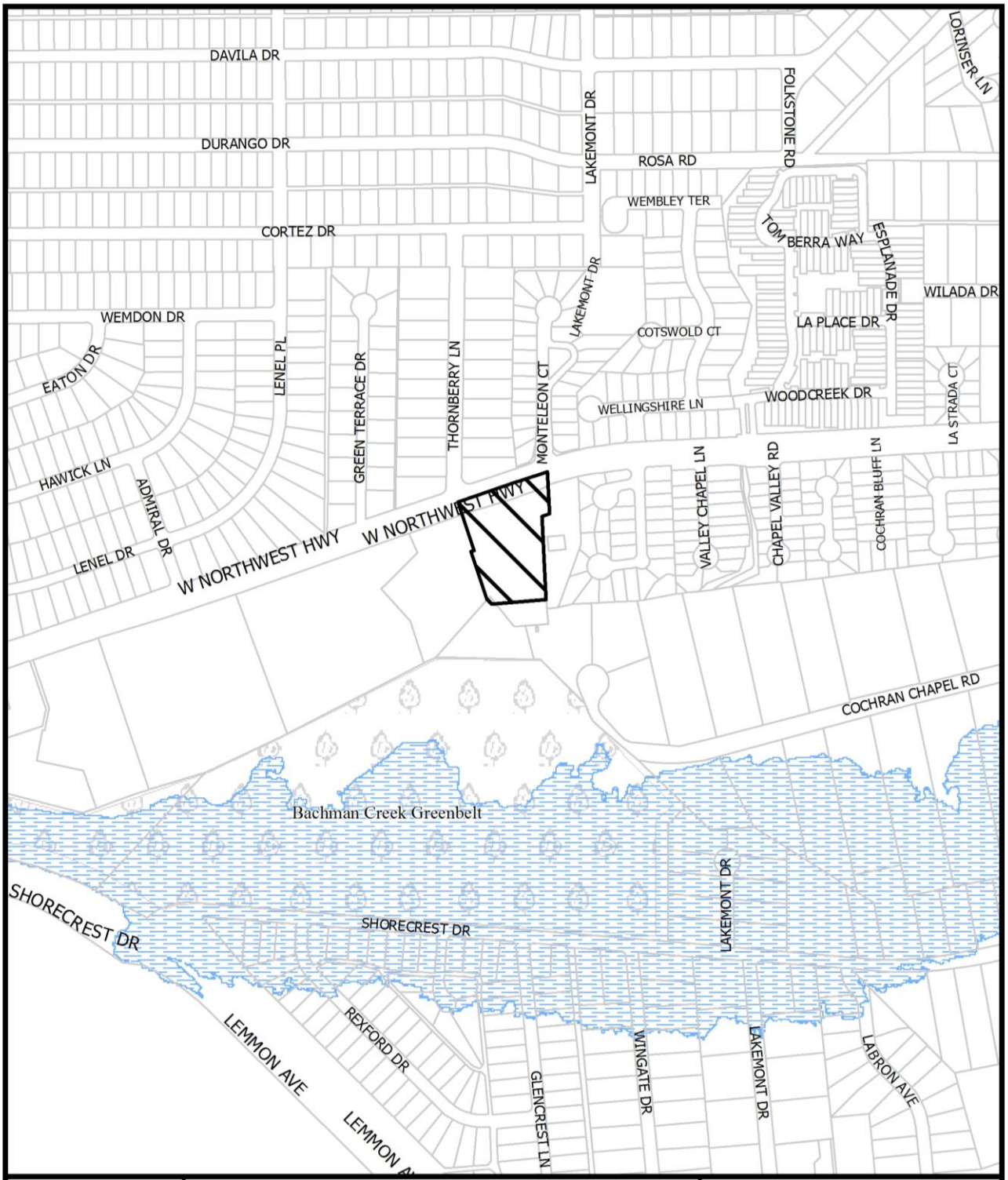
LOT TABULATONS

TOTAL LOT SIZE (PROPERTY LINES)	000 sf
BUILDABLE AREA (WITHIN REQ'D SETBACKS)	000 sf
ALLOWABLE COVERAGE (45% OF TOTAL LOT)	000 sf
PROPOSED LOT COVERAGE	000 sf
BUILDING FOOTPRINT	000 sf

BLUFFVIEW TOWNHOMES - N.W. HIGHWAY DALLAS, TX. 75220

1 OVERALL FIRST FLOOR SITE PLAN
1" = 30'-0"

NOT FOR CONSTRUCTION



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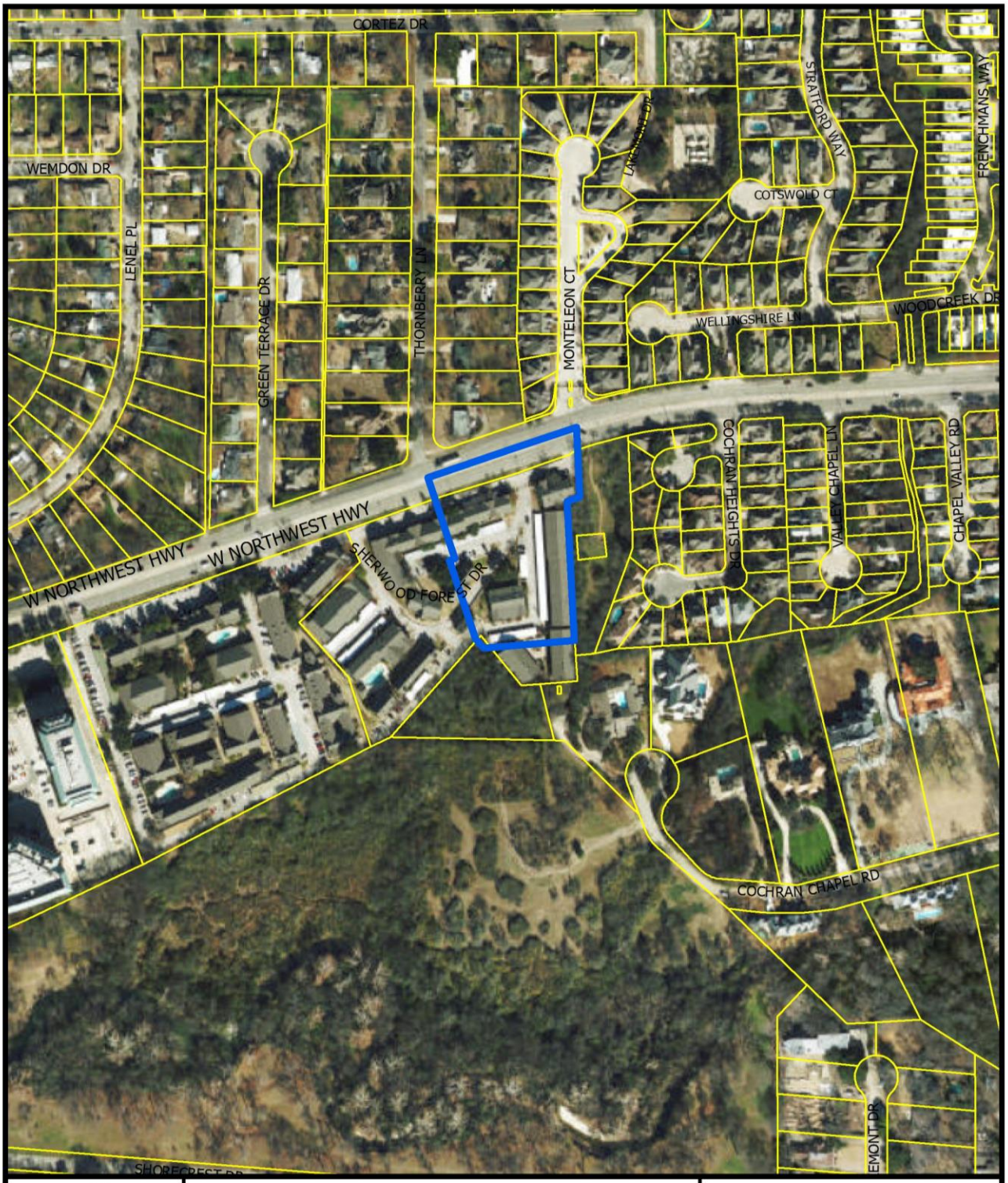
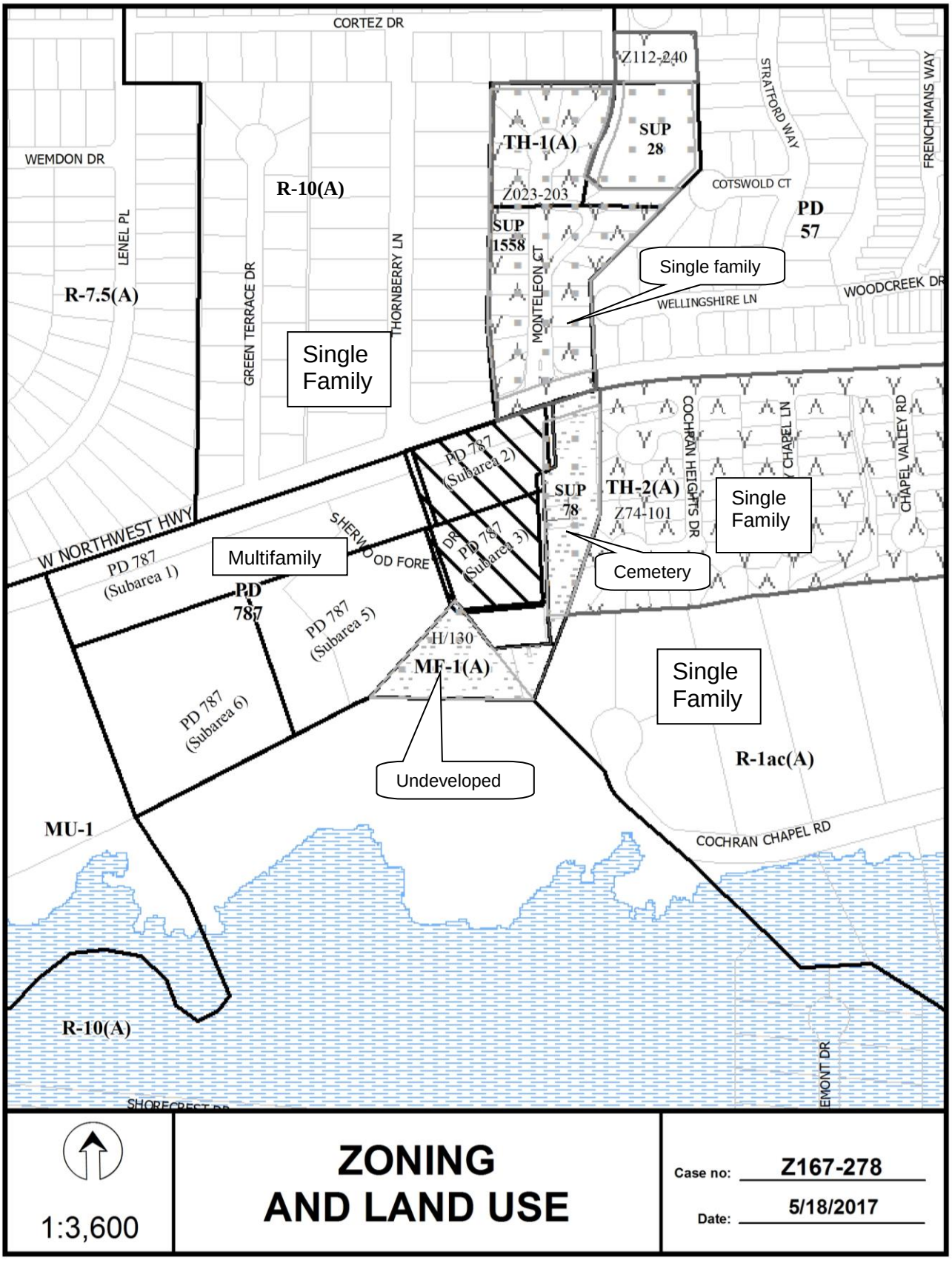
VICINITY MAP

Case no: Z167-278

Date: 5/18/2017


CORTEZ DR
WEMDON DR
LENEL PL
GREEN TERRACE DR
THORNBERRY LN
MONTELEON CT
STRATFORD WAY
FRENCHMANS WAY
COTSWOLD CT
WELLINGSHIRE LN
WOODCREEK DR
W NORTHWEST HWY
W NORTHWEST HWY
SHERWOOD FOREST DR
COCHRAN HEIGHTS DR
VALLEY CHAPEL LN
CHAPEL VALLEY RD
COCHRAN CHAPEL RD
EMONT DR
1:3,600
AERIAL MAP
Case no: Z167-278
Date: 5/18/2017



1:3,600

ZONING AND LAND USE

Case no: Z167-278

Date: 5/18/2017


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.
WEMDON DR
LENEL PL
GREEN TERRACE DR
THORNBERRY LN
MONTELEON CT
LAKEMONT DR
STRATFORD WAY
COTSWOLD CT
FRENCHMANS WAY
WELLINGSHIRE LN
WOODCREEK DR
COCHRAN HEIGHTS DR
VALLEY CHAPEL LN
CHAPEL VALLEY RD
W NORTHWEST HWY
W NORTHWEST HWY
SHERWOOD FOREST DR
COCHRAN CHAPEL RD
SHORECREST DR
EMONT DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
101 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-278
Date: 5/18/2017

Notification List of Property Owners

Z167-278

101 Property Owners Notified

Label #	*Address*		*Owner*
1	4002	W NORTHWEST HWY	GONZALEZ AL
2	3909	SHERWOOD FOREST DR	IRP CREST GATES ASSOC LP
3	9139	VALLEY CHAPEL LN	BREWINGTON MYRA CHAMPELLA
4	9135	VALLEY CHAPEL LN	DE LEON JOHN
5	9131	VALLEY CHAPEL LN	PLUNKETT PATTI LYNNE
6	9127	VALLEY CHAPEL LN	SADARANGANI MAHESH
7	9123	VALLEY CHAPEL LN	WOODALL MARTIN
8	9119	VALLEY CHAPEL LN	LEHNORTT SUSAN M
9	9115	VALLEY CHAPEL LN	BLEIBERG MICHELLE E
10	9154	COCHRAN HEIGHTS DR	WHITE BENJAMIN D & MATAN
11	9150	COCHRAN HEIGHTS DR	DUNCAN WILLIAM D & SUZANNE G
12	9146	COCHRAN HEIGHTS DR	CHAPA GLORIA I
13	9142	COCHRAN HEIGHTS CT	FNHS LIVING TRUST
14	9138	COCHRAN HEIGHTS DR	MOORE KATHY S
15	9134	COCHRAN HEIGHTS DR	FLETCHER REBECCA
16	9130	COCHRAN HEIGHTS DR	TANDEM REAL ESTATE LLC
17	9126	COCHRAN HEIGHTS DR	SMITH THOMAS M
18	9122	COCHRAN HEIGHTS DR	FISCHER LEO J
19	9118	COCHRAN HEIGHTS DR	WILDBURGER HANS A & SUSAN
20	9114	COCHRAN HEIGHTS DR	TIPTON CRAIG D
21	9110	COCHRAN HEIGHTS DR	LYNCH BRANDON MICHAEL
22	9106	COCHRAN HEIGHTS DR	BRESSON KEVIN A
23	9102	COCHRAN HEIGHTS DR	MOORE KAYREN Z
24	9101	COCHRAN HEIGHTS DR	MERRITT MARTIN R
25	9105	COCHRAN HEIGHTS DR	THOBE TIMOTHY G
26	9109	COCHRAN HEIGHTS DR	GAMBORDELLA THEODORE L &

05/18/2017

Label #	*Address*		*Owner*
27	9125	COCHRAN HEIGHTS DR	ROLAND INA STEPHANIE
28	9135	COCHRAN HEIGHTS DR	STONE ROBERT & SUE
29	9139	COCHRAN HEIGHTS DR	HENDERSON ROBERT D & MARY
30	9143	COCHRAN HEIGHTS CT	PARKER ALYSON P
31	9147	COCHRAN HEIGHTS DR	FRAZIER WILLIAM H &
32	4008	COCHRAN HEIGHTS CT	ELLINGTON KATHLEEN F G
33	4004	COCHRAN HEIGHTS CT	KRASEN DON CHARLES
34	4003	COCHRAN HEIGHTS CT	POWELL FRED P &
35	4007	COCHRAN HEIGHTS CT	STEINBERG SAUNDRA R
36	4011	COCHRAN HEIGHTS CT	BULLARD AMBER
37	4015	COCHRAN CHAPEL RD	STARNES STEVE IRREVOCABLE TR
38	4011	COCHRAN CHAPEL RD	GROVE TOBIN C & DAWN C
39	4023	COCHRAN CHAPEL RD	O NEIL LYNN G
40	9405	GREEN TERRACE DR	GARCIA-SAUCEDO ELODIA RUIZ
41	9411	GREEN TERRACE DR	HONEA PEGGY &
42	9417	GREEN TERRACE DR	DEAN NANCY & JAMES
43	9423	GREEN TERRACE DR	LOMENICK SUZANNE
44	9429	GREEN TERRACE DR	GS INVESTMENTS LLC
45	9438	GREEN TERRACE DR	SHS TEXAS LLC
46	9432	GREEN TERRACE DR	REISENBICHLER THOMAS H & LORI J
47	9426	GREEN TERRACE DR	SPITZER PHILIP L
48	9420	GREEN TERRACE DR	HAWICK PROPERTIES LLC
49	9414	GREEN TERRACE DR	MEADOWS CHARLENE
50	9408	GREEN TERRACE DR	LIPSCOMB BURKE A
51	9439	THORNBERRY LN	KUDERKA LUANN
52	9433	THORNBERRY LN	MENTER ALAN & PAMELA &
53	9427	THORNBERRY LN	MANNS RYAN E
54	9421	THORNBERRY LN	PEREZ LUIS & ARACELI
55	9415	THORNBERRY LN	USA KAUL ENTERPRISES INC
56	9409	THORNBERRY LN	CASON TODD A &
57	9403	THORNBERRY LN	PRUETT JAMES ROSS & RONDA

05/18/2017

Label #	*Address*		*Owner*
58	9444	THORNBERRY LN	FRANKLIN AUSTIN
59	9438	THORNBERRY LN	TAYLOR JODI L & BRAD C
60	9432	THORNBERRY LN	GERINGER DONNA
61	9426	THORNBERRY LN	WEBB SUSAN A
62	9420	THORNBERRY LN	KNISLEY BRANDY LEE
63	9414	THORNBERRY LN	MESSER HOLDINGS SERIES LLC
64	9408	THORNBERRY LN	SCHRIMSHER EDD H
65	4000	W NORTHWEST HWY	EL PASO CHELSEA LTD
66	4000	W NORTHWEST HWY	FRIENDS OF THE MILITARY
67	3900	W NORTHWEST HWY	IRP CREST GATES ASSOC LP
68	4005	COCHRAN CHAPEL RD	GONZALEZ AL
69	4000	W NORTHWEST HWY	FINN FRANK
70	9300	STRATFORD WAY	WELLINGTON ON THE CREEK
71	4020	WELLINGSHIRE LN	POLLAN RUDY R TRUSTEE
72	4012	WELLINGSHIRE LN	PARKS JOSHUA DAVID
73	4008	WELLINGSHIRE LN	KEILS KAROL
74	4004	WELLINGSHIRE LN	JOHNSON KRIS E
75	4007	WELLINGSHIRE LN	TAYLOR MICHAEL G &
76	4011	WELLINGSHIRE LN	CARROLL JAMES EDWARD
77	4015	WELLINGSHIRE LN	JONES MARY LOU
78	4019	WELLINGSHIRE LN	WOLTER CAROLYN M
79	4021	WELLINGSHIRE LN	COOK DEBRA
80	4016	COTSWOLD CT	BOWE DAVID E &
81	4006	COTSWOLD CT	SCOTT LUCY L
82	3993	W NORTHWEST HWY	MONTCLAIR HOMEOWNERS ASSN INC
83	3993	W NORTHWEST HWY	MONTCLAIR HOMEOWNERS ASSN INC
84	9403	MONTELEON CT	MAELE LYDIA
85	9407	MONTELEON CT	STIDHAM CODY L
86	9411	MONTELEON CT	HYMAN MEGAN & ADAM M
87	9415	MONTELEON CT	ENLOE JASON & KATIE
88	9419	MONTELEON CT	JUDICE DONALD JOSEPH JR

05/18/2017

Label #	*Address*		*Owner*
89	9423	MONTELEON CT	PEDERSON TONY W & JULIANNE K
90	9427	MONTELEON CT	GARNETT DANA LESSARD
91	9431	MONTELEON CT	DIXON JULIUS BRINARD &
92	9435	MONTELEON CT	FRANKEL JILL K & ARTHUR E
93	9436	MONTELEON CT	MCCOY KIMBERLY R & BRANDON S
94	9432	MONTELEON CT	HOLT AUNDREA LAUREN GAMBLE
95	9428	MONTELEON CT	SMITH JULIE ELIZABETH
96	9424	MONTELEON CT	BOND KELSEY
97	9420	MONTELEON CT	WARNER NATHAN PAUL
98	9416	MONTELEON CT	MOLLDREM CRAIG &
99	9412	MONTELEON CT	GAZAR LUISA FERANDA REYES &
100	9408	MONTELEON CT	EITZEN MELINDA L
101	9404	MONTELEON CT	HARGETT KELLYE R &

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z167-113(WE) **DATE FILED:** October 17, 2016

LOCATION: Trinity Mills Road and Westgrove Road, southeast corner

COUNCIL DISTRICT: 12 **MAPSCO:** 4-K

SIZE OF REQUEST: Approx. 1.84 acres **CENSUS TRACT:** 137.04

APPLICANT / OWNER: Tsay Properties Westgrove, LTD
Sam Tsay – Sole Owner

REPRESENTATIVE: Robert Reeves
Robert Reeves and Associates, Inc.

REQUEST: An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The applicant's request would allow additional land uses such as personal service uses and general merchandise or food store 3,500 square feet or less to occupy the existing 48,000 square foot building. The applicant has volunteered deed restrictions prohibiting the total floor area of a general merchandise or food store to 2,500 square feet or less.

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

PREVIOUS ACTION: On March 16, 2017, April 27, 2017, and May 18, 2017, the City Plan Commission held this case under advisement until June 22, 2017, to allow the representative to meet with the homeowners association.

BACKGROUND INFORMATION:

- The request site is currently developed with a two story, 48,000 square foot office building.

- The applicant's request will allow for some flexibility in the allowed uses to lease space in the existing building. The NO(A) District limits certain uses to operate solely within the building that is primarily for the service of the occupants of the building.

- The applicant has volunteered deed restrictions prohibiting the total floor area of a general merchandise or food store to 2,500 square feet or less. The NS(A) Neighborhood Service District permits a general merchandise or food store 3,500 or less.

- The land uses that abut the request site's eastern property line consist of a variety of multifamily uses. The properties to the south and west of the site, across Westgrove Road, are located in the Town of Addison and City of Carrollton, respectively. Residential uses are developed to the north, across Trinity Mills Road.

Zoning History: There has not been any zoning changes requested in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Trinity Mills Road	Principal Arterial	100 ft.	100 ft.
Westgrove Road	Local	60 ft.	60 ft.

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

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

ECONOMIC

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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:

	Zoning	Land Use
Site	NO(A)	Office
North	R-7.5(A)	Single Family
South	Town of Addison	Multifamily
East	MF-2(A)	Multifamily
West	City of Carrollton	Retail

STAFF ANALYSIS:

Land Use Compatibility: The approximately 1.84 acre site is developed with a two-story, 48,000 square foot office building and is adjacent to multifamily uses to the south and east. The Town of Addison abuts the request site's southern property line. Properties that are located to the west of the request site, across Westgrove Road, are developed with retail type uses and are located within the City of Carrollton. North of the request site, across Trinity Mills Road, is developed with residential uses.

The applicant's request for a NS(A) Neighborhood Service District will provide the flexibility to lease space with certain uses within the building. The current NO(A) Neighborhood Office District limits certain main uses to the entire building. The main uses designated as a "limited use" may not have a floor area that in combination with the floor area of other limited uses in the building exceeds 10 percent of the floor area of the building. In addition a limited use must have no exterior public entrance except though the general building entrances and have no exterior advertising signs on the same lot.

The NO(A) District and the NS(A) District have similar main uses that can be developed on a site. However, there is a small variation in the specific uses for each district and the chart below shows the limitations and differences between the two districts.

NO(A) Neighborhood Office – existing		**NS(A) Neighborhood Service District – proposed**
Business School [SUP]		Dry Cleaning or laundry store
Personal service uses up to 1,000 sq. ft. in floor area [L]		General merchandise or food store 3,500 sq. ft. or less
Restaurant without drive-in or drive through service [SUP]		Motor vehicle fueling station [SUP]
		Personal service uses
		Restaurant without drive-in or drive through service [RAR]

Development Standards:

DISTRICT	**SETBACKS**		**Density**	**Height**	**Lot Coverage**	**Special Standards**	**PRIMARY Uses**
	Front	**Side/Rear**					
NO(A) – existing Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
NS(A) – proposed Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office

Landscaping: Any renovation of the existing structure will not increase the impervious coverage and as a result will not trigger any landscaping requirements.

PROPOSED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF COLLIN)

I.

The undersigned, Tsay Properties – Westgrove, LTD., a Texas limited partnership ("the Owner"), is the owner of the following described property ("the Property"), being in a particular a tract of land out of the Kingwell Survey, Abstract No. 1107, and the Edwin Allen Survey, Abstract No. 8 City Block 8705, City of Dallas ("City"), Collin County, Texas, and being that same tract of land conveyed to the Owner by Special Warranty Deed dated July, 24, 1990, and recorded in Volume 3323, Page 240, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

Being a tract of land situated in the KINGWELL SURVEY, ABSTRACT NO. 1107, and the EDWIN ALLEN SURVEY ABSTRACT NO. 8, situated in the City of Dallas, Collin County, Texas, and being more particularly described as follows:

Commencing at the intersection of the South line of Trinity Mills Road (100 foot R.O.W.) and the projected centerline of Voss Road (60 foot R.O.W.;

Thence North, 78 degrees 28 minutes 39 seconds East, along said South line of Trinity Mills Road a distance of 30.66 feet to the PLACE OF BEGINNING, an “X” in concrete for corner;

THENCE North, 78 degrees 28 minutes 39 seconds East, continuing along said South line of Trinity Mills Road a distance of 159.18 feet to the beginning of a curve to the left having a central angle of 05 degrees 00 minutes 20 seconds a radius of 3,226.31 feet and a tangent length of 141.01 feet;

THENCE along said curve to the left and said South line of Trinity Mills Road an arc distance of 281.87 feet to an iron rod for corner;

THENCE South, 00 degrees 46 minutes 02 seconds West, a distance of 246.00 feet to an iron rod for corner;

THENCE North 89 degrees 13 minutes 58 seconds West, along the county line between Dallas and Collin County, a distance of 408.63 feet to an iron rod for a corner, said point also being the beginning of a nontangent curve to the left having a central of 01 degrees 27 minutes 19 seconds, a radius of 372.71 feet, a tangent length of 4.73 feet and a tangent bearing of North 16 degrees 58 minutes 34 seconds West;

THENCE along said curve to the left an arc distance of 9.47 feet to the beginning of a reversed curve to the right having a central angle of 18 degrees 48 minutes 58 seconds a radius of 289.41 feet and a tangent of 47.95 feet;

THENCE along said curve to the right an arc distance of 95.04 feet to the point of tangency;

THENCE North 00 degrees 23 minutes 05 seconds East, a distance of 37.96 feet to the PLACE OF BEGINNING and Containing 80,386 square feet or 1.84541 acres of land, more or less.

II.

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

Limit the use of General merchandise or food store 3,500 square feet or less to 2,500 square feet.

III.

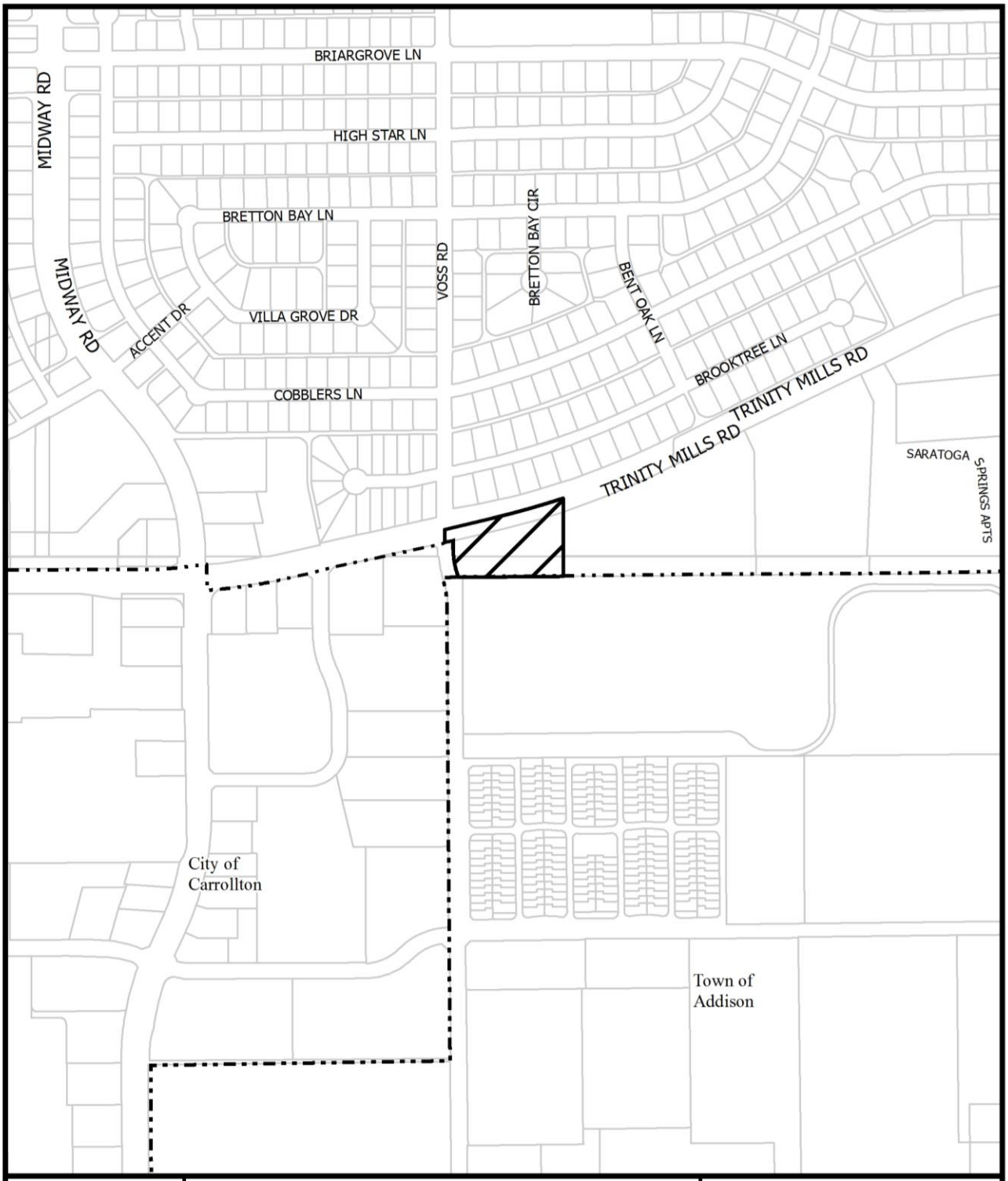
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.



1:6,000

VICINITY MAP

Case no: Z167-113

Date: 11/3/2016

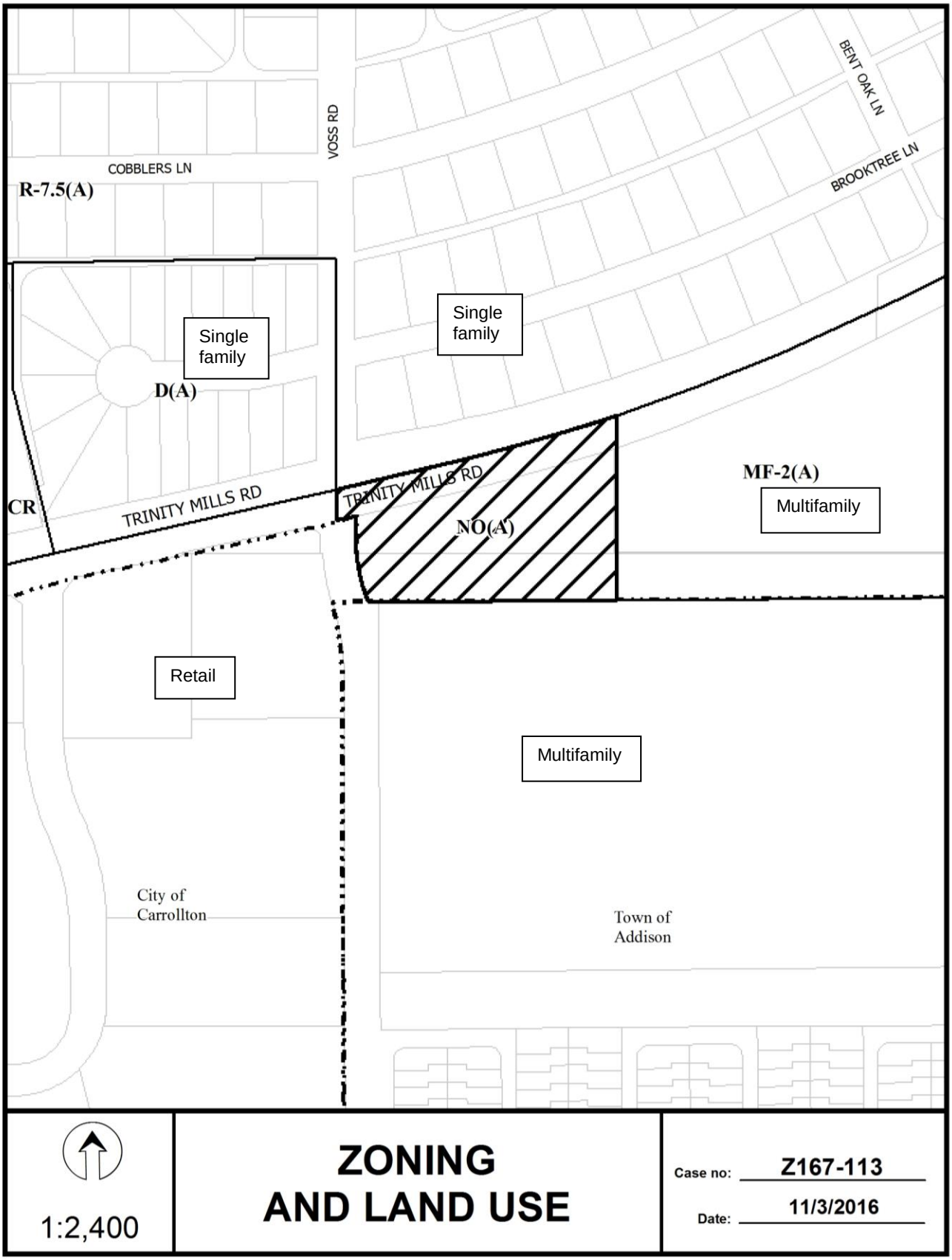


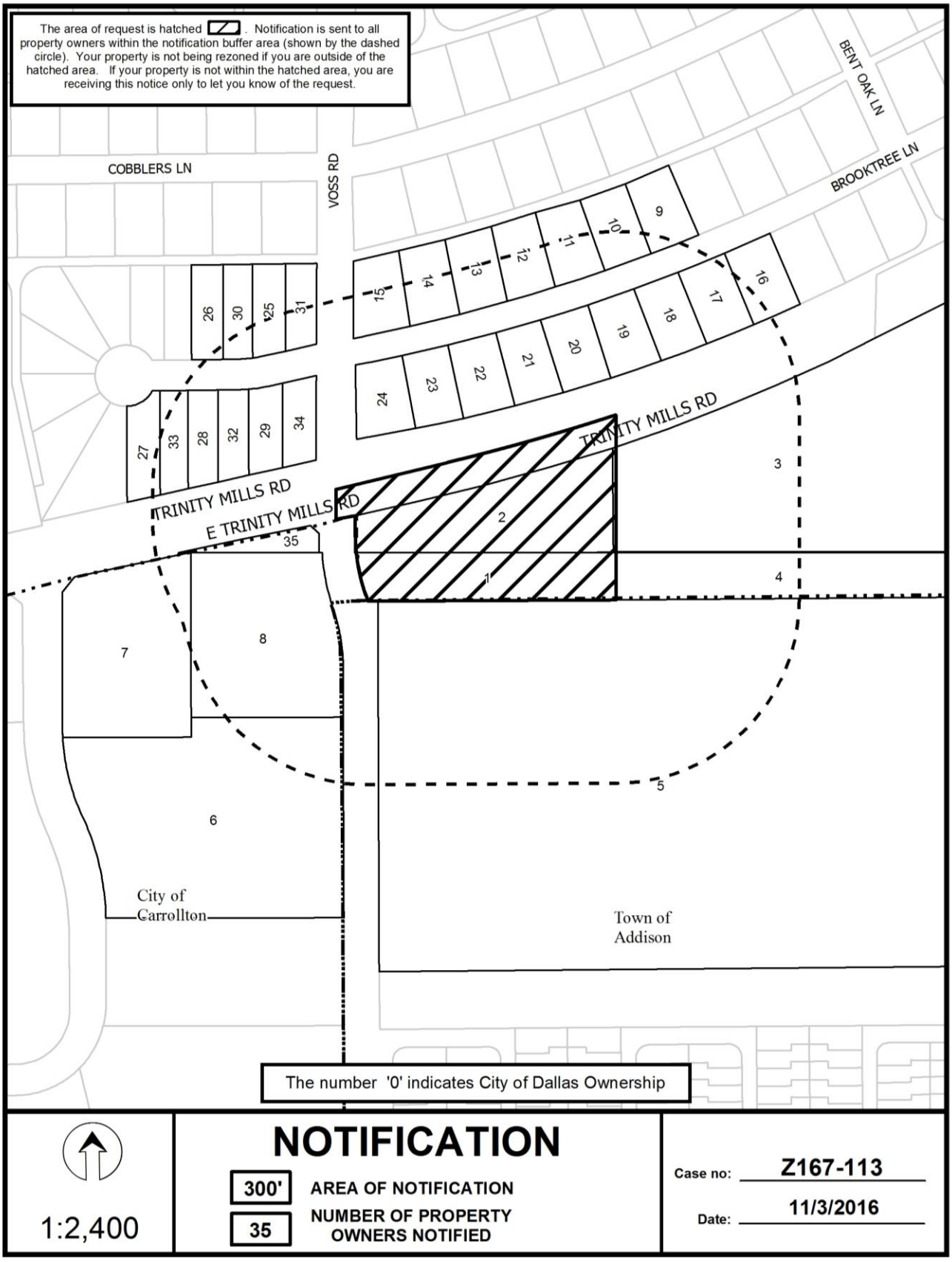
1:2,400

AERIAL MAP

Case no: Z167-113

Date: 11/3/2016


VOSS RD
BENT OAK LN
BROOKTREE LN
COBBLERS LN
R-7.5(A)
Single family
Single family
D(A)
CR
TRINITY MILLS RD
TRINITY MILLS RD
NO(A)
MF-2(A)
Multifamily
Retail
Multifamily
City of Carrollton
Town of Addison
1:2,400
ZONING AND LAND USE
Case no: Z167-113
Date: 11/3/2016


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.
COBBLERS LN
VOSS RD
BENT OAK LN
BROOKTREE LN
TRINITY MILLS RD
E TRINITY MILLS RD
City of Carrollton
Town of Addison
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300' AREA OF NOTIFICATION
35 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-113
Date: 11/3/2016

Notification List of Property Owners

Z167-113

35 Property Owners Notified

Label #	*Address*		*Owner*
1	4222	TRINITY MILLS RD	TSAY PPTIES WESTGROVE LTD
2	4222	TRINITY MILLS RD	TSAY PROPERTIES WESTGROVE LTD
3	4280	TRINITY MILLS RD	FRONTLINE TRINITY LLC
4	4280	TRINITY MILLS RD	FRONTLINE TRINITY LLC
5	17200	WESTGROVE RD	CPT ADDISON LP
6	2661	WESTGROVE DR	INTOWN SUITES CARROLLTON
7	3400	E TRINITY MILLS RD	RETAIL BUILDINGS INC
8	3408	E TRINITY MILLS RD	HALLE PPTIES LLC
9	4215	BROOKTREE LN	ROBBINS WARREN A &
10	4211	BROOKTREE LN	SCHMALZ EARL A
11	4209	BROOKTREE LN	VERMA MARK C S
12	4207	BROOKTREE LN	RICH DAVID & MARY L RICH
13	4205	BROOKTREE LN	WANG JOHN SHIAW-SHEN &
14	4203	BROOKTREE LN	LASKY MICHAEL J & CASEY
15	4201	BROOKTREE LN	DUBEY ANSHUL &
16	4218	BROOKTREE LN	KO ERIC CHIN-CHUONG &
17	4216	BROOKTREE LN	WRIGHT IRENE J
18	4214	BROOKTREE LN	COGBURN RICHARD
19	4212	BROOKTREE LN	HART JOHN K
20	4210	BROOKTREE LN	YAEGER JON M
21	4208	BROOKTREE LN	MEDLEN RONNYE M &
22	4206	BROOKTREE LN	ROZEMBERG LINDA DEETTE & ISRAEL L
23	4204	BROOKTREE LN	RAY KASEY D
24	4202	BROOKTREE LN	CARRIZALES MARIO A
25	4115	BROOKTREE LN	CHILDRESS MARTHA M-LE
26	4109	BROOKTREE LN	CHIU SHERMAN S & SANNA L

11/02/2016

Label #	*Address*		*Owner*
27	4110	BROOKTREE LN	KOCEK LAURA KRANZ &
28	4114	BROOKTREE LN	ERIKSEN DAVID &
29	4118	BROOKTREE LN	MARTINEZ CHRISTINA
30	4111	BROOKTREE LN	PATSELLIS JAMES PETER
31	4117	BROOKTREE LN	MACAULAY SANDRA ANN
32	4116	BROOKTREE LN	ERIKSEN DAVID F & KATHRYN E
33	4112	BROOKTREE LN	BUSH GARY & CRISTIN
34	4120	BROOKTREE LN	BRILLIANT ENTERPRISES INC
35	3200	E TRINITY MILLS RD	HALLE-VON VOIGTLANDER

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z167-236(WE) **DATE FILED:** March 6, 2017

LOCATION: Marsalis Avenue and Garza Avenue, northwest corner

COUNCIL DISTRICT: 4 **MAPSCO:** 65-A

SIZE OF REQUEST: Approx. 23.365 acres **CENSUS TRACT:** 59.02

APPLICANT / OWNER: Dallas Independent School District (DISD)

REPRESENTATIVE: Robert Baldwin
Baldwin Associates

REQUEST: An application for an expansion of, and an amendment to, Planned Development District No. 838 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District and Planned Development District No. 838.

SUMMARY: The purpose of this request is to allow for the expansion of the school [South Oak Cliff High School]. DISD is proposing to increase the square footage of the administration offices, cafeteria and add a new gymnasium. In addition, the DISD is proposing to add a new driveway approach on Marsalis Avenue to access additional parking in front of the school and bring the athletic track into the PD. The existing youth and family center and maintenance facilities located on the northwest portion of the athletic field will be an accessory use to the main campus and will be permitted by right.

STAFF RECOMMENDATION: **Approval**, subject to a revised development/landscape plan, revised traffic management plan and conditions.

PREVIOUS ACTION: On May 18, 2017, the City Plan Commission held this case under advisement until June 22, 2017. Prior to the time when this report produced, staff has not received a parking study.

BACKGROUND INFORMATION:

- The applicant's request for an expansion of, and an amendment to, Planned Development District No. 838 will allow for an increase in the total square footage of specific facilities within the campus and the construction of a new gymnasium and student entry. The additional square footage and addition will be constructed on the west and northwest quadrant of the campus. An additional 8.989 acres will be brought into the Planned Development District, which includes the adjacent athletic field and maintenance facilities.

- On January 2011, the City Council approved Planned Development District No. 838 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District.

- The approval of PDD No. 838 in January 2011, permitted the following expansion to the campus by 1) enclosing an open area that will increase the floor area by 28,000 square feet, 2) permitting the existing off-street parking in the front yard 3) modifying the screening and landscaping requirements, 4) allowing by right, a youth and family center on campus.

- The youth and family center provides social, recreational, referral or out-patient medical dental or optical treatment services to the students and parents at the high school. The youth and family center is an accessory use to the main campus. The maintenance facilities that are located on the northwest portion of the athletic field will be an accessory use and will be permitted by right.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
E. Overton Road.	Local	55 ft.	55 ft.
S. Marsalis Avenue	Local	80 ft.	80 ft.
Garza Avenue	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 838, R-7.5(A)	School, Athletic field
North	R-7.5(A), MF-2(A), RR	Single Family, Undeveloped, Hospital
South	R-75(A)	Single Family
East	R-7.5(A)	Single Family
West	PDD No. 69	Multifamily

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 838 School & Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family, School, accessory youth and family center

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 23.365 acre campus is developed with a 3-story, 270,000 square foot high school and an athletic field. The applicant's request will allow for the expansion of the school that will include an increase the square footage of the administration offices, cafeteria, a new gymnasium and student entry. In addition, the DISD is proposing to add a new driveway approach on Marsalis Avenue to access additional parking in front of the school and bring the athletic track into the PD. Bring the adjacent athletic field and maintenance facilities into PDD No. 838 are part of the expansion process. The maintenance facilities that are located on the northwest portion of the athletic field will be an accessory use and will be permitted by right.

The Dallas Independent School District (DISD) will add an approximate 73,410 square feet of floor area to the school and have designated an area on the southern portion of the campus to construct seven additional modular buildings within the designated area. The campus also have a youth and family center, which provides social, recreational, referral or out-patient medical dental or optical treatment services to the students and parents at the high school. The youth and family center is an accessory use to the main campus

In January 2011, the City Council approved Planned Development District No. 838 that limited the maximum floor area to 410,150 square feet. This amendment to PDD No. 838 will reduce the maximum floor area from 410,150 square feet to 360,000 square feet. The reduction in floor area will reflect more accurately the floor area the school requires with the expansion to the campus. In the event the school is razed and the site is redeveloped, the 360,000 square feet of floor area will accommodate the development of a new school.

The surrounding land uses are primarily residential. There is a hospital and a tract of undeveloped land that is located north of the request site, across East Overton Road.

Staff has reviewed and recommends approval of the applicant's request for a Planned Development District for a public school other than an open enrollment charter school. The proposed modifications to the campus should not adversely impact the surrounding area.

Landscaping: Landscaping will 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.

An updated Traffic Management Plan (TMP) was required in 2012 but was not submitted. However, the applicant submitted an updated TMP report for this application. The Engineering Division has reviewed and supports the revised TMP. As with all TMPs, the applicant is required to submit a traffic study to the director each even-numbered year, to determine if the TMP is being implemented effectively.

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 Dallas Development Code requirement for off-street parking for a high school is:

- nine and one-half spaces for each high school classroom

The total number of proposed classrooms determines the number of required parking spaces. The high school currently has 60 classrooms. The number of required off-street parking spaces for the high school is 570 spaces and the applicant is proposing to provide 318 off-street parking spaces. The Engineering Division of Sustainable Development supports the reduction in the required off-parking because the high school has been in operation since the 1950s.

DISD will have to meet the parking requirements in accordance to Section 51A-4.200 of the Dallas Development Code for any future expansion.

Staff has reviewed and recommends approval of the proposed conditions. Typically, there is language in the Planned Development conditions that prohibits new schools from queuing within the City's right-of-way. However, since this is an existing high school, the Engineering staff supports maintaining the existing conditions. The applicant has provided staff with a TMP that reflects the current implementation of the administrations procedures in directing traffic during school hours.

Moreover, the applicant has requested to eliminate the provision in the conditions that states that any future expansion of the school must adhere to the off-street parking requirements. The applicant has provided supporting documentation to our engineers to support removing the language. The campus has sufficient amount of off-street parking spaces to meet the student and facility demands. Hence, the off-street parking requirement of 318 spaces will not change.

The Engineering Division of the Sustainable Development and Construction Department has reviewed and supports the TMP. In addition, the Mobility and Street Services Department has no objections to the applicant's request. The applicant is required, as with all Traffic Management Plans, to submit a traffic study to the director each even-numbered year, to determine if the TMP is being implemented effectively.

LIST OF BOARD OF TRUSTEES
Dallas Independent School District

- Dan Micciche
- Edwin Flores
- Audrey Pinkerton
- Jaime Resendez
- Dustin Marshall
- Lew Blackburn
- Joyce Foreman
- Miguel Solis
- Bernadette Nutall

PROPOSED PDD CONDITIONS

SEC. 51P-838.101. LEGISLATIVE HISTORY.

PD 838 was established by Ordinance No. 28105, passed by the Dallas City Council on January 26, 2011.

SEC. 51P-838.102. PROPERTY LOCATION AND SIZE.

PD 838 is established on property located at the northwest corner of Garza Avenue and Marsalis Avenue. The size of PD 838 is approximately [14.376] 23.365 acres.

SEC. 51P-838.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article ACCESSORY YOUTH AND FAMILY CENTER means a multi-functional facility sponsored or operated by a public school district as an accessory use to a school where a combination of social; recreational; welfare; health; rehabilitation; counselling; educational; referral; or out-patient medical, dental, or optical treatment services are provided to students and their family members.

(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-838.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 838A: development plan/landscape plan.

(2) Exhibit 838B: traffic management plan.

SEC. 51P-838.105. 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/landscape plan (Exhibit 838A). 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-838.106. MAIN USES PERMITTED.

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

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

-- Public school other than an open-enrollment charter school.
-- Utility or government installation other than listed *[Maximum floor area is limited to 9,500 square feet and height is limited to one story].*

SEC. 51P-838.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

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

-- Accessory youth and family center.

SEC. 51P-838.108. 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) Front yard.

(1) For a public school other than an open-enrollment charter school, minimum front yard is 20 feet.

(2) For a public school other than an open-enrollment charter school, off-street parking is permitted in the required front yard in accordance with Section 51P-838.109.

(c) Side and rear yard.

(1) For a public school other than an open-enrollment charter school, minimum side and rear yard is 20 feet.

(2) For all other uses, minimum side yard is 10 feet and minimum rear yard is 15 feet.

(d) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is [~~401,150~~] 360,000 square feet.

(e) Height. If any portion of a structure used as an institutional and community service use or a utility and public service use 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.

(f) Lot coverage. Maximum lot coverage is 30 percent for nonresidential structures. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. For a public school other than an open-enrollment charter school and a utility or government installation other than listed, no minimum lot size.

SEC. 51P-838.109. OFF-STREET PARKING AND LOADING.

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

(b) For a public school other than an open-enrollment charter school, a minimum of 318 off-street parking and loading spaces must be provided as shown on the development plan. ~~Future expansion of the public school other than an open-~~

~~enrollment charter school after January 26, 2011 must adhere to the off-street parking and loading requirements of Division 51A-4.200.~~

(c) Utility or government installation other than listed. A minimum of 19 spaces must be provided as shown on the development plan.

SEC. 51P-838.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-838.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the development plan/landscape plan. If there is a conflict between the text of this article and the development plan/landscape plan, the text of this article controls.

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

SEC. 51P-838.112. 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 838B).

(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 March 1, [~~2012~~] 2020. 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) Future expansion. Before issuance of a building permit in the expansion area shown on the development plan, the Property owner or operator shall:

(1) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(2) submit an amended traffic management plan.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) 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-838.113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) A public school other than an open-enrollment charter school is allowed one detached sign with a maximum height of 25 feet and an effective area of 150 feet in the location shown on the development plan.

SEC. 51P-838.114. ADDITIONAL PROVISIONS.

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

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

(c) Light standards for accessory athletic fields that exceed 15 feet in height must provide a minimum setback of 50 feet in addition to compliance with residential proximity slope. Maximum height of the light standards is 75 feet.

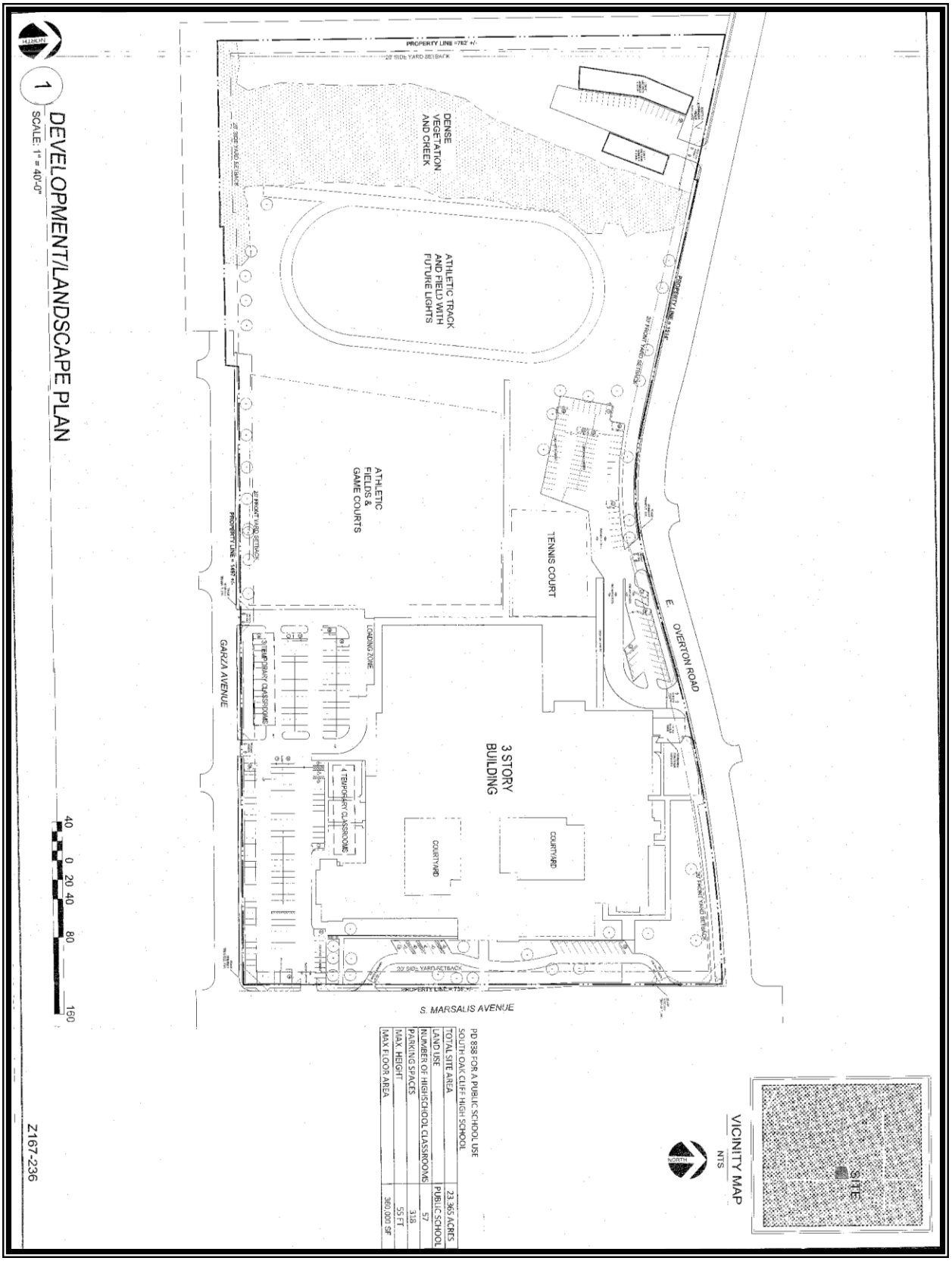
(d) A public school other than open-enrollment charter school must provide sidewalk crossings at each intersection of driveway and sidewalk.

SEC. 51P-838.115. COMPLIANCE WITH CONDITIONS.

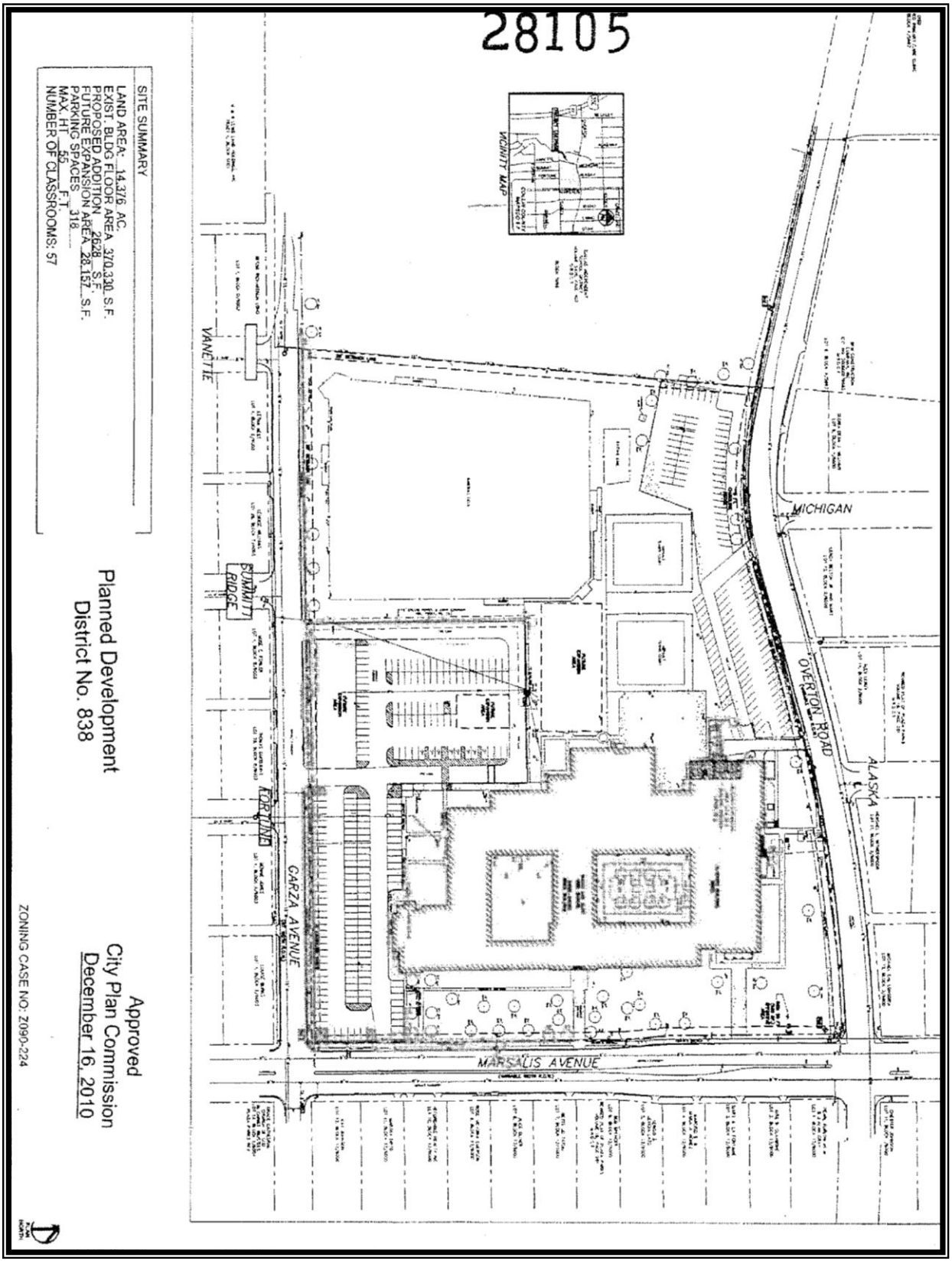
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

PROPOSED DEVELOPMENT/LANDSCAPE PLAN



EXISTING DEVELOPMENT PLAN



REVISED TRAFFIC MANAGEMENT PLAN
DISD South Oak Cliff High School
Dallas, Texas

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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 *South Oak Cliff High School* (the "School") located at 3601 S Marsalis 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 to amend the existing Planned Development District (PD No. 838) 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 the 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	425
10th Grade	341
11th Grade	285
12th Grade	248
CURRENT TOTAL	1,299

*Enrollment data provided by DISD.

Access to the campus is provided on Garza Avenue and Overton Road. Garza Avenue is a local street that terminates immediately west of the campus while Overton Road is a community collector. Both Garza Avenue and Overton Road intersect with Marsalis Avenue (east of school), a six-lane, median-divided minor arterial. The intersection of Marsalis Avenue and Overton Road is signalized. Land uses surrounding the site are predominately single-family residential with some multifamily uses in the vicinity.

A proposed site plan for the DISD South Oak Cliff 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 "*School starts* at 9:15 AM and ends at 4:15 PM.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
9th Grade	425
10th Grade	341
11th Grade	285
12th Grade	248
CURRENT TOTAL	1,299

*Enrollment data provided by DISD.

Access to the campus is provided on Garza Avenue and Overton Road. Garza Avenue is a local street that terminates immediately west of the campus while Overton Road is a community collector. Both Garza Avenue and Overton Road intersect with Marsalis Avenue (east of school), a six-lane, median-divided minor arterial. The intersection of Marsalis Avenue and Overton Road is signalized. Land uses surrounding the site are predominately single-family residential with some multifamily uses in the vicinity.

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"). 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 is provided below:

1. Enforce existing, on-street parking restrictions in residential areas (not fronting school property) and on thoroughfares during school traffic periods. [Intent: to

minimize impact to neighborhood.] (Add new restricted parking zone illustrated in **Exhibit 2.**)

2. Allow short-term, on-street parking along school frontages on local streets during school traffic periods (i.e., adjust existing restrictions).

3. Allocate parking area for parent waiting/loading. [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 or on thoroughfares.]

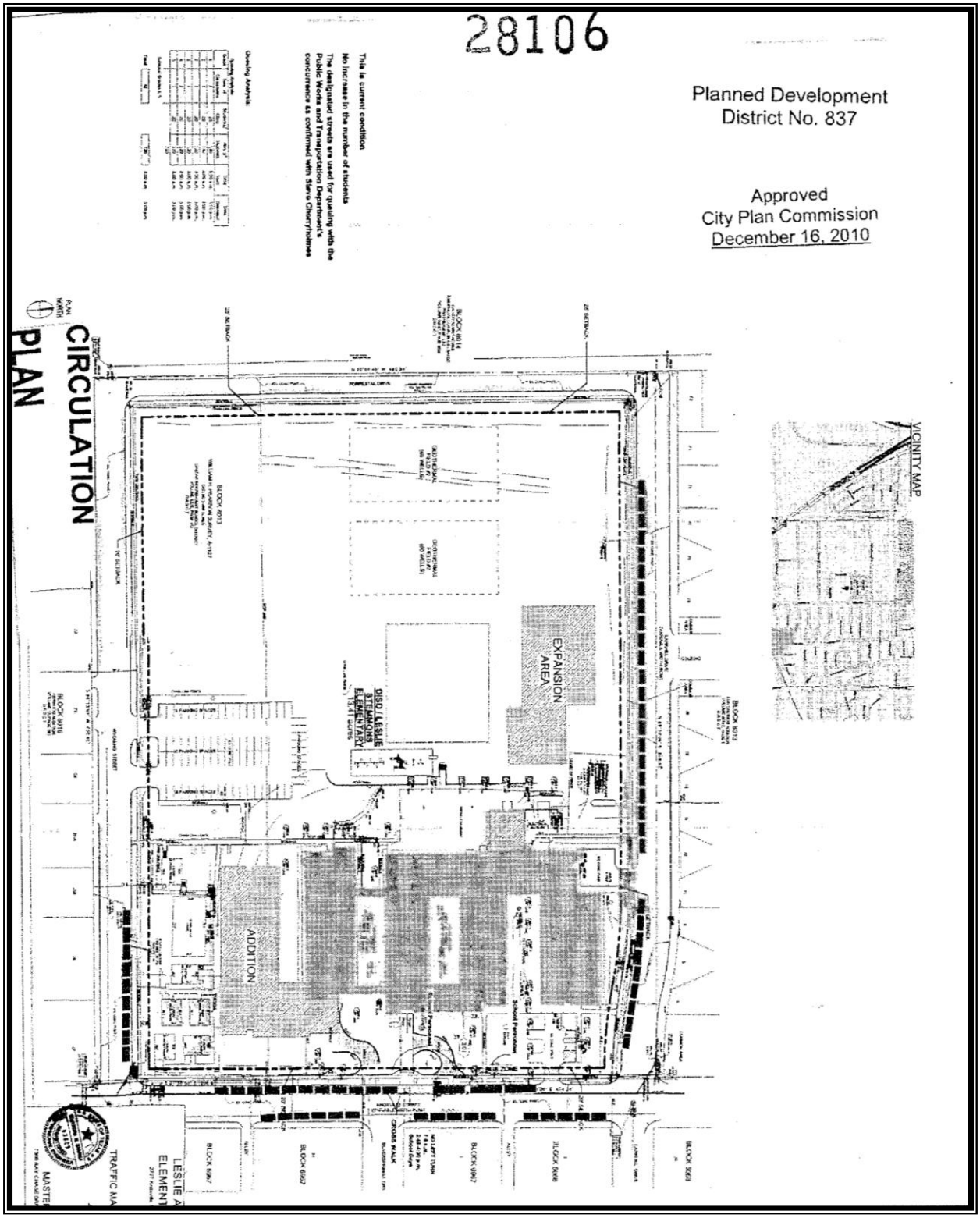
4. Assign all student parking to designated lot.

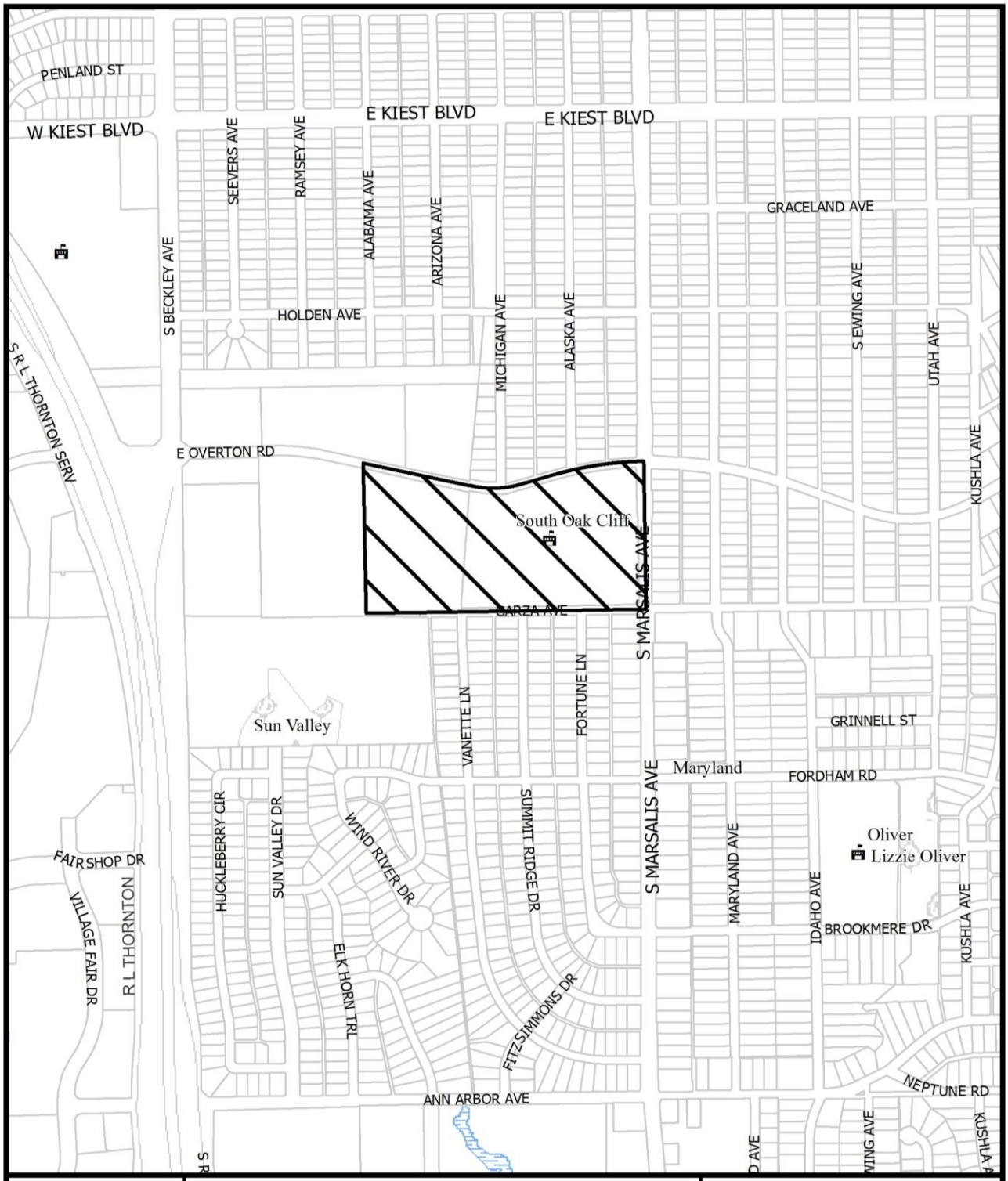
5. Relocate all school bus loading to new school bus loading areas.

END OF MEMO

Traffic Management Plan
Proposed Circulation plan

Existing Traffic Management Plan
Circulation plan





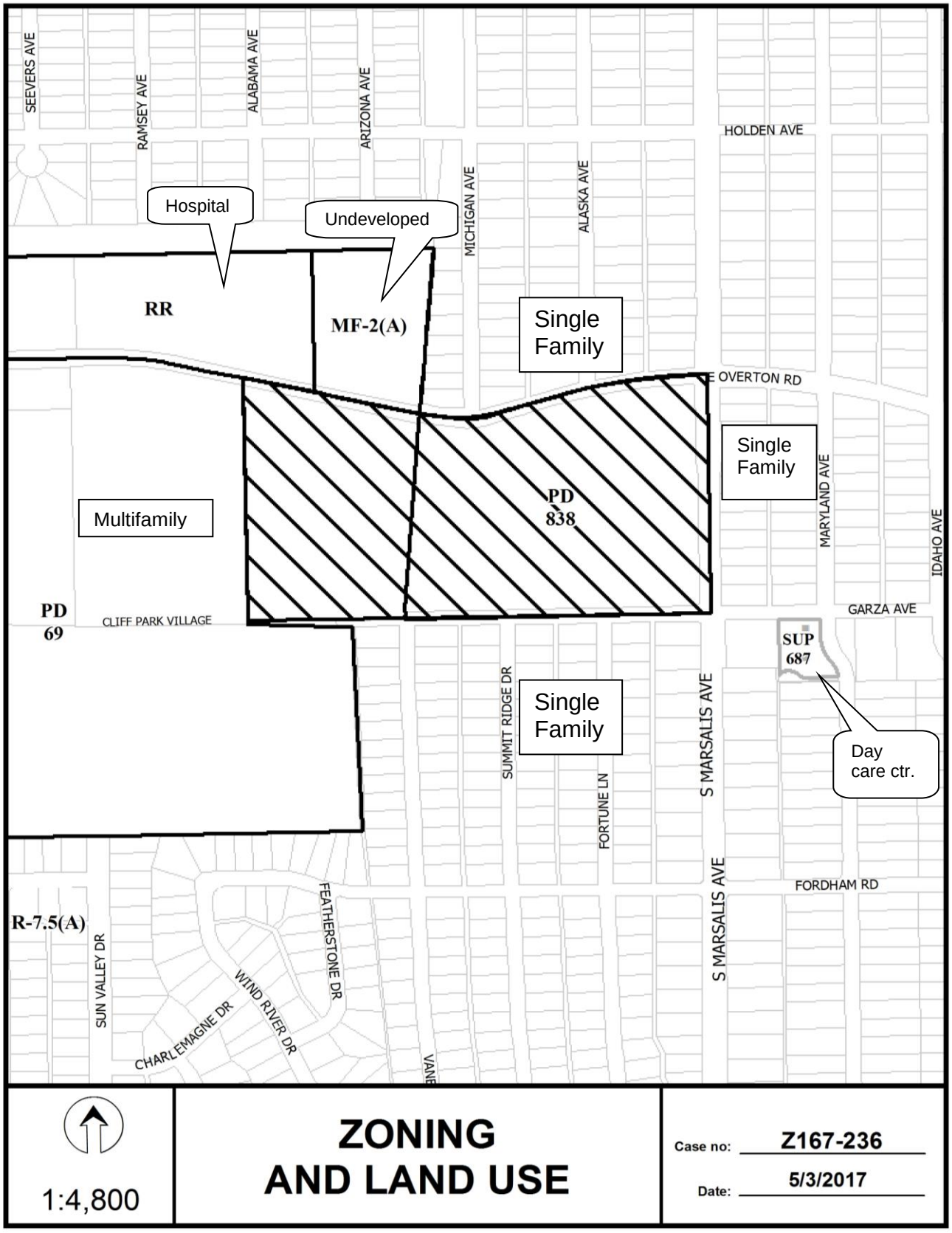
1:8,400

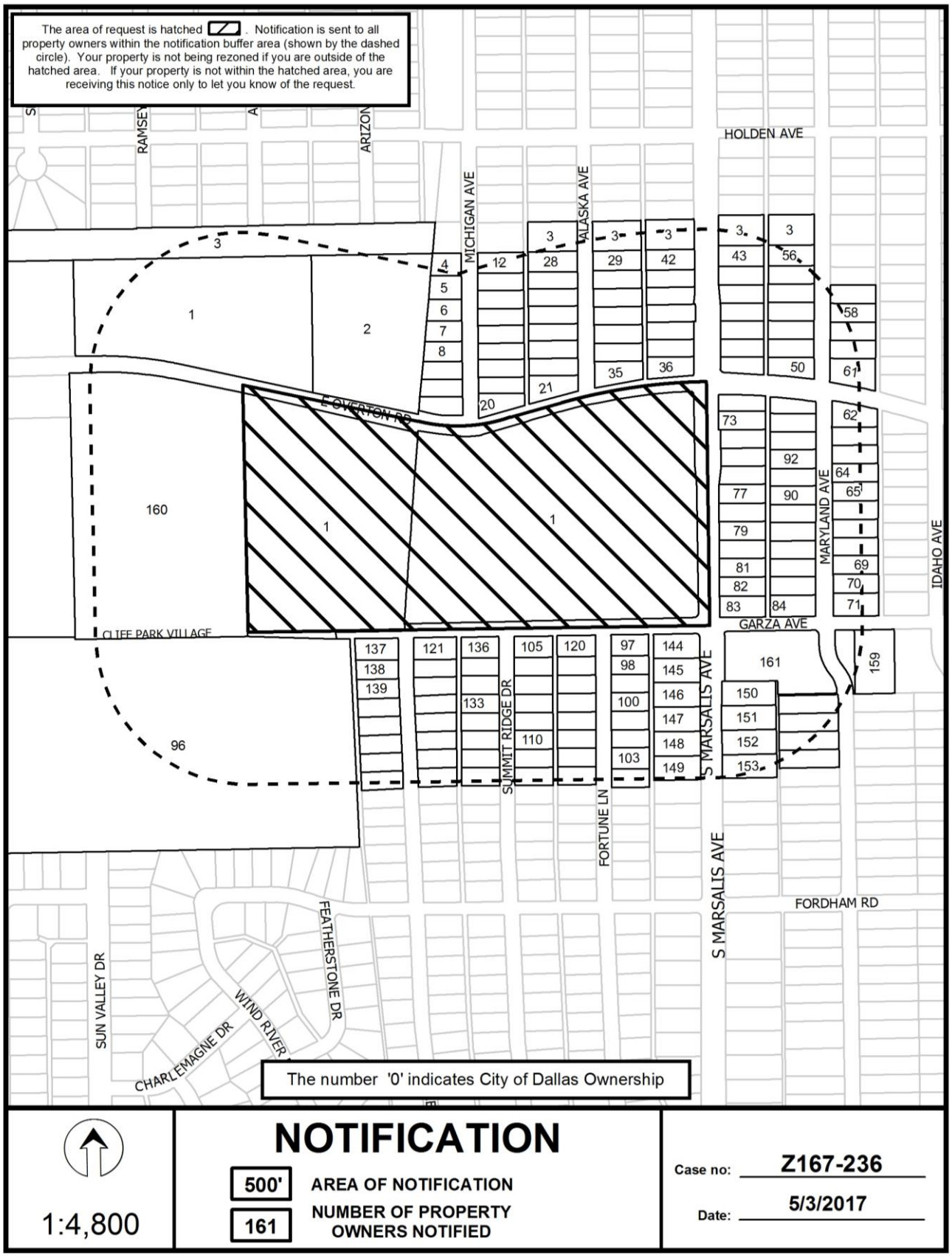
VICINITY MAP

Case no: Z167-236

Date: 5/3/2017


SEEVERS AVE
RAMSEY AVE
ALABAMA AVE
ARIZONA AVE
MICHIGAN AVE
ALASKA AVE
HOLDEN AVE
E OVERTON RD
MARYLAND AVE
IDAHO AVE
CLIFF PARK VILLAGE
GARZA AVE
SUMMIT RIDGE DR
FORTUNE LN
S MARSALIS AVE
FORDHAM RD
SUN VALLEY DR
FEATHERSTONE DR
CHARLEMAGNE DR
WIND RIVER DR
1:4,800
AERIAL MAP
Case no: Z167-236
Date: 5/3/2017


SEEVERS AVE
RAMSEY AVE
ALABAMA AVE
ARIZONA AVE
MICHIGAN AVE
ALASKA AVE
HOLDEN AVE
Hospital
Undeveloped
RR
MF-2(A)
Single Family
E OVERTON RD
Single Family
PD 838
MARYLAND AVE
IDAHO AVE
Multifamily
PD 69
CLIFF PARK VILLAGE
GARZA AVE
SUP 687
Single Family
SUMMIT RIDGE DR
FORTUNE LN
S MARSALIS AVE
Day care ctr.
FORDHAM RD
R-7.5(A)
SUN VALLEY DR
FEATHERSTONE DR
WIND RIVER DR
CHARLEMAGNE DR
ZONING AND LAND USE
1:4,800
Case no: Z167-236
Date: 5/3/2017


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.
HOLDEN AVE
MICHIGAN AVE
ALASKA AVE
E OVERTON RD
CLIFF PARK VILLAGE
SUMMIT RIDGE DR
FORTUNE LN
S MARSALIS AVE
GARZA AVE
MARYLAND AVE
IDAHO AVE
FORDHAM RD
FEATHERSTONE DR
SUN VALLEY DR
WIND RIVER
CHARLEMAGNE DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
161 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z167-236
Date: 5/3/2017

Notification List of Property Owners

Z167-236

161 Property Owners Notified

Label #	Address		Owner
1	200	E OVERTON RD	Dallas ISD
2	405	E OVERTON RD	THE TURNER CORPORATION
3	3502	S BECKLEY AVE	TEXAS UTILITIES ELEC CO
4	3431	MICHIGAN AVE	HINTON ORR
5	3503	MICHIGAN AVE	WILLIAMS OSCAR L
6	3511	MICHIGAN AVE	LOVE ONDRECE
7	3515	MICHIGAN AVE	HERNANDEZ ALEJANDRO &
8	3521	MICHIGAN AVE	HENDERSON ELAINE
9	3527	MICHIGAN AVE	JACKSON ELIZABETH
10	3531	MICHIGAN AVE	SANCHEZ GABRIEL &
11	3535	MICHIGAN AVE	WILLIAMS GLORIA DEAN J
12	3430	MICHIGAN AVE	SPILLER BOBBY L EST OF
13	3502	MICHIGAN AVE	TREJO RAFAEL & DONACIANA
14	3506	MICHIGAN AVE	ALLEN ARLEAN LOUIS WALKER
15	3510	MICHIGAN AVE	COBBGARRETT SHARON
16	3516	MICHIGAN AVE	LINWOOD ROSCOE
17	3520	MICHIGAN AVE	MORENO IRENE
18	3526	MICHIGAN AVE	LEWIS MARGARET A
19	3530	MICHIGAN AVE	HERNANDEZ RODRIGO LOPEZ &
20	3534	MICHIGAN AVE	BELTON LEROY JR
21	3531	ALASKA AVE	ALEX LEROY EST OF
22	3527	ALASKA AVE	COLEMAN LILLIE MAE ESTATE OF
23	3521	ALASKA AVE	BONEY KIM E WOODROFFE &
24	3517	ALASKA AVE	JOHNSON JOE T
25	3511	ALASKA AVE	VILLEGAS ELOY
26	3507	ALASKA AVE	JACKSON JAMES V EST OF

05/03/2017

Label #	*Address*		*Owner*
27	3503	ALASKA AVE	JOHNSON CHARLES & GLORIA
28	3431	ALASKA AVE	WILLIAMS MARY E
29	3430	ALASKA AVE	CLEVE ONE LLC
30	3502	ALASKA AVE	LARK JEROLINE
31	3506	ALASKA AVE	WILMINGTON SAVINGS FUND SOCIETY FSB
32	3510	ALASKA AVE	GILBERT ROSA
33	3516	ALASKA AVE	PROCTOR MAE D
34	3520	ALASKA AVE	DUNN BILLIE JO
35	3526	ALASKA AVE	WITHERSPOON RUTH
36	3525	S MARSALIS AVE	LONGORIA MICHAEL & ANITA F
37	3521	S MARSALIS AVE	GABRIEL PATRICIA A
38	3517	S MARSALIS AVE	COLEMAN LLOYD
39	3511	S MARSALIS AVE	CHILDRESS BENJAMIN
40	3507	S MARSALIS AVE	SUMMERVILLE FORREST T
41	3503	S MARSALIS AVE	SANCHEZ GABRIEL &
42	3431	S MARSALIS AVE	GREEN JACQUELYNE R
43	3430	S MARSALIS AVE	JEFFERSON PLACE LEARNING
44	3502	S MARSALIS AVE	YARBOUGH MARGIE
45	3508	S MARSALIS AVE	ATCHISON ARTHUR
46	3512	S MARSALIS AVE	TURNER FLOY D & FLORIDA
47	3518	S MARSALIS AVE	ZARCO J GUADELUPE & HORTENSIA HERNANDEZ
48	3522	S MARSALIS AVE	ZARCO GUADALUPE
49	3526	S MARSALIS AVE	ZARCO GUADALUPE
50	3527	MARYLAND AVE	CLAYBORNE OTIS
51	3523	MARYLAND AVE	DICKSON WILLIAM C EST OF
52	3519	MARYLAND AVE	COLLINS CAMON REV SR &
53	3513	MARYLAND AVE	MCLEAN RUBY F
54	3509	MARYLAND AVE	JAMESON LORI
55	3503	MARYLAND AVE	MCNEALY JEPTHA
56	3431	MARYLAND AVE	GOINS LANA
57	3508	MARYLAND AVE	VASQUEZ OMAR

05/03/2017

Label #	*Address*		*Owner*
58	3512	MARYLAND AVE	NEAL BARBARA
59	3518	MARYLAND AVE	GARRETT KARL W ETAL
60	3522	MARYLAND AVE	JACKSON WILLIE LEE
61	3526	MARYLAND AVE	REYES JOSE
62	3602	MARYLAND AVE	GREGORY GEORGE W JR
63	3618	MARYLAND AVE	BELL LONNIE & CARRIE
64	3622	MARYLAND AVE	ALEXANDER JOHN P
65	3626	MARYLAND AVE	CALDERON DUNIA
66	3632	MARYLAND AVE	MARTINEZ CANDIDO &
67	3636	MARYLAND AVE	JONES HESTER M
68	3642	MARYLAND AVE	HALL KATIE MAE
69	3646	MARYLAND AVE	SPRUELL RAYMOND
70	3650	MARYLAND AVE	DRAKE HAROLD S
71	3654	MARYLAND AVE	MORRISON WALTER R
72	3602	S MARSALIS AVE	RODRIGUEZ JUAN & YANEZRODRIGUEZ LUIS
73	3608	S MARSALIS AVE	CLAYBORNE OTIS B
74	3614	S MARSALIS AVE	LA FONTAINE MARY A
75	3618	S MARSALIS AVE	NUNEZ NARCISO S &
76	3622	S MARSALIS AVE	LAZO ARTURO CESAR
77	3626	S MARSALIS AVE	SPENCER BOB
78	3632	S MARSALIS AVE	TATUM BETTY JO
79	3636	S MARSALIS AVE	ARRONA J JESUS & JUANA
80	3642	S MARSALIS AVE	ROSE VICTORIA EMERSON
81	3646	S MARSALIS AVE	HOWARD SHIRLEY M
82	3650	S MARSALIS AVE	CAUDILLO ADAN
83	3654	S MARSALIS AVE	JOHNSON KAY
84	3655	MARYLAND AVE	WYRICK ERNEST D
85	3651	MARYLAND AVE	PIPKINS BLANCHARD
86	3647	MARYLAND AVE	KELLY ETHEL DAVIS
87	3643	MARYLAND AVE	NUNO PRUDENCIO L
88	3637	MARYLAND AVE	NOBLES WILMA M LIFE ESTATE

05/03/2017

Label #	*Address*		*Owner*
89	3633	MARYLAND AVE	SIMPSON MARY J
90	3627	MARYLAND AVE	RANDEL ARLANDRA &
91	3623	MARYLAND AVE	REDMON DEMETRIA LATARA
92	3619	MARYLAND AVE	HOOPER TERRI
93	3615	MARYLAND AVE	MOORE WILLIE T
94	3609	MARYLAND AVE	CURTIS JOHNIE M
95	3603	MARYLAND AVE	MCGRIFF HARVEST D JR EST OF
96	3900	S R L THORNTON FWY	M & R LEWIS LAND HOLDINGS
97	3804	FORTUNE LN	JONES BENNIE C
98	3810	FORTUNE LN	AUBREY RODERICK B &
99	3816	FORTUNE LN	COLEMAN SANDRA
100	3820	FORTUNE LN	EDWARDS DOROTHY
101	3824	FORTUNE LN	ROBINSON EVENT JR
102	3830	FORTUNE LN	MCKINNEY MINERVA GARZA &
103	3834	FORTUNE LN	LISTER RUTHENE EST OF
104	3838	FORTUNE LN	OK REAL ESTATE SOLUTIONS
105	3804	SUMMIT RIDGE DR	FOWLER LOUSIA L
106	3810	SUMMIT RIDGE DR	JONES ROY L JR
107	3816	SUMMIT RIDGE DR	ROGERS CELESTINE
108	3820	SUMMIT RIDGE DR	SAMUELS INEZ M
109	3824	SUMMIT RIDGE DR	MURPHY WILLIE J TRUSTEE &
110	3830	SUMMIT RIDGE DR	WILLIAMS WILLIE
111	3834	SUMMIT RIDGE DR	REYES LOURDES G &
112	3902	SUMMIT RIDGE DR	SMITH ARTILDA LIFE ESTATE
113	3839	FORTUNE LN	CHAPPLE LOUIS
114	3835	FORTUNE LN	COX FADELL
115	3831	FORTUNE LN	POLK BERTHA M
116	3825	FORTUNE LN	SMITH MARGARET JEAN
117	3821	FORTUNE LN	MACEDO MARTINEZ FRANCISCO JAVIER
118	3817	FORTUNE LN	SIMMS DEBRA &
119	3811	FORTUNE LN	JACKSON WILLIE L

05/03/2017

Label #	*Address*		*Owner*
120	3805	FORTUNE LN	GOODJOINT THOMAS
121	3804	VANETTE LN	WEST LETHA
122	3810	VANETTE LN	DIADEM INVESTMENTS LLC
123	3816	VANETTE LN	MCDONALD MYRTLE JEAN EST
124	3820	VANETTE LN	GREEN BRIDGETTE
125	3824	VANETTE LN	LANGKOP REALTY #3 LLC
126	3830	VANETTE LN	EDWARDS MANCE D
127	3834	VANETTE LN	POSADALEON J RAQUEL &
128	3902	VANETTE LN	MARTINEZ PAOLA
129	3903	SUMMIT RIDGE DR	COLE CURTIS ONEAL
130	3835	SUMMIT RIDGE DR	STANLEY LINDY
131	3831	SUMMIT RIDGE DR	LOVELACE LESLIE & JUARINE
132	3825	SUMMIT RIDGE DR	MORGAN KEITH
133	3821	SUMMIT RIDGE DR	BROWN LARRY & ZENOBIA
134	3817	SUMMIT RIDGE DR	LUCKEY BOBBIE JEAN
135	3811	SUMMIT RIDGE DR	BONNER MARGIE FAYE
136	3805	SUMMIT RIDGE DR	WILLIAMS LENOISE EST OF
137	3805	VANETTE LN	LONG BESSIE RICHARDSON
138	3811	VANETTE LN	ROLEN BOBBIE L
139	3817	VANETTE LN	SMITH STEVEN B
140	3825	VANETTE LN	WILLIAMS WILLIE
141	3831	VANETTE LN	COUNCIL SHIRLEY A
142	3835	VANETTE LN	MITCHELL JAMES E
143	3903	VANETTE LN	SMITH JENNIFER YVONNE L
144	3705	S MARSALIS AVE	PARKER WILLIE
145	3711	S MARSALIS AVE	WILLIAMS DORA M
146	3717	S MARSALIS AVE	ALVARADO OCTAVIO R
147	3803	S MARSALIS AVE	VASQUEZ FERNANDO
148	3811	S MARSALIS AVE	MARTINEZ JUAN FRANCISCO &
149	3817	S MARSALIS AVE	JONES MAXINE
150	3714	S MARSALIS AVE	JACKSON FRED

05/03/2017

Label #	*Address*		*Owner*
151	3802	S MARSALIS AVE	ESTRADA FRANCISCO
152	3810	S MARSALIS AVE	WAITES MAE DELL
153	3816	S MARSALIS AVE	LANGLEY KATHERINE
154	3803	MARYLAND AVE	JONES DOROTHY A
155	3809	MARYLAND AVE	SUNRISE BAPTIST CHURCH TR
156	3813	MARYLAND AVE	MOORE REGINALD
157	3817	MARYLAND AVE	TOWNSIE LISA
158	802	GARZA AVE	SUNRISE MISSIONARY
159	814	GARZA AVE	MACADAMS LINDA GILL
160	220	E OVERTON RD	220 OVERTON APTS DALLAS LLC
161	700	GARZA AVE	GREATER UNITED CHRISTIANS MISSIONARY

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-266(KK) **DATE FILED:** April 7, 2017

LOCATION: South side of Fort Worth Avenue, between Sylvan Avenue and Chappell Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44-T

SIZE OF REQUEST: Approx. 1.796 acres **CENSUS TRACT:** 0043.00

APPLICANT/ OWNER: Marksmen Exploration, LLC

REPRESENTATIVE: Marksmen Exploration, LLC

REQUEST: An application to amend Subdistrict 2D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses.

SUMMARY: The purpose of this request is to amend Subarea 2D within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, to allow for the new construction of three buildings on the area of request.

STAFF RECOMMENDATION: **Approval**, subject to staff's recommended revised conditions.

PREVIOUS ACTION: On May 18, 2017, the City Plan Commission held this case under advisement to June 22, 2017.

BACKGROUND INFORMATION:

- On February 23, 2005, PDD No. 714 was approved by City Council.

- The existing multistory office building on the area of request was constructed in May of 1985, according to permit records.

- The purpose of this request is to amend Subarea 2D of the planned development district to allow for encroachments into the front yard setback, reduce the parking requirement for office uses, omit the requirement to locate off-street parking to the rear of the main structure, remove the requirement that parking must be concealed in a structure, allow small tree species to be used for street trees, allow screening of parking lots to be located in the parkway, omit the street standards from applying to 2D, revise the sidewalk width to 5 feet, and revise the architectural design standards.

- Some conditions are proposed to deal with nonconformity of the existing structure in order to prepare for possible future development.

- Over the years there have been multiple remodel permits issued for the office located on the area of request. The applicant is proposing to augment the existing office structure with new structures, primarily fronting on Sylvan Avenue, to accommodate office and retail land uses.

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

1. **Z134-134** On March 19, 2014, the City Council approved an MU-3 Mixed Use District subject to deed restrictions, 1) prohibiting certain uses; 2) establishing certain yard, lot, and space regulations; and 3) providing for certain operational regulations.

2. **Z134-145** On September 10, 2014, the City Council approved a PDD for certain residential uses.

3. **Z145-120** On February 24, 2015, the City Council approved Subdistrict 2D within Planned Development District No. 714 on property zoned Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Sylvan Avenue	Principal Arterial	90 ft.
Fort Worth Avenue	Principal Arterial	100 ft.
Chappell Street	Local	50 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed amendment will not have a negative impact on the surrounding street system. A traffic impact study (TIS) was given to the Engineering Division when the original development was proposed. The TIS has not changed from when it was submitted and approved in 2015, therefore, the Engineering Divisions original approval still applies. Trip generations, while proposed to increase with the anticipation of supporting retail uses, will be consistent with existing development demands that will be served by existing roadways.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 714 (2D)	Office
North	PDD No. 714 (2A)	Lodging (Belmont Hotel)
East	PDD No. 714 (1C)	Retail, Restaurant, Multifamily
South	PDD No. 714 (2B)	Gen Merch w/ Motor Vehicle Fueling
West	PDD No. 714 (2B)	Retail

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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTRE BALANCED GROWTH

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.3 Use "Context Sensitive Design" standards for public street improvements to ensure safe and convenient bike and pedestrian movement.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

The request site lies within an area considered Urban Mixed Use. The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide additional uses for residents to work, shop, and play within a closely defined area. People on foot or bike can enjoy interesting storefronts and building facades at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look.

Land Use Compatibility:

PDD No. 714 was approved by the City Council on February 23, 2005 and encompasses approximately 245 acres (north and south lines of West Commerce Street and Fort Worth Avenue, between North Beckley Avenue and Westmoreland Road). Recent developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of the PDD, have begun to transition the area by providing residential options, both multifamily and single family dwellings. As demand for services to accommodate the demand for anticipated residential activity, various retail and entertainment options have developed along this thoroughfare.

In creating the vision for PDD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 2, which contains Subdistrict 2D, 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. Buildings should have minimum or no setbacks.

Preliminary plans will provide for three new structures, totaling 10,620 square feet, fronting along the Sylvan Avenue frontage. For information purposes only, the attached site plan has been provided by the applicant to show the relationship of the existing and proposed development across the property.

The applicant proposes the following amendments with this request, the revisions being proposed to the landscape ordinance will be detailed under the landscape section:

1) To allow for encroachments into the front yard setback. The proposed buildings meet the setback requirement, but there are certain projections into the front yard setback that are proposed to encroach. If these structures are going to encroach into the setback the text must be amended to allow this. The structures encroaching are steps, landing, awnings, trellis, retaining walls, and a dumpster. The proposed site plan, which is attached for reference only, shows steps encroaching into the right-of-way. The development team will have to obtain a license from the Real Estate Division of Sustainable Development and Construction to allow the steps to be located in the right-of-way. The text is also proposed to be amended to allow a dumpster to encroach into

the front yard setback of Chappell Street only. The existing dumpster would only be allowed to encroach into the setback along Chappell Street. If any other dumpsters are added to the site, they will have to conform to the established setbacks.

2) To reduce the required parking for office uses located in Subdistrict 2D. Please see the parking section below to obtain more detail concerning this proposal.

3) To omit the requirement to locate off-street parking to the rear of the main structure. The proposed development is compliant with this code section, but the existing office building is not. This is because when the office building was constructed in 1985, this was not a zoning requirement. There is planned future development, which is not part of this request, to add additional floor area on top of the existing office structure. If this were to come to fruition, the office would lose their legal non-conforming rights. Giving the existing development, proposed structures with this zoning request, the possible future development, and the layout of this site this site would not be able to meet compliance. Also in order to construct the development being proposed with this zoning case, the drive through teller area will be demolished, and new canopies at the entrances of the office building are being proposed. These new canopies will be considered new floor area, therefore triggering full compliance of the site. The bank will be unable to relocate their parking to the rear of the structure. This text amendment will address the current non-conformity of this structure by stating, "This provision does not apply to Subdistrict 2D".

4) To remove the requirement that parking must be concealed in a structure. This text was added in approved when Subdistrict 2D was created with case Z145-120 that was passed by City Council in February 2015. At that time a one-story parking garage was proposed on site. Sec.51P-714.113(l)(3) states, In Subdistrict 2D, parking must be concealed in a structure with a façade similar in appearance to the main structure's façade. At least 12 percent of the parking structure façade, 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 façade. This is no longer being proposed by the development team. Because this code section is specific to Subdistrict 2D, and was only added because of the proposed additions to the site, the applicant is proposing the text to read as follows, "In Subdistrict 2D, parking ~~must be concealed in a~~ structures must have ~~with~~ a façade similar in appearance to the main structure's façade. At least 12 percent of the parking structure façade, 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 façade." This would allow for the site to be developed with surface parking, but if a parking garage was installed in Subdistrict 2D it would have to comply with the façade requirements stated above.

5) Omit the street standards from applying to Subdistrict 2D. In an effort for this development to mimic the development across Sylvan Avenue located in PDD No. 714 Subarea 1C, the applicant would like the text to be amended the same as it was for 1C. This revision is shown under the "In General section" of the PDD and under the Streets

Standards section. The text would read as follows, Sec.51P-714.115(a)(2), “Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 1C and 2D.” The other text section would read as follows, Sec.51P-714.115(b)(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 and 2D.”

6) To revise the sidewalk width. In all of Subdistrict 2, which includes 2A, 2B, 2C, and 2D, the required sidewalk width is six feet. More specifically concerning Subdistrict 2D, given the current right-of-way improvements that have been made along Fort Worth Avenue and Sylvan Avenue, the applicant would like the text to be revised to a five foot sidewalk. The sidewalk along Chappell Street would match the existing sidewalk at Fort Worth Avenue and Sylvan Avenue. Due to the grade change of the side moving from south to north across the site there is a low retaining wall surround the site until the grade meets the street driving south on Sylvan Avenue. The site has 17 feet of fall from the high point along Chappell Street frontage towards Forth Worth Avenue. In order to install a six foot wide sidewalk, this retaining wall and existing landscape will have to be removed to create this additional foot of sidewalk. Sec.51P-714.115(c)(3) would read, In Subdistrict 2D the sidewalk must be five feet in width.

7) Revise dumpster screening requirements. This is another proposed amendment to more closely mirror the development located across Sylvan Avenue in Subdistrict 1C. The existing dumpster adjacent to Chappell Street will be screened with a solid wood fence, but this material will not match the main building. The existing building is mainly brick and the proposed structures are a combination of masonry, metal and glass. Sec.51P-714.116(d)(2) would read, Screening materials must match the main building. This provision does not apply to Subdistrict 1C and the existing dumpster located adjacent to Chappell Street. Any new dumpsters proposed on the site will have to be screened with a material to march the main building.

8) Revise the architectural design standards. The architectural design standards created for PDD No. 714 are designated because this area is an area of historical, cultural, and architectural importance and significance. The architectural design standards are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor’s historical, cultural, and architectural significance.

Because the existing office building is staying, the applicant has stated that some credit should be given towards the existing structure. The following condition is proposed to be added, In Subdistrict 2D, facades facing Fort Worth Avenue and Sylvan Avenue for all

buildings within the subdistrict shall be counted cumulatively as one façade for the purposes of determining compliance with this section. This condition will allow all facades facing Sylvan Avenue and Fort Worth Avenue to be counted cumulatively versus only counting the facades per lot. This also allows for the entire façade facing these right-of-ways to be counted toward compliance whether they are visible from the street or not. This will allow the facades of the existing office building that face these specified right-of-ways to add their façade calculations with the new proposed structures. The existing office building's façade would be used to meet compliance with primary entrances that face the public right-of-way by counting the primary entrance into the existing office building as a street-facing primary entrance. This condition will also allow the metal that can be used on street-facing facades become compliant with the existing condition of no more than 20% of a street facing façade may be flat or corrugated metal panels along the Sylvan Avenue facade. By increasing the total square footage of street facing façade that is calculated this takes the percent of metal proposed on the new structures along Sylvan Avenue and Fort Worth Avenue lower than the percentages that were originally proposed during the May 18th City Plan Commission hearing. The original percent requested was 90% along Fort Worth Avenue, by counting the existing office façade this number can be reduced to 40%. Staff's concern with this condition is the applicability of this section when permits are reviewed at the Building Inspection office. Without an approved development plan or approved elevations to aid in the description of cumulative street-facing façade, this could lead to interpretation issues. Street-facing façade is not a defined term in the planned development. The applicant is wanting to count façade that technically cannot be seen from the street because of the proposed structures along Sylvan. Staff is concerned there is too much to be lost in translation with this proposed text amendment.

Within the architectural design standards sections of PDD No. 714, building orientation discusses that the primary façade and primary entrance of new construction must be oriented to face the public right-of-way. The applicant has indicated that one of the three proposed structures will not be able to meet this requirement. A prospective office tenant is planned to occupy building A on the proposed site plan. Due to safety concerns, they cannot have a door facing Sylvan Avenue. Due to not being able to meet this requirement, the following amendment is proposed. Staff's recommendation is for Sec.51P-714.118(d)(1)(A) to read, In Subdistrict 2D, this provision does not apply to the financial institution without drive-in window land use.

This development also wants to follow 1C and obtain the same exception. Sec51P-714.118(f)(4) would read, Except in Subdistricts 1C and 2D, 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.

This development would also like to mimic Subdistrict 1C and limit the amount of metal that is allowed. Staff's recommendation is that Subdistrict 2D be added to this text section

and follow the same guidelines as Subdistrict 1C. This would mean that Subdistrict 2D could not exceed more than 50 percent of metal panels to be used on street-facing facades. The applicant would like Sec.51P-714.118(h)(3)(A) to read, No more than 20 percent of a street-facing façade may be flat or corrugated metal panels. In Subdistrict 1C, no more than 50 percent of the total area of street-facing façade per street frontage may be metal panels. In Subdistrict 2D, no more than 40 percent of the total area of street-facing façade along the Fort Worth Avenue frontage may be metal panels. This condition will only work if the applicant's request to count the façade along Fort Worth Avenue and Sylvan Avenue cumulatively is also approved.

The site is surrounded by a mix of uses, heavily influenced by office, retail, and lodging (Belmont Hotel) along the Fort Worth Avenue alignment through this area. Multifamily uses are developed to the east and southwest. As noted above, established residential areas consisting of existing single family dwellings, along with existing and under construction multifamily developments are anticipated north of Fort Worth Avenue, on property abutting the eastern line of Sylvan and IH-30, east of this site.

Parking:

The applicant is proposing a parking ratio reduction from 1 parking space per 333 square feet for an office use, detailed in the Dallas Development Code, to 1 parking space per 450 square feet of the following office uses: financial institution without drive-in window, financial institution with drive-in window, and office.

If the site is parked per the current PDD conditions the parking analysis would be as follows:

Use	Square Footage	Ratio	Required Parking
Existing Office	32,434	333	97
Bldg A – Office	3,383	333	10
Bldg B – Retail	3,216	200	16
Bldg C - Restaurant	4,101	125	33
		Total Required	156
		Total Provided	91
		Deficient On Site	65

If the parking ratio remains the same both lots, the existing office (1881 Sylvan) and the new construction lot (1861 Sylvan) will have to complete remote parking agreements ideally with a property that has available parking within 600 feet of the area of request. Two remote parking agreements would have to be completed, one per lot, to acquire this deficient parking in order to meet the parking demands of the development at 1881 and 1861 Sylvan Avenue. No information was provided by the applicant as how to resolve the parking deficit.

If the parking ratio for office uses are reduced, the parking analysis would be as follows:

Use	Square Footage	Ratio	Required Parking
Existing Office	32,434	450	72
Bldg A – Office	3,383	450	8
Bldg B – Retail	3,216	200	16
Bldg C - Restaurant	4,101	125	33
		Total Required	129
		Total Provided	91
		Deficient On Site	38

Parking agreements would still need to be executed, but it would be for an amount of 38 off-street parking spaces, not 65 as detailed above. All of this documentation would be processed and reviewed at our Building Inspection office. All documents must be executed, filed and recorded prior to issuance of permits for construction. Staff cannot support the parking reduction request because information was not provided by the applicant to show that a remote lot has available parking for the area of request to use.

Landscaping:

Landscaping must be installed per Sec.51P-714.114, with the following proposed modifications below.

1) To allow small tree species to be used for the street tree requirement. This development wants to mimic the development located across Sylvan Avenue which is zoned PDD No. 714 Subdistrict 1C. Due to overheard utilities in Subdistrict 1C, along Forth Worth Avenue, development is allowed to use small tree types to meet the street tree requirement. Subdistrict 2D has the same overhead utility issues along Fort Worth Avenue and proposed to amend the text to allow 2D to also install small tree types, as listed in Section 51P-714.114(c)(5) in lieu of street trees.

2) Revise text to allow screening material to be located in the right-of-way. The proposed development is meeting the requirements of this section, but this screening is located in the right-of-way, where currently the text will not give credit for compliance. Sec.51P-714.116(b)(1)(A) would state, In Subdistrict 2D, parking lot screening may be located in the parkway.

List of Partners/Principals/Officers

Augustus Investments GP, LLC

Sole Member: Oaxaca Interests, LLC

President: Brent Jackson

PROPOSED PDD 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.
-71

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

(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. *[Subdistricts 2A & 2B only.]*
-- Custom woodworking, furniture construction, or repair. *[Subdistrict 2A only.]*
-- Job or lithographic printing.

(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]*
-- Hotel or motel. *[SUP]*

(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.

-- Multifamily. *[Only as a component of a mixed-use project.]*
-- Retirement housing. *[RAR]*
-- Single family. *[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. This provision does not apply to Subdistrict 2C.]*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*
-- Animal shelter or clinic with outside runs. *[By SUP, only in Subdistrict 2B.]*
-- Commercial amusement (inside). *[By SUP, only in Subdistrict 2B.] [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.
-- Household equipment and appliance repair.
-- Motor vehicle fueling station. *[RAR]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
-- Photography studio. *[Only in Subdistrict 2C.]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Temporary retail use.

(11) Transportation uses.

-- Private street or alley. *[SUP]*
-- 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]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- 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.

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

(B) Maximum front yard from Fort Worth Avenue is 60 feet, this provision does not apply to structures built prior to February of 2005 or additions made to the existing structure located in Subdistrict 2D.

(C) In Subdistrict 2D, minimum front yard setback is five feet. Steps, awnings, canopies, landings, trellis, and retaining walls are allowed to encroach into the front yard setback. A dumpster may only encroach into the front yard setback along Chappell Street.

(D) In Subdistricts 2B and 2D, an additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(2) Side and rear yard.

(A) Except as provided in Subparagraphs (B) and (C), 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) no minimum in all other cases.

(B) 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 Subdistrict 2C only, the side and rear yard is 7.5 feet. An additional 20-foot side and rear yard is required for a portion of a structure above 32 feet in height.

(3) Density.

(A) No maximum dwelling unit density.

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

(4) Floor area ratio. Maximum 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**

(5) Height.

(A) Residential proximity slope.

(i) In Subdistricts 2A and 2B, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(ii) In Subdistrict 2C, if any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope. In Subdistrict 2C, the angle for projection for the residential proximity slope is a 1 to 1 slope.

(iii) 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.

(B) Maximum height.

(i) Maximum structure height in Subdistricts 2A and 2C is 60 feet.

(ii) Maximum structure height in Subdistrict 2B is 80 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent.

(B) 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 in Subdistricts 2A and 2C is four.

(B) Maximum number of stories above grade in Subdistrict 2B is six.

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

(d) Off-street parking and loading.

(1) Except as provided in this subsection, see Section 51P-714.113, "Off-Street Parking and Loading.

(2) In Subdistrict 2C, the required parking for a photography studio is one space per 400 square feet of floor area.

(3) In Subdistrict 2C, stacked parking is allowed only for required residential parking, not for visitor parking.

(4) In Subdistrict 2D, maneuvering in the Chappel Street right-of-way to access off-street parking spaces abutting the right-of-way is permitted, subject to approval of the Streets Department.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. Nos. 25898; 27056; 28470)

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 Subdistrit 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).

Applicant's Request:

(e) The following office uses in Subdistrict 2D have a parking ratio of one space per 450 square feet of floor area.

- Financial institution without drive-in window
- Financial institution with drive-in window
- Office

(f)~~(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.

(g)~~(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.

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

(i)~~(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.

(j)~~(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. This provision does not apply to Subdistrict 2D.

(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~~ structures must have ~~with~~ a façade similar in appearance to the main structure's façade. At least 12 percent of the parking structure façade, 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 façade.

(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)

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 Subdistricts 1C and 2D, small tree types, as listed in Section 51P-714.114 (c)(5) may be provided in lieu of street trees.

(A) In Subdistrict 2D, the director may waive the requirement for a street tree in locations that conflict with an underground or overhead utility.

(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.

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 and 2D.

(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 and 2D.

(c) Sidewalk standards.

(1) 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 2D, there must be a five-foot sidewalk.

(4)~~(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.

(5)~~(4)~~ Except as provided in this subsection, in Subdistrict 4, there must be a six-foot sidewalk.

(6)~~(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.

(7)~~(6)~~ In Subdistrict 5, there must be a 10-foot sidewalk.

(8)~~(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.

(9)~~(8)~~ The street curb may not be counted as part of the sidewalk width.

(10)~~(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.

(11)~~(10)~~ Sidewalk widths must taper or expand to match the width of existing sidewalks in front of adjacent properties at the point of convergence.

(12)~~(11)~~ Sidewalks must be located along the entire length of the street frontage.

(13)~~(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.

(A) In Subdistrict 2D, parking lot screening may be located in the parkway.

(2) 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 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 and the existing dumpster located adjacent to Chappell Street located in Subdistrict 2D.

(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.

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.

Applicant's Request:

(3) In Subdistrict 2D, facades facing Fort Worth Avenue and Sylvan Avenue for all buildings within the subdistrict shall be counted cumulatively as one façade for the purposes of determining compliance with this section.

(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.

(A) In Subdistrict 2D, this provision does not apply to the financial institution without drive-in window land use.

(2) 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 Avenue.

(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. This provision does not apply to buildings built prior to February 2005 in Subdistrict 2D.

(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.

(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 Subdistricts 1C and 2D, 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

Mimimum 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.

(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.

(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.

(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.

Staff's Recommendation:

(A) Allowed. No more than 20 percent of a street-facing facade may be flat or corrugated metal panels. In Subdistrict 1C and 2D, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

Applicant's Request for the May 18th CPC hearing:

(A) Allowed. No more than 20 percent of a street-facing façade may be flat or corrugated metal panels. In Subdistrict 1C, no more than 50 percent of the total area of street-facing façade per street frontage may be metal panels. In Subdistrict 2D, no more than 90 percent of the total area of street-facing façade along the Fort Worth Avenue frontage may be metal panels.

Applicant's Request for the June 22nd CPC hearing:

(A) Allowed. No more than 20 percent of a street-facing façade may be flat or corrugated metal panels. In Subdistrict 1C, no more than 50 percent of the total area of street-facing façade per street frontage may be metal panels. In Subdistrict 2D, no more than 40 percent of the total area of street-facing façade along the Fort Worth Avenue 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:

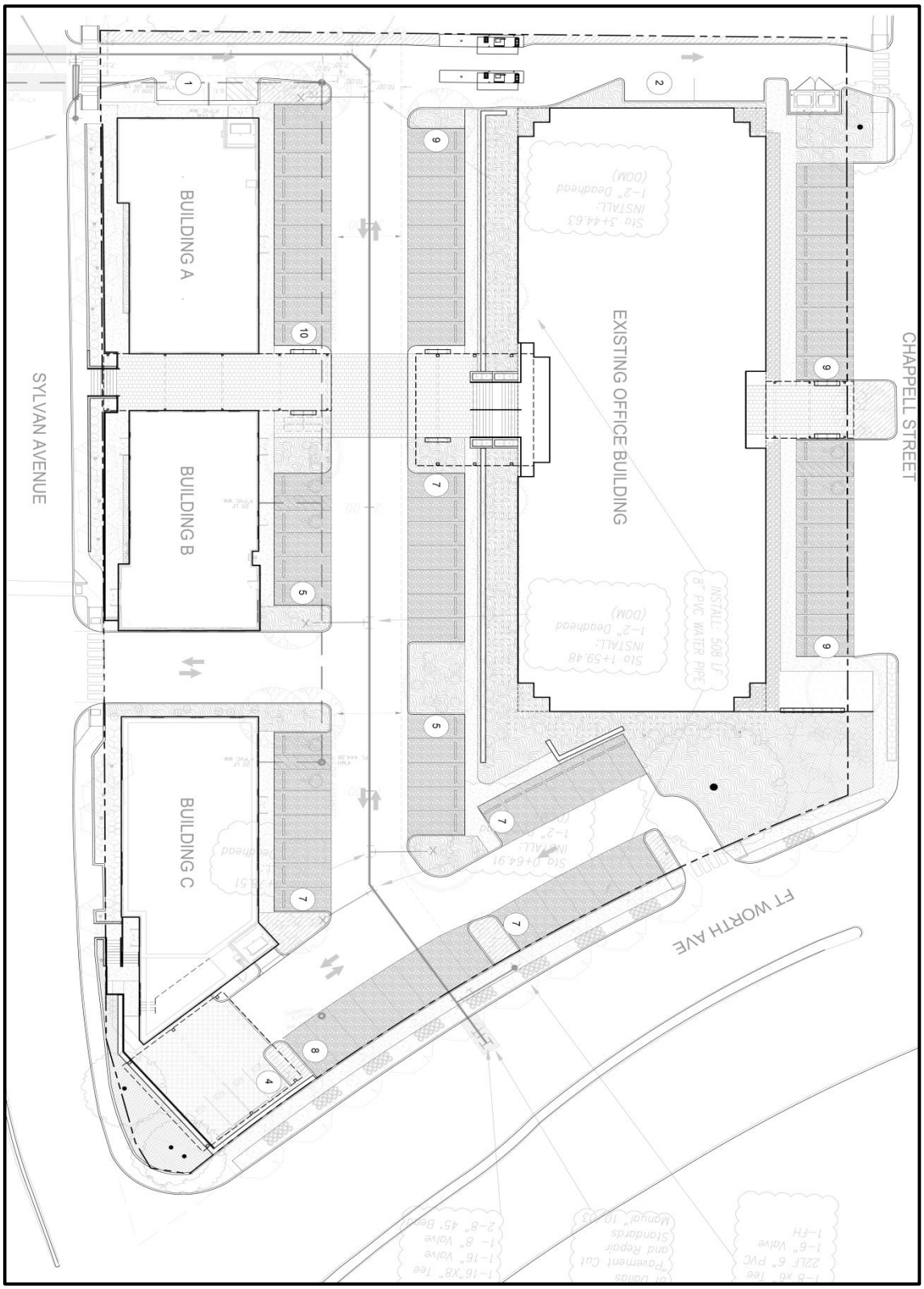
(A) The parapet must be articulated or detailed as an element distinct from other building facade elements.

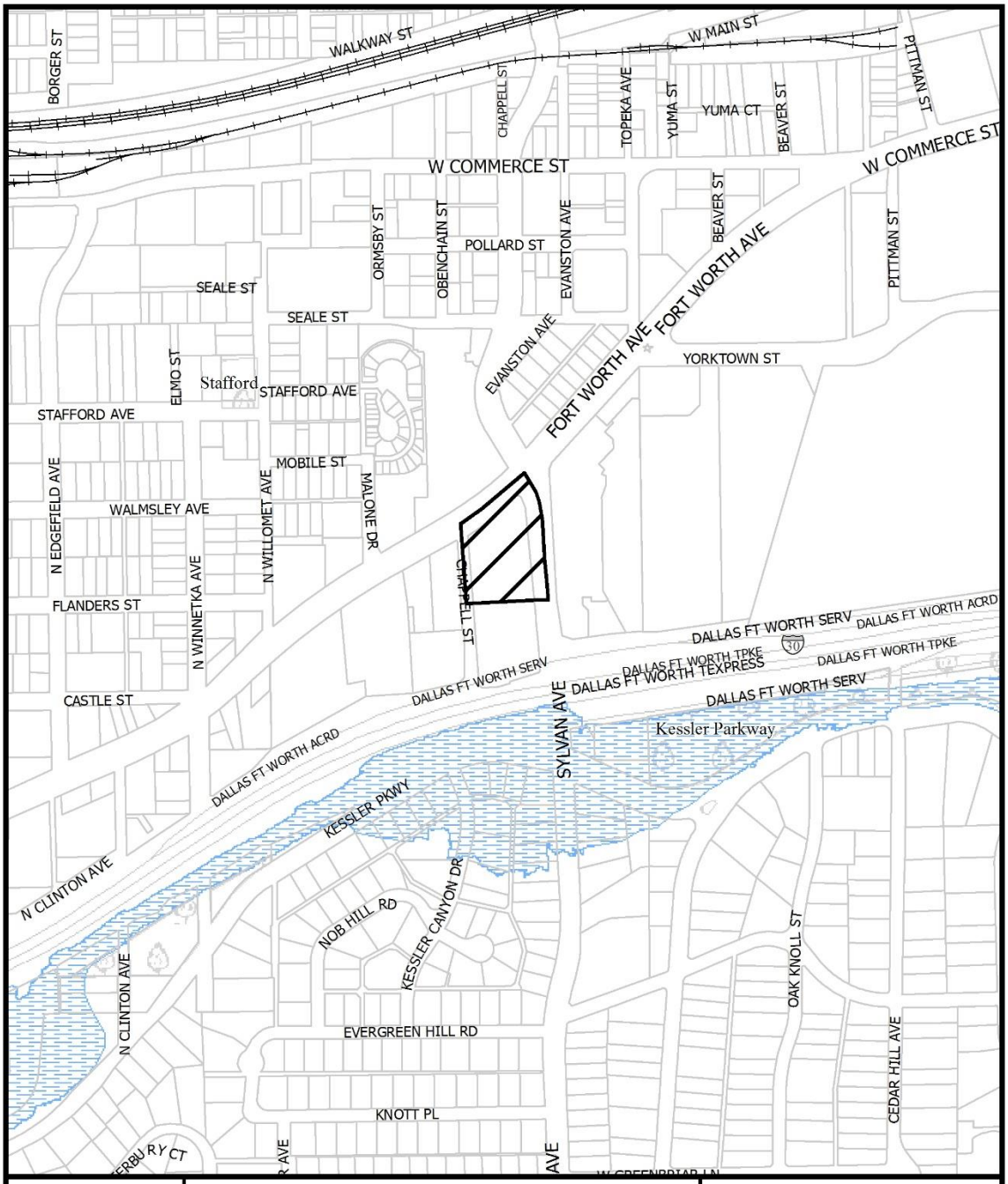
(B) Single-story buildings must have a parapet at least 18 inches high.

(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."

SITE PLAN FOR REFERENCE ONLY





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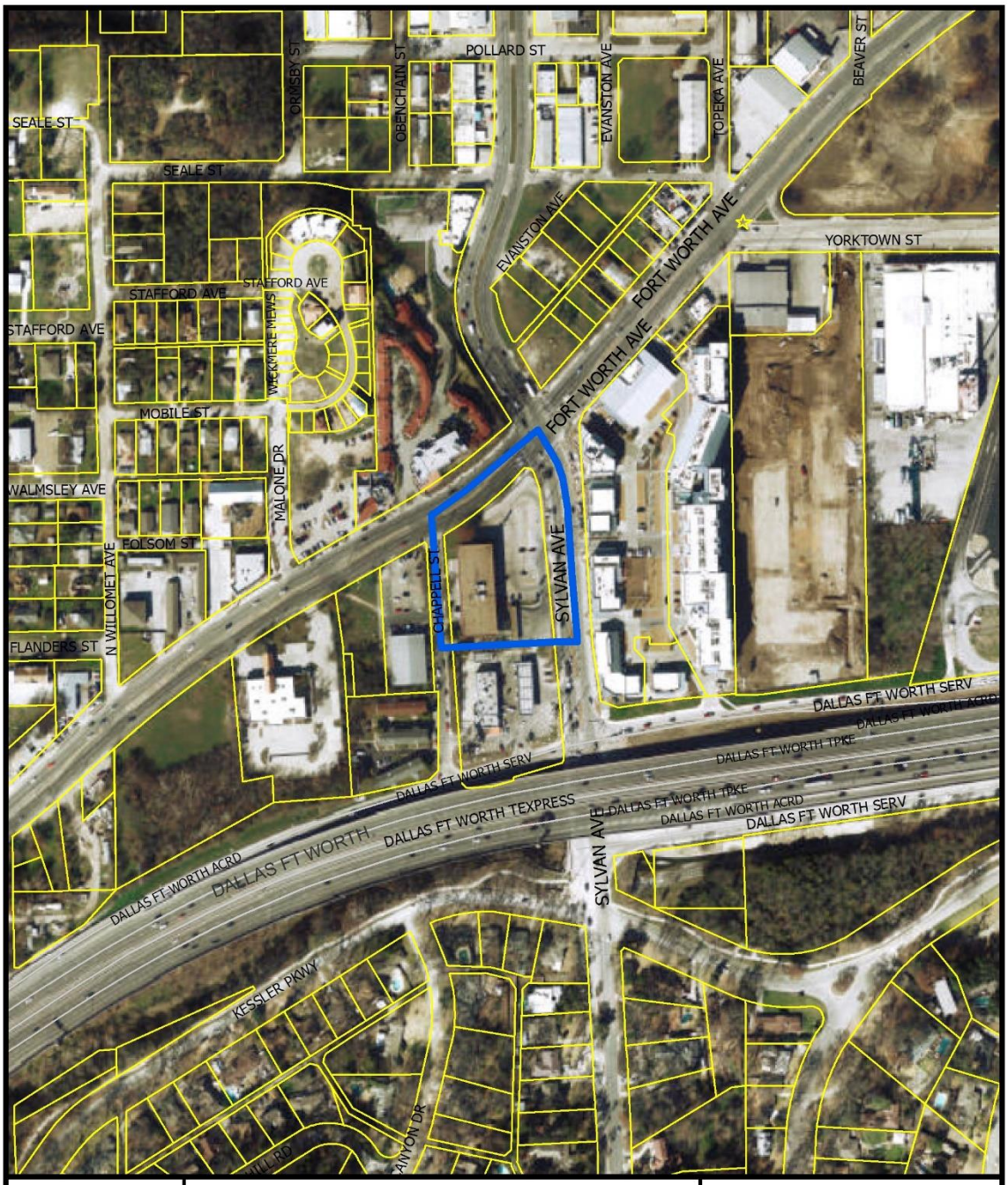
VICINITY MAP

Case no: Z167-266

Date: 5/2/2017



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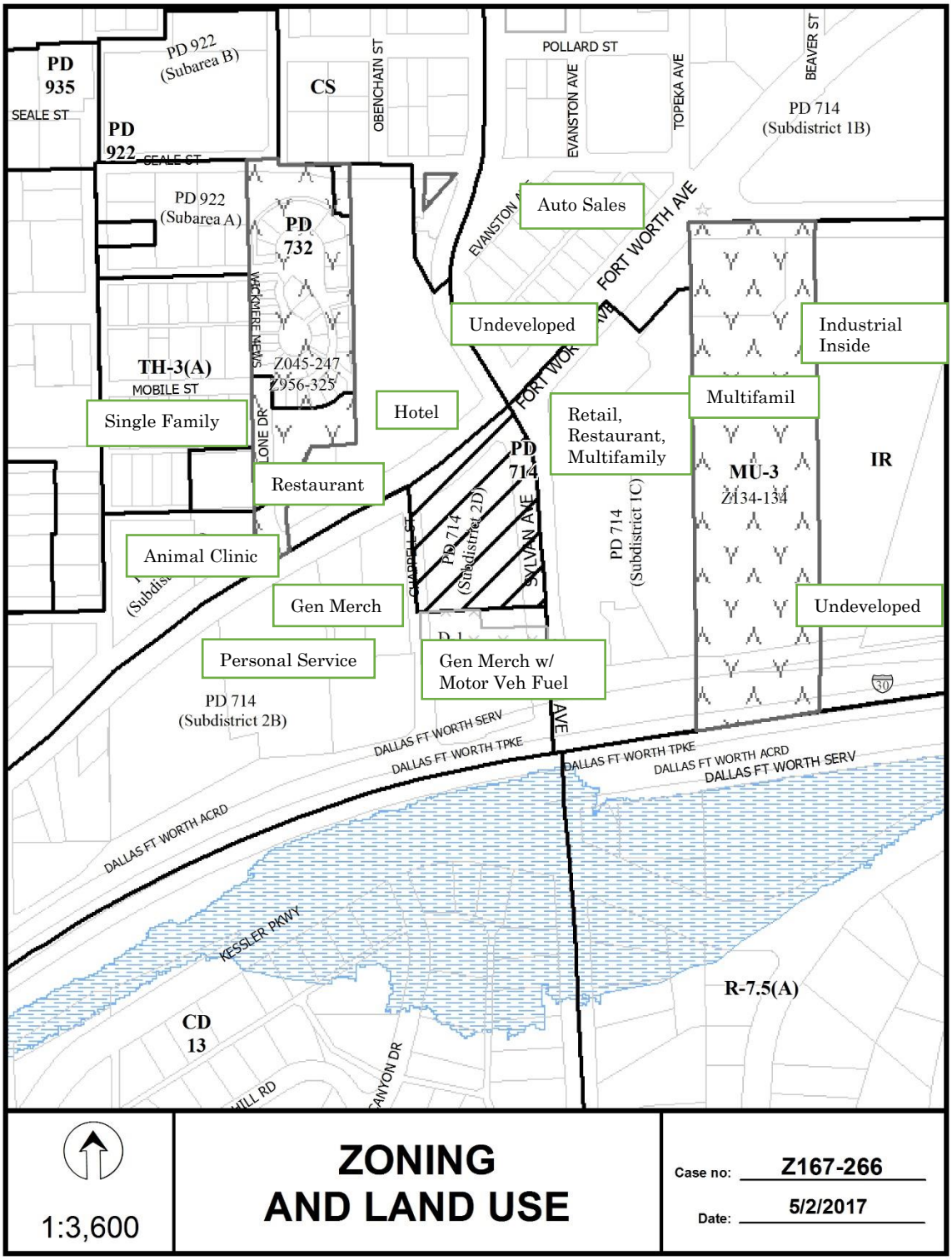
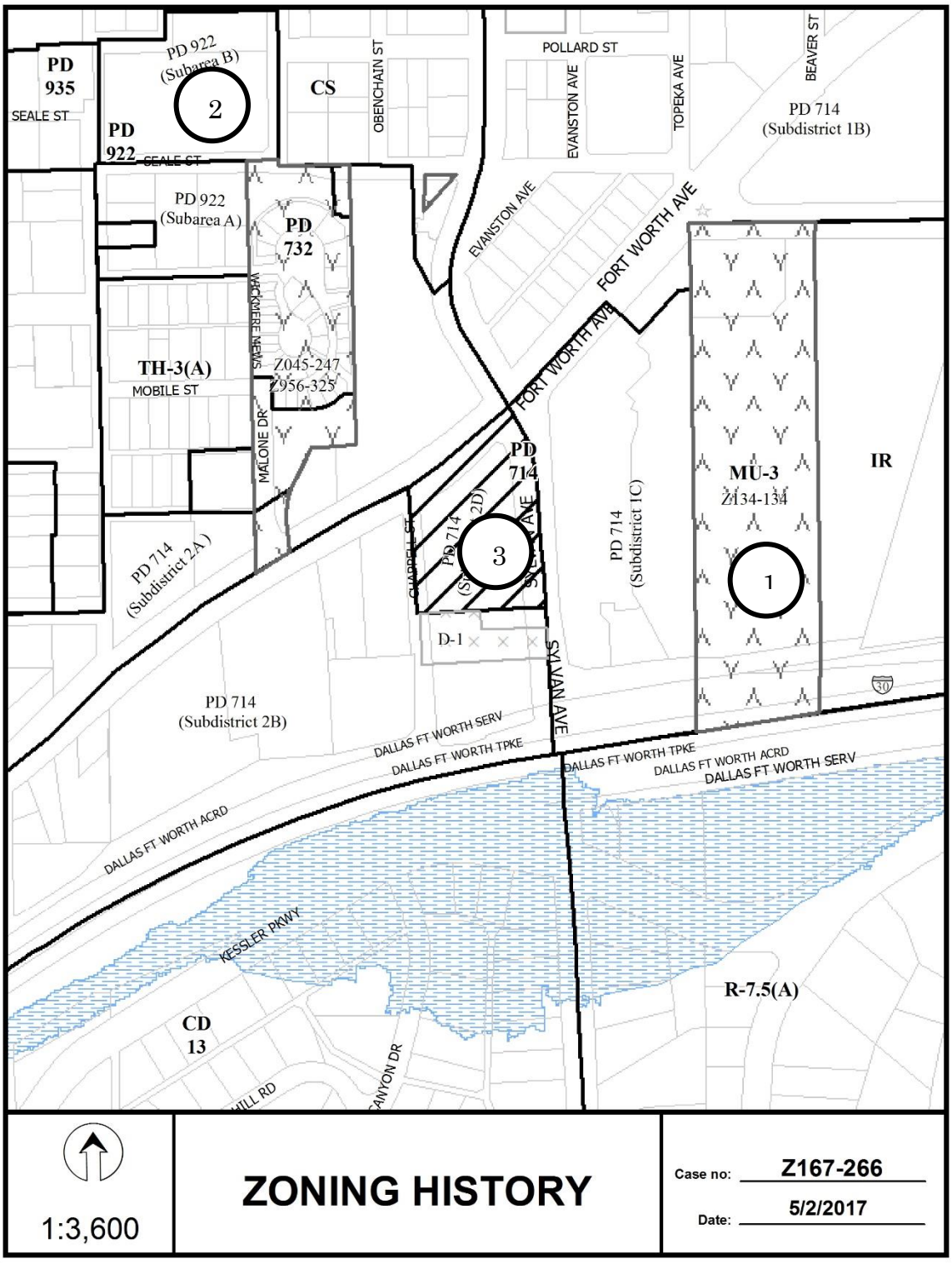
AERIAL MAP

Case no: Z167-266

Date: 5/2/2017


PD 935
SEALE ST
PD 922
PD 922 (Subarea B)
CS
OBENCHAIN ST
POLLARD ST
EVANSTON AVE
TOPEKA AVE
BEAVER ST
PD 714 (Subdistrict 1B)
PD 922 (Subarea A)
PD 732
Auto Sales
FORT WORTH AVE
Undeveloped
Industrial Inside
WICKMERE MEWS
Z045-247
Z956-325
TH-3(A)
MOBILE ST
Single Family
LONE DR
Hotel
Multifamil
Retail, Restaurant, Multifamily
PD 714
MU-3
Z134-134
IR
Restaurant
CHAPEL ST
PD 714 (Subdistrict 2D)
SYLVAN AVE
PD 714 (Subdistrict 1C)
Animal Clinic
Gen Merch
Undeveloped
Personal Service
Gen Merch w/ Motor Veh Fuel
PD 714 (Subdistrict 2B)
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
KESSLER PKWY
R-7.5(A)
CD 13
CANYON DR
1:3,600
ZONING AND LAND USE
Case no: Z167-266
Date: 5/2/2017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TOPEKA AVE
BEAVER ST
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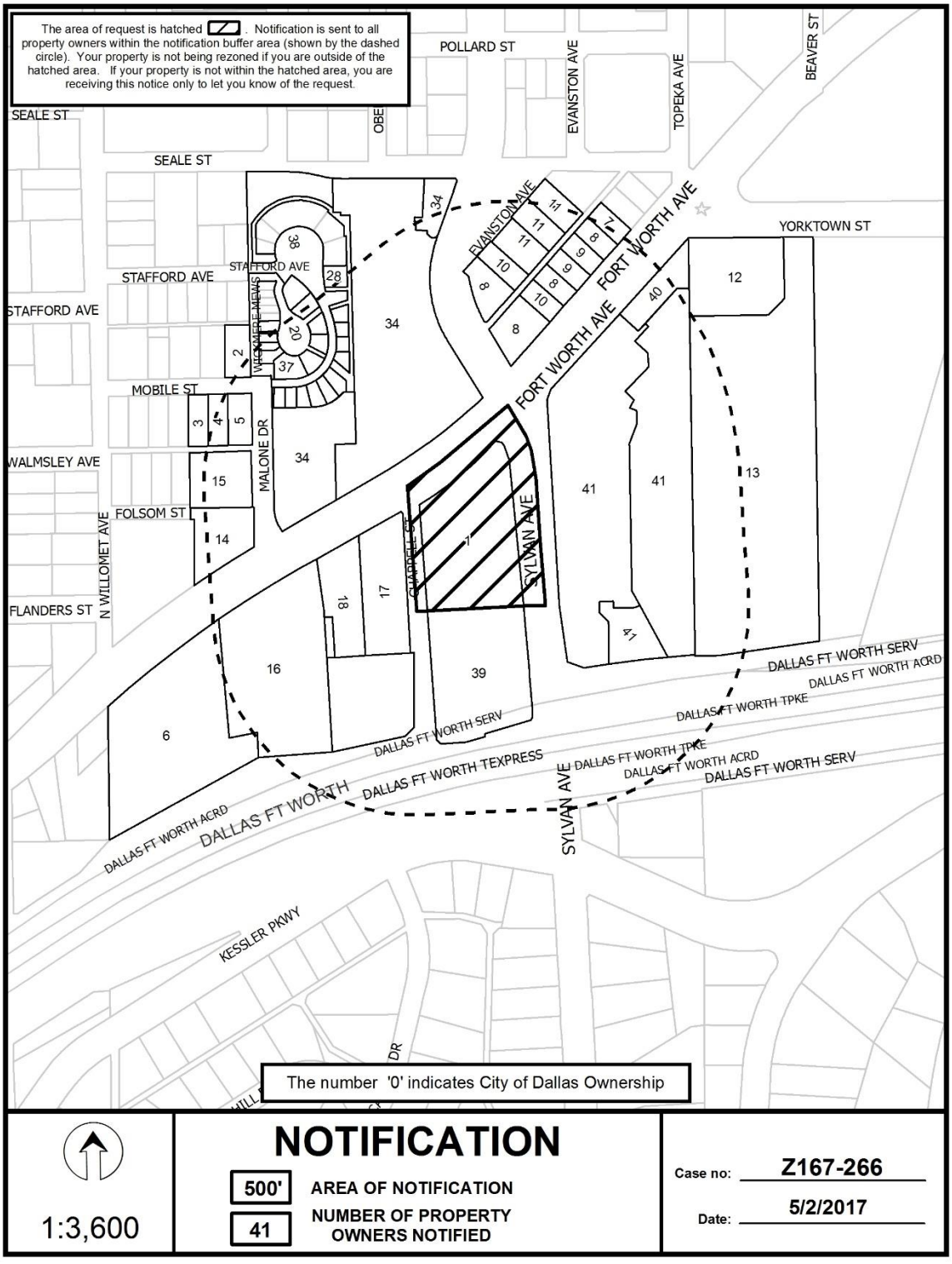
PD 922 (Subarea A)
PD 732
EVANSTON AVE
FORT WORTH AVE
WICKMERE MEWS
TH-3(A)
MOBILE ST
Z045-247
Z956-325
MALONE DR
PD 714
MU-3
Z134-134
IR
PD 714 (Subdistrict 1C)
PD 714 (Subdistrict 2A)
3
1
D-1
SYLVAN AVE
PD 714 (Subdistrict 2B)
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
KESSLER PKWY
R-7.5(A)
CD 13
CANYON DR
1:3,600
ZONING HISTORY
Case no: Z167-266
Date: 5/2/2017


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.
POLLARD ST
EVANSTON AVE
TOPEKA AVE
BEAVER ST
SEALE ST
YORKTOWN ST
FORT WORTH AVE
STAFFORD AVE
MOBILE ST
WALMSLEY AVE
FOLSOM ST
FLANDERS ST
MALONE DR
N WILLOMET AVE
CHARLES DR
SYLVAN AVE
DALLAS FT WORTH SERV
DALLAS FT WORTH ACRD
DALLAS FT WORTH TPKE
DALLAS FT WORTH
DALLAS FT WORTH TEXPRESS
KESSLER PKWY
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
41
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z167-266
Date: 5/2/2017

05/02/2017

Notification List of Property Owners

Z167-266

41 Property Owners Notified

Label #	*Address*		*Owner*
1	1881	SYLVAN AVE	MARKSMEN EXPLORATION LLC
2	1003	MOBILE ST	MORIN JOSE L &
3	1010	MOBILE ST	URBINA CLAUDIO
4	1006	MOBILE ST	WILLIAMS TONY R
5	1002	MOBILE ST	OPTIONS HOLDING LTD
6	1030	FORT WORTH AVE	FULLER LAND COMPANY LP
7	715	FORT WORTH AVE	CUIN JOHNNY
8	719	FORT WORTH AVE	739 FORT WORTH AVENUE LLC
9	723	FORT WORTH AVE	739 FORT WORTH AVENUE LLC
10	735	FORT WORTH AVE	739 FORT WORTH AVE LLC
11	2016	EVANSTON AVE	JARAMILLO R & S INVES LLC
12	660	FORT WORTH AVE	PB & J LAND PARTNERS LP
13	660	YORKTOWN ST	ALTA YORKTOWN OWNER LP
14	1021	FORT WORTH AVE	J & K INVESTMENTS LLC
15	1007	FOLSOM ST	BATMANNY LLC
16	1004	FORT WORTH AVE	MARIA EUGENIA ENTERPRISES
17	904	FORT WORTH AVE	REALTY INCOME PROPERTIES 19 LLC
18	1707	CHAPPEL ST	FULLER LAND COMPANY LP
19	1926	MALONE CLIFF VIEW	DILBECK COURT LIMITED
20	1926	MALONE CLIFF VIEW	DILBECK COURT LIMITED
21	1902	MALONE CLIFF VIEW	LITTLE ROBERT CHARLES
22	1904	MALONE CLIFF VIEW	NEWPORT HOLDINGS INC
23	1906	MALONE CLIFF VIEW	YARBROUGH DAVID
24	1908	MALONE CLIFF VIEW	OPTIONS HOLDING LTD
25	1914	MALONE CLIFF VIEW	CARPENTERSMITH CINDY
26	1916	MALONE CLIFF VIEW	OPTIONS HOLDINGS LTD

05/02/2017

Label #	*Address*		*Owner*
27	1918	MALONE CLIFF VIEW	LUDWIG MARK T
28	1930	MALONE CLIFF VIEW	LOVE GARY & CANDACE
29	1908	WICKMERE MEWS	WILLIAMSON MICHAEL RAY
30	1906	WICKMERE MEWS	BELMONT VILLAS DALLAS LTD
31	1911	MALONE CLIFF VIEW	RYAN EDWARD J III &
32	1915	MALONE CLIFF VIEW	WALLACE AUBREY J &
33	1923	MALONE CLIFF VIEW	FORBUS GARY L & MYRA N
34	845	FORT WORTH AVE	BELMONT HOTEL HOLDINGS LLC
35	1910	MALONE CLIFF VIEW	ODELL WILLIAM DEVIN
36	1912	MALONE CLIFF VIEW	PROCHNOW STEPHEN
37	1905	MALONE CLIFF VIEW	NEDLER DONALD H
38	1926	MALONE CLIFF VIEW	VILLAS AT DILBECK COURT HOMEOWNERS ASSN
39	1805	SYLVAN AVE	IM & AY LLC
40	710	FORT WORTH AVE	SLI/FWA LTD
41	750	FORT WORTH AVE	LYNXETTE EXPLORATION LLC

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-280(KK) **DATE FILED:** April 25, 2017

LOCATION: South side of West Wheatland Road, east of South Polk Street

COUNCIL DISTRICT: 8 **MAPSCO:** 74 B,C

SIZE OF REQUEST: Approx. 2.61 acres **CENSUS TRACT:** 110.04

APPLICANT/ OWNER: Eco-Site, Inc./Community Bible Church

REPRESENTATIVE: SmartLink LLC., Clark Murphy

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 MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to construct a stealth monopole tower for cellular communication [T Mobile]. The tower will be a maximum height of 65 feet and will include a ten-foot lightning rod for a total height not to exceed 75 feet above ground level.

STAFF RECOMMENDATION: **Denial**

BACKGROUND INFORMATION:

- The area of request is approximately 2.61 acres and is developed with church. The site will contain a 1,600 square-foot area that will be improved with a monopole tower for cellular communication.

- The existing church was constructed in February of 1971. The current tenant, Community Bible Church, has had an active Certificate of Occupancy beginning in October of 2012.

- The proposed monopole tower will be a maximum height of 65 feet and will include a ten-foot lightning rod for a total height not to exceed 75 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 zoning. The uses permitted by the present zoning will continue to be allowed.

Zoning History: There has not been any recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Wheatland Road	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	R-7.5(A), MF-2(A)	Church
North	R-7.5(A)	Single family dwellings
East	MF-2(A)	Undeveloped land
South	MF-2(A)	Undeveloped land
West	MF-2(A)	Undeveloped land

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 consists of developed and undeveloped land which includes an existing church. The area of request will contain a 1,600-square-foot lease area that will be improved with a monopole tower for cellular communication. The monopole tower will be a maximum height of 65 feet and will include a ten-foot lightning rod for a total height not to exceed 75 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.

The site is located in an MF-2(A) Multifamily District and an R-7.5(A) Single Family District and 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 to comply with residential proximity slope originating from the eastern, southern, and western property lines, the tower would have to be setback 50 feet from property line where the site is directly adjacent to an MF-2(A) Multifamily District. The RPS that commences from these sites of origination are at a 1 to 1 slope that terminates at 50 linear feet from the site or origination. Encroachments into RPS are considered for any structure that exceeds 26 feet in height.

As the proposed location of the monopole tower is not located a minimum of 50 feet away from the southern site of origination, the tower is encroaching into the RPS by approximately 66 feet. Because the area of request is dually zoned the RPS from the eastern site of origination would not apply due to the private property line being approximately 62 feet away from the proposed location of the tower. If residential proximity slope were to originate from the private properties across West Wheatland Road, properties zoned R-7.5(A), the proposed tower would not encroach into this slope. The distance from the private property lines fronting on West Wheatland Road to the proposed location of the monopole tower is approximately 445 linear feet. This would allow the tower to be constructed to a maximum height of 148 feet before it encroached into the slope. The proposed tower is detailed to be a maximum height of 100 feet; therefore, if this property were zoned a commercial district the 1 to 3 RPS slope would not hinder the proposed height of this tower. I have included the example of "if this property were a commercial district" because RPS does not originate from within a residentially zoned district. RPS does not exist from within, for example, the R-7.5(A)

Single Family District. RPS does exist from the adjacent MF-2(A) Multifamily District projecting toward and into the R-7.5(A) Single Family District and vice versa.

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.

The surrounding area is predominately comprised of single family development to the north. There is an existing multifamily complex developed to the northwest of the area of request. To the east, south, and west of the area of request is a large area of undeveloped land that is zoned MF-2(A) Multifamily District. The applicant has detailed that a portion of this undeveloped land is planned to be developed as the future home of the Templo Betania Evangelistic Center, no building permits have been applied for concerning this proposed work. Traveling away from the area of request to the west is Planned Development District No. 598, located at the corner of West Wheatland Road and South Polk Street, which contains predominately single story retail and personal service uses. No tall structures or poles exist in the immediate vicinity. The applicant has detailed that outside of the 25 mile radius search ring there is an 80-foot tall monopole tower located at 200 West Wheatland Road, zoned an RR Regional Retail District. There are also four monopole towers located at 8210 S Hampton Road, this property is located in Planned Development District No. 240 that refers back to retail districts for allowable land uses.

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

Although monopole towers provide improved utility services to surrounding properties, it is staff's position that the location where the proposed tower is located makes the site an inappropriate location for the monopole because of the openness of the site and adjacent developed and undeveloped land surround the area of request. 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. Staff is recommending denial given the tower's projection into the residential proximity slope and the drastic change in scale that

the proposed monopole tower would create. The request is inconsistent with surrounding properties. If the Commission would like to approve this case, suggested conditions are attached to this report. The proposed site plan does not fully comply with the suggested conditions. A chain link fence is shown on the site plan, not an eight-foot-tall wooden fence with an eight-foot-tall access gate. If approved, a revised site plan would need to be submitted to meet this condition.

In comparison to recent cell tower cases that the Commission has seen where staff has recommended approval, it is staff's opinion that due to the close proximity of existing adjacent cellular towers, direct residential adjacency, projection into the residential proximity slope, and how undeveloped and open this site is, that this area of request is not an ideal location for this proposed development based on land use planning practices. Staff asked the applicant about possible collocation of these carriers to adjacent towers, no additional information was provided to say whether or not this was an option. Staff recommended that the tower be moved closer to the rear of the church building to help screen the tower, the applicant did not provide additional information as to why this relocation could not happen. Staff did recommend a stealth design for the tower instead of the typical cellular tower with various antenna cells. While visual aesthetics of a cellular tower does not contribute to, enhance or promote the welfare of the area of request and adjacent properties at this location, based on the information that staff has been provided with we cannot support this request at this time. Additional information that staff requested but did not receive was coverage maps and a balloon test. The applicant was advised to prepare this information for the public hearing if possible.

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
MF-2(A) Multifamily	15'	0' single family 5' duplex 10' others --- 0' single family 10' duplex 15' others	Single family: 1,000SF Duplex: 3,000SF Multifamily: min. 800SF to 1,200SF	36'	60% res 50% nonres	Proximity Slope Visual Intrusion	Residential, 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.

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 2.61-acre tract of land, and the notification area will extend from this boundary rather than from border of the 1,600-square foot lease area of the tower/antenna for cellular communication.

List of Partners/Principals/Officers

Community Bible Church

List of Trustees:

Ruben S. Conner, Jr. – Sr. Pastor

Kent Green – Chairman of the Elder Board

Malcom Coleman – Elder

Louis Robinson – Elder

Randy Hubbard – Elder

Charles Conner – Elder

Eco-Site, LLC

Will Collins – Director of Development

T-Mobile West LLC

Michael Arden – Sr Manager of Engineering Development

Applicant's 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 an eight-foot-tall access gate in the location shown on the attached site plan.

5. HEIGHT: The tower/antenna for cellular communication may not exceed a maximum height of 65 feet and will include a ten-foot lightning rod for a total height not to exceed 75 feet above ground level.

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.

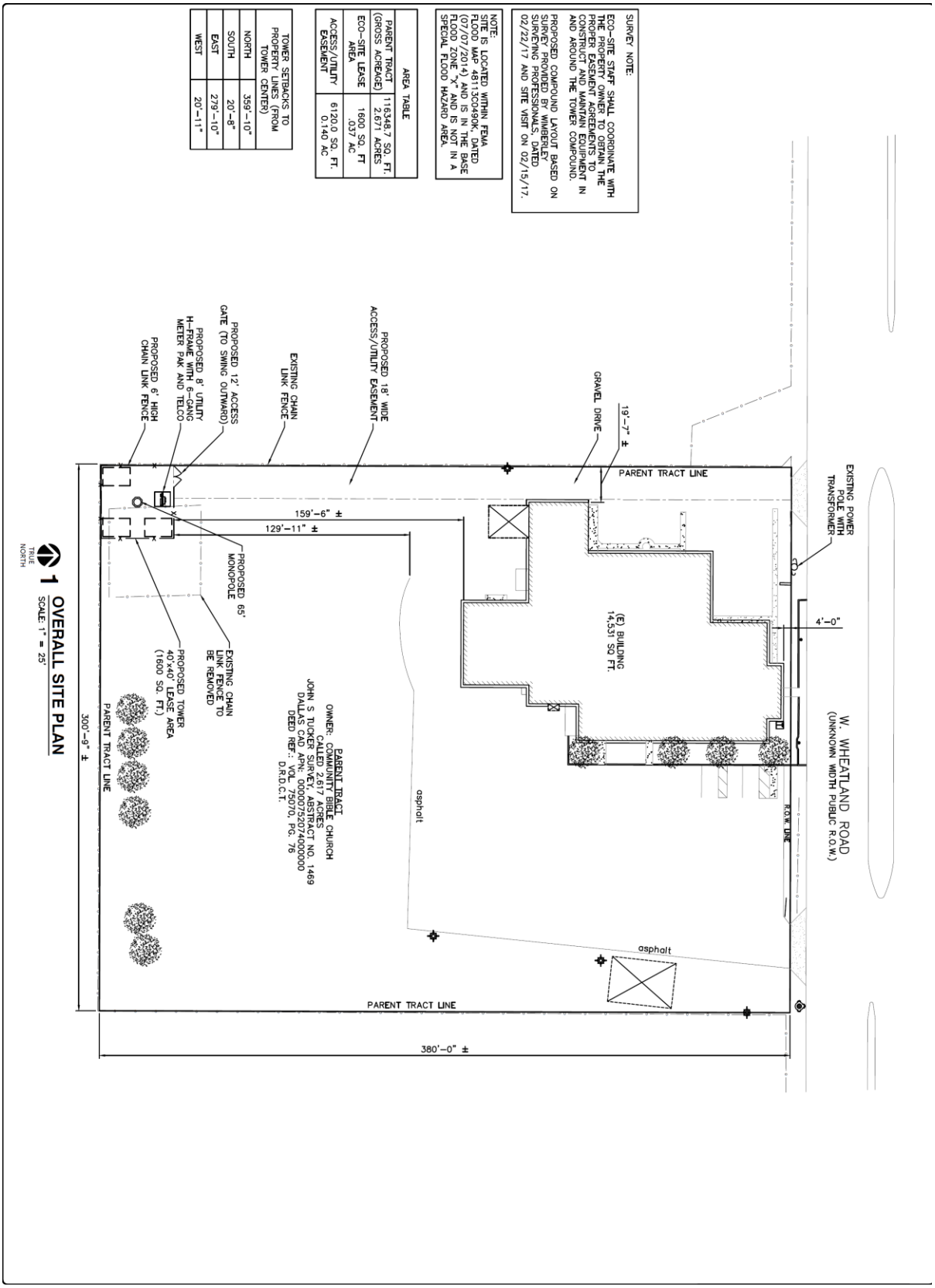
    C. The depth of the platform may not exceed four feet, excluding any whip antenna.

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.

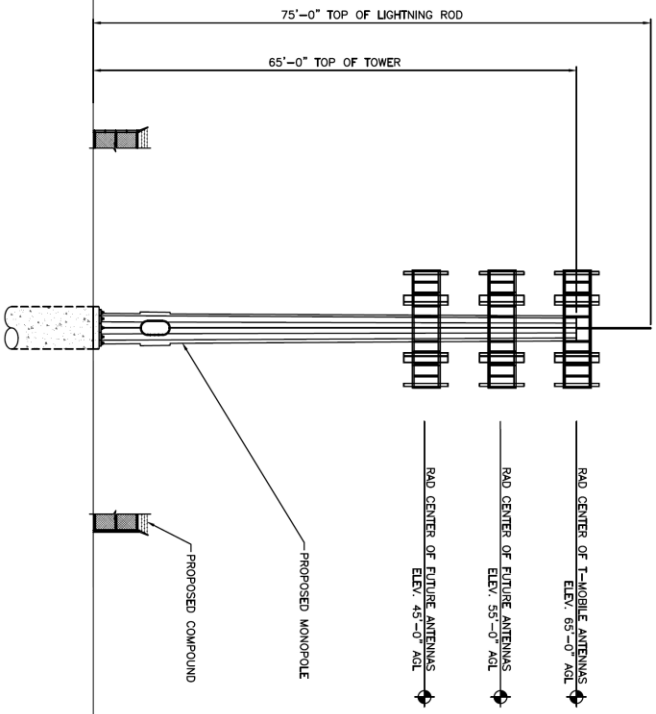
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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



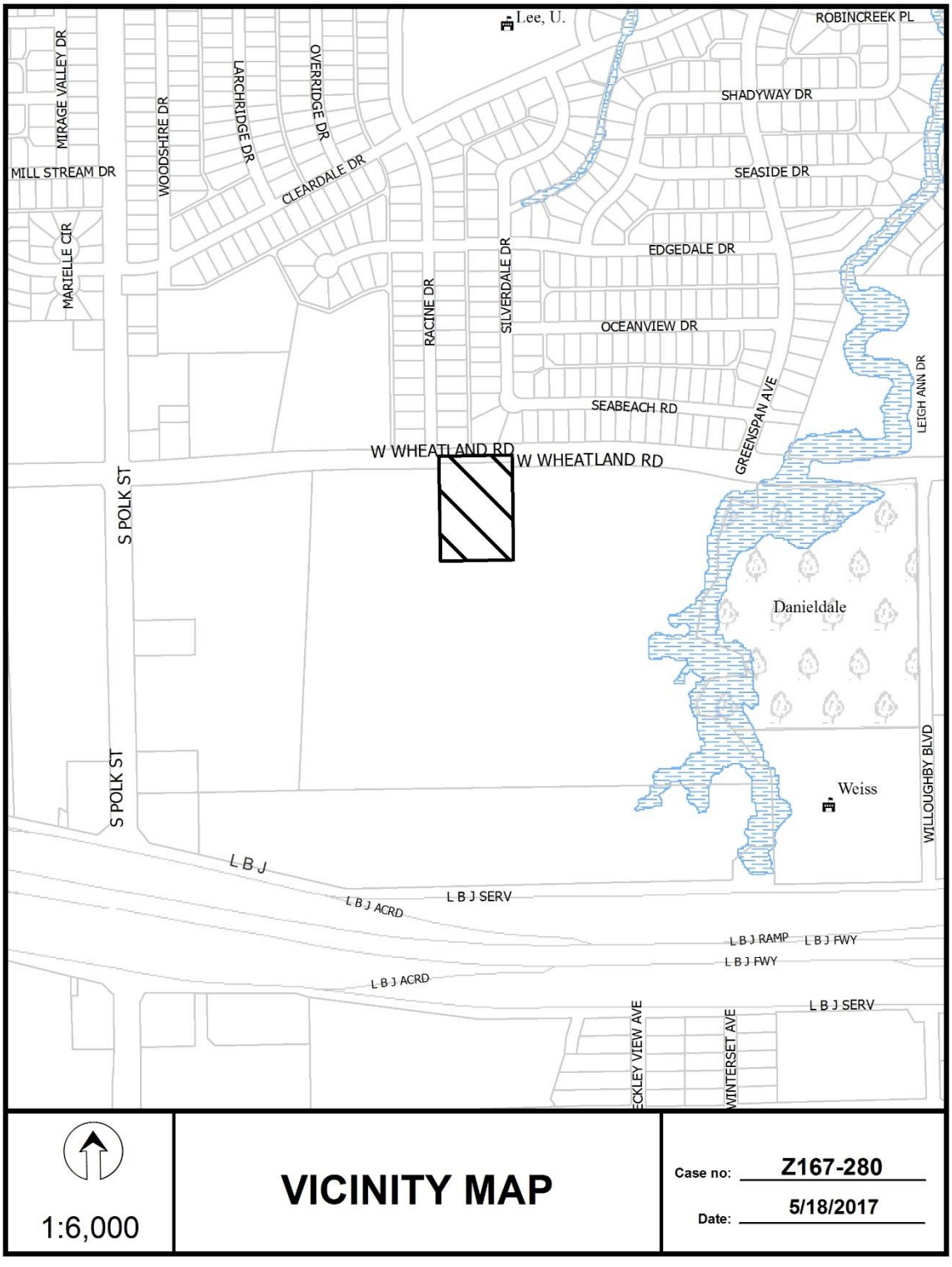
PROPOSED ELEVATION



1 TOWER ELEVATION
SCALE: NOT TO SCALE

NOTES:

1. THIS DETAIL IS FOR GENERAL INFORMATION ONLY AND NOT FOR CONSTRUCTION PURPOSES.
2. REFER TO STRUCTURAL PLANS BY OTHERS FOR TOWER SPECIFICATIONS AND DETAILS.
3. THE PROPOSED TOWER SHALL HAVE A GALVANIZED FINISH.
4. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT AND COAX CABLE INFORMATION.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ROBINCREEK PL
SHADYWAY DR
SEASIDE DR
EDGEDALE DR
OCEANVIEW DR
SEABEACH RD
MIRAGE VALLEY DR
MILL STREAM DR
WOODSHIRE DR
LARCHRIDGE DR
OVERRIDGE DR
CLEARDALE DR
MARIELLE CIR
RACINE DR
SILVERDALE DR
GREENSPAN AVE
LEIGH ANN DR
W WHEATLAND RD
W WHEATLAND RD
S POLK ST
S POLK ST
Danieldale
Weiss
WILLOUGHBY BLVD
L B J
L B J ACRD
L B J SERV
L B J RAMP
L B J FWY
L B J FWY
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VICINITY MAP
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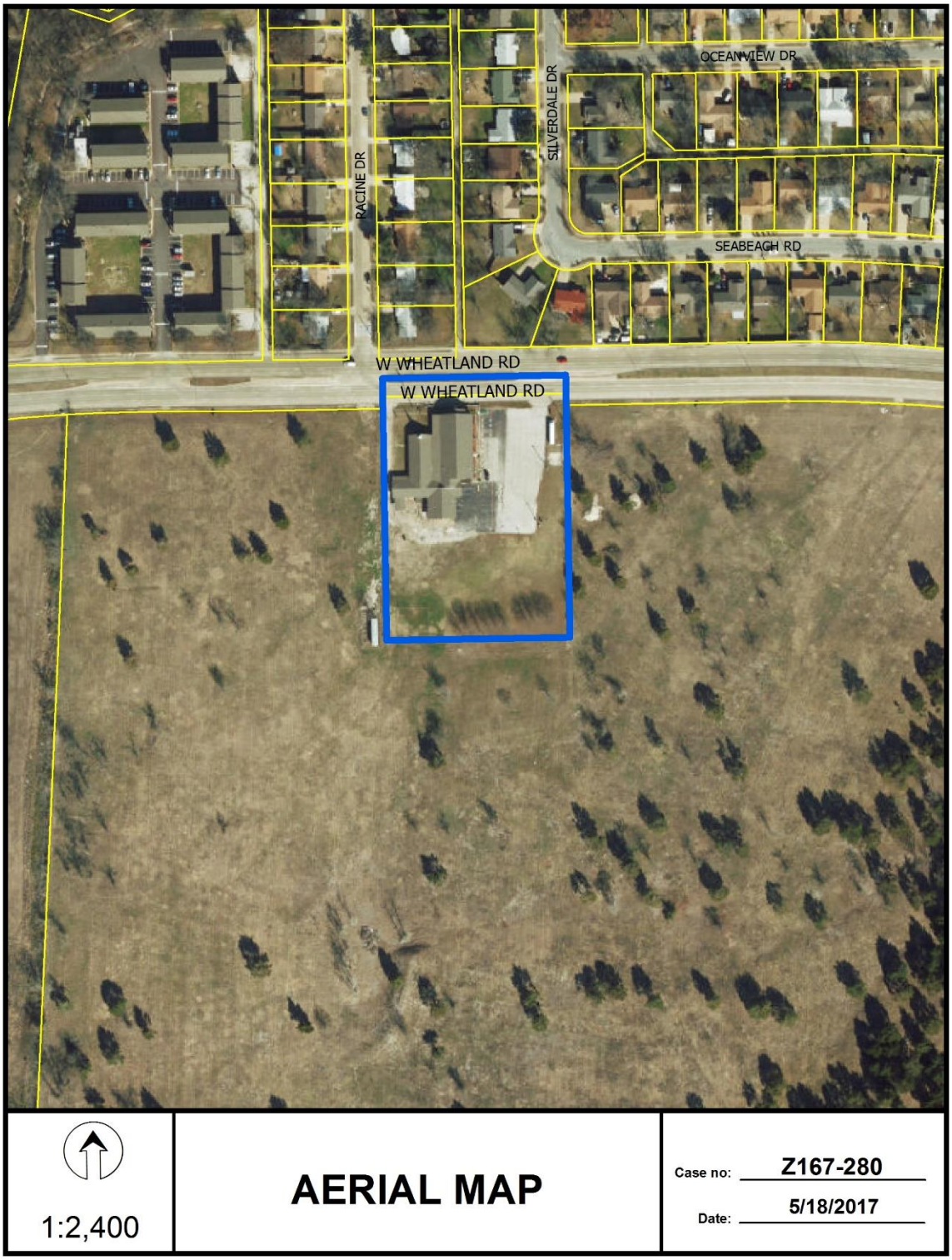
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W WHEATLAND RD
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AERIAL MAP
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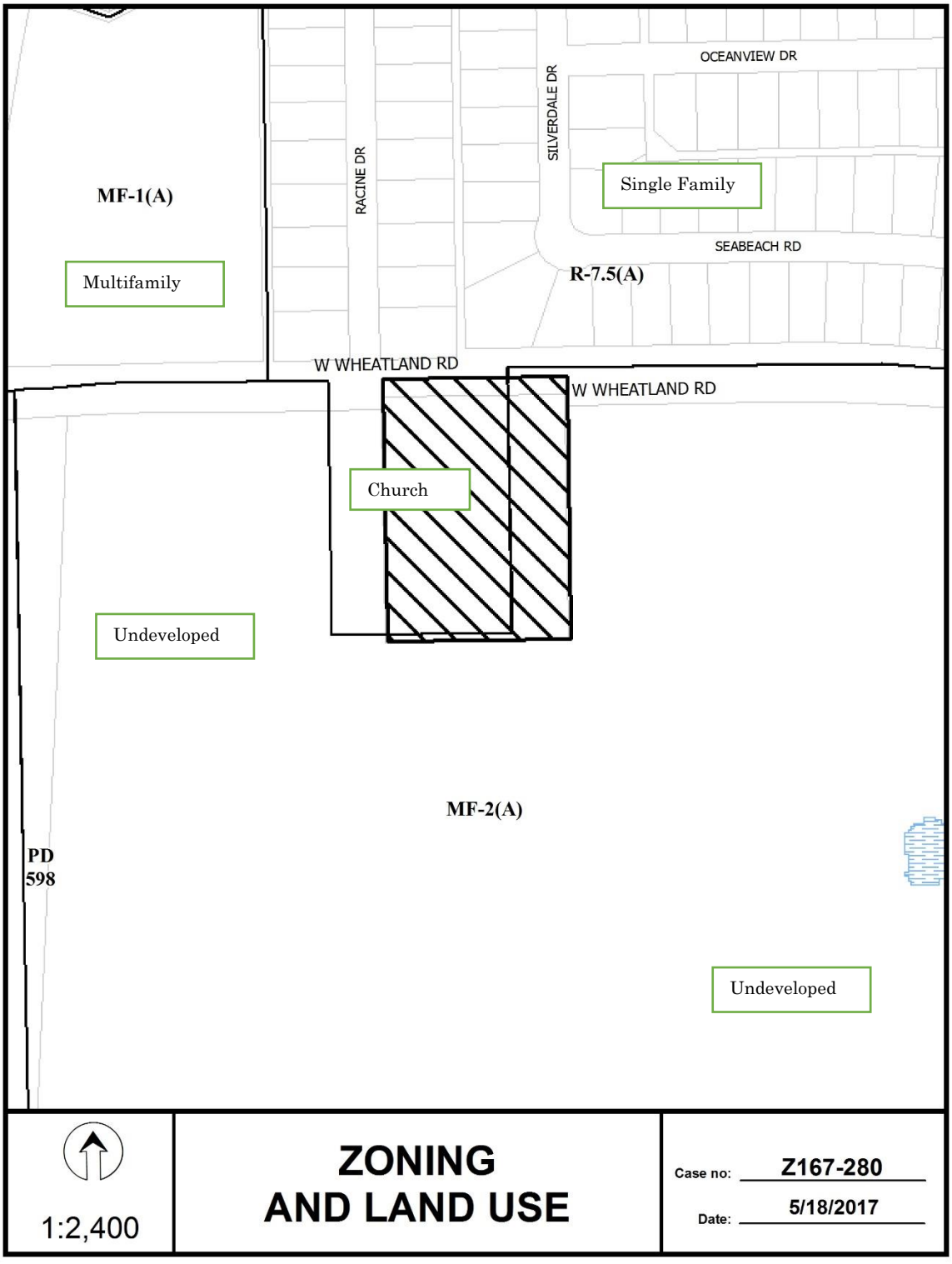
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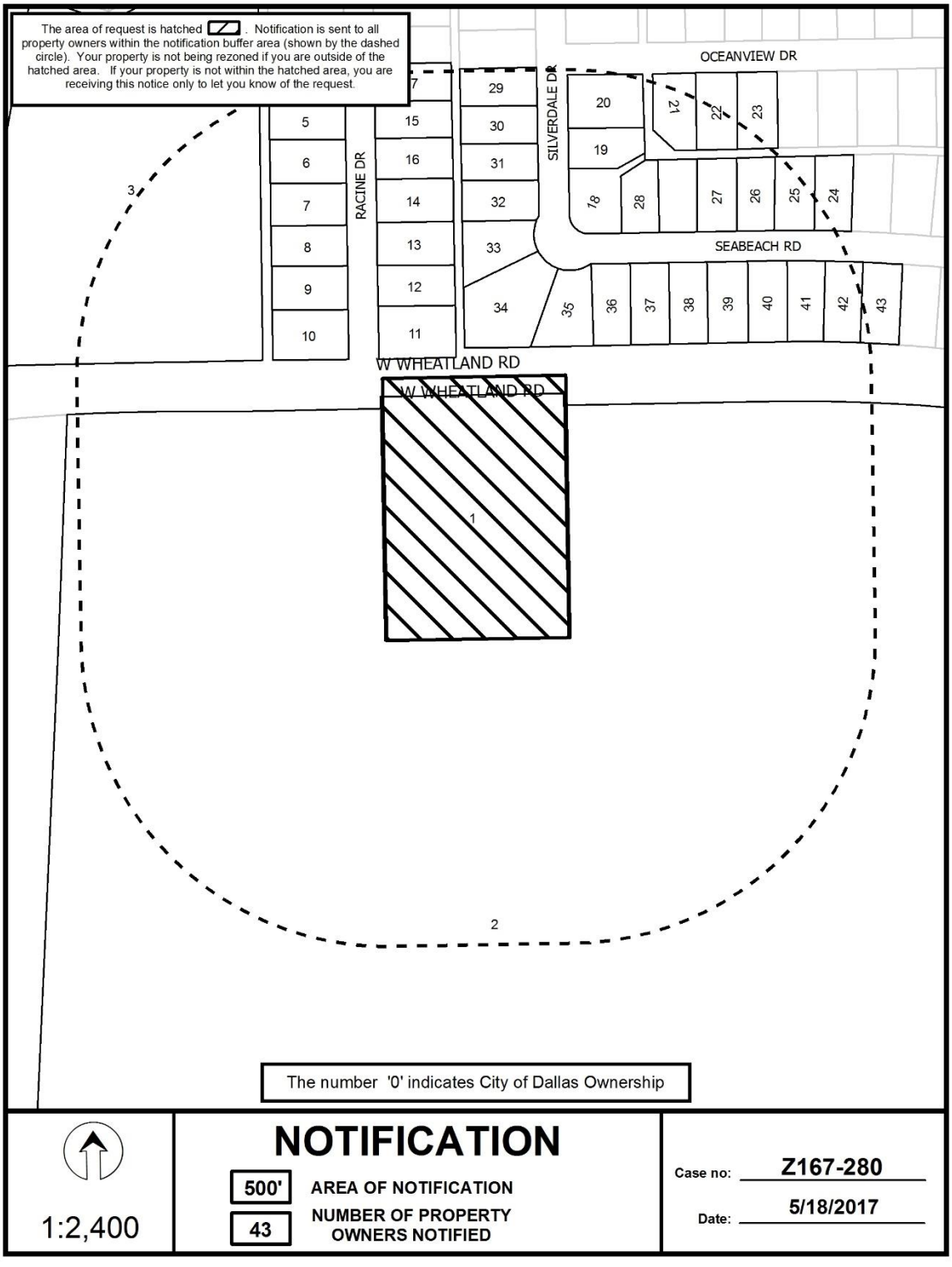
SILVERDALE DR
RACINE DR
MF-1(A)
Single Family
SEABEACH RD
R-7.5(A)
Multifamily
W WHEATLAND RD
W WHEATLAND RD
Church
Undeveloped
MF-2(A)
PD
598
Undeveloped
1:2,400
ZONING
AND LAND USE
Case no: Z167-280
Date: 5/18/2017


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.
OCEANVIEW DR
SILVERDALE DR
RACINE DR
SEABEACH RD
W WHEATLAND RD
W WHEATLAND RD
1
2
3
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
43
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-280
Date: 5/18/2017

05/18/2017

Notification List of Property Owners

Z167-280

43 Property Owners Notified

Label #	*Address*		*Owner*
1	840	W WHEATLAND RD	COMMUNITY BIBLE CHURCH
2	900	W WHEATLAND RD	TEMPLO BETANIA EVANGELISTIC
3	911	W WHEATLAND RD	DCP 911 WEST WHEATLAND ROAD LLC
4	8029	RACINE DR	WEBB MICHAEL &
5	8103	RACINE DR	NOBLES N F
6	8107	RACINE DR	LACROIX JAMES SCOTT
7	8115	RACINE DR	SAUCEDO JOEL P
8	8119	RACINE DR	TIPS JOSEPH & KRISTI
9	8123	RACINE DR	ROSS JAMES E
10	8131	RACINE DR	RAMOS LEANDRO & ANN
11	8132	RACINE DR	SAUNDERS ERROL F &
12	8124	RACINE DR	HAWKINS WARNIE M
13	8118	RACINE DR	RODRIQUEZ MINERVA
14	8114	RACINE DR	HALL DAVE JR EST OF
15	8104	RACINE DR	ROQUE JOSE D &
16	8108	RACINE DR	VELEZ ANICETO & LETICIA
17	8030	RACINE DR	JERMANY SAMUEL P
18	739	SEABEACH RD	C FITZGERALD HOLDINGS LTD
19	8112	SILVERDALE DR	TAYLOR DIANE A
20	8106	SILVERDALE DR	JOHNSON LEE A ESTATE
21	728	OCEANVIEW DR	LOOMIS SEPARATE PROPERTY
22	724	OCEANVIEW DR	SMITH CLIFTON C
23	720	OCEANVIEW DR	FRANKLIN TRUST THE
24	715	SEABEACH RD	WATKINS PEGGY SUE &
25	719	SEABEACH RD	HARPER ROCHESTER
26	723	SEABEACH RD	OMNI SHORES MANAGEMENT LLC

05/18/2017

Label #	*Address*		*Owner*
27	727	SEABEACH RD	JONES ROGER A &
28	735	SEABEACH RD	VALDEZ J GUADALUPE &
29	8105	SILVERDALE DR	COLE ELMER LEE &
30	8111	SILVERDALE DR	COTTON MELBA J
31	8115	SILVERDALE DR	WATKINS JIMMY RAY
32	8121	SILVERDALE DR	CRAIG THOMASINA EST OF
33	8125	SILVERDALE DR	NICHOLS OLLIE III & GENEVA
34	8131	SILVERDALE DR	GILDON HATTIE FAYE
35	8135	SILVERDALE DR	TURNER FANNIE
36	738	SEABEACH RD	STATEN BETTY JEAN &
37	734	SEABEACH RD	SPEARS CHIQUITA & HARVEY
38	730	SEABEACH RD	GONZALEZ CESAR
39	726	SEABEACH RD	HERRON CHERRIE JEAN
40	722	SEABEACH RD	DOWDY JEAN
41	718	SEABEACH RD	ANDREWS JOHN DELL
42	712	SEABEACH RD	DAWSON BILLY E &
43	708	SEABEACH RD	BENNETT THELMA

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Kiesha Kay

FILE NUMBER: Z167-281(KK) **DATE FILED:** April 25, 2017

LOCATION: Northeast corner of North Masters Drive and Grove Oaks Boulevard

COUNCIL DISTRICT: 5 **MAPSCO:** 59 U

SIZE OF REQUEST: Approx. 0.33 acres **CENSUS TRACT:** 117.02

APPLICANT/ OWNER: Eco-Site, Inc./Kingdom Harvest Church of God

REPRESENTATIVE: SmartLink LLC., Clark Murphy

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an NS(A) Neighborhood Service District.

SUMMARY: The applicant proposes to construct a monopole tower for cellular communication [T Mobile]. The tower will be a maximum height of 65 feet and will include a ten-foot lightning rod for a total height not to exceed 75 feet above ground level.

STAFF RECOMMENDATION: **Denial**

BACKGROUND INFORMATION:

- The area of request is approximately 0.33 acres and is developed with vacant gas station that has also been used as an office in the past. The fuel pumps have been removed, but the fuel canopy is still on site.

- The site will contain a 2,250 square-foot area that will be improved with a monopole tower for cellular communication.

- The existing building was constructed in 1981. In August of 1991 the structure obtain a Certificate of Occupancy for a motor vehicle fueling station. A same use CO was approved in August of 1994. The space was converted to an office in August of 2010, and is now vacant.

- The proposed stealth monopole tower will be a maximum height of 65 feet and will include a ten-foot lightning rod for a total height not to exceed 75 feet above ground level.

- The Specific Use Permit allows this additional use of the property and does not change the existing NS(A) Neighborhood Service District zoning. The uses permitted by the present zoning will continue to be allowed.

Zoning History: There has not been any recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
N Masters Drive	Minor Arterial	100 feet
Grove Oaks Boulevard	Substandard	40 feet

Land Use:

	Zoning	Land Use
Site	NS(A)	Vacant commercial structure
North	R-7.5(A)	Single family dwellings
East	R-7.5(A)	Single family dwellings
South	NS(A)	General merchandise
West	R-7.5(A)	Single family dwellings, 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.

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

Land Use Compatibility:

The area of request consists of developed land which includes a vacant commercial structure. The area of request will contain a 2,250-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 65 feet and will include a ten-foot lightning rod for a total height not to exceed 75 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.

Because the site is located in an NS(A) Neighborhood Service 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 to comply with residential proximity slope originating from the northern, eastern, southern, and western property lines, the tower would have to be setback 225 feet. The deepest portion of the lot measures approximately 115 linear feet, this is the frontage along North Masters Drive. Due to the configuration of the site and the existing structure, there is no place that the tower can be placed on-site and not encroach into RPS. The RPS that commences from these sites of origination are at a 1 to 3 slope that continues infinitely. Encroachments into RPS are considered for any structure that exceeds 26 feet in height. The encroachment heights described is only the portion of the tower that exceeds 26 feet in height. Given the proposed location of the tower, it would encroach

approximately 49 feet into the RPS from all sites of origination surrounding the area of request.

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.

The surrounding area is predominately comprised of single family development to the north, east, south, and west. Directly to the south, across Grove Oaks Boulevard, is a general merchandise use that is zoned NS(A) Neighborhood Service District. Directly across North Masters Drive is an established church that is located in R-7.5(A) Single Family District zoning. Traveling away from the area of request in all directions is the continuation of the R-7.5(A) Single Family District which contains predominately single-story single family dwellings. No tall structures or poles exist in the immediate vicinity. The applicant has detailed that outside of the 25 mile radius search ring there is a 126-foot tall monopole tower located at 9625 CF Hawn Freeway, zoned CR Community Retail District with SUP No. 1283. This tower is located approximately 1.6 miles away from the area of request.

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.

Although monopole towers provide improved utility services to surrounding properties, it is staff's position that the location where the proposed tower is located makes the site an inappropriate location for the monopole because of the configuration of the site and the direct residential adjacency. 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. Staff is recommending denial given the towers projection into the residential proximity slope and the drastic change in scale that the proposed monopole tower would create. The request is inconsistent with surrounding properties. If the Commission would like to approve this case, suggested conditions are attached to this report. The proposed site plan does not fully comply with the suggested conditions. A chain link fence is shown on the site plan, not an eight-foot-tall wooden fence with an eight-foot-tall access gate. If approved, a revised site plan would need to be submitted to meet this condition.

In comparison to recent cell tower cases that the commission has seen where staff has recommended approval, it is staff's opinion that due to the direct residential adjacency, projection into the residential proximity slope, and how the site would be developed, that this area of request is not an ideal location for this proposed development based on land use planning practices. If this cell tower were to be constructed on this site, it would not leave much room for a tenant to be able to provide required parking for the existing structure. This case is similar to a case in District 1 located off of West Wheatland Road. The benefit to that area of request is this development did not impede on the existing development or hinder future development. Also in comparison to this previous case, the adjacent neighborhood does not have as much established tree canopy to help aid in the screening of this tower from the residential neighborhood. Also the entrance into the neighborhood is Oak Groves Boulevard which this tower would front on. The applicant was asked if the tower could be moved across North Masters Drive and located on the same lot as an existing church. No information was provided to answer this question. At this time the applicant has not proposed any screening or landscaping measures to help screen this use. Staff did recommend a stealth design for the tower instead of the typical cellular tower with various antenna cells. While visual aesthetics of a cellular tower does not contribute to, enhance or promote the welfare of the area of request and adjacent properties at this location, based on the information that staff has been provided with we cannot support this request at this time. Additional information that staff requested but did not receive was coverage maps and a balloon test. The applicant was advised to prepare this information for the public hearing if possible.

Development Standards:

DISTRICT	SETBACKS		Lot Area	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
NS(A) Neighborhood Service	15'	No Min.; adj to res 20'	N/A	35' gable, hip, or gambrel roof	45% for res structure; 25% for non-res	Proximity Slope Visual Intrusion	Residential, Institutional, Recreation, Utility and public service uses

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.

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 0.33-acre tract of land, and the notification area will extend from this boundary rather than from border of the 2,250-square foot lease area of the tower/antenna for cellular communication.

List of Partners/Principals/Officers

Kingdom Harvest Church of God

Dexter Coleman – Chairman of the Board

Roy Jones – Assistant

Earl Bryant – Board Member

Shirley Floyd – Secretary

T-Mobile West LLC

Michael Aiden – Sr Manage of Engineering Development

Eco-Site LLC

Will Collins – Director of Development

Applicant's 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 an eight-foot-tall access gate in the location shown on the attached site plan.

5. HEIGHT: The tower/antenna for cellular communication may not exceed a maximum height of 65 feet and will include a ten-foot lightning rod for a total height not to exceed 75 feet above ground level.

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.

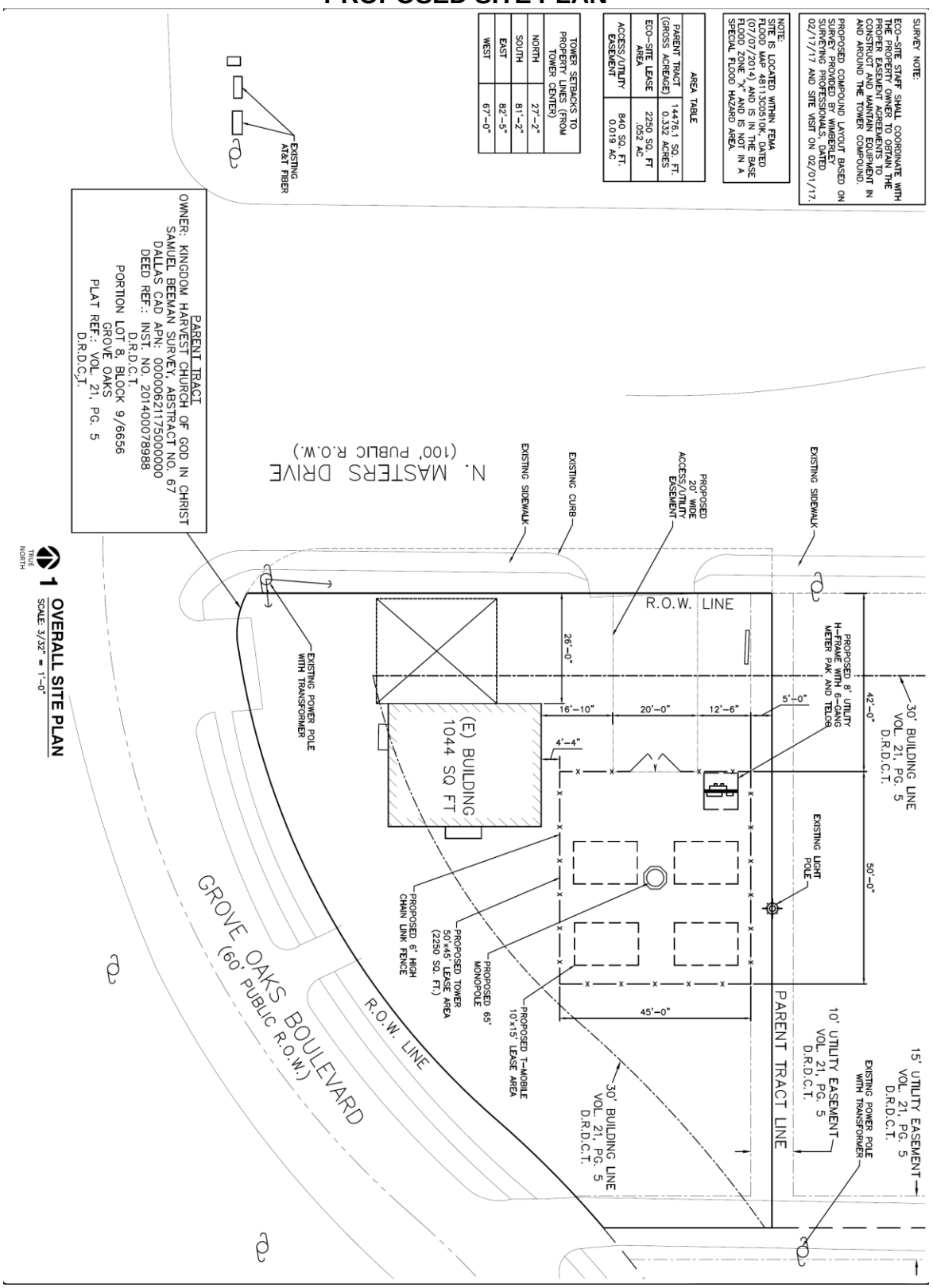
    C. The depth of the platform may not exceed four feet, excluding any whip antenna.

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.

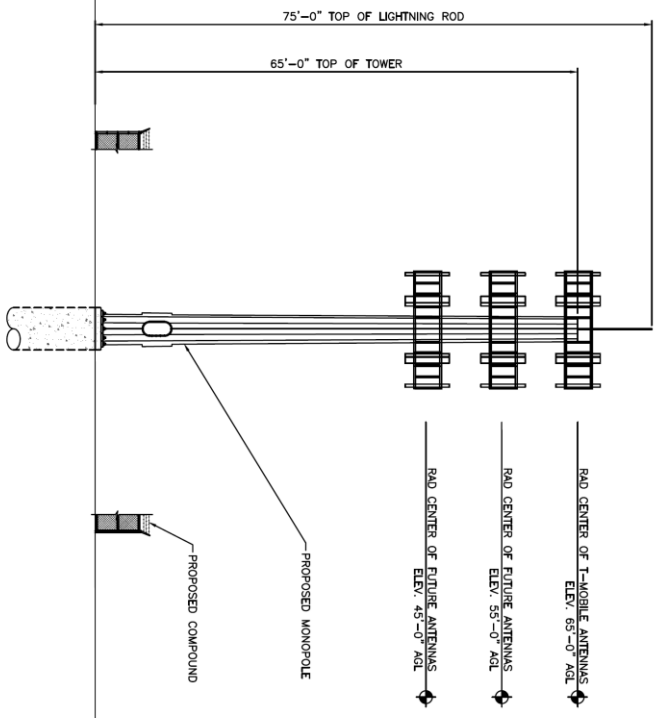
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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



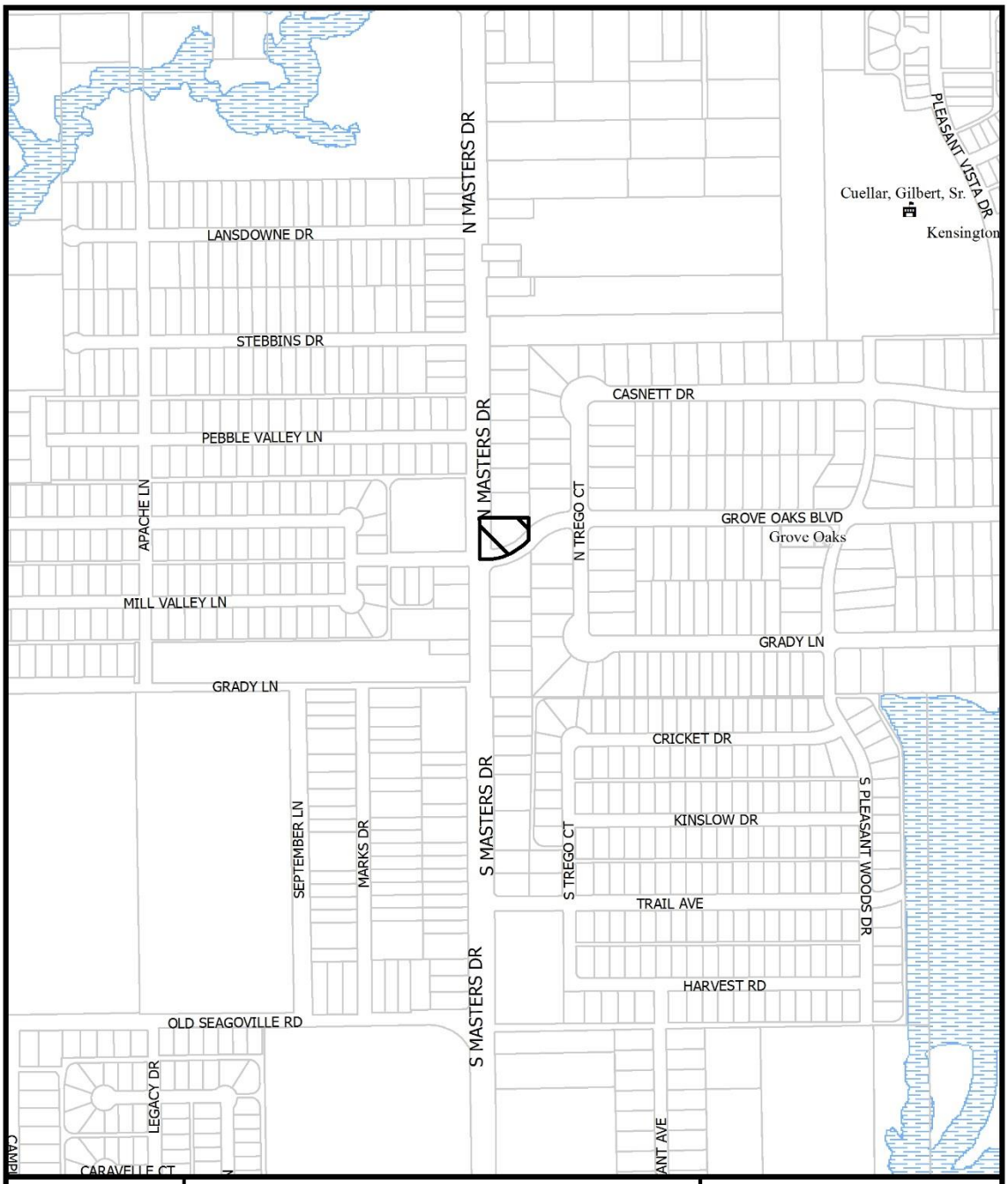
PROPOSED ELEVATION



1 TOWER ELEVATION
SCALE: NOT TO SCALE

NOTES:

1. THIS DETAIL IS FOR GENERAL INFORMATION ONLY AND NOT FOR CONSTRUCTION PURPOSES.
2. REFER TO STRUCTURAL PLANS BY OTHERS FOR TOWER SPECIFICATIONS AND DETAILS.
3. THE PROPOSED TOWER SHALL HAVE A GALVANIZED FINISH.
4. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT AND COAX CABLE INFORMATION.

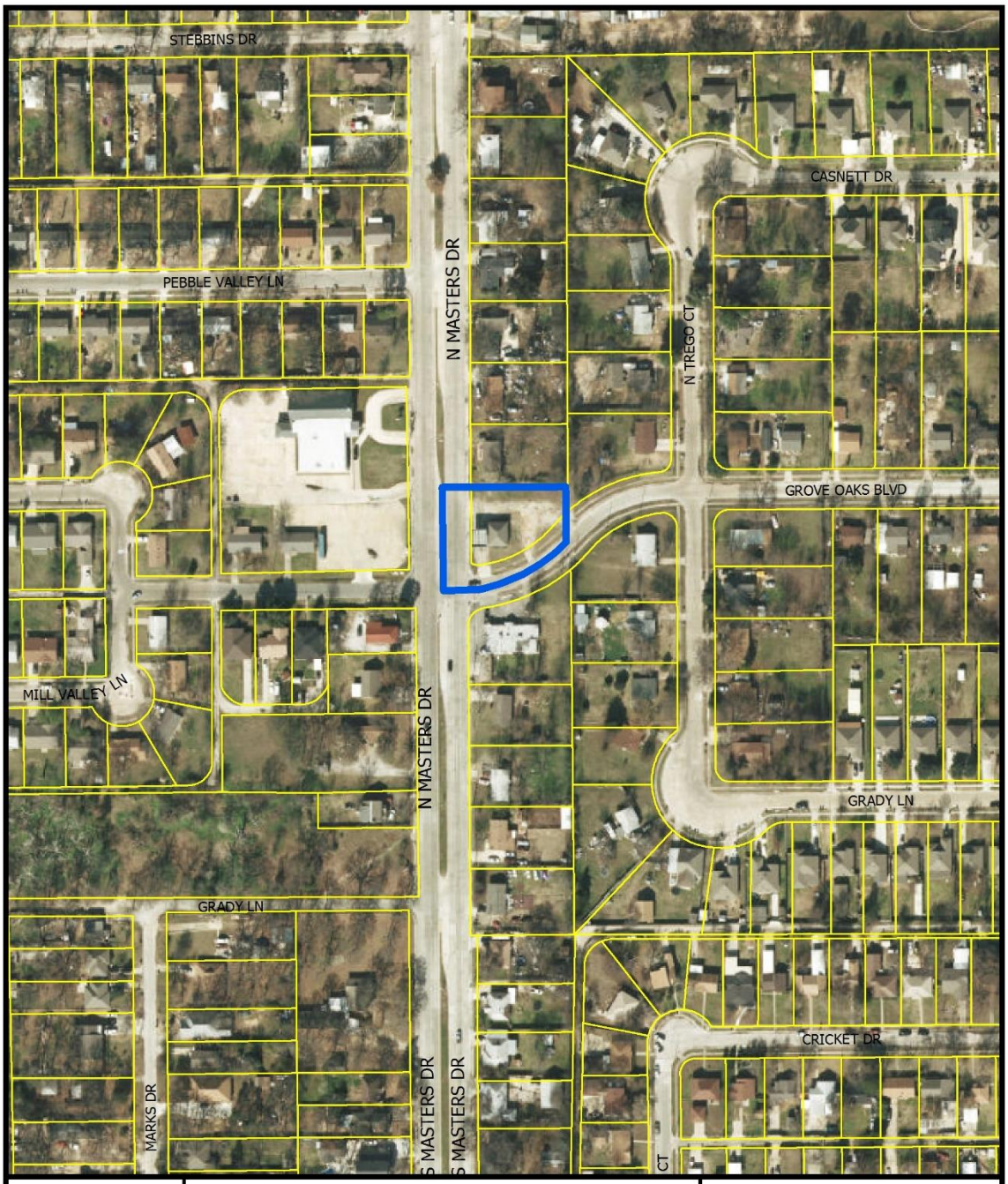


1:6,000

VICINITY MAP

Case no: Z167-281

Date: 5/10/2017

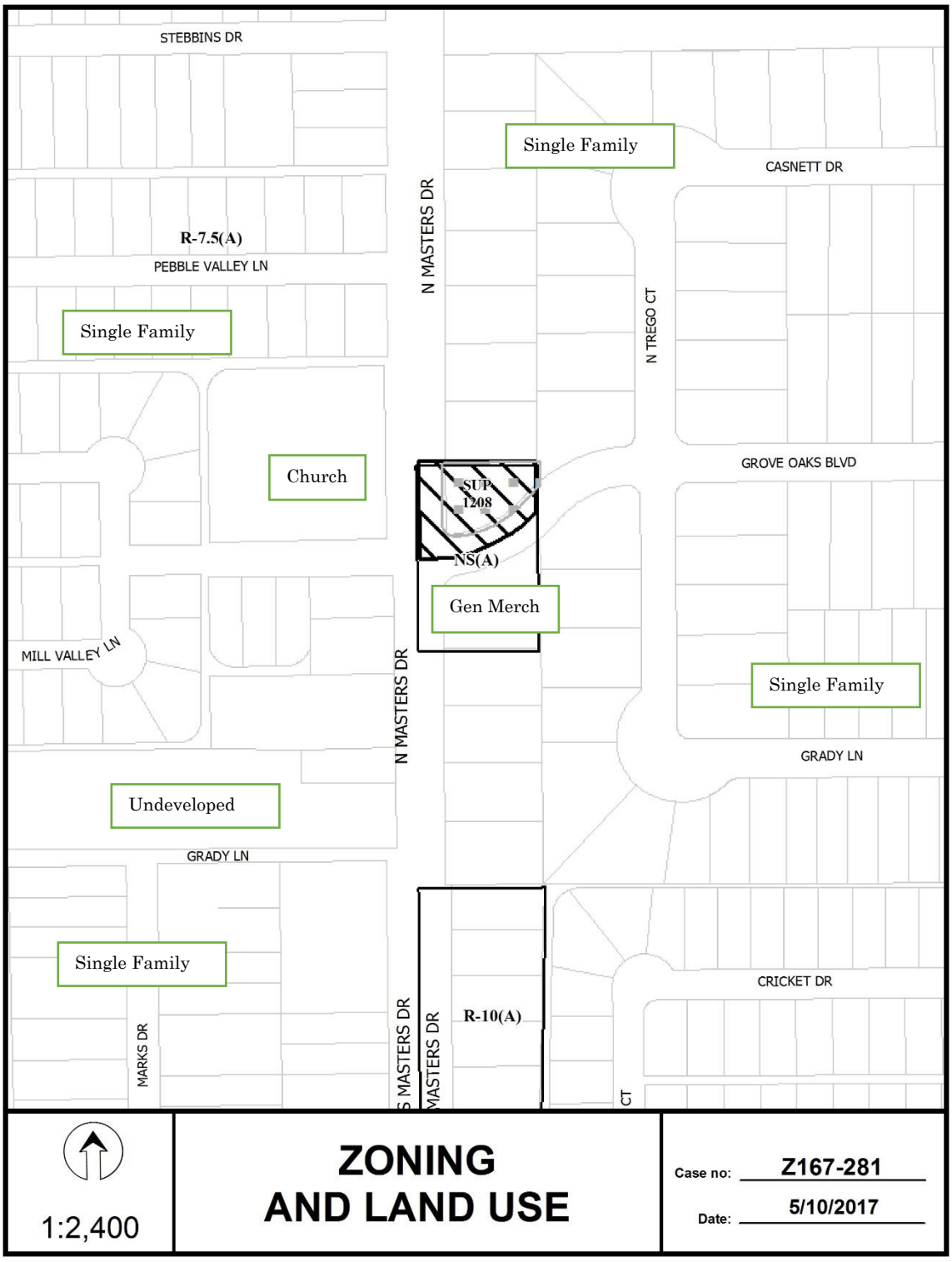


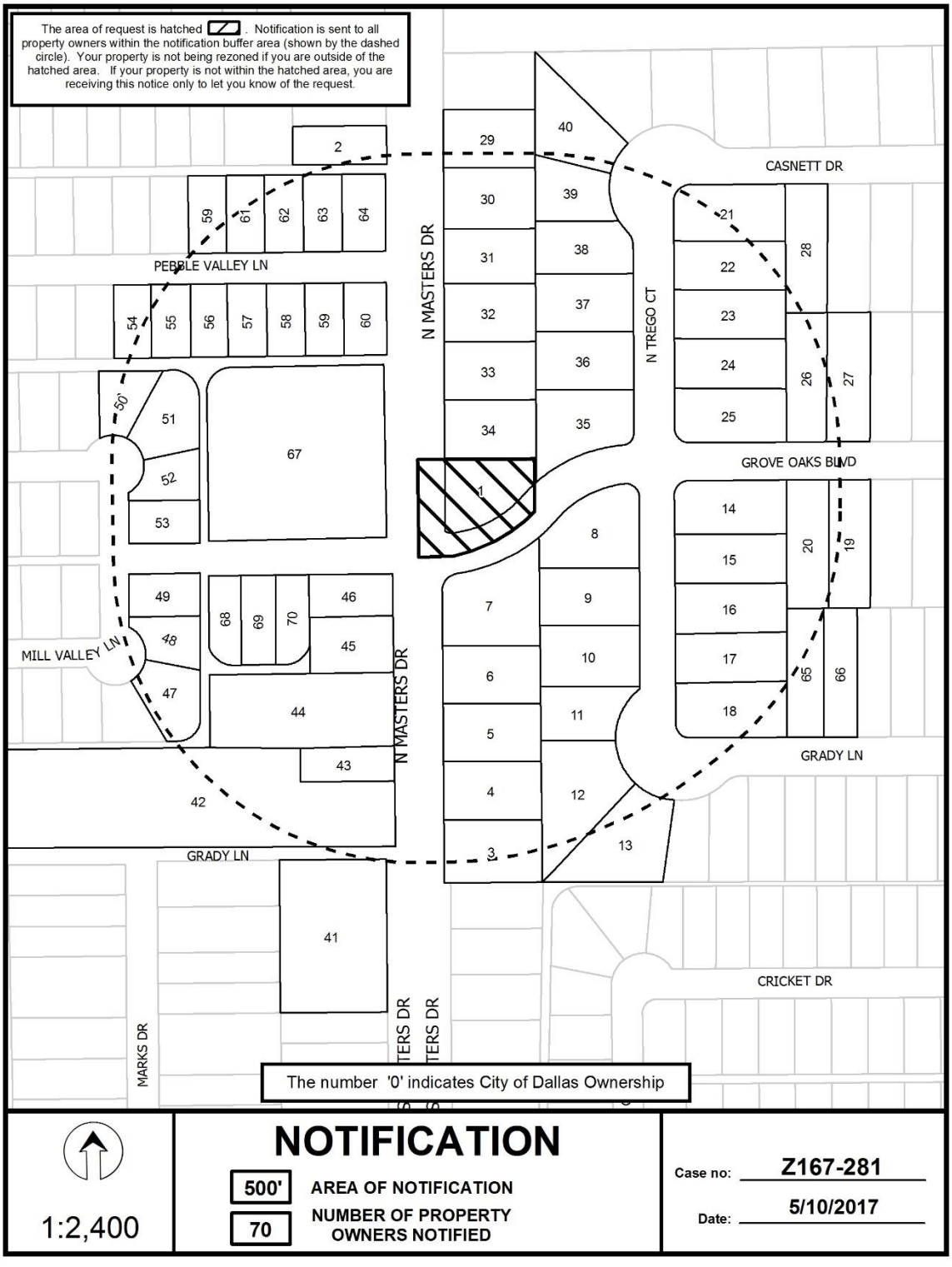
1:2,400

AERIAL MAP

Case no: Z167-281

Date: 5/10/2017


STEBBINS DR
Single Family
CASNETT DR
N MASTERS DR
R-7.5(A)
PEBBLE VALLEY LN
Single Family
N TREGO CT
Church
GROVE OAKS BLVD
SUP 1208
NS(A)
Gen Merch
MILL VALLEY LN
N MASTERS DR
Single Family
GRADY LN
Undeveloped
GRADY LN
Single Family
CRICKET DR
MARKS DR
S MASTERS DR
MASTERS DR
R-10(A)
CT
1:2,400
ZONING
AND LAND USE
Case no: Z167-281
Date: 5/10/2017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PEBBLE VALLEY LN
N MASTERS DR
N TREGO CT
CASNETT DR
GROVE OAKS BLVD
MILL VALLEY LN
GRADY LN
CRICKET DR
MARKS DR
50'
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
70
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z167-281
Date: 5/10/2017

05/10/2017

Notification List of Property Owners

Z167-281

70 Property Owners Notified

Label #	*Address*		*Owner*
1	206	N MASTERS DR	KINGDOM HARVEST CHURCH OF GOD IN CHRIST
2	237	N MASTERS DR	AVILA JUAN &
3	106	N MASTERS DR	ALFARO ABRAHAM
4	112	N MASTERS DR	GODOY FAUSTINO & MARIA
5	120	N MASTERS DR	MECCA APRIL INC
6	128	N MASTERS DR	GARCIA SERGIO L &
7	136	N MASTERS DR	TRINH TAI
8	131	N TREGO CT	KILGORE JOYCE ESTATE OF
9	123	TREGO CT	LOPEZ MARGARITO M
10	117	TREGO CT	REVILLA CONSTANTINO
11	111	TREGO CT	SOTO ROSA MARIA
12	105	TREGO CT	RUBIO ISRAEL
13	10304	GRADY LN	ORTIZ ARMANDO S
14	132	TREGO CT	EDMOND RAYMOND E
15	126	TREGO CT	BLANCO MATEO R
16	120	TREGO CT	CERVANTES MARIE ESTER
17	114	TREGO CT	AVILA ARISTEO &
18	110	TREGO CT	GEORGE CLAUDINE JEAN
19	10322	GROVE OAKS BLVD	MARROGUIN DIONICIO &
20	10316	GROVE OAKS BLVD	RAMIREZ HERMAN GONZALEZ
21	226	N TREGO CT	LOTT THELMA LEE
22	220	N TREGO CT	SAENZ HILDA I
23	216	N TREGO CT	SANCHEZ JOSE M
24	210	N TREGO CT	HERNANDEZ GERMAN RIVERA
25	200	N TREGO CT	ARELLANO RAUL &
26	10315	GROVE OAKS BLVD	VARGAS MARIA J

05/10/2017

Label #	*Address*		*Owner*
27	10321	GROVE OAKS BLVD	FORMAN R M
28	10320	CASNETT DR	BTRA V LLC
29	238	N MASTERS DR	LOPEZ RAUL
30	230	N MASTERS DR	SANCHEZ JOSE
31	226	N MASTERS DR	QUINTERO SAUL G
32	222	N MASTERS DR	RELLES ANTONIO & RAFAELA
33	218	N MASTERS DR	GONZALEZ MARCOS &
34	212	N MASTERS DR	GONZALEZ ELPIDIA
35	205	N TREGO CT	GONZALEZ MARCOS
36	211	N TREGO CT	CAMPOS HECTOR & CARMEN
37	217	N TREGO CT	TINOCO MAYRA
38	223	N TREGO CT	HOWIE STACI
39	229	N TREGO CT	CRUZ CESAR & VERONICA
40	233	N TREGO CT	NAVARRETE GILBERTO
41	111	S MASTERS DR	GAUT MELVIN L & EASTER M
42	101	N MASTERS DR	SIBLEY CHILDREN'S TRUST
43	117	N MASTERS DR	GONZALEZ MARIA F &
44	123	N MASTERS DR	DELGADO ANTONIO &
45	127	N MASTERS DR	TREJO ALBERTO &
46	135	N MASTERS DR	ANA M TAFOLLA
47	10038	MILL VALLEY LN	CITY QUALITY HOMES LTD
48	10044	MILL VALLEY LN	PERRY ELLA FAYE
49	10050	MILL VALLEY LN	KENNEDY WAYMAN A
50	10033	GROVE OAKS BLVD	MA LEG PARTNERS 3
51	10037	GROVE OAKS BLVD	MURPHY HELEN
52	10043	GROVE OAKS BLVD	TAYLOR LUCINDA T
53	10049	GROVE OAKS BLVD	SIESTA QUALITY HOMES LTD
54	10106	PEBBLE VALLEY LN	KHALEEL MOHAMED &
55	10112	PEBBLE VALLEY LN	HARRIS WILLIE O JR
56	10118	PEBBLE VALLEY LN	GIL GERARDO
57	10124	PEBBLE VALLEY LN	SOSA BENITO & CARMINA

05/10/2017

Label #	*Address*		*Owner*
58	10130	PEBBLE VALLEY LN	RIVERA FELIPE & VIVIAN
59	10136	PEBBLE VALLEY LN	HARRIS WILLIE O
60	10142	PEBBLE VALLEY LN	HALTON WILLENA B
61	10123	PEBBLE VALLEY LN	CUEVAS ROCIO
62	10129	PEBBLE VALLEY LN	MOZQUEDA MAURICIO &
63	10135	PEBBLE VALLEY LN	QUIROZ OSCAR &
64	10141	PEBBLE VALLEY LN	DEMPSEY MARY CATHERINE N
65	10309	GRADY LN	VAZQUEZ SANTIAGO E
66	10313	GRADY LN	GRIMALDO LUIS
67	215	N MASTERS DR	KINGDOM HARVEST CHURCH OF
68	10104	GROVE OAKS BLVD	WEST FORK PROPERTIES LLC
69	10108	GROVE OAKS BLVD	STRANGE DARREN
70	10112	GROVE OAKS BLVD	ANDERSON BOBBIE

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Sarah May

FILE NUMBER: Z167-190(SM) **DATE FILED:** January 23, 2017

LOCATION: South corner of Welborn Street and Congress Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 45-A

SIZE OF REQUEST: Approx. 1.37 acres **CENSUS TRACT:** 5.00

OWNER: Point Two Turtle Creek Condominium

APPLICANT: Toll Brothers, Inc.

REPRESENTATIVE: Dallas Cothrum, Masterplan Consultants

REQUEST: An application for a Planned Development Subdistrict for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to construct a multifamily development and requests the ability to mount cellular antennas atop the structure in the future. The purpose of the PD subdistrict is to require enhanced streetscape and architectural elements to allow relief from floor area ratio and lot coverage maximums, side yard setbacks for the portions of the building over 36 feet in height, and landscaping requirements.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a multifamily condominium development that was constructed in 1971 according to permit records.
- The applicant proposes to construct a 271 unit multifamily building with a maximum height of 270 feet.

Zoning History: There have been four recent zoning requests in the vicinity in the last five years.

1. **Z134-202**: On June 25, 2014, the City Council approved SUP No. 2085 for a bank or saving and loan office on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

2. **Z167-119**: On May 24, 2017 City Council approved Specific Use Permit No. 2243 for a drive-through restaurant for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

3. **Z167-224**: On May 4, 2017, the City Plan Commission recommended approval of 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. City Council will consider the item on June 14, 2017.

4. **Z134-156**: On October 8, 2014, City Council denied an application for the removal of the D Liquor Control Overlay on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Planned ROW
Welborn Street	Local	40 ft.	50 ft.
Congress Street	Local	40 ft.	50 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of the Comprehensive Plan because the proposed development will add residential units to an area of Oak Lawn designated for higher density multifamily uses and will enhance the streetscape and pedestrian environment adjacent to the building.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

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.

Area Plans:

Oak Lawn. 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 complies with items 1, 3, 4, 5, and 7 of the above listed objectives. The applicant is requesting to vary the "wedding cake setback" that is the PDD No. 193 version of an urban form setback. The proposed PD conditions enhance the streetscape and architectural elements that will improve the urban form of the proposed development. Overall, staff finds that the applicant's request is consistent with the objectives of the Oak Lawn Plan.

Land Use Compatibility:

The request site is zoned an MF-3 Multiple Family Subdistrict within PDD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a multifamily use. The applicant is proposing to construct approximately 271 multifamily dwellings on the property, but is seeking relief to the development standards of the MF-3 Multiple Family Subdistrict.

The surrounding land uses are multifamily to the northeast and southeast and single family attached to the northwest and southwest.

The request site is situated in an area of MF-3 subdistrict zoning that covers approximately 35 acres or 11 blocks. The MF-3 subdistrict zoning allows for a maximum density that exceeds 200 dwelling units per acre. The applicant is requesting a maximum density of 271 dwelling units. The immediate neighborhood is generally developed with two and three-story structures. The applicant proposes a three-story podium where street-fronting, ground-level dwelling units must have individual entries that face the street and have an improved path connecting to the public sidewalk. This additional provision limits the immediate street facing development in order to maintain a compatible street-level presence along Welborn Street with the surrounding properties.

The applicant also proposes to add a mounted cellular antenna use with the request. In PDD No. 193, tower/antenna for cellular communication are categorized as radio, television, or microwave tower uses and require a specific use permit. Outside of PDD No. 193, the City of Dallas generally allows mounted cellular antenna by right as it provides a public utility service to surrounding properties and facilitates cellular service without having to erect a monopole cellular tower. Therefore, since the applicant proposes to maintain the permitted uses of the existing zoning and add a provision to allow a mounted cellular antenna, staff supports the request because it is compatible with surrounding properties.

Development Standards:

SUBDISTRICT	SETBACKS		MF Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
MF-3 Existing	10' for first 36 ft 25' for higher	10' for first 36 ft +Half total height for higher, max 50 ft	Minimum Lot Size: 100 sq ft – E 125 sq. ft – 1 BR 150 sq ft – 2 BR +25 sq ft each add BR	Any legal height	60%	Multifamily
MF-3 Staff proposed	10' for first 36 ft 43' on Welborn 30' on Congress	10' for first 36 ft +Half total height for higher, max 50 ft	Max 271 dwelling units	Any legal height	60% 72% when urban design standards met	Multifamily
MF-3 Applicant proposed	10' for first 36 ft 43' on Welborn 30' on Congress	10' for first 36 ft 60' for higher **Adjacent to alley**: 5' for first 36 ft 22' between 36-56 ft 46' above 56 ft	Max 271 dwelling units	Any legal height	60% 72% when urban design standards met	Multifamily

The request site has two front yards: one parallel to Welborn Street and the other parallel to Congress Street. The other two bounding property lines are considered side yards because they connect to a front yard. PDD No. 193 generally has front, side, and rear yard setbacks for the first 36 feet of a building, and then an additional setback for the portion of the building that is above 36 feet. In this report, the additional setback for the portion of the building above 36 feet will be referred to as a "tower setback". The tower setback creates a two-tier effect to the overall massing of the building, intended to allow light and air flow to the street and surrounding properties by allowing a street wall that has a small front yard for the lower portion of the building, or the podium, and a greater setback for the taller portion of the building, or the tower.

Front Yard:

The MF-3 Subdistrict requires a front yard setback of 10 feet for the first 36 feet in height and 25 feet for all portions of a building above 36 feet in height. Flat roofed buildings often have parapets, sky lights, mechanical equipment, and other projections above each tiered roofline. Historically, these projections were allowed by policy within the additional setback however, the conditions propose to specify these projections are allowed within the front yard setback when located atop a building to ensure clarity and consistency.

The request proposes an increased tower setback for both front yards, 43 feet on Welborn Street and 30 feet on Congress Street, as compared to 25 feet in the MF-3 Subdistrict. Staff supports the proposed front yard setback.

Side and Rear Yards:

The MF-3 Subdistrict requires a side yard setback of 10 feet for the first 36 feet of a building and a tower setback that is equal to one-half of the total height of the building, up to 50 feet. This standard MF-3 provision creates a two-tier podium and tower massing of the building because the additional setback is based on the total height of the building, not the height each portion of the building, or a sloping setback. This setback is the same for the rear yard setback. As discussed in the front yard setback

paragraph above, historically, the projections atop a building were allowed in tower setbacks by policy but are proposed in the conditions for clarity and consistency.

The applicant has proposed an increased tower setback for the side not adjacent to the alley and a decreased overall setback for the side yard adjacent to the alley because the applicant is required to dedicate five feet to the Welborn Street and Congress Avenue rights-of-way by plat. The applicant proposes to decrease the 10-foot setback to five feet along the alley rather than decreasing the footprint of the building and because the alley separation creates additional separation. Additionally, the applicant proposes a projection of parking garage and amenity deck into the tower setback along the alley. In order to accommodate the shifting of the building five feet closer to the alley and the amenity deck, the applicant proposes a 22-foot tower setback for all portions of a structure above 36 feet in height and less than 56 feet in height and 46 feet for all portions of a structure above 56 feet in height. Staff does not support the decreased tower setbacks.

The purpose of the tower setbacks above 36 feet in PD 193 are to provide for light and air between taller buildings between adjacent lots and reduce the canyon effect along streets. The setbacks are meeting or exceeding the minimum requirements on the front and southwestern side setbacks and therefore staff supports those requests. However, staff does not support the proposed modifications to the side yard setback along the alley because the parking garage and amenity deck encroach into the standard tower setback and bring structures that could create additional noise closer to the adjacent property.

The MF-3 Subdistrict also prohibits balconies from encroaching into a side or rear yard setback. The applicant also requests to allow balconies to encroach up to five feet into the required side yard. Staff does not support the requested balcony encroachment into the side yard setback.

Floor area ratio and lot coverage:

The applicant also requests to increase floor area ratio (FAR) from 4.0:1 to 5.5:1 and lot coverage from 60 percent to 72 percent when the following conditions are met:

1. All required parking is located within a parking structure. Any excess surface parking is located a minimum 30 feet from Welborn Street, five feet from Congress Avenue, and five feet from abutting properties;
2. Minimum 30 percent transparency on the ground-story street-facing facades;
3. Minimum 20 percent transparency on the facades above the ground story facing Welborn Street; and
4. No more than 20 linear feet of blank wall on Welborn Street.

The above criteria are based on apartment development type standards of the City's Form Based Codes. The first criterion is not explicitly required in Form Based Codes, but a maximum setback normally applies. When a maximum setback applies, parking

naturally occurs behind or inside of a structure and therefore, staff considers the first criterion as an alternative to a maximum setback. The other three criteria create minimum standards for facades that prevent blank walls. Because the above criteria elicits an urban facade and because the applicant has provided increased setbacks, with the exception of the side yard adjacent to the alley, staff supports the conditional increased floor area and lot coverage.

Traffic:

The expected number of weekday trips generated by 304 dwelling units in the Traffic Impact Analysis is 1,401 trips per day according to the trip rate for the maximum number of multifamily dwelling units proposed. A Traffic Impact Study was submitted and reviewed by the Engineering Division of the Department of Sustainable Development and Construction who determined that it will not significantly impact the surrounding street system for the proposed development. Additionally, the rights-of-way of Welborn Street and Congress Avenue are controlled by the Mobility and Streets Services Department who also reviewed the applicant's Traffic Impact Study and determined that no traffic improvements are necessitated by the proposed development. Both rights-of-way contain no parking signs along the majority of the surrounding street curbs to facilitate traffic flow and prohibit on-street parking as the pavement widths are narrow.

Parking:

For a multifamily use in PDD No. 193, the parking requirement is one space per 500 square feet of floor area, with a minimum of 1.5 spaces for structures that exceed 36 feet in height. The applicant is proposing to meet this minimum requirement. Additionally, PDD No. 193 requires that parking garage facades be constructed to appear similar in appearance to the facade of the main non-parking building with a maximum of 52 percent of the total facade area contains openings. No changes to the existing parking structure facade standards of PDD No. 193 are proposed with this application.

Landscaping:

Landscaping is required in accordance with PDD No. 193 with two exceptions to facilitate a five-foot street dedication on both Welborn Street and Congress Street. Because the aboveground parking structure is proposed with a minimum five-foot landscaping buffer rather than a ten-foot landscaping buffer, trees are proposed to be replaced with evergreen shrubs in the alley and five large trees are proposed to be added to the front yard, along Welborn Street. Staff supports the requested modification as it is seen to be in kind to the spirit and intent of the landscaping requirements of PDD No. 193.

List of Partners/Principals/Officers

Toll Bros., Inc. is a subsidiary of Toll Brothers, Inc., a publicly-traded Delaware corporation. It has a slate of hundreds of officers that are responsible for different areas of operations among 20 states.

Listed below are the principal officers and those officers that oversee operations in Dallas:

Chief Executive Officer	Douglas C. Yearley, Jr.
President and Chief Operating Officer	Richard T. Hartman
Senior Vice President & Chief Financial Officer	Martin P. Connor
Senior Vice President & Treasurer	Gregg L. Ziegler
Senior Vice President & Assistant Treasurer	Joseph R. DeSanto
Senior Vice President, General Counsel and Chief Compliance Officer	John K. McDonald
Senior Vice President and Secretary	Michael I. Snyder
Senior Vice President, Chief Accounting Officer and Assistant Secretary	Joseph R. Sicree
Senior Vice President, Controller and Assistant Secretary	Kevin J. McMaster
Senior Vice Presidents	Charles Elliott John A. McCullough
Regional President	Barry A. Depew
Group President	Thomas J. Murray
Division President	Robert G. Paul
Division Vice Presidents	Ryan M. Bashaw John D. (Jay) Saunders III

Point 2 Turtle Creek Condominiums

President – Diane Linn

Brett Ormsby

Patty Ysasaga

Mark Cullen

Lucy Somes

Applicant's Proposed

PDS Conditions

Division S-_____. PD Subdistrict _____.

SEC. S-_____.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict _____ is established on property located at the south corner of Welborn Street and Congress Avenue. The size of PD Subdistrict _____ is 1.37 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division,

(1) BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows, doors, columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) SUBDISTRICT means a subdistrict of PD 193.

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

(d) This subdistrict is considered to be a residential zoning district.

SEC. S- _____.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit ___A: development plan.

SEC. S-_____.105. DEVELOPMENT PLAN.

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

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

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the MF-3 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-3 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-3 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-3 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

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

-- Tower/antenna for cellular communication, limited to a mounted cellular antenna.

SEC. S-_____.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are prohibited:

-- Amateur communication tower.
-- Open storage.
-- Private stable.

SEC. S-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-3 Multiple Family Subdistrict apply.

(b) Multiple-family.

(1) Front yard.

(A) Welborn Street.

(i) Minimum front yard is 10 feet for the first 36 feet of structure height.

(ii) Minimum front yard is 43 feet for all portions of a structure above 36 feet in height.

(iii) Retaining walls, stoops, porches, steps, benches, landscape features, fences, and planters are permitted in the front yard when less than four feet in height.

(B) Congress Avenue.

(i) Minimum front yard is 10 feet for the first 36 feet of structure height.

(ii) Minimum front yard is 30 feet for all portions of a structure above 36 feet in height.

(iii) Retaining walls, stoops, porches, steps, benches, landscape features, fences, and planters are permitted in the front yard when less than four feet in height.

(C) Exceptions. The following structures, limited to a maximum 12 feet, are allowed within the front yard setback when located atop portions of a building that is 36 feet or less in height:

(1) Elevator penthouse or bulkhead.

(2) Mechanical equipment room.

(3) Cooling tower.

(4) Tank designed to hold liquids.

(5) Ornamental cupola or dome.

(6) Skylights.

(7) Clerestory.

(8) Visual screens which surround roof mounted mechanical equipment.

(9) Chimney and vent stacks.

(10) Amateur communications tower.

(11) Parapet wall, limited to a height of four feet.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 10 feet for the first 36 feet of structure height.

(B) Except as provided in this paragraph, minimum side yard is 60 feet for all portions of a structure above 36 feet in height.

(C) Where adjacent to an alley, minimum side yard is:

(1) 5 feet for the first 36 feet of structure height,

Staff recommended:

(2) An additional setback must be provided that is equal to one-half of the total height of the building, up to a maximum setback of 50 feet, for all portions of a building above 36 feet in height.

Applicant requested:

(2) 22 feet for all portions of a structure above 36 feet in height and less than 56 feet in height.

(3) 46 feet for all portions of a structure above 56 feet in height.

Staff recommended:

Denial of subparagraph (2)(D). Balconies may not *encroach into the required side yard.*

Applicant requested:

(D) Balconies may encroach up to five feet into the required side yard.

(E) Exceptions. The following structures, limited to a maximum 12 feet, are allowed within the front yard setback when located atop portions of a building that is 36 feet or less in height:

(1) Elevator penthouse or bulkhead.

(2) Mechanical equipment room.

(3) Cooling tower.

(4) Tank designed to hold liquids.

(5) Ornamental cupola or dome.

(6) Skylights.

(7) Clerestory.

(8) Visual screens which surround roof mounted mechanical equipment.

(9) Chimney and vent stacks.

(10) Amateur communications tower.

(11) Parapet wall, limited to a height of four feet.

(3) Density. Maximum number of dwelling units is 271.

(4) Floor area ratio. Maximum floor area ratio is 4:1. An additional 1.5:1 FAR is allowed when the following criteria are met:

(A) All required parking is located within a parking structure. Any excess surface parking is located a minimum 30 feet from Welborn Street, five feet from Congress Avenue, and five feet from abutting properties;

(B) Minimum 30 percent transparency on the ground-story street-facing facades;

(C) Minimum 20 percent transparency on the facades above the ground story facing Welborn Street; and

(D) No more than 20 linear feet of blank wall on Welborn Street.

(5) Lot coverage.

(A) Except as provided in this paragraph, maximum lot coverage is 60 percent.

(B) Maximum lot coverage is 72 percent when the criteria listed in subparagraphs (4)(A) through (4)(D) of this subsection are met.

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

(6) Lot size. No minimum lot size.

SEC. S-_____.109. OFF-STREET PARKING AND LOADING.

(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.

(b) For an accessory community center (private) that is accessory to a multiple-family use and is used primarily by residents, one space per 1,000 square feet of floor area is required.

(c) No parking is required for a mounted cellular antenna.

(d) Except as provided in this paragraph, consult Section 51P-193.127 for parking structure facade standards. Aboveground parking structures must have a solid wall or panel on each level with a minimum height of 36 inches to shield vehicular headlights.

SEC. S-_____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-_____.111. LANDSCAPING.

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

(b) Aboveground parking structures facing the alley off Congress Street must have a minimum five-foot landscaping buffer on the side facing the alley. The landscape buffer must contain large evergreen shrubs planted three feet on center. Initial plantings must be capable of obtaining a solid appearance within three years.

(c) Ten large trees must be planted within the front yard along Welborn Street.

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

SEC. S-_____.112. SIGNS.

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

SEC. S-_____.113. ADDITIONAL PROVISIONS.

(a) Multiple family.

(1) Street-fronting, ground-level dwelling units must have individual entries that face the street and have an improved path connecting to the public sidewalk. Individual sidewalks may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(2) Amplified sound is prohibited in the outdoor pool area.

(b) Front yard fences. A maximum three-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.

(c) Pedestrian crossings. 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.

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

(e) Compliance.

(1) 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.

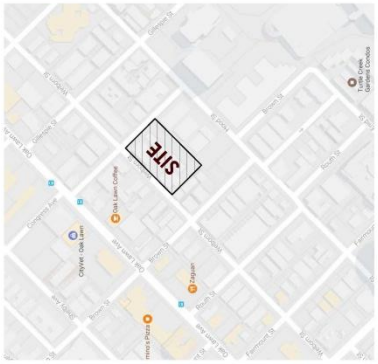
(2) Development and use of the Property must comply with Part I of this article.

SEC. S-_____.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, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

DEVELOPMENT PLAN



VICINITY MAP
NTS
TRUE NORTH

SITE INFORMATION

LAND AREA:
57,474 SF

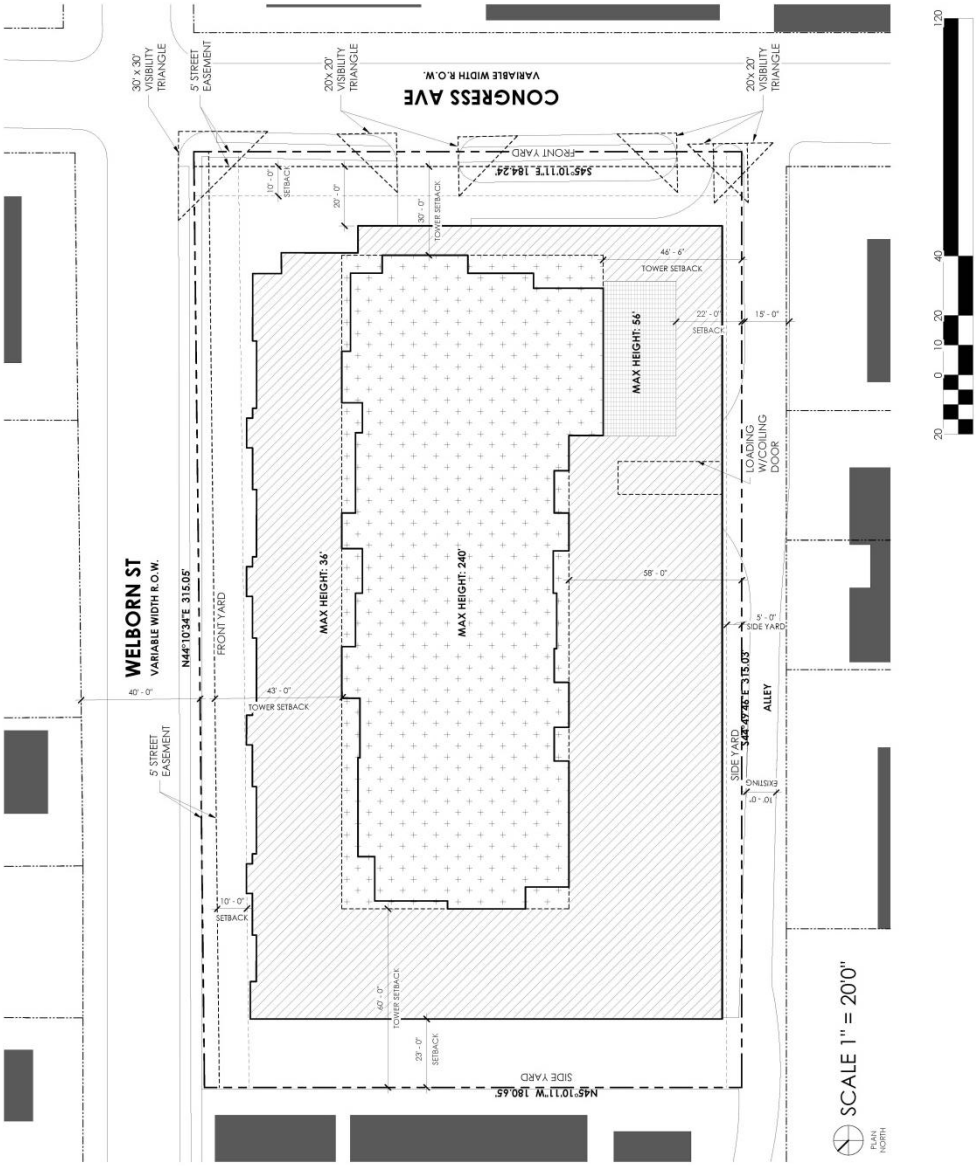
SETBACKS:
PER PLAN AND CONDITIONS

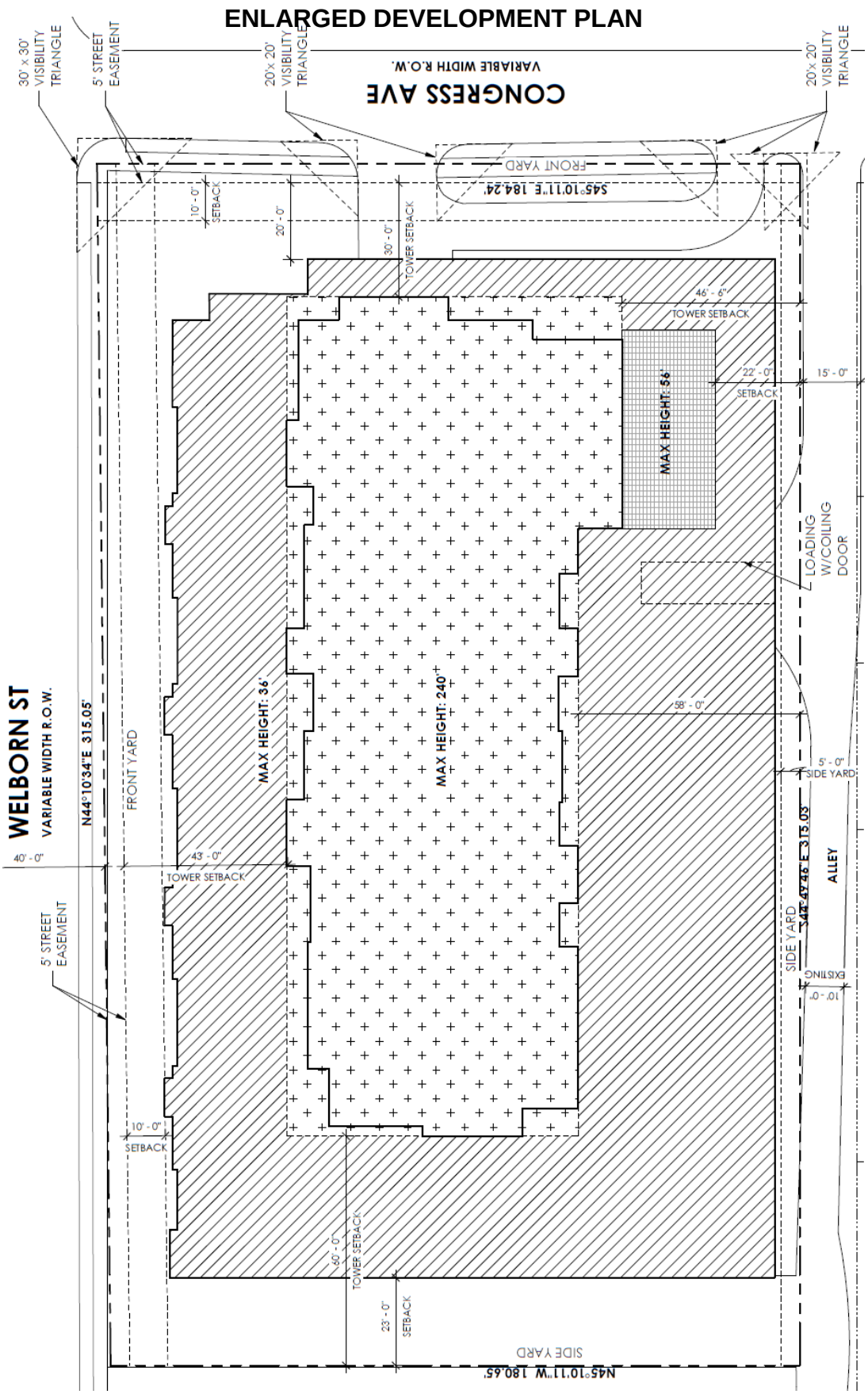
MAX. FAR:
5.521

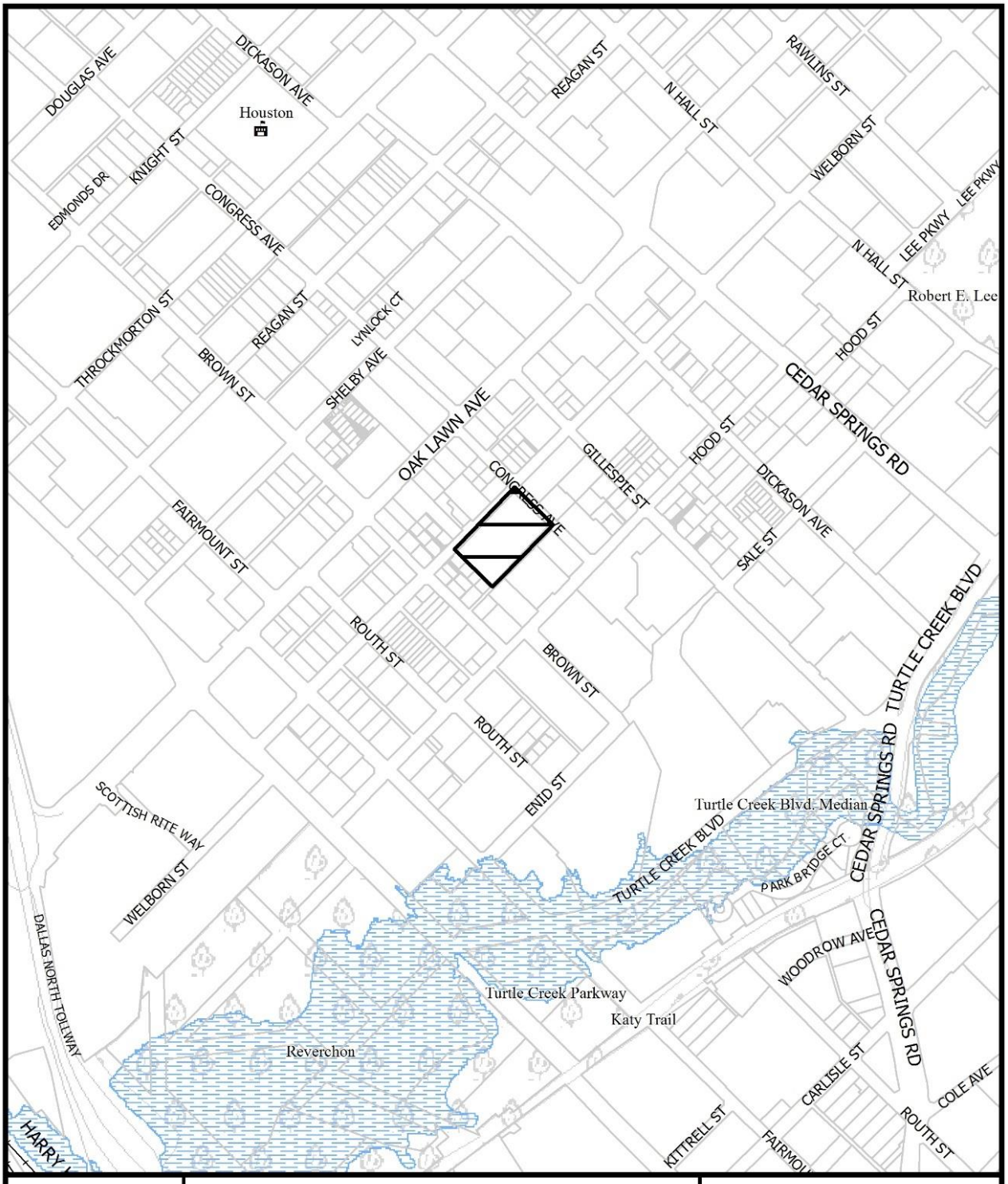
LOT COVERAGE:
MAX: 75%
TOWER: 57%
LINER UNITS: 1.5%

PARKING:
PER PD 193

NOTES:
• DUMPSTER WILL BE LOCATED INSIDE THE STRUCTURE




ENLARGED DEVELOPMENT PLAN
CONGRESS AVE
VARIABLE WIDTH R.O.W.
30' x 30' VISIBILITY TRIANGLE
5' STREET EASEMENT
20' x 20' VISIBILITY TRIANGLE
20' x 20' VISIBILITY TRIANGLE
FRONT YARD
S45°10'11"E 184.24'
10' - 0" SETBACK
20' - 0"
30' - 0" TOWER SETBACK
46' - 6"
TOWER SETBACK
MAX HEIGHT: 56'
22' - 0" SETBACK
15' - 0"
LOADING W/COILING DOOR
MAX HEIGHT: 36'
MAX HEIGHT: 240'
58' - 0"
5' - 0" SIDE YARD
WELBORN ST
VARIABLE WIDTH R.O.W.
N44°10'34"E 315.05'
FRONT YARD
40' - 0"
43' - 0"
TOWER SETBACK
5' STREET EASEMENT
ALLEY
S44°49'46"E 315.03'
SIDE YARD
EXISTING
10' - 0"
10' - 0" SETBACK
60' - 0"
TOWER SETBACK
23' - 0" SETBACK
SIDE YARD
N45°10'11"W 180.65'



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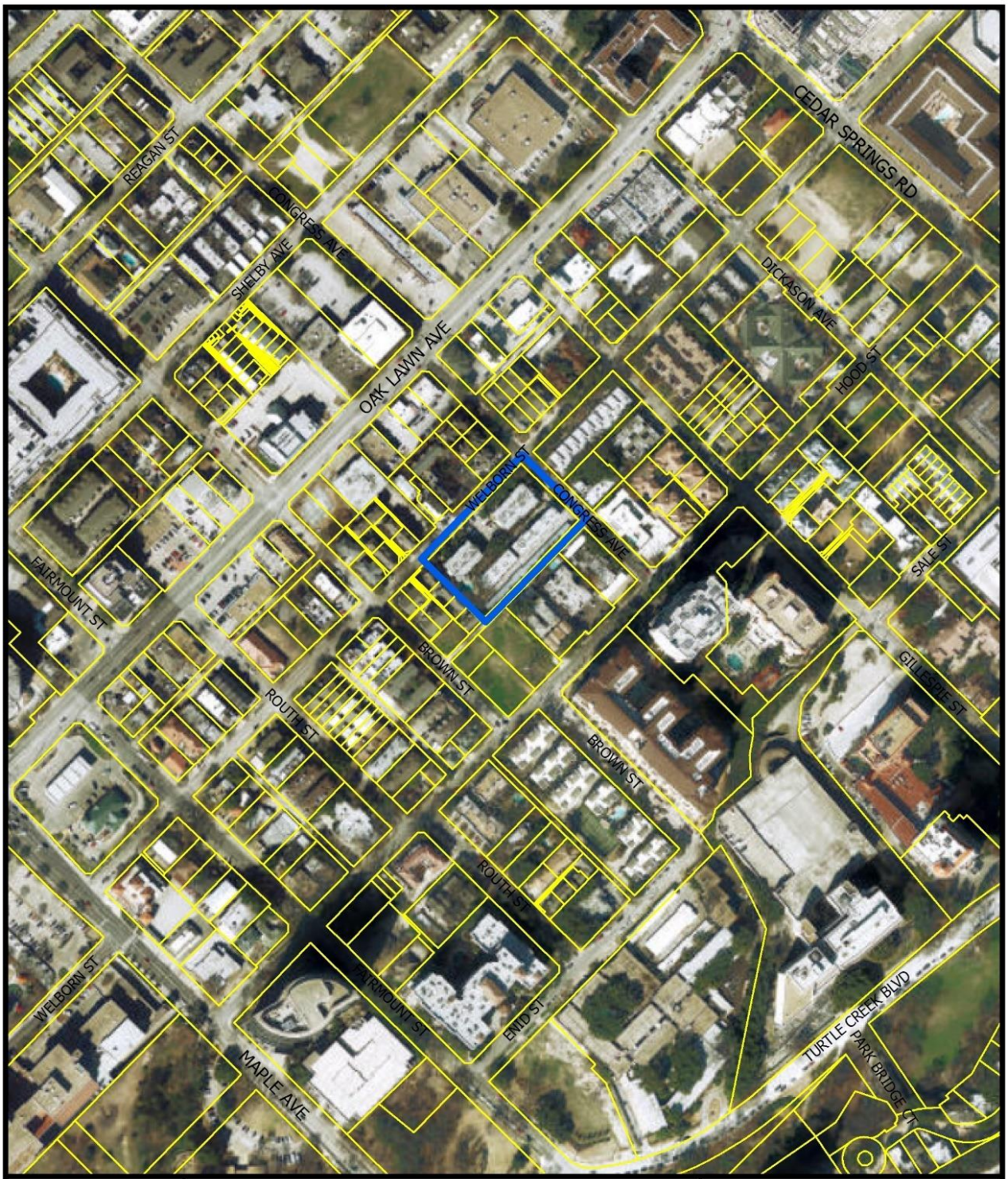
VICINITY MAP

Case no: Z167-190

Date: 2/15/2017



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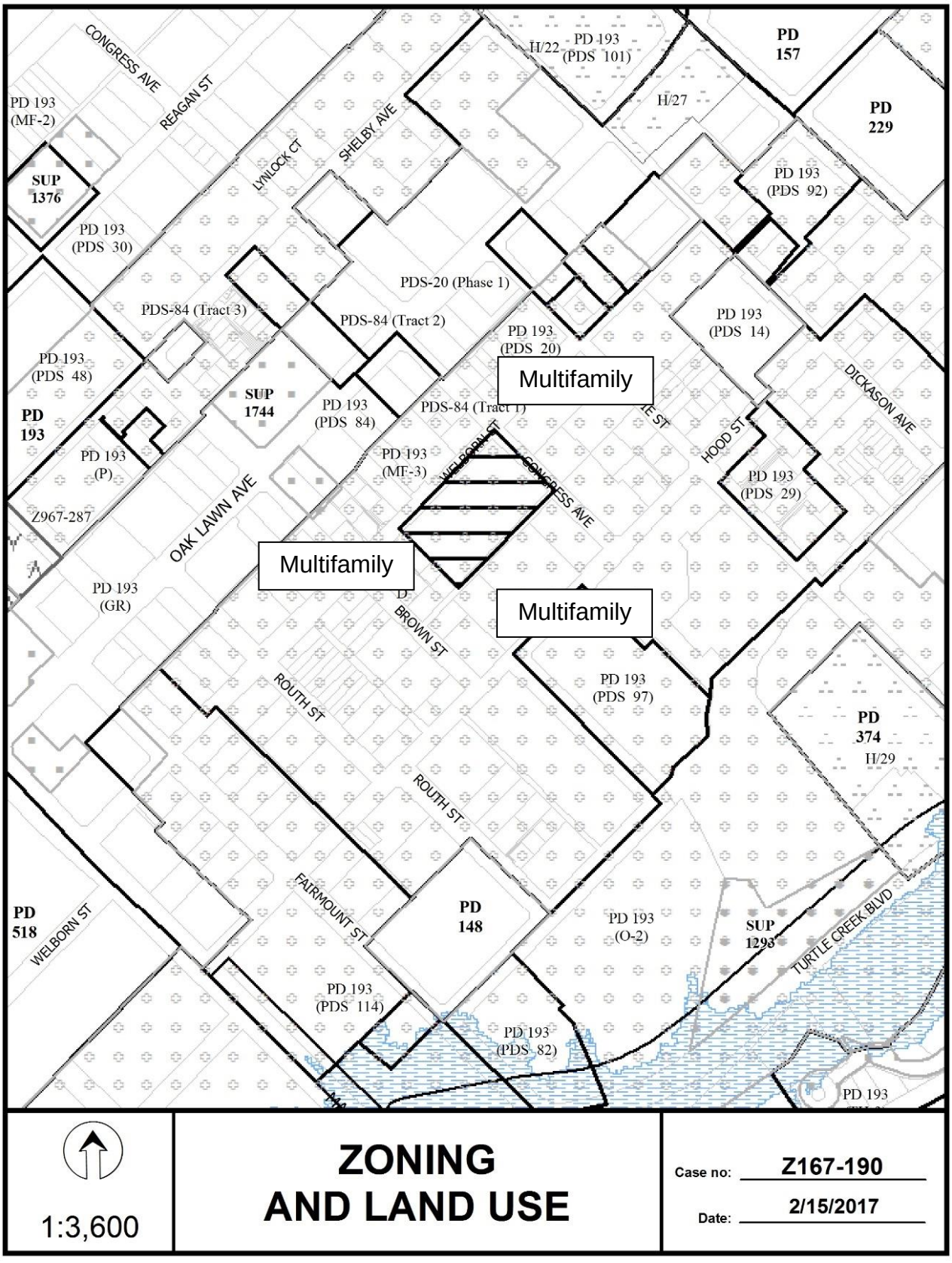
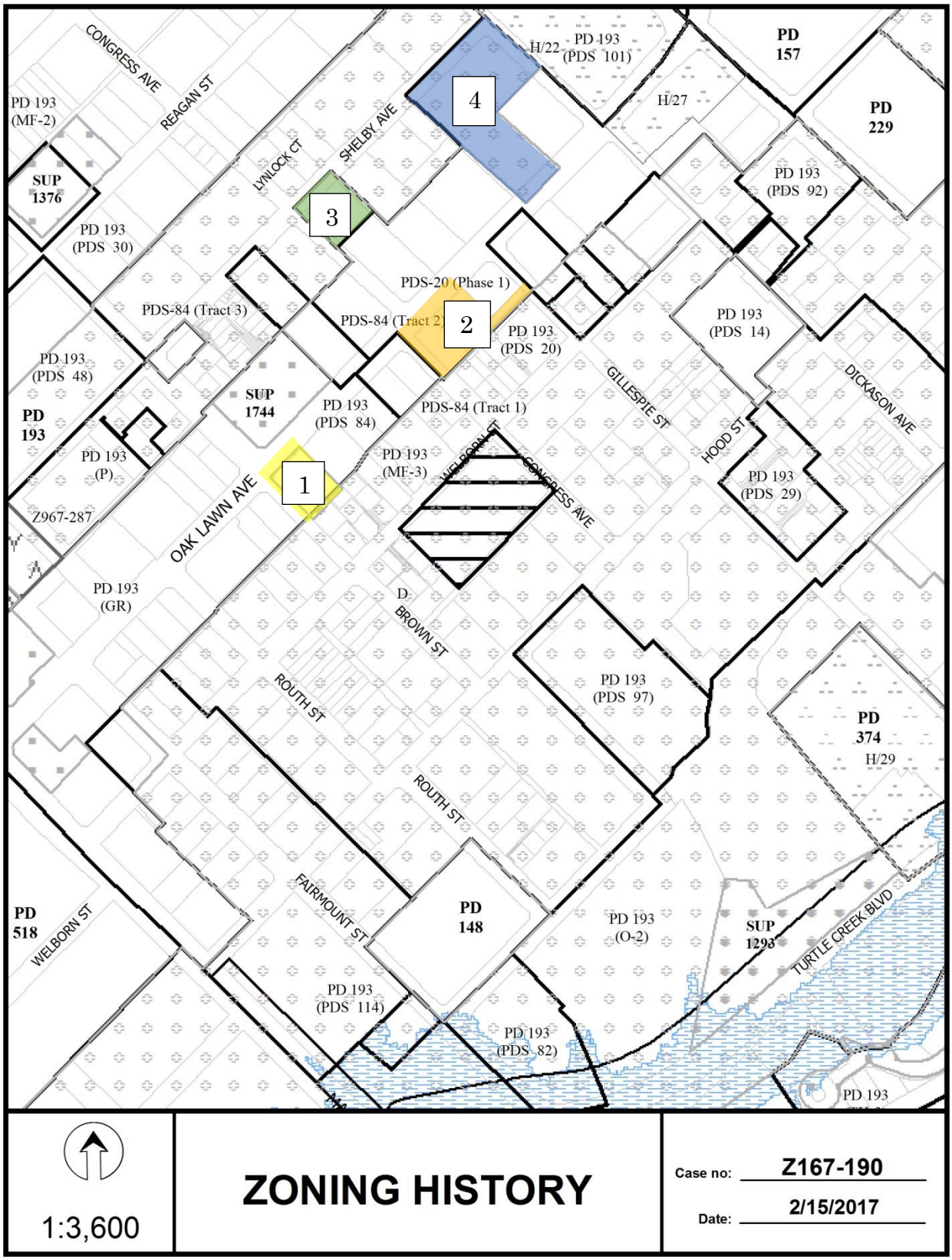
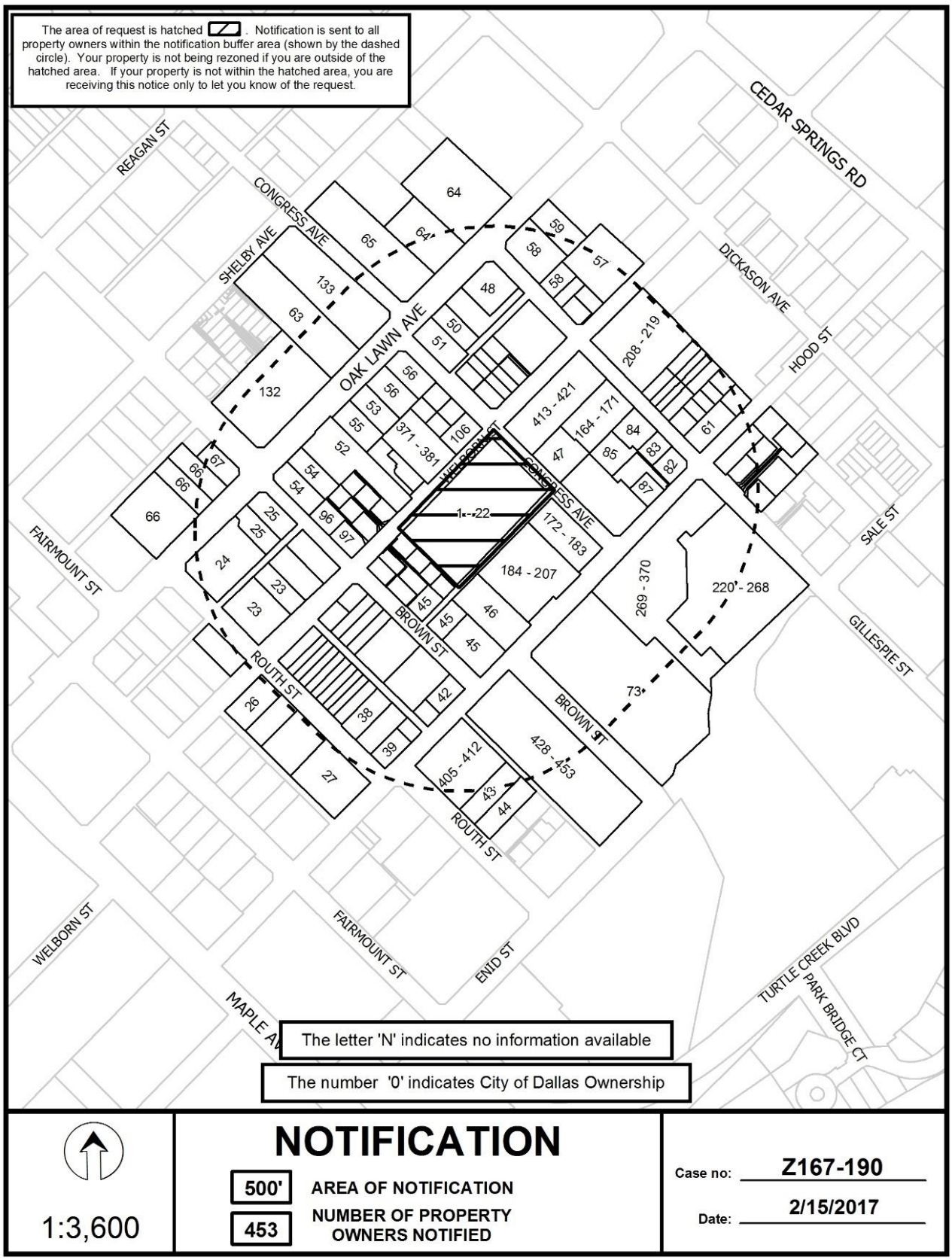
AERIAL MAP

Case no: Z167-190

Date: 2/15/2017


CONGRESS AVE
REAGAN ST
LYNLOCK CT
SHELBY AVE
H/22
PD 193 (PDS 101)
PD 157
H/27
PD 229
PD 193 (MF-2)
SUP 1376
PD 193 (PDS 92)
PD 193 (PDS 30)
PDS-20 (Phase 1)
PDS-84 (Tract 3)
PDS-84 (Tract 2)
PD 193 (PDS 14)
PD 193 (PDS 20)
PD 193 (PDS 48)
Multifamily
SUP 1744
PD 193 (PDS 84)
PDS-84 (Tract 1)
DICKASON AVE
PD 193
HOOD ST
PD 193 (P)
PD 193 (MF-3)
WELBORN ST
CONGRESS AVE
PD 193 (PDS 29)
Z967-287
OAK LAWN AVE
Multifamily
PD 193 (GR)
D
BROWN ST
Multifamily
PD 193 (PDS 97)
ROUTH ST
PD 374
H/29
ROUTH ST
PD 518
WELBORN ST
FAIRMOUNT ST
PD 148
PD 193 (O-2)
SUP 1293
TURTLE CREEK BLVD
PD 193 (PDS 114)
PD 193 (PDS 82)
PD 193
1:3,600
ZONING
AND LAND USE
Case no: Z167-190
Date: 2/15/2017


CONGRESS AVE
REAGAN ST
LYNLOCK CT
SHELBY AVE
PD 193 (MF-2)
SUP 1376
PD 193 (PDS 30)
PD 193 (PDS 101)
H/22
H/27
PD 157
PD 229
PD 193 (PDS 92)
4
3
PDS-20 (Phase 1)
PDS-84 (Tract 3)
PDS-84 (Tract 2)
2
PD 193 (PDS 20)
PD 193 (PDS 14)
PD 193 (PDS 48)
PD 193
SUP 1744
PD 193 (PDS 84)
PDS-84 (Tract 1)
GILLESPIE ST
DICKASON AVE
HOOD ST
PD 193 (P)
1
PD 193 (MF-3)
WELBORN ST
CONGRESS AVE
PD 193 (PDS 29)
Z967-287
OAK LAWN AVE
PD 193 (GR)
D
BROWN ST
ROUTH ST
PD 193 (PDS 97)
PD 374
H/29
ROUTH ST
FAIRMOUNT ST
PD 518
WELBORN ST
PD 148
PD 193 (O-2)
SUP 1293
TURTLE CREEK BLVD
PD 193 (PDS 114)
PD 193 (PDS 82)
PD 193
1:3,600
ZONING HISTORY
Case no: Z167-190
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.
CEDAR SPRINGS RD
REAGAN ST
CONGRESS AVE
SHELBY AVE
OAK LAWN AVE
DICKASON AVE
HOOD ST
WELBORN ST
CONGRESS AVE
FAIRMOUNT ST
SALE ST
BROWN ST
ROUTH ST
GILLESPIE ST
BROWN ST
ROUTH ST
WELBORN ST
FAIRMOUNT ST
ENID ST
MAPLE AV
TURTLE CREEK BLVD
PARK BRIDGE CT
64
64'
65
133
63
132
48
50
51
59
58
58
57
208 - 219
61
56
56
53
55
371 - 381
106
52
54
54
96
97
1 - 22
413 - 421
164 - 171
47
84
85
83
82
87
172 - 183
184 - 207
66
66
67
25
25
24
23
23
45
45
46
45
42
269 - 370
220' - 268
73'
26
38
39
27
405 - 412
43
44
428 - 453
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
500'
AREA OF NOTIFICATION
453
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-190
Date: 2/15/2017

02/15/2017

Notification List of Property Owners

Z167-190

453 Property Owners Notified

Label #	*Address*		*Owner*
1	2728	WELBORN ST	LINN DIANE E
2	2700	WELBORN ST	SATYU PPTIES LLC
3	2728	WELBORN ST	LINN DIANE E
4	2700	WELBORN ST	ORMSBY BRETT
5	2700	WELBORN ST	BUTLER GERALD W
6	2700	WELBORN ST	DUBBELDE TODD
7	2700	WELBORN ST	WEISFELD RONALD A
8	2700	WELBORN ST	DEAN GHIAS UD & NAZI
9	2700	WELBORN ST	SOMES FAMILY TRUST
10	2700	WELBORN ST	MCFARLAIN RANDALL R
11	2700	WELBORN ST	RYAN SCOTT
12	2700	WELBORN ST	ZH PPTY LLC
13	2700	WELBORN ST	WELBORN STREET PARTNERS LLC
14	2700	WELBORN ST	HAVELKA JUDY
15	2700	WELBORN ST	ANDERSON DENISE
16	2700	WELBORN ST	VENEGAS ARTURO
17	2700	WELBORN ST	LESZINSKI SLAWOMIR
18	2700	WELBORN ST	MERTENS KATHLEEN & G
19	2728	WELBORN ST	CULLEN MARK C &
20	2700	WELBORN ST	ROMERO ESTELA ALEJANDRA
21	2700	WELBORN ST	WALKER JOHN POWELL
22	2700	WELBORN ST	YSASAGA PATRICIA MARGARET
23	2601	WELBORN ST	WINHAVIR LP
24	2604	OAK LAWN AVE	BERLIN GAIL M &
25	2612	OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
26	2512	WELBORN ST	BURDIN KEN

Label #	*Address*		*Owner*
27	3601	ROUTH ST	WEISFELD HERSCHEL A
28	3630	ROUTH ST	SALZER KARMA JO
29	3628	ROUTH ST	ONDREJ PAUL A
30	3626	ROUTH ST	JAYARAM NITIN B
31	3624	ROUTH ST	AVERY CHARLENE MARIE
32	3622	ROUTH ST	ARNOLD SCOTT
33	3620	ROUTH ST	FITZPATRICK MICHAEL C
34	3618	ROUTH ST	MCKEON JAMES &
35	3616	ROUTH ST	ALMOND CAROL
36	3614	ROUTH ST	FAUST DANNY K
37	3612	ROUTH ST	ALLEN LADYE KAY
38	3610	ROUTH ST	CONDON JOHN K
39	3600	ROUTH ST	HOOD & ROUTH PARTNERS LLC
40	2607	HOOD ST	SHUBERT LLOYD J JR
41	2609	HOOD ST	MCCLAIN CAROLYN
42	3601	BROWN ST	SAMARA DAVID E
43	3520	ROUTH ST	ROUTH RESIDENTIAL PARTNERS LLC
44	3518	ROUTH ST	KOTHARI AJAY
45	2701	HOOD ST	TITAN URBAN DEVELOPMENT LLC
46	2709	HOOD ST	TITAN URBAN DEVELOPEMENT LLC
47	3610	CONGRESS AVE	RUSSELL JOHN R
48	2820	OAK LAWN AVE	RANJBARAN JAMSHID &
49	2814	OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
50	2808	OAK LAWN AVE	5612 YALE HOLDINGS LP
51	2800	OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
52	2710	OAK LAWN AVE	GOODSON ACURA OF DALLAS LLC
53	2722	OAK LAWN AVE	CANNON YOUNG PPTIES LP
54	2706	OAK LAWN AVE	VERITEX COMMUNITY BANK
55	2720	OAK LAWN AVE	CANNON YOUNG PPTIES LP
56	2732	OAK LAWN AVE	CANNON YOUNG PROPERTIERS LP
57	2919	WELBORN ST	ANDES CAPITAL FINANCING LLC

Label #	*Address*		*Owner*
58	2904	OAK LAWN AVE	AHNS GROUP INC
59	2912	OAK LAWN AVE	SACHDEV PRAVEEN
60	2913	HOOD ST	TABATABAIE HOSSEIN G
61	3600	GILLESPIE ST	BAKER DALE &
62	3530	GILLESPIE ST	FEARON R SCOTT
63	2727	OAK LAWN AVE	CANNON YOUNG PPTIES LP
64	2825	OAK LAWN AVE	U S POSTAL SERVICE
65	3810	CONGRESS AVE	OAK LAWN PLAZA LP
66	2615	OAK LAWN AVE	OAK LAWN PARTNERS LP
67	2629	OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
68	2630	WELBORN ST	BRADFORD JAMES DOUGLAS
69	2626	WELBORN ST	HARDMAN MELANIE ELEANOR
70	3633	BROWN ST	HARRIS LAWRENCE F
71	3629	BROWN ST	WOMACK CHARLES R &
72	3625	BROWN ST	MOSS ROBERT KYLE
73	2728	HOOD ST	AERC TURTLE CREEK LLC
74	2704	WELBORN ST	HURLEY LEAH
75	2704	WELBORN ST	YORK CRAIG H &
76	2704	WELBORN ST	OZER ALI
77	2704	WELBORN ST	GIRI BALA K
78	2704	WELBORN ST	CODIANA JOHANNA D
79	2704	WELBORN ST	MALDONADO ESTHER
80	2704	WELBORN ST	EVANS WALTER P III & LAURIE A
81	2704	WELBORN ST	ALEXANDERHALL LLC
82	2845	HOOD ST	SMITH INVESTMENT TRUST THE
83	2841	HOOD ST	TRAGER MICHAEL &
84	2837	HOOD ST	LOKEY PAUL E
85	2833	HOOD ST	DOROTHY L MANAGEMENT TR I
86	2825	HOOD ST	COOKE HOWARD F TR
87	2821	HOOD ST	GANARAJ POSAVANIKE S & RATNA CO TRUSTEES
88	3780	CONGRESS AVE	GANDOLFO ANA MARIA M &

Label #	*Address*		*Owner*
89	2801	WELBORN ST	BROOKSHIER ANDREW S
90	2811	WELBORN ST	OTHMAN ANAS R
91	2813	WELBORN ST	CLARK KELSEY
92	2803	WELBORN ST	MAXWELL ELEANOR POWELL
93	2805	WELBORN ST	PESTL MARCUS G
94	2807	WELBORN ST	NEWMAN JULIE
95	2809	WELBORN ST	MARTIN ROB
96	3708	BROWN ST	MOZISEK ARNOLD R JR
97	3704	BROWN ST	BLAGG JIM C &
98	2701	WELBORN ST	WEINSTEIN TONI ELLEN
99	2703	WELBORN ST	MASTER HAROLD DAVID & FRANCINE HELEN
100	2705	WELBORN ST	ADAMS ANDREA LAUREN GST TRUST THE
101	2707	WELBORN ST	BERRONG JAMES D
102	2709	WELBORN ST	BRUNGER PHILIP &
103	2711	WELBORN ST	HICKS BILLY H & TERI R
104	2723	WELBORN ST	JANSON CHRISTOPHER & MEAGHAN KROENER
105	2719	WELBORN ST	MCFARLAIN RANDALL BRANT &
106	2729	WELBORN ST	BOUSTRIDGE MICHAEL
107	3707	CONGRESS AVE	BEACH BRIAN A & JEAN A
108	3711	CONGRESS AVE	GREEN DAVID A
109	3715	CONGRESS AVE	MORELAND NANCY
110	3703	CONGRESS AVE	FONTENOT JOEL K
111	3716	GILLESPIE ST	GINSBERG LAURIE BECKER & MAJOR
112	3722	GILLESPIE ST	MEYRAT RICHARD
113	3610	GILLESPIE ST	JONES SHANNA C & RYAN T
114	3610	GILLESPIE ST	REMICK KARL V
115	3610	GILLESPIE ST	ROSE BRYAN F &
116	3610	GILLESPIE ST	HEILMAN RONALD H &
117	3610	GILLESPIE ST	BLANDFORD WILLIAMS & DIANE
118	3610	GILLESPIE ST	MARTIN CHRISTINA B &
119	3610	GILLESPIE ST	RIDER JOSHUA S & REBECCA C

Label #	*Address*		*Owner*
120	3610	GILLESPIE ST	DORSANEO RESOURCES LP
121	3610	GILLESPIE ST	BURKLE FRANCISCO JAVIER
122	3610	GILLESPIE ST	JOHNSON WILLIAM HUDSON &
123	3610	GILLESPIE ST	STEWART JOHN R & INESSA B
124	3610	GILLESPIE ST	HAN EUGENE
125	3528	GILLESPIE ST	MEYER JOHN A JR & VICTORIA L
126	3526	GILLESPIE ST	ROBERTSON JEFFREY W & KELLEY W
127	2908	HOOD ST	WYBAR MICHAEL J &
128	3524	GILLESPIE ST	HAMM WILLIAM FEDERICK & MADELINE C
129	3522	GILLESPIE ST	STEIGERWALD ROBERT & PAMELA
130	3520	GILLESPIE ST	BOHANNON ROBERT H & JANET L
131	3518	GILLESPIE ST	BRINDELL CHARLES ROBERT JR
132	2703	OAK LAWN AVE	AMERICAN NATIONAL BANK OF TEXAS
133	2733	OAK LAWN AVE	OAK LAWN OUTDOOR LLC
134	3606	ROUTH ST	CARTER G JACK III
135	3606	ROUTH ST	LEE MEGAN FRANCES
136	3606	ROUTH ST	HARGROVE ADAM
137	3606	ROUTH ST	FLOOD JOAN M
138	3606	ROUTH ST	SHERENIAN EVA M
139	3606	ROUTH ST	GOOLSBY WILLIAM GREGORY
140	3703	BROWN ST	MIRACLE ERIC
141	3705	BROWN ST	ALCOCER FERNANDO G
142	3707	BROWN ST	NORRELL RONALD STEVE
143	3709	BROWN ST	ALCOCER FERNANDO
144	3605	BROWN ST	KNIGHT QUIN
145	3605	BROWN ST	PNM HOLDINGS LLC
146	3605	BROWN ST	FIGUEROA ABBY M
147	3605	BROWN ST	WESTBROOK DONALD E
148	3605	BROWN ST	THOMPSON WILLIAM CRAIG
149	3605	BROWN ST	MURALIRAJ VIJAY
150	3605	BROWN ST	ELMERS JENNIFER L

Label #	*Address*		*Owner*
151	3605	BROWN ST	RIVET LAUREN
152	3605	BROWN ST	HILDRETH GREGORY K
153	3605	BROWN ST	MONTGOMERY THOMAS E
154	3615	BROWN ST	DEPALMA MICHAEL
155	3615	BROWN ST	ALANIZ CESAR JR
156	3615	BROWN ST	LI XIAOXIAO
157	3615	BROWN ST	DELEON FERNANDO
158	3615	BROWN ST	MILLS MELANIE
159	3617	BROWN ST	PETERS KIM L
160	3617	BROWN ST	DELEON CLAUDIA PATRICIA
161	3617	BROWN ST	BURMASTER AIMEE
162	3617	BROWN ST	VANCE CHARLES
163	3617	BROWN ST	TANG PATRICK
164	3615	GILLESPIE ST	WOOD WILLIAM
165	3615	GILLESPIE ST	KAFKA TERRY
166	3615	GILLESPIE ST	DAVIS GREGORY T
167	3615	GILLESPIE ST	MARTINEZ JOSE A
168	3615	GILLESPIE ST	MARGO WILLIAM W
169	3615	GILLESPIE ST	BOHDAN ERIK
170	3615	GILLESPIE ST	MITCHELL KELLY D
171	3615	GILLESPIE ST	KOELSCH CHRISTOPHER S
172	2727	HOOD ST	KEITH ALLEN MARTIN
173	2727	HOOD ST	HOWE MARTHA
174	2727	HOOD ST	TET TRUST THE
175	2727	HOOD ST	SACHDEV FRAVEEN
176	2727	HOOD ST	KIEDAISCH SCOTT D
177	2727	HOOD ST	BURNETT KIRBY
178	2727	HOOD ST	VANCE CHARLES
179	2727	HOOD ST	WELLS CORY
180	2727	HOOD ST	GARRETT GARY L
181	2727	HOOD ST	BENNETT MARK L

Label #	*Address*		*Owner*
182	2727	HOOD ST	CABALLERO ELIZABETH
183	2727	HOOD ST	EVANGELISTA MARJORIE S
184	2711	HOOD ST	PANKEY SCOT A
185	2711	HOOD ST	WILSON RALPH H JR
186	2711	HOOD ST	SAMPANG BRADNELL
187	2711	HOOD ST	LORMAND LEE E
188	2711	HOOD ST	NANCE MICHAEL W
189	2711	HOOD ST	MURRELL PHILLIP A
190	2711	HOOD ST	WINNUBST ALEXANDRIA &
191	2711	HOOD ST	WHITCHER LARRY
192	2711	HOOD ST	HUDSON BERNADETTE FLORES
193	2711	HOOD ST	VANDERSLICE GEORGE RICHARD
194	2725	HOOD ST	POWELL JIMMY J JR
195	2725	HOOD ST	RICHARDSON JOSEPH L &
196	2725	HOOD ST	HOGAN WESLEE A
197	2725	HOOD ST	DYCK CARON VAN & CRAIG
198	2725	HOOD ST	GOLDSMITH JAMI L
199	2725	HOOD ST	WEGER WILLIAM BARCLAY &
200	2725	HOOD ST	CRUZ DE LOPEZ ANTONINA
201	2725	HOOD ST	MARTIN LORI ANN
202	2725	HOOD ST	ZIMMERMAN ZACHARIAS
203	2725	HOOD ST	WILLIAMS JASON M
204	2725	HOOD ST	TURBEVILLE KAREN F
205	2725	HOOD ST	HARTER JOHN CLAY & PATRICIA M YSASAGA
206	2725	HOOD ST	OSWALT MORRIS
207	2725	HOOD ST	BOHDAN ERIK M
208	3618	GILLESPIE ST	MCRAE WILLIAM H
209	3618	GILLESPIE ST	LANDRUM MARY E
210	3618	GILLESPIE ST	MENDELOW MICHAEL &
211	3618	GILLESPIE ST	FINGER ANDREW & JUDITH
212	3618	GILLESPIE ST	DREES VIKTORIJA & SCOTT

Label #	*Address*		*Owner*
213	3618	GILLESPIE ST	SIEGAL MICHAEL
214	3618	GILLESPIE ST	LANE G DAVID & CYNTHIA
215	3618	GILLESPIE ST	BURKE GENIE
216	3618	GILLESPIE ST	BAHRAMI SHOHREH
217	3618	GILLESPIE ST	BUTLER CHAD MARTIN
218	3618	GILLESPIE ST	SBEITY ALI
219	3618	GILLESPIE ST	WHITTIER ANTONIE
220	3535	GILLESPIE ST	KREISEL KAY
221	3535	GILLESPIE ST	RHODES COLLIN D
222	3535	GILLESPIE ST	HEDRICK JAMES THOMAS & GEORGIA A
223	3535	GILLESPIE ST	MURPHY SUSAN W
224	3535	GILLESPIE ST	AUGUR MARILYN
225	3535	GILLESPIE ST	HAYNES MICHAEL R &
226	3535	GILLESPIE ST	PRIDHAM WILLIAM C &
227	3535	GILLESPIE ST	MONTANA ROBERT C II &
228	3535	GILLESPIE ST	BONNE CHASSE LLC
229	3535	GILLESPIE ST	WIDNER ROBERT S LIVING TRUST
230	3535	GILLESPIE ST	YABLON ASHLEY & DONNA
231	3535	GILLESPIE ST	GREEN G GARDINER JR &
232	3535	GILLESPIE ST	2004 COWLEY RANK LIVING TR
233	3535	GILLESPIE ST	FASKEN PAULA PIERSON REV TRUST
234	3535	GILLESPIE ST	FARRAR WILLIAM D
235	3535	GILLESPIE ST	OLD AMERICAN CAPITAL CORP
236	3535	GILLESPIE ST	YOUNG JOHN WILLIAM &
237	3535	GILLESPIE ST	JFA TRUST THE
238	3535	GILLESPIE ST	ANTIOCO JOHN F
239	3535	GILLESPIE ST	ALVAREZ SERGIO R
240	3535	GILLESPIE ST	ALTERMANN MARK A
241	3535	GILLESPIE ST	FARRAR WILLIAM D & AMANDA J
242	3535	GILLESPIE ST	NAVIAS LOUIS & ARLENE
243	3535	GILLESPIE ST	NAVIAS LOUIS & ARLENE

Label #	*Address*		*Owner*
244	3535	GILLESPIE ST	ROBY FRANK M & LINDA S
245	3535	GILLESPIE ST	ELECTRO ENTERPRISES INC
246	3535	GILLESPIE ST	DUBIN ANA P
247	3535	GILLESPIE ST	SAVARIEGO VELINDA
248	3535	GILLESPIE ST	MCWILLIAMS GEORGE L & LIFE ESTATE
249	3535	GILLESPIE ST	PUTMAN MARY DELL
250	3535	GILLESPIE ST	MERROLE STEINWAY REVOCABLE TRUST
251	3535	GILLESPIE ST	LAPHAM PHYLLIS
252	3535	GILLESPIE ST	PAYNE JONATHAN III & MARGARET
253	3535	GILLESPIE ST	SANDERS GEORGE
254	3535	GILLESPIE ST	DO TUAN ANH &
255	3535	GILLESPIE ST	HERLIHY LYNN
256	3535	GILLESPIE ST	BRADLEY KATRINA D
257	3535	GILLESPIE ST	HENDERSON DAWN
258	3535	GILLESPIE ST	CROZIER LESLIE ANN
259	3535	GILLESPIE ST	COULTER JAMIE B
260	3535	GILLESPIE ST	FERNANDES GARY J & SANDRA
261	3535	GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
262	3535	GILLESPIE ST	MICKEY DAWN
263	3535	GILLESPIE ST	LARSON WILLIAM D
264	3535	GILLESPIE ST	MCCLURE SHARA B & CRAIG A
265	3535	GILLESPIE ST	KIVOWITZ STACEY & DON RESIDENCE TRUST
266	3535	GILLESPIE ST	PETRYLIENE RENATA
267	3535	GILLESPIE ST	CARLILE HOLDINGS INC
268	3535	GILLESPIE ST	EC ENGERGY PARTNERS LP
269	2828	HOOD ST	PLAZA APARTMENTS PHASE II
270	2828	HOOD ST	PLAZA TURTLE CREEK IV
271	2828	HOOD ST	DEVLIN MICHAEL &
272	2828	HOOD ST	WURST MICHAEL FRANCIS &
273	2828	HOOD ST	WHITE NANCY S
274	2828	HOOD ST	YAMINI SARA M

Label #	*Address*		*Owner*
275	2828	HOOD ST	JOHNSON MILTON VANCE & LINDA A LIFE EST
276	2828	HOOD ST	RISINGER DENNIS R & MELBA
277	2828	HOOD ST	LEACH JOSEPH JR
278	2828	HOOD ST	SONNENSCHEIN INVESTMENTS LTD
279	2828	HOOD ST	CANNING MICHAEL & MINA G
280	2828	HOOD ST	MASSINGILL LYNN
281	2828	HOOD ST	HARVEY R CHRIS &
282	2828	HOOD ST	BAKER CHARLES DON
283	2828	HOOD ST	SCHWENK RON R &
284	2828	HOOD ST	PINK ELISABETH R
285	2828	HOOD ST	BASILBAY PARTICIPATION
286	2828	HOOD ST	MEXICAN & GOURMET INTL
287	2828	HOOD ST	DEININGER JOHN H & MARY ELIZABETH DEININGER
288	2828	HOOD ST	WASKOM ENTERPRISES LLC
289	2828	HOOD ST	PE GLORIA ST
290	2828	HOOD ST	CONWAY JAMES F & TARA M
291	2828	HOOD ST	KERRANE EDWARD B &
292	2828	HOOD ST	GARZA ARACELI
293	2828	HOOD ST	HAIRGROVE GERRY MEANS
294	2828	HOOD ST	ADAMO KENNETH R
295	2828	HOOD ST	SAFIR ANN GENE
296	2828	HOOD ST	BOBBY MURCER 2003 TRUST B THE
297	2828	HOOD ST	DW OPERATING LLC
298	2828	HOOD ST	HURST PAT R
299	2828	HOOD ST	STONER MARY &
300	2828	HOOD ST	TELLO RHONDA
301	2828	HOOD ST	COX BARTON R & JACQUELINE R
302	2828	HOOD ST	MINITAS COMPANY S A
303	2828	HOOD ST	GINERIS MARC A & JEAN M
304	2828	HOOD ST	MEINHARDT MICHAEL E

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Label #	*Address*		*Owner*
305	2828	HOOD ST	WARD DAVID PAUL & JOYCE KAY
306	2828	HOOD ST	PORTER JARVIS H & PAMELA
307	2828	HOOD ST	AUFFENBERG DANIEL P REVOCABLE TRUST
308	2828	HOOD ST	SILCOCK JAMES
309	2828	HOOD ST	OSUAGWU CHUKWUMA J
310	2828	HOOD ST	BRADFORD INVESTMENTS LLC
311	2828	HOOD ST	ATKISS ANTHONY & PENELOPE
312	2828	HOOD ST	MOBLEY DONNA K TRUST
313	2828	HOOD ST	HOPKINS RANDOLPH JOHN
314	2828	HOOD ST	LOPEZ LEONARD MR
315	2828	HOOD ST	BAUGH MARK T LIVING TRUST THE
316	2828	HOOD ST	DAVIS CARY & CATHERINE
317	2828	HOOD ST	SAHLIYEH HANNA F
318	2828	HOOD ST	SELL STEPHEN G
319	2828	HOOD ST	SILVERMAN MICHAEL RICHARD & MARY M
320	2828	HOOD ST	HAYNES NORINE C
321	2828	HOOD ST	LAM THUY &
322	2828	HOOD ST	YATES DENISE
323	2828	HOOD ST	GOURLEY JOHN D
324	2828	HOOD ST	MOORER REVOCABLE TRUST
325	2828	HOOD ST	KETTMAN JOHN R & DIANA M
326	2828	HOOD ST	MCGARRY MICHAEL J
327	2828	HOOD ST	MOORE CRAIG &
328	2828	HOOD ST	GARRETT DONNA N
329	2828	HOOD ST	REVERCHON PARTNERS II LTD
330	2828	HOOD ST	ELLIOTT MARISA
331	2828	HOOD ST	JACOBSON G & M FAMILY TR
332	2828	HOOD ST	DW OPERATING LLC
333	2828	HOOD ST	ZELAZNY CHARLES L
334	2828	HOOD ST	DIBBLE KIMBERLY &
335	2828	HOOD ST	WISMER ANN
336	2828	HOOD ST	CHOOLJIAN ANDREW M &

Label #	*Address*		*Owner*
337	2828	HOOD ST	JACOBSON G & M FAMILY TR
338	2828	HOOD ST	REICHSTADT EMIL & SHIRLEY
339	2828	HOOD ST	ST PE ROZALYN
340	2828	HOOD ST	FORD JOE T &
341	2828	HOOD ST	FAULKNER STEPHEN W &
342	2828	HOOD ST	GILLEAN JOHN A III & MYRA M
343	2828	HOOD ST	RVO TEXAS HOLDINGS LLC
344	2828	HOOD ST	BACKA LOUISE PAPARELLA
345	2828	HOOD ST	WOLIN BARTON AND JUDITH
346	2828	HOOD ST	SIEMER MARY RITA
347	2828	HOOD ST	BARTON THOMAS P & ANNIE A
348	2828	HOOD ST	LEACH JAMES E ESTATE OF
349	2828	HOOD ST	HIGHFIELD EQUITIES INC
350	2828	HOOD ST	MINITAS CO SA
351	2828	HOOD ST	HOWARD CASSIE
352	2828	HOOD ST	STREETER THOMAS C
353	2828	HOOD ST	MARSHALL DAVE B & MERRILL JEAN
354	2828	HOOD ST	WHITE ROBERT WAYNE & ANNELLE BURTON
355	2828	HOOD ST	MCBRIDE NANCY YATES
356	2828	HOOD ST	BEAUCHAMP ALAN & JACKIE
357	2828	HOOD ST	ROBINSON DAVID B & REBECCA M
358	2828	HOOD ST	HUDDLESTON CAROL LYNN
359	2828	HOOD ST	SPENCER WILLIAM B & SHERRY D
360	2828	HOOD ST	HARI CHINTA
361	2828	HOOD ST	KAUFMAN CHESTER & DELPHINE 1992 TRUST
362	2828	HOOD ST	HULSEY ROBERT A & SHARON D
363	2828	HOOD ST	HALL CRAIG & KATHRYN HALL
364	2828	HOOD ST	DALE RICHARD P JR
365	2828	HOOD ST	HOLLINGSHEAD TERRY R
366	2828	HOOD ST	DHARMAGUNARANTNE TISSA C
367	2828	HOOD ST	MINITAS COMPANY S A

Label #	*Address*		*Owner*
368	2828	HOOD ST	ESPINOSA ALCIRA HERNANDEZ DE
369	2828	HOOD ST	MINITAS COMPANY SA
370	2828	HOOD ST	LARUE JOHN
371	2727	WELBORN ST	HUMPHRIES JOHN F JR
372	2727	WELBORN ST	VDT HOLDINGS LLC
373	2727	WELBORN ST	WELBORN STREET PARTNERS
374	2727	WELBORN ST	TRUONG DUY D
375	2727	WELBORN ST	WALGAMA RUWANI M
376	2727	WELBORN ST	MEQUET DAVID
377	2727	WELBORN ST	GILBERT JR RICHARD A
378	2727	WELBORN ST	NORRELL STEVE
379	2727	WELBORN ST	NORRELL STEVE
380	2727	WELBORN ST	TRUONG DUY D &
381	2727	WELBORN ST	NORRELL STEVE
382	3623	ROUTH UNIT A ST	WEST MARK V ESTATE OF
383	3623	ROUTH UNIT B ST	SALON ESTATE LLC
384	3623	ROUTH UNIT C ST	BRUNSDALE TANNER J & WESLEY ALLEN TAFOYA
385	3623	ROUTH UNIT D ST	ZAMBRANO GERARDO
386	3623	ROUTH ST	THIRTY SIX TWENTY THREE
387	3701	ROUTH ST	HADDAD KEVIN J
388	3703	ROUTH ST	BERTHIAUME SCOTT & TONIA
389	3705	ROUTH ST	COSTLOW JERRY L
390	3707	ROUTH ST	OBRIEN STEPHEN T
391	3709	ROUTH ST	MCWHORTER KATHERINE L
392	3711	ROUTH ST	MCCORMICK DAVID M &
393	3617	ROUTH ST	ELFENBEIN JESSICA
394	3617	ROUTH ST	LONG COTY
395	3617	ROUTH ST	GATES ANDREA A
396	3617	ROUTH ST	KINKAID NICOLE
397	3617	ROUTH ST	BORTNICK BERNARD & RACHEL

02/15/2017

Label #	*Address*		*Owner*
398	3617	ROUTH ST	QUICKSALL BETTY A
399	3617	ROUTH ST	MCQUAY MICHAEL
400	3617	ROUTH ST	PRATHER HEIDI BELLE
401	3617	ROUTH ST	ELFENBEIN JESSICA & ETAL
402	3617	ROUTH ST	OCONNOR MONICA L
403	3617	ROUTH ST	WRZESNIEWSKI PIOTR &
404	3617	ROUTH ST	CAMPISI AMBER
405	2614	HOOD ST	AHMED RUBANA & MUSTAQUE
406	2612	HOOD ST	SADACCA STEPHEN
407	2610	HOOD ST	CALHOUN REBEL
408	3534	ROUTH ST	AINSWORTH GEORGE M
409	3532	ROUTH ST	MOORE JAMES K
410	3530	ROUTH ST	KRAMER PAMELA A
411	3528	ROUTH ST	MOORE JAMES K
412	3526	ROUTH ST	REVISED JOINT LVG TR OF PRICILLA ELLEN PERRY &
413	2802	WELBORN ST	SHUGHRUE CYNTHIA L
414	2804	WELBORN ST	BOUNDS JAMES T III
415	2806	WELBORN ST	FUNK JUDITH EHMAN
416	2808	WELBORN ST	BORLENGHI ELLEN S
417	2810	WELBORN ST	SCOTT LLOYD & ALVIN C TISDALE
418	2812	WELBORN ST	JEWELL ROBERT TODD
419	2814	WELBORN ST	BOLIN DENNIS L
420	2816	WELBORN ST	SEWELL REVOCABLE TRUST THE
421	2818	WELBORN ST	GUZZETTI WILLIAM L
422	2615	WELBORN ST	VU KIM
423	2615	WELBORN ST	OMEARA RAYMOND J
424	2615	WELBORN ST	PORCELLI JOSEPH
425	2615	WELBORN ST	RAMMING JULIANNE
426	2815	WELBORN ST	WAIATARUA INC
427	2815	WELBORN ST	WAIATARUA INC

Label #	*Address*		*Owner*
428	3515	BROWN ST	NOSS MICHAEL R
429	3515	BROWN ST	CORTS VICTORIA BENNISON
430	3515	BROWN ST	SULLIVAN MARC ADAM &
431	3515	BROWN ST	SHUMAKE VICKI B
432	3515	BROWN ST	ZAMBRANO GERARDO
433	3515	BROWN ST	HAILEY PEGGY
434	3515	BROWN ST	KELSO ALIC & CHRISTINA
435	3515	BROWN ST	BLACKSTONE WARREN L
436	3515	BROWN ST	NYLUND JON
437	3515	BROWN ST	JONES DEREK &
438	3515	BROWN ST	BOWERS MICHAEL R
439	3515	BROWN ST	MCGUIRE LISA E
440	3515	BROWN ST	KREITZINGER MICHAEL & MARLO
441	3515	BROWN ST	BASS CADE PARKER
442	3515	BROWN ST	ALLISON FILIO BIANCA
443	3515	BROWN ST	ALLEN A KATHLEEN
444	3515	BROWN ST	GLOVER MARK N & CONNIE M
445	3515	BROWN ST	HIGDON CHARLES A
446	3515	BROWN ST	WAYLOCK GREGORY
447	3515	BROWN ST	RINKERMAN MARK
448	3515	BROWN ST	GYLFASON HALLDOR I
449	3515	BROWN ST	WASHINGTON HOLDINGS LLC
450	3515	BROWN ST	MCNULTY JOSHUA
451	3515	BROWN ST	MUSIC JOSH & JODI STOKOL
452	3515	BROWN ST	SNAPP CHARLES W
453	3515	BROWN ST	LOEHR NANCY R & ALLEN C

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Warren F. Ellis

FILE NUMBER: Z167-275(WE) **DATE FILED:** April 21, 2017

LOCATION: South line Elm Street, west of Crowdus Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45-M

SIZE OF REQUEST: Approx. 7,853 sq. ft. **CENSUS TRACT:** 204

APPLICANT: Off the Road

OWNER: Elm Street Realty, Ltd

REPRESENTATIVE: Audra Buckley

REQUEST: An application for a renewal of Specific Use Permit No. 2050 for 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 purpose of this request is to permit the continued operation of a bar, tavern or lounge [Off The Record] on the subject site. A portion of the site has an uncovered patio in the rear the facility and is located within an original building site. The request site is located within a one-story, multi-tenant, mixed-use development. The development consists of a variety of retail and personal service uses that share surface parking spaces on Elm Street and a small off-street parking lot that is west of the request site.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to staff's recommended conditions.

BACKGROUND INFORMATION:

- The applicant's request for a renewal of Specific Use Permit No. 2050 will 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 2013, the City Council approved Specific Use Permit No. 2050 for a two year period for a bar, lounge or tavern. On August 15, 2015, the City Council approved a renewal of Specific Use Permit No. 2050 for a two year period.

- The request site is surrounded by a mixed use of commercial, retail, 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 seven years, and shown on the zoning map, there have been twelve zoning requests in the area.

1. Z056-271 On January 10, 2007, the City Council approved an SUP No. 1651 for a body piercing studio and a tattoo studio on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

2. Z112-234 On September 12, 2012, the City Council approved an amendment to and renewal of SUP No. 1685 for 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. Z145-121 On February 11, 2015, the City Council approved a renewal of Specific Use Permit No. 1783 for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District

8. 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.

9. Z145-160 On April 22, 2015, the City Council approved Specific Use Permit No. 2144 for a bar, lounge, or tavern on property zoned Tract A, Planned Development No. 269, the Deep Ellum/Near East Side District.

10. Z145-249 On August 12, 2015, the City Council approved a renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District [request site].

11. Z156-230 On June 22, 2016, the City Council approved a renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

12. Z167-233 On May 4, 2017, the City Plan Commission approved a 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. The City Council will consider the case on the June 14, City Council Agenda.

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 2050	Bar, Lounge or tavern
North	PDD No. 269	Surface parking, Retail & personal service
South	PDD No. 269	Retail & personal service
East	PDD No. 269, SUP 1964, SUP No. 1982	Retail & personal service
West	PDD No. 269, SUP No. 1783	Retail & personal service

Land Use Compatibility: The site is developed with a one-story structure that is adjacent to surface parking and a mix of retail and commercial uses. The applicant's request for a renewal of Specific Use Permit No. 2050 for a bar, lounge or tavern will allow for the use to continue operating within the existing structure. Since 2013, this site has had a certificate of occupancy for a bar, lounge or tavern use. There are no changes to the existing site plan and conditions, except for the time period.

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 uncovered 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 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 three year period without automatic renewals. The City Council approved a two year period without automatic renewals in 2013. Staff included an additional year from the previous years because the applicant has demonstrated that they are good neighbors. The three year period will allow staff to continue to monitor the request site. The applicant's request is to permit a five year period of SUP No. 2050.

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 1,733 square feet.

Dallas Police Department: The Dallas Police Department has reported that there were a total of fourteen calls during a 19 month period between October 8, 2015 and May 31, 2017.

Response_Date	Problem	Priority_Number	Priority_Description	Address
4/4/2017	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
1/28/2017	40/01 - Other	2	2 - Urgent	1914 Greenville Ave
6/6/2016	07 - Minor Accident	3	3 - General Service	1914 Greenville Ave
6/2/2016	29 - Open Building	3	3 - General Service	1914 Greenville Ave
3/21/2016	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
3/16/2016	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
3/13/2016	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
3/10/2016	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
3/7/2016	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
3/7/2016	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
3/3/2016	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
2/28/2016	6M - Loud Music Disturbance	4	4 - Non Critical	1914 Greenville Ave
2/13/2016	6X - Major Dist (Violence)	2	2 - Urgent	1914 GREENVILLE AVE
4/29/2015	21B - Business Hold Up	2	2 - Urgent	1914 Greenville Ave

LIST OF OFFICERS

List of Officers

The ownership entity for 2720 Elm Street is:
Elm Street Realty, Ltd., a Texas limited partnership

By: JGB Ventures I, Ltd., a Texas limited partnership, General Partner

By: JGB Holdings, Inc., a Texas corporation, General Partner

By: Westdale Real Estate Investment and Management, Chuck Hixson, General Partner

By: Joseph G. Beard, President

Off the Record ownership:

Tim Daniels, Owner
Joshua Florence, Owner
Bryan Austin, Owner
Johel Coward, Partner

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 [~~August 12, 2017~~] three years from the passage of this ordinance.

Applicant's Proposal

3. TIME LIMIT: This specific use permit expires on [~~August 12, 2017~~], five years from the passage of this ordinance

4. FLOOR AREA: The maximum floor area is 1,733 square feet in the location shown on the site plan.

5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 4:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 12:00 p.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) (A), may not be used to meet the off-street parking requirement.

7. OUTSIDE SPEAKERS: Outside speakers are prohibited.

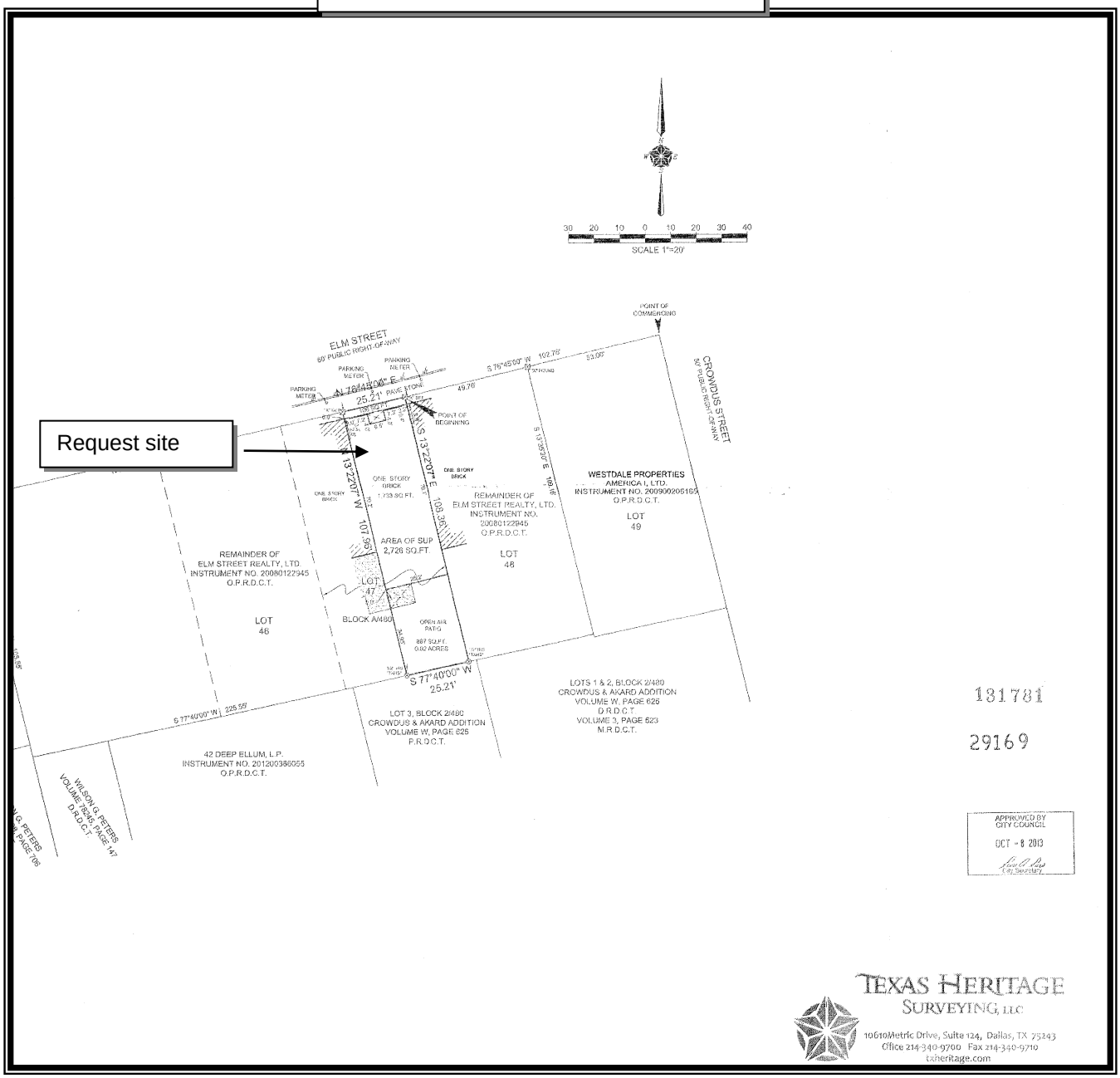
8. PATIO: An open air patio not to exceed 887 square feet is permitted in the location shown on the attached site plan.

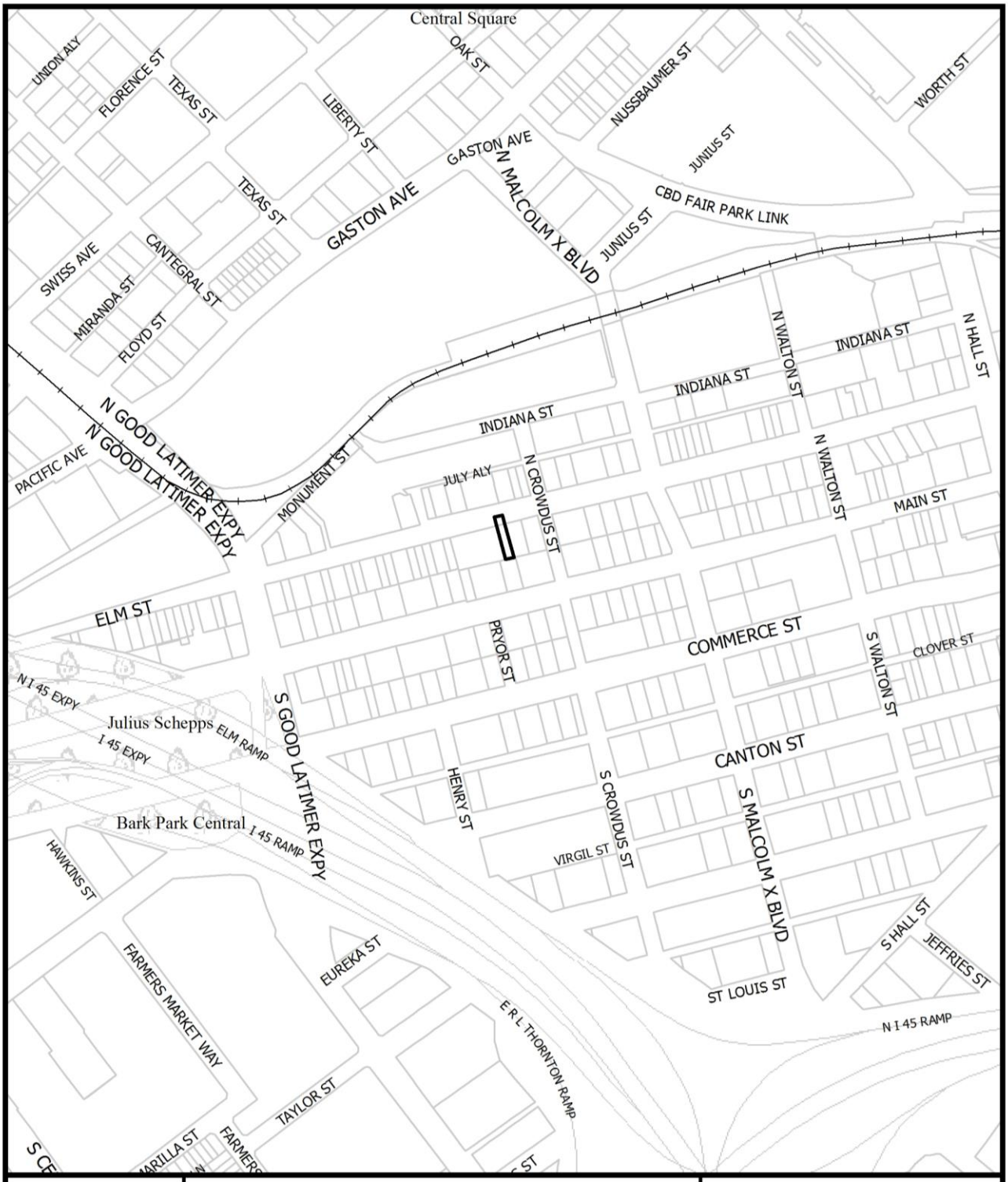
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

EXISITNG SITE PLAN

No changes proposed to the site plan





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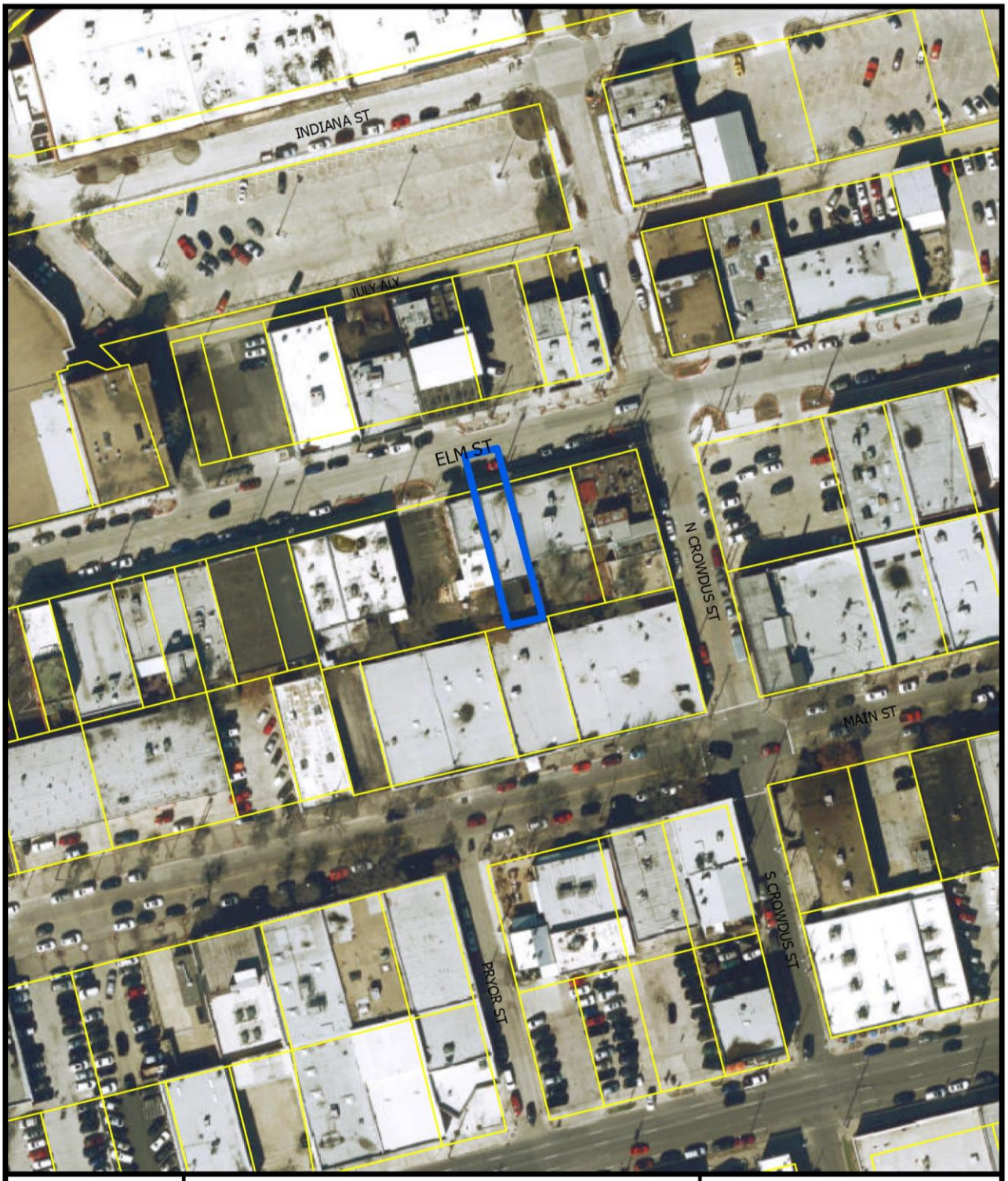
VICINITY MAP

Case no: Z167-275

Date: 5/3/2017



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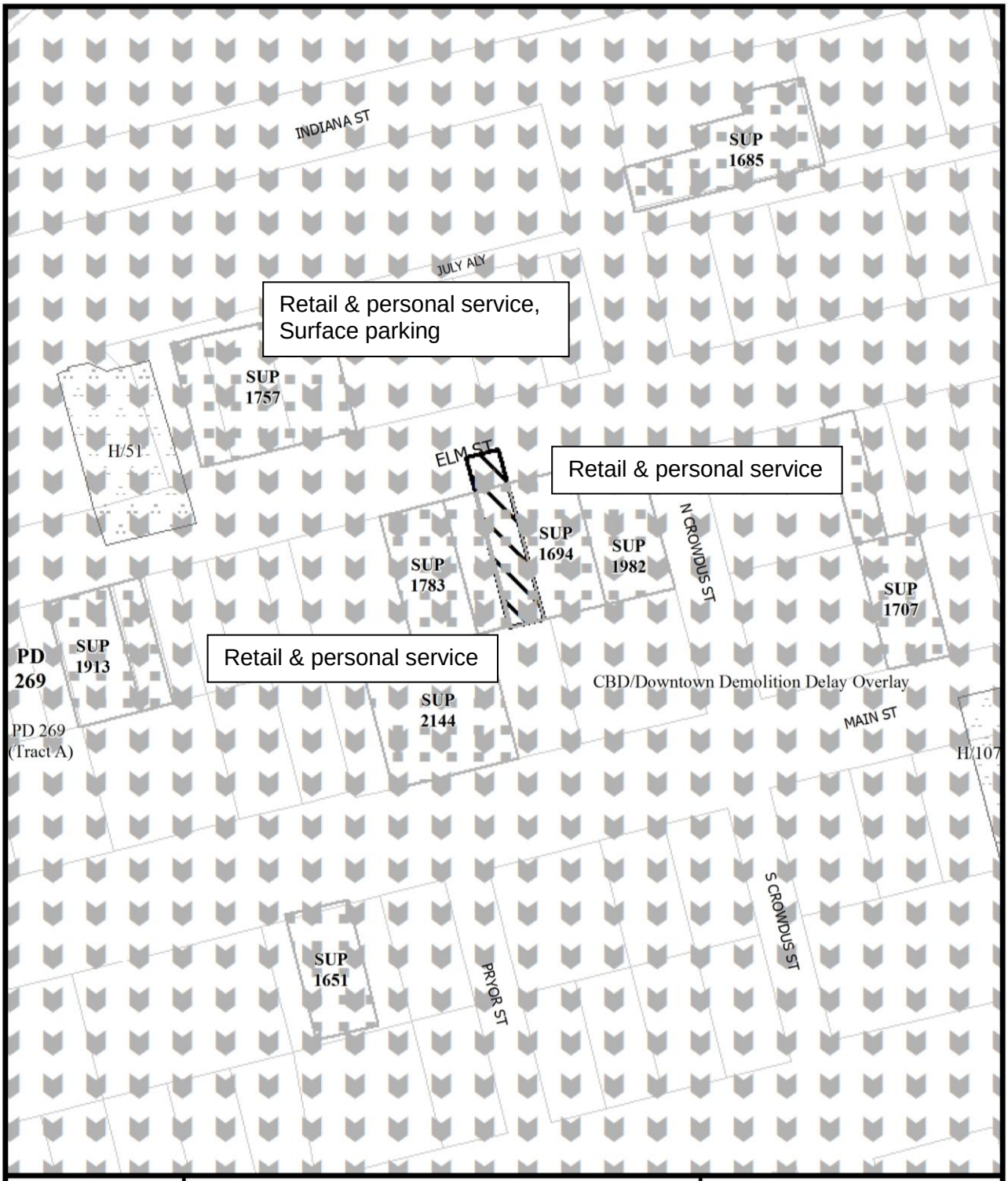
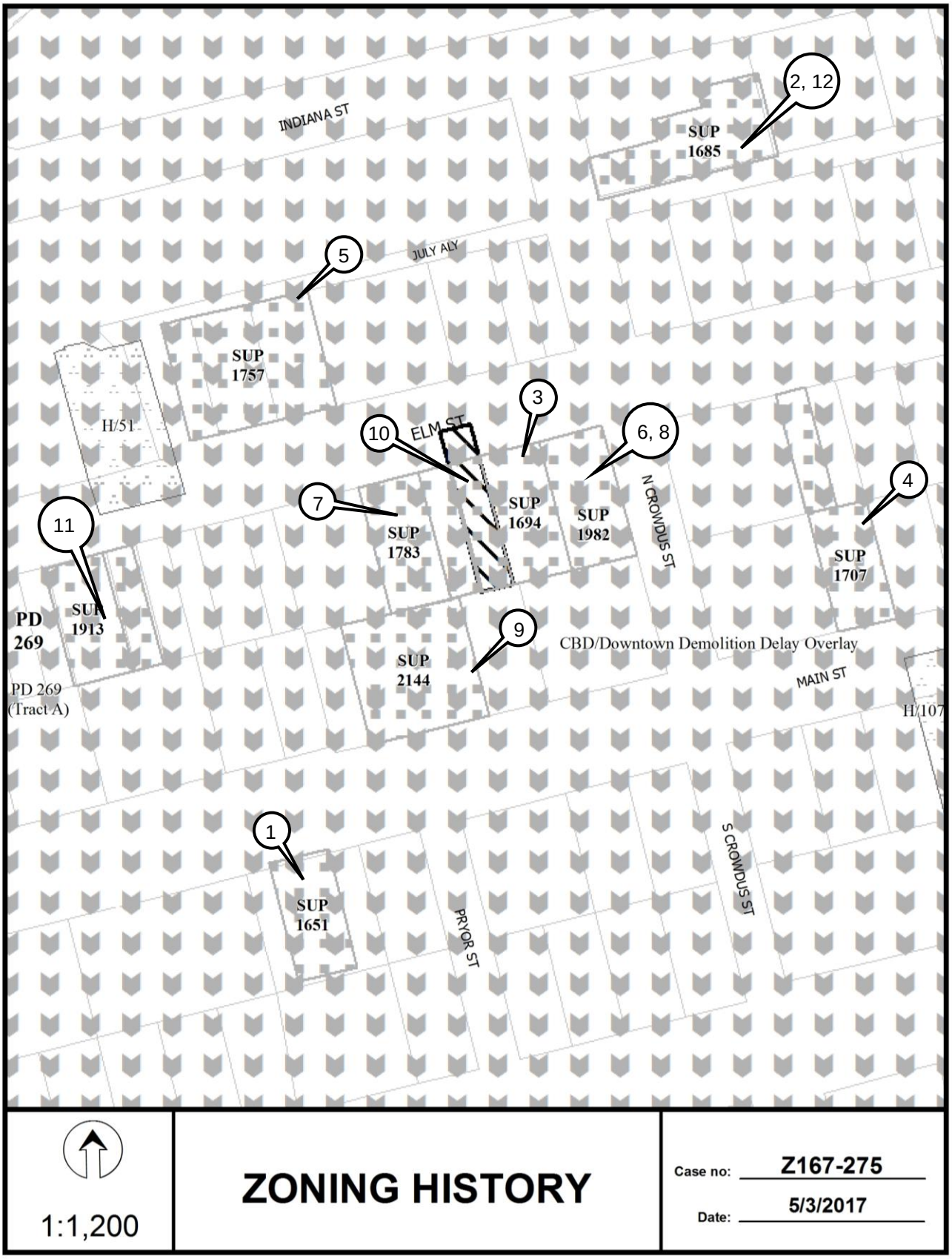
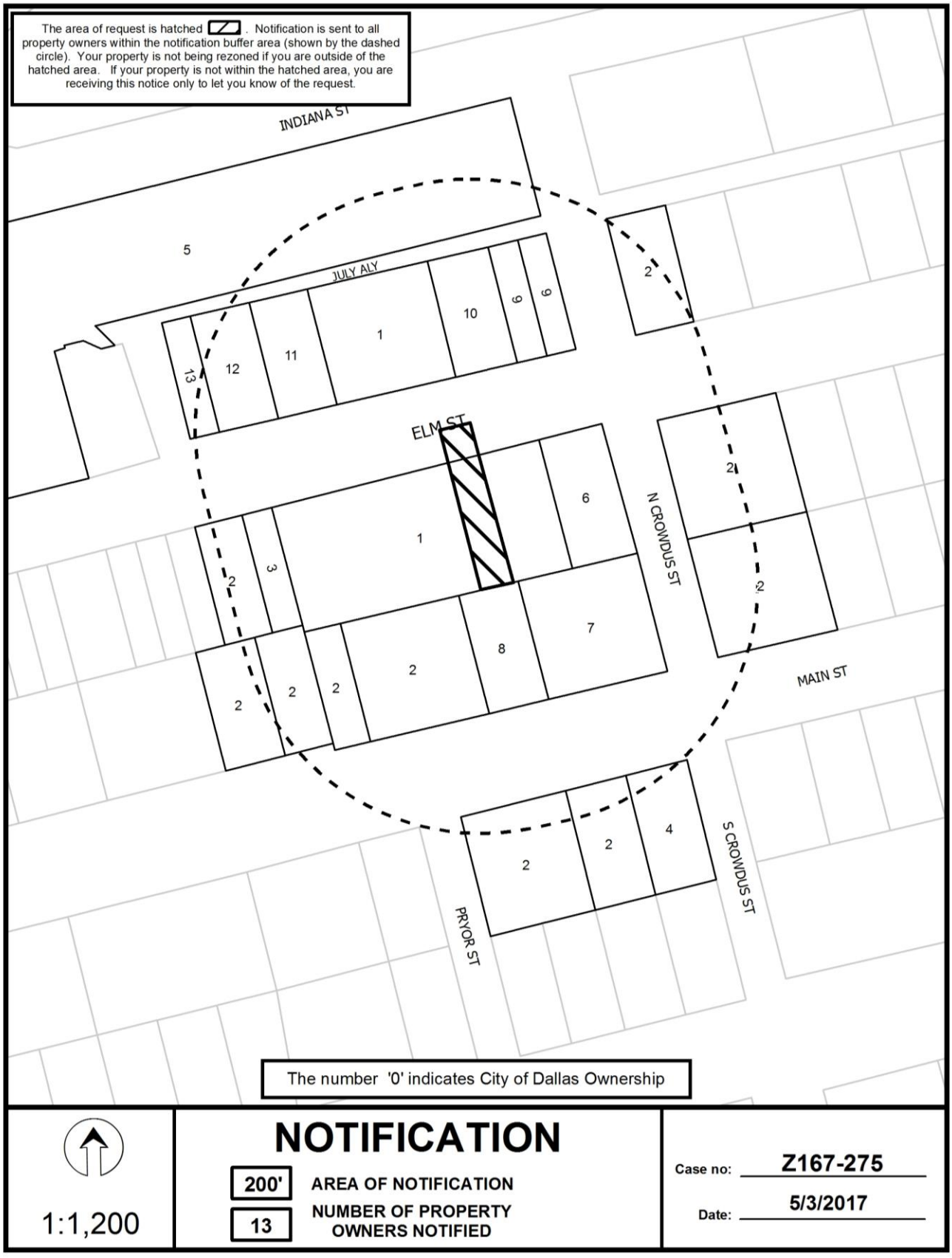
AERIAL MAP

Case no: Z167-275

Date: 5/3/2017


INDIANA ST
SUP 1685
JULY ALY
Retail & personal service, Surface parking
SUP 1757
H/51
ELM ST
Retail & personal service
SUP 1694
SUP 1982
N CROWDUS ST
SUP 1783
SUP 1707
PD 269
SUP 1913
Retail & personal service
CBD/Downtown Demolition Delay Overlay
SUP 2144
MAIN ST
PD 269 (Tract A)
H/107
S CROWDUS ST
SUP 1651
PRYOR ST
1:1,200
ZONING AND LAND USE
Case no: Z167-275
Date: 5/3/2017


INDIANA ST
2, 12
SUP 1685
JULY ALY
5
SUP 1757
H/51
3
ELM ST
10
6, 8
7
SUP 1694
SUP 1982
N CROWDUS ST
4
11
SUP 1783
SUP 1707
PD 269
SUP 1913
9
CBD/Downtown Demolition Delay Overlay
SUP 2144
MAIN ST
PD 269 (Tract A)
H/107
1
S CROWDUS ST
SUP 1651
PRYOR ST
1:1,200
ZONING HISTORY
Case no: Z167-275
Date: 5/3/2017


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.
INDIANA ST
JULY ALY
ELM ST
N CROWDUS ST
S CROWDUS ST
MAIN ST
PRYOR ST
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
13
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-275
Date: 5/3/2017

Notification List of Property Owners

Z167-275

13 Property Owners Notified

Label #	*Address*		*Owner*
1	2720	ELM ST	ELM STREET REALTY LTD
2	2649	MAIN ST	42 DEEP ELLUM LP
3	2650	ELM ST	ELM ELM LLC
4	2712	MAIN ST	CASS DON E TR
5	2625	ELM ST	UPLIFT EDUCATION
6	2724	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
7	2715	MAIN ST	MAIN PROPERTIES LLC
8	2707	MAIN ST	DEALEY CHRISTOPHER C
9	2723	ELM ST	2723 ELM STREET JV
10	2717	ELM ST	WESTDALE PPTIES AMERICA LTD
11	2707	ELM ST	BELMOR CORP
12	2703	ELM ST	BELMOR CORP
13	2701	ELM ST	BELMOR CORP

CITY PLAN COMMISSION **THURSDAY, JUNE 22, 2017**

Planner: Vasavi Pilla

FILE NUMBER: DCA 156-006 **DATE INITIATED:** April 7, 2016

TOPIC: Accessory Dwelling Units

CITY COUNCIL DISTRICTS: All **CENSUS TRACTS:** All

PROPOSAL: Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.201 and Section 51(A)-4.209 to allow the Board of Adjustment to grant a special exception to authorize an additional dwelling unit to be rented, and Section 51-4.500 and Section 51A-4.500 to create regulations for an accessory dwelling unit overlay.

SUMMARY: Staff proposes a two pronged approach: 1) establish a Board of Adjustment (BDA) special exception to authorize an additional dwelling unit as a rental accommodation; and 2) create regulations for an accessory dwelling unit overlay.

ZOAC RECOMMENDATION: **No Change**

STAFF RECOMMENDATION: **Approval**

BACKGROUND

- On October 19, 2015, the City Council Housing Committee was briefed on Accessory Dwelling Units. The Housing Committee directed staff to conduct a meeting to gather input on allowing accessory dwelling units and their potential impact on neighbors and neighborhoods.

- On December 15, 2015, staff held a public meeting to receive comments regarding this topic.

- On February 16, 2016, the City Council Housing Committee was again briefed and updated on the input received from the public meeting. The Committee directed staff to proceed to the Zoning Ordinance Advisory Committee (ZOAC).

- Zoning Ordinance Advisory Committee (ZOAC) considered this issue at five public meetings: January 19, 2017; February 16, 2017; March 16, 2017; April 6, 2017 and April 27, 2017.

- On April 27, 2017, ZOAC recommended "no change" to the Dallas Development Code.

GENERAL INFORMATION/STAFF ANALYSIS

An "Accessory Dwelling Unit" or "Granny Flat" is an additional dwelling unit on a single family lot.

Currently, Dallas City Code allows an additional dwelling unit by a special exception granted by the Board of Adjustment (BDA). BDA may grant a special exception to authorize an additional dwelling unit in any district when, in the opinion of the board, the additional dwelling unit will not be used as a rental accommodation (and will be deed restricted as such) and will not adversely affect neighboring properties.

The City Council adopted Neighborhood Plus Plan identifies gaps in affordable housing in the Dallas area. Thirty-one percent (31%) of owners and are 48% of renters are living in homes unaffordable to them. The plan indicates a need for housing choices for those with income below $50,000 per year.

Neighborhood Plus Plan's recommended policies include:

- **Policy 5.1** Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.
- **Policy 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

Researching the Index Cities, it was found that many allow accessory dwelling units as a zoning tool. ADUs may be one of the way to increase affordable housing units, increase

mixed-income housing options in neighborhoods, allow seniors to remain in their neighbourhood, or provide entry into a specific neighborhood.

STAFF PROPOSAL:

Staff is recommending a two-pronged approach to allow additional dwelling units within Dallas: 1) establish an additional Board of Adjustment (BDA) special exception to authorize an additional dwelling unit as a rental accommodation; and 2) create regulations for an ADU overlay. These options will allow property owners to choose the option that works best for their neighborhood and their circumstances.

1) **Allow the Board of Adjustment (BDA) to grant a special exception to authorize an additional dwelling unit to be rented**
   - The board of adjustment may grant a special exception to authorize an additional dwelling unit as a rental accommodation in limited single family districts when:
     – the additional rental unit will not adversely affect neighboring properties;
     – deed restrict the subject property to require owner occupancy on the premises;
     – Board may determine if an additional parking space is required; and
     – register the rental property with the Single Family Non-Owner Occupied Rental Program of the City annually.

2) **Accessory Dwelling Units (ADU) Overlay District:**

   Establish a process similar to the Neighborhood Stabilization Overlay (NSO) process to create an overlay to allow ADUs.

   Process:
   - ADU Overlay is allowed over a neighborhood by a neighborhood sponsored application process;
   - ADU Overlay is allowed over single family residential districts (A(A), R-1(A), R-1/2(A), R- 5(A), R-7.5 (A), R-10(A), R-16 (A), and R-13(A);
   - ADU overlay may also be placed on:
     – historic overly district and conservation district: design standards, significant architectural and cultural attributes of the respective district's will apply,
     – neighborhood stabilization overlay district: yard, lot and space regulations of the district will apply,
     – only in single family planned development district;
   - ADU overlay should include at a minimum 50 single family lots. A district must contain at least 50 single family lots in a compact, contiguous area, or be an

entire original subdivision if the subdivision contains fewer than 50 single family lots;

- the boundary lines should be drawn to include blockfaces on both sides of a street and defined by street intersection or natural boundary as the edges of the district. Mid-blockface breaks are not acceptable;
- ADU overlay process:
  - ADU overlay neighborhood committee consisting of at least 10 property owners within the proposed overlay area,
  - Staff schedules an initial meeting to explain the process;
  - Neighborhood committee must provide:
    a) committee list;
    b) proposed boundary map and plat;
    c) city staff generates the petitions and holds a neighborhood meeting;
    d) Neighborhood committee is responsible for the petition process: gathering the signatures, submitting the petitions to the city and other information the director determines is necessary;
  - The application fee ($2,400).
    e) If a petition is signed by more than 50 percent but less than 75 percent of the lots within the proposed district, the application fee must be paid;
    f) If a petition is signed by 75 percent or more of the lots within the proposed district, the application fee is waived;
  - A public hearing to create a district is initiated by submission of a complete petition.

Proposed Regulations:

- **May be Attached or Detached**
  - If **DETACHED**:
    a) cannot be located in front of the main structure;
    b) minimum of 200 square feet;
    c) floor area of the structure containing ADU cannot exceed 25 percent of the floor area of the main building;
    d) height of the structure containing ADU cannot exceed the height of the primary dwelling unit;
    e) If the height of the structure containing ADU is less than 15 feet **and** located in the rear 30 percent of the lot, a minimum three foot side yard setback must be provided;
    f) If the height of the structure containing ADU is less than 15 feet, a minimum three foot rear yard setback must be provided;
    g) If the height of the structure containing ADU is over 15 feet, setbacks of the zoning district shall be maintained;

h) compatible with the main building: similar in color, materials, exterior siding, roofing, roof pitch, foundation fascia, and fenestration;
i) Board of Adjustment may grant a variance to allow: (i) ADU in the primary yard; (ii) reduce the setbacks (side yard and rear yard) requirements; and (iii) height.

Note: some of the proposed regulations are similar to the accessory structure regulations.

– If **ATTACHED**:
  - floor area of the structure containing ADU cannot exceed 25 percent of the floor area of the main building (over 26 percent would be considered a duplex).

- **Owner occupancy on the premises**
  – Property owner shall reside on the lot occupying either the primary dwelling unit or the accessory dwelling unit (ADU). The residency is evidenced by voter registration, vehicle registration or other similar acceptable means by the City Attorney's Office;
  – Temporary absence of up to 9 months is allowed, anytime over this can lead to the violation of this regulation.

- **Parking Space for ADU**
  – At least one off-street parking space shall be designated for the ADU. This parking is in addition to the minimum required off-street parking for the single family residence,
    - Off-street parking is not required for the ADU if 75% of the property owners approve such parking reduction through the petition process;
  – On-street parking cannot be counted towards this requirement. If the garage is converted to an ADU, parking for the single family and the ADU should be shown and approved before getting the building permit.

- **Register with Single Family Non-Owner Occupied Rental Program of the City:**
  – Non-owner occupied unit on the lot (ADU or primary dwelling unit) must be registered under the single family Non-Owner Occupied Rental Program of the City annually.

The chart below is a summary of the staff recommendations for the additional dwelling unit overlay and additional optional recommendations for consideration. The additional optional recommendations are a result of discussions at ZOAC and public comments.

Staff Recommendation in Conformance with Existing Dimensional and Parking Regulations	Staff Additional Recommendations for Facilitating ADUs as Housing Policy (as of 04/13/2017)	Reason for Additional Recommendations
Attached ADUs - allow	☑	
Detached ADUs - allow	☑	
Cannot be located in front of main building	☑	
Minimum of 200 s/f	☑	
Initiation by petition similar to NSO	Allow initiation by CC or CPC Authorized Hearing in addition to petition process	Provides option for authorized hearing (neighborhood can pursue either option)
Floor Area – Cannot exceed 25% of the primary residence	700 s/f or 25% of floor area of main building, whichever is greater	This would address the equity issue of smaller homes not being able to have reasonably sized ADUs
Height – Height of ADU cannot exceed height of main building	If above enclosed parking structure, height per zoning, otherwise not to exceed height of main structure	This would allow an ADU as an addition to an existing garage without causing additional lot coverage
Setbacks per zoning	☑	
Parking – One additional space for ADU	No requirement if within 1200 ft of a transit stop or station, otherwise one space	This would minimize any increase in impervious coverage on a site if the site was in proximity to transit
Owner Occupancy – Required in one unit	☑	
One water and electrical service per lot unless Board of Adjustment Exception authorized	Allow separate service/meters for ADU	Simplifies billing issues for utilities for ADU's, no downside
Stories – ADUs may not occupy more than one story	☑	

Zoning Ordinance Committee (ZOC) Meeting Minutes
April27, 2017

Motion that no change be made to the Dallas Development Code.

Motion: Murphy
2nd: Houston

Result:

Passed:	7-0
For:	Shidid, Murphy, Benedict, Hartmann, Brown, Gomez, and Houston
Against:	None
Absent:	None

Board of Adjustment (BDA) special exception

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," **[and/or]** Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section _____; providing (description of amendment); providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subparagraph _____ of Paragraph _____, "_____," of Subsection ___, "_____," of Section 51-____, "_____," of Division 51-_____, "_____" of Article _____, "_____," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended to read as follows:

[Insert text of amendment.]

[or]

"This section incorporates by reference the language of Section 51A-_____ of Chapter 51A of the Dallas Development Code, as amended."

SECTION 2. That Paragraph (6), "_____," Subsection (b), "_____," of Section 51A-4.209, "_____," of Division 51A-4.200, "_____" of Article _____, "_____," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(6) Single family.

(A) Definition: One dwelling unit located on a lot.

(B) Districts permitted: By right in agricultural, single family, duplex, townhouse, CH, MF-1(A), MF-1(SAH), MF-2(A), MF-2(SAH), MH(A), central area, MU-1, and MU-1(SAH) districts. By right as a restricted component of a building in the GO(A) district. [See Section 51A-4.121(d).]

(C) Required off-street parking: One space in R-7.5(A), R-5(A), and TH districts; two spaces in all other districts. No handicapped parking is required.

(D) Required off-street loading: None.

(E) Special exceptions. [~~Additional provisions:~~]

(i) Additional dwelling unit. The board of adjustment may grant a special exception to authorize an additional dwelling unit in any district when, in the opinion of the board, the additional dwelling unit will not:

(aa) be used as rental accommodations; or

(bb) adversely affect neighboring properties.

(ii) In granting a special exception under Subparagraph (i), the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.

(iii) Rentable additional dwelling unit.

(aa) The board of adjustment may grant a special exception to authorize a rentable additional dwelling unit in any district when, in the opinion of the board, the additional dwelling unit will not adversely affect neighboring properties.

(bb) If a minimum of one additional off-street parking space is not provided the board shall determine if that will create a traffic hazard. The board may require an additional off-street parking space be provided as a condition of granting this special exception.

(cc) In granting a special exception under this subparagraph, the board shall require the applicant to deed restrict the subject property to: require owner occupancy on the premises; and register the rental property with the Single Family Non-Owner Occupied Rental Program of the City annually.

(iv) In general. The following apply to special exceptions granted under paragraphs (i) and (iii):

(aa) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions, stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.

(bb[~~iv~~]) Each dwelling unit must have separate utility services; however, general utility services on land owned and maintained by a homeowner's association is allowed.

(v) Utility meters. In a single family, duplex, or townhouse district, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service or more than one electrical meter on a lot in a single family, duplex, or townhouse district when, in the opinion of the board, the special exception will:

(aa) not be contrary to the public interests;

(bb) not adversely affect neighboring properties; and

(cc) not be used to conduct a use not permitted in the district where the building site is located. contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions, stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.

(vi) Industrialized housing. In addition to any other applicable regulations, industrialized housing must comply with the following additional provisions. For purposes of this subparagraph, Aindustrialized housing@ means industrialized housing as defined by Section 1202.002 of the Texas Occupations Code, as amended.

(aa) Industrialized housing must have all local permits and licenses that are applicable to other single family or duplex dwellings.

(bb) Industrialized housing must have a value equal to or greater than the median taxable value of each single family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll of the appraisal district. For purposes of this subparagraph, the Avalue@ of the industrialized housing means the taxable value of the industrialized housing and the lot after installation of the industrialized housing.

(cc) Industrialized housing must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located. ACompatible@ as used in this subparagraph means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. The property owner or applicant may appeal a decision of the building official to deny a permit due to lack of compatibility to the board of adjustment.

(dd) Industrialized housing must comply with municipal aesthetic standards; yard, lot, and space regulations; subdivision regulations; landscaping; and any other regulations applicable to single family dwellings.

(ee) Industrialized housing must be securely fixed to a permanent foundation.

(ff) Industrialized housing may not be constructed in a historic overlay district unless the industrialized housing conforms to the preservation criteria of the historic overlay district.

(gg) Industrialized housing may not be constructed in a conservation district unless the industrialized housing conforms to the conservation district regulations.

(hh) Industrialized housing may not be constructed unless it complies with public deed restrictions for the property.

(vii) Accessory structures. Except in the agricultural district, accessory structures are subject to the following regulations:

(aa) No person shall rent an accessory structure. For purposes of this section, rent means the payment of any form of consideration for the use of the accessory structure.

(bb) No person shall use an advertisement, display, listing, or sign on or off the premises to advertise the rental of an accessory structure.

(cc) The height of an accessory structure may not exceed the height of the main building.

(dd) The floor area of any individual accessory structure on a lot, excluding floor area used for parking, may not exceed 25 percent of the floor area of the main building.

(ee[~~ee~~]) The total floor area of all accessory structures on a lot, excluding floor area used for parking, may not exceed 50 percent of the floor area of the main building.

(ff[~~dd~~])Accessory structures must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the main building. ACompatible@ as used in this provision means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. This provision does not apply to accessory structures with a floor area of 200 square feet or less.

SECTION 3. That adjustments will be made to the section references in this ordinance for codification purposes only. A Dallas Development Code section reference containing the symbol "[A]," for example, "Section 51[A]-_____," means that the letter "A" will appear in the Chapter 51A version only, and will not appear in the Chapter 51 version.

SECTION 4. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code. *[If the amendment changes a use chart.]*

SECTION 5. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 6. That Chapter(s) (51 and) 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

Accessory Dwelling Units (ADU) Overlay District

6-13-17

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," **[and/or]** Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section _____; providing (description of amendment); providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subparagraph _____ of Paragraph _____, "_____," of Subsection ___, "_____," of Section 51-____, "_____," of Division 51-_____, "_____" of Article _____, "_____," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended to read as follows:

[Insert text of amendment.]

[or]

"This section incorporates by reference the language of Section 51A-_____ of Chapter 51A of the Dallas Development Code, as amended."

DRAFT

SECTION 2. That Subparagraph _____ of Paragraph _____, "_____," Subsection ___, "_____," of Section 51A-_____, "_____," of Division 51A-_____, "_____" of Article _____, "_____," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

SEC. 51A-4.50___. ACCESSORY DWELLING UNIT OVERLAY.

(a) Definitions. In this section:

(1) ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.

(2) NEIGHBORHOOD COMMITTEE means the owners of at least 10 properties within a proposed district.

(c) Petition, initiation, and process.

(1) Except as provided in this subsection, the procedures for zoning amendments contained in Section 51A-4.701, Zoning Amendments, apply.

(2) An accessory dwelling unit overlay may only be placed on an area that allows single family uses and does not expressly prohibit accessory dwelling units.

(3) A district must contain at least 50 single family structures in a compact, contiguous area, or be an original subdivision if the subdivision contains fewer than 50 single family structures. Boundary lines should be drawn to include blockfaces on both sides of a street, and to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary. Boundary lines that split blockfaces in two should be avoided.

(4) The neighborhood committee may request a petition form by submitting a request to the department on a form furnished by the department. The request must include the boundaries of the proposed district. The boundaries of the proposed district must comply with the requirements of this section.

(5) As soon as possible after the department provides the neighborhood committee with a petition form, the department shall conduct a neighborhood meeting. The department shall give notice of the neighborhood meeting to all property owners within the proposed district as evidenced by the last approved city tax roll at least 10 days prior to the neighborhood meeting.

(6) The petition must be on a form furnished by the department. The petition form must include a map of the boundaries of the proposed district, a list of the proposed regulations, the name and address of all property owners within the proposed district, and a statement that by signing the petition the signers are indicating their support of the district.

(7) The petition must be submitted with the following:

(A) The dated signatures of property owners within the proposed district in support of the proposed district.

(i) For a proposed district with 50 or fewer single family structures, the signatures on the petition must be dated within three months following the date of the neighborhood meeting.

(ii) For a proposed district with more than 50 single family structures, the signatures on the petition must be dated within six months following the date of the neighborhood meeting.

(B) The application fee, if applicable.

(i) If a petition is signed by more than 50 percent but less than 75 percent of the lots within the proposed district, the application fee must be paid.

(ii) If a petition is signed by 75 percent or more of the lots within the proposed district, the application fee is waived.

(iii) If the proposed district is authorized pursuant to Section 51A-4.701(a)(1), the application fee is waived.

(C) A map showing the boundaries of the proposed district.

(D) A list of any neighborhood associations that represent the interests of property owners within the proposed district.

(E) A list of the names and addresses of the neighborhood committee members.

(F) Any other information the director determines is necessary.

(8) For purposes of Section 51A-4.701, Zoning Amendments, once a complete petition has been submitted to the director, the accessory dwelling unit overlay shall be treated as a city plan commission authorized public hearing. If the district is initiated by petition, the notice of authorization contained in Section 51A-4.701(a)(1) is not required.

(9) Along with any other required notice, at least 10 days prior to consideration by the city plan commission, the director shall mail a draft of the proposed accessory dwelling unit overlay ordinance and a reply form to all owners of real property within the area of notification. The reply form must allow the recipient to indicate support or opposition to the proposed accessory dwelling unit overlay and give written comments. The director shall report to the city plan commission and the city council the percentage of replies in favor and in opposition, and summarize any comments.

(e) Accessory dwelling unit overlay.

(1) In general.

(A) The provisions of Section 51A-4.704(c), regarding renovation, remodeling, repair, rebuilding, or enlargement of nonconforming structures, remain in effect.

(B) An accessory dwelling unit may not be sold separately from the main building.

(C) An accessory dwelling unit must be compatible with the main building: similar in color, materials, exterior siding, roofing, roof pitch, foundation fascia, and fenestration.

(D) The yard, lot, and space regulations of the accessory dwelling unit overlay must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between the accessory dwelling unit overlay and Division 51A-4.400, the accessory dwelling unit overlay controls.

(2) Yard, lot, and space regulations.

(A) In general. Except as provided in this subsection, the yard, lot, and space regulations of the underlying zoning remain in effect.

(B) Side and rear yard.

(i) If the structure containing the accessory dwelling unit is less than 15 feet in height and is located in the rear 30 percent of the lot, minimum side yard is three feet.

(ii) If the structure containing the accessory dwelling unit is less than 15 feet in height, minimum rear yard is three feet.

(C) Floor area.

(i) Minimum floor area is 200 square feet.

(ii) Maximum floor area is 25 percent of the main structure.

(D) Height. Maximum height of the structure containing the accessory dwelling unit cannot exceed the height of the primary dwelling unit

(E) Location. An accessory dwelling unit may not be located in front of a main structure.

DRAFT

(F) Off-street parking.

(i) Except as provided in this paragraph, a minimum of one space is required.

(ii) Off-street parking may be reduced if 75 percent of the all property owners within the proposed district vote to allow it during the initial process.

(G) Stories. Maximum number stories for an accessory dwelling unit is one.

(7) Owner occupancy.

(A) Except as provided in this paragraph, if one dwelling unit is used as rental accommodations the property owner must reside in the main structure or the accessory dwelling unit during the tenancy.

(B) The owner may be absent for nine months with director approval.

(8) Single family rental program. The rental unit must be registered in the city single family rental program.

SECTION 3. That adjustments will be made to the section references in this ordinance for codification purposes only. A Dallas Development Code section reference containing the symbol "[A]," for example, "Section 51[A]-_____," means that the letter "A" will appear in the Chapter 51A version only, and will not appear in the Chapter 51 version.

SECTION 4. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code. *[If the amendment changes a use chart.]*

SECTION 5. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 6. That Chapter(s) (51 and) 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.