



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 17, 2021
AGENDA

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

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.
** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Sustainable Development and Construction Department at 214-670-4209 by **5:00 p.m. on Tuesday, June 15, 2021**, or register online at: <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference links are available to the public to listen to the meeting WebEx link below:

<https://bit.ly/CPC061721>

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendment
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S201-670**
(CC District 3)
An application to create a 0.719-acre lot from a tract of land in City Block 8606 on property located on Clark Road, south of Mountain Creek Parkway.
Applicant/Owner: I & S Pets Store, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 19, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-672**
(CC District 8)
An application to create a 3.589-acre lot from a tract of land in City Block 8793 on property located on C F Hawn/US Highway No. 175, north of Silverado Drive.
Applicant/Owner: DER Properties, LP
Surveyor: Adams Surveying Company, LLC
Application Filed: May 20, 2021
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-674**
(CC District 8)
An application to create a 5.448-acre lot from a tract of land in City Block 6866 on property located on Bishop College Drive, northwest of Branham Drive.
Applicant/Owner: Paul Quinn Collage
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: May 21, 2021
Zoning: PD 975 (Subarea B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-675**
(CC District 4)
An application to replat a 0.209-acre tract of land containing all of Lot 2 in City Block 29/4228 to create two 4,550-square foot lots on property located on Britton Avenue at East Illinois Avenue, southeast corner.
Applicant/Owner: Isaias Escobar & Rosario Lozado, Cazares Casas, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 21, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-676**
(CC District 4) An application to replat a 1.2753-acre tract of land containing all of Lots 44 through 48 in City Block G/6094 to create one lot on property located on Illinois Avenue at Beauchamp street, northwest corner.
Applicant/Owner: Odessa King-Favorite
Surveyor: Geonav Surveying-Mapping-Scanning
Application Filed: May 21, 2021
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-677**
(CC District 7) An application to replat 0.5903-acre tract of land containing part of Lot 2 and all of Lots 3 and 4 in City Block F/1606 to create one lot on property located on Pine Street at Colonial Avenue, north corner.
Applicant/Owner: Ernest C. Hayden & George W. lovers, Kirk Myers, Abounding Prosperity
Surveyor: Raymond L Goodson JR., Inc.
Application Filed: May 21, 2021
Zoning: PD 595 (NC Tract 28)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-679**
(CC District 6) An application to replat an 11.966-acre tract of land containing all of Lot 1 in City Block 2/6592 to create one 1.859-acre lot and one 10.107-acre lot on property located on Webb Chapel Road at Lyndon B. Johnson Freeway/Interstate Highway No. 635, southwest corner.
Applicant/Owner: Cinemark Partners II, LTD.
Surveyor: 1519 Surveying, LLC
Application Filed: May 21, 2021
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-680**
(CC District 6) An application to replat a 1.155-acre tract of land containing all of Lot 14 in City Block 38/7888 and a tract of land in City Block 38/7888 to create one lot on property located on Oak Lawn Avenue, north of Market Center Boulevard.
Applicant/Owner: Warren L. Blackstone, 1333 Oak Lawn Avenue, LLC
Surveyor: Duenes Land Surveying, LLC
Application Filed: May 24, 2021
Zoning: PD 621 (Subarea 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S201-681**
(CC District 3) An application to create one lot from a 1.5164-acre tract of land in City Block 8598 on property located on Camp Wisdom Road at Clark Road, northwest corner.
Applicant/Owner: Tricon Group USA
Surveyor: Baseline Corporation
Application Filed: May 24, 2021
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S201-671**
(CC District 13) An application to replat a 0.239-acre tract of land containing all of Lot 33 in City Block A/5508 to create two 5,206-square foot lots on property located on Orchid Lane, west of Preston Road.
Applicant/Owner: Park Danial Marks & Sara Marks
Surveyor: Votex Surveying Company
Application Filed: May 20, 2021
Zoning: TH-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Building Line Reduction:

- (11) **S201-678**
(CC District 13) An application to replat a 0.818-acre tract of land containing all of Lot 10 in City Block 5067 into one lot and to reduce an existing platted 50-foot building line to 30-foot along Lakemont Drive and to reduce an existing platted 50-foot building line to 30-foot along Capps Drive on property located on Capps Drive at Lakemont Drive northwest corner.
Applicant/Owner: Brent & Stacy Hicks
Surveyor: Adams Surveying Company, LLC
Application Filed: May 21, 2021
Zoning: R-10A)
Staff Recommendation: **Denial.**

Miscellaneous Items:

- M201-023**
Hannah Carrasco
(CC District 2) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 670, on the south side of West Lovers Lane and west side of Bluffview Boulevard.
Staff Recommendation: **Approval.**
Applicant: Sewell Village Cadillac Company
Representative: Wes Hoblit, Masterplan

Zoning Cases – Consent:

1. **Z201-206(RM)**
Ryan Mulkey
(CC District 10)
An application for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District, on the south line of Forest Lane, west of Meadowknoll Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: HCI Commercial
Representative: Jack Zanger, Triangle Engineering

2. **Z201-230(LG)**
La’Kisha Girder
(CC District 7)
An application for the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of East R. L. Thornton Freeway and west of South Buckner Boulevard.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant: Nick Goodner
Representative: Lauren Nuffer, PE, Kimley-Horn & Associates, Inc.

Zoning Cases – Individual:

3. **Z201-155(LG)**
La’Kisha Girder
(CC District 8)
An application for a Planned Development District for R-7.5(A) Single Family District uses and a Child-care Facility, a Community Service Center and an Open Enrollment Charter School use on property zoned R-7.5(A) Single Family District, on the west side of University Hill Boulevard, north of East Wheatland Road.
Staff Recommendation: **Denial.**
Applicant: International Leadership of Texas
Representative: Rob Baldwin, Baldwin Associates

4. **Z201-228(LG)**
La’Kisha Girder
(CC District 5)
An application for a Specific Use Permit for a Child-care Facility, an Open Enrollment Charter School and a Private School use on property zoned R-7.5(A) Single Family District, at the southwest corner of Cheyenne Road and Limestone Drive.
Staff Recommendation: **Denial.**
Applicant: Nueva Vida New Life Assembly
Representative: Michael Marcyniak, Callaway Architecture

5. **Z201-233(LG)**
La’Kisha Girder
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail District uses on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Vine Street, between Cole Street and Laclede Street.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
- Applicant: ABOG Inc. and ABOG Educational Foundation
- Representative: Suzan Kedron, Jackson Walker LLP

Zoning Cases – Under Advisement:

6. **Z190-315(LG)**
La’Kisha Girder
(CC District 2)
- An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the north line of Empire Central, west of Harry Hines Boulevard with consideration for a Planned Development District for IR Industrial Research District uses.
- Staff Recommendation: **Denial.**
- Applicant: Vibrio Properties I LP
- Representative: Dallas Cothrum, MASTERPLAN
- UA From: November 5, 2020 and December 17, 2020
7. **Z201-212(LG)**
La’Kisha Girder
(CC District 8)
- An application for the expansion of Planned Development District No. 980 on property zoned A(A) Agricultural District, on the south side of Cedardale Road, east of Altamooore Drive.
- Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
- Applicant: Dennis Chovan, Halff Associates
- Representative: Jake Marks, SIOR
- UA From: May 20, 2021
8. **Z201-214(LG)**
La’Kisha Girder
(CC District 9)
- An application for a Planned Development District for single family uses on property zoned R-7.5(A) Single Family District, at the southwest corner of Highland Road and Barbaree Boulevard.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
- Applicant: Rob Baldwin, Baldwin Associates
- Representative: J.G. Moore & Co. Inc.
- UA From: May 20, 2021
9. **Z201-216(LG)**
La’Kisha Girder
(CC District 5)
- An application for a Specific Use Permit for a tower/antenna for cellular communication use on property zoned R-7.5(A) Single Family District, on the east side of Pleasant Drive, north of Lake June Road.
- Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and staff’s recommended conditions.
- Applicant/Representative: Alan Scivally
- UA From: May 20, 2021

10. **Z201-110(AU)**
Andreea Udrea
(CC District 6)
- An application for an amendment to Tract 13(A) for Multi-Family [MF-2(A)] Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road.
Staff Recommendation: **Approval**, subject to submittal of a development plan, and staff's recommended conditions.
Applicant: Greenleaf Ventures, LLC
Representative: Victor Toledo
UA From: May 6, 2021
11. **Z201-140(ND)**
Neva Dean
(CC District 14)
- An application for a Planned Development Subdistrict for CA-1 Central Area Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast side of Nowitzki Way, between North Houston Street and North Field Street.
Staff Recommendation: **Approval**, subject to a conceptual plan, street sections, height zone exhibits, and staff's recommended conditions.
Applicant: North End, LP
Representative: Tommy Mann, Winstead, PC
UA From: May 20, 2021
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Other Matters:

Minutes: June 3, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 17, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, June 17, 2021, via videoconference, at 9:00 a.m., to consider (1) **DCA201-009** - Consideration of amending the Dallas Development Code Chapter 51A-4.302 P(A) Parking Districts to provide procedures for amending a site plan, (2) **DCA201-007** - Consideration of amending the Dallas Development Code Chapter 51A-1.104.1 Applications pertaining to exceptions for neighborhood forest overlay applications and accessory dwelling unit applications; and (3) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link:

<http://bit.ly/ZOAC06172021>

THOROUGHFARE COMMITTEE MEETING - Thursday, June 17, 2021, via videoconference, at 9:00 a.m., to consider. **(1) Young Street Central Business District Street and Vehicular Circulation Plan Amendment** - Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Young Street between Ervay Street and Harwood Street from a three-lane westbound and three-lane eastbound roadway in 120 feet of right-of-way and 33 feet/varying median/33 feet of pavement to a two-lanes westbound and two-lanes eastbound roadway in 80 feet of right-of-way and 50 feet of pavement; and **(2) Bataan Thoroughfare Plan Amendment** - Delete Bataan Street from Singleton Boulevard to Commerce Street from the Thoroughfare Plan. The public may attend the meeting via the videoconference link <http://bit.ly/CPCTC0617> or call in (audio only) 469-217-7604 phone conference ID: 930 856 271#.

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

CITY PLAN COMMISSION**THURSDAY, JUNE 17, 2021****FILE NUMBER:** S201-670**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Clark Road, south of Mountain Creek Parkway**DATE FILED:** May 19, 2021**ZONING:** CR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 0.719-acres **MAPSCO:** 71B, L**APPLICANT/OWNER:** I & S Pets Store, LLC

REQUEST: An application to create a 0.719-acre lot from a tract of land in City Block 8606 on property located on Clark Road, south of Mountain Creek Parkway.

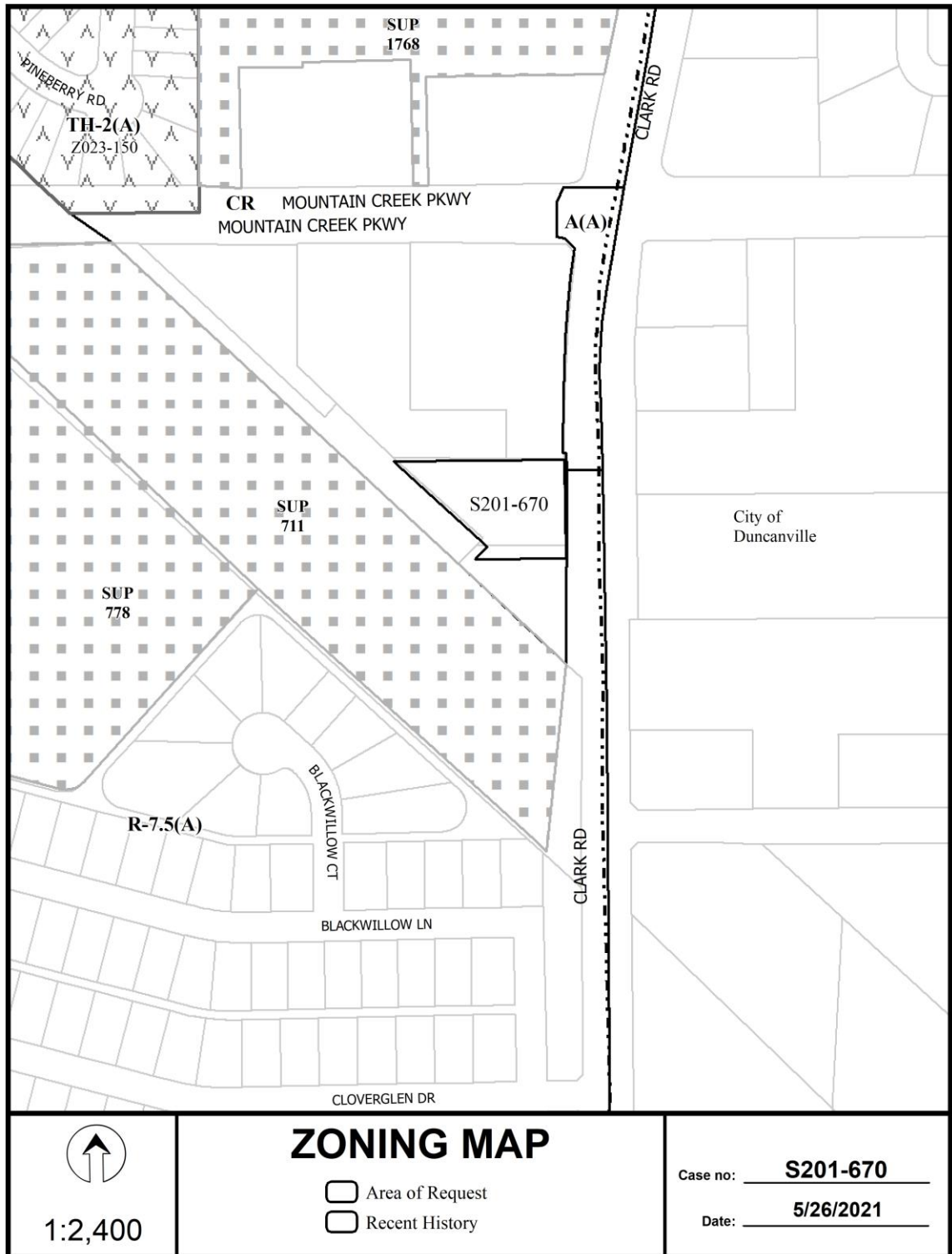
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail 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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat

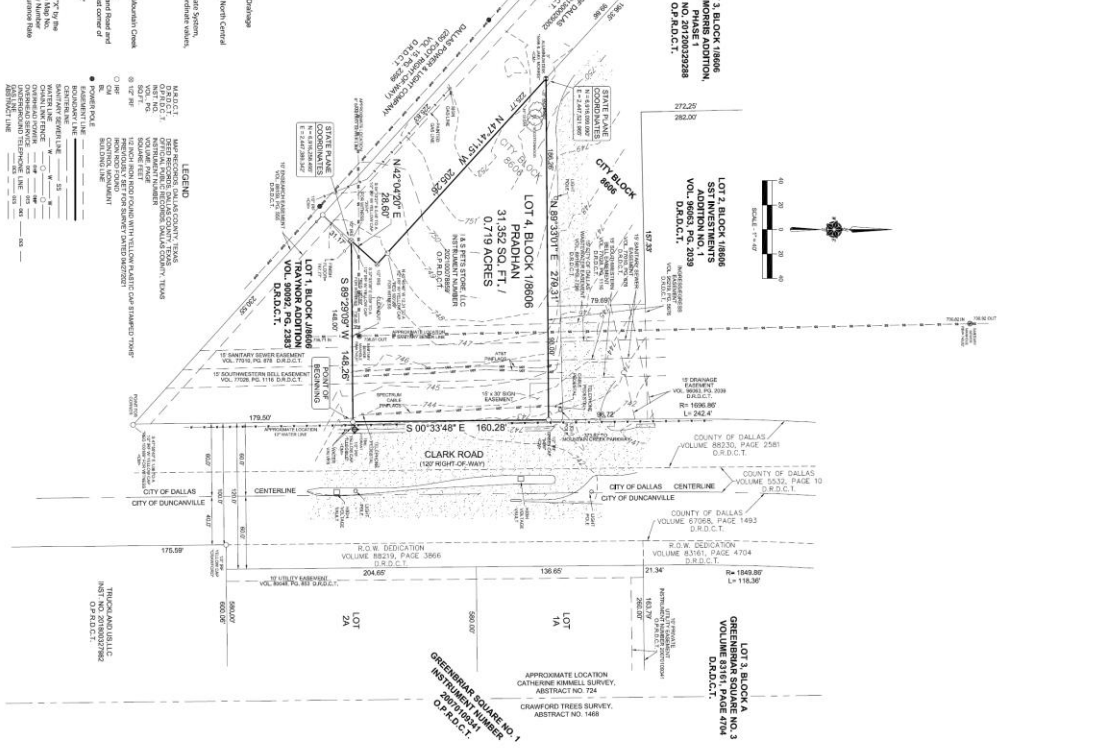
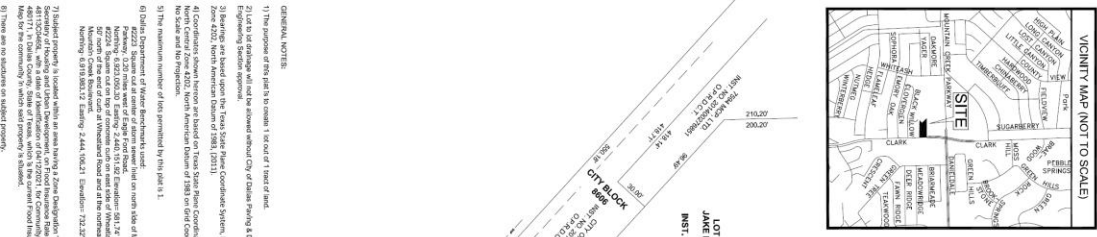
Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e).
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. 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. 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. 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.
20. On the final plat, identify the property as Lot 4 in City Block 1/8606. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S201-670 </u> Date: <u> 5/26/2021 </u>
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GENERAL NOTES:

- The location of this plat is shown in a list of lot and block.
- Lot 4, Block 18806 is not to be subdivided into lots smaller than 1/4 acre.
- Engineering records are on file with the City of Dallas.
- Survey was based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (NAD 83).
- The maximum number of lots permitted by this plat is 1.
- State Department of Water Permit is required for any work in the Dallas Creek.
- Property is to be subdivided into lots of approximately 1/4 acre.
- Survey was conducted in accordance with the Texas Surveying and Mapping Act, Chapter 181, Section 181.001, and the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (NAD 83) on all of the lots shown on this plat.
- This plat is subject to all other laws, rules, regulations, and resolutions of the City of Dallas, Texas, and the State of Texas, which apply to the subdivision of land.
- This plat is subject to all other laws, rules, regulations, and resolutions of the City of Dallas, Texas, and the State of Texas, which apply to the subdivision of land.

OWNER'S DECLARATION:

I, **1.8 PETS STONE, LLC**, state owner, do hereby certify that I am the owner of the property described in this plat, and that I have the full right, power, and authority to execute this plat. I have read the plat and understand the contents thereof, and I agree to the terms and conditions of this plat. I agree to pay all costs of recording this plat and to defend, maintain, and hold harmless the City of Dallas, Texas, and the State of Texas, and their respective officers, employees, agents, and representatives, from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of Dallas, Texas, or the State of Texas, or their respective officers, employees, agents, and representatives, arising out of or from the recording of this plat or the subdivision of the property described herein.

OWNER'S DECLARATION:

I, **1.8 PETS STONE, LLC**, state owner, do hereby certify that I am the owner of the property described in this plat, and that I have the full right, power, and authority to execute this plat. I have read the plat and understand the contents thereof, and I agree to the terms and conditions of this plat. I agree to pay all costs of recording this plat and to defend, maintain, and hold harmless the City of Dallas, Texas, and the State of Texas, and their respective officers, employees, agents, and representatives, from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the City of Dallas, Texas, or the State of Texas, or their respective officers, employees, agents, and representatives, arising out of or from the recording of this plat or the subdivision of the property described herein.

PRELIMINARY PLAT

LOT 4, BLOCK 18806

FRADDAK I

3.0719 ACRES

ABSTRACT NO. 728

CITY OF DALLAS

CITY PLAN FILE NO. S201-670

ENGINEERING PLAN NO. 3117

DATE: 06/17/2021

CITY PLAN COMMISSION

THURSDAY, JUNE 17, 2021

FILE NUMBER: S201-672

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: C F Hawn/US Highway No. 175, north of Silverado Drive

DATE FILED: May 20, 2021

ZONING: CS

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 3.589-acres **MAPSCO:** 69A, J

APPLICANT/OWNER: DER Properties, LP

REQUEST: An application to create a 3.589-acre lot from a tract of land in City Block 8793 on property located on C F Hawn/US Highway No. 175, north of Silverado Drive.

SUBDIVISION HISTORY:

1. S167-239 was a request northeast of the present request to replat a 10.685-acre tract of land containing all of Lots 5 through 8, Lot 10, and all of Lots 14 through 16 in City Block 8795 to create 9 lots ranging in size from 0.662-acres to 2.394-acres on property located on Ravenview Road at Garden Springs Drive, southeast corner. The request was approved August 3, 2017 but has not been recorded.

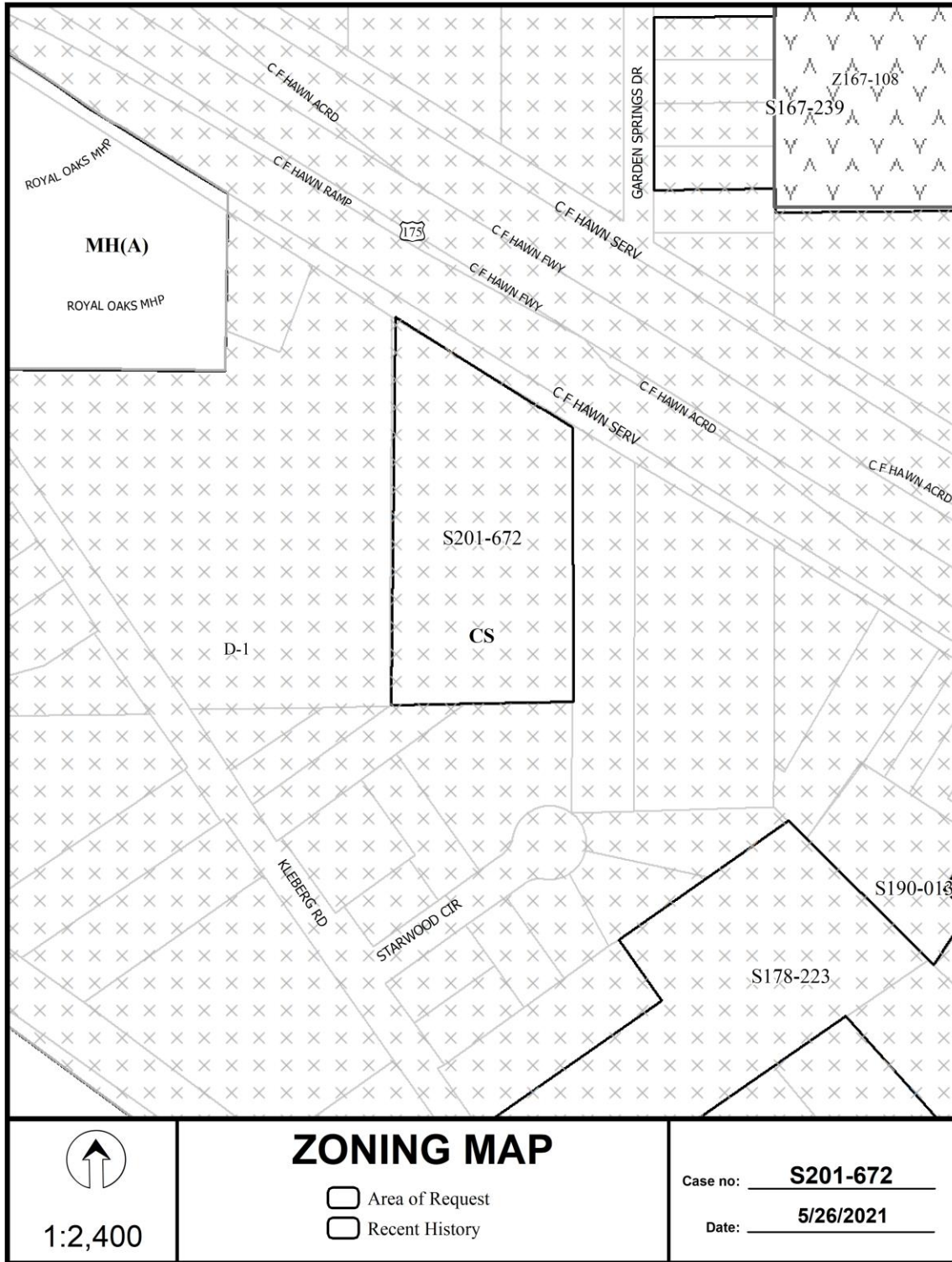
STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments


must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
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 distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Engineer must 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).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. On the final plat, change "U.S. HWY 175" to "C F Hawn Freeway / U.S. Highway No. 175". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 1 in City Block P/8793. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S201-672 </u> Date: <u> 5/26/2021 </u>
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CITY PLAN COMMISSION**THURSDAY, JUNE 17, 2021****FILE NUMBER:** S201-674**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Bishop College Drive, northwest of Branham Drive**DATE FILED:** May 21, 2021**ZONING:** PD 975 (Subarea B)**PD LINK:** <http://dallascityattorney.com/51P/Articles/PDF/Article%20975.pdf>**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 5.448-acres **MAPSCO:** 66Q**APPLICANT/OWNER:** Paul Quinn Collage**REQUEST:** An application to create a 5.448-acre lot from a tract of land in City Block 6866 on property located on Bishop College Drive, northwest of Branham Drive.**SUBDIVISION HISTORY:**

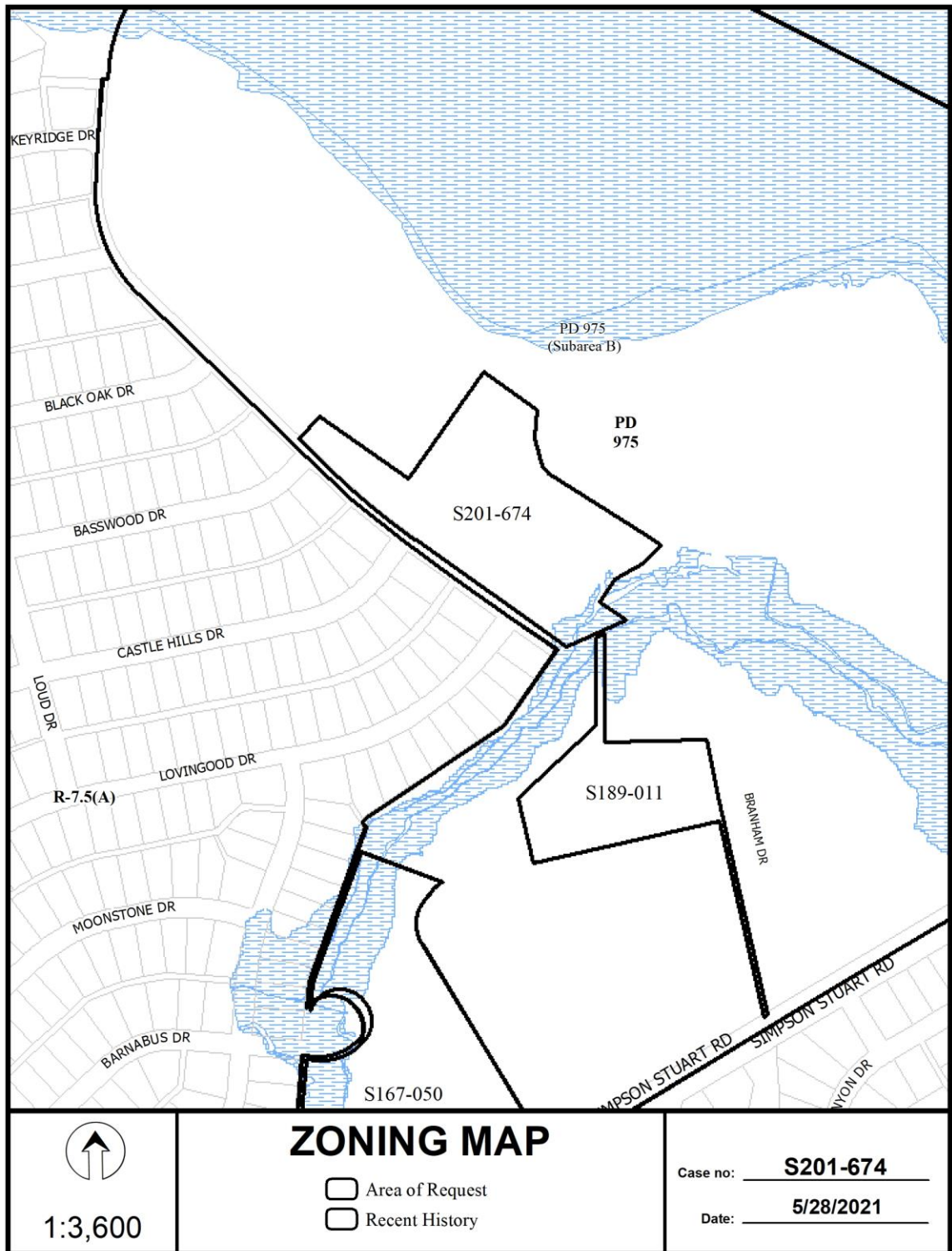
1. S189-011 was a request southeast of the present request to create one 2.729-acre lot from a tract of land in City Block 6866 on property located at 3837 Simpson Stuart road, east of Bonnie View Road. The request was approved November 1, 2018 but has not been recorded.
2. S167-050 was a request south of present request to create one 9.636-acre lot from a tract of land in City Block 6866 on property located on Simpson Stuart Road at Highland Hills Drive, northeast corner. The request was approved January 5, 2017 but has not been recorded.

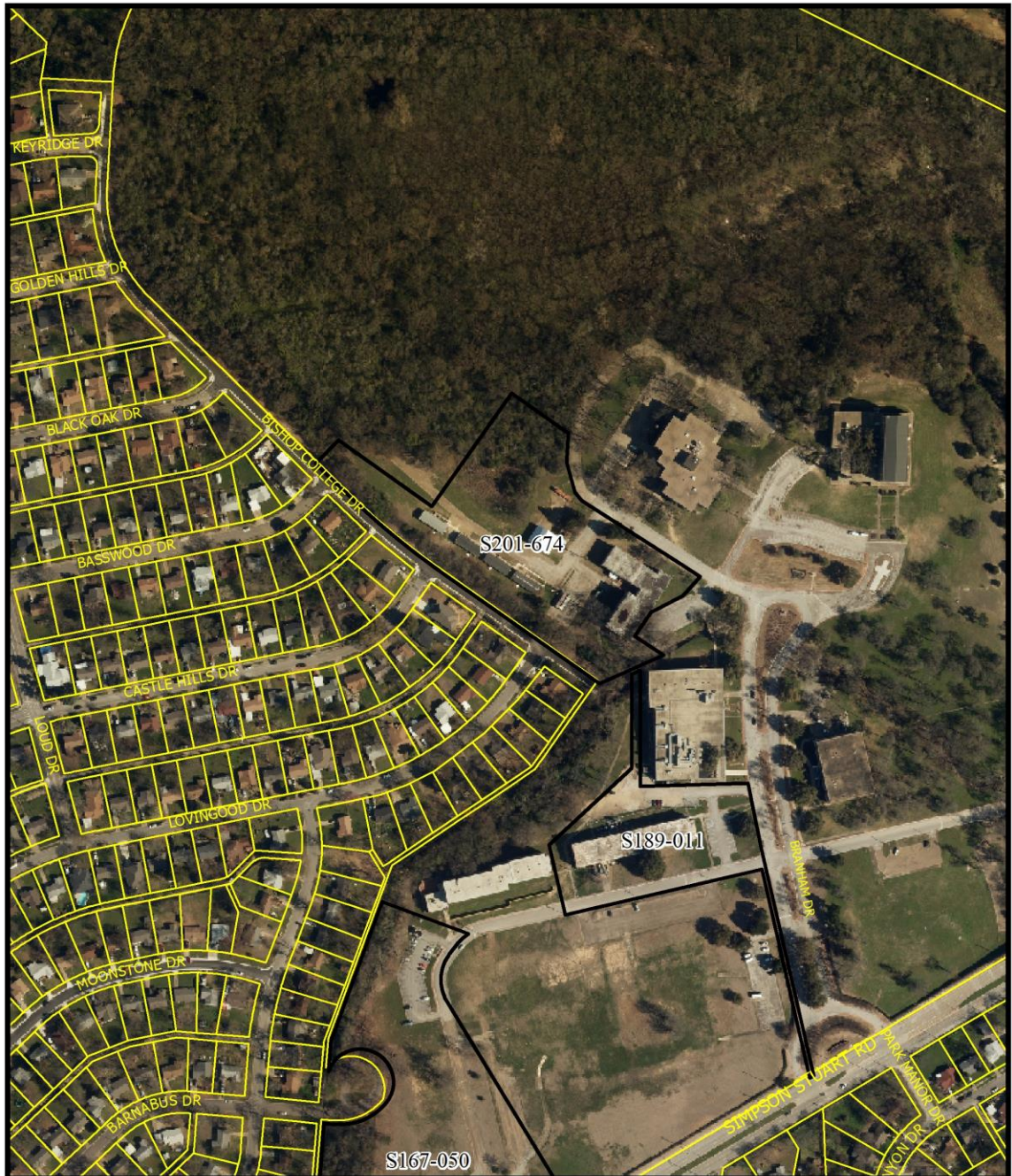
STAFF RECOMMENDATION: The request complies with the requirements of PD 975 (Subarea B); therefore, staff recommends approval of the request subject to compliance with the following conditions:


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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
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, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
17. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
19. 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.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).

21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. Notice: Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
27. On the final plat identify the property as Lot 1 in City Block D/6866. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S201-674 </u> Date: <u> 5/28/2021 </u>
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CITY PLAN COMMISSION**THURSDAY, JUNE 17, 2021****FILE NUMBER:** S201-675**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Britton Avenue at East Illinois Avenue, southeast corner**DATE FILED:** May 21, 2021**ZONING:** CR**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.209-acres**MAPSCO:** 55T**APPLICANT/OWNER:**

REQUEST: An application to replat a 0.209-acre tract of land containing all of Lot 2 in City Block 29/4228 to create two 4,550-square foot lots on property located on Britton Avenue at East Illinois Avenue, southeast corner.

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

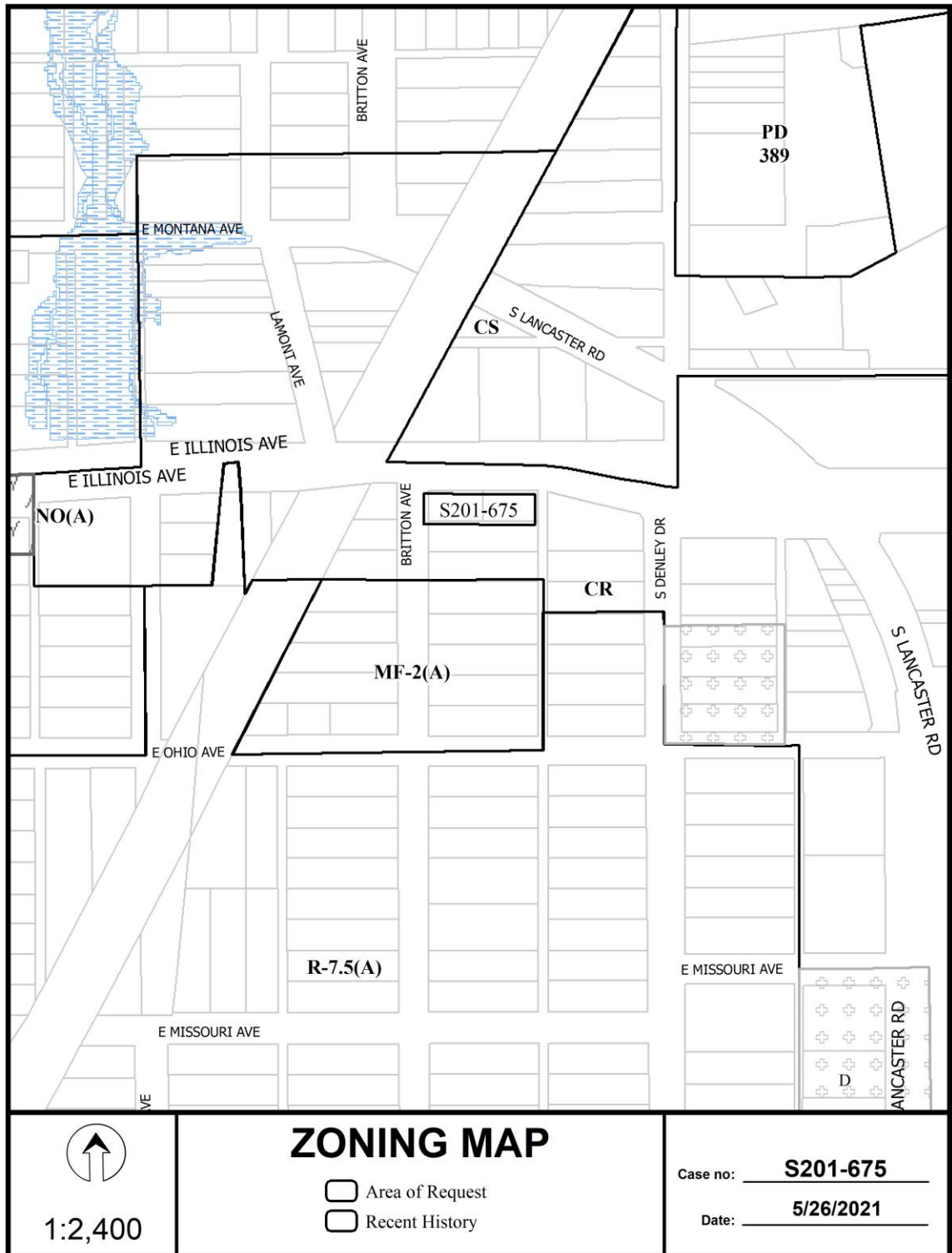
STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat


Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 50-feet of right-of-way (via fee simple) from the established center line of East Illinois Avenue. 51A 8.602(c).
16. On the final plat, dedicate 28-feet of right-of-way (via fee simple or Street easement) from the established centerline of Britton Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of East Illinois Avenue and Britton Avenue. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of East Illinois Avenue & the alley. Section 51A-8.602(e),
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. Engineer must 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).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

24. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Prior to final plat, contact Real estate regarding fence located in visibility triangle at the intersection of East Illinois Avenue and Britton Avenue.
26. On the final plat identify the property as Lots 2A and 2B in City Block 29/4228. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S201-675 </u> Date: <u> 5/26/2021 </u>
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CITY PLAN COMMISSION

THURSDAY, JUNE 17, 2021

FILE NUMBER: S201-676

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Illinois Avenue at Beauchamp Street, northwest corner

DATE FILED: May 21, 2021

ZONING: CS

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 1.2753-acres **MAPSCO:** 56S, T

APPLICANT/OWNER: Odessa King-Favorite

REQUEST: An application to replat a 1.2753-acre tract of land containing all of Lots 44 through 48 in City Block G/6094 to create one lot on property located on Illinois Avenue at Beauchamp street, northwest corner.

SUBDIVISION HISTORY:

1. S190-204 was a request northwest of the present to create one 22.012-acre lot from a tract of land in City Block 6091 on property located at the terminus of Tips Boulevard, east of Southern Oaks Boulevard. The request was approved September 3, 2020 but has not been recorded.
2. S190-162 was a request north of present request to replat a 0.527-acre tract of land containing all of Lot 15A in City Block 2/6091 to create 3 residential lots ranging in size from 7,557 square feet to 7,847 square feet on property located on Leatherwood Street, north of Overton Road. The request was approved July 9, 2020 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service 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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 28-feet of right-of-way (via fee simple or Street easement) from the established centerline of Beauchamp street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Beauchamp Street and Illinois Avenue. Section 51A 8.602(d)(1).
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. On the final plat, change "East Illinois Ave (State Highway No. 346)" to "Illinois Avenue (F.K.A. State Highway No. 246)". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change "Beauchamp Avenue" to "Beauchamp Street (A.K.A. Beauchamp Avenue)". Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lot 44A in City Block G/6094. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S201-676 </u> Date: <u> 5/26/2021 </u>
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STATE OF TEXAS

THE City of Dallas, Texas, is the owner of a certain parcel of land located in the County of Dallas, Texas, and is desiring to sell the same to the highest bidder for cash at public auction. The parcel of land is described as follows: [Detailed description of the land parcel, including lot numbers and owner names like CELSO BOTO-CORTEGA AND WIFE, FAVORITE COESSA KING, etc.]

The City of Dallas, Texas, is the owner of a certain parcel of land located in the County of Dallas, Texas, and is desiring to sell the same to the highest bidder for cash at public auction. The parcel of land is described as follows: [Detailed description of the land parcel, including lot numbers and owner names like CELSO BOTO-CORTEGA AND WIFE, FAVORITE COESSA KING, etc.]

The City of Dallas, Texas, is the owner of a certain parcel of land located in the County of Dallas, Texas, and is desiring to sell the same to the highest bidder for cash at public auction. The parcel of land is described as follows: [Detailed description of the land parcel, including lot numbers and owner names like CELSO BOTO-CORTEGA AND WIFE, FAVORITE COESSA KING, etc.]

AGENTS:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]



- DISCLAIMER:**
- The City of Dallas, Texas, is the owner of a certain parcel of land located in the County of Dallas, Texas, and is desiring to sell the same to the highest bidder for cash at public auction.
 - The City of Dallas, Texas, is the owner of a certain parcel of land located in the County of Dallas, Texas, and is desiring to sell the same to the highest bidder for cash at public auction.
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DISCLAIMER:

The City of Dallas, Texas, is the owner of a certain parcel of land located in the County of Dallas, Texas, and is desiring to sell the same to the highest bidder for cash at public auction. The parcel of land is described as follows: [Detailed description of the land parcel, including lot numbers and owner names like CELSO BOTO-CORTEGA AND WIFE, FAVORITE COESSA KING, etc.]

GEONAV

SURVEILING, MAPPING - SCANNING

4115 MCCOY RD, SUITE 110, CARROLLTON, TEXAS 75006
 972.474.7447
 1802 STEWART ST, SUITE 100, DALLAS, TEXAS 75201

DATE: MAY 21, 2021 DRAWN BY: LEO

PRELIMINARY PLAT
LOTS 1, BLOCK G6094,
PEACEFUL REST
ADDITION

SITuated IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CIVIL ENGINEER PLAT FILE NO. NA

CITY PLAN COMMISSION

THURSDAY, JUNE 17, 2021

FILE NUMBER: S201-677

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Pine Street at Colonial Avenue, north corner.

DATE FILED: May 21, 2021

ZONING: PD 595 (NC Tract 28)

PD LINK: <http://dallascityattorney.com/51P/Articles/PDF/Article%20595.pdf>

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 0.5903-acres **MAPSCO:** 56B

APPLICANT/OWNER: Ernest C. Hayden & George W. lovers, Kirk Myers, Abounding Prosperity

REQUEST: An application to replat 0.5903-acre tract of land containing part of Lot 2 and all of Lots 3 and 4 in City Block F/1606 to create one lot on property located on Pine Street at Colonial Avenue, north corner.

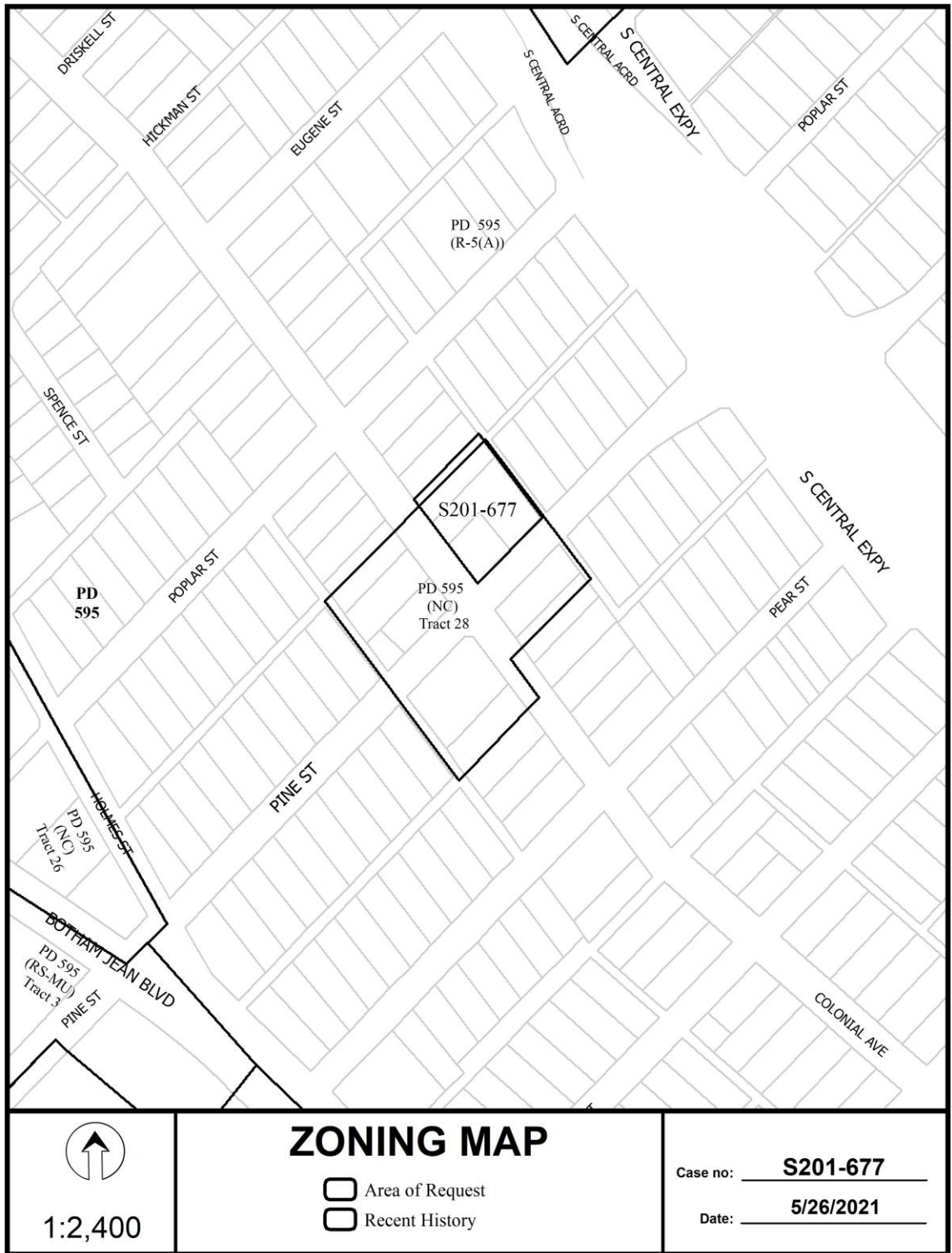
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

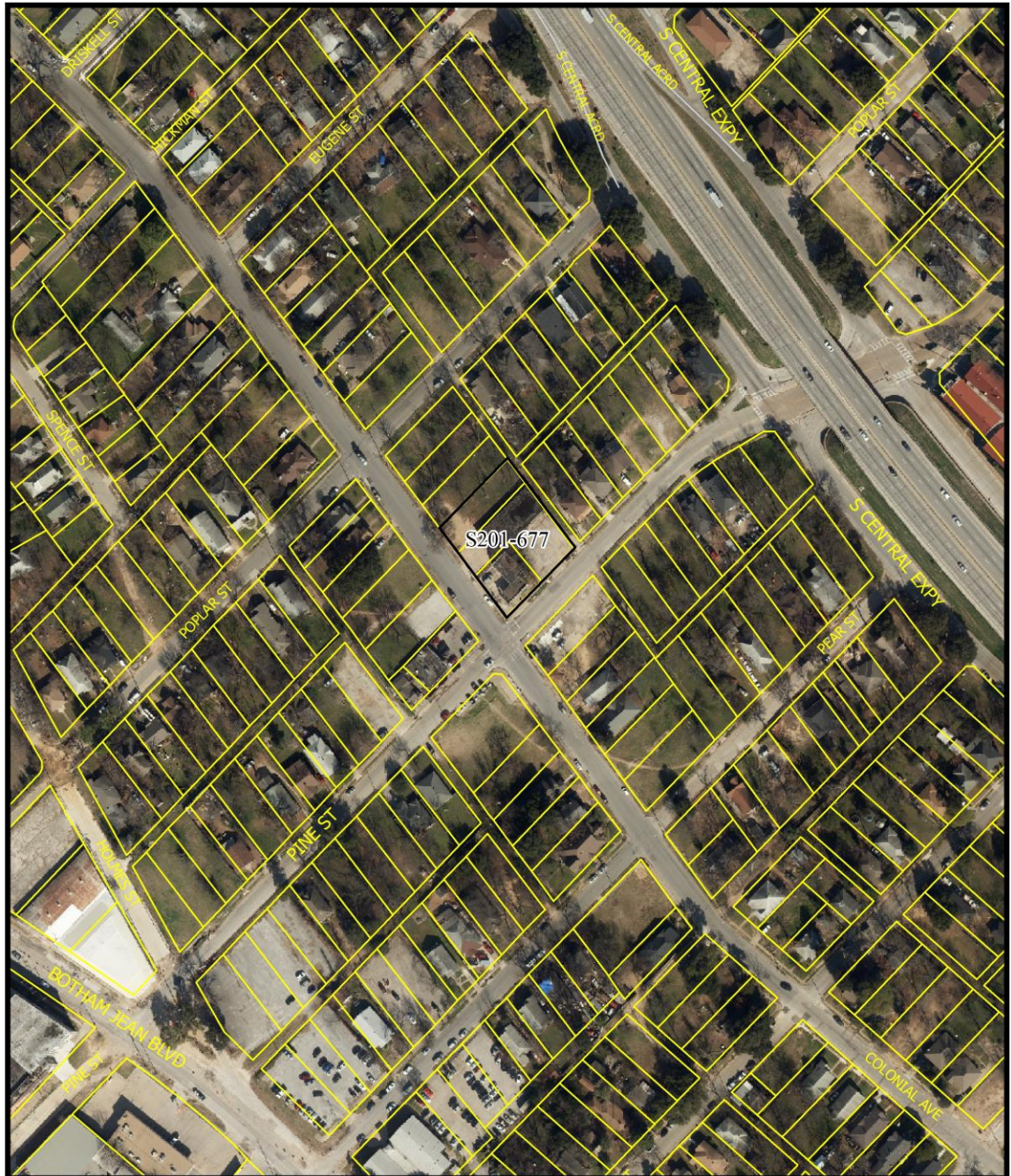
STAFF RECOMMENDATION: The request complies with the requirements of PD 595 (NC Tract 28); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 28-feet of right-of-way (via fee simple or Street easement) from the established centerline of Pine Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Pine Street and Colonial Avenue. Section 51A 8.602(d)(1).
17. Prior to final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Pine Street & the alley. Section 51A-8.602(e),
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
25. On the final plat, identify the property as Lot 2A in City Block F/1606. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S201-677

Date: 5/26/2021

OWNER'S CERTIFICATE

Whereas Abounding Prospectively Incorporated, Ken Myers, Ernest C. Hayden and George W. Low...

WHEREAS the undersigned, a duly qualified and duly licensed Professional Land Surveyor, licensed by the State of Texas...

STATE OF TEXAS
COUNTY OF DALLAS
I, Ernest C. Hayden, do hereby certify that the foregoing plat was prepared by me...

OWNER: ABOUNDING PROSPECTIVE INCORPORATED
Owner: Ken Myers
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER'S CERTIFICATION

Now Abounding Prospectively acting by and through its duly qualified and duly licensed Professional Land Surveyor...

WHEREAS the undersigned, a duly qualified and duly licensed Professional Land Surveyor, licensed by the State of Texas...

STATE OF TEXAS
COUNTY OF DALLAS
I, Ernest C. Hayden, do hereby certify that the foregoing plat was prepared by me...

OWNER: ABOUNDING PROSPECTIVE INCORPORATED
Owner: Ken Myers
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

GENERAL NOTES

- 1. Showing the plat on the Texas Commission on Public Safety...
2. All of the lots shown on this plat are to be divided into lots...
3. The plat is subject to the provisions of the Texas Commission on Public Safety...

Scale: 1" = 20'

DATE: MAY 2021

OWNER: ABOUNDING PROSPECTIVE INCORPORATED
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

OWNER: ERNEST C. HAYDEN & ERNEST C. HAYDEN
Owner: Ernest C. Hayden
Signature: Ernest C. Hayden
Name: Ernest C. Hayden

CITY PLAN COMMISSION

THURSDAY, JUNE 17, 2021

FILE NUMBER: S201-679

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Webb Chapel Road at Lyndon B. Johnson Freeway / Interstate Highway No. 635, southwest corner

DATE FILED: May 21, 2021

ZONING: RR

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 11.699-acres

MAPSCO: 13X

APPLICANT/OWNER: Cinemark Partners II, LTD.

REQUEST: An application to replat an 11.966-acre tract of land containing all of Lot 1 in City Block 2/6592 to create one 1.859-acre lot and one 10.107-acre lot on property located on Webb Chapel Road at Lyndon B. Johnson Freeway / Interstate Highway No. 635, southwest corner.

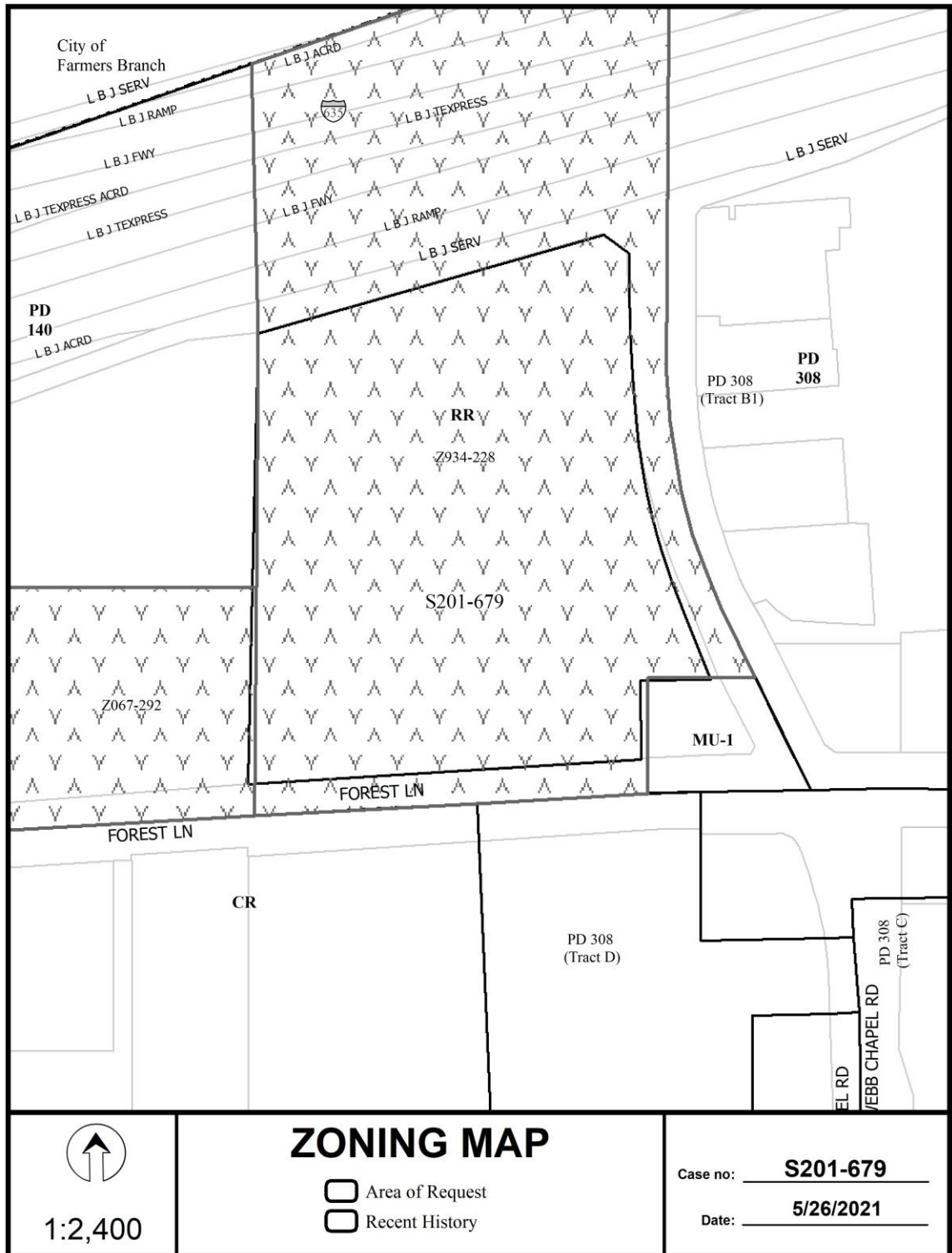
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the RR Regional Retail 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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 50-feet of right-of-way (via fee simple) from the established center line of Webb Chapel Road. 51A 8.602(c).
16. On the final plat, dedicate 60-feet of right-of-way (via fee simple) from the established center line of Forest lane 51A 8.602(c).
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
18. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
19. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
22. 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.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

26. On the final plat, chose a new or different addition name. Platting Guidelines.
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
28. 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.
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. 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.
31. On the final plat, identify the property as Lots 1A and 1B in City Block 2/6592. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



CITY PLAN COMMISSION**THURSDAY, JUNE 17, 2021****FILE NUMBER:** S201-680**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Oak Lawn Avenue, north of Market Center Boulevard**DATE FILED:** May 24, 2021**ZONING:** PD 621 (Subarea 1)**PD LINK:** <http://dallascityattorney.com/51P/Articles/PDF/Article%20621.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.155-acres **MAPSCO:** 44H**APPLICANT/OWNER:** Warren L. Blackstone, 1333 Oak Lawn Avenue, LLC

REQUEST: An application to replat a 1.155-acre tract of land containing all of Lot 14 in City Block 38/7888 and a tract of land in City Block to create one lot on property located on Oak Lawn Avenue, north of Market Center Boulevard.

SUBDIVISION HISTORY:

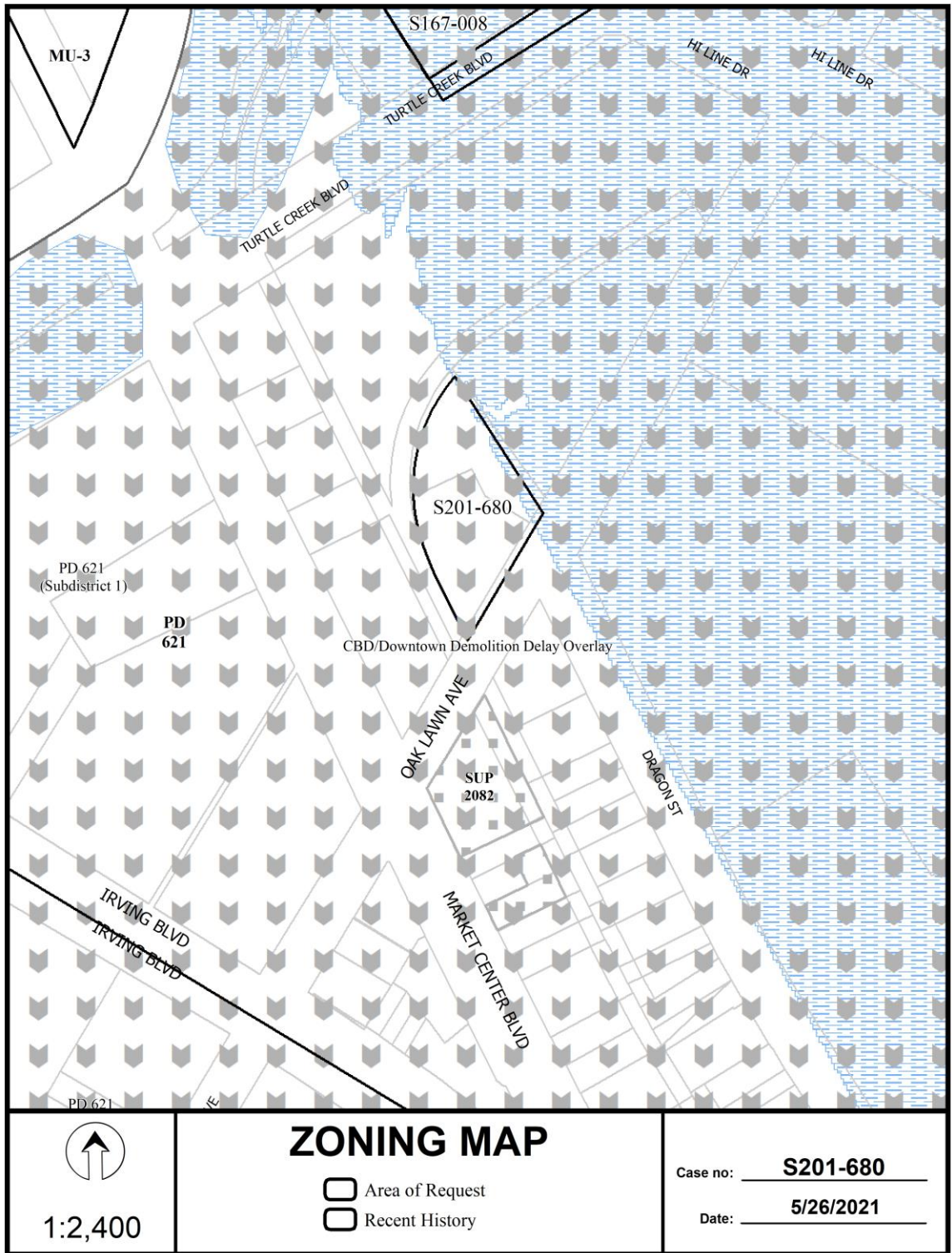
1. S167-008 was a request north of the present to replat a 1.044-acre tract of land containing part of Lots 5 and 7 in City Block 36/7888 to create one lot on property located on Turtle Creek Boulevard at Hi-Line Drive, southwest corner. The request was approved November 10, 2016 and recorded, September 23, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of PD 621 (Subarea 1); 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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 50-feet of right-of-way (via fee simple) from the established center line of Oak Lawn Avenue 51A 8.602(c).
16. Location is in the Turtle Creek Sump (WSE 401-feet). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, chose a new or different addition name. Platting Guidelines.

22. Engineer must 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).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
27. If water meter size will be the same size as the public main, submit proposed wastewater discharge (gpm) and pressure (psi) of development for further assessment.
28. Prior to final plat, verify if a building is over the 40-foot wide storm easement (V.4188, Pg. 541) and another building is over the 12-foot easement (V. 23, Pg. 165), if that's correct contact Real Estate regarding options available.
29. Prior to final plat, verify if there is an alley between the Subject property and property to the east and that there is no encroachment into city right-of-way, Real estate release is required.
30. On the final plat, change "Oak Lawn Ave" to "Oak Lawn Avenue". Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, change "Dragon St." to "Dragon Street". Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, identify the property as Lot 14 in City Block 38/7888. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S201-680

Date: 5/26/2021

CITY PLAN COMMISSION

THURSDAY, JUNE 17, 2021

FILE NUMBER: S201-681

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Camp wisdom Road at Clark Road, northwest corner

DATE FILED: May 24, 2021

ZONING: RR

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 1.5164-acres **MAPSCO:** 61B-U

APPLICANT/OWNER: Tricon Group USA

REQUEST: An application to create one lot from a 1.5164-acre tract of land in City Block 8598 on property located on Camp wisdom Road at Clark Road, northwest corner.

SUBDIVISION HISTORY:

1. S189-147 was a request south of the present to create 3 lots from a 4.447-acre tract of land in City Blocks 8680 and 8721 on property located on Camp Wisdom Road at Clark Road, southwest corner. The request was approved April 4, 2019 but has not been recorded.

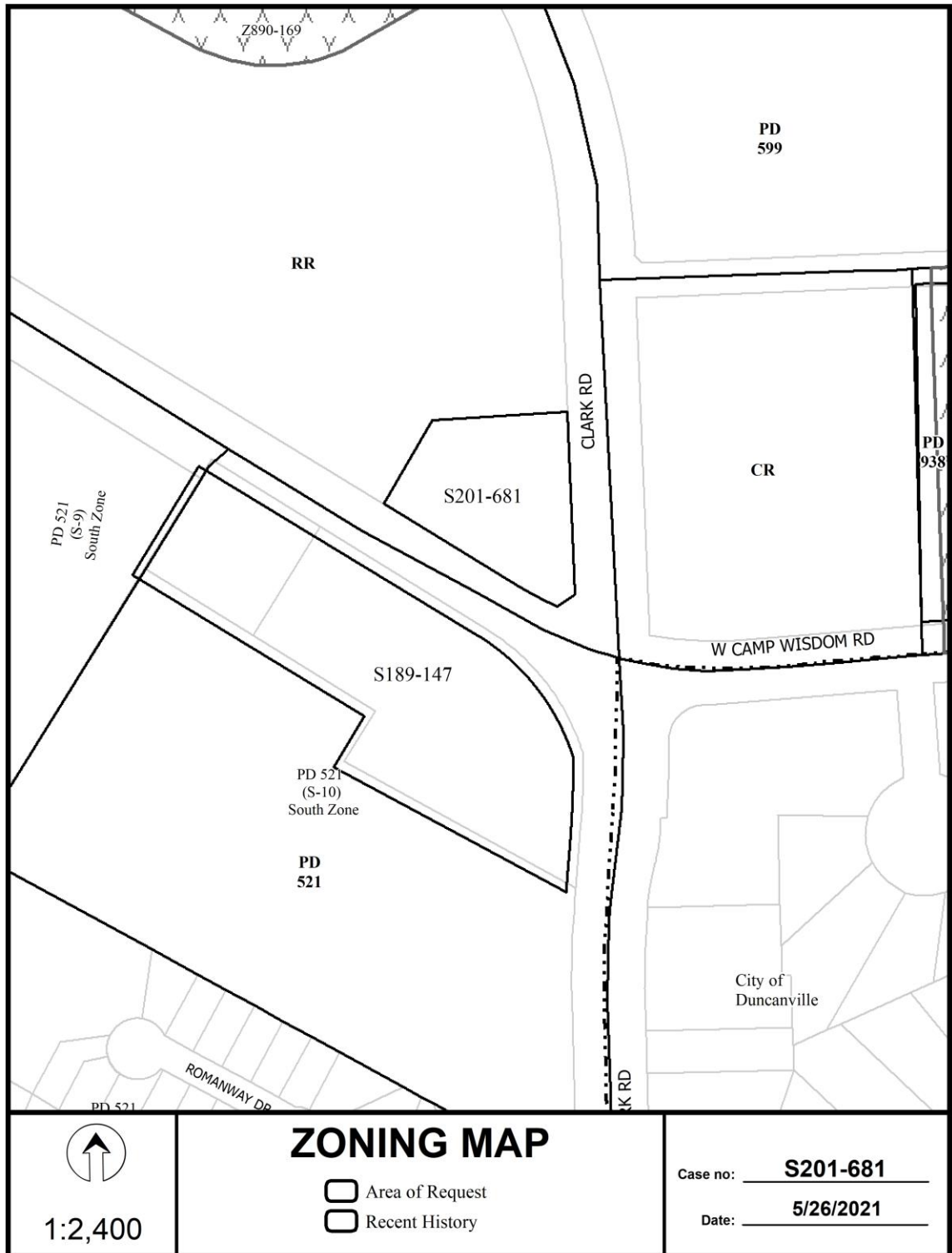
STAFF RECOMMENDATION: The request complies with the requirements of the RR Regional Retail District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments


must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 53.5-feet of right-of-way (via fee simple) from the established center line of Camp wisdom Road 51A 8.602(c).
16. On the final plat, dedicate 60-feet of right-of-way (via fee simple or Street easement) from the established centerline of Clark Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or Street easement) at the intersection of Camp wisdom Road and Clark Road Section 51A 8.602(d)(1).
18. Prior to final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
19. On the final plat, include a note that the site is within the 65 LDN contour of Hensley Field and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.

23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. On the final plat, change “West Camp Wisdom Road to “Camp Wisdom Road”. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lot 1 in City Block B/8598. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S201-681 </u> Date: <u> 5/26/2021 </u>
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CITY PLAN COMMISSION**THURSDAY, JUNE 17, 2021****FILE NUMBER:** S201-671**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Orchid Lane, west of Preston Road**DATE FILED:** May 20, 2021**ZONING:** TH-1(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.239-acre**MAPSCO:** 25F**APPLICANT/OWNER:** Park Danial Marks & Sara Marks

REQUEST: An application to replat a 0.239-acre tract of land containing all of Lot 33 in City Block A/5508 to create two 5,206-square foot lots on property located on Orchid Lane, west of Preston Road.

SUBDIVISION HISTORY:

1. S190-147 is a request east of the present request to replat a 0.239-acre tract of land containing all of Lot 26 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive. The request was approved June 18, 2020 but has not been recorded.
2. S190-148 is a request east of the present request to replat a 0.239-acre tract of land containing all of Lot 29 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive. The request was approved June 18, 2020 but has not been recorded.
3. S190-149 is a request northeast of the present request to replat a 0.254-acre tract of land containing all of Lot 44 in City Block C/5508 to create two 5,525 square foot lots on property located on Orchid Lane, east of Park Preston Drive. Was approved June 18, 2020 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On June 2, 2021, 32 notices were sent to property owners within 200 feet of the proposed plat.

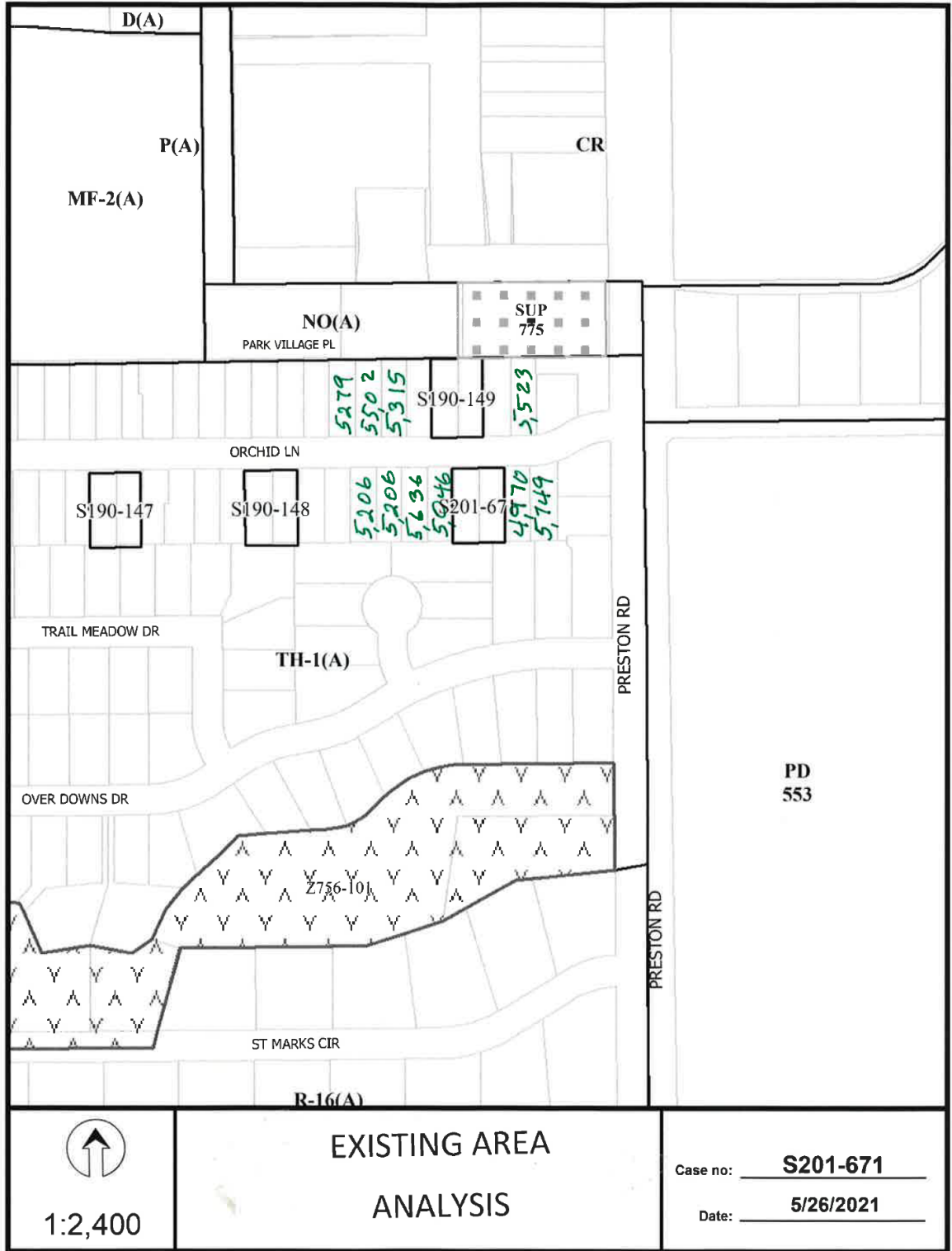
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of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

- The properties in the immediate area of the request have widths of 42.5-feet and areas ranging in size from 4,970 square feet to 5,636 square feet.

Staff concludes that the request complies with Section 51A-8.503, but it does not meet the density requirement of TH-1(A) which is 6 dwellings per acre and the existing density is 8 dwellings per acre which is greater than the TH-1(A) density; however, the request does not add to the nonconformity of the TH-1(A) density; therefore, staff recommends approval of the request subject to compliance with the following conditions:

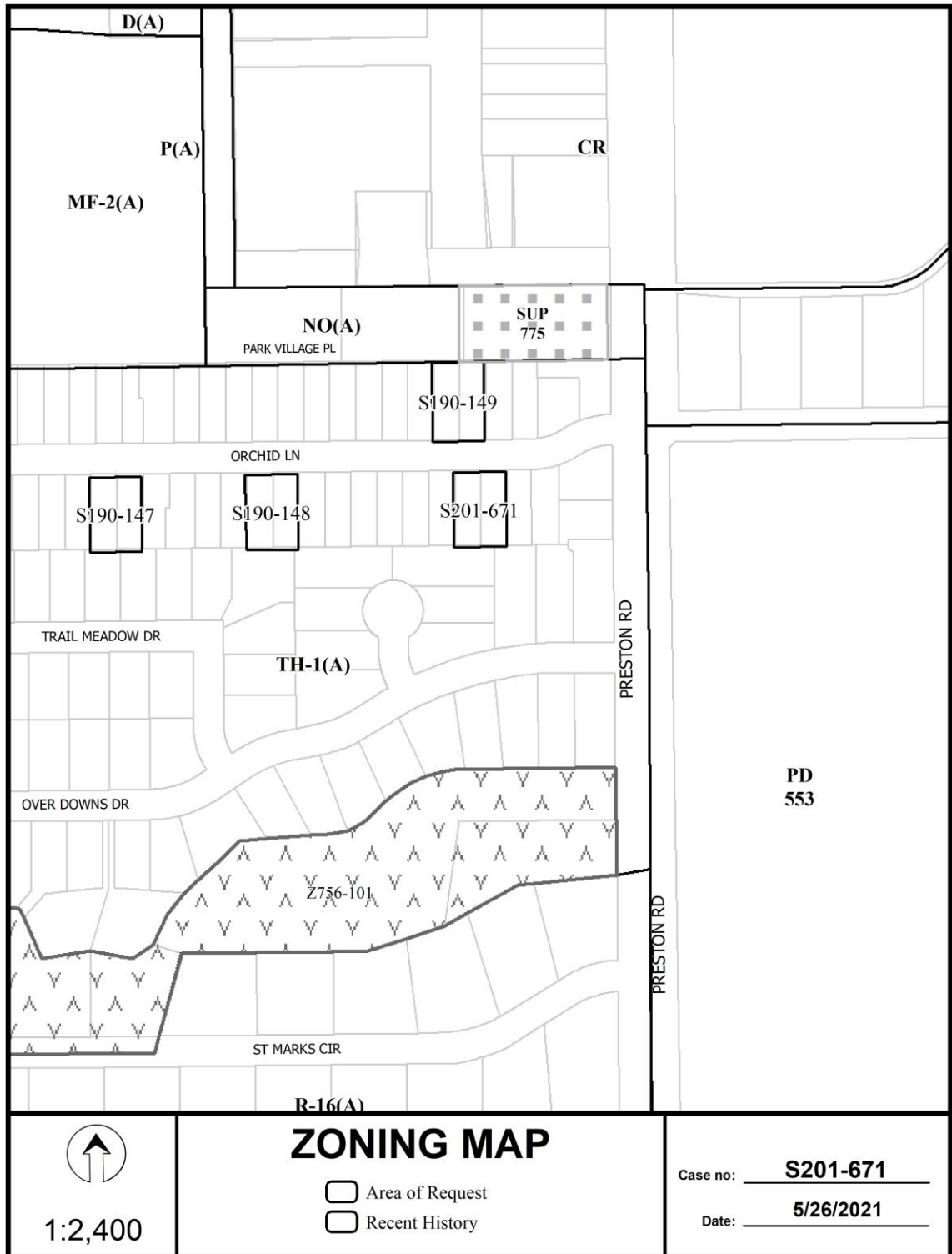
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
3. 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.
4. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
5. The number and location of fire hydrants must comply with the Dallas Fire Code.
6. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
7. 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.
8. 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."
9. 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
10. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
11. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
12. The number of lots permitted by this plat is two.
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP).51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
15. On the final plat, show recording information on all existing easements within 150 feet of the property.

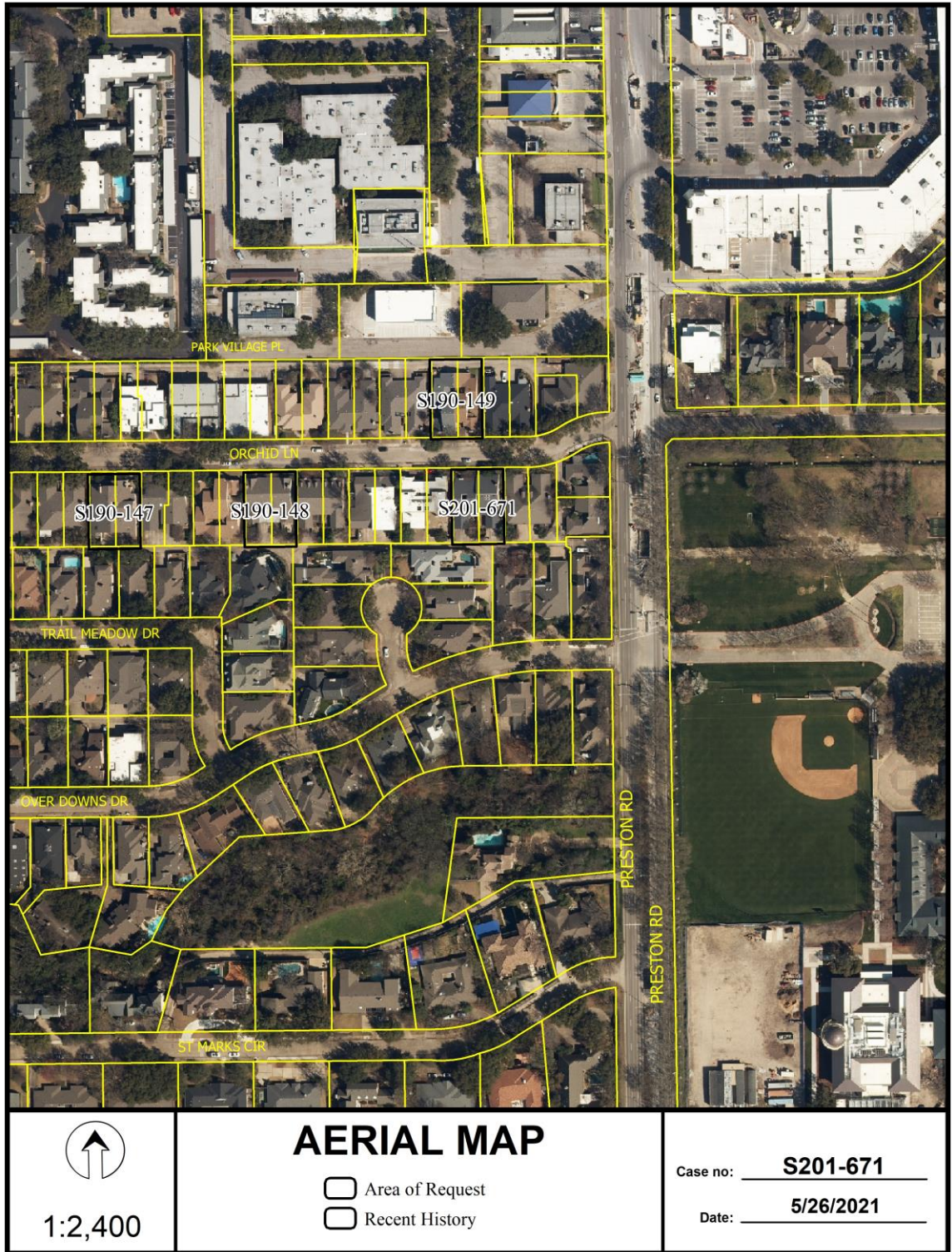
16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, 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.
17. 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.
18. On the final plat, change “Overdowns Circle” to “Over Downs Circle”. Section 51A-8.403(a)(1)(A)(xii)
19. On the final plat, identify the property as Lots 33A and 33B in City Block A/5508. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



EXISTING AREA
ANALYSIS

Case no: S201-671
Date: 5/26/2021



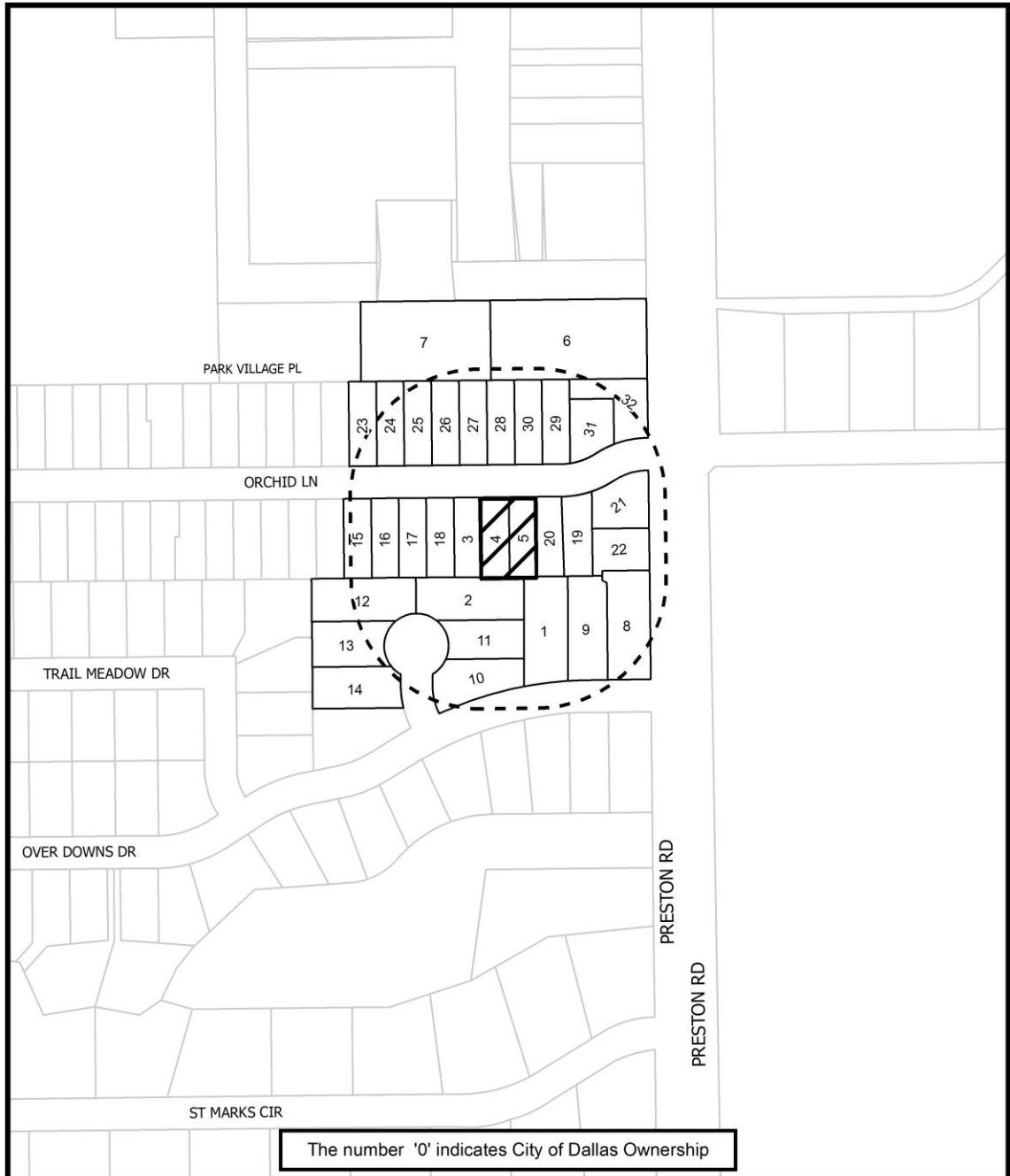



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AERIAL MAP

Area of Request
 Recent History

Case no: S201-671
 Date: 5/26/2021



 1:2,400	NOTIFICATION	Case no: S201-671			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">32</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	32	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
32	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners***S201-671******32 Property Owners Notified***

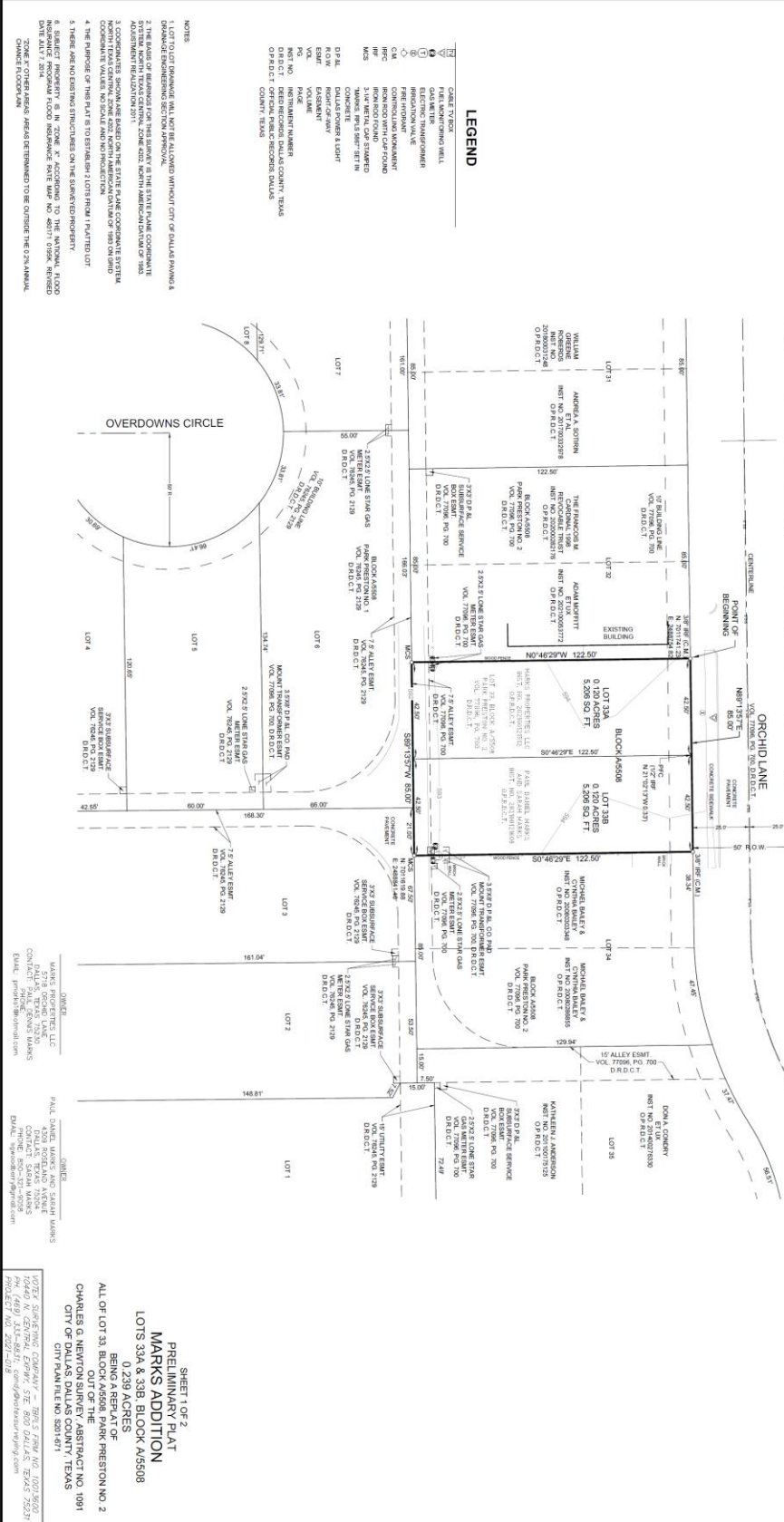
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5911 OVERDOWNS DR	PRYOR SAMUEL THOMAS &
2	5919 OVERDOWNS CIR	MCWHORTER DAVID A
3	5820 ORCHID LN	SAFE CAPITAL INVESTMENT LLC
4	5904 ORCHID LN	RIES MYRNA H
5	5906 ORCHID LN	VANDERMEER JAMES D & JUDITH A
6	10703 PRESTON RD	10703 PRESTON ROAD INVESTORS LP
7	10707 PRESTON RD	NORTH DALLAS CHAMBER
8	5919 OVERDOWNS DR	HOSFORD IRENE L
9	5915 OVERDOWNS DR	KRISHER VERDELL DAVIS &
10	5927 OVERDOWNS DR	SHANNON MAXINE
11	5923 OVERDOWNS CIR	BROWNING THOMAS C &
12	5915 OVERDOWNS CIR	Taxpayer at
13	5909 OVERDOWNS CIR	HARDIN GAYLE G
14	5905 OVERDOWNS CIR	CLARE SPENCER & REBECCA
15	5812 ORCHID LN	CARDINAL CAROLYN P
16	5814 ORCHID LN	ROBERDS WILLIAM G & SUSAN L
17	5816 ORCHID LN	SOTIRIN ANDREA A &
18	5818 ORCHID LN	DIXIT JAY R &
19	5910 ORCHID LN	Taxpayer at
20	5908 ORCHID LN	Taxpayer at
21	5912 ORCHID LN	CONDY DON A & KRISTIE
22	5914 ORCHID LN	ANDERSON KATHLEEN J
23	5813 ORCHID LN	RASANSKY JILL D
24	5815 ORCHID LN	STONE WALLACE O
25	5819 ORCHID LN	ANDERSON BETH JO BAXTER
26	5821 ORCHID LN	MAREK EUGENE & BETTY JEAN

05/24/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5903 ORCHID LN	CORE DENTON 501 GP LLC
28	5901 ORCHID LN	CORE CAPITAL GROUP LLC
29	5907 ORCHID LN	Taxpayer at
30	5905 ORCHID LN	HURSIN DANNY L & MARY M
31	5911 ORCHID LN	BOYD EMILY A
32	5915 ORCHID LN	BAILEY MICHAEL & CYNTHIA



LOCATION MAP
NOT TO SCALE



LEGEND

- 1. CABLE TV BOX
- 2. FUEL LIGHTING FIXTURE
- 3. ELECTRICAL TRANSFORMER
- 4. REPRODUCTION
- 5. COMMUNICATIONS
- 6. CONCRETE DRIVEWAY
- 7. CONCRETE DRIVEWAY
- 8. CONCRETE DRIVEWAY
- 9. CONCRETE DRIVEWAY
- 10. CONCRETE DRIVEWAY
- 11. CONCRETE DRIVEWAY
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- 44. CONCRETE DRIVEWAY
- 45. CONCRETE DRIVEWAY
- 46. CONCRETE DRIVEWAY

- NOTES
1. LOT 101 OF RANGE 141, NOT BE ALLOWED WITHOUT CITY OF DALLAS PERMITS.
 2. THE BASIS OF RECORD FOR THIS SURVEY IS THE STATE PLANE COORDINATE ADJUSTMENT RECALCULATION OF 1983.
 3. COORDINATE SHOWS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ADJUSTMENT RECALCULATION OF 1983.
 4. THE PURPOSE OF THIS PLAN IS TO ESTABLISH LOTS FROM PLATTED LOT.
 5. THERE ARE NO EXISTING STRUCTURES ON THE DESCRIBED PROPERTY.
 6. SUBJECT PROPERTY IS IN ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD RESURGENCE RATE MAP NO. 48071 1598K, REVISED COASTAL FLOODING, AND IS DETERMINED TO BE INSIDE THE 5% ANNUAL CHANCE FLOODPLAIN.

SHEET 1 OF 2
 PRELIMINARY PLAT
 MARKS ADDITION
 LOTS 33A & 33B, BLOCK A5508
 BEING PART OF
 ALL OF LOT 33, BLOCK A5508, PARK PRESTON NO. 2
 OUT OF THE
 CHARLES S. NEWTON SURVEY, ABSTRACT NO. 1091
 CITY OF DALLAS, TEXAS
 PROJECT NO. 2021-018

LOCATION: Capps Drive at Lakemont Drive, northwest corner

DATE FILED: May 21, 2021

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 0.818-acre

MAPSCO: 34B

OWNERS: Brent & Stacy Hicks

REQUEST: An application to replat a 0.818-acre tract of land containing all of Lot 10 in City Block 5067 into one lot and to reduce an existing platted 50-foot building line to 30-foot along Lakemont Drive and to reduce an existing platted 50-foot building line to 30-foot along Capps Drive on property located on Capps Drive at Lakemont Drive, northwest corner.

SUBDIVISION HISTORY:

1. S178-278 was a request southwest of the present to replat a 7,413-square feet lot containing all of Lot 19 in City Block D/5056 and a portion of an abandoned alley to create one lot on property located at 8536 Glencrest Lane, south of Capps Drive. The request was approved August 16, 2018 and recorded June 24, 2020.

PROPERTY OWNER NOTIFICATION: On June 2, 2021, 22 notices were sent to property owners within 200 feet of the proposed plat.

BUILDING LINE REDUCTION: The Commission may approve a reduction or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation.”
 - The platted building lines along Capps Drive and Lakemont Drive are 50 feet. Minimum front yard setback is 30 feet for single family structures in the R-10(A) Single Family District. The request is to reduce an existing 50-foot platted building line to 30-feet along the north-line of Capps Drive and along the west-line of Lakemont Drive.
 - (ii) “be contrary to the public interest;”

- 22 notices were sent on June 2, 2021 to owners within 200 feet of the plat boundaries.
- (iii) “adversely affect neighboring properties; and”
- The reduction of an existing platted 50-foot Building Lines to 30 feet along the north-line of Capps Drive and along the west-line of Lakemont Drive will allow for construction of a structure to be built in compliance with the zoning setbacks; however, this lot will be the only lot with the reduced platted building lines within the Lake-Mont Addition.
- (IV) “adversely affect the plan for the orderly development of the subdivision.”
- The reduction of an existing platted 50-foot Building Lines to 30 feet will impact the adjoining properties on Capps Drive and Lakemont Drive. The request is for a corner lot which has platted 50-foot building line on both frontages.

STAFF RECOMMENDATION ON BUILDING LINE REDUCTION: The request is to reduce an existing platted 50-foot Building Lines to 30 feet along the north-line of Capps Drive and along the west-line of Lakemont Drive. Staff finds that the request does not comply with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends denial of the reduction of an existing platted 50-foot building lines to 30 feet building lines.

STAFF RECOMMENDATION ON REPLAT: 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 request is a platted lot and there is no need to replat the property. Staff recommends denial of replat; however, should the commission approve the reduction of the platted 50-foot building lines to 30-foot platted building lines, staff recommends that the approval of the request be subject to compliance with the following conditions:



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

5. Any structure, new or existing, may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 28-feet of right-of-way (via fee simple or Street easement) from the established centerline of Capps Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 28-feet of right-of-way (via fee simple or Street easement) from the established centerline of Lakemont Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 5-feet by 5-foot corner clip (via fee simple or Street easement) at the intersection of Capps Drive and Lakemont Drive. Section 51A 8.602(d)(1).

18. Prior to final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).
19. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
20. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
24. On the final plat, chose a new or different addition name. Platting Guidelines.
25. On the final plat, change "Lakemont Dr" to" Lakemont Drive". Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lot 10 in City Block 5067. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

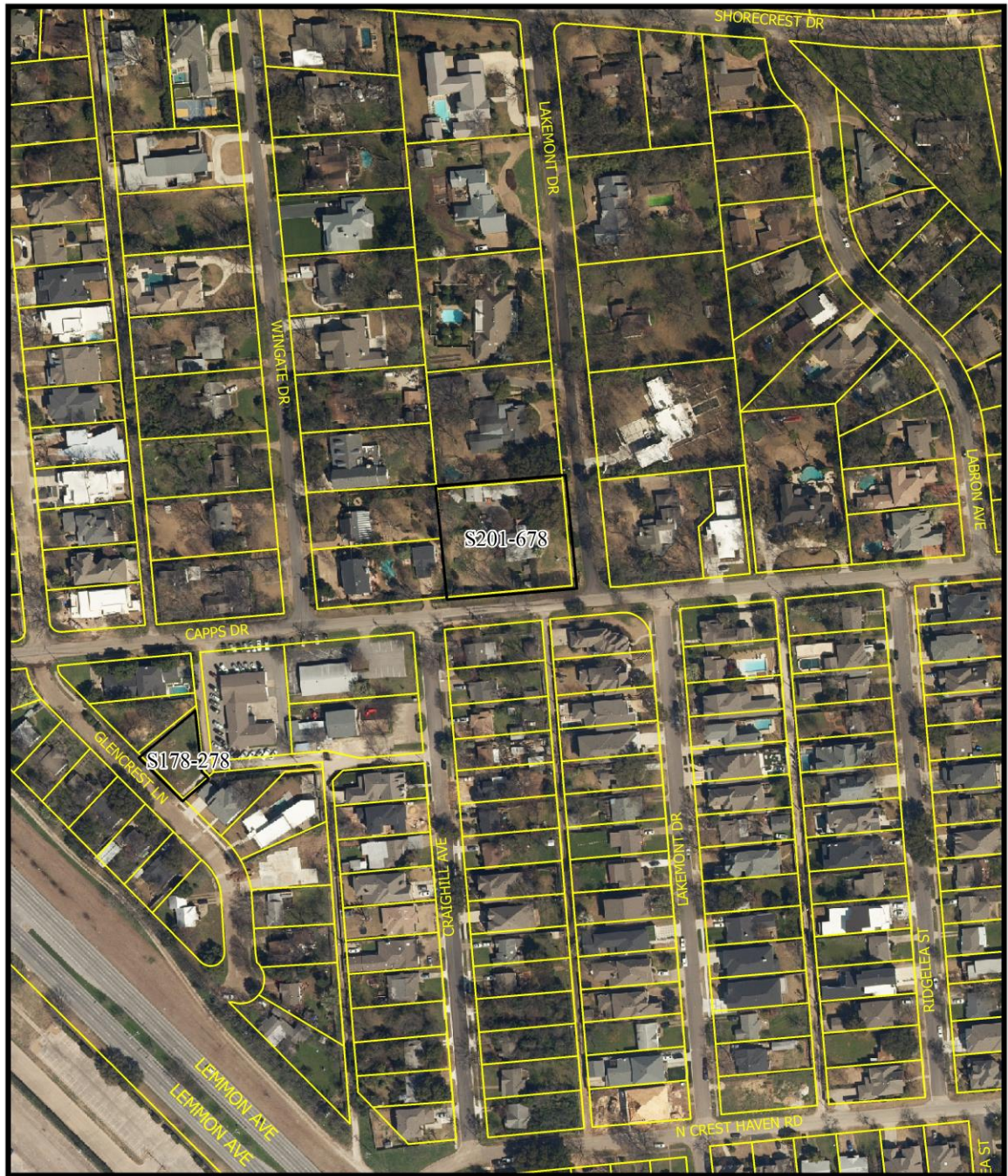


ZONING MAP

-  Area of Request
-  Recent History

Case no: S201-678

Date: 5/26/2021



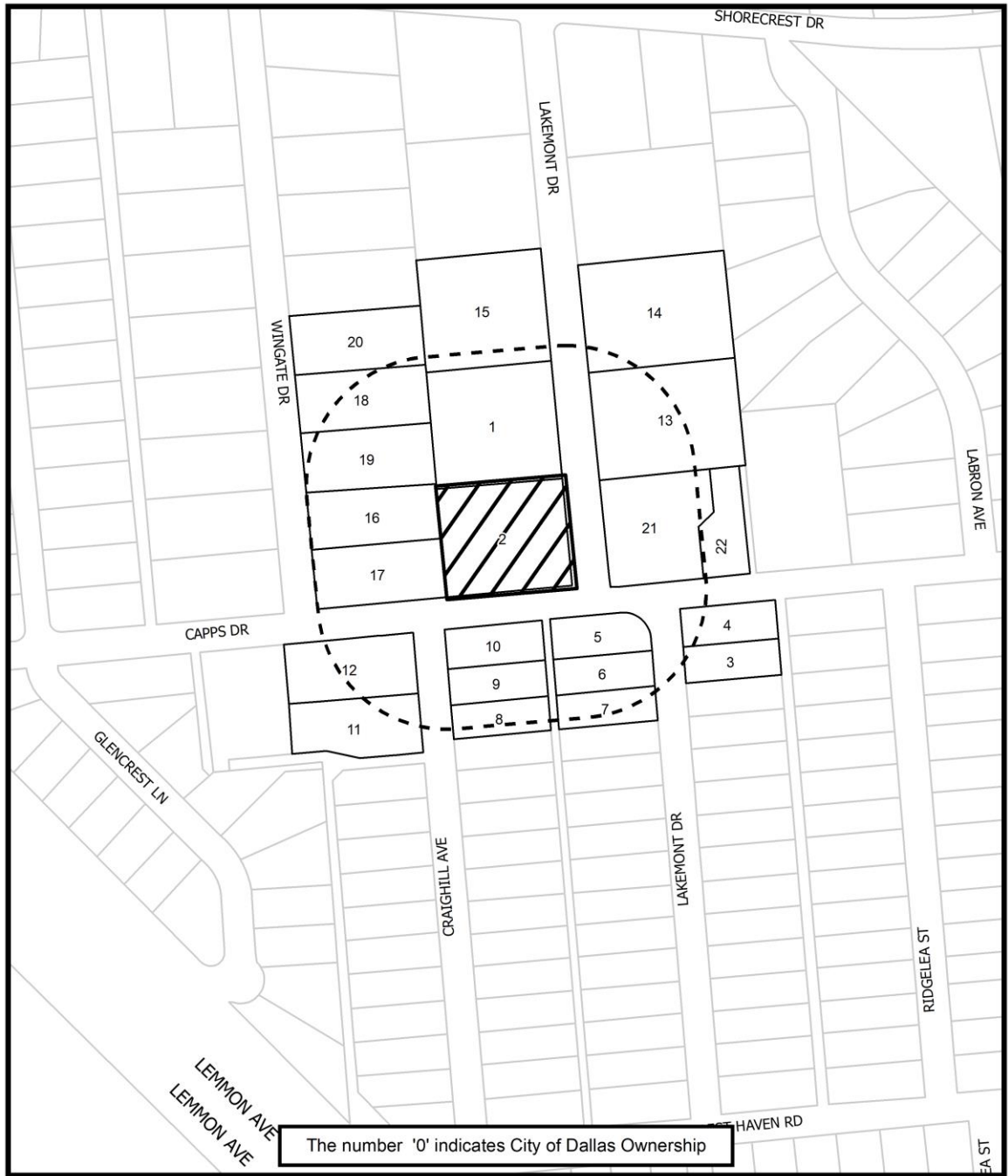
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S201-678

Date: 5/26/2021



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">22</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	22	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S201-678 </u> Date: <u> 5/26/2021 </u>
200'	AREA OF NOTIFICATION					
22	NUMBER OF PROPERTY OWNERS NOTIFIED					

05/25/2021

Notification List of Property Owners

S201-678

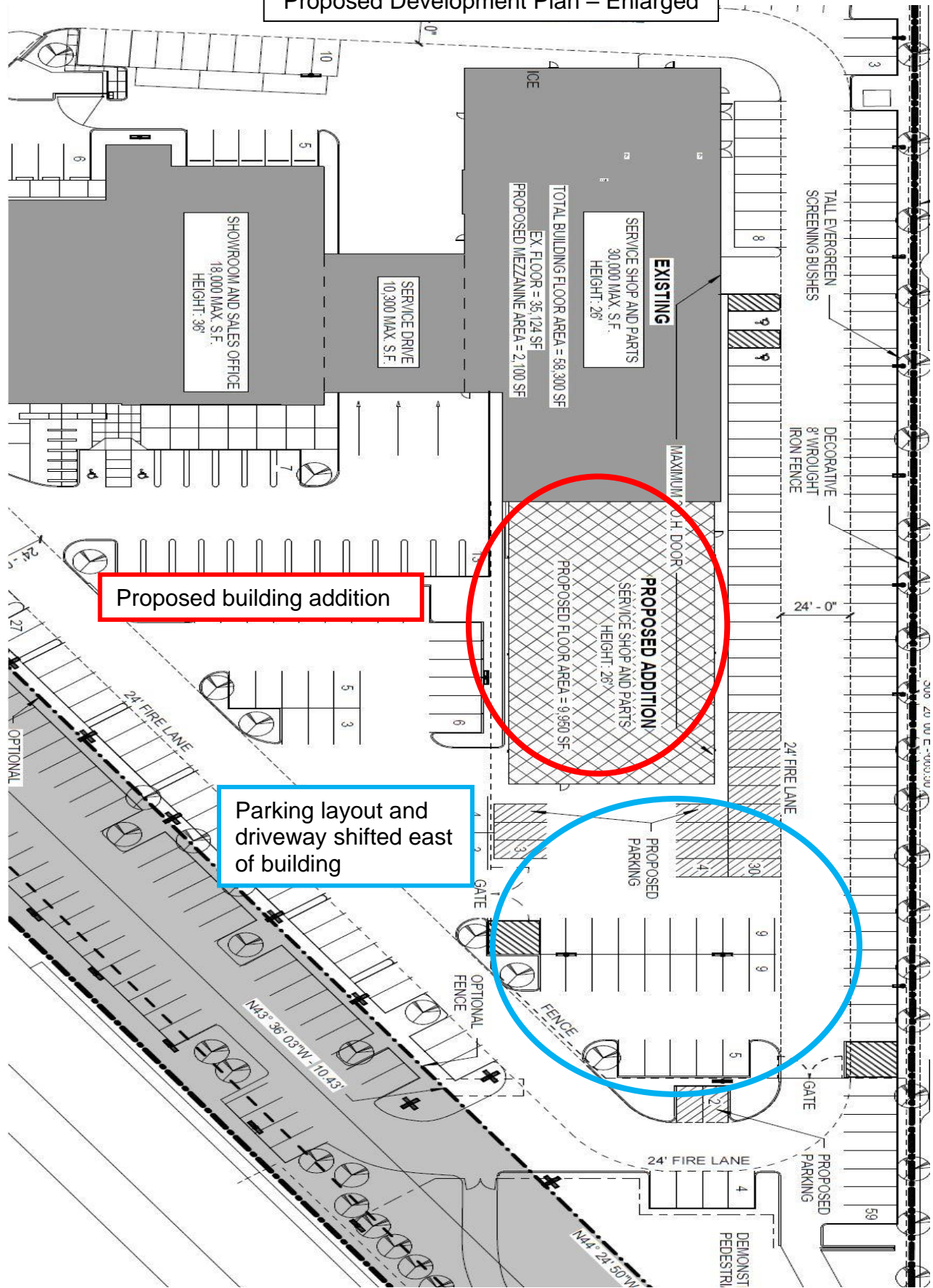
22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8627 LAKEMONT DR	WHITE JONATHAN A
2	8611 LAKEMONT DR	HICKS BRENT & STACY
3	8522 LAKEMONT DR	ROBERTS MARK STEVEN
4	8526 LAKEMONT DR	ROBERTS MARK
5	8527 LAKEMONT DR	GLADSTONE FAMILY
6	8523 LAKEMONT DR	LAVALLE DOMINIC F & AMY E
7	8519 LAKEMONT DR	WHITTEMORE DOUGLAS C &
8	8518 CRAIGHILL AVE	RAMOS ESTHER D
9	8522 CRAIGHILL AVE	PFISTER JUDITH
10	8526 CRAIGHILL AVE	NELSON ANN CATHERINE WRUCKE FAMILY TRUST
11	8519 CRAIGHILL AVE	J ANGEL MINISTRIES INC
12	3828 CAPPS DR	CELTIC CHRISTIAN CHURCH
13	8626 LAKEMONT DR	GETCHELL JOHN JR
14	8638 LAKEMONT DR	SHIPP THOMAS F
15	8647 LAKEMONT DR	VAREL MARCIA
16	8614 WINGATE DR	DUESING PAUL
17	8606 WINGATE DR	DUESING PAUL J
18	8634 WINGATE DR	CHEAKAS JOHN DAVID
19	8622 WINGATE DR	EBL MGMT PARTNERS LP
20	8638 WINGATE DR	GODAT HAYDEN LEE & SARAH ANN
21	8610 LAKEMONT DR	ENGLISH NICHOLAS C II &
22	4041 CAPPS DR	WYNNE KATHERINE

List of Officers

- Carl Sewell, Chief Executive Officer
- Carl Sewell III, Co-President of Operations
- Jacquelin Sewell, Co-President of Operations
- David Rowe, Chief Financial Officer and Secretary

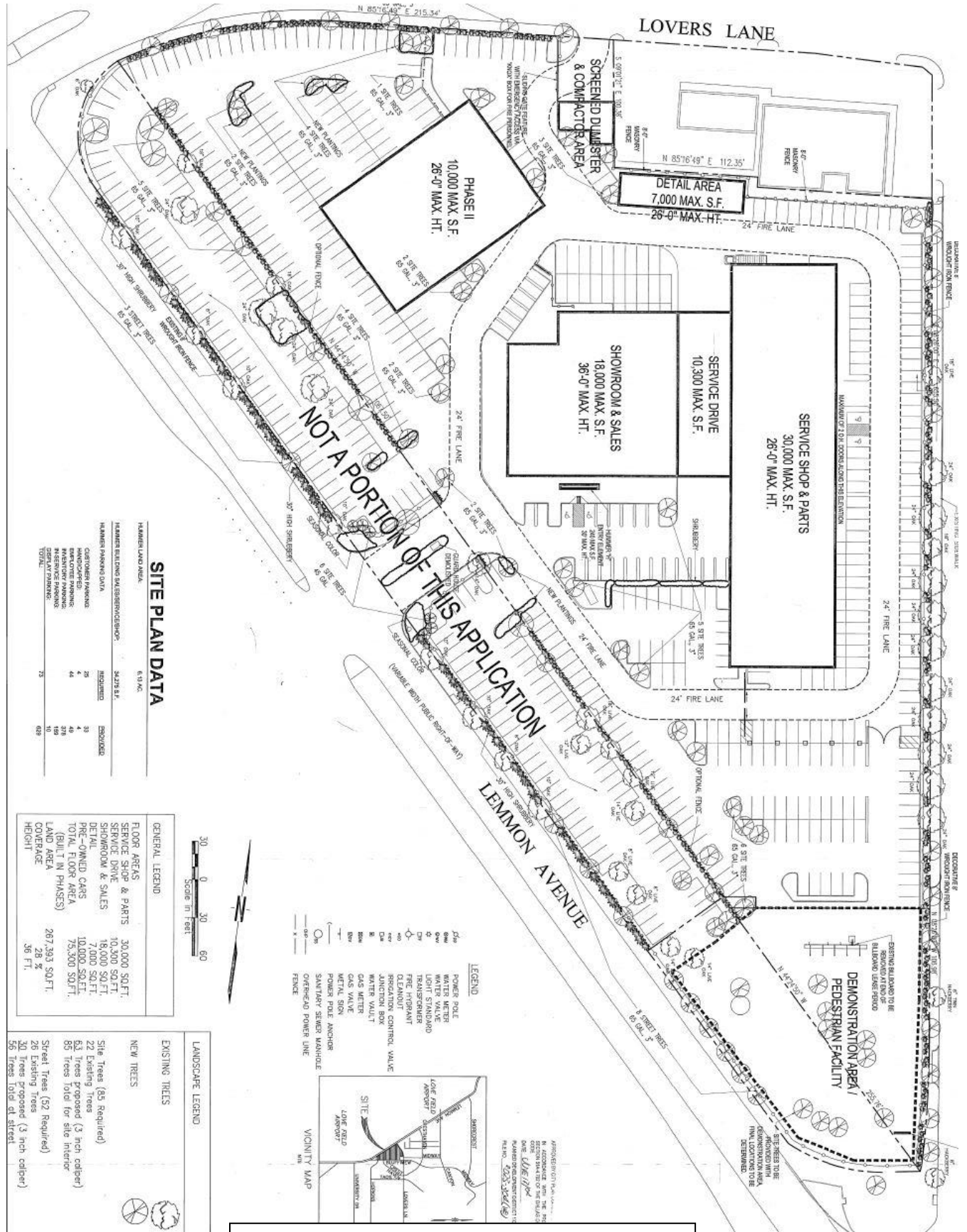
Proposed Development Plan – Enlarged



Proposed building addition

Parking layout and driveway shifted east of building

Existing Development Plan



SITE PLAN DATA

NUMBER BUILDING EXISTENCE/REVISIONS	DATE	REVISION
1	04/25/17	ISSUED
2	05/01/17	REVISION
3	05/01/17	REVISION
4	05/01/17	REVISION
5	05/01/17	REVISION
6	05/01/17	REVISION
7	05/01/17	REVISION
8	05/01/17	REVISION
9	05/01/17	REVISION
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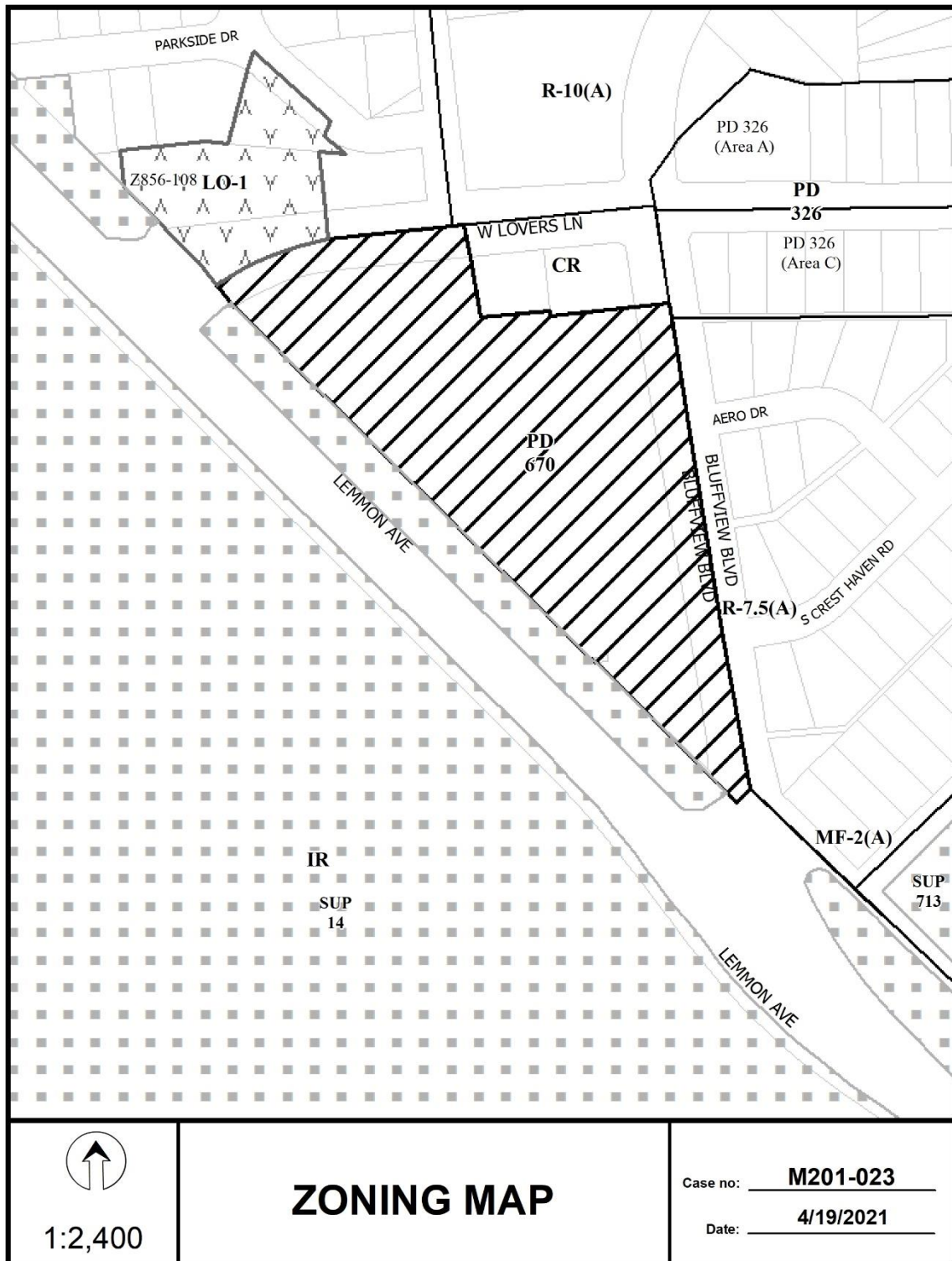
GENERAL LEGEND

FLOOR AREAS	AREA	AREA
SERVICE SHOP & PARTS	30,000 SQ.FT.	
SERVICE DRIVE	10,300 SQ.FT.	
SHOWROOM & SALES	18,000 SQ.FT.	
DETAIL	7,000 SQ.FT.	
PRE-OWNED CARS	10,000 SQ.FT.	
TOTAL FLOOR AREA (BUILT IN PHASES)	75,300 SQ.FT.	
LAND AREA	267,363 SQ.FT.	
COVERAGE	28 %	
HEIGHT	36 FT.	

LANDSCAPE LEGEND

EXISTING TREES	NEW TREES
Site Trees (85 Required)	22 Existing Trees
22 Existing Trees	63 Trees proposed (3 inch caliper)
63 Trees proposed (3 inch caliper)	85 Trees Total for site interior
85 Trees Total for site interior	Street Trees (52 Required)
Street Trees (52 Required)	26 Existing Trees
26 Existing Trees	30 Trees proposed (3 inch caliper)
30 Trees proposed (3 inch caliper)	56 Trees Total at street
56 Trees Total at street	

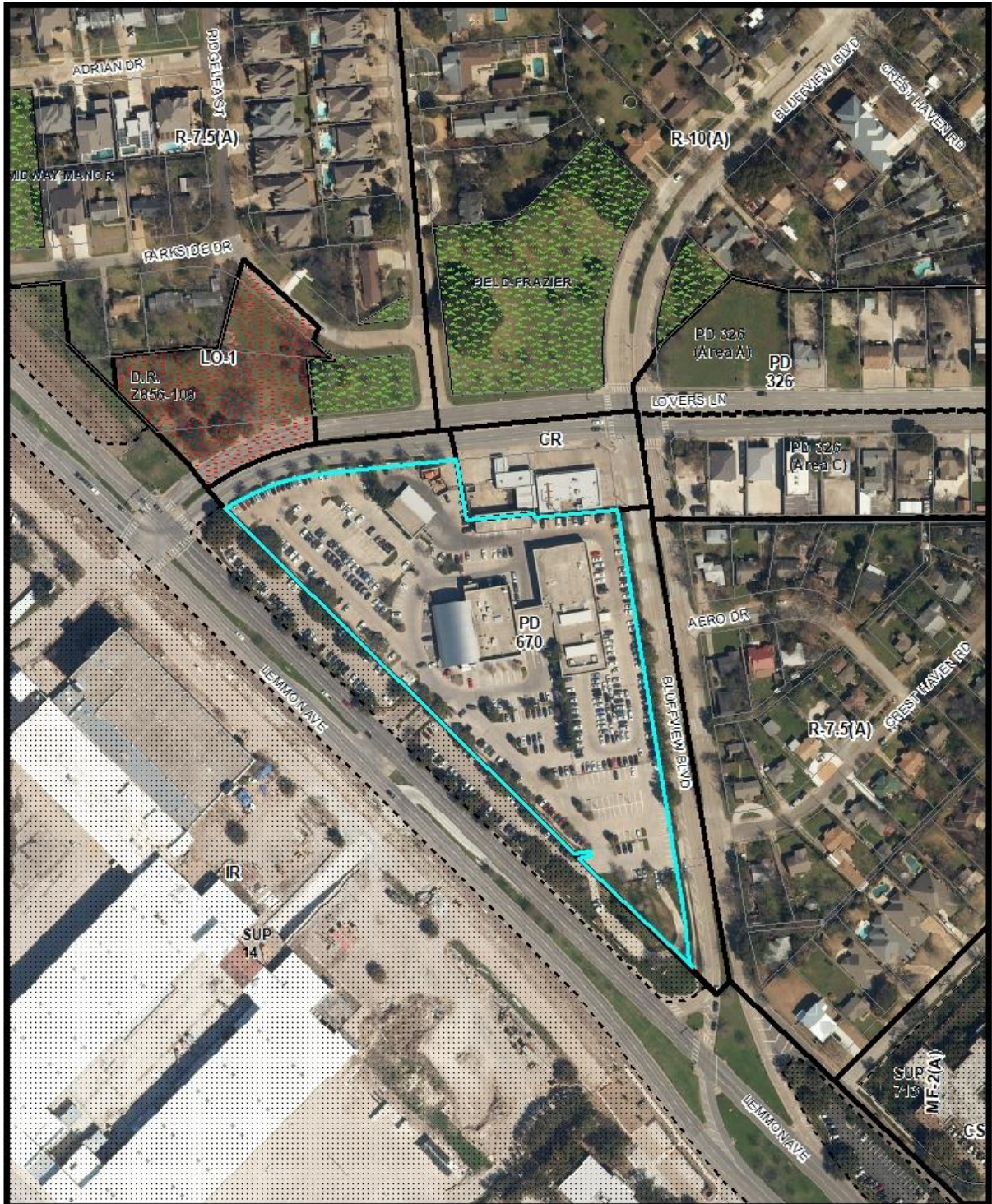
Proposed SUP Landscape Plan - Enlarged



1:2,400

ZONING MAP

Case no: M201-023
Date: 4/19/2021



Aerial Map

Printed Date: 3/30/2021

M201-023

03/25/2021

Notification List of Property Owners

M201-023

38 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7800 LEMMON AVE	Taxpayer at
2	4215 W LOVERS LN	Taxpayer at
3	4230 W LOVERS LN	LOVERS LANE PROPERTIES LLC
4	4236 W LOVERS LN	MIDCITIES INVESTMENTS
5	4223 AERO DR	PUERTA CAMILO R
6	4219 AERO DR	SWANSON KARA FITE
7	4215 AERO DR	SPEED ED REVOCABLE LIVING TRUST
8	4238 S CREST HAVEN RD	MUNOZ CLARA ROSA BUSTAMANTE
9	4234 S CREST HAVEN RD	Taxpayer at
10	4230 S CREST HAVEN RD	DUNCAN RICHARD W &
11	4230 AERO DR	HASHIZU OSAMU
12	4234 AERO DR	MONTALVO ROSA MARIA
13	4242 AERO DR	PETERSON MARY L EST OF
14	4247 S CREST HAVEN RD	LANCER INVESTMENTS LLC
15	4243 S CREST HAVEN RD	RANDOLPH PAULA LYNNE &
16	4237 S CREST HAVEN RD	BERNAL MARIA SILVA
17	4231 S CREST HAVEN RD	WILSON BRANDON MATTHEW &
18	3930 BLUFFVIEW BLVD	KAIL ANNE MARILLA
19	7617 CULCOURT ST	CORBETT JOAN
20	7611 CULCOURT ST	WHALEY JOHN G & WENDY H
21	7607 CULCOURT ST	JURADO PASTORA V
22	7603 CULCOURT ST	HAVARD DOUGLAS
23	8205 MIDWAY RD	HINES STEHEN L
24	4137 PARKSIDE DR	IBRAHIM SAMEH H & NICOLE
25	4138 PARKSIDE DR	SBLFT OF 2016 LTD
26	4031 W LOVERS LN	Taxpayer at

M201-023

03/25/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4240 W LOVERS LN	Taxpayer at
28	4202 W LOVERS LN	Taxpayer at
29	4218 W LOVERS LN	Taxpayer at
30	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
31	8020 DENTON DR	JACKS AUTO SUPPLY
32	7212 HERB KELLEHER WAY	HERTZ RENT A CAR
33	3407 HAWES AVE	HERTZ CORPORATION
34	8333 LEMMON AVE	SOUTHWESTERN BELL
35	3410 HAWES AVE	EAN HOLDINGS LLC
36	8611 LEMMON AVE	BUSINESS JET CENTER
37	3250 LOVE FIELD DR	MLT DEVELOPMENT
38	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY

FILE NUMBER: Z201-206(RM) **DATE FILED:** March 8, 2021
LOCATION: South line of Forest Lane, west of Meadowknoll Drive
COUNCIL DISTRICT: 10 **MAPSCO:** 17 W
SIZE OF REQUEST: Approx. 0.93 acres **CENSUS TRACT:** 78.10

REPRESENTATIVE: Jack Zanger, Triangle Engineering

APPLICANT: HCI Commercial

OWNER: The JPN Group

REQUEST: An application for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The purpose of the request is to redevelop the property as a car wash with modified development standards primarily related to permitted uses, signage, and landscaping.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned an NO(A) Neighborhood Office District and is developed with a medical clinic or ambulatory surgical center.
- The applicant proposes to redevelop the site with a car wash. This use is not permitted in the NO(A) District. Therefore, the applicant proposes a Planned Development District that maintains majority of the development standards applicable under the current NO(A) District but allows for a car wash. This use will still be subject to development impact review.
- Other deviations from the NO(A) District include the business zoning district sign standards to allow greater flexibility in signage for the property, and enhanced landscaping requirements to provide an increased buffer adjacent to the surrounding residential uses.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal Arterial	120 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

Land Use:

	Zoning	Land Use
Site	NO(A) Neighborhood Office District	Medical clinic or ambulatory surgical center
North	Planned Development District No. 735, MU-3 Mixed Use District	General merchandise or food store, local utilities
East	NO(A) Neighborhood Office District	Multifamily
South	NO(A) Neighborhood Office District	Multifamily
West	Planned Development District No. 481	Multifamily

Land Use Compatibility:

The area of request is currently developed with a currently operating medical clinic. To the east and south is a multifamily use zoned an NO(A) District, and to the west is another multifamily use zoned PD 481. To the north is a general merchandise or food store and local utilities.

To maintain compatibility with surrounding uses, the applicant proposes a Planned Development District that maintains majority of the development standards applicable under the current NO(A) District. However, there are a few standards proposed from the CR Community Retail District, the least intensive commercial district that allows the proposed car wash use. These standards are considered as the PD deviations. The car wash use is the only additional use permitted under the PD conditions and is still subject to development impact review, which is a requirement in the CR District.

The only other deviation proposed is the business zoning district sign standards. The applicant has proposed these sign standards, rather than defaulting to the non-business zoning district sign standards that would otherwise apply under NO(A) District regulations.

Staff supports the request because it allows for a commercial use along a principal arterial while maintaining compatibility with adjacent residential uses by retaining majority of the standards applicable under the current NO(A) District and providing additional landscaping.

Landscaping:

To allow for the proposed car wash use while maintaining compatibility with the surrounding multifamily residential uses, the applicant has proposed additional landscaping conditions beyond what would be required under Article X. These conditions include a landscape area of a depth of 20 feet from the property line that must be provided along the west, south, and east perimeters of the lot. This landscape area must include a minimum of one large or medium tree with a minimum caliper of three inches or greater for every 25 feet, plus one large evergreen shrub maintained at a minimum height of six feet planted at every six linear feet, along the west, south, and east perimeters of the lot.

In addition, the site must provide screening of surface parking from the right-of-way and adjacent uses by landscaping in accordance with Article X. Although this screening is required under the proposed PD conditions, it may count toward Article X design points. All other landscaping for the site will be in compliance with Article X.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a car wash is a minimum of three spaces for a tunnel-type car wash. The development plan provides three parking spaces separate from the proposed vacuum bays. The off-street stacking requirement for a car wash is 25 spaces for each tunnel unit car wash. The development plan provides 26 stacking spaces.

Market Value Analysis:

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

Z201-206(RM)

List of Partners/Principals/Officers

HCI Commercial

Jon Young, President

The JPN Group

Jennifer Floren, Partner

Phillip Bohart, Partner

Nate Mangum, Partner

PROPOSED PD CONDITIONS

“ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at on the south side of Forest Lane, west of Abrams Road. The size of PD _____ is approximately 0.93 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 non-residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.

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

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the NO(A) Neighborhood Office District, subject to the same conditions applicable in the NO(A) Neighborhood Office District, as set out in Chapter 51A. For example, a use permitted in the NO(A) Neighborhood Office 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 NO(A) Neighborhood Office District is subject to DIR in this district; etc.

(b) Car wash is permitted subject to development impact review.

SEC. 51P- _____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

The yard, lot, and space regulations for the NO(A) Neighborhood Office District apply.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Landscape area.

(1) A landscape area of a depth of twenty feet from the property line must be provided along the west, south, and east perimeters of the lot.

(2) The landscape area must include a minimum of one large or medium tree with a minimum caliper of three inches or greater for every 25 feet along the west, south, and east perimeters of the lot.

(3) The landscape area must also include one large evergreen shrub maintained at a minimum height of six feet and planted at every 6 linear feet along the west, south, and east perimeters of the lot.

(c) Surface parking screening. Surface parking must be screened from the right-of-way and adjacent uses by landscaping in accordance with Article X. This requirement may count towards Article X design points.

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

SEC. 51P- ____ .112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- ____ .113. ADDITIONAL PROVISIONS.

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

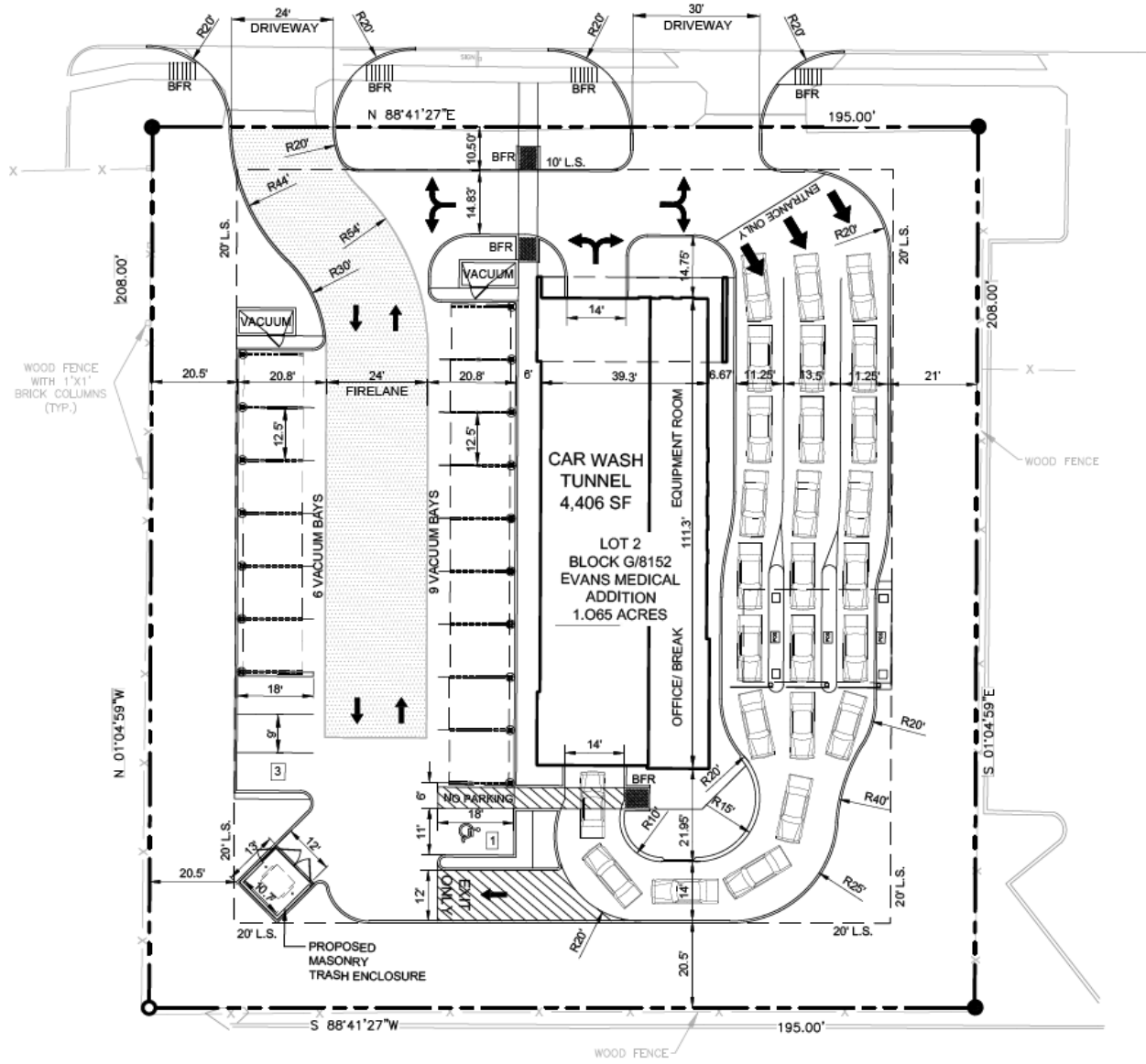
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

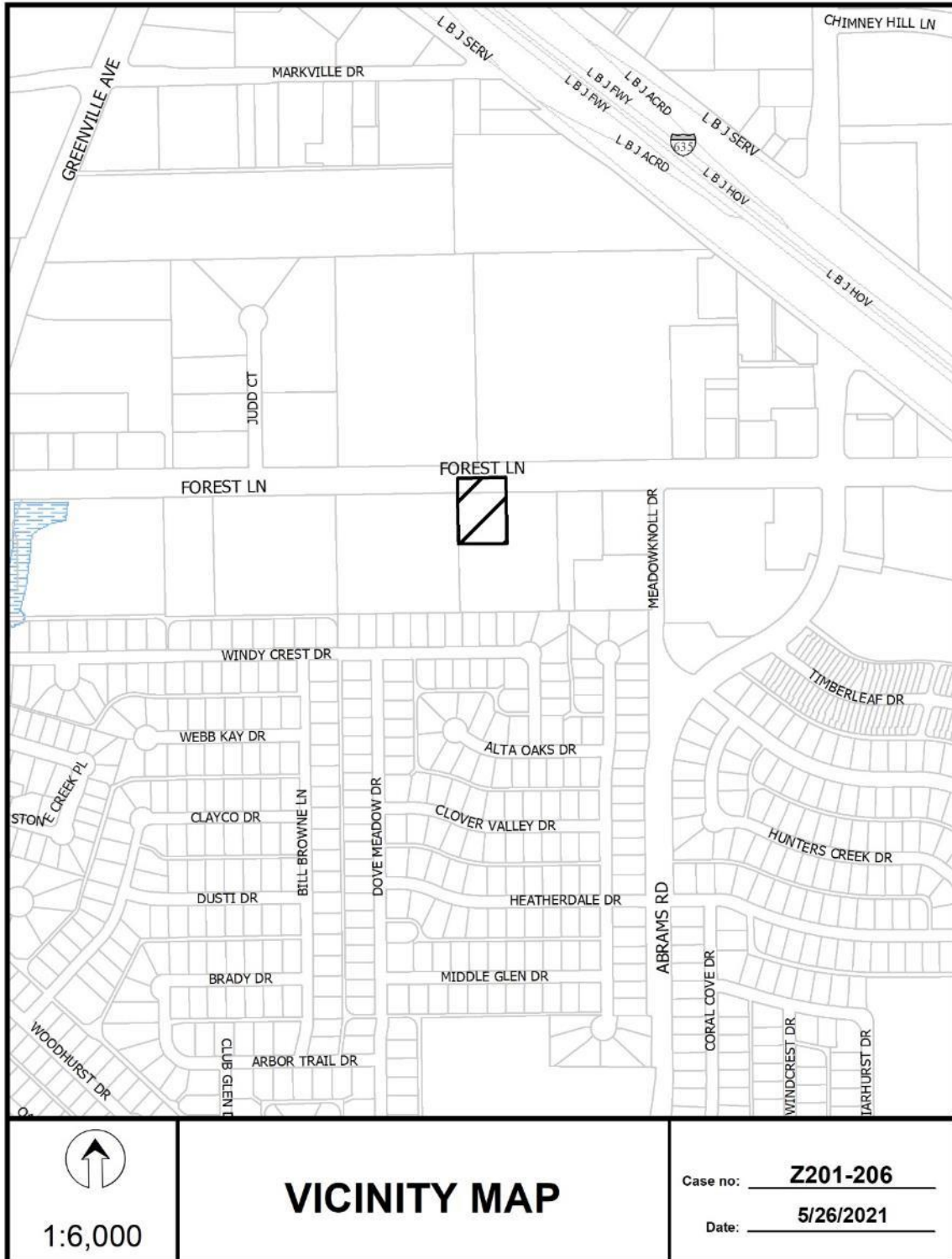
SEC. 51P- ____ .114. COMPLIANCE WITH CONDITIONS.

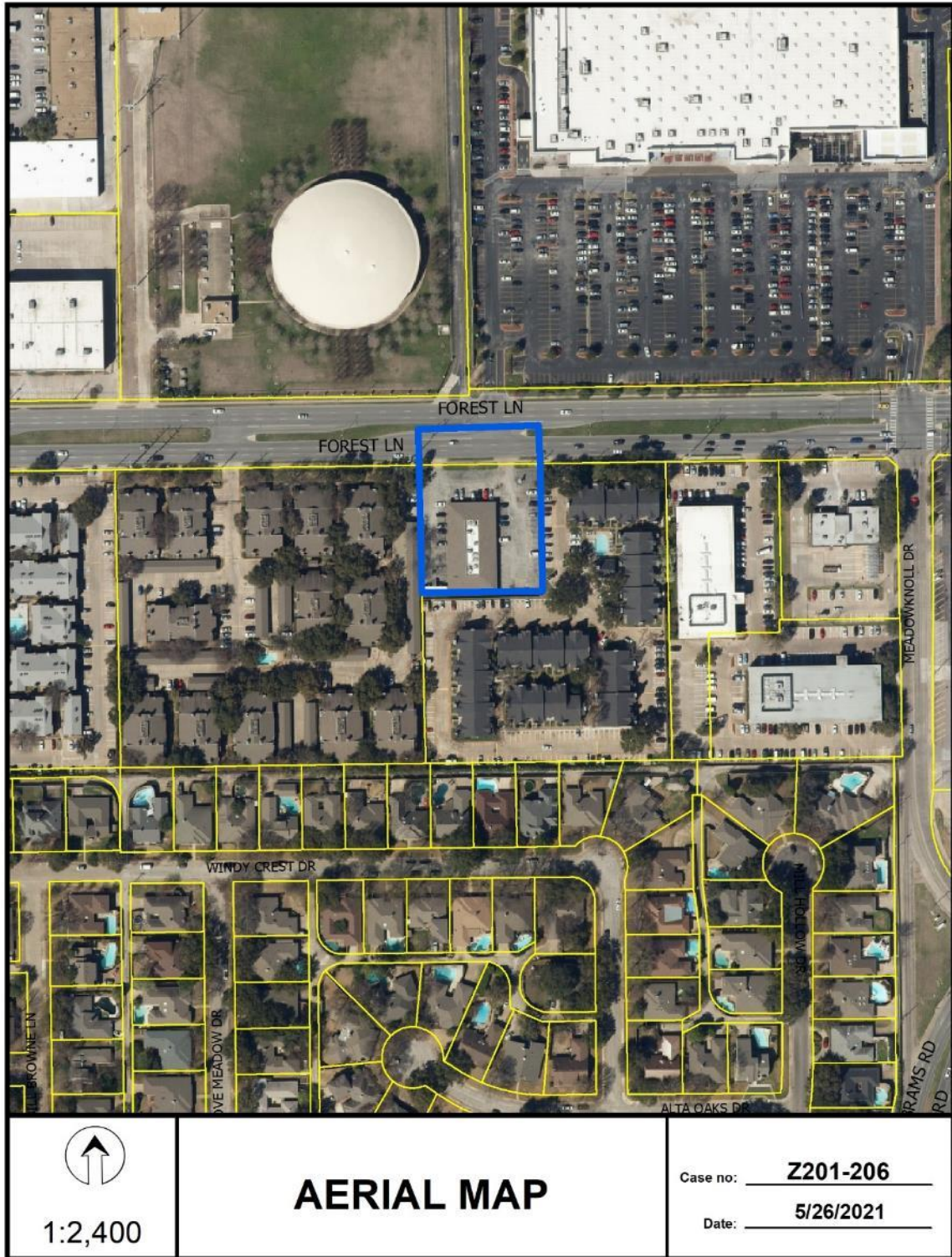
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

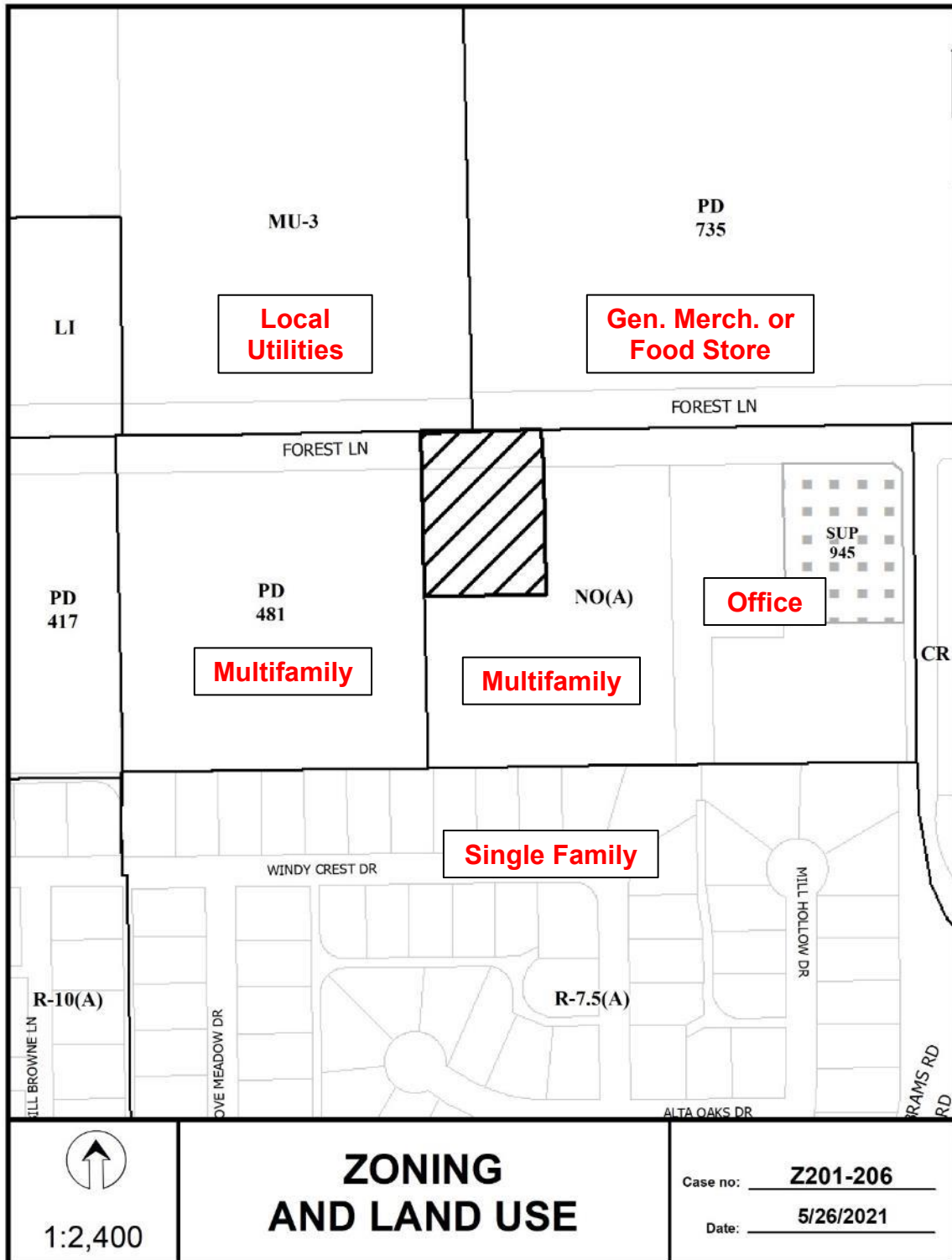
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

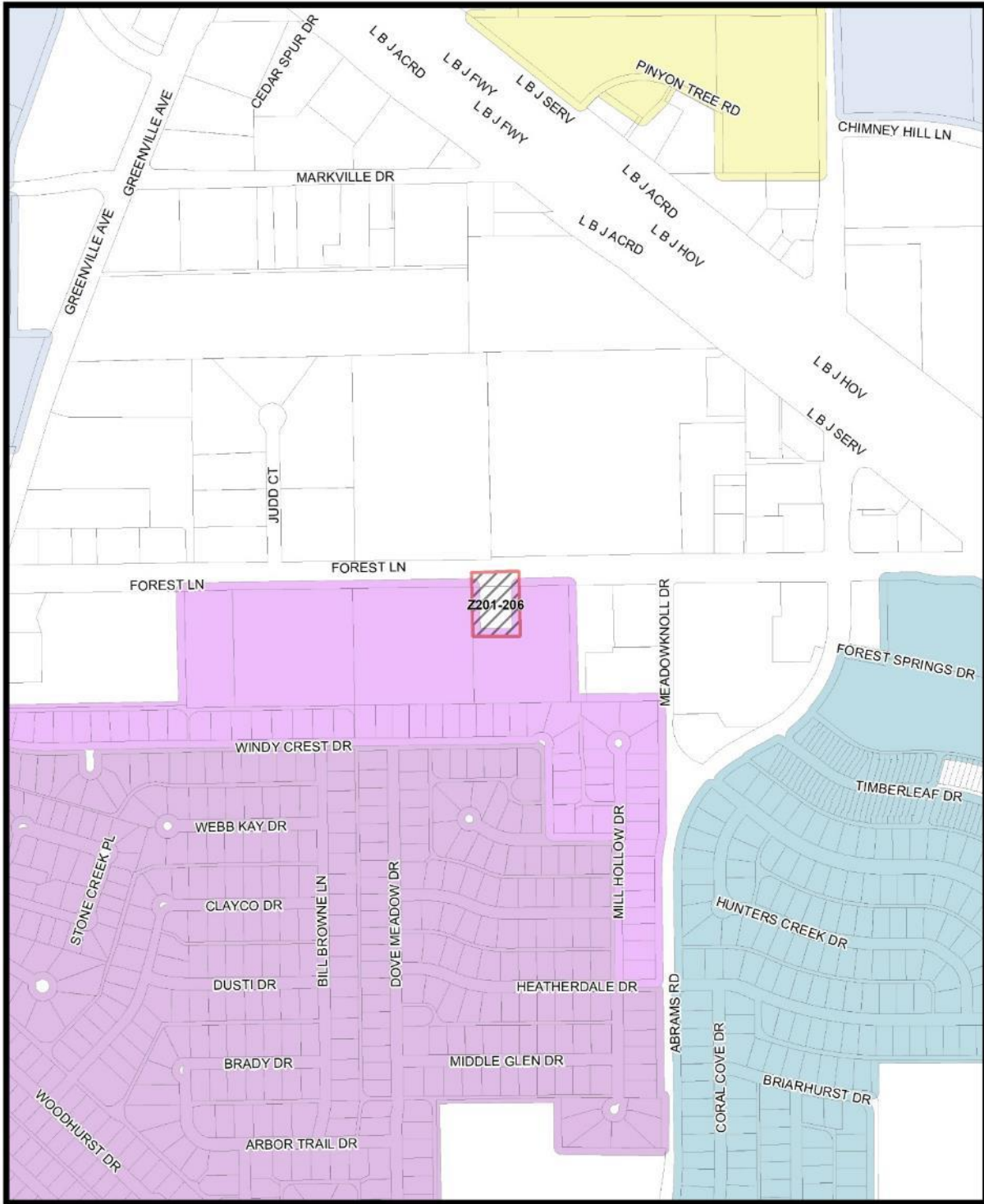
PROPOSED DEVELOPMENT PLAN









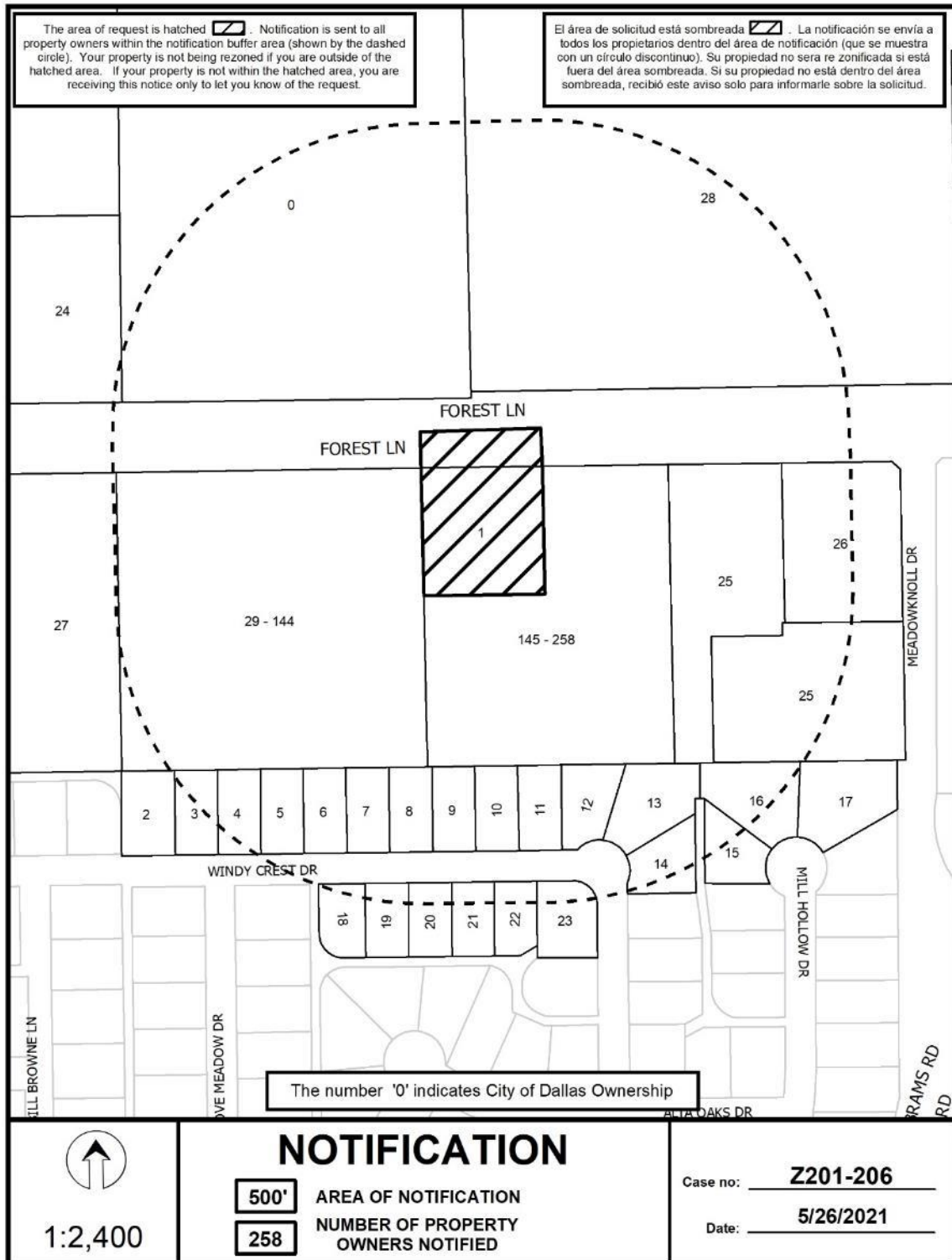


Market Value Analysis



Market Value Analysis

Printed Date: 5/26/2021



05/26/2021

Notification List of Property Owners***Z201-206******258 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9262 FOREST LN	JNP GROUP LLC
2	9201 WINDY CREST DR	SELZER EVA ELIZABETH & DOUGLAS A
3	9205 WINDY CREST DR	FULTON MATTHEW RYAN &
4	9209 WINDY CREST DR	BETBADAL DAVID VICTOR & CHIZMADIA
5	9215 WINDY CREST DR	SIKKING EDWIN W &
6	9219 WINDY CREST DR	NUTTING BILLYE B
7	9223 WINDY CREST DR	TRENT JASON C & KELLI M
8	9227 WINDY CREST DR	VICKERS PETER & ELIZABETH
9	9231 WINDY CREST DR	BARRETT SEAN & STACEY
10	9235 WINDY CREST DR	SHULTZ DARREN
11	9239 WINDY CREST DR	CISLO MALLORY M
12	9247 WINDY CREST DR	SMILEY DOUGLAS & KIMBERLY
13	9249 WINDY CREST DR	VASSEN STEFAN & ELKE
14	9302 WINDY CREST DR	BROBST AUSTIN D &
15	9621 MILL HOLLOW DR	WEBER MARK A & SUZANNE E
16	9623 MILL HOLLOW DR	MAURICIO WILLIAM P &
17	9620 MILL HOLLOW DR	COFFEY CATHERINE
18	9210 WINDY CREST DR	WOOD ANTHONY A & ELIZABETH B
19	9216 WINDY CREST DR	HOANG CARRIE BRETT & TIEN
20	9220 WINDY CREST DR	CAMP GEOFFREY C
21	9224 WINDY CREST DR	CHESTER JON B
22	9228 WINDY CREST DR	WEBER LYNNE MARIE
23	9232 WINDY CREST DR	BENDIKSEN NORMAN F
24	9201 FOREST LN	ALPAY O ALLEN TR
25	9304 FOREST LN	Taxpayer at
26	9308 FOREST LN	BANK OF AMERICA TEXAS NA

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9180 FOREST LN	DALLAS 101 TX LLC
28	9382 LBJ FWY	WALMART STORES TX LP
29	9254 FOREST LN	FOREST GOLD LLC
30	9254 FOREST LN	LE BICH LIEN THI LIFE ESTATE
31	9254 FOREST LN	NAVARRO LORENA
32	9254 FOREST LN	DEAN STEVEN W
33	9254 FOREST LN	WHITE LEROY JR EST OF
34	9254 FOREST LN	HIGGINS JOHN &
35	9254 FOREST LN	ASSEFIE ENDALEW B
36	9254 FOREST LN	QUIROZ STEVE
37	9254 FOREST LN	MOSNAR LLC
38	9254 FOREST LN	HAYNES BRYON K
39	9254 FOREST LN	LUNA REBECCA
40	9254 FOREST LN	TEWOLDE ZEHAIE K & ABEBA
41	9254 FOREST LN	HICKEY AARON
42	9254 FOREST LN	WOLDEGEORGIS ERMIA S T
43	9254 FOREST LN	NUCCETELLI DAVE &
44	9254 FOREST LN	R & S INVESTMENTS INC
45	9254 FOREST LN	SHAKER YASSER
46	9254 FOREST LN	2012 PROPERTIES LLC
47	9254 FOREST LN	DARGAHI PARVIZ
48	9254 FOREST LN	SAFDAR SYED
49	9254 FOREST LN	QUIRINO JESUS
50	9254 FOREST LN	CONSTRUGRUPO LLC
51	9254 FOREST LN	BIZZA GEZAHEGN &
52	9254 FOREST LN	PANMANEE PATCHARAPORN
53	9254 FOREST LN	MEBRATIE YITBARK
54	9254 FOREST LN	WASHINGTON FRANK J III
55	9254 FOREST LN	AUSTIN TAMARA
56	9254 FOREST LN	MENGESTE ADDIS A
57	9254 FOREST LN	COOPER COLLEEN

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9254 FOREST LN	KHAJEHNOORI FARAMARZ
59	9254 FOREST LN	LEE & IAN US LLC
60	9254 FOREST LN	OWENS PATRICIA A
61	9254 FOREST LN	COLAROSSO HOLDINGS SERIES LLC
62	9254 FOREST LN	KASSA WONDIMU C
63	9254 FOREST LN	MCKINLEY JAMES CURTIS
64	9254 FOREST LN	EQUBAY SABA
65	9254 FOREST LN	BEZABEH ELIZABETH & MESFIN
66	9254 FOREST LN	WHEELER GLEN &
67	9254 FOREST LN	NGUYEN ZENNY TUYEN
68	9254 FOREST LN	TESFATSION ANNIE F
69	9254 FOREST LN	CASTRO JENNIFER
70	9254 FOREST LN	LAFLEUR TRACY J
71	9254 FOREST LN	OSADON AMIR
72	9254 FOREST LN	POGUE RUSSELL EST OF
73	9254 FOREST LN	EWURUM EMILY E EST OF
74	9254 FOREST LN	NATSIMO INVESTMENTS LLC
75	9254 FOREST LN	TSEHAI KIDIST M
76	9254 FOREST LN	BENFORD JACK
77	9254 FOREST LN	WALTON MARK ANTHONY
78	9254 FOREST LN	TENG YUAN
79	9254 FOREST LN	EDELSTEIN BRIAN
80	9254 FOREST LN	WONG GARBO
81	9254 FOREST LN	ROUSSEV EMANUEL
82	9254 FOREST LN	VINSON DARWIN E
83	9254 FOREST LN	HISKIYAHU SHANI
84	9254 FOREST LN	DORI MIHRTAB H
85	9254 FOREST LN	CHAY SAMNANG
86	9254 FOREST LN	NGUYEN LOAN LUU
87	9254 FOREST LN	ACOCELLA ROBERT
88	9254 FOREST LN	HOLT GERALD

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9254 FOREST LN	YOUNG ALBERT &
90	9254 FOREST LN	HORIZON ADVANTAGE REALTY LLC
91	9254 FOREST LN	ASRES SAMSON
92	9254 FOREST LN	MCRAE ALEXANDER K
93	9254 FOREST LN	VANDIVER GLORIA &
94	9254 FOREST LN	LAFAYETE GUADALUPE
95	9254 FOREST LN	ZONZARANON DEREK
96	9254 FOREST LN	BIZA BAHAROA B &
97	9254 FOREST LN	LANDOR ANDRIA MACHELLE & WALDO
98	9254 FOREST LN	AGUIRRE RAUL
99	9254 FOREST LN	PARRA IRINA &
100	9254 FOREST LN	THOMPSON JANE ELLEN
101	9254 FOREST LN	POLK HAZEL N
102	9254 FOREST LN	MCFARLANE GUY E
103	9254 FOREST LN	SISON JOCELYN D
104	9254 FOREST LN	PARKER DOLORES ANN EST OF
105	9254 FOREST LN	BENFORD JOHN B
106	9254 FOREST LN	BERSTIEN PAULA H &
107	9254 FOREST LN	SEBHAT SIMON
108	9254 FOREST LN	WOLDEMARIAM HENCOCK &
109	9254 FOREST LN	BATES DANNY C ETAL
110	9254 FOREST LN	BAILEY JOHN
111	9254 FOREST LN	METEKIA TIGEST K
112	9254 FOREST LN	NGO HIEU NINI
113	9254 FOREST LN	BAYLON TERESA
114	9254 FOREST LN	VELAZQUEZ MAYRA
115	9254 FOREST LN	RAMIREZ JOSE DE JESUS
116	9254 FOREST LN	AKAGI YUTAKA CHARLIE
117	9254 FOREST LN	TESFAY FETLEWORK HALLU
118	9254 FOREST LN	MERITA SOSOMON H
119	9254 FOREST LN	BEYENE TEHETENA K

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9254 FOREST LN	SHIFERAW MANAWORK S
121	9254 FOREST LN	TEKESTE AZEB H
122	9254 FOREST LN	MENGESTE ADDIS A &
123	9254 FOREST LN	DOWNEY CAMERON
124	9254 FOREST LN	HEWITT ANGEL
125	9254 FOREST LN	HOY SOPHEA
126	9254 FOREST LN	ATNAFU AYAL &
127	9254 FOREST LN	ZHU KAI
128	9254 FOREST LN	ATNAFU FISSEHA A
129	9254 FOREST LN	KNT GLOBAL LLC
130	9254 FOREST LN	SMITH WILLIAM
131	9254 FOREST LN	ABERA YOHANES JOHNNY
132	9254 FOREST LN	WOLDETSADIK TIBEBU S
133	9254 FOREST LN	GENENE EYOSIAS TILAHUN
134	9254 FOREST LN	IBRAHIM KALID A
135	9254 FOREST LN	ZHU YUNHUA & MAE SOFIA CHOI
136	9254 FOREST LN	ABERA YOHANNES JOHNNY
137	9254 FOREST LN	EBRAHIM AMIRA A
138	9254 FOREST LN	BERINDEIE VALENTIN L
139	9254 FOREST LN	FESSHAYE YOHANNES
140	9254 FOREST LN	AMENE ERMIYS
141	9254 FOREST LN	AMADOR YAJAIRA
142	9254 FOREST LN	CONTRERAS SONIA
143	9254 FOREST LN	MORALES RUBEN GONZALES
144	9254 FOREST LN	BROWN ALEXANDER ARTIS
145	9302 FOREST LN	TFG WOODSIDE LLC
146	9302 FOREST LN	TFG WOODSIDE LLC
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149	9302 FOREST LN	TFG WOODSIDE LLC
150	9302 FOREST LN	TFG WOODSIDE LLC

Z201-206(RM)

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	9302 FOREST LN	TFG WOODSIDE LLC
152	9302 FOREST LN	TFG WOODSIDE LLC
153	9302 FOREST LN	TFG WOODSIDE LLC
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173	9302 FOREST LN	TFG WOODSIDE LLC
174	9302 FOREST LN	TFG WOODSIDE LLC
175	9302 FOREST LN	TFG WOODSIDE LLC
176	9302 FOREST LN	SOL STEPHEN &
177	9302 FOREST LN	TFG WOODSIDE LLC
178	9302 FOREST LN	TFG WOODSIDE LLC
179	9302 FOREST LN	TFG WOODSIDE LLC
180	9302 FOREST LN	TFG WOODSIDE LLC
181	9302 FOREST LN	TFG WOODSIDE LLC

Z201-206(RM)

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	9302 FOREST LN	TFG WOODSIDE LLC
183	9302 FOREST LN	TFG WOODSIDE LLC
184	9302 FOREST LN	TFG WOODSIDE LLC
185	9302 FOREST LN	TFG WOODSIDE LLC
186	9302 FOREST LN	TFG WOODSIDE LLC
187	9302 FOREST LN	TFG WOODSIDE LLC
188	9302 FOREST LN	TFG WOODSIDE LLC
189	9302 FOREST LN	TFG WOODSIDE LLC
190	9302 FOREST LN	TFG WOODSIDE LLC
191	9302 FOREST LN	TFG WOODSIDE LLC
192	9302 FOREST LN	MCCANS MARK CRAIG LIVING TRUST
193	9302 FOREST LN	BHIMANI SHEILA
194	9302 FOREST LN	TFG WOODSIDE LLC
195	9302 FOREST LN	TFG WOODSIDE LLC
196	9302 FOREST LN	TFG WOODSIDE LLC
197	9302 FOREST LN	TFG WOODSIDE LLC
198	9302 FOREST LN	TFG WOODSIDE LLC
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206	9302 FOREST LN	TFG WOODSIDE LLC
207	9302 FOREST LN	TFG WOODSIDE LLC
208	9302 FOREST LN	TFG WOODSIDE LLC
209	9302 FOREST LN	TFG WOODSIDE LLC
210	9302 FOREST LN	VEGA ANTONIO
211	9302 FOREST LN	TFG WOODSIDE LLC
212	9302 FOREST LN	TFG WOODSIDE LLC

Z201-206(RM)

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	9302 FOREST LN	TFG WOODSIDE LLC
214	9302 FOREST LN	TFG WOODSIDE LLC
215	9302 FOREST LN	TFG WOODSIDE LLC
216	9302 FOREST LN	TFG WOODSIDE LLC
217	9302 FOREST LN	TFG WOODSIDE LLC
218	9302 FOREST LN	TFG WOODSIDE LLC
219	9302 FOREST LN	FONTAINE KARIN
220	9302 FOREST LN	TFG WOODSIDE LLC
221	9302 FOREST LN	TFG WOODSIDE LLC
222	9302 FOREST LN	BEIDELMAN JOHN D
223	9302 FOREST LN	TFG WOODSIDE LLC
224	9302 FOREST LN	TFG WOODSIDE LLC
225	9302 FOREST LN	TFG WOODSIDE LLC
226	9302 FOREST LN	TFG WOODSIDE LLC
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236	9302 FOREST LN	TFG WOODSIDE LLC
237	9302 FOREST LN	TFG WOODSIDE LLC
238	9302 FOREST LN	TFG WOODSIDE LLC
239	9302 FOREST LN	WRIGHT HAL MICHAEL
240	9302 FOREST LN	TFG WOODSIDE LLC
241	9302 FOREST LN	TFG WOODSIDE LLC
242	9302 FOREST LN	TFG WOODSIDE LLC
243	9302 FOREST LN	TFG WOODSIDE LLC

Z201-206(RM)

05/26/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	9302 FOREST LN	TFG WOODSIDE LLC
245	9302 FOREST LN	TFG WOODSIDE LLC
246	9302 FOREST LN	TFG WOODSIDE LLC
247	9302 FOREST LN	TFG WOODSIDE LLC
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252	9302 FOREST LN	TFG WOODSIDE LLC
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254	9302 FOREST LN	TFG WOODSIDE LLC
255	9302 FOREST LN	TFG WOODSIDE LLC
256	9302 FOREST LN	TFG WOODSIDE LLC
257	9302 FOREST LN	TFG WOODSIDE LLC
258	9302 FOREST LN	TFG WOODSIDE LLC

FILE NUMBER: Z201-230(LG) **DATE FILED:** April 12, 2021
LOCATION: South line of East R. L. Thornton Freeway and west of South Buckner Boulevard
COUNCIL DISTRICT: 7 **MAPSCO:** 48 F
SIZE OF REQUEST: ±22.573 acres **CENSUS TRACT:** 122.07

REPRESENTATIVE: Lauren Nuffer, PE, Kimley-Horn & Associates, Inc.

APPLICANT: Nick Goodner

OWNER: Walmart Real Estate Business Trust.

REQUEST: An application for the renewal of Specific Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue the sale of alcoholic beverages in conjunction with the existing general merchandise or food store onsite [Walmart Super Center].

STAFF RECOMMENDATION: Approval for a four-year period, subject to conditions.

BACKGROUND INFORMATION:

- On September 25, 2013, the City Council approved Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more for a two-year period. It was also approved by the City Council for a three-year period on September 22, 2015, and for another three-year period on September 26, 2018. This is the third renewal request.
- The site is developed with a one-story, 208,653 square foot general merchandise or food store [Walmart Super Center]. No changes are proposed to the existing site by this application.

Zoning History: There have been three zoning requests in the area within the last five years.

- 1. Z178-264** On September 26, 2018, the City Council approved the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more. [subject site]
- 2. Z167-139** On March 22, 2017, the City Council approved the renewal of Specific Use Permit No. 2142 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more located on the north side of Samuell Boulevard, west of South Buckner Boulevard
- 3. Z167-271** On June 1, 2017, Specific Use Permit No.1975 was automatically renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less located on the northwest corner of Samuell Boulevard and S. Buckner Boulevard. .

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
R. L. Thornton Freeway	Freeway	Variable lane width
Samuell Boulevard	Community Collector	80 ft.

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1, SUP No. 2048	General merchandise or food store
North	RR, SUP No. 1103	Drive-through restaurant, vehicle sales, pawn shop, motel,
South	R-7.5(A)	Single Family
East	RR-D-1 with SUP No. 2142	Retail, restaurants and personal service uses
West	RR-D-1	Bank, Retail, Fueling Station, 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 *forwardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant’s request:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

URBAN DESIGN 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 site is developed with an approximately 208,653-square foot general merchandise or food store, which is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on the property required a Specific Use Permit due to the D-1 Liquor Control Overlay. The renewal of SUP No. 2048 will allow the continued sale of alcoholic beverages for off-premises consumption in conjunction with the existing discount store.

The request site is surrounded by a restaurant with drive-through service, vehicle display, sales and service and a motel to the north; retail to the east; single family residential to the south and a bank, retail and motor vehicle fueling station 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 regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

Staff is in support of the request for a four-year period, as Staff does not foresee detrimental effect of this use on surrounding areas.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 100,000 square feet or greater at a ratio of one space for each 300 square feet of floor area.

The request site exceeds the required number of off-street parking spaces for the site. The 208,653 square foot development requires 696 spaces, and the existing site plan provides 837 spaces. The applicant does not propose amending its existing site plan.

Crime Statistics:

The Dallas Police Department provided crime statistics from June 2018 to the present. The information is provided on the subsequent pages. There was a total of 964 calls, 96 arrests, and 264 offenses in the past three years.

Offenses:

Signal	Incident	Address	NIBRS_Crime
15A - ASSIST OFFICER W/AMB	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
13 - PROWLER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
11V/01 - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
58 - ROUTINE INVESTIGATION	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
40/01 - OTHER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
PSE/09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
30 - PRISONER	POSS CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS
6X - MAJOR DIST (VIOLENCE)	ASSAULT -PUB SERV (PEACE OFFICER/JUDGE)	7401 SAMUELL BLVD	SIMPLE ASSAULT
17 - KIDNAPPING IN PROGRESS	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
40 - OTHER	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
20 - ROBBERY	THEFT FROM PERSON	7401 SAMUELL BLVD	ALL OTHER LARCENY
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE

Z201-230(LG)

Signal	Incident	Address	NIBRS_Crime
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) > OR EQUAL \$100 <\$750 (NOT EMP)PC31.03(e2A)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
38 - MEET COMPLAINANT	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
30/01 - ODO W/PRISONER	POSS CONT SUB PEN GRP 1 <1G	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS
09 - THEFT	THEFT FROM PERSON	7401 SAMUELL BLVD	ALL OTHER LARCENY
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
09 - THEFT	THEFT OF PROP > OR EQUAL \$2,500 <\$30K (EMPLOYEE) PC31.03(e4A)	7401 SAMUELL BLVD	EMBEZZELMENT
58 - ROUTINE INVESTIGATION	THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
11V - BURG MOTOR VEH	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
PSE/09 - THEFT	THEFT OF PROP (ATT) > OR EQUAL \$100 <\$750 ENH (NOT EMP) PC31.03(f)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
09V-01 UUMV JUST OCRD	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) > OR EQUAL \$2,500 <\$30K (NOT EMP) PC31.03(e4A)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE

Z201-230(LG)

Signal	Incident	Address	NIBRS_Crime
6X - MAJOR DIST (VIOLENCE)	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH -(TEST DRIVE	7401 SAMUELL BLVD	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME
09/01 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09 - THEFT	THEFT OF PROP (AUTO ACC) > OR EQUAL \$100 <\$750 (NOT EMP)PC31.03(e2A)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) > OR EQUAL \$750 <\$2,500 (NOT EMP) PC31.03 (e3)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
PSE/31- CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL \$2,500 < \$30K	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
09 - THEFT	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
15 - ASSIST OFFICER	POSS MARIJUANA <2OZ	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
41/20 - ROBBERY - IN PROGRESS	ROBBERY OF INDIVIDUAL (AGG)	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
20 - ROBBERY	THEFT FROM PERSON	7401 SAMUELL BLVD	ALL OTHER LARCENY
20 - ROBBERY	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
11V - BURG MOTOR VEH	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
40/01 - OTHER	POSSESSION OF DRUG PARAPHERNALIA	7401 SAMUELL BLVD	DRUG EQUIPMENT VIOLATIONS
40/01 - OTHER	POSS CONT SUB PEN GRP 3 < 28G	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
15 - ASSIST OFFICER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING

Signal	Incident	Address	NIBRS_Crime
58 - ROUTINE INVESTIGATION	THEFT OF PROP > OR EQUAL \$2,500 <\$30K (NOT SHOPLIFT) PC31.03(e4A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
6X - MAJOR DIST (VIOLENCE)	ASSAULT -VERBAL THREAT	7401 SAMUELL BLVD	INTIMIDATION
	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
	CRIM MISCHIEF > OR EQUAL \$300K	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
PSE/09 - THEFT	THEFT FROM PERSON-PICKPOCKE	7401 SAMUELL BLVD	POCKET-PICKING
	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
09/01 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
16A - INJURED PERSON W/AMB	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
41/11B - BURG BUSN IN PROGRESS	BURGLARY OF BUILDING - FORCED ENTRY	7401 SAMUELL BLVD	BURGLARY-BUSINESS
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT

Signal	Incident	Address	NIBRS_Crime
	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/09 - THEFT	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (NOT SHOPLIFT) PC31.03(e3)	7401 SAMUELL BLVD	ALL OTHER LARCENY
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
PSE/11V - BURG MOTOR VEH	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
40/01 - OTHER	FORGERY FINANCIAL INSTRUMENT	7401 SAMUELL BLVD	COUNTERFEITING / FORGERY
30 - PRISONER	FRAUD DESTROY REMOVAL CONCEALMENT WRITING	7401 SAMUELL BLVD	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME
6XA - MAJOR DIST AMBULANCE	ASSAULT -OFFENSIVE CONTACT	7401 SAMUELL BLVD	SIMPLE ASSAULT
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
20 - ROBBERY	ASSAULT (AGG) -DEADLY WEAPON	7401 SAMUELL BLVD	AGG ASSAULT - NFV
PSE/09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
19 - SHOOTING	ASSAULT (AGG) -DISCH FIREARM OCC BLDG/HOUSE/VEH (AGG)	7401 SAMUELL BLVD	AGG ASSAULT - NFV
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
58 - ROUTINE INVESTIGATION	CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
6X - MAJOR DIST (VIOLENCE)	ROBBERY OF INDIVIDUAL	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
	THEFT OF PROP (AUTO ACC) > OR EQUAL \$100 <\$750 (NOT EMP)PC31.03(e2A)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
	THEFT FROM BUILDING> OR EQUAL \$100<\$750 (NOT SHOPLIFT)	7401 SAMUELL BLVD	THEFT OF BUILDING

Signal	Incident	Address	NIBRS_Crime
30 - PRISONER	THEFT OF PROP <\$2,500 2+CONV ENH (SHOPLIFT- NOT EMP) PC31.03(f)	7401 SAMUELL BLVD	SHOPLIFTING
	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
58 - ROUTINE INVESTIGATION	CREDIT CARD OR DEBIT CARD ABUSE	7401 SAMUELL BLVD	CREDIT CARD/ ATM FRAUD
	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
58 - ROUTINE INVESTIGATION	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
15A - ASSIST OFFICER W/AMB	ASSAULT -OFFENSIVE CONTACT	7401 SAMUELL BLVD	SIMPLE ASSAULT
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
09 - THEFT	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (NOT SHOPLIFT) PC31.03(e3)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 ENH (SHOPLIFT-NOT EMP) PC31.03(f)	7401 SAMUELL BLVD	SHOPLIFTING
09/01 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
16 - INJURED PERSON	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
	THEFT OF PROP > OR EQUAL \$100 BUT <\$750- NOT SHOPLIFT	7401 SAMUELL BLVD	ALL OTHER LARCENY
31/01 - CRIM MIS/PROG/NON FELO	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
DASV-DIST ACTIVE SHOOTER VEH	ASSAULT (AGG) -DISCH FIREARM OCC BLDG/HOUSE/VEH (AGG)	7401 SAMUELL BLVD	AGG ASSAULT - NFV
55 - TRAFFIC STOP	UNLAWFUL CARRYING WEAPON	7401 SAMUELL BLVD	WEAPON LAW VIOLATIONS
15 - ASSIST OFFICER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
30/01 - ODO W/PRISONER	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY

Signal	Incident	Address	NIBRS_Crime
	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (NOT SHOPLIFT) PC31.03(e3)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09 - THEFT	THEFT OF PROP > OR EQUAL \$2,500 <\$30K (EMPLOYEE) PC31.03(e4A)	7401 SAMUELL BLVD	EMBEZZELMENT
6XA - MAJOR DIST AMBULANCE	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
6XA - MAJOR DIST AMBULANCE	ROBBERY OF INDIVIDUAL	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
58 - ROUTINE INVESTIGATION	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
	THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	7401 SAMUELL BLVD	ALL OTHER LARCENY
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
58 - ROUTINE INVESTIGATION	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
WIC - WALK IN CASE #	ASSAULT -OFFENSIVE CONTACT	7401 SAMUELL BLVD	SIMPLE ASSAULT
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
PSE/09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
58 - ROUTINE INVESTIGATION	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09 - THEFT	THEFT OF PROP > OR EQUAL \$2,500 <\$30K (EMPLOYEE) PC31.03(e4A)	7401 SAMUELL BLVD	EMBEZZELMENT
58 - ROUTINE INVESTIGATION	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE

Signal	Incident	Address	NIBRS_Crime
11V/01 - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
6XE - DISTURBANCE EMERGENCY	ASSAULT -FAM VIO, PREV CONV - BOD INJ ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
6X - MAJOR DIST (VIOLENCE)	ASSAULT -VERBAL THREAT	7401 SAMUELL BLVD	INTIMIDATION
	THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	7401 SAMUELL BLVD	ALL OTHER LARCENY
09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09/01 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
04 - 911 HANG UP	ASSAULT -VERBAL THREAT	7401 SAMUELL BLVD	INTIMIDATION
	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
15 - ASSIST OFFICER	ASSAULT (AGG) -PUB SERV (AGG, LAW ENF)	7401 SAMUELL BLVD	AGG ASSAULT - NFV
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
	THEFT OF PROP (AUTO ACC) > OR EQUAL \$100 <\$750 (NOT EMP)PC31.03(e2A)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
	THEFT OF PROP (AUTO ACC) > OR EQUAL \$100 <\$750 (NOT EMP)PC31.03(e2A)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
6X - MAJOR DIST (VIOLENCE)	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (SHOPLIFT-NOT EMP) PC31.03(e3)	7401 SAMUELL BLVD	SHOPLIFTING

Signal	Incident	Address	NIBRS_Crime
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
30 - PRISONER	THEFT OF PROP <\$2,500 2+CONV ENH (SHOPLIFT-NOT EMP) PC31.03(f)	7401 SAMUELL BLVD	SHOPLIFTING
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
6X - MAJOR DIST (VIOLENCE)	ROBBERY OF INDIVIDUAL	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
11V - BURG MOTOR VEH	BMV (OF AUTO ACCESSORY) (P.C. 30.04(A))	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
11V/01 - BURG MOTOR VEH	UNAUTHORIZED USE OF MOTOR VEH - (ATT) AUTOMOBILE	7401 SAMUELL BLVD	UUMV
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
15 - ASSIST OFFICER	THEFT OF PROP > OR EQUAL \$100 <\$750 ENH (SHOPLIFT-NOT EMP) PC31.03(f)	7401 SAMUELL BLVD	SHOPLIFTING
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
20 - ROBBERY	ROBBERY OF INDIVIDUAL (AGG)	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
09 - THEFT	TRADEMARK COUNTERFEITING > OR EQUAL TO \$750 < \$2500 PC32.23 (e3)	7401 SAMUELL BLVD	COUNTERFEITING / FORGERY
09/01 - THEFT	THEFT FROM PERSON-PURSE SNATC	7401 SAMUELL BLVD	PURSE-SNATCHING
15 - ASSIST OFFICER	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	7401 SAMUELL BLVD	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
20 - ROBBERY	THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	7401 SAMUELL BLVD	ALL OTHER LARCENY

Signal	Incident	Address	NIBRS_Crime
6X - MAJOR DIST (VIOLENCE)	ROBBERY OF INDIVIDUAL	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
ODJ - OFF DUTY JOB	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
ODJ - OFF DUTY JOB	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
ODJ - OFF DUTY JOB	THEFT OF PROP <\$100 - SHOPLIFTING - (NOT BY EMPLOYEE)	7401 SAMUELL BLVD	SHOPLIFTING
09/01 - THEFT	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (NOT SHOPLIFT) PC31.03(e3)	7401 SAMUELL BLVD	ALL OTHER LARCENY
58 - ROUTINE INVESTIGATION	THEFT OF PROP > OR EQUAL \$100 <\$750 ENH (SHOPLIFT-NOT EMP) PC31.03(f)	7401 SAMUELL BLVD	SHOPLIFTING
ODJ - OFF DUTY JOB	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
58 - ROUTINE INVESTIGATION	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (NOT SHOPLIFT) PC31.03(e3)	7401 SAMUELL BLVD	ALL OTHER LARCENY
PSE/11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
30 - PRISONER	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (SHOPLIFT-NOT EMP) PC31.03(e3)	7401 SAMUELL BLVD	SHOPLIFTING
6X - MAJOR DIST (VIOLENCE)	POSS CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
11V - BURG MOTOR VEH	BMV (OF AUTO ACCESSORY) (P.C. 30.04(A))	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
09V - UUMV	THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
11V - BURG MOTOR VEH	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
58 - ROUTINE INVESTIGATION	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY

Signal	Incident	Address	NIBRS_Crime
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
09 - THEFT	THEFT OF PROP (AUTO ACC) > OR EQUAL \$750 <\$2,500 (NOT EMP) PC31.03 (e3)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
40 - OTHER	SECURE EXECUTION DOC DECEPTION > OR EQUAL TO \$100 BUT <\$750	7401 SAMUELL BLVD	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME
19 - SHOOTING	ASSAULT (AGG) -DEADLY WEAPON	7401 SAMUELL BLVD	AGG ASSAULT - NFV
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
58 - ROUTINE INVESTIGATION	FORGERY FINANCIAL INSTRUMENT	7401 SAMUELL BLVD	COUNTERFEITING / FORGERY
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	7401 SAMUELL BLVD	SIMPLE ASSAULT
09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
58 - ROUTINE INVESTIGATION	ROBBERY OF INDIVIDUAL (AGG)	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	7401 SAMUELL BLVD	SIMPLE ASSAULT
15 - ASSIST OFFICER	ASSAULT -PUB SERV (PEACE OFFICER/JUDGE)	7401 SAMUELL BLVD	SIMPLE ASSAULT
58 - ROUTINE INVESTIGATION	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
6X - MAJOR DIST (VIOLENCE)	PROHIBITED WEAPON KNUCKLES	7401 SAMUELL BLVD	WEAPON LAW VIOLATIONS
20 - ROBBERY	THEFT FROM PERSON (ATT) PURSE SNATCH	7401 SAMUELL BLVD	PURSE-SNATCHING
58 - ROUTINE INVESTIGATION	CREDIT CARD OR DEBIT CARD ABUSE	7401 SAMUELL BLVD	CREDIT CARD/ ATM FRAUD
09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIO, IMPED BREATH/CIRC - NO LOSS OF CONSC	7401 SAMUELL BLVD	SIMPLE ASSAULT
58 - ROUTINE INVESTIGATION	THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	7401 SAMUELL BLVD	ALL OTHER LARCENY
6X - MAJOR DIST (VIOLENCE)	ASSAULT -VERBAL THREAT	7401 SAMUELL BLVD	INTIMIDATION
11V - BURG MOTOR VEH	UNAUTHORIZED USE OF MOTOR VEH - (ATT) TRUCK OR BUS	7401 SAMUELL BLVD	UUMV
41/20 - ROBBERY - IN PROGRESS	ROBBERY OF INDIVIDUAL (AGG)	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL

Signal	Incident	Address	NIBRS_Crime
58 - ROUTINE INVESTIGATION	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	7401 SAMUELL BLVD	ALL OTHER LARCENY
6XA - MAJOR DIST AMBULANCE	ASSAULT -OFFENSIVE CONTACT	7401 SAMUELL BLVD	SIMPLE ASSAULT
6X - MAJOR DIST (VIOLENCE)	ASSAULT -OFFENSIVE CONTACT	7401 SAMUELL BLVD	SIMPLE ASSAULT
6XA - MAJOR DIST AMBULANCE	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	7401 SAMUELL BLVD	SIMPLE ASSAULT
31/01 - CRIM MIS/PROG/NON FELO	CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
6X - MAJOR DIST (VIOLENCE)	BURGLARY OF BUILDING - NO FORCED ENTRY	7401 SAMUELL BLVD	BURGLARY-BUSINESS
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
11V/01 - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
20 - ROBBERY	ROBBERY OF INDIVIDUAL	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
20 - ROBBERY	ROBBERY OF INDIVIDUAL	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
09 - THEFT	THEFT FROM PERSON-PICKPOCKE	7401 SAMUELL BLVD	POCKET-PICKING
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
58 - ROUTINE INVESTIGATION	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
20 - ROBBERY	THEFT FROM PERSON	7401 SAMUELL BLVD	ALL OTHER LARCENY
11V - BURG MOTOR VEH	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
11V - BURG MOTOR VEH	BMV (OF AUTO ACCESSORY) (P.C. 30.04(A))	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 ENH	7401 SAMUELL BLVD	SHOPLIFTING

Signal	Incident	Address	NIBRS_Crime
	(SHOPLIFT-NOT EMP) PC31.03(f)		
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF <\$100	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
40 - OTHER	FORGERY FINANCIAL INSTRUMENT	7401 SAMUELL BLVD	COUNTERFEITING / FORGERY
11V - BURG MOTOR VEH	BMV	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	7401 SAMUELL BLVD	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAM VIO, IMPED BREATH/CIRC - NO LOSS OF CONSC	7401 SAMUELL BLVD	SIMPLE ASSAULT
58 - ROUTINE INVESTIGATION	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
09 - THEFT	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
11B - BURG OF BUS	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (SHOPLIFT-NOT EMP) PC31.03(e3)	7401 SAMUELL BLVD	SHOPLIFTING
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 ENH (SHOPLIFT-NOT EMP) PC31.03(f)	7401 SAMUELL BLVD	SHOPLIFTING
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	7401 SAMUELL BLVD	UUMV
20 - ROBBERY	THEFT FROM PERSON	7401 SAMUELL BLVD	ALL OTHER LARCENY
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
31 - CRIMINAL MISCHIEF	CRIM MISCHIEF > OR EQUAL \$100 < \$750	7401 SAMUELL BLVD	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
PSE/09 - THEFT	THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	7401 SAMUELL BLVD	ALL OTHER LARCENY

Signal	Incident	Address	NIBRS_Crime
30 - PRISONER	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	7401 SAMUELL BLVD	SHOPLIFTING
ODJ - OFF DUTY JOB	FORGERY GOVT/NATIONAL INST/MONEY/SECURITY	7401 SAMUELL BLVD	COUNTERFEITING / FORGERY

Arrests

Incident #	Date	Address	NIBRS_CRIME	Description
095989-2021	5/31/2021	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP <\$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)
095989-2021	5/31/2021	7401 SAMUELL BLVD	ALL OTHER OFFENSES	RESIST ARREST SEARCH OR TRANSPORT
095989-2021	5/31/2021	7401 SAMUELL BLVD	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)
094633-2021	5/29/2021	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
094633-2021	5/29/2021	7401 SAMUELL BLVD	THEFT FROM MOTOR VEHICLE	BMV
094633-2021	5/29/2021	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
094633-2021	5/29/2021	7401 SAMUELL BLVD	ALL OTHER OFFENSES	RESIST ARREST SEARCH OR TRANSPORT
094633-2021	5/29/2021	7401 SAMUELL BLVD	ALL OTHER OFFENSES	EVADING ARREST DETENTION
086150-2021	5/17/2021	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
086150-2021	5/17/2021	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
072590-2021	4/26/2021	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 > OR EQUAL 4G<200G
070793-2021	4/24/2021	7401 SAMUELL BLVD	SIMPLE ASSAULT	ASSAULT -PUB SERV (PEACE OFFICER/JUDGE)
070861-2021	4/24/2021	7401 SAMUELL BLVD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
023022-2021	2/7/2021	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP <\$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)

Z201-230(LG)

Incident #	Date	Address	NIBRS_CRIME	Description
023022-2021	2/7/2021	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
023022-2021	2/7/2021	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
023022-2021	2/7/2021	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 3 <28G
023022-2021	2/7/2021	7401 SAMUELL BLVD	DRUG EQUIPMENT VIOLATIONS	POSSESSION OF DRUG PARAPHERNALIA
023022-2021	2/7/2021	7401 SAMUELL BLVD	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)
022231-2021	2/6/2021	7401 SAMUELL BLVD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
016833-2021	1/28/2021	7401 SAMUELL BLVD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
013151-2021	1/22/2021	7401 SAMUELL BLVD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
230488-2020	12/27/2020	7401 SAMUELL BLVD	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)
227129-2020	12/21/2020	7401 SAMUELL BLVD	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)
227129-2020	12/21/2020	7401 SAMUELL BLVD	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)
227129-2020	12/21/2020	7401 SAMUELL BLVD	WARRANT DALLAS PD (ALIAS/CAPIAS)	WARRANT DALLAS PD (ALIAS/CAPIAS)
223875-2020	12/15/2020	7401 SAMUELL BLVD	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)
216095-2020	12/3/2020	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
216095-2020	12/3/2020	7401 SAMUELL BLVD	ALL OTHER OFFENSES	EVADING ARREST DETENTION
196183-2020	11/2/2020	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
196183-2020	11/2/2020	7401 SAMUELL BLVD	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS

Incident #	Date	Address	NIBRS_CRIME	Description
196183-2020	11/2/2020	7401 SAMUELL BLVD	ALL OTHER OFFENSES	RESIST ARREST SEARCH OR TRANSPORT
166114-2020	9/18/2020	7401 SAMUELL BLVD	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)
153403-2020	8/29/2020	7401 SAMUELL BLVD	DRUG EQUIPMENT VIOLATIONS	POSSESSION OF DRUG PARAPHERNALIA
126066-2020	7/18/2020	7401 SAMUELL BLVD	INTIMIDATION	ASSAULT -VERBAL THREAT
110445-2020	6/23/2020	7401 SAMUELL BLVD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
105754-2020	6/16/2020	7401 SAMUELL BLVD	ROBBERY-INDIVIDUAL	ROBBERY OF INDIVIDUAL (AGG)
102963-2020	6/11/2020	7401 SAMUELL BLVD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
094822-2020	5/29/2020	7401 SAMUELL BLVD	BURGLARY-BUSINESS	BURGLARY OF BUILDING - FORCED ENTRY
092671-2020	5/25/2020	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
092786-2020	5/25/2020	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (SHOPLIFT-NOT EMP) PC31.03(e3)
092786-2020	5/25/2020	7401 SAMUELL BLVD	WARRANT DALLAS PD (ALIAS/CAPIAS)	WARRANT DALLAS PD (ALIAS/CAPIAS)
089492-2020	5/20/2020	7401 SAMUELL BLVD	WARRANT DALLAS PD (THEFT - SHOPLIFT)	WARRANT DALLAS PD (THEFT - SHOPLIFT)
085947-2020	5/14/2020	7401 SAMUELL BLVD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
083883-2020	5/11/2020	7401 SAMUELL BLVD	WARRANT DALLAS PD (ALIAS/CAPIAS)	WARRANT DALLAS PD (ALIAS/CAPIAS)
083883-2020	5/11/2020	7401 SAMUELL BLVD	WARRANT DALLAS PD (ALIAS/CAPIAS)	WARRANT DALLAS PD (ALIAS/CAPIAS)
075478-2020	4/27/2020	7401 SAMUELL BLVD	COUNTERFEITING / FORGERY	FORGERY FINANCIAL INSTRUMENT
074159-2020	4/25/2020	7401 SAMUELL BLVD	ALL OTHER OFFENSES	OTHER OFFENSE - MISDEMEANOR

Z201-230(LG)

Incident #	Date	Address	NIBRS_CRIME	Description
066548-2020	4/12/2020	7401 SAMUELL BLVD	AGG ASSAULT - NFV	ASSAULT (AGG) -DEADLY WEAPON
043993-2020	3/5/2020	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP <\$2,500 2+CONV ENH (SHOPLIFT-NOT EMP) PC31.03(f)
043993-2020	3/5/2020	7401 SAMUELL BLVD	WARRANT DALLAS PD (ALIAS/CAPIAS)	WARRANT DALLAS PD (ALIAS/CAPIAS)
038187-2020	2/26/2020	7401 SAMUELL BLVD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
032420-2020	2/17/2020	7401 SAMUELL BLVD	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
030361-2020	2/14/2020	7401 SAMUELL BLVD	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
026081-2020	2/8/2020	7401 SAMUELL BLVD	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
005327-2020	1/8/2020	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
256406-2019	12/23/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
251686-2019	12/16/2019	7401 SAMUELL BLVD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
248836-2019	12/11/2019	7401 SAMUELL BLVD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
232935-2019	11/18/2019	7401 SAMUELL BLVD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
231678-2019	11/16/2019	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
231678-2019	11/16/2019	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
231678-2019	11/16/2019	7401 SAMUELL BLVD	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
231678-2019	11/16/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
185933-2019	9/12/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP <\$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)

Incident #	Date	Address	NIBRS_CRIME	Description
185933-2019	9/12/2019	7401 SAMUELL BLVD	WARRANT-DALLAS PD (CAPIAS)	WARRANT-DALLAS PD (CAPIAS)
179874-2019	9/4/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
156561-2019	8/3/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
126958-2019	6/24/2019	7401 SAMUELL BLVD	AGG ASSAULT - NFV	ASSAULT (AGG) -PUBLIC SERVANT - (AGG, NON LAW ENF)
126958-2019	6/24/2019	7401 SAMUELL BLVD	AGG ASSAULT - NFV	ASSAULT (AGG) -PUBLIC SERVANT - (AGG, NON LAW ENF)
115435-2019	6/8/2019	7401 SAMUELL BLVD	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
107330-2019	5/29/2019	7401 SAMUELL BLVD	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
105250-2019	5/26/2019	7401 SAMUELL BLVD	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
105350-2019	5/26/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP <\$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)
093004-2019	5/10/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP <\$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)
058488-2019	3/24/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
058823-2019	3/24/2019	7401 SAMUELL BLVD	WARRANT DALLAS PD (OTHERS)	WARRANT DALLAS PD (OTHERS)
057923-2019	3/23/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
058046-2019	3/23/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)
058046-2019	3/23/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
057164-2019	3/22/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP <\$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)
057404-2019	3/22/2019	7401 SAMUELL BLVD	SHOPLIFTING	THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)

Incident #	Date	Address	NIBRS_CRIME	Description
051619-2019	3/15/2019	7401 SAMUELL BLVD	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
041973-2019	3/2/2019	7401 SAMUELL BLVD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
040363-2019	2/27/2019	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 > OR EQUAL 4G<200G
040363-2019	2/27/2019	7401 SAMUELL BLVD	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 3 < 28G
040363-2019	2/27/2019	7401 SAMUELL BLVD	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
040363-2019	2/27/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
033810-2019	2/18/2019	7401 SAMUELL BLVD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
033110-2019	2/17/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
033110-2019	2/17/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
029785-2019	2/13/2019	7401 SAMUELL BLVD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
029785-2019	2/13/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
029785-2019	2/13/2019	7401 SAMUELL BLVD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
029785-2019	2/13/2019	7401 SAMUELL BLVD	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
022523-2019	2/2/2019	7401 SAMUELL BLVD	PUBLIC INTOXICATION	PUBLIC INTOXICATION

Market Value Analysis

Market Value Analysis is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target

intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Properties located in the general area surrounding the area of request are also within Category "E" to the south and further north, and Category "D" and "F" properties northwest of the area of request.

List of Officers/Partners/Principals

Wal-Mart Real Estate Business Trust

Tim Skinner, President and Chief Financial Officer

Jessica Rancher, Vice President

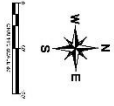
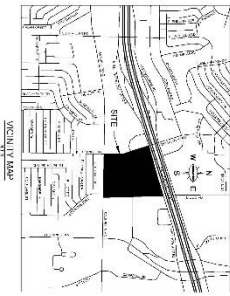
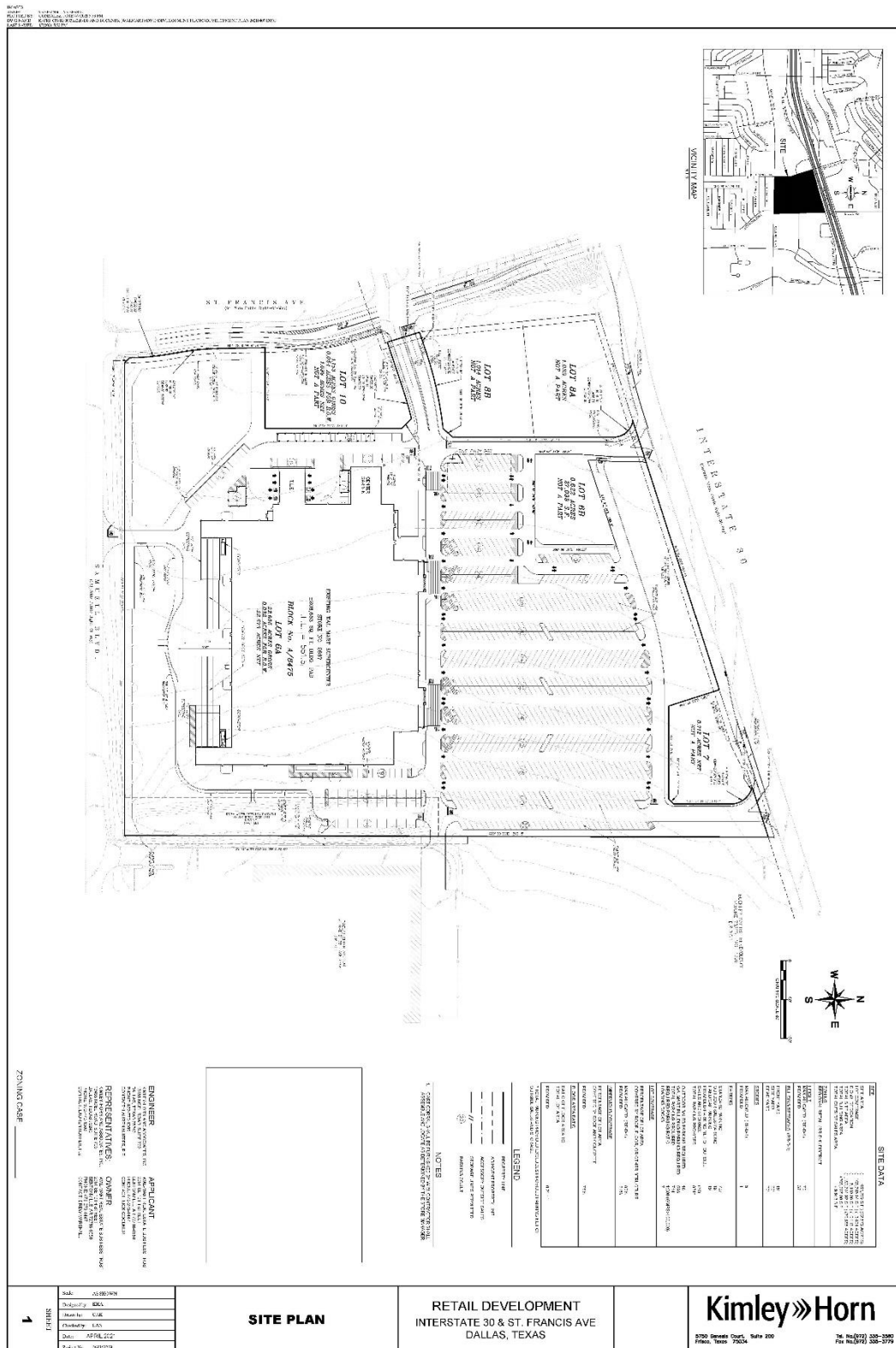
David L. Reading, Assistant Secretary

Dan Rice, Assistant Secretary

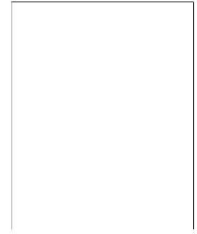
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~August 11, 2025~~ (four years from the passage of this ordinance).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**EXISTING SITE PLAN
(No Changes)**



REQUIREMENTS: OWNER
 1. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE INTERIOR OF THE BUILDING OR TO AN UNDERGROUND UTILITY TUNNEL.
 2. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE INTERIOR OF THE BUILDING OR TO AN UNDERGROUND UTILITY TUNNEL.
 3. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE INTERIOR OF THE BUILDING OR TO AN UNDERGROUND UTILITY TUNNEL.
 4. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE INTERIOR OF THE BUILDING OR TO AN UNDERGROUND UTILITY TUNNEL.
 5. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE INTERIOR OF THE BUILDING OR TO AN UNDERGROUND UTILITY TUNNEL.



NOTES

- SEE NOTES ON SHEET Z201-230(LG) FOR GENERAL NOTES.
- SEE NOTES ON SHEET Z201-230(LG) FOR GENERAL NOTES.
- SEE NOTES ON SHEET Z201-230(LG) FOR GENERAL NOTES.
- SEE NOTES ON SHEET Z201-230(LG) FOR GENERAL NOTES.
- SEE NOTES ON SHEET Z201-230(LG) FOR GENERAL NOTES.

SITE DATA

DATE	10/15/2014
PROJECT	RETAIL DEVELOPMENT AT INTERSTATE 30 AND ST. FRANCIS AVE, DALLAS, TEXAS
CLIENT	KIMLEY-HORN AND ASSOCIATES, P.C.
SCALE	AS SHOWN
DRAWN BY	W. H. HORN
CHECKED BY	W. H. HORN
APPROVED BY	W. H. HORN
DATE	10/15/2014
PROJECT	RETAIL DEVELOPMENT AT INTERSTATE 30 AND ST. FRANCIS AVE, DALLAS, TEXAS
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SITE PLAN


**RETAIL DEVELOPMENT
INTERSTATE 30 & ST. FRANCIS AVE
DALLAS, TEXAS**

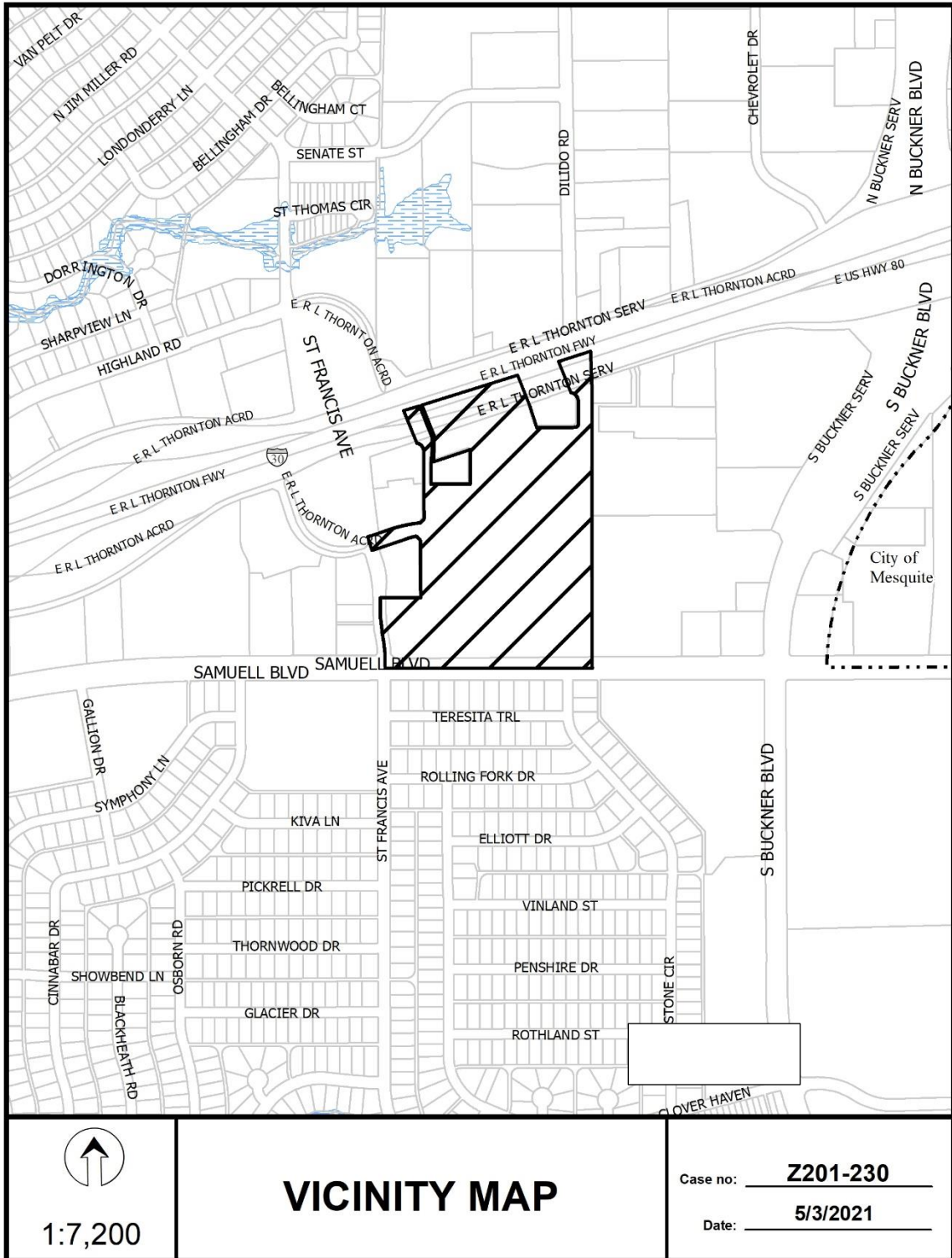
Kimley»Horn

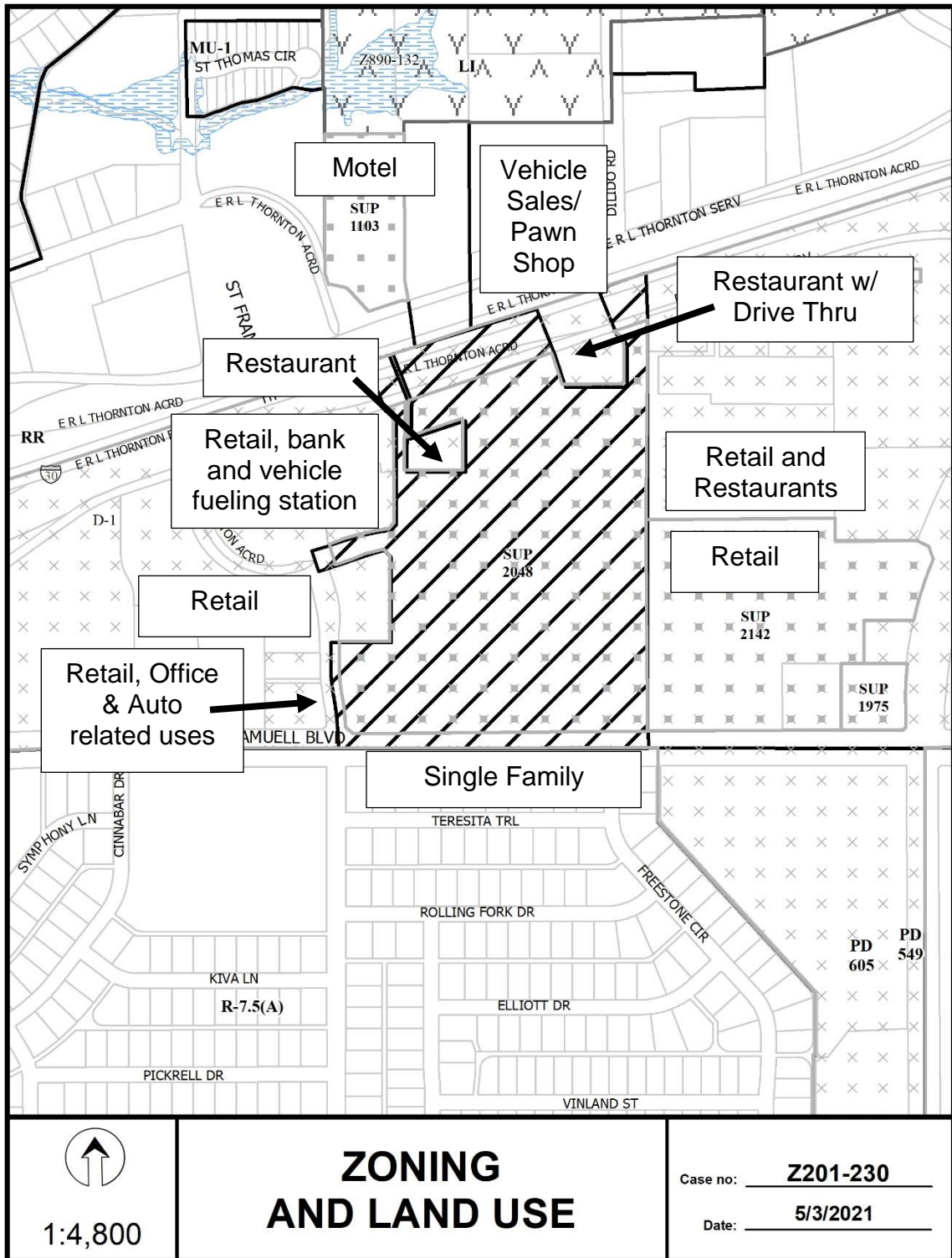
2700 Rosswood Court, Suite 200
Frisco, Texas 75034

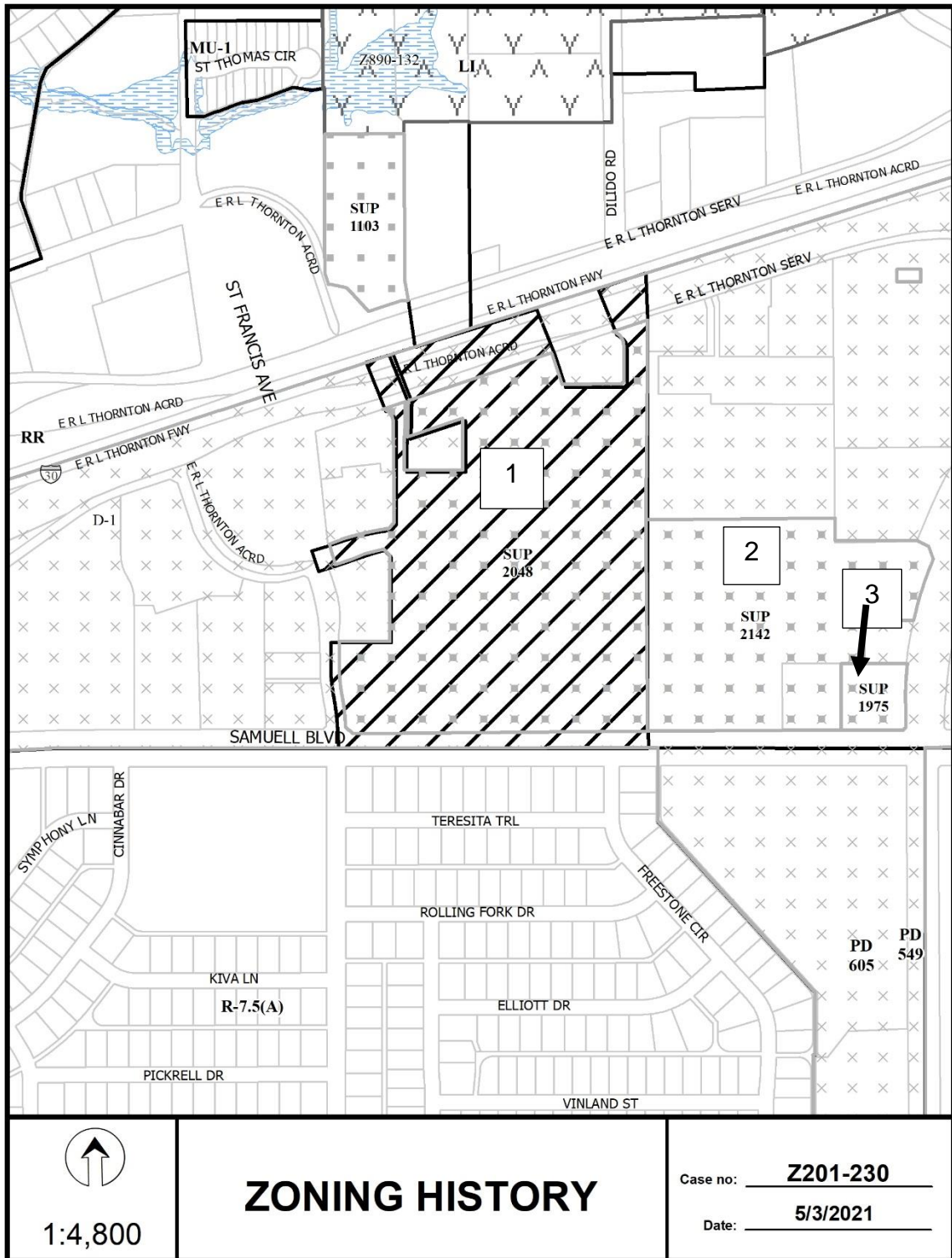
TEL: (972) 335-3395
FAX: (972) 335-3375

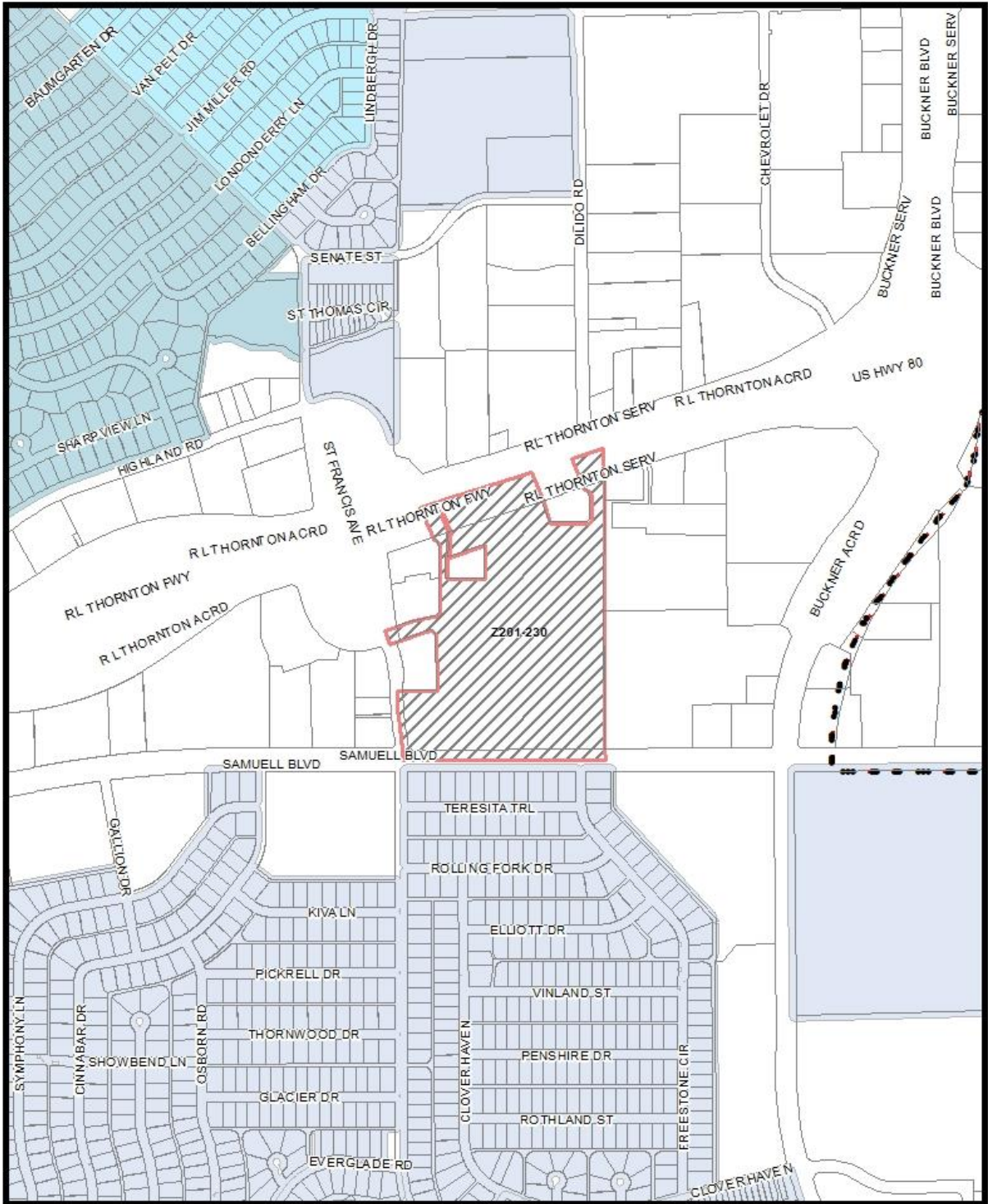


 1:4,800	<h2>AERIAL MAP</h2>	Case no: <u> Z201-230 </u> Date: <u> 5/3/2021 </u>
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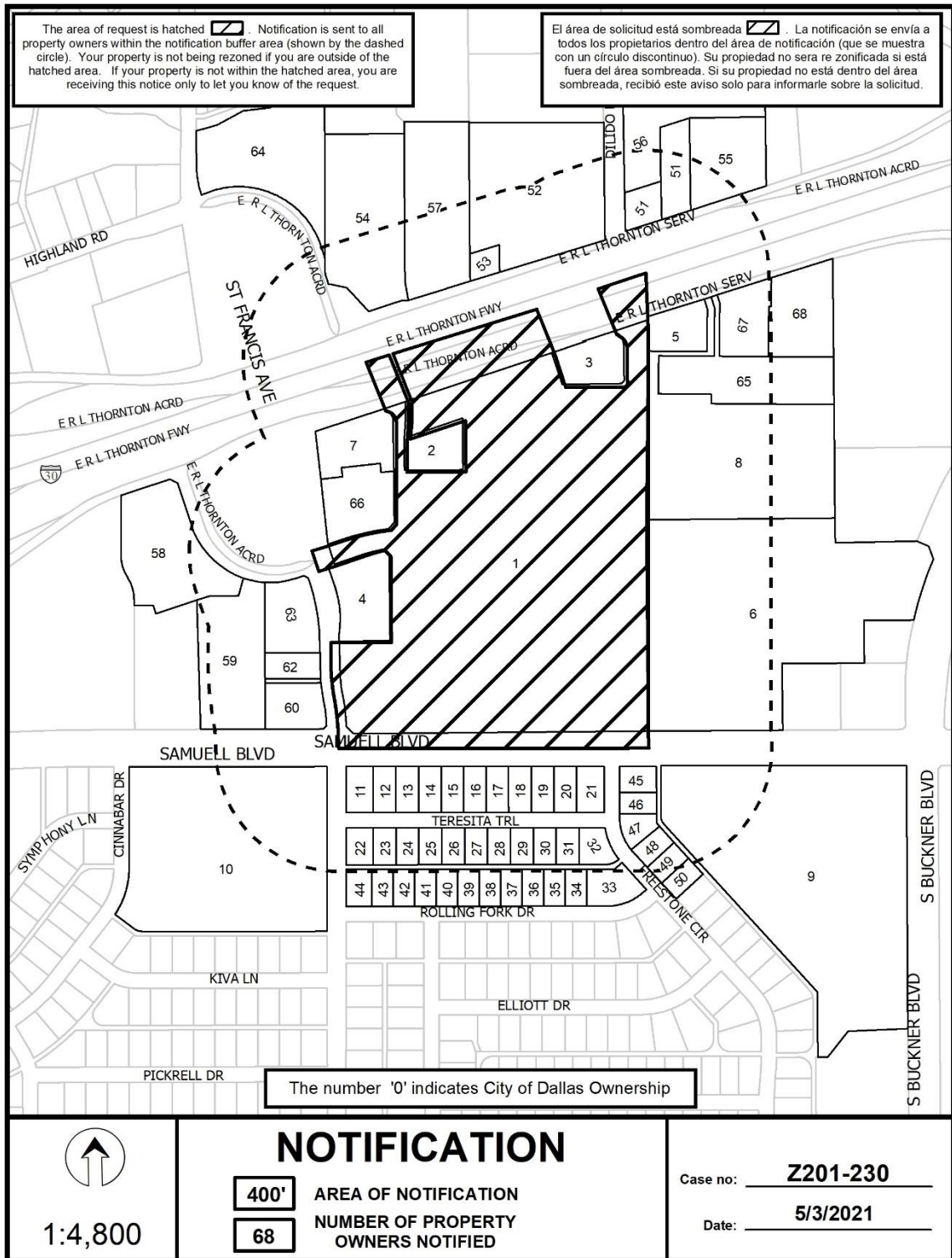






Market Value Analysis

Printed Date: 6/4/2021



05/03/2021

Notification List of Property Owners***Z201-230******68 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9100 E R L THORNTON FWY	WAL MART REAL EST BUS TR
2	8950 E R L THORNTON FWY	Taxpayer at
3	9210 E R L THORNTON FWY	WAM JERI A FAMILY TRUST &
4	3940 ST FRANCIS AVE	SHOQUIST PROPERTIES LP
5	9214 E R L THORNTON FWY	Taxpayer at
6	5555 S BUCKNER BLVD	NNN DALLAS TX OWNER LP
7	8930 E R L THORNTON FWY	8930 RL THORNTON LLC &
8	9208 E R L THORNTON FWY	Taxpayer at
9	5204 S BUCKNER BLVD	HEB GROCERY COMPANY LP
10	6810 SAMUELL BLVD	CHRISTIAN STRONGHOLD BAPTIST CHURCH
11	7105 TERESITA TRL	FLETCHER ARGELL ETAL
12	7111 TERESITA TRL	THOMAS K T
13	7117 TERESITA TRL	RAMOS RUFINO
14	7123 TERESITA TRL	CUSTARD SANDRA KAY
15	7129 TERESITA TRL	BAKER VONCIEL C LIFE ESTATE
16	7135 TERESITA TRL	QUEST TRUST COMPANY &
17	7141 TERESITA TRL	RAMIREZ RUBY
18	7147 TERESITA TRL	WHITEHEAD KELLY JOE
19	7153 TERESITA TRL	ADEYOJU EMMANUEL ETUX
20	7159 TERESITA TRL	MURILLO PABLO JR
21	7165 TERESITA TRL	MARSHALL LENWOOD &
22	7106 TERESITA TRL	WASHINGTON SYLVESTER & ZELMA B
23	7112 TERESITA TRL	BROWN MARK D & DEBRA D
24	7118 TERESITA TRL	COLLINS LAURINE H LF EST
25	7124 TERESITA TRL	MILLER KEITH
26	7130 TERESITA TRL	SANDERS TRAVIS G & JO ANN

Z201-230(LG)

05/03/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7136 TERESITA TRL	GARCIA SERGIO M &
28	7142 TERESITA TRL	FLORES RAMON H & ROSA U
29	7148 TERESITA TRL	LEANOS JOSE JR
30	7154 TERESITA TRL	HILL CE ESTER & EUNICE
31	7160 TERESITA TRL	TAING AN & PHA
32	7166 TERESITA TRL	OSBORNE KENNETH L EST OF
33	7177 ROLLING FORK DR	NEWMAN TERENCE T
34	7165 ROLLING FORK DR	LANE LOIS H
35	7159 ROLLING FORK DR	FLORES ELVIRA
36	7153 ROLLING FORK DR	JOHNSON HOWARD E & DEZZIE L
37	7147 ROLLING FORK DR	Taxpayer at
38	7141 ROLLING FORK DR	GARCIA SERGIO M
39	7135 ROLLING FORK DR	TOMPKINS DOLORES
40	7129 ROLLING FORK DR	Taxpayer at
41	7123 ROLLING FORK DR	TRENT WILLIAM D & WILMA J
42	7117 ROLLING FORK DR	TIPTON CATHLEEN
43	7111 ROLLING FORK DR	CHENG JASON
44	7105 ROLLING FORK DR	MAYES QUINCY LAVELL
45	5430 FREESTONE CIR	Taxpayer at
46	5424 FREESTONE CIR	PERRY ELLEN MARIE
47	5418 FREESTONE CIR	COMBEST KENNETH ROYCE
48	5412 FREESTONE CIR	Taxpayer at
49	5406 FREESTONE CIR	RENDON EDWARD & SUSANA
50	5330 FREESTONE CIR	CARR MARGARET
51	9103 E R L THORNTON FWY	PAWN TX INC
52	9001 E R L THORNTON FWY	LAMPLIGHTER MOTEL LTD
53	9001 E R L THORNTON FWY	SINNI CORPORATION
54	8901 E R L THORNTON FWY	NORTHSTAR HOTELS LLC
55	9125 E R L THORNTON FWY	9125 THORNTON LLC
56	3830 DILIDO RD	THESEUS HOLDINGS INC
57	8951 E R L THORNTON FWY	PS TEXAS HOLDINGS LTD

Z201-230(LG)

05/03/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8640 E R L THORNTON FWY	SIERRA HTZD LLC
59	8640 E R L THORNTON FWY	Taxpayer at
60	4025 ST FRANCIS AVE	RAE STRATEGIES CORP
61	4020 ST FRANCIS AVE	Taxpayer at
62	3949 ST FRANCIS AVE	3949 ST FRANCIS LLC
63	3939 ST FRANCIS AVE	FIDELITY BANK NATL ASSOC
64	3550 ST FRANCIS AVE	Taxpayer at
65	9222 E R L THORNTON FWY	TS BUCKNER LLC
66	3936 ST FRANCIS AVE	WAL MART REAL EST BUS TR
67	9226 E R L THORNTON FWY	BANK OF AMERICA NA
68	9310 E R L THORNTON FWY	DOCKSIDE THREADING IN

FILE NUMBER: Z201-155(LG) **DATE FILED:** December 21, 2020

LOCATION: West side of University Hill Boulevard, north of East Wheatland Road

COUNCIL DISTRICT: 8 **MAPSCO:** 48 D

SIZE OF REQUEST: ±26.61 acres **CENSUS TRACT:** 112.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: International Leadership of Texas

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses and a Child-care Facility, a Community Service Center and an Open Enrollment Charter School use on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for modified standards primarily related to permitted uses, and yard, lot, and space regulations to develop the site with a child-care facility, a community service center, and an open enrollment charter school onsite [International Leadership of Texas].

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The subject site is currently undeveloped.
- The applicant is proposing a planned development district to develop the site with three buildings totaling 198,000 square feet for a child-care facility, a community service center and an open enrollment charter school (high school) with 600 parking spaces.
- According to the Dallas Development Code, a specific use permit is required to operate an open-enrollment charter school, a community service center and a childcare facility in an R-7.5(A) Single Family District. The applicant proposes landscaping requirements that will meet Article X of the Dallas Development Code, but otherwise has not offered any additional improvements in response to the deviations of the code. The applicant proposes to operate all three uses as permitted by right in planned development district.
- The applicant also proposes to amend the City of Dallas’ Thoroughfare Plan to construct four lanes for Kirnwood Street. This item is scheduled to be heard by the City Council on Wednesday, August 11, 2021.

Zoning History: There has been no new zoning case in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing/ Proposed ROW
University Hills Boulevard	Minor Arterial	107 feet
Kirnwood Street (proposed)	Community Collector	West of University Hills Blvd.: 60 feet (proposed)
Kirnwood Street	Residential Collector	East of University Hills Blvd.: 56 feet (existing)

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and has assisted the applicant with coordinating with the Real Estate Division of the Department of Sustainable Development and Construction. Real Estate has held discussions with Dallas Water Utilities for the possibility of land acquisition to realign Kirnwood Street and line up with the proposed Thoroughfare Plan Amendment to allow for Kirnwood Street to be built throughout the property. The DWU property can be dedicated as right-of-way and platted as City right-of-way.

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics. Acknowledge the importance of neighborhoods to the city’s long-term health and vitality.

The proposed zoning request does not meet the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
Northwest	R-7.5(A)	Single Family
North	R-7.5(A)	Single Family
Northeast	R-7.5(A)	Substation
East	NS(A) with SUP No. 2113 and SUP No. 2285	DART Rail Station
South	R-7.5(A), PD No. 757	Single Family, Open Enrollment Charter School
West	R-5(A), R-7.5(A)	Single Family, Undeveloped Land

Land Use Compatibility:

Surrounding land uses consist of a single family neighborhood to the northwest and west of the area of request. Single family uses and an open enrollment charter school are also to the south of the area of request. A substation is to the northeast of the site and scattered single family homes are also to the north. There are also single family uses and undeveloped land to the west of the site.

The site is currently undeveloped and the proposed open-enrollment charter school use on the property is considered to be incompatible surrounding land uses. The lack of transition due to the existing development patterns could pose future issues if Kirnwood Street is not developed in a manner to provide additional accessibility to the proposed school since Kirnwood Street currently terminates within the single family development to the west of the subject site.

Staff also believes the proposed use does not offer positive changes to the surrounding areas due to the existing number of schools in the vicinity. There are currently 28 schools within a three-mile radius of the proposed site, including a school that has become vacant in the past three years. Staff believes occupying the vacant school would be a better alternative than constructing a new school facility. Therefore, staff is not in support of the request.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	60%	None	Single family
Proposed: PD	25'	10'/15'	1 Dwelling Unit/ 7,500 sq. ft.	55'; 12' add. for cupola/dome	45%	Residential Proximity Slope	Open enrollment charter school, child-care facility, community service center

Parking:

The applicant will meet the code requirements per Division 51A-4.200 for the specific off-street parking and loading requirements for the community center and childcare uses. Per the code, the applicant is required to provide one space per 200 square feet for the community center use. The 50,000 square foot building for the community center means the applicant will be required to provide 250 parking spaces, and the applicant proposes

250 parking spaces. Per the code, the applicant is required to provide one space per 500 square feet for the child-care facility use. The 30,000 square foot building for the childcare use means the applicant will be required to provide 60 parking spaces, and the applicant proposes 60 parking spaces. For both uses, the applicant will provide 310 spaces.

The applicant will exceed the code requirements per Division 51A-4.200 for the specific off-street parking and loading requirements for the open enrollment charter school. Per code, the applicant is required to provide 9.5 spaces per high school classroom, and the applicant proposes 45 classrooms on site. In total, the applicant will be required to provide 428 space. The applicant proposes to provide 555 spaces for the open enrollment charter school, which exceeds the code by 127 spaces.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Market Value Analysis:

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

List of Officers/Principals/Partners

International Leadership of Texas

Gen. Williams, President

Dr. Lynne Beach, Vice President

Tracy Cox, Secretary

Dr. Soner Tarim, Board Member

Peter A. Gudmundsson, Board Member

Chris Moreland, Board Member

Applicant's Proposed PD Conditions

“ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located at the west side of University Hills Boulevard. The size of PD ____ is approximately 26.61 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit __A: development plan.
- (2) Exhibit __B: traffic management plan.

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

(a) Development and use of the Property must comply with the development plan (Exhibit __A). If there is a conflict between the text of this article and the development plan, the text of this article controls. Accessory athletic and playground structures containing no floor area need not be shown on the development plan.

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

(a) Except as provided, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following uses are also permitted by right.

- Child-care facility.
- Community service center.
- Open-enrollment charter school.

SEC. 51P- _____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 15 feet.

(c) Height. Maximum structure height is 55 feet. Ordinary height projections for ornamental cupola and domes may extend up to 12 feet above the maximum height.

(d) Stories. Maximum number of stories above grade is three.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-- _____.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of an open-enrollment charter school must comply with the traffic management plan (Exhibit ____B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **DATE**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by **March 1** of each **even-numbered** year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

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

SEC. 51P- _____.113. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- _____.114. ADDITIONAL PROVISIONS.

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

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

SEC. 51P- _____.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Traffic Management Plan Page 1

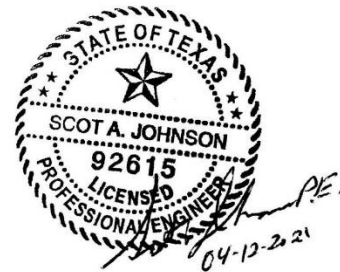
Traffic Management Plan

**IL Texas South Dallas High School
Dallas, Texas**

Prepared by:

Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Tower, Suite 700
Dallas, Texas 75240
Registered Firm F-928

Contact:
Scot Johnson, P.E., PTOE
Jake Halter, EIT
Steven Roberts, EIT
972-770-1300
April 12, 2021



**IL Texas South Dallas High School
Traffic Management Plan**

A. Introduction

The Traffic Management Plan is used by the school to manage its vehicle operations and is periodically reviewed by the City to ensure the goals for safety and lack of impact on City streets are being met. The plan uses the 900-student full enrollment and adopts the single arrival and dismissal times of other IL Texas high schools (7:55 AM to 4:11 PM). The TMP identifies operations of parent vehicles, student vehicles, and major pedestrian movements which will need to be protected. The proposed TMP is shown on **Exhibit 7**.

The high school will have approximately 900 students at buildout, equally distributed as shown in **Table 1** below. The arrival and dismissal times are as shown in one group, but it should be noted that due to varied student schedules, off-campus assignments, and extracurricular activities on campus, the arrival and departure for high schoolers is more varied than the typical elementary or middle school. Based on the student ages and the availability of parking on the site, it is assumed that at least 300 students will drive themselves to campus each day.

Table 1– Student Grade and Arrival/Dismissal Time Distribution

Grade	Approx. Number of Students	Drop-Off Time	Dismissal Time
9 th Grade	225	7:55 AM	4:11 PM
10 th Grade	225	7:55 AM	4:11 PM
11 th Grade	225	7:55 AM	4:11 PM
12 th Grade	225	7:55 AM	4:11 PM
IL Texas South Dallas High School Total:	900		

The TMP uses standard traffic engineering and City of Dallas guidelines for developing and documenting the TMP. Intersection operational conditions are documented in the TIA report which contains this TMP.

B. TMP Operations

The vehicle paths set by the TMP take advantage of the site layout, which has been optimized for smooth operation and ample stacking space within the campus. The pick-up and drop-off vehicle path enters from Kirnwood Drive at the West School Drive. During the TMP time period, the West School Drive will operate as inbound only. The four-lane section of Kirnwood Drive provides easy left-turning ability, and the campus will always have room to accommodate arriving vehicles. The two-lane vehicle path circulates around the athletic fields, and then proceeds north across the west face of the building in a purpose-designed loading zone. The loading zone can accommodate at least 8 loading positions. A Traffic Administrator should be present to control general loading operations in the loading zone, but specific staffed positions are not necessary at this age group.

Pick-up and drop-off vehicles then exit straight north to Kirnwood Drive via the East School Drive. During the TMP period, the East School Drive accommodates only the outbound traffic from the loading area. 1,600' of stacking distance is available in the main lane of the circulation path. During the afternoon pick-up period, the second lane could be used to form a double stacking lane, which would add another 1,320' of stacking distance. The total 2,930' of stacking space can accommodate 130 vehicles within the campus.

Student-driven vehicles are generally present only on the inbound direction during the morning and outbound direction during the afternoon. Student parking has been identified as being in the western parking field. Student drivers will enter with the other drop-off traffic at the West School Drive and follow the same path around the athletic fields. With only one stacking lane active in the morning drop-off period, arriving student vehicles can bypass the queue in the second lane of the circulating roadway. Upon reaching the student parking aisles, the student vehicles turn out of the main circulation and park. Once pedestrians, the students can cross to the school in the loading area, which is supervised by the Traffic Administrator. In the afternoon, each student parking aisle drains naturally to the north, tying into the pick-up vehicle line after the loading zone. Student vehicles then exit to Kirnwood Drive using the East School Drive.

Although not assumed to occur for the TMP queuing analysis, there is intended to be a significant number of students using the adjacent UNT Dallas DART station to connect to DART trains and buses. An active pedestrian crossing across University Hills Boulevard is an important part of student and general public safety. This feature has been provided by the expectation that a signal would be built at the intersection of University Hills Boulevard and Kirnwood Drive.

There is a day care proposed on the north side of Kirnwood Drive, part of the group of community service buildings. The arriving and departing day care traffic does not operate on as fixed a schedule as the high school, so it does not have as significant effect on traffic conditions per child. However, to show how the day care can operate without overlapping any high school function, the inbound and outbound day care paths are included in the TIA. Pick-up and drop-off vehicles will enter through East Community Center Drive 1. The vehicle path circulates around the north side of the day-care building and through the parking loop at the northwest corner of the site at the loading area. Traffic then circulates back to East Community Center Drive 1 and exits to Kirnwood. This drive is separated from the high school driveways that are active during the school TMP, so there is no overlap in traffic other than the through traffic on Kirnwood Drive. The day-care traffic activity is also kept away from the other community service buildings.

C. Queue Analysis:

Based on observations of other high school TMP operations, a ratio of 1 vehicle per 10 arriving students was used to calculate the maximum drop-off queues for the analysis, and the vehicle spacing used is 22.5' per vehicle. **Table 2** shows the comparison between the calculated maximum queue and the available stacking space. The drop-off queue of 1,350' (60 vehicles) is able to be contained in the 1,600' (71 vehicle) queue capacity, leaving an excess of 250' of stacking space for the AM drop-off period. The maximum morning queue can be contained in a single stacking lane, letting the arriving student drivers pass by in the other lane to reach the student parking area.

During the PM pick-up period, the maximum queue was calculated using a rate of 1 vehicle per 5 dismissed students. **Table 3** shows the pick-up queuing summary for the loading area. The maximum queue is 2,700' (120 vehicles), which leaves a surplus of 230' (10 vehicles) of stacking space in the two available lanes. Since student drivers are outbound during this pick-up time period, there is no conflict between the student drivers and the double-stacked queue. The traffic plan as proposed has the capacity to handle both the AM and PM maximum queues.

Table 2 – AM Drop-Off Queuing Summary

Drop-Off Queuing Summary - 900 Students								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Stacking	Surplus (Deficiency)
High School 9, 10, 11, 12	7:55 AM	900	0	300	600	60 Vehicles 1,350'	71 Vehicles 1,600'	11 Vehicles 250'

Assumed 0.1 vehicles per student, 22.5' per vehicle

Table 3 – PM Pick-Up Queuing Summary

Pick-Up Queuing Summary - 900 Students								
Group Grades Dismissed	Start Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pick-Up	Maximum Queue	Available Stacking	Surplus (Deficiency)
High School 9, 10, 11, 12	4:11 PM	900	0	300	600	120 Vehicles 2,700'	130 Vehicles 2,930'	10 Vehicles 230'

Assumed 0.2 vehicles per student, 22.5' per vehicle

The available queue distance is in excess of the high school queue distance recommendations found in the FHWA & TTI report #4286-2 *Operations and Safety Around Schools*.

D. Summary

The TMP shows the drop-off and pick-up procedures which will be applied by the IL Texas South Dallas High School. With the proposed TMP operating, the school traffic will not need to queue vehicles in the ROW of any City street. Inbound vehicles will always have an open receiving space on the campus. There may be reasonable delays from opposing traffic when making the entering or exiting maneuver, but this will not form static queues of waiting vehicles within City ROWs. The property owner/school administrator is

responsible for the administration of the TMP and minimizing the impact of the vehicle traffic on the City streets.

In order to ensure that all queuing of vehicles is completely accommodated on school property, IL Texas South Dallas High School administrative officials should implement the Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

SCHOOL TMP REVIEW AND COMMITMENT

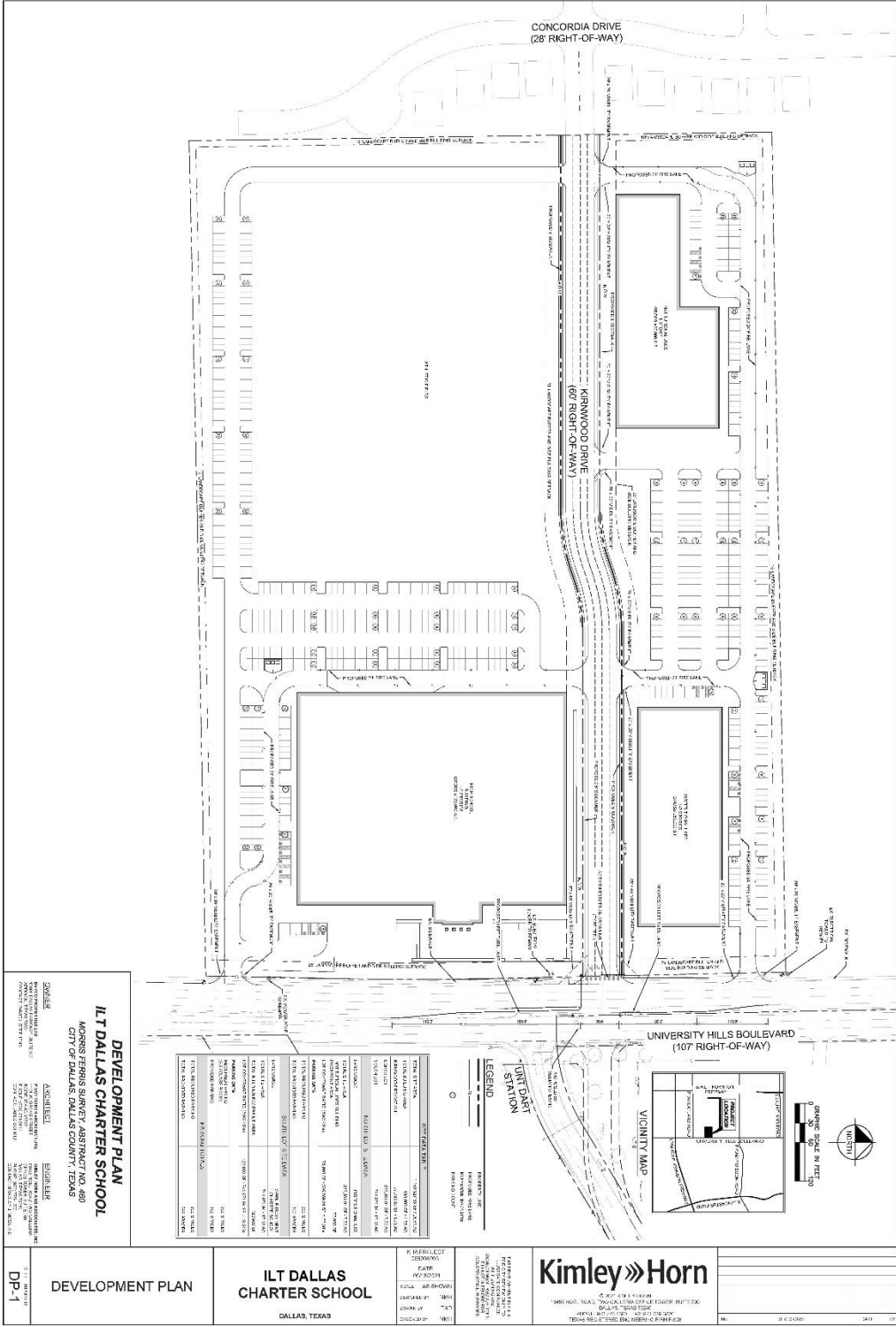
The school traffic management plan (TMP) for IL Texas South Dallas High School was developed with the intent of optimizing safety and efficiently accommodating vehicle traffic generated during the school’s typical student drop-off and pick-up periods. It is important to note that a concerted and ongoing effort with the full participation of the school administration is essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

_____	_____
Signature	Date
_____	_____
Name	Title

11

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DEVELOPMENT PLAN
ILT DALLAS CHARTER SCHOOL
 ADDRESS: 2800 UNIVERSITY HILLS BOULEVARD
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER: KIMLEY-HORN AND ASSOCIATES, INC.
ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

DATE: 08/14/2014
 DRAWING NO: Z201-155(LG)

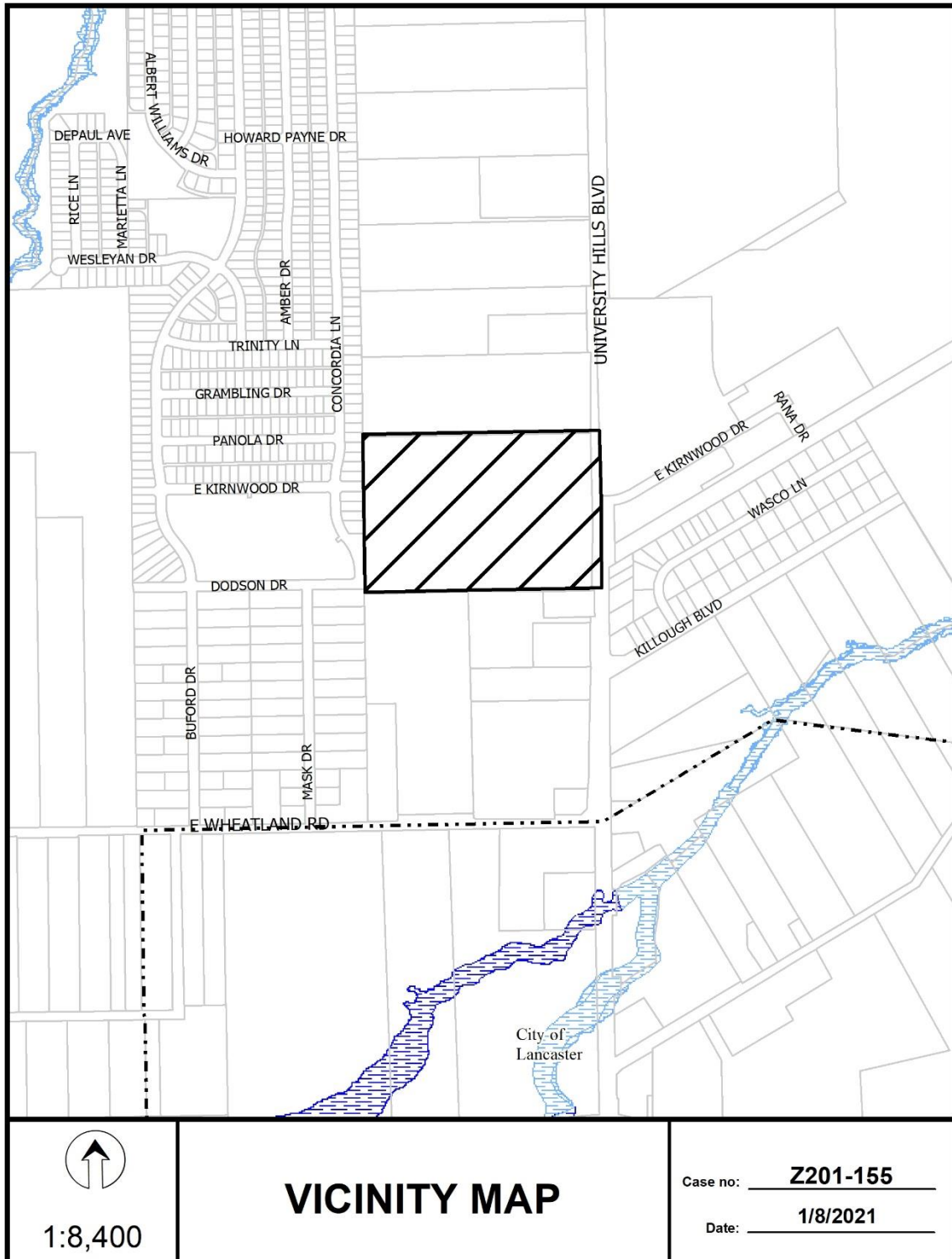
NO.	DESCRIPTION	DATE	BY	CHKD BY
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2	REVISED PLAN	08/14/2014	JH	JH
3	REVISED PLAN	08/14/2014	JH	JH
4	REVISED PLAN	08/14/2014	JH	JH
5	REVISED PLAN	08/14/2014	JH	JH
6	REVISED PLAN	08/14/2014	JH	JH
7	REVISED PLAN	08/14/2014	JH	JH
8	REVISED PLAN	08/14/2014	JH	JH
9	REVISED PLAN	08/14/2014	JH	JH
10	REVISED PLAN	08/14/2014	JH	JH

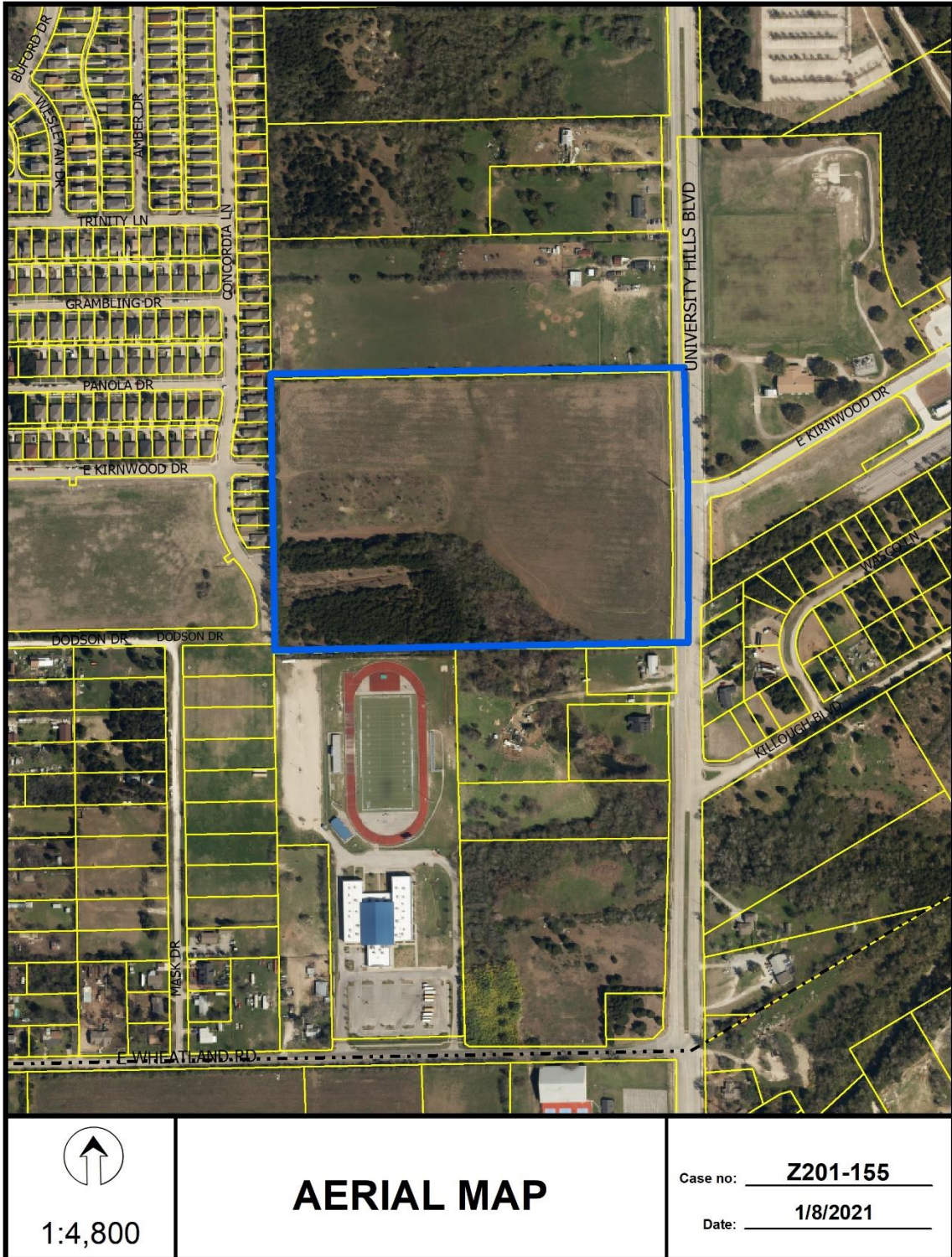
DEVELOPMENT PLAN
 DP-1

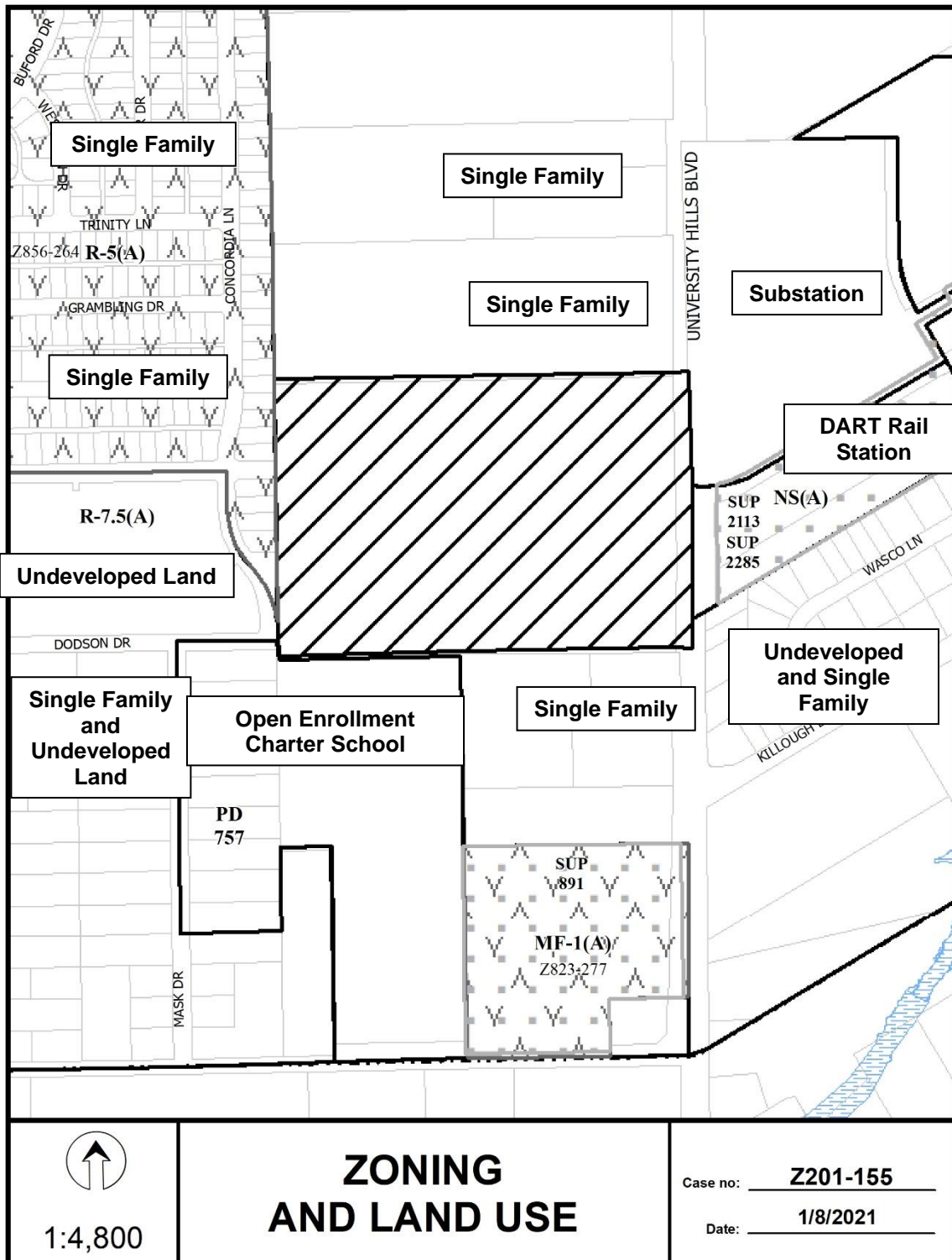
ILT DALLAS CHARTER SCHOOL
 DALLAS, TEXAS

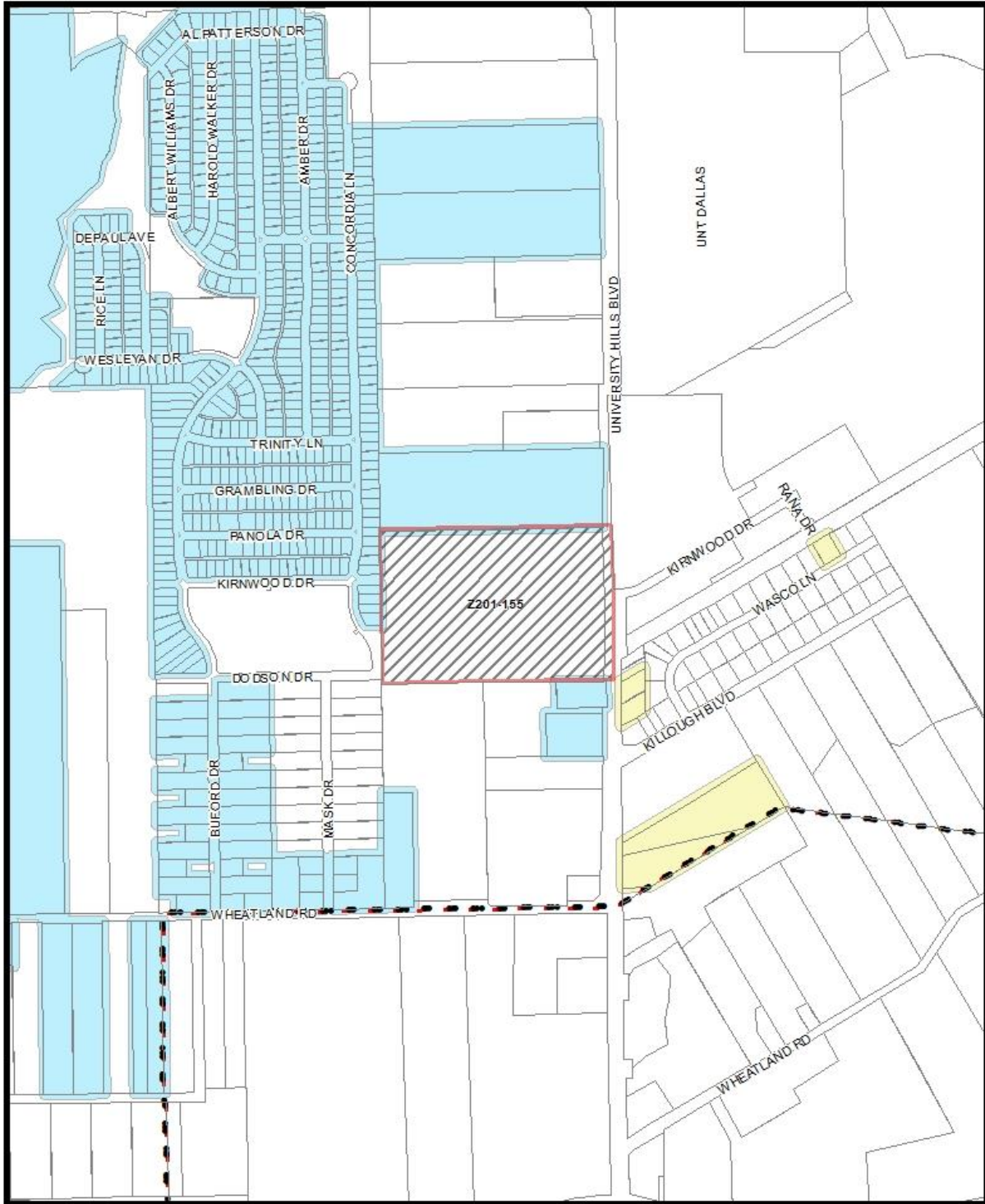
PROJECT NO: Z201-155
 DATE: 08/14/2014
 DRAWING NO: Z201-155(LG)

Kimley»Horn
 3865 N. TEXAS AVENUE, SUITE 2000, DALLAS, TEXAS 75219
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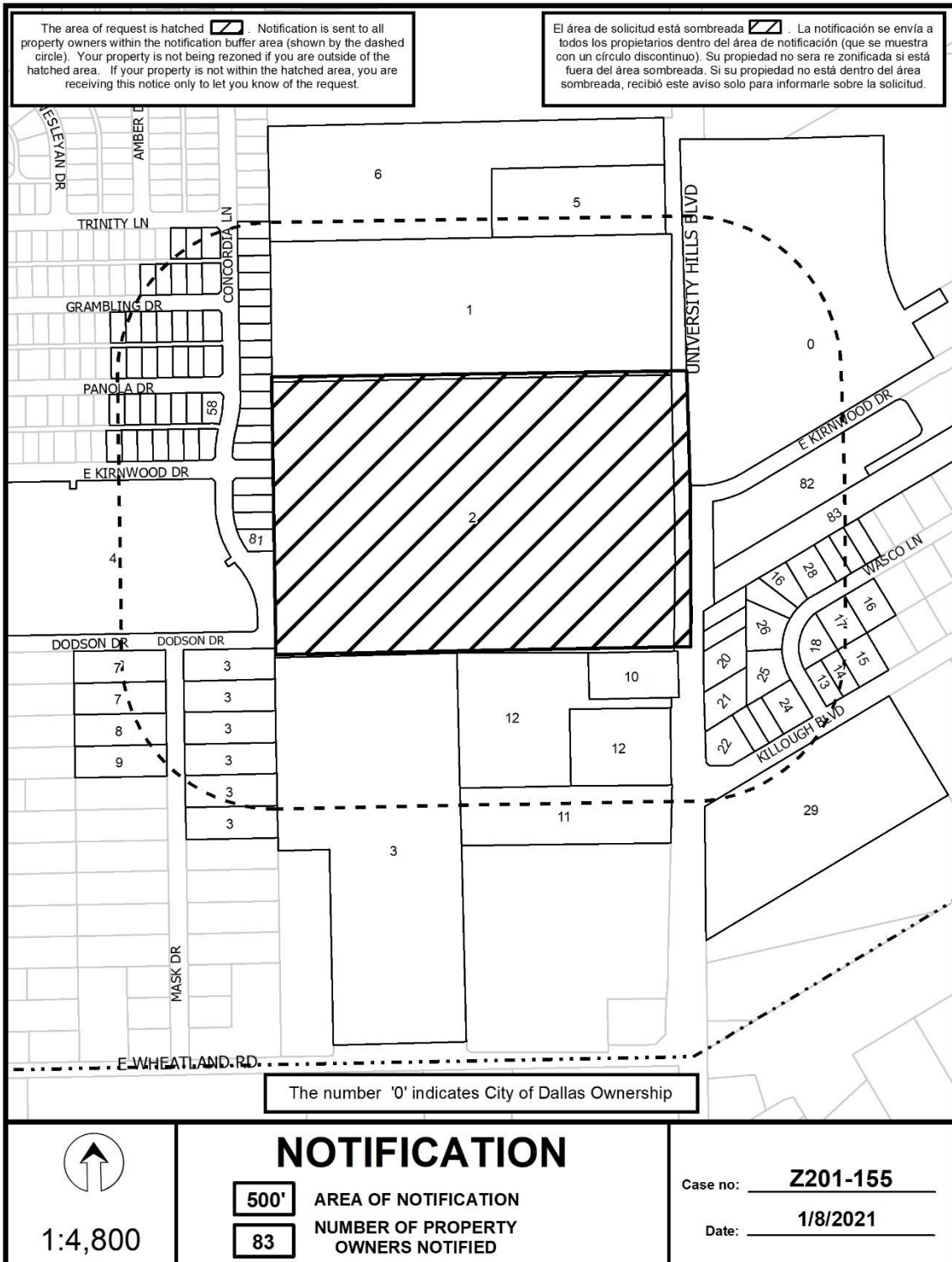


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 1/8/2021



01/08/2021

Notification List of Property Owners***Z201-155******83 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7711 UNIVERSITY HILLS BLVD	SMITH ALVIN
2	7811 UNIVERSITY HILLS BLVD	BAYCO PROPERTIES LTD
3	8008 MASK DR	GATEWAY CHARTER ACADEMY
4	701 DODSON DR	JOHSAM INC
5	7631 UNIVERSITY HILLS BLVD	TEMPLE OF PRAISE CHURCH INC
6	7625 UNIVERSITY HILLS BLVD	MCCULLOUGH ARTHUR E
7	7907 MASK DR	PEREZ PEDRO
8	16 MASK DR	HUERTA MARIA DEYANIRA
9	7931 MASK DR	HUERTA ANTONIO
10	8023 UNIVERSITY HILLS BLVD	HARRIS JACQUELLINE A ETAL
11	8027 UNIVERSITY HILLS BLVD	SNEED REBECCA COLEMAN
12	8011 UNIVERSITY HILLS BLVD	SNEED REBECCA P
13	1305 KILLOUGH BLVD	HORSEFLY IVAN C &
14	1 KILLOUGH BLVD	JONES CARL WAYNE
15	1319 KILLOUGH BLVD	ELMORE RUTH EVELYN ETAL
16	1346 WASCO LN	DART
17	1336 WASCO LN	WHITEFIN LLC
18	1322 WASCO LN	HORSLEY IVAN C
19	8010 UNIVERSITY HILLS BLVD	FRIAS ROLANDO & MARIA
20	8020 UNIVERSITY HILLS BLVD	MENDEZ CARMEN
21	8030 UNIVERSITY HILLS BLVD	WILSON SUSAN Y
22	1211 KILLOUGH BLVD	REYES GENEVIEVE G
23	1217 KILLOUGH BLVD	ANIMA JESUS J &
24	1231 KILLOUGH BLVD	R K C J LLC
25	1315 WASCO LN	YOUNG KENNETH &
26	1323 WASCO LN	YOUNG KENNETH W &

01/08/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1327 WASCO LN	BROWN JOHN F
28	1337 WASCO LN	DART
29	8100 UNIVERSITY HILLS BLVD	PARADISE MISSIONARY BAPT
30	838 TRINITY LN	CASTRO RUBEN JR
31	842 TRINITY LN	GRANADO TANYA R
32	846 TRINITY LN	GREGORY MARKEZ
33	773 GRAMBLING DR	SHAW DEMETRIA LASHAN
34	769 GRAMBLING DR	PORTIS EVLIS S
35	765 GRAMBLING DR	WILLIAMS RODERICK
36	761 GRAMBLING DR	HARRIS STEPHEN & DONNA D
37	757 GRAMBLING DR	ST CITTS HOLDINGS LLC
38	750 GRAMBLING DR	CURRIE PAULA
39	754 GRAMBLING DR	MOORE SHANTA D
40	758 GRAMBLING DR	FLORES YADIRA
41	762 GRAMBLING DR	ESTRADA JOSE LUIS
42	766 GRAMBLING DR	BOSON MORRIS ANDRE
43	770 GRAMBLING DR	CURRIE PAULA N
44	774 GRAMBLING DR	ALLEN KENNETH
45	775 PANOLA DR	JUNG HANNA &
46	771 PANOLA DR	BOWLEY MATTHEW ALAN & SUSAN YOST
47	767 PANOLA DR	WHITE CHERRUNDA
48	763 PANOLA DR	RODRIGUEZ NESTOR
49	759 PANOLA DR	CLARKROBINSON BRENDA
50	755 PANOLA DR	PALACIOS LEODEGARIO MOYA
51	751 PANOLA DR	DURHAM JARRIET L & TAMARA S
52	748 PANOLA DR	JOHNSON TRANIEZ
53	752 PANOLA DR	PEAL DAVID & LUCY LIVING TR
54	756 PANOLA DR	JOHNSON MARY
55	760 PANOLA DR	WILLIAMS DANNA
56	764 PANOLA DR	RODRIGUEZ JOSE ISALAS
57	768 PANOLA DR	SOMMERS GERTRUDE LEVERN

01/08/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	772 PANOLA DR	FLORES JANET
59	769 E KIRNWOOD DR	WHITE CHERYL L
60	765 E KIRNWOOD DR	YANEZ RAMIRO FLORES
61	761 E KIRNWOOD DR	THUNDER RIDGE CAPITAL
62	757 E KIRNWOOD DR	TRUJILLO REYNA
63	749 E KIRNWOOD DR	Taxpayer at
64	745 E KIRNWOOD DR	SMITH TENORA
65	7614 CONCORDIA LN	JACKSON MARY BRANCH
66	7618 CONCORDIA LN	RH PARTNERS OWNERCO LLC
67	7622 CONCORDIA LN	HARRIS TABITHA
68	7626 CONCORDIA LN	Taxpayer at
69	7630 CONCORDIA LN	Taxpayer at
70	7634 CONCORDIA LN	INVESTALL INC
71	7638 CONCORDIA LN	AMBER DONG DEVELOPMENT LLC
72	7642 CONCORDIA LN	ROBINSON JONATHAN F.
73	7646 CONCORDIA LN	WITCHER VALERIE
74	7650 CONCORDIA LN	COLLINS LATASHA
75	7654 CONCORDIA LN	SANTOS KEVIN
76	7658 CONCORDIA LN	ROSALES MARIA DEL ROSARIO GONZALEZ
77	7662 CONCORDIA LN	MIDDLETON VIVIAN
78	7666 CONCORDIA LN	FLORES YADIRA
79	7770 CONCORDIA LN	LEAL GERARDO
80	7774 CONCORDIA LN	US REO LLC
81	7782 CONCORDIA LN	HUBBARD AAISHA N
82	1200 E KIRNWOOD DR	TEXAS STATE OF
83	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

FILE NUMBER: Z201-228(LG) **DATE FILED:** April 6, 2021
LOCATION: Southwest corner of Cheyenne Road and Limestone Drive
COUNCIL DISTRICT: 5 **MAPSCO:** 59 H
SIZE OF REQUEST: ± 6.01 acres **CENSUS TRACT:** 119.00

REPRESENTATIVE: Michael Marcyniak, Callaway Architecture

APPLICANT/OWNER: Nueva Vida New Life Assembly

REQUEST: An application for a Specific Use Permit for a Child-care Facility, an Open Enrollment Charter School and a Private School use on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for a Child-care Facility, an Open Enrollment Charter School and a Private School use onsite.

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION:

- The subject site is developed with six buildings totaling approximately 31,623 square feet. The property is currently being used as a church with 73 spaces.
- The applicant proposes to construct a 20,000 square foot building on the property for an elementary open enrollment charter school or private school uses for approximately 440 students. The childcare facility use is proposed to operate out of a 6,236 square foot building (#2) that is currently on the premises.
- The Dallas Development Code defines a child-care facility use as a facility that provides care, training, education, custody, treatment, or supervision for person under 14 years of age who are not related by blood, marriage or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers.
- The Dallas Development Code defines an open enrollment charter as a public school that is operated under a charter granted under Subchapter D of Chapter 12 of the Texas Education Code
- The Dallas Development Code defines a private school as a school that a student may attend and thereby be exempt from state law requirements of compulsory attendance at a public school, and that exists apart from the student's home.
- The subject site is zoned an R-7.5(A) Single Family District. The City of Dallas Development Code requires a Specific Use Permit (SUP) for a child-care facility, an open enrollment charter school and a private school use within an R-7.5(A) District.

Zoning History: There has been no recent zoning change requested in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cheyenne Road	Residential Collector	56 ft.
Limestone Drive	Local Street	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed uses will significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request could be considered consistent with the following land use goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Church (existing); Childcare facility, open enrollment charter school and private school (proposed)
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	PD No. 265	Single Family
West	TH-2(A)	Single Family

Land Use Compatibility:

The request site is currently developed with six buildings totaling approximately 31,623 square feet and used for a church. The request site is zoned an R-7.5(A) Single Family District. The R-7.5(A) District allow both childcare facilities and an open enrollment charter school and private school by SUP only.

The request site is surrounded by a residential use on all sides. The applicant proposes to construct a 20,000 square foot building to operate the child-care facility and use with a maximum of 440 children. The proposed elementary school will have 20 classrooms and the childcare use will have 8 classrooms for a total of 28 classrooms. While the use is compatible to the surrounding area, the lack of transportation infrastructure will negatively impact the surrounding area. Therefore, staff is not in support of the 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 request does appear to have an adverse impact on the surrounding zoning and land uses.

Staff recommends denial since the impact of two additional land uses via the childcare facility and open enrollment charter school or private school use will have a negative impact on the surrounding area from a transportation standpoint.

Parking:

The off-street parking requirements for a child-care facility requires one space per 500 square feet of floor area. Building #2, which is 6,236 square feet, is proposed for the childcare use, so a total of 13 spaces are required. The 20,000 square foot building that is proposed to be constructed for the open enrollment charter school or private school for grades Pre-K -6th grade requires 1.5 spaces per classroom for an elementary school. 20 classrooms are proposed in this building, so 30 spaces are required for this use. Although the applicant is required to provide 43 spaces for both uses, the applicant proposes to provide 50 spaces, with seven additional parking spaces. The existing church already has 73 parking spaces. In total, the applicant will have 123 parking spaces available on site.

Landscaping:

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

Market Value Analysis

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

List of Officers/Partners/Principals

Nueva Vida/ New Life Assembly

Rev. Antonio Delgado, Director
Rev. Eloy Gonzalez, Assistant Director
Rev. Laura Cortes, Secretary/Treasurer

APPLICANT'S PROPOSED SUP CONDITIONS

- 1) **USE**: The only uses authorized by this specific use permit are a private school or open-enrollment charter and a childcare facility.
- 2) **SITE PLAN**: Use and development of the property must comply with the attached site plan.
- 3) **TIME LIMIT**: This specific use permit expires on (ten years from the passage of this ordinance), but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
- 4) **LANDSCAPING**: For the construction of new facilities, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
- 5) **CLASSROOMS**: The maximum number of classrooms is 20 for grades pre-kindergarten through 6th grade.
- 6) **DRIVE**: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.
- 7) **INGRESS/EGRESS**: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
- 8) **OFF STREET PARKING**: A total of 123 off-street parking spaces must be provided in the location shown on the attached site and landscape plan.
- 9) **TRAFFIC MANAGEMENT PLAN**:
 - (a) **In general**. The open-enrollment charter school or private school must comply with the attached traffic management plan.
 - (b) **Queuing**. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by 11/30/2021. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the Director by August 1st of each year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) Circulation.

(3) Within 30 days after submission of a traffic study, the Director shall determine if the current traffic management plan is sufficient.

(A) If the Director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

(d) Amendment process.

(1) A traffic management plan may be amended using minor

Z201-228(LG)

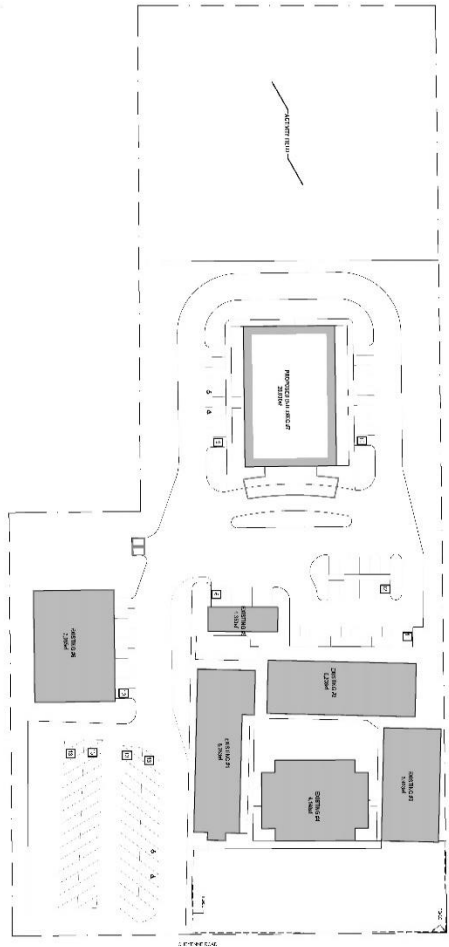
plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

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

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

PROPOSED SITE PLAN



① SITE PLAN SLP

GENERAL NOTES
 1. ADDRESS NOT TO BE APPLICABLE FOR EXISTING ADJACENT LOT

ZONING CASE #
 ...

PARKING TABULATION

NAME	TYPE OF DRIVE	NO. OF SPACES	NO. OF SPACES
1	STREET	10	10
2	STREET	10	10
3	STREET	10	10
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7	STREET	10	10
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96	STREET	10	10
97	STREET	10	10
98	STREET	10	10
99	STREET	10	10
100	STREET	10	10

BUILDING AREA & HEIGHT TABULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FEET)
1
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AS1

SUP SITE PLAN

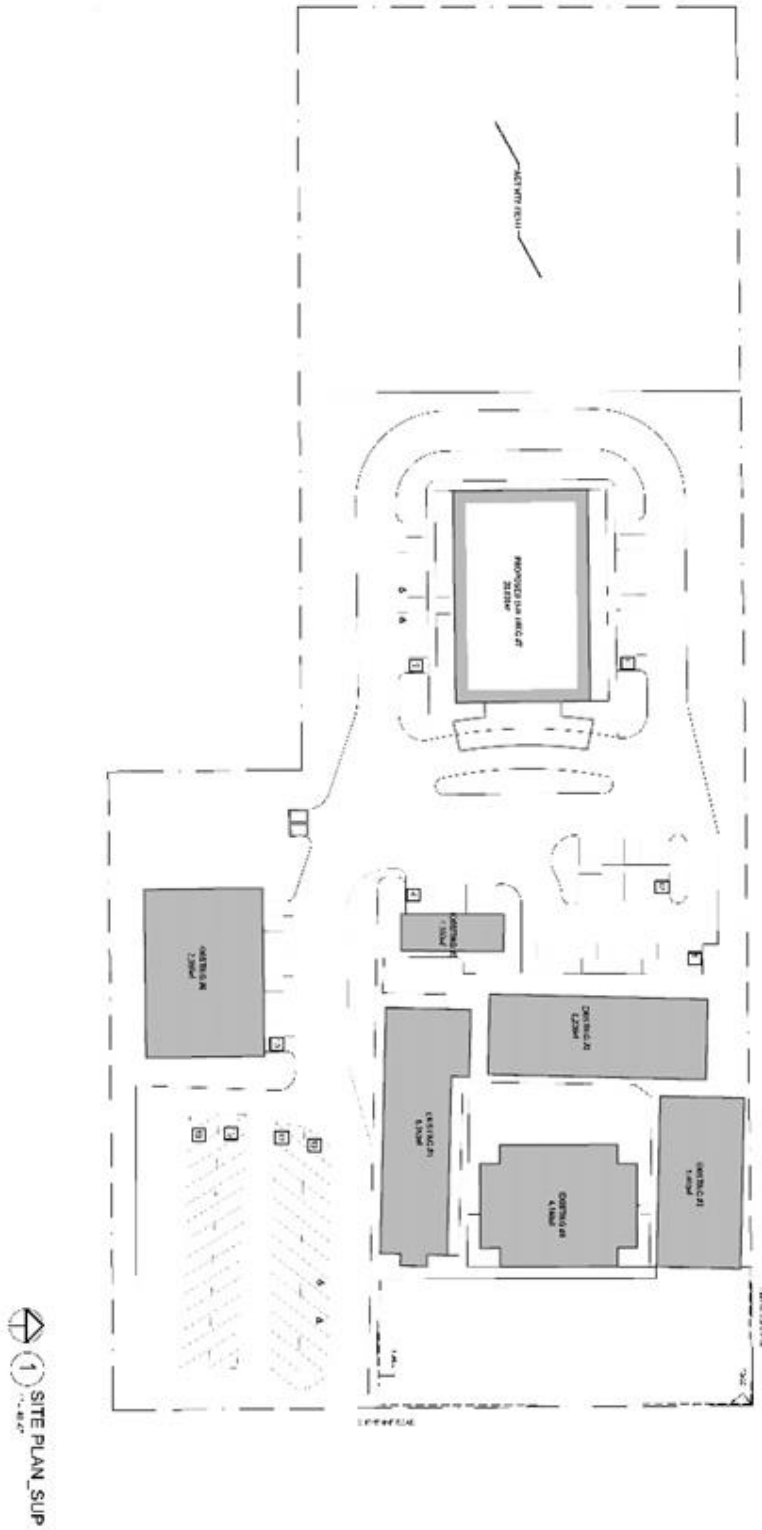
JOB NO. 15043

DEKALB ISSUES

NUEVA VIDA
NEW LIFE ASSEMBLY
 1809 CHEYENNE ROAD
 DALLAS, TX

CALLAWAY
architecture
 1287 HAMPSHIRE LN., ST.# 45, RICHARDSON, TX 75080
 PHONE: 214.368.2222

ENLARGED PROPOSED SITE PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN PAGE 1

KCI Technologies, Inc. | 500 11th Avenue North, Suite 290 | Nashville, TN 37203 | main: 927.957.3016 | www.kci.com

MEMORANDUM

To: David Nevarez, P.E., City of Dallas
From: Tyler Fosnes, P.E. (Tennessee), KCI Technologies, Inc.
Jeff Lawrence, P.E., PTOE, PTP, RSP1, KCI Technologies, Inc.
Re: **Nueva Vida School – Traffic Management Plan**
Date: March 31, 2021



Introduction

This purpose of this memo is to provide a traffic management plan (TMP) for the proposed Nueva Vida School. The school is located on the west side of Cheyenne Road and south of Limestone Drive in Dallas, Texas. Specifically, the school is located at 1809 Cheyenne Road, Dallas, TX 75217. The school is currently planned to include 440 elementary students and 176 day care students. The Nueva Vida School will include three vehicular access points on Cheyenne Road.

The TMP exhibit, attached, consists of a site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. Specifically, this TMP is intended to promote strategies to manage all modes of transportation and maintain student safety at all times.

Existing Conditions

The following roadway will provide access to the proposed school:

- Cheyenne Road is a two-way roadway oriented in a north-south direction with one lane in each direction. Cheyenne Road provides a connection between Bruton Road to the north and Lake June Road to the south. The posted speed limit on Cheyenne Road is 30 mph.

Turning Movement Counts

In order to provide data for the traffic impact analysis, traffic counts were conducted at the following locations:



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PROPOSED TRAFFIC MANAGEMENT PLAN PAGE 2

MEMORANDUM

Date: March 12, 2021

Re: Nueva Vida School – Traffic Management Plan

- Cheyenne Road and Limestone Drive (unsignalized)
- Cheyenne Road and Access Drive 1 (unsignalized)
- Cheyenne Road and Access Drive 2 (unsignalized)
- Cheyenne Road and Oak Gate Lane / Martin Street (unsignalized)
- Bruton Road and Cheyenne Road (unsignalized)

Specifically, KCI Technologies, Inc. conducted the traffic counts from 7:00 – 9:00 AM and 3:00 – 6:00 PM on a typical weekday in March 2021 while local schools were in session. From the counts, it was determined that the peak hours of traffic flow for the majority of the study intersections occurred from 7:15 – 8:15 AM and 3:00 – 4:00 PM. It should be noted that the peak hour at the intersection of Bruton Road and Cheyenne Road was 3:45 PM – 4:45 PM. For the analyses, the volumes at each study intersection corresponds with the location’s specific peak hour.

Given the changes in traffic patterns resulting from Covid-19, the traffic volumes at the study intersections were compared to historical counts. After a review of the historical counts, it was determined that the traffic volumes should be increased by 35% in the AM peak hour and 15% in the PM peak hour to account for the changes in traffic patterns. The adjusted existing peak hour traffic volumes are presented on a figure at the end of the report.

Sight Distance

Sight distance measurements were conducted on Cheyenne Road at all site access drives to determine if adequate sight distance would be available for motorists making left or right turns from the site accesses. For a 30 mph speed on Cheyenne Road, the guidelines from *A Policy on Geometric Design of Highways and Streets*, by the American Association of State Highway and Transportation Officials (AASHTO), call for a minimum stopping sight distance of 200 feet as a design value. This is the distance required for a motorist to detect an object in the roadway necessitating a stop and be able to stop before reaching the object.

Subsequently, AASHTO also provides minimum design values for intersection sight distance. For example, the intersection sight distance allows enough time gap for a motorist to turn from the site access drives onto Cheyenne Road without requiring a motorist on Cheyenne Road to significantly reduce speed. For a speed of 30 mph, the design value for intersection sight distance for a motorist is 290 feet for right-turns and 335 feet for left-turns. Therefore, it is desirable to provide a minimum of 290 feet

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PROPOSED TRAFFIC MANAGEMENT PLAN PAGE 3

MEMORANDUM

Date: March 12, 2021

Re: Nueva Vida School – Traffic Management Plan

looking to the north and 335 feet looking to the south of the site access drives onto Cheyenne Road.

According to field measurements, adequate intersection sight distance is available for all turning movements from the site access drives onto Cheyenne Road.

TMP Exhibit

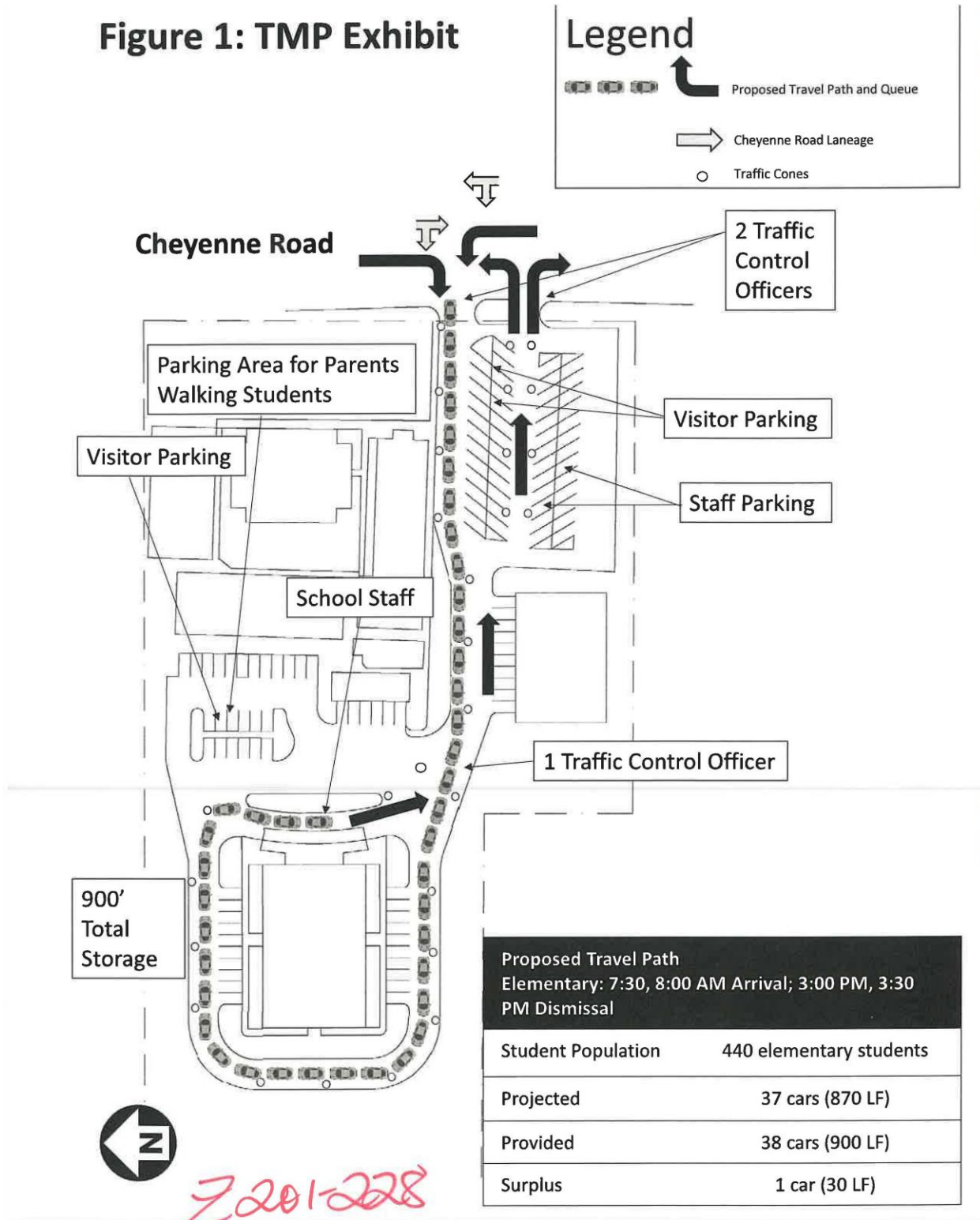
The TMP exhibit is shown on the next page. The TMP exhibit shows the following features of the Nueva Vida School:

- Building footprints, curbs, parking, pavement markings, designated student drop-off and pick-up locations.
- School site location and all ingress and egress points of access for motor vehicles or pedestrians.
- On-site traffic circulation, including any temporary traffic control devices.
- Location of school staff assisting with unloading and loading students, as well as location of school crossing guards and/or off-duty deputized officers.

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PROPOSED TRAFFIC MANAGEMENT PLAN PAGE 4

Figure 1: TMP Exhibit



PROPOSED TRAFFIC MANAGEMENT PLAN PAGE 5

MEMORANDUM

Date: March 12, 2021

Re: Nueva Vida School – Traffic Management Plan

Summary Table

TABLE 1: SUMMARY OF TMP

FEATURE	Existing Conditions	Projected Conditions
Student Arrival Time:	N/A	7:30 AM, 8:00 AM
Student Dismissal Time:	N/A	3:00 PM, 3:30 PM
School Enrollment:	N/A	Elementary – 440 students Day Care – 176 students
Number of School Staff Assisting Loading/Unloading:	N/A	4
Number of Crossing Guards and/or Off-Duty Officers:	N/A	3
Storage Capacity:	N/A	900 feet

As shown in the TMP Exhibit, during arrival and dismissal periods, traffic is planned to travel through the northern site access point and circulate around the school on the west side of the property. Vehicles will then complete drop-off/pick-up at the front of the building and will exit through the southern site access point. This path provides approximately 900 feet of queuing space to the drop-off/pick-up point..

The staggered arrival/dismissal schedule should allow for 220 elementary students to be picked up/dropped off in each period. Furthermore, the day care center does not have a set arrival/dismissal schedule, and any vehicles that enter during the elementary arrival/dismissal are expected to park which will not affect the projected queue. Through coordination with the City of Dallas, a ratio of one vehicle per six students included during an arrival/dismissal period was suggested as an equation to project a maximum possible queue length. As shown, the projected maximum queue length based on the suggested ratio would be approximately 37 vehicles (~870 linear feet). Therefore, the provided queue length of 900 feet should be adequate to accommodate the projected queue.

Finally, the Texas Transportation Institute's *Traffic Operations and Safety at Schools: Recommended Guidelines* was reviewed to determine if the provided storage length will be adequate to accommodate the school. This study provides recommended storage lengths based on student population size for elementary, middle, and high schools. According to the guidelines, it is recommended that 900-1,200 feet of storage be provided for



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PROPOSED TRAFFIC MANAGEMENT PLAN PAGE 6

MEMORANDUM

Date: March 12, 2021

Re: Nueva Vida School – Traffic Management Plan

elementary schools with student populations of 200-600 students. Therefore, the proposed travel path with 900 feet of storage should be sufficient.

Conclusions and Recommendations

The analyses presented in this memo that safe and efficient traffic operations can be achieved by implementing the following recommendations:

- The traffic management plan should include at least 4 school staff members, 3 crossing guards and temporary traffic control equipment, as shown in the TMP Exhibit.
- Specifically, the crossing guards should be stationed at the site entrance, site exit, and the conflict point where exiting vehicles cross the entering vehicle queue.
- Maintain and utilize the proposed travel path, as shown in the TMP Exhibit.
- Implement a staggered arrival/dismissal schedule in which 50% of the student population be included in each period. The staggered schedule should include as much time as possible between phases.
- School staff members and peace officers on-site should wear safety vests during arrival/dismissal, as well as utilizing reversible hand-paddle signs (STOP/SLOW) and audible warnings such as whistles when directing traffic.
- No parking, standing, or stopping on Cheyenne Road is allowed. Any observed vehicular queue on Cheyenne Road should be immediately mitigated.

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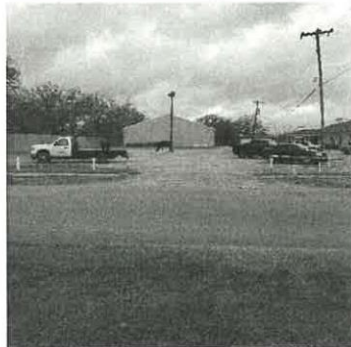
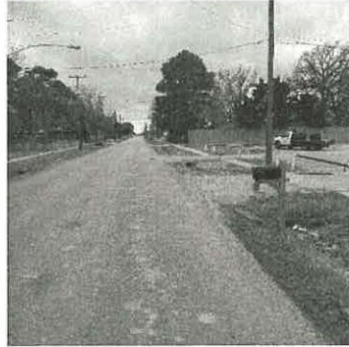
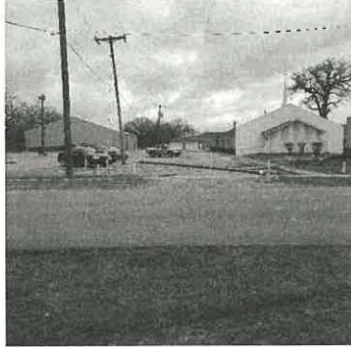
PROPOSED TRAFFIC MANAGEMENT PLAN PAGE 7

MEMORANDUM

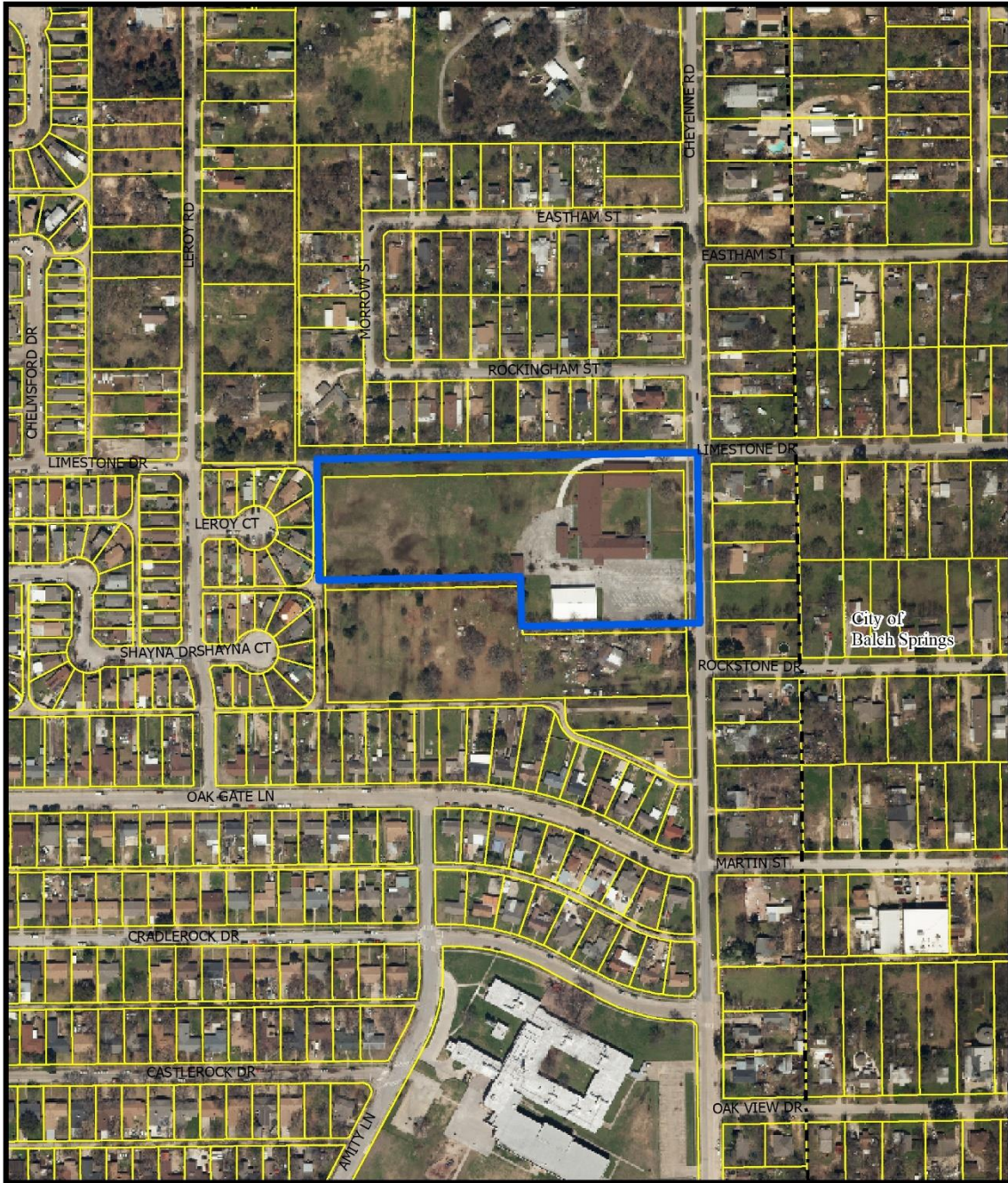
Date: March 12, 2021


Re: Nueva Vida School – Traffic Management Plan

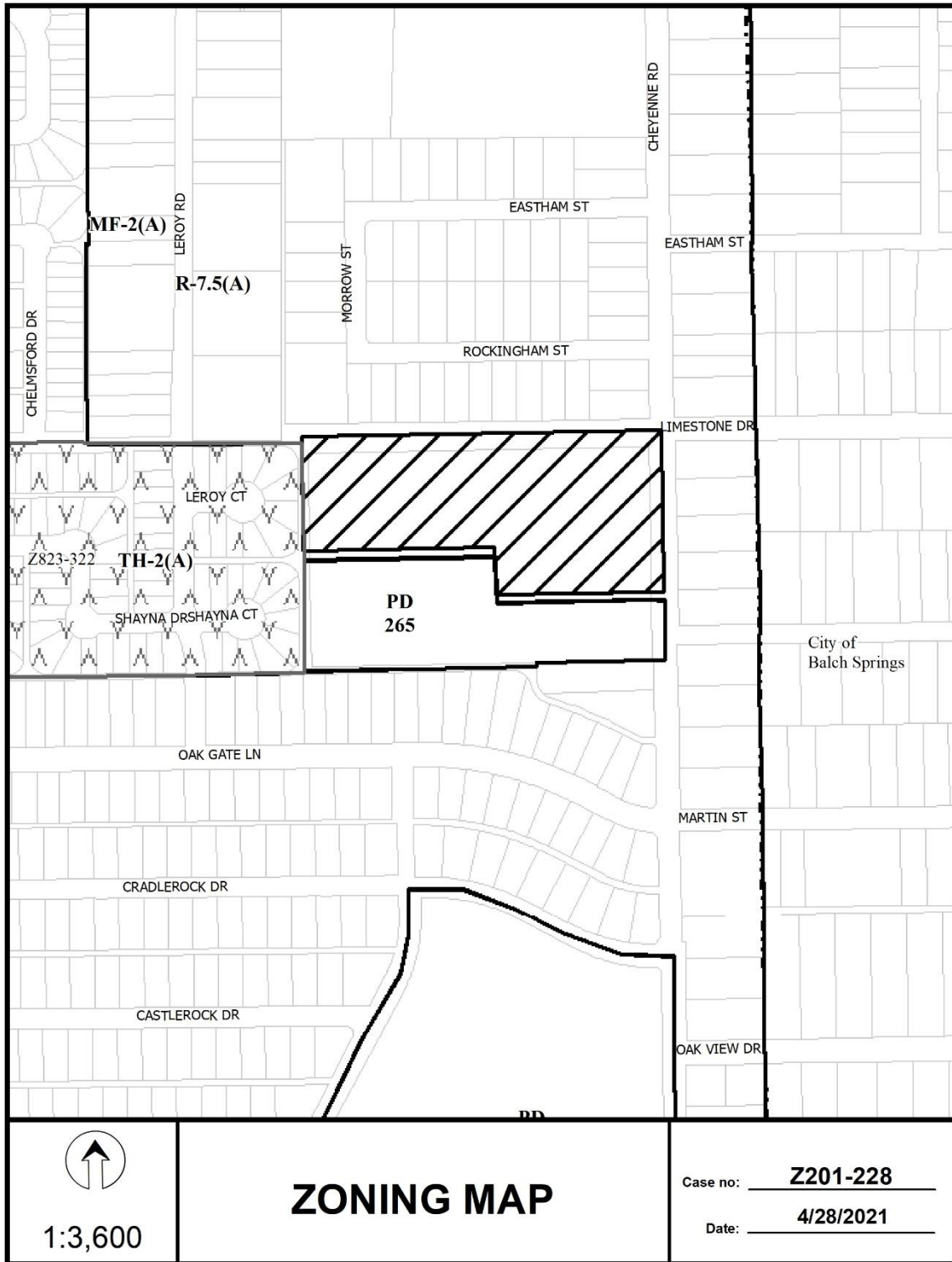
Existing Conditions Photos

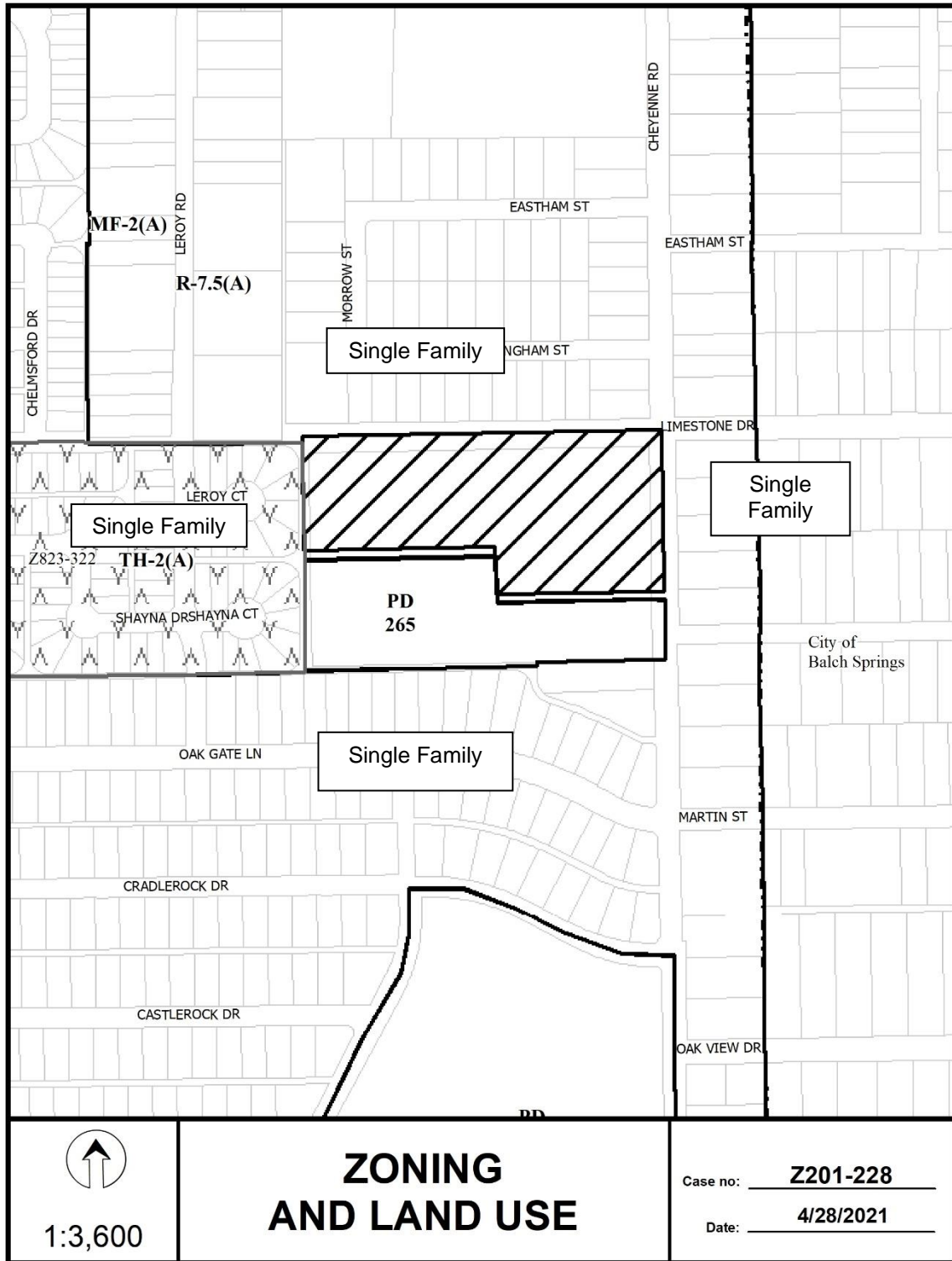


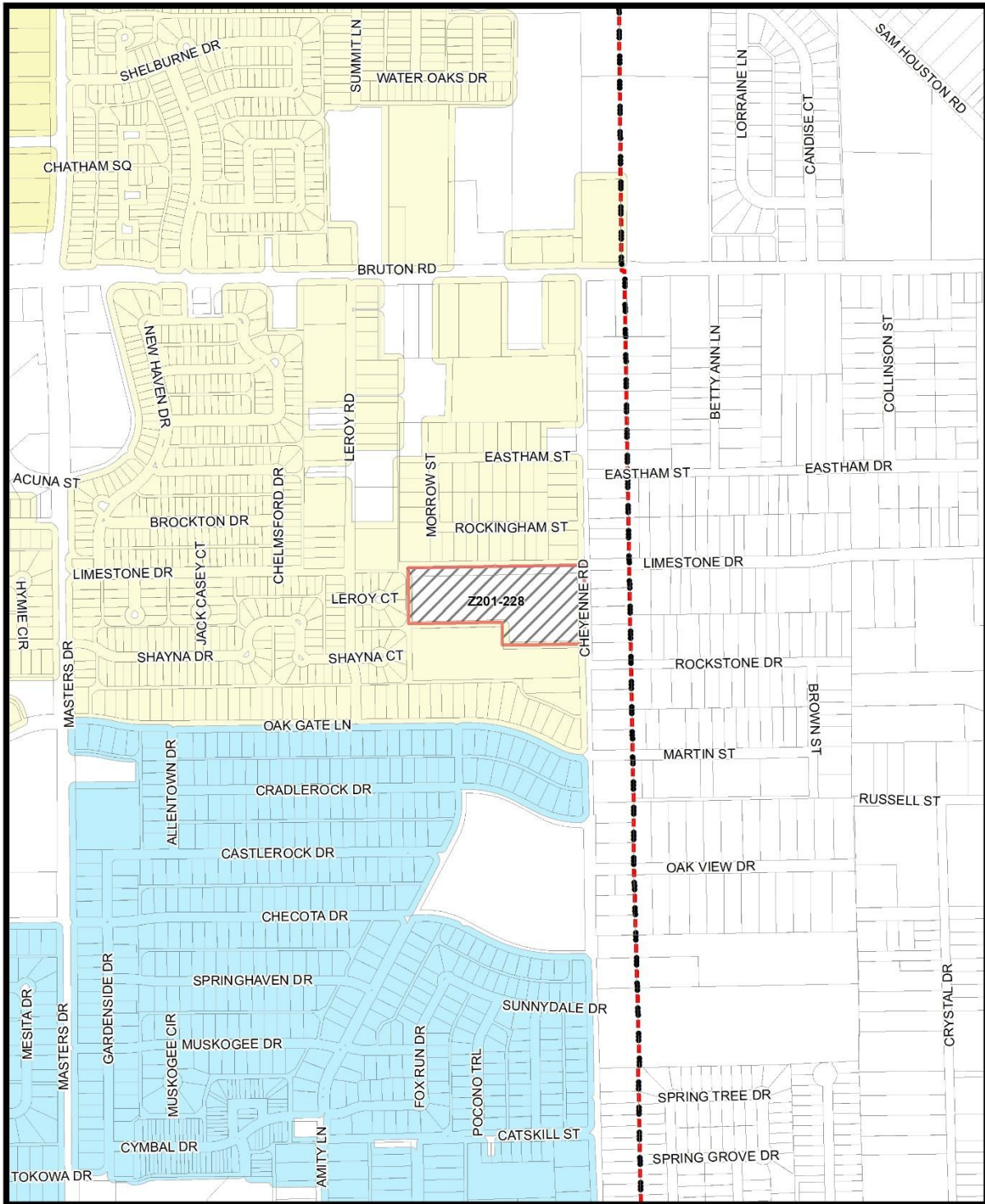
Z201-228



 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z201-228 </u> Date: <u> 4/28/2021 </u>
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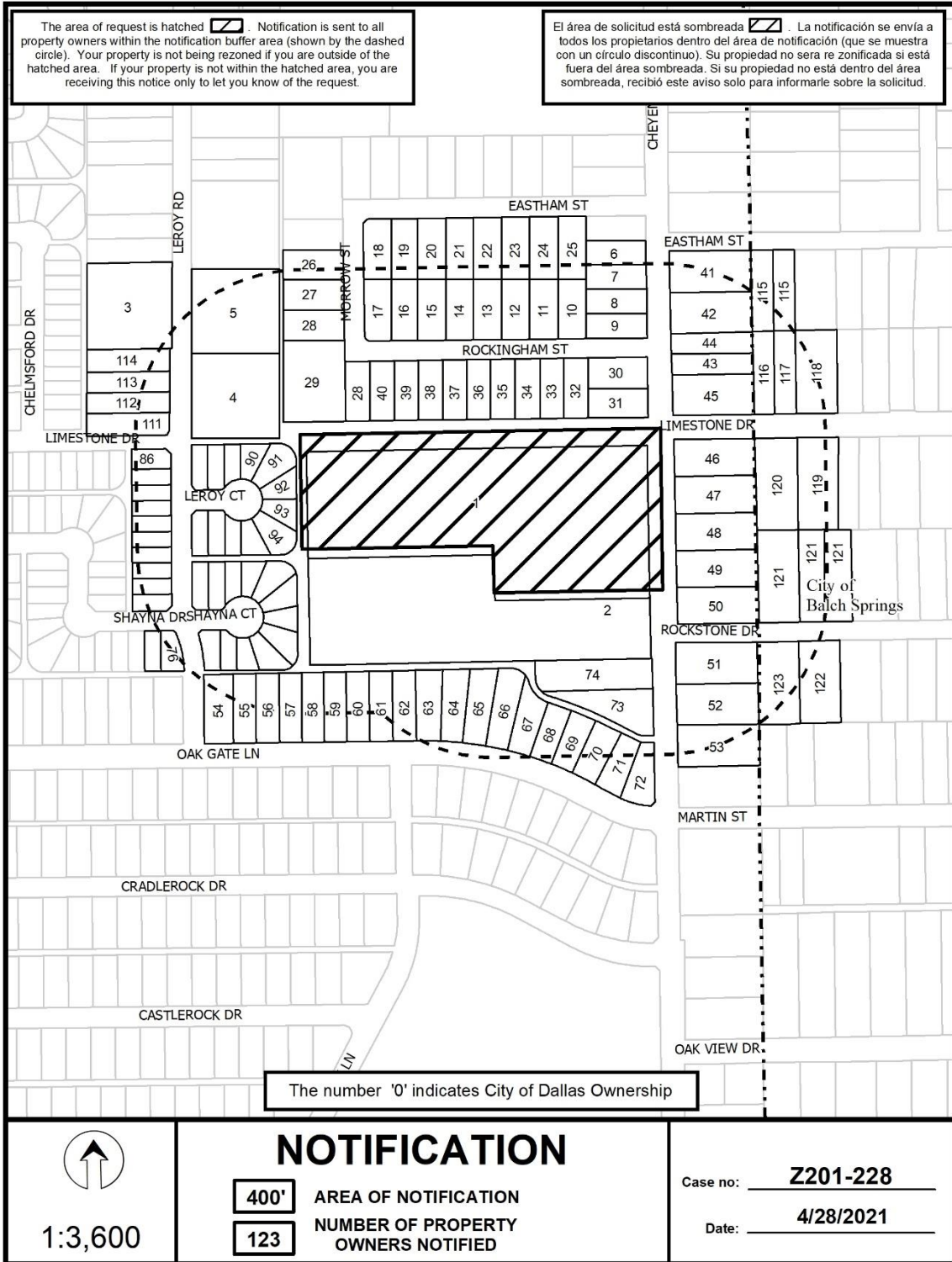


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/28/2021



04/28/2021

Notification List of Property Owners***Z201-228******123 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1809 CHEYENNE RD	NUEVA VIDA NEW LIFE ASSEMBLY
2	1731 CHEYENNE RD	FLORES EPIFANIO C &
3	1909 LEROY RD	CANTU ESTER HERNANDEZ EST OF
4	1842 LEROY RD	MARTINEZ FELIPE & MARIA T
5	1912 LEROY RD	CANTU MARK
6	1917 CHEYENNE RD	MOLLENHAUER CLIFFORD L &
7	1911 CHEYENNE RD	REYES ARMANDO &
8	1907 CHEYENNE RD	MENDEZ LEONARDO M
9	1903 CHEYENNE RD	PEREZ JESSICA A
10	10815 ROCKINGHAM ST	MENDEZ LEONARDO
11	10809 ROCKINGHAM ST	MURILLO MARTHA A
12	10803 ROCKINGHAM ST	COLLAZO PEDRO
13	10729 ROCKINGHAM ST	MONROY JOSE E GARCIA
14	10723 ROCKINGHAM ST	COMPIAN TRINE
15	10717 ROCKINGHAM ST	SALVATION ARMY
16	10711 ROCKINGHAM ST	RODRIGUEZ RAMON JULIAN &
17	10707 ROCKINGHAM ST	HOMESIDE LENDINGINC
18	10706 EASTHAM ST	RENFRO BOBBY CHARLES& PAULA
19	10712 EASTHAM ST	LARA ANTONIO SACRAMENTO
20	10716 EASTHAM ST	FOLMAR VIOLA JEAN LIFE ESTATE
21	10722 EASTHAM ST	SASSER CLARA ESTATE OF
22	10728 EASTHAM ST	SUAREZ FELIX
23	10802 EASTHAM ST	LIRA CARLOS C
24	10808 EASTHAM ST	GARCIA NOEL MUNOS
25	10814 EASTHAM ST	SANDERS W J
26	1917 MORROW ST	LINARES MARTA E

04/28/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1911 MORROW ST	WILLIAMS JIMMY D
28	1905 MORROW ST	DELATORRE JORGE
29	1849 MORROW ST	DELATORRE JORGE
30	1849 CHEYENNE RD	ROCHA RODOLFO & ROCIO E
31	1841 CHEYENNE RD	SOTO CATARINO
32	10814 ROCKINGHAM ST	CHAVEZ JANIE
33	10808 ROCKINGHAM ST	MEDRANO ARACELY
34	10802 ROCKINGHAM ST	MEDRANO DARO R
35	10728 ROCKINGHAM ST	FIGUEROA LUCINDA L
36	10726 ROCKINGHAM ST	SUAREZ FELIX
37	10722 ROCKINGHAM ST	CUTZ JOSE SIMON & LEYDI
38	10716 ROCKINGHAM ST	GARZA YADIRA
39	10710 ROCKINGHAM ST	GRAHAM CLAUDE STEVEN
40	10706 ROCKINGHAM ST	CUTZ JOSE S
41	1912 CHEYENNE RD	IRVIN FRANCIS
42	1906 CHEYENNE RD	JONES ROBERT & SHEILA
43	1850 CHEYENNE RD	DELAROSA MARIA ANTONIA
44	1854 CHEYENNE RD	ROBLEDO HECTOR &
45	1842 CHEYENNE RD	STEEL GLORIA A EST OF
46	1832 CHEYENNE RD	TARRAZAS CELEDONIO
47	1826 CHEYENNE RD	TERRAZAS CELEDONRO
48	1812 CHEYENNE RD	BELL WILLIE DAVID &
49	1808 CHEYENNE RD	BELL WILLIE DAVID & LEE E
50	1802 CHEYENNE RD	VASQUEZ ANDREZ
51	1726 CHEYENNE RD	VILLANUEVA ALBERTO &
52	1718 CHEYENNE RD	RODRIGUEZ MANUEL
53	1710 CHEYENNE RD	GOMEZ BELEN & JOSE
54	10503 OAK GATE LN	MORENO EVA
55	10509 OAK GATE LN	SANCHEZ ALFREDO
56	10515 OAK GATE LN	LEE OUIEDA K
57	10521 OAK GATE LN	CERVANTES ARTEMIO V &

Z201-228(LG)

04/28/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10527 OAK GATE LN	NEEDUM PATSY R
59	10533 OAK GATE LN	TEMBLADOR SERGIO
60	10539 OAK GATE LN	MENDOZA ERACLEO
61	10545 OAK GATE LN	MINGO WILMA F
62	10551 OAK GATE LN	FIELDS MAE FRANCES
63	10603 OAK GATE LN	CRAWFORDMORRIS BARBARA A EST OF
64	10609 OAK GATE LN	MARQUEZ ANTONIO &
65	10615 OAK GATE LN	CUELLAR YOLAND LETICIA
66	10621 OAK GATE LN	MENDOZA CARLOS
67	10627 OAK GATE LN	RH PARTNERS OWNERCO LLC
68	10633 OAK GATE LN	WATERS KARITA ROMONA
69	10639 OAK GATE LN	HERNANDEZ JAIME L
70	10645 OAK GATE LN	GARCIA RAFAEL
71	10651 OAK GATE LN	SALAZAR MOISES B
72	10657 OAK GATE LN	ESTRADA ROCIO &
73	1733 CHEYENNE RD	HARRINGTON ROBERT LEE &
74	1737 CHEYENNE RD	Taxpayer at
75	10454 SHAYNA DR	WALKER ALFRED L & CAROL R
76	10458 SHAYNA DR	MACEDO SIMON BENITEZ
77	1703 LEROY RD	SMITH RICHARD L
78	1707 LEROY RD	GUZMAN ENRIQUE &
79	1711 LEROY RD	ALVAREZ ANA MARIA
80	1715 LEROY RD	ACEVEDO CORINA
81	1719 LEROY RD	SANDOVAL LUIS E
82	1723 LEROY RD	WASHINGTON TOMMY JOE EST OF
83	1727 LEROY RD	STUBBS LINDA M
84	1731 LEROY RD	HEARN BETTY JANE
85	1735 LEROY RD	GARCIA JOSE MANUEL ALVAREZ
86	1739 LEROY RD	NEAL DEKESHA F
87	10503 LEROY CT	ESPINOZA ROSARIO
88	10507 LEROY CT	SOTELO OLIVIA MORALES

04/28/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10511 LEROY CT	WONG RAUL MICHEL & YESENIA CAMPOS
90	10515 LEROY CT	HERNANDEZMARTINEZ J REFUGIO
91	10519 LEROY CT	ELMORE PATRICIA
92	10523 LEROY CT	JACKSON HELEN E
93	10524 LEROY CT	GONZALEZ JOSE C & ALICIA
94	10520 LEROY CT	OROZCO MARIA
95	10516 LEROY CT	JIMENEZ FILIMON & GRACIELA ARIZMENDI &
96	10512 LEROY CT	CHAVEZ ANTONIO
97	10508 LEROY CT	ESCOBAR ELIACER &
98	10504 LEROY CT	COLE DARRELL
99	10503 SHAYNA CT	GARCIA DANIEL
100	10507 SHAYNA CT	CHAVEZ ALONZO &
101	10511 SHAYNA CT	CASTILLO ARTURO & YOLANDA
102	10515 SHAYNA CT	HILL CURTIS O
103	10519 SHAYNA CT	SALAS GUADALUPE
104	10523 SHAYNA CT	ARMIJO JOAQUINA C
105	10524 SHAYNA CT	RAMIREZ FILIBERTO TORRIJOS
106	10520 SHAYNA CT	CHUNG LYDWIN G &
107	10516 SHAYNA CT	HOEH ZACHARY C
108	10512 SHAYNA CT	GARCIA JUVENTINO &
109	10508 SHAYNA CT	SORKIN STEVE
110	10504 SHAYNA CT	SAPIEN YOLANDA
111	1803 LEROY RD	CAPUCHINO HERIBERTO AMAYA
112	1807 LEROY RD	CRUZMORENO VALENTINA &
113	1811 LEROY RD	GUERRERO FRANK G &
114	1815 LEROY RD	GUERRA MARTIN MORIN &
115	10922 EASTHAM ST	ALVA PEDRO
116	10919 LIMESTONE DR	POUNDS ROBERT G &
117	10923 LIMESTONE DR	HEDDIN KAREN LEE CROSIER
118	10927 LIMESTONE DR	DELATORRE RICARDO
119	10922 LIMESTONE DR	WILSON DAVID ROY & CHARLOTTE

Z201-228(LG)

04/28/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10918 LIMESTONE DR	RIZO RODOLFO
121	10923 ROCKSTONE DR	TEEL BRITTON E
122	10928 ROCKSTONE DR	CANO MIGUEL &
123	10918 ROCKSTONE DR	MEDINA PATRICIA ANN

FILE NUMBER: Z201-233(LG)

DATE FILED: April 12, 2021

LOCATION: West line of Vine Street, between Cole Street and Laclede Street

COUNCIL DISTRICT: 14

MAPSCO: 17

SIZE OF REQUEST: +/- 1.13 Acres

CENSUS TRACT: 18.00

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

APPLICANT/OWNER: ABOG Inc. and ABOG Educational Foundation

REQUEST: An application for a Planned Development Subdistrict for GR General Retail District uses on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for modified standards primarily related to parking.

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

PLANNED DEVELOPMENT DISTRICT No. 193:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

PLANNED DEVELOPMENT DISTRICT No. 193 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a193>

BACKGROUND INFORMATION:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 162 subdistricts.
- The area of request is comprised of six lots and currently zoned GR General Retail within PD No. 193. The site is currently developed with a three-story office building with parking in the first floor of the building.
- The applicant proposes to redevelop the site for GR General Retail uses and construct a new 85,900 square foot building for the continuation of office uses. The applicant is requesting to amend the current parking ratio from one space per 366 SF to one space per 1,000 SF and proposing underground parking.

Zoning History: There has been no new zoning requests in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cole Street	Local Street	-
Laclede Street	Local Street	-
Vine Avenue	Local Street	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

Economic Element

Urban Design Element

Goal 5.2 Promote a sense of place, safety and walkability.

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design 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.

Area Plans:

The Downtown Dallas 360 Plan was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as one of the Core / Supporting Districts as “one of the city’s most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area’s beloved McKinney Avenue Trolley.” Uptown is largely successful in balancing jobs, housing and services. As Dallas’s most dense neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

The Plan’s key recommendation includes:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.

The applicant’s request is consistent with the goals and policies of the Dallas 360 Area Plan.

The Oak Lawn Special Purpose District and the Oak Lawn Plan was established in February 1985 and includes ten objectives for the area. The applicant’s proposal is consistent with the following objectives highlighted by the Plan:

- (1) To achieve buildings more urban in form.
- (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.
- (10) To safeguard and enhance property values and to protect public and private investment.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 GR	Office
Northwest	PD No. 193 PDS No.2 Tract B	Multifamily & Restaurants
North	PD No. 193 PDS No.2	Multifamily & Restaurants
Northeast	PD No. 193 PDS No.2 Tract A, PD No. 193 PDS No. 7 with Deed Restrictions	Multifamily & Restaurants
East	PD No. 193 GR	Multifamily, Retail and Personal Service uses
Southeast	PD No. 193 PDS No.152, Tracts 1 & 2	Office, Retail and Restaurants
South	PD No. 193 GR	Office
West	PD No. 193 PDS No. 86	Multifamily & Restaurants

Land Use Compatibility:

The proposed site is comprised of six lots and is currently zoned GR General Retail within PD No. 193. The site is currently developed with a three-story building with parking on the first floor. Surrounding uses include multifamily, restaurants, retail, office and personal

service uses. The applicant requests to create a new subdistrict within PD No. 193 with a base zoning of GR General Retail to redevelop the site to continue the existing office uses. The request proposed development standards that will deviate from the GR subdistrict regulations by reducing the off-street parking requirements for office uses, however the proposed parking will be underground. The proposed use is compatible with surrounding uses, and staff is in support of this request.

Development Standards:

SUBDISTRICT	SETBACKS		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: PD No. 193, GR	10'	No min/ No. min.	36 for residential 120' for non-residential	80%	None	Retail, office, personal service uses
Proposed: PDS for GR uses	10'	No min./ No min.	36 for residential 120' for non-residential	80%	None	Retail, office, personal service uses

Parking:

The applicant’s proposed parking requirement for office uses is one space per 1000 square feet of floor area. This proposed office parking requirement is a reduction from the current PD No. 193 requirement of 1 space per 366 SF (2.73 spaces per 1,000 SF). For 85,900 square foot office use, 235 spaces are required. The applicant proposes 83 spaces with underground parking. The use of shared parking would be allowed in accordance with the existing PD 193 and City of Dallas parking requirements.

Landscaping:

Landscaping must be in accordance with the requirements per PD No. 193.

Market Value Analysis

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

Z201-233(LG)

strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Properties located in the general area surrounding the area of request are within Category "E" to the north, south, east, and west.

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PROPOSED PD CONDITIONS

Division S-1XX. PD Subdistrict 1XX.

SEC. S-1XX.101. LEGISLATIVE HISTORY.

PD Subdistrict 1XX was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2021. (Ord. _____)

SEC. S-1XX.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 1XX is established on property located bound by Vine Street, Cole Avenue, and Laclede Street. The size of the PD Subdistrict 1XX is approximately 1.13 acres.

SEC. S-1XX.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 non-residential zoning district.

SEC. S-1XX.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. If there is a conflict between the text of this division and the conceptual plan, the text of this division controls. (Ord. __)

SEC. S-1XX.104. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the Commercial Subdistrict GR, subject to the same conditions applicable in the GR Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR 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 GR Subdistrict is a subject to DIR in this subdistrict; etc.

SEC. S-1XX.105. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-1XX.106. 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.)

In general. Except as provided in this section, the yard, lot, and space regulations for the GR Subdistrict apply.

SEC. S-1XX.107. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for specific off-street parking and loading requirements for each use.

(b) For office uses that contain underground parking, 1 space per 1,000 square feet of office use is required.

SEC. S-1XX.108. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-1XX.109. LANDSCAPING.

Landscaping and screening must be provided in accordance with Part I of this article.

SEC. S-1XX.110. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. S-1XX.111. ADDITIONAL PROVISIONS.

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

appearance.

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

(c) Development and use of the Property must comply with Part I of this article.

SEC. S-1XX.112. COMPLIANCE WITH CONDITIONS.

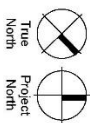
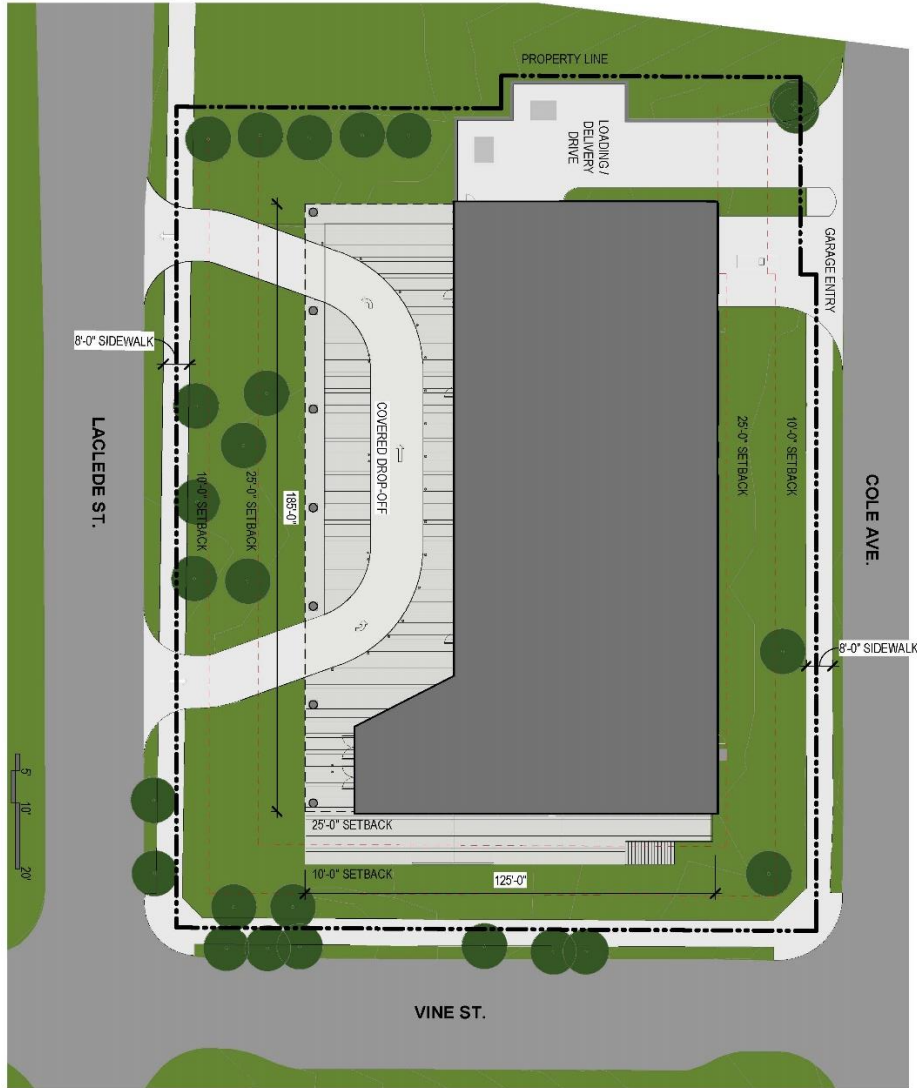
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications.

(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 CONCEPTUAL PLAN

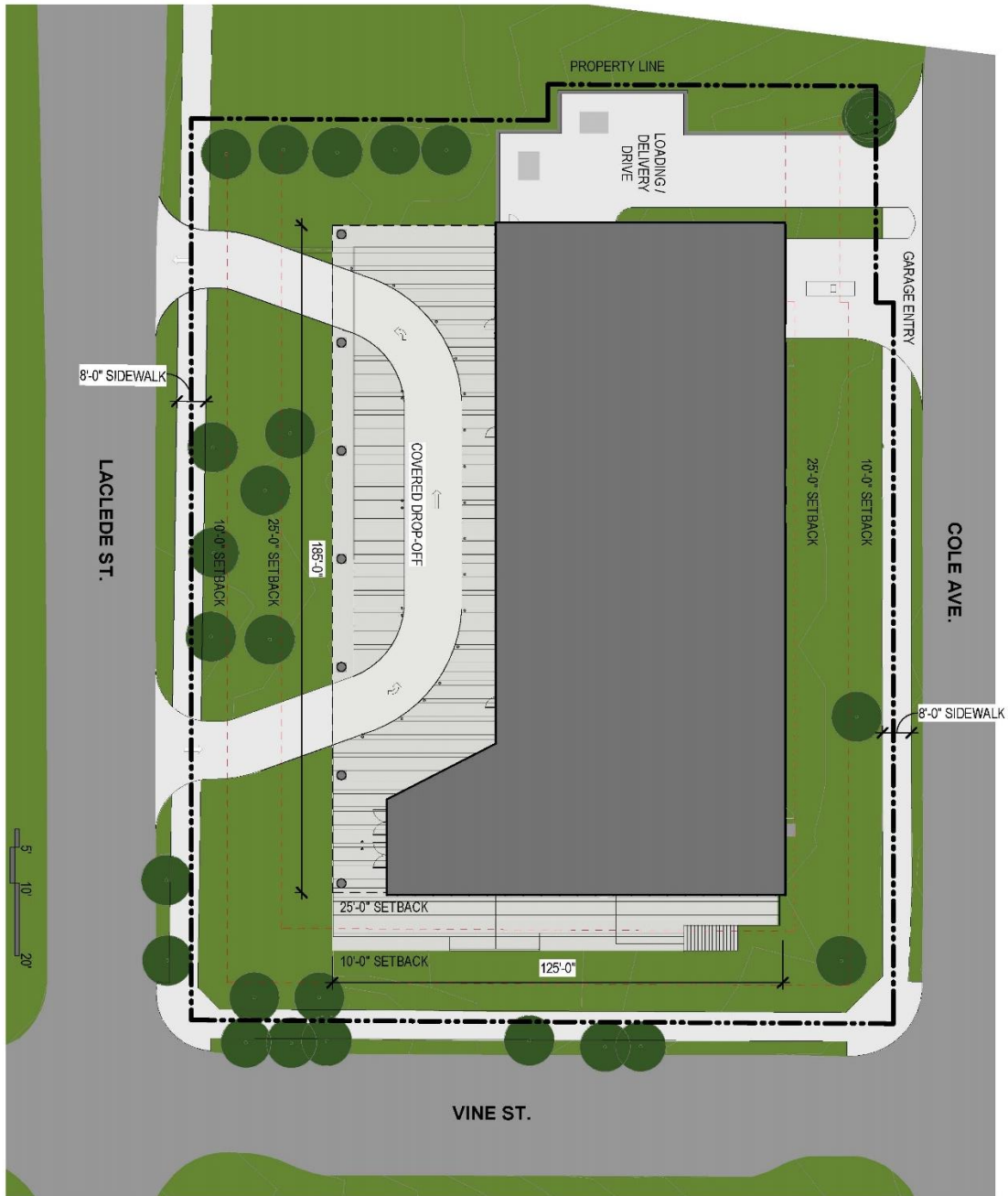


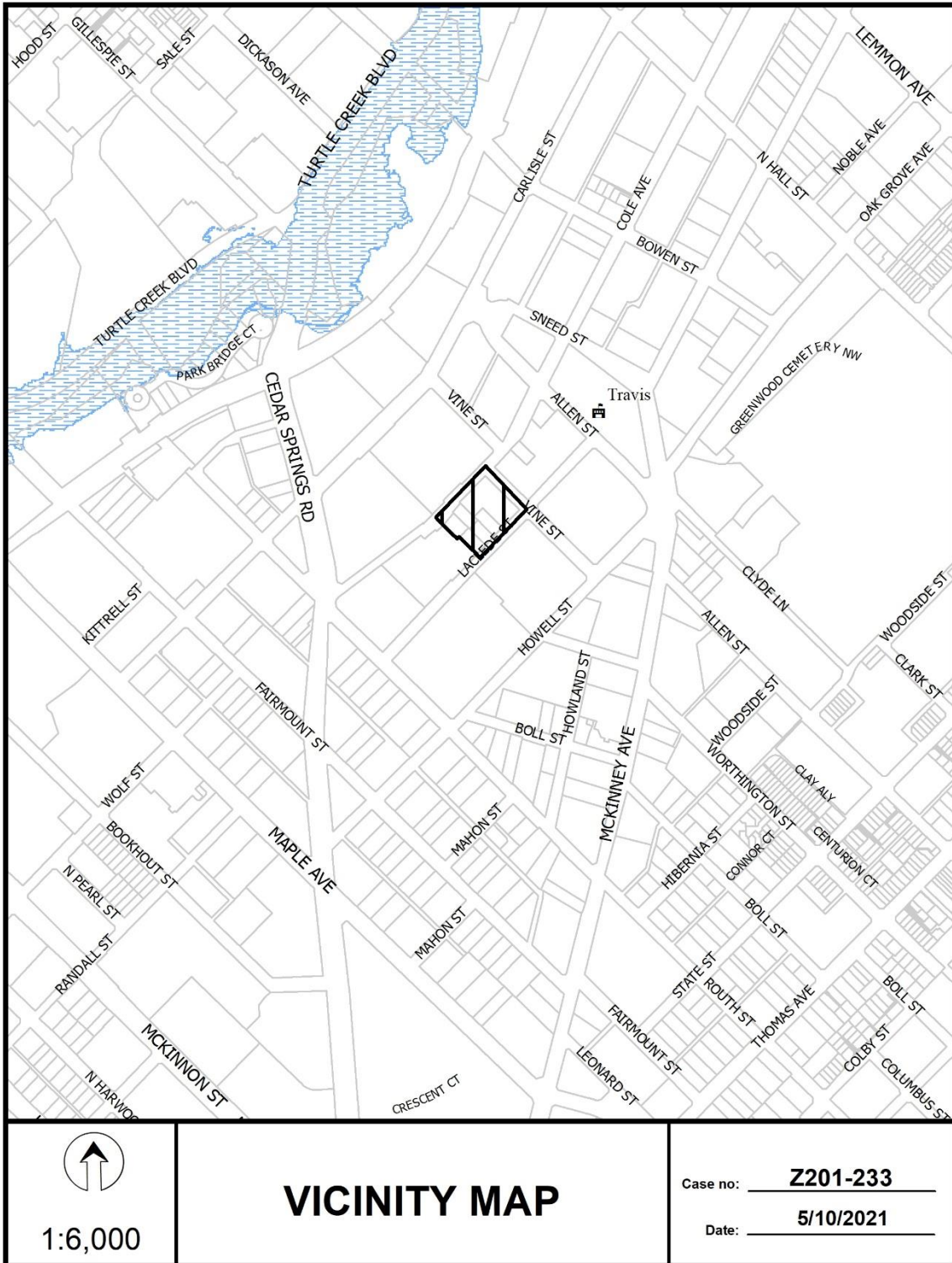
SITE PLAN
AMERICAN BOARD OF OBSTETRICS AND GYNECOLOGY

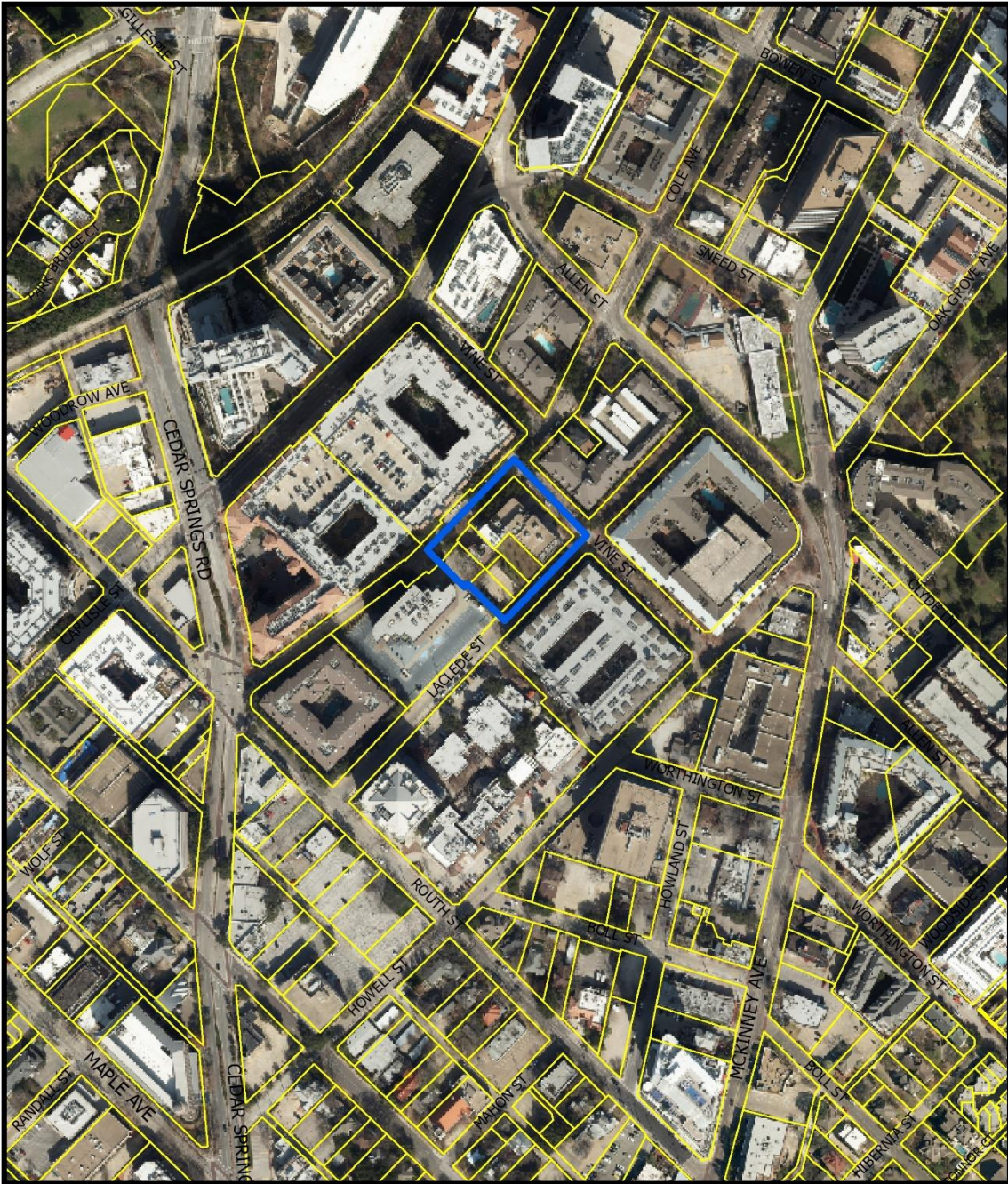



SCALE: 1" = 30'-0"
© THE BECK GROUP

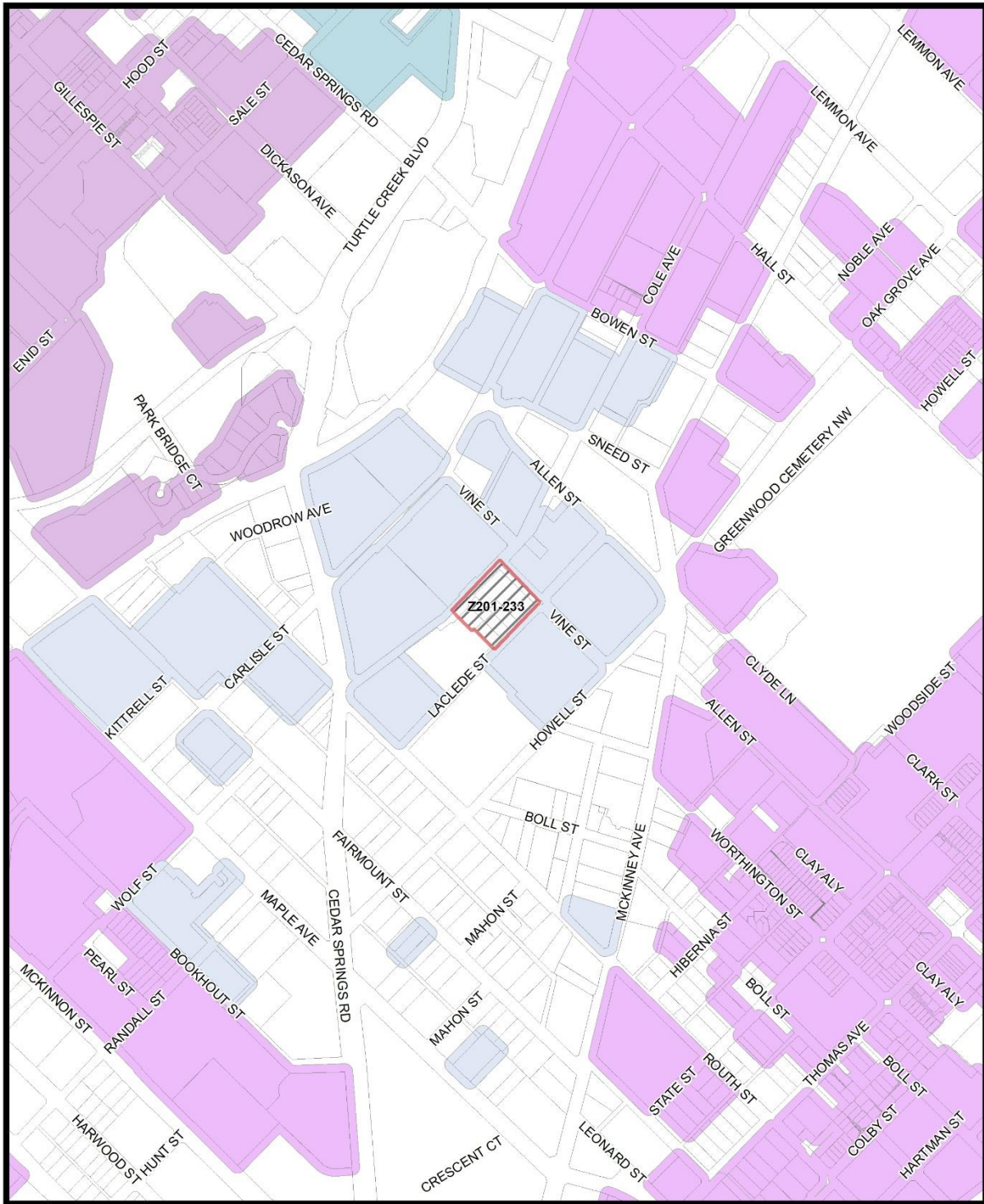
ENLARGED PROPOSED CONCEPTUAL PLAN







 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z201-233 </u> Date: <u> 5/10/2021 </u>
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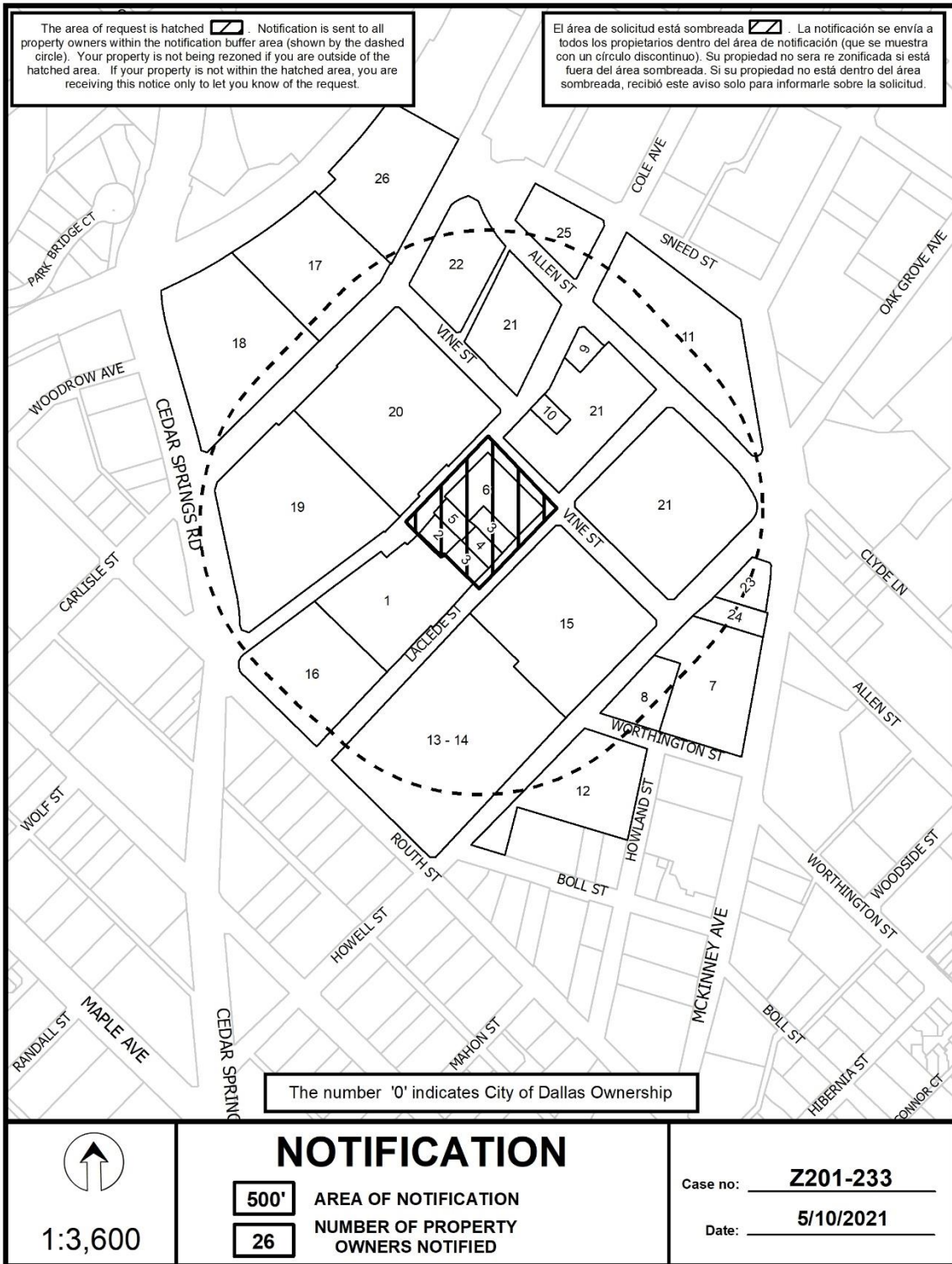


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 5/10/2021



05/07/2021

Notification List of Property Owners***Z201-233******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2626 COLE AVE	BRI 1853 2626 COLE LLC
2	2708 COLE AVE	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION
3	2709 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
4	2713 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
5	2712 COLE AVE	AMERICAN BOARD OF OBGYN
6	2915 VINE ST	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION INC
7	2811 MCKINNEY AVE	PJO 2811 LLC &
8	2704 WORTHINGTON ST	Taxpayer at
9	2824 COLE AVE	SHARIFI SHIDEH
10	2808 COLE AVE	DALLAS SKYFALL LLC
11	3001 MCKINNEY AVE	Dallas ISD
12	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
13	2688 LACLEDE ST	SRPF BQUADRANGLE PROPERTY LLC
14	2800 ROUTH ST	THEATRE THREE INC
15	2717 HOWELL ST	PPF AMLI 2717 HOWELL ST
16	2600 COLE AVE	GABLES MIRABELLA LP
17	2815 CARLISLE ST	FATH DALLAS COMMONS LP
18	2728 CEDAR SPRINGS RD	JLB 2728 CEDAR SPRINGS LP
19	2650 CEDAR SPRINGS RD	LG VILLA ROSA II LP
20	2707 COLE AVE	COLE APARTMENTS
21	2801 ALLEN ST	POST APARTMENT HOMES LP
22	2920 CARLISLE ST	CRP/MAPLE AKT APARTMENTS OWNER LP
23	2909 MCKINNEY AVE	Taxpayer at
24	2821 MCKINNEY AVE	Taxpayer at
25	2909 COLE AVE	Taxpayer at
26	2929 CARLISLE ST	Taxpayer at

FILE NUMBER: Z190-315(LG) **DATE FILED:** July 22, 2020
LOCATION: North line of Empire Central, west of Harry Hines Boulevard
COUNCIL DISTRICT: 2 **MAPSCO:** 33 R
SIZE OF REQUEST: 3.396 Acres **CENSUS TRACT:** 100.00

REPRESENTATIVE: Dallas Cothrum, MASTERPLAN

APPLICANT/OWNER: Vibrio Properties I LP

REQUEST: An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, with consideration for a Planned Development District for IR Industrial Research District uses.

SUMMARY: The purpose of the request is to utilize the site as a contractor’s maintenance yard [Marlin Landscaping] with certain uses such as industrial uses, wholesale, distribution and storage uses, and utility and public service uses prohibited with the volunteered deed restrictions. The Planned Development District that is being considered will serve similar purposes.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On November 5, 2020 and December 17, 2020, the CPC held this item under advisement. At that time, the City Plan Commission instructed staff to readvertise the request for consideration of a planned development district.

BACKGROUND INFORMATION

- The area of request is zoned an IR Industrial Research District and previously held certificates of occupancies for companies with transportation and logistics uses.
- The current owner moved into the building in 2018 and obtained a certificate of occupancy for an office/showroom/warehouse use. The applicant was cited by the City of Dallas for operating an illegal land use, a contractor's maintenance yard, in July 2020.
- The applicant initially requested a zoning change to an IM Industrial Manufacturing District to allow for the operation of a contractor's maintenance yard in conjunction with its current uses as an office and showroom/warehouse. Per instructions from the City Plan Commission, the applicant has amended their request to propose a new planned development district with IR Industrial Research uses. The proposed PD conditions are included in this report.
- A contractor's maintenance yard means a facility for the storage and maintenance of contractor's supplies and operational equipment. This use is permitted by right in an IM Industrial Manufacturing District and requires a residential adjacency review. This use must also be surrounded by screening. The applicant is requesting a planned development district for a contractor's maintenance yard to be permitted with IR Industrial Research District uses by right.

Zoning History

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

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing/Proposed ROW
Harry Hines Boulevard	Principal Arterial	130'
Empire Central Place	Community Collector	60'

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS

Comprehensive Plan

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

The applicant's request is not consistent with the goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

Area Plan

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009.

The 2050 Vision Statement for the Trinity River Corridor in Dallas The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River.
- Create a vibrant central city.
- Establish the Trinity River floodplain as the front yard of the City.
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Stemmons District and within a commercial corridor development and regional employment districts as identified by the land use plan. For the commercial corridor portion, the Plan recommends a mix of 50% community retail and regional office as primary uses, with the rest being mixed use, residential multifamily, entertainment, civic, parks and opens spaces and neighborhood retail. For the regional employment portion, the Plan recommends 30% employment center as a primary use,

with the rest being mixed use, residential multifamily, regional retail, regional office, entertainment, civic, parks and opens spaces.

The subject site is located within an area that is recommended for office space and protects its surrounding uses, since this area has a mix of light industrial and office uses. It is located northwest of the Medical District. An assessment of the Stemmons District is as follows:

- This district has benefited from good access to both highway and rail transportation facilities.
- Today, many of the older commercial and industrial buildings here are no longer competitive with newer space or are not configured to meet current needs of rapidly-changing industries and technologies.
- Some thriving businesses lack available space to expand in this district.
- The existing structures have potential for adaptive reuse and the area has assets to support a change to a new mix of uses and activities.
- Since the Stemmons District is bounded on the south and west by the river, this district can take full advantage of the new Trinity River amenities and improvements.
- This district provides strong potential for riverside development possibilities.

While the request is for an industrial use, the proposed use is not consistent with the *Preferred Land Use Plan* of the area. Therefore, the proposed request is not consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study*.

Surrounding Land Uses

	Zoning	Land Use
Site	IR	Office Showroom/Warehouse
North	IR	Auto Related, Retail, and Personal Service Uses
East	IR	Warehouse
South	IR	Business Service
West	IR	Auto Related Uses

Land Use Compatibility

The request area is zoned an IR Industrial Research District and is currently operating as an office/showroom/warehouse, which is a permitted use in an IR District. The applicant is proposing to change the zoning from an IR Industrial Research District to an IM Industrial Manufacturing District to allow the operation of a contractor’s maintenance yard,

which is not allowed in an IR District. This request also asks the City Plan Commission to consider a PD with IR Industrial Research uses along with the operation of a contractor’s maintenance yard by right. Staff is not in support of this request as staff does not believe it is compatible with the surrounding areas, even with the industrial uses in the vicinity.

The contractor’s maintenance yard use will include the storage of composite granite, gravel, sand, fill dirt, mulch, topsoil and bedding mix in the rear of the site. The applicant proposes to also continue the office/showroom/warehouse use.

The applicant volunteered deed restrictions to limit the uses allowed on site. The volunteered deed restrictions propose to prohibit 18 of 125 uses permitted in an IM District. The uses the applicant volunteered in their deed restrictions are in bold and italicized in the following chart. If a PD is approved, the PD conditions should also prohibit certain uses within the PD.

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
<p>A) Agricultural Uses</p> <ul style="list-style-type: none"> • Crop production 	<p>A) Agricultural Uses</p> <ul style="list-style-type: none"> • Crop production
<p>B) Commercial and Business Service Uses</p> <ul style="list-style-type: none"> • Building repair and maintenance shop [RAR] • Bus or rail transit vehicle maintenance or storage facility [RAR] • Catering service • Commercial cleaning or laundry plant [RAR] • Custom business services • Custom woodworking, furniture construction, or repair • Electronics service center • Job or lithographic printing • Labor Hall [SUP may be required. See: 51A-4.202(8.1)] • Machine or welding shop [RAR] • Medical or scientific laboratory • Technical school • Tool or equipment rental • Vehicle or engine repair or maintenance [RAR] 	<p>B) Commercial and Business Service Uses</p> <ul style="list-style-type: none"> • Building repair and maintenance shop [RAR] • Bus or rail transit vehicle maintenance or storage facility [RAR] • Catering service • Commercial cleaning or laundry plant [RAR] • Custom business services • Custom woodworking, furniture construction, or repair • Electronics service center • Job or lithographic printing • Labor Hall [SUP may be required. See: 51A-4.202(8.1)] • Machine or welding shop [RAR] • Machinery, heavy equipment, or truck sales and services • Medical or scientific laboratory • Technical school • Tool or equipment rental • Vehicle or engine repair or maintenance [RAR]
<p>C) Industrial Uses</p> <ul style="list-style-type: none"> • Alcoholic beverage manufacturing [RAR] • Gas drilling and production [SUP] • Industrial (inside) [See Sec. 51A4.203(b)(1)] • Industrial (inside) for light manufacturing 	<p>C) Industrial Uses</p> <ul style="list-style-type: none"> • Alcoholic beverage manufacturing [RAR] • Gas drilling and production [SUP] • <i>Gas pipeline compressor station</i> • <i>Industrial (inside) [See Sec. 51A4.203(b)(1)]</i> • <i>Industrial (inside) for light manufacturing</i>

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
<ul style="list-style-type: none"> • Industrial (outside) [See Sec. 51A-4.203(b)(2)] • Medical/infectious waste incinerator [SUP] • Municipal waste incinerator [SUP] • Organic compost recycling facility [SUP] • Pathological waste incinerator [SUP] • Temporary concrete or asphalt batching plant [By special authorization of the B.O.] 	<ul style="list-style-type: none"> • Industrial (outside) [See Sec. 51A-4.203(b)(2)] • Medical/infectious waste incinerator [SUP] • Metal salvage facility [SUP] • Mining [SUP] • Municipal waste incinerator [SUP] • Organic compost recycling facility [SUP] • Outside salvage or reclamation [SUP] • Pathological waste incinerator [SUP] • Temporary concrete or asphalt batching plant [By special authorization of the B.O.]
<p>D) Institutional and Community Service Uses</p> <ul style="list-style-type: none"> • Adult day care facility • Cemetery or mausoleum [SUP] • Child-care facility • Church • College, university, or seminary • Community service center • Hospital [RAR] • Public or private school [SUP] 	<p>D) Institutional and Community Service Uses</p> <ul style="list-style-type: none"> • Adult day care facility • Cemetery or mausoleum [SUP] • Child-care facility • Church • College, university, or seminary • Hospital [SUP] • Public or private school
<p>E) Lodging Uses</p> <ul style="list-style-type: none"> • Extended stay hotel or motel [SUP] • Hotel or motel [RAR] • Lodging or boarding house • Overnight general purpose shelter [See Sec. 51A4-.205(2.1)] 	<p>E) Lodging Uses</p> <ul style="list-style-type: none"> • Extended stay hotel or motel [SUP] • Hotel or motel [RAR] • Lodging or boarding house [SUP]
<p>F) Miscellaneous Uses</p> <ul style="list-style-type: none"> • Attached non-premise sign [SUP] • Carnival or circus (temporary) [By special authorization of the building official] • Hazardous waste management facility [Except when operated as a hazardous waste incinerator] • Temporary construction or sales office 	<p>F) Miscellaneous Uses</p> <ul style="list-style-type: none"> • Attached non-premise sign [SUP] • Carnival or circus (temporary) [By special authorization of the BO] • Hazardous waste management facility • Temporary construction or sales office
<p>G) Office Uses</p> <ul style="list-style-type: none"> • Alternative financial establishment [SUP] • Financial institution without drive-in window • Financial institution with drive-in window [RAR] • Medical clinic or ambulatory surgical center • Office 	<p>G) Office Uses</p> <ul style="list-style-type: none"> • Alternative financial establishment [SUP] • Financial institution without drive-in window • Financial institution with drive-in window [RAR] • Medical clinic or ambulatory surgical center • Office
<p>H) Recreation Uses</p> <ul style="list-style-type: none"> • Country club with private membership • Private recreation center, club, or area • Public park, playground, or golf course 	<p>H) Recreation Uses</p> <ul style="list-style-type: none"> • Country club with private membership • Private recreation center, club, or area • Public park, playground, or golf course
<p>I) Residential Uses</p> <ul style="list-style-type: none"> • None permitted 	<p>I) Residential Uses</p> <ul style="list-style-type: none"> • None permitted
<p>J) Retail and Personal Service Uses</p>	<p>J) Retail and Personal Service Uses</p>

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
<ul style="list-style-type: none"> • Alcoholic beverage establishments [See Sec. 51A-4.210(b)(4)] • Animal shelter or clinic without outside runs • Animal shelter or clinic with outside runs. [SUP may be req. See Sec 51A-4.210(b)(2)] • Auto service center [RAR] • Business school • Car wash [RAR] • Commercial amusement (inside) [SUP may be req. See Sect 51A-4.210(b)(7)(B)] • Commercial motor vehicle parking [By SUP only if within 500 feet of a residential district] • Commercial parking lot or garage [RAR] • Convenience store with drive-through [SUP] • Dry cleaning or laundry store • Furniture store • General merchandise or food store 3,500 square feet or less • Home improvement center, lumber, brick or building materials sales yard [RAR] • Household equipment and appliance repair • Liquefied natural gas fueling station [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses] • Motor vehicle fueling station • Paraphernalia shop [SUP] • Pawn shop • Personal service uses • Restaurant without drive-in or drive-through service [RAR] • Restaurant with drive-in or drive-through service [DIR] • Taxidermist • Temporary retail use • Theater • Truck stop [SUP] • Vehicle display, sales, and service [RAR] 	<ul style="list-style-type: none"> • Alcoholic beverage establishments [See Section 51A-4.210(b)(4)] • Animal shelter or clinic without outside runs • Animal shelter or clinic with outside runs [SUP may be req. See Sec 51A-4.210(b)(2)] • Auto service center [RAR] • Business school • Car wash [RAR] • Commercial amusement (inside). [SUP may be req. See Sect 51A-4.210(b)(7)(B)] • Commercial motor vehicle parking [By SUP only if within 500 feet of a residential district] • Commercial parking lot or garage [RAR] • Convenience store with drive-through [SUP] • Drive-in theater [SUP] • Dry cleaning or laundry store • Furniture store • General merchandise or food store 3,500 square feet or less • Home improvement center, lumber, brick or building materials sales yard [RAR] • Household equipment and appliance repair • Liquefied natural gas fueling station [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses] • Motor vehicle fueling station • Paraphernalia shop [SUP] • Pawn shop • Personal service uses • Restaurant without drive-in or drive-through service [RAR] • Restaurant with drive-in or drive-through service [DIR] • Taxidermist • Temporary retail use • Theater • Truck stop [SUP] • Vehicle display, sales, and service [RAR]
<p>K) Transportation Uses</p> <ul style="list-style-type: none"> • Airport or landing field [SUP] 	<p>K) Transportation Uses</p> <ul style="list-style-type: none"> • Airport or landing field [SUP]

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
<ul style="list-style-type: none"> • Commercial bus station and terminal [RAR] • Heliport [RAR] • Helistop [RAR] • Railroad passenger station [SUP] • STOL (short takeoff or landing) port [SUP] • Transit passenger shelter • Transit passenger station or transfer center [By SUP or city council resolution. See Sec 51A-4.211] 	<ul style="list-style-type: none"> • Commercial bus station and terminal [RAR] • Heliport [RAR] • Helistop [RAR] • Railroad passenger station [SUP] • Railroad yard, roundhouse, or shops [RAR] • STOL (short takeoff or landing) port [SUP] • Transit passenger shelter • Transit passenger station or transfer center [By SUP or city council resolution. See Sect 51A-4.211.]
<p>L) Utility and Public Service Uses</p> <ul style="list-style-type: none"> • Commercial radio or television transmitting station • Electrical substation • Local utilities [SUP or RAR may be req. See Sec. 51A-4.212(4)] • Police or fire station • Post office • Radio, television, or microwave tower [RAR] • Tower/antenna for cellular communication [See sec. 51A-4.212(10.1)] • Utility or government installation other than listed [SUP] • Water treatment plant [SUP] 	<p>L) Utility and Public Service Uses</p> <ul style="list-style-type: none"> • Commercial radio or television transmitting station • Electrical generating plant [SUP] • Electrical substation • Local utilities [SUP/RAR may be required. See Sec. 51A-4.212(4)] • Police or fire station • Post office • Radio, television, or microwave tower [RAR] • Refuse transfer station [SUP] • Sanitary landfill [SUP] • Sewage treatment plant [SUP] • Tower/antenna for cellular communication [See Sec. 51A-4.212(10.1)] • Utility or government installation other than listed [SUP] • Water treatment plant [RAR]
<p>M) Wholesale, Distribution, and Storage Uses</p> <ul style="list-style-type: none"> • Freight terminal [RAR] • Manufactured building sales lot [RAR] • Mini-warehouse • Office showroom/warehouse • Outside storage [RAR] • Recycling buy-back center [See Sec. 51A-4.213(11)] • Recycling collection center [See Sec. 51A-4.213(11.1)] • Recycling drop off container [See Sec. 51A-4.213(11.2)] • Recycling drop-off for special occasion collection [See Sec. 51A-4.213(11.3)] • Trade center • Warehouse [RAR] 	<p>M) Wholesale, Distribution, and Storage Uses</p> <ul style="list-style-type: none"> • Auto Auction [SUP] • Building mover's temporary storage yard [SUP] • Contractor's maintenance yard [RAR] • Freight terminal [RAR] • Livestock auction pens or sheds [SUP] • Manufactured building sales lot [RAR] • Mini-warehouse • Office showroom/warehouse • Outside storage [RAR] • Petroleum product storage and wholesale [RAR] • Recycling buy-back center [See Sec. 51A-4.213(11)] • Recycling collection center [See Sec. 51A-4.213(11.1)]

IR Industrial Research District (current)	IM Industrial Manufacturing District with the volunteered deed restrictions (proposed)
	<ul style="list-style-type: none"> • Recycling drop off container [See Sec. 51A-4.213(11.2)] • Recycling drop-off for special occasion collection [See Sec. 51A-4.213(11.3)] • Sand, gravel, or earth sales and storage [RAR] • Trade center • Vehicle storage lot • Warehouse [RAR]
Accessory Uses	Accessory Uses
<p>Not Permitted</p> <ul style="list-style-type: none"> • Accessory community center (private) • Accessory pathological waste incinerator • Home occupation • Private stable <p>SUP may be required.</p> <ul style="list-style-type: none"> • Accessory medical/infectious waste incinerator [See Sec. 51A-4.217(3.1)] 	<p>Not Permitted</p> <ul style="list-style-type: none"> • Accessory community center (private) • Accessory pathological waste incinerator • Home occupation • Private stable <p>SUP may be required.</p> <ul style="list-style-type: none"> • Accessory medical/infectious waste incinerator [See Sec. 51A-4.217(3.1)]

Outside storage is defined as a lot used for the outside placement of an item for a period in excess of 24 hours. Outside placement includes storage in a structure that is open or not entirely enclosed. This is a permitted use in industrial districts and requires a residential adjacency review. According to the Building Inspections Division, a contractor’s maintenance yard use includes the storage of items associated with the contractor’s maintenance yard use. If the storage of items not relating to a contractor’s maintenance yard is on the premise, the business would need a Certificate of Occupancy that covers both uses.

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
EXISTING: IR Industrial Research	15'	30' adjacent to residential Other: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Residential Proximity Slope
PROPOSED: IM Industrial Manufacturing	15' 0' on minor arterial	30' adjacent to residential Other: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	110' 8 stories	80%	Residential Proximity Slope
CONSIDERED: PD with IR Industrial Research uses	15'	30' adjacent to residential Other: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Residential Proximity Slope

The two districts have similar development standards, the only difference being the allowable height, with an IR District allowing 200 feet versus an IM District allowing 110

feet. The existing office/showroom/warehouse use on site is compliant with all development standards.

Parking

The applicant currently has 100 parking spots. The parking ratio for a contractor's maintenance yard is one space per 2,000 square feet of site area with a minimum of four spaces. The proposed maintenance yard will be approximately 7,000 square feet, which requires four spaces.

The parking for an office/showroom/warehouse is comprised of parking for the components of the use. The office portion is parked at a ratio of one space per 333 square feet. The current office area is 5,017 square feet requiring 15 spaces. The showroom/warehouse portion of the use has a parking ratio of one space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. The current warehouse portion of the use is 13,442 square feet requiring 14 spaces.

A welding shop is on the premises, even though this information is not included on the certificate of occupancy. A welding shop has a parking ratio of one space for every 500 square feet. The welding shop is 3,000 square feet and requires six parking spaces. There is a total of 35 spaces required for the current uses, and four spaces required for the proposed use. The site has 100 spaces as shown on the proposed site plan.

Landscaping and Screening

Landscaping will have to be provided in accordance with Article X. A landscape buffer is required between any required screening fence and an adjacent thoroughfare. The director may approve an alternative irrigation plan for landscaping if the director determines that it will maintain the required landscaping.

In CS, LI, and IR districts, outside storage must be screened. In the IM District, outside storage must be screened on any side that is within 200 feet of and visible from a thoroughfare or expressway as defined in Section 51A-7.102, new expressway as defined in Section 51A-7.102, or an adjacent property that is not zoned an IM district. For purposes of this provision, adjacent means across the street or sharing a common lot line.

The maximum outside storage stacking height is 30 feet if the open storage is visible from and within 200 feet of a thoroughfare or adjoining property that is not zoned an IM District. If outside storage is 200 feet or more from a thoroughfare or adjoining property, no maximum outside storage stacking height applies. Outside storage stacking height within 40 feet of required screening may not exceed the height of the required screening.

Additional provisions in the Dallas Development Code include the following: A person shall not place, store, or maintain outside storage? for a period in excess of 24 hours, an item that is not customarily used or stored outside; or made of a material that is resistant to damage or deterioration from exposure to the outside environment. Except as

otherwise provided in this article, outside storage is considered to be a separate main use if it occupies more than five percent of the lot. Outside storage on less than five percent of the lot may qualify as an accessory use if it is customarily incidental to a main use (see Section 51A-4.217) Outside storage is prohibited in required yards, landscaping areas, and parking areas.

Although the applicant was not required to provide screening information for their initial general zoning change, the applicant provided updated screening information for the proposed planned development district. The proposed planned development conditions state an eight-foot corrugated metal fence shall be provided on the east line of the property and a nine-foot corrugated metal fence shall be provided on the north and east line of the property, staff would be in support of a nine-foot fence around the entire property.

Market Value Analysis

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

List of Partners

Vibrio Properties, L. P., a limited partnership

Burdekin Asset Management, Inc-General Partner
Chris Bordano, President
Chase Schvrado, Vice President

APPLICANT'S PROPOSED PD CONDITIONS

ARTICLE XXXX.

PD XXXX.

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

PD XXXX was established by Ordinance No. XXXXX, passed by the Dallas City Council on August XX, 2021.

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

PD XXXX is established on property located at the north line of Empire Central, east of Oakbrook Boulevard. The size of PD XXXX is approximately 3.396 acres.

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

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

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

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

SEC. 51P-XXXX.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit XXXXA: development plan.

SEC. 51P-XXXX.101. DEVELOPMENT PLAN.

(a) For a Contractor's maintenance yard use, development and use of the Property must comply with the development plan (Exhibit XXXXA). 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 otherwise permitted in the IR Industrial Research District, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site plan analysis, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-XXXX.101. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the IR Industrial Research District, subject to the same conditions applicable in the IR Industrial Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial Research 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 IR Industrial Research District is subject to DIR in this district; etc.

- (b) The following additional main uses are permitted by right:
- Contractor's maintenance yard

SEC. 51P-XXXX.101. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

- (b) The following additional accessory uses are permitted by right:
- Contractor's maintenance yard

SEC. 51P-XXXX.101. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

The yard, lot, and space regulations for the IR Industrial Research District apply.

SEC. 51P-XXXX.101. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

- (b) The director may grant an administrative parking reduction.

SEC. 51P-XXXX.101. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-XXXX.101. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P-XXXX.101. FENCE, SCREENING AND VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the fence, screening, and visual obstruction regulations in Division 51A-4.602 apply.

(b) For a contractor's maintenance yard use the following provisions apply:

(1) An eight-foot corrugated metal fence shall be provided on the east line of the Property as shown in Exhibit XXXXA.

(2) A nine-foot corrugated metal fence shall be provided on the north and east line of the Property as shown in Exhibit XXXXA.

(3) Outdoor storage materials shall be screened and covered by a minimum six-foot enclosure with front screening provided by outdoor curtain or similar screening method as shown in Exhibit XXXXA.

SEC. 51P-XXXX.101. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P-XXXX.101. 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-XXXX.101. 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.

Volunteered Deed Restrictions

II.

Main uses prohibited:

(A) Industrial uses.

- Industrial (inside) potentially incompatible.
- Industrial (outside) potentially incompatible.
- Metal salvage facility.
- Mining.
- Gas pipeline compressor station.
- Outside salvage or reclamation.

(B) Retail and personal service uses.

- Drive-in theater.

(C) Transportation uses.

- Railroad yard, roundhouse, or shops.

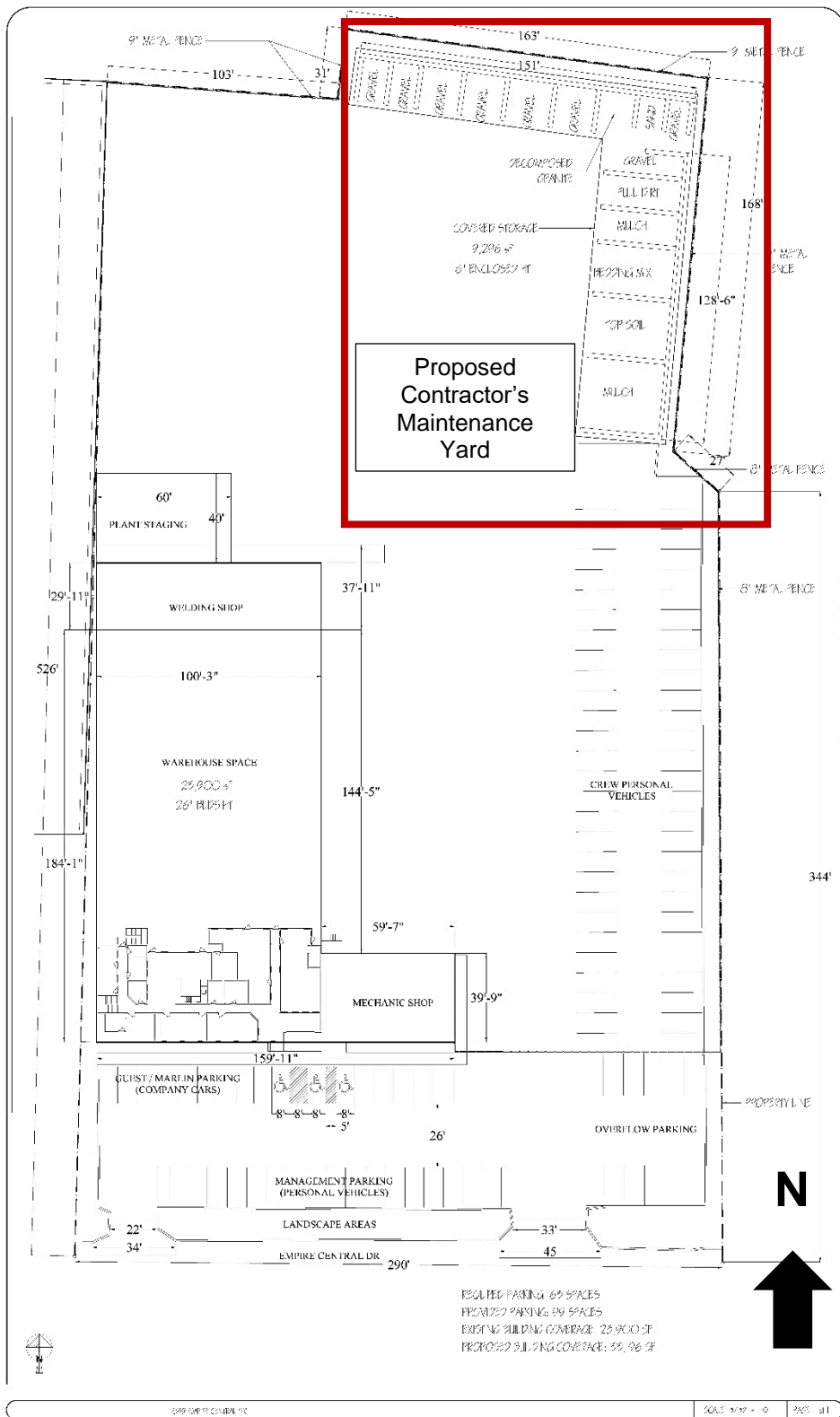
(D) Utility and public service uses.

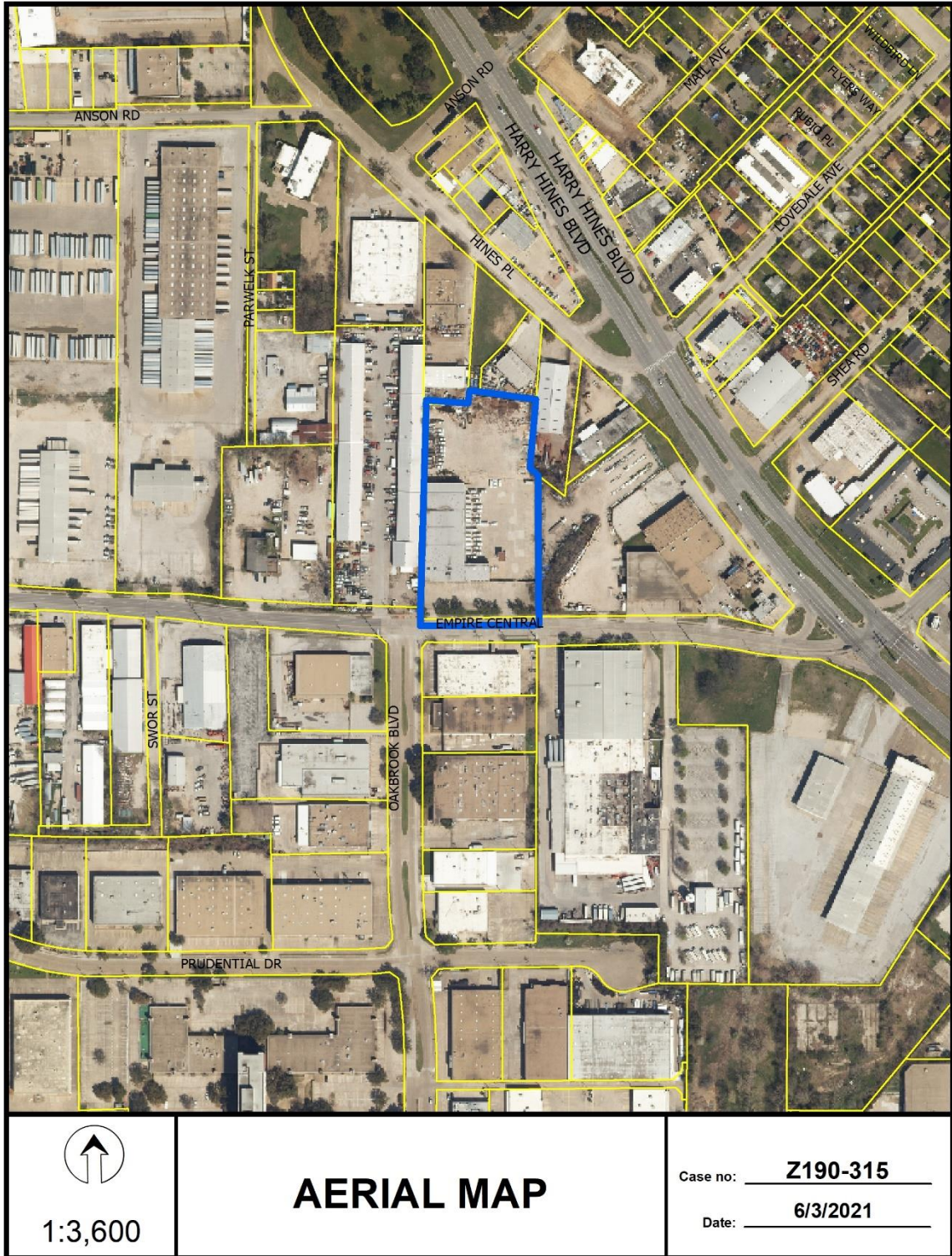
- Electrical generating plant.
- Refuse transfer station.
- Sanitary landfill.
- Sewage treatment plant.

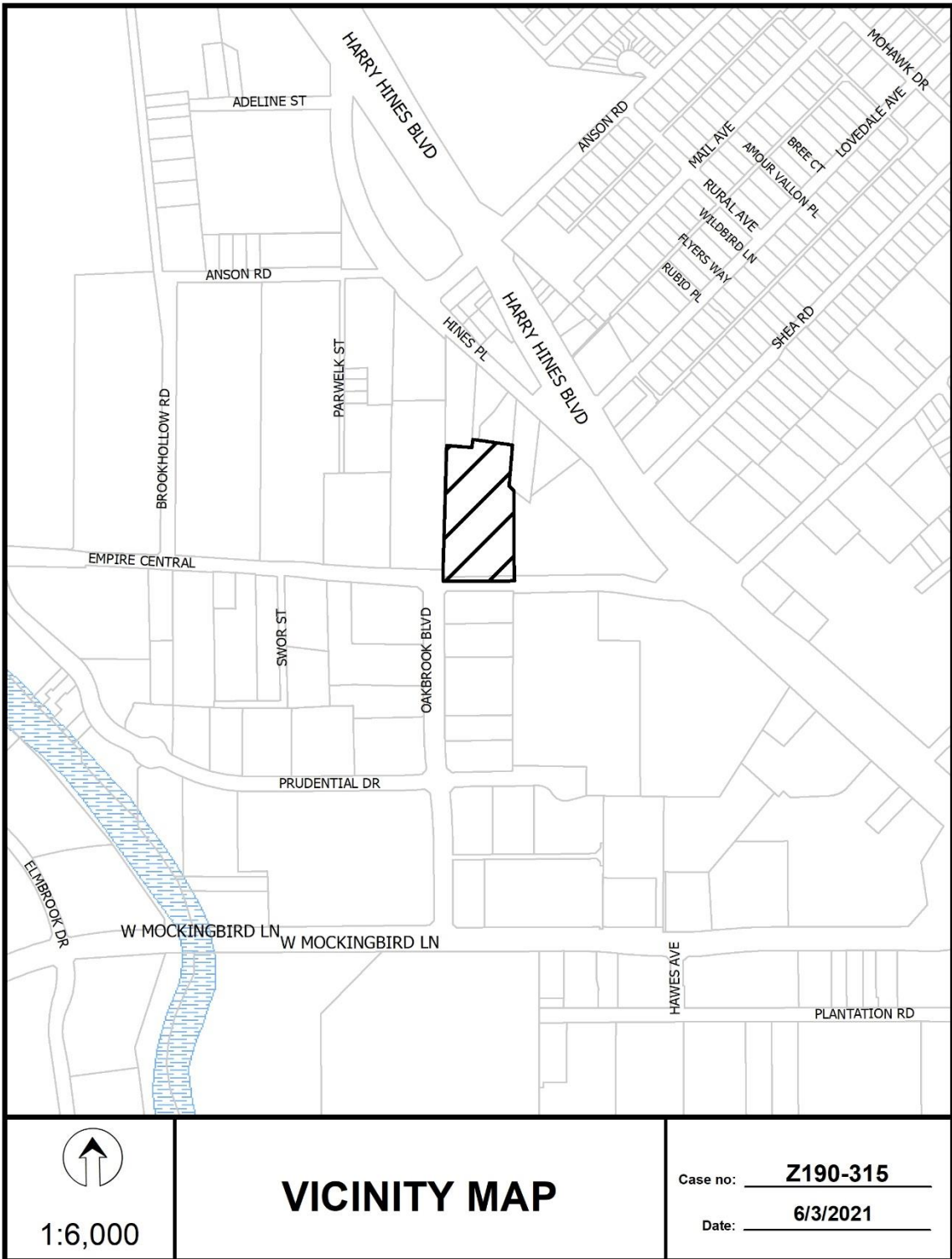
(E) Wholesale, distribution, and storage uses.

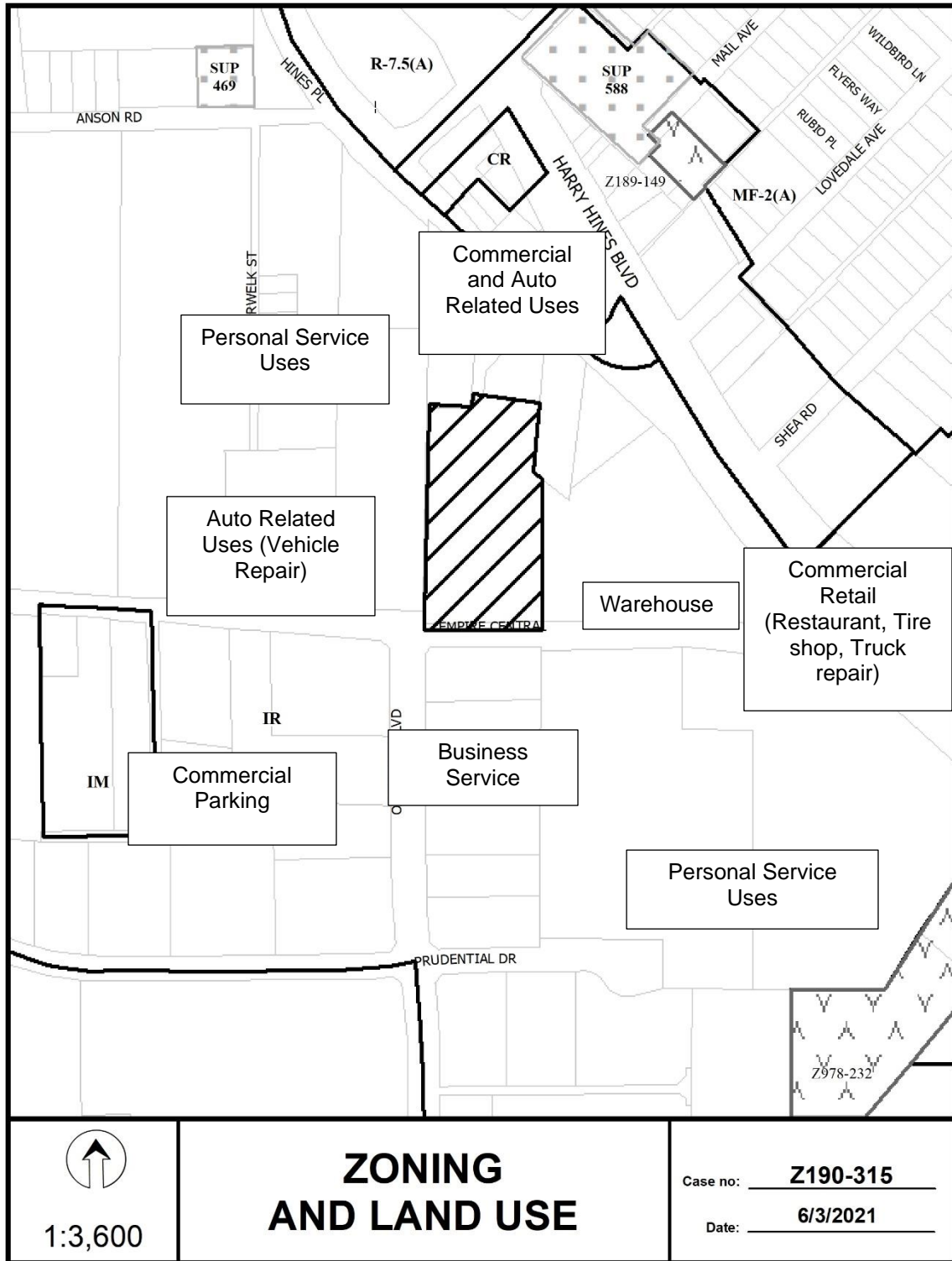
- Auto auction.
- Building mover's temporary storage yard.
- Livestock auction pens or sheds.
- Petroleum product storage and wholesale.
- Sand and gravel or earth sales and storage.
- Vehicle storage lot.

APPLICANT'S PROPOSED DEVELOPMENT PLAN



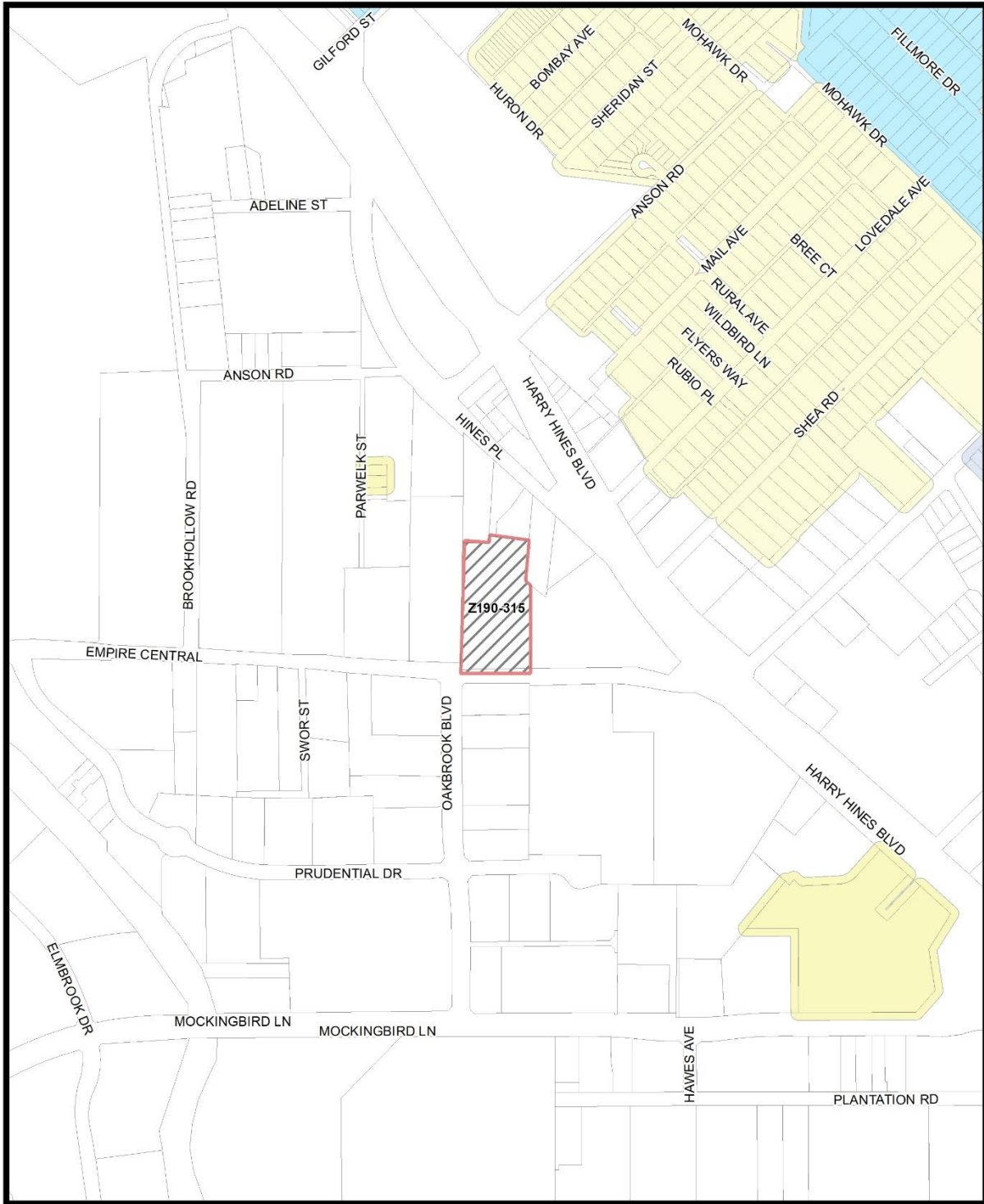






ZONING AND LAND USE

Case no: Z190-315
Date: 6/3/2021

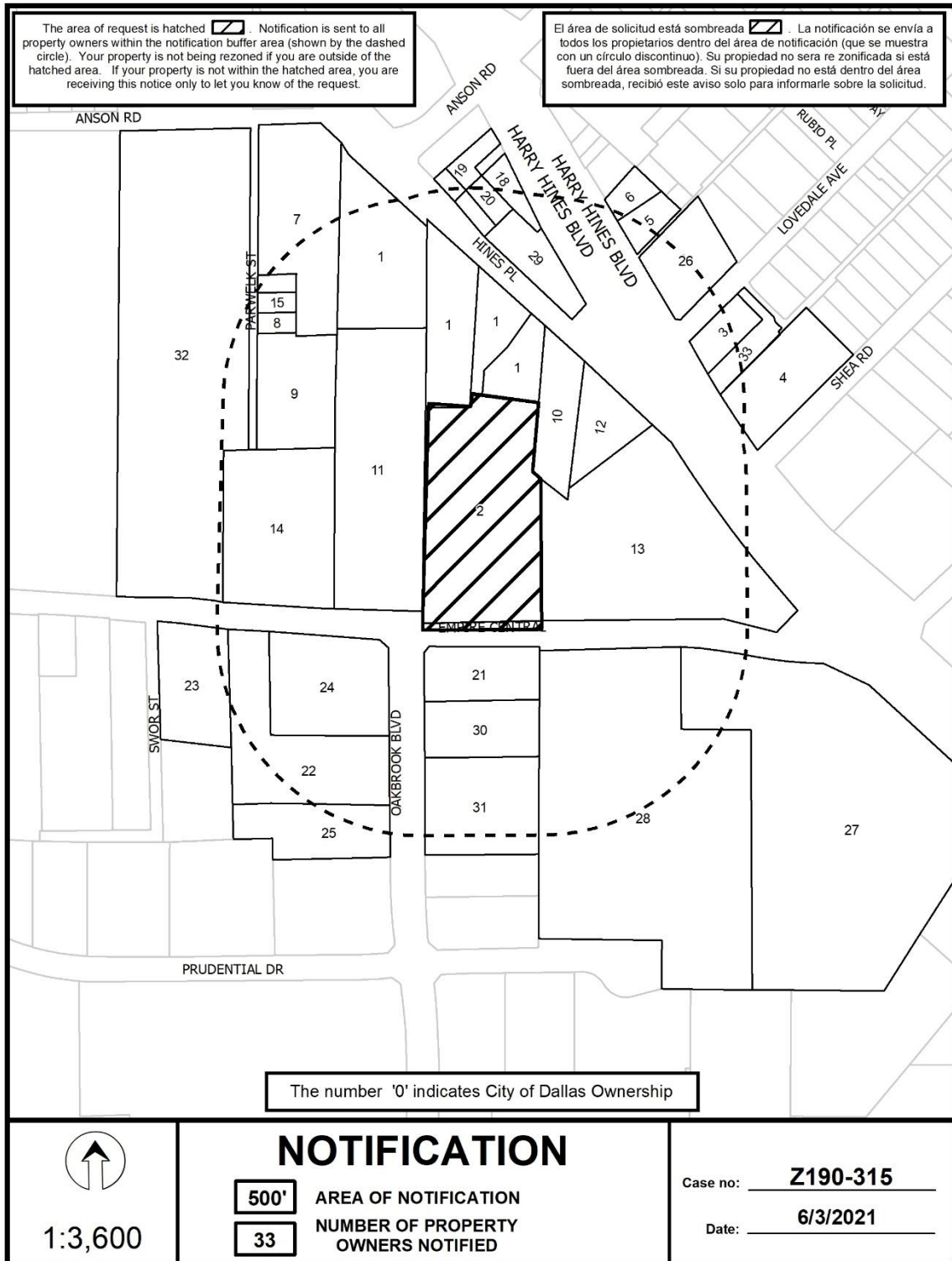


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 6/3/2021



06/03/2021

Notification List of Property Owners***Z190-315******33 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7307 HINES PL	RBH HINES LLC
2	1849 EMPIRE CENTRAL	VIBRIO PROPERTIES I LP
3	7224 HARRY HINES BLVD	KISSELL HOMER
4	7200 HARRY HINES BLVD	Taxpayer at
5	7318 HARRY HINES BLVD	STRATTIN MARIA C
6	7322 HARRY HINES BLVD	Taxpayer at
7	1922 ANSON RD	RBH ANSON LLC
8	7224 PARWELK ST	RAIFF MCIHAEL L &
9	7204 PARWELK ST	RAIFF MICHAEL L &
10	7301 HINES PL	PETTIGREW WILLIAM E &
11	1835 EMPIRE CENTRAL	1835 LLC
12	7217 HARRY HINES BLVD	FGR LTD
13	7125 HARRY HINES BLVD	HARRY EMPIRE LTD
14	1801 EMPIRE CENTRAL	VILBIG J LEE & E A
15	7306 PARWELK ST	PARWELK PPTIES LLC
16	7418 HINES PL	SINELLI CONCEPTS INTERNATIONAL INC
17	7322 HINES PL	Taxpayer at
18	7407 HARRY HINES BLVD	TAKSH MUSTAFA ZAKI
19	7419 HARRY HINES BLVD	SINELLI CONCEPTS INTERNATIONAL LLC
20	7320 HINES PL	SQUID 4 REAL ESTATE LLC
21	1850 EMPIRE CENTRAL	ICON OWNER POOL L TEXAS LLC
22	6777 OAKBROOK BLVD	TFMJ PROPERTY NO 2 LLC
23	1768 EMPIRE CENTRAL	EMPIRE SWOR PARK LLC
24	6787 OAKBROOK BLVD	ENGLISH DANNA REVOCABLE
25	6767 OAKBROOK BLVD	ASHMORE INDUSTRIAL PPTIES INC
26	7304 HARRY HINES BLVD	MIDBELT PROPERTIES LP

Z190-315(LG)

06/03/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6909 HARRY HINES BLVD	SRP EMPIRE LP
28	1900 EMPIRE CENTRAL	ARAMARK UNIFORM & CAREER
29	7401 HARRY HINES BLVD	ANDREWS HARRY HINES
30	6740 OAKBROOK BLVD	Taxpayer at
31	6730 OAKBROOK BLVD	Taxpayer at
32	1900 ANSON RD	Taxpayer at
33	7218 HARRY HINES BLVD	Taxpayer at

CITY PLAN COMMISSION

THURSDAY, JUNE 17, 2021

Planner: La’Kisha Girder

FILE NUMBER: Z201-212(LG)

DATE FILED: March 16, 2021

LOCATION: South side of Cedardale Road, east of Altamoore Drive

COUNCIL DISTRICT: 8

MAPSCO: 76 G

SIZE OF REQUEST: ± 2.195 Acres

CENSUS TRACT: 167.03

REPRESENTATIVE: Dennis Chovan, Halff Associates

APPLICANT: Jake Marks, SIOR

OWNER: Joe Esparza

REQUEST: An application for the expansion of Planned Development District No. 980 on property zoned A(A) Agricultural District.

SUMMARY: The purpose of the request is to develop the site with warehouse uses.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan and conditions.

PRIOR CPC ACTION: On May 20, 2021, the City Plan Commission held this case under advisement until Thursday, June 17, 2021.

PLANNED DEVELOPMENT DISTRICT No. 980:

<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20980.pdf>

PLANNED DEVELOPMENT DISTRICT No. 980 EXHIBITS:

<http://www.dallascityattorney.com/51P/Exhibits/980A.pdf>

<http://www.dallascityattorney.com/51P/Exhibits/980B.pdf>

Background Information:

- Planned Development District No. 980 was created by the City Council on January 11, 2017. The current planned development district consists of approximately 106.55 acres.
- The applicant is requesting to expand PD No. 980 to develop a larger site totaling approximately 2.2 acres for warehouse uses by right. Warehouse uses are not permitted in an A(A) Agricultural District, but they are permitted by right in PD No. 980.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cedardale Road	Community Collector	44 feet/60 feet
Altamoore Drive	Community Collector	44 feet/60 feet

Traffic:

The Engineering Division of the Department of Sustainable Construction and Development has reviewed the preliminary traffic impact analysis submitted by the applicant. Engineering has requested a revised traffic impact assessment since the applicant submitted a prior traffic impact analysis from 2016 .

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant’s request. The request complies with the following land use goal and policy of the *forwardDallas! Comprehensive Plan*:

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.2 Focus on Southern Sector development opportunities.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped Land
Northwest	LI	Commercial Motor Vehicle Parking, Undeveloped Land
North/ Northeast	LI	Undeveloped Land
East/South	PD No. 980	Warehouse, Undeveloped Land
West	LI	Undeveloped Land

Land Use Compatibility:

The area of request is currently zoned an A(A) Agricultural District and consists of undeveloped land. The area of request is surrounded by undeveloped land, commercial motor vehicle parking and warehouse uses within the vicinity. PD No. 980 permits agricultural, commercial, and business service, industrial, lodging, office, retail and personal service, transportation, utility and public service, and wholesale, distribution and storage uses. The proposed expansion of PD No. 980 will allow the continuation of uses that already existing in the area and within the immediate vicinity. Therefore, Staff is in support of the applicant’s request because the use is compatible with surrounding uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: A(A)	50'	Side: 20' adj. to res. (not including A(A) Rear: 50' for SF 10' other structures	No maximum	24'	10% for res. 25% for non-residential	Min. Lot: 5,000 sq. ft.	Single family, Farming, ranching and gardening activities
Existing & Proposed: PD No. 980	50'; 25' if adj. ROW less than 72' wide	Side & Rear: 25'-all other uses; 100' single family, duplex or multifamily uses 0' for railroad ROW or rail spurs	2.0 FAR	200'	40%	Any structure over 26' may not be located a 1:3 residential proximity slope	Commercial and business service, industrial, retail and personal service, transportation, and wholesale, distribution and storage uses

Parking:

Per PD No. 980, the parking regulations for a warehouse use is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. The existing conceptual plan shows two buildings consisting of 998,640 and 751,364 square feet, totaling 1,750,004 square feet. A total of 453 parking spaces are required for the existing plan. Based on the conceptual plan submitted by the applicant, the applicant does not intend to add any additional square footage to the building, therefore the amount of proposed parking for the site does not need to be amended.

Landscaping:

Landscaping will be in accordance with Article X, as amended.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is considered to be uncategorized within an MVA Category but abuts Category "F" MVA properties to the east. Properties northwest of the area of request are also within Category "F."

Proposed PD Conditions

ARTICLE 980.

PD 980.

SEC. 51P-980.101. LEGISLATIVE HISTORY.

PD 980 was established by Ordinance No. 30307, passed by the Dallas City Council on January 11, 2017. (Ord. 30307)

SEC. 51P-980.102. PROPERTY LOCATION AND SIZE.

PD 980 is established on property along the south line of Cedardale Road west of Cleveland Road. The size of PD 980 is approximately ~~106.55~~ 108.745 acres. (Ord. 30307)

SEC. 51P-980.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) DISTRICT IDENTIFICATION SIGN means a detached sign that contains the logo or common name of the district or welcomes people to the district.

(2) MOVEMENT CONTROL SIGN means a sign that directs vehicular or pedestrian movement into or within the district and may include the name, address, logo, or directional symbol of the district or of any premise or use within the district.

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

(4) REVEAL means a recess in a material that is a minimum 3/4 inch deep and 3/4 inch wide

(5) STREET-YARD means that portion of a lot between a building facade facing a street and the property line.

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

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

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

(d) In this district, a single family, duplex, or multifamily use creates residential adjacency as defined in Chapter 51A. (Ord. 30307)

SEC. 51P-980.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 980A: conceptual plan.
- (2) Exhibit 980B: vertical articulation. (Ord. 30307)

SEC. 51P-980.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 980A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 30307)

SEC. 51P-980.106. DEVELOPMENT PLAN.

(a) 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.

(b) Development plans may be submitted in phases. (Ord. 30307)

SEC. 51P-980.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - Building repair and maintenance shop. [RAR]
 - Bus or rail transit vehicle maintenance or storage facility. [RAR]
 - Catering service.
 - Custom business services.

- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Machine or welding shop. *[Inside only. RAR]*
- Machinery, heavy equipment, or truck sales and services. *[RAR]*
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[RAR]*

(3) Industrial uses.

- Gas drilling and production. *[SUP. Must be spaced a minimum of 1,000 feet from single family, duplex, or multifamily uses.]*
- Industrial (inside). *[SUP required if the use is potentially incompatible; otherwise RAR. See Section 51A-4.203(a).]*
- Industrial (inside) for light manufacturing.
- Industrial (outside). *[RAR]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

None permitted.

(5) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[By SUP for a hotel or motel with fewer than 60 rooms; otherwise, with RAR.]*
- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[RAR]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*
- Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential use.]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet. *[SUP]*
- General merchandise or food store 100,000 square feet or more. *[SUP. Subject to the design standards in Section 51A-4.605(a), rather than the design guidelines in Section 51P-980.116.]*
 - Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses. *[Tattoo studios and piercing salons are not permitted.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

- Airport or landing field. *[SUP]*
- Commercial bus station and terminal. *[RAR]*
- Heliport. *[RAR]*
- Helistop. *[RAR]*
- Railroad passenger station. *[SUP]*
- Railroad yard, roundhouse, or shops. *[RAR]*
- STOL (short takeoff or landing) port. *[SUP]*

- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. *[SUP]*
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). Treat as if in an industrial district.]*
- Utility or government installation other than listed. *[SUP]*
- Water treatment plant. *[RAR]*

(13) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage. *[See Section 51P-980.110.]*
- Petroleum product storage and wholesale. *[RAR]*
- Recycling buy-back center. *[See Section 51A-4.213(11). Treat as if in an industrial district.]*
- Recycling collection center. *[See Section 51A-4.213(11.1). Treat as if in an industrial district.]*
- Recycling drop-off container. *[See Section 51A-4.213 (11.2). Treat as if in an industrial district.]*
- Recycling drop-off for special occasion collection. *[See Section 51A- 4.213(11.3). Treat as if in an industrial district.]*
- Sand, gravel, or earth sales and storage. *[RAR]*
- Trade center.
- Vehicle storage lot.
- Warehouse. *[RAR]* (Ord. 30307)

SEC. 51P-980.108.

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. (Ord. 30307)

SEC. 51P-980.109. 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) Front yard.

(1) Except as provided in this subsection, minimum front yard is 50 feet.

(2) Minimum front yard may be reduced to 25 feet if the adjacent right-of-way is less than 72 feet wide, measured from back-of-curb to back-of-curb.

(b) Side yard.

(1) Except as provided in this subsection, minimum side yard is 25 feet.

(2) Minimum side yard for lots adjacent to single family, duplex, or multifamily uses is 100 feet.

(3) No minimum side yard for lots adjacent to railroad rights-of-way or rail spurs.

(c) Rear yard.

(1) Except as provided in this subsection, minimum rear yard is 25 feet.

(2) Minimum rear yard for lots adjacent to single family, duplex, or multifamily uses is 100 feet.

(3) No minimum rear yard for lots adjacent to railroad rights-of-way or rail spurs.

(d) Floor area ratio.

(1) Except as provided in this paragraph, maximum floor area ratio for all uses combined is 2.0.

(2) No maximum floor area ratio for industrial (inside), industrial (inside) for light manufacturing, or office showroom /warehouse uses.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 200 feet.

(2) Except as provided in this paragraph, 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. For purposes of this paragraph, the site of origination is any single family, duplex, or multifamily use.

(A) The following structures may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designated to hold liquid.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clerestory.
- (viii) Visual screens which surround roof mounted mechanical equipment.
- (ix) Vent stacks.
- (x) Amateur communications tower.
- (xi) Parapet wall limited to a height of four feet.

(B) Chimneys may project through the residential proximity slope to a height not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(f) Lot coverage. Maximum lot coverage is 55 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is 17. Aboveground parking structures are exempt from this requirement. (Ord. 30307)

SEC. 51P-980.110. SCREENING AND HEIGHT OF OUTSIDE STORAGE.

(a) Screening. If an outside storage area is visible from a public right-of-way, visible from a single family, duplex, or multifamily use, or visible from and within 100 feet of an adjoining property with a use other than a residential use, screening of outside storage must be constructed before the issuance of a certificate of occupancy and maintained in accordance with this section.

(1) Screening must be constructed of:

(A) brick, stone, or concrete masonry;

(B) earthen berm planted with turf grass or ground cover recommended for local area use by the city arborist;

(C) evergreen plant materials recommended for local area by the city arborist; or

(D) any combination of the above.

(2) Screening must be a minimum of nine feet in height.

(3) A required screening wall or fence may not have more than 10 square inches of openings in any give square foot of surface.

(4) The berm may not have a slope that exceeds one foot of height for each two feet of width.

(5) Plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. 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. Plant materials must be capable of providing a solid appearance and must provide a visual barrier of the required height within three years of their initial planting.

(b) Height.

(1) Except as provided in this paragraph, maximum stacking height of outside storage is 30 feet.

(2) Maximum stacking height of outside storage within 40 feet of screening is eight feet. (Ord. 30307)

SEC. 51P-980.111. OFF-STREET PARKING AND LOADING.

Z201-212(LG)

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Consult Division 51A-4.300 for information regarding off-street parking and loading generally. (Ord. 30307)

SEC. 51P-980.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30307)

SEC. 51P-980.113. LANDSCAPING

(a) Site trees.

(1) One tree having a caliper of at least two inches must be provided for each 6,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(2) Existing trees may be used to satisfy the site tree requirements in Article X.

(b) Street-yard landscaping.

(1) In addition to any buffer landscaping required under Subsection (c), at least 15 percent of the street-yard must be landscaped.

(2) One tree must be provided within the street-yard for every 50 feet of street frontage.

(3) Trees required in the street-yard also qualify for site trees under Subsection (a) but do not qualify as buffer trees under Subsection (c).

(4) Street-yard landscaping must be provided before the issuance of a certificate of occupancy.

(c) Buffers.

(1) Perimeter buffer. A minimum 10-foot-wide perimeter landscape buffer must be provided along a lot abutting a single family use. One large canopy tree must be provided for every 50 feet of landscape buffer.

(2) Parking lot buffer.

(A) Except as provided in this subsection, a 20-foot-wide landscape buffer must be provided between a parking lot and an adjacent divided thoroughfare.

(B) Except as provided in this subsection, a 10-foot-wide landscape buffer must be provided between a parking lot and an adjacent undivided street.

(C) A parking lot landscape buffer must consist of large shrubs placed a maximum of 36 inches on center over the entire length of the buffer. The large shrubs must be maintained at a minimum height of three feet and must be capable of providing a solid appearance within three years of planting.

(D) The parking lot buffer may be within the street-yard.

(E) Trees required for street-yard landscaping may be provided within a parking lot buffer if the parking lot buffer is located within a street-yard.

(d) Parking lot landscaping.

(1) Every required parking space must be located within 100 feet of a landscape island.

(2) Twenty square feet of landscape area within a landscape island must be provided for every required parking space.

(3) Landscape islands must be a minimum of eight feet in width measured from inside-of-curb to inside-of-curb.

(4) Each landscape island must have a minimum of one canopy tree. Trees in landscape islands qualify as site trees under Subsection (a), but do not qualify as buffer trees under Subsection (c).

(5) The planting area requirements in Article X apply to the parking lot landscape areas.

(6) Parking lot landscape requirements apply only to passenger car parking lots, not parking lots used exclusively for trucks.

(e) Dumpster screening. Dumpsters visible from a public street must be screened on three sides with a minimum six-foot-high opaque screening material (not chain link or wooden fences). The fourth side must be a metal gate.

(f) Artificial lot.

(1) The artificial lot standards in Article X apply to this district.

(2) An artificial lot within this district is not required to have street frontage.

(g) Irrigation.

(1) Except as provided in this subsection, all required plant materials must be irrigated by an automatic irrigation system installed to comply with industry standards.

(2) A facility that is landscaped to comply with the LEED NC credit system, LEED certification, or equivalent rating system, including Texas Smartscape, may provide an alternative landscape maintenance program certified as appropriate by a licensed landscape architect or licensed irrigator.

(3) A water maintenance program must be specified on a landscape plan approved by the building official that identifies water sources and the areas where alternative irrigation measures will be used.

(4) If irrigation is provided by an optional collection system, it should be noted on the landscape plan.

(h) Landscape maintenance. Plant materials must be maintained in a healthy growing condition. (Ord. 30307)

SEC. 51P-980.114. TREE PRESERVATION.

(a) In general. Except as provided in this section, the tree preservation regulations in Article X apply.

(b) Applicability. Tree preservation regulations do not apply to the following:

(1) A tree that endangers the public health, welfare, or safety and that must be immediately removed because of poor structural integrity.

(2) A tree that is diseased or infected, damaged beyond the point of recovery, or in danger of falling.

(3) A tree located within designated rights-of-way.

(4) A tree within a designated building foundation area.

(5) A tree within an existing or designated public utility easement area or public drainage easement area.

(6) Trees with a caliper of 12 inches or less.

(7) Cedar (juniper) trees and Bois D'Arc (Osage Orange (Maclura pomifera)).

(c) Tree removal permit. In lieu of a tree survey, an applicant for a tree removal permit may provide an estimate of caliper inches to be removed based on a sampling of trees within the

lot or tract to be developed. The sampling must be a minimum of 10 percent of the lot or tract from which the trees are to be removed and approved by the building official.

(d) Alternative methods of compliance.

(1) In addition to the alternative methods of compliance with tree replacement requirements in Section 51A-10.135, an applicant for tree replacement may:

(A) donate land within the city limits to the city for tree preservation purposes using the same standards and procedures as in Section 51A-10.135(a)(4) and (d) (but in fee simple rather than as an easement);

(B) plant replacement trees on other property within the district; or

(C) plant replacement trees on property that is within five miles of the tree removal property but still within the city limits.

(2) Trees planted on public property, including public right-of-way, may be used to mitigate trees removed.

(e) Tree replacement credits.

(1) A credit against replacement trees is available for protected trees with a caliper greater than 12 inches preserved within tree preservation areas at a ratio of four caliper inches of credit for each one caliper inch preserved in the tree preservation area. Tree preservation areas must be shown on a landscape plan. The amount of credit for a tree preservation area is determined by:

(A) For tree preservation areas with more than five acres, a sampling of trees in 10 percent of the area to be preserved.

(B) For tree preservation areas five acres or less, a tree survey of preserved trees.

(2) For any platted lot abutting a designated floodplain, a credit against replacement trees is available for protected trees greater than 18 inches preserved in floodplain areas at a ratio of one caliper inch of credit for each one caliper inch preserved. Floodplain areas receiving tree replacement credits must be shown on a landscape plan. If a credit is given for trees preserved in a floodplain area, the floodplain area is not eligible for reclamation under Article V.

(3) Credit against replacement trees is available for meeting the most recent version of the LEED Reference Guide for New Construction and Major Renovations, (the "LEED Guide"). Each LEED credit under the Sustainable Sites or Water Efficiency categories counts as two credits for the purposes of this paragraph.

(A) Sites with five credits qualify for a five percent reduction in the total caliper inches of trees required to be mitigated.

(B) Sites with between six and 10 credits qualify for a 10 percent reduction in the total caliper inches of trees required to be mitigated.

(C) Sites with between 11 and 15 credits qualify for a 20 percent reduction in the total caliper inches of trees required to be mitigated.

(D) Sites with between 16 and 20 credits qualify for a 30 percent reduction in the total caliper inches of trees required to be mitigated.

(E) Sites with between 21 and 25 credits qualify for a 40 percent reduction in the total caliper inches of trees required to be mitigated.

(F) Sites with more than 25 credits qualify for a 50 percent reduction in the total caliper inches of trees required to be mitigated.

(4) No credit may be given for tree preservation that is outside the city.

(f) Location of replacement trees.

(1) Replacement trees may be planted in a parkway provided that they are at least 10 feet from any underground utility and at least 20 feet from overhead utility lines.

(2) Replacement trees may not be planted outside of the city.

(g) Timing for tree planting. Replacement trees must be planted within 12 months after issuance of a tree removal permit in conjunction with a grading permit, or with the completion of a building permit for construction on the tree removal property submitted within 12 months after issue of the tree removal permit. (Ord. 30307)

SEC. 51P-980.115. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) District identification signs.

(1) For purposes of this subsection, the Property is one premise.

(2) A district identification sign may:

(A) be located within 500 feet of an interstate highway or designated thoroughfare;

- (B) not contain more than 200 square feet of effective area;
- (C) not exceed 40 feet in height; and
- (D) be externally illuminated.

(3) No more than one district identification sign is permitted for every 2,000 feet of street frontage, or portion thereof, if located within 500 feet of an interstate highway or designated thoroughfare.

(4) HBA signs are not permitted.

(c) Movement control signs.

(1) Movement control signs may be externally or internally illuminated.

(2) A movement control sign must be located at least 1,000 feet from another movement control sign.

(3) Movement control signs may:

- (A) be attached or detached signs;
- (B) not exceed 60 square feet in effective area;
- (C) not exceed 15 feet in height;
- (D) be erected anywhere within the district without limit as to number.

(4) A movement control sign may be located in a public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter; Article VI of Chapter 43 of the Dallas City Code; the Dallas Building Code; and the requirements of all other applicable laws, codes, ordinances, rules, and regulations.

(5) The director of mobility and street services must review the location of any sign located in the public right-of-way to ensure that the sign will not pose a traffic hazard or visibility obstruction.

(6) A movement control sign located outside the public right-of-way must have a minimum setback of 15 feet from the property line. No sign may be located in a visibility triangle.

(7) HBA signs are not permitted. (Ord. 30307)

(a) Purpose. The purpose of these design guidelines is to encourage quality development that will contribute to the overall aesthetics of the district as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible with and enhance the overall appearance of the district.

(b) Materials.

(1) Except as provided in this subsection, exclusive of doors and windows, the surface of each exterior wall facing a public street, residential use, or public open space must consist of stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete, or a combination of these materials.

(2) Other cement products (such as stucco, Hardy Plank, or other similar materials) are limited to 50 percent of the buildings' exterior finishes.

(3) Exterior insulation finishing system (EIFS) is allowed but must be located at least eight feet above grade.

(c) Facades.

(1) Vertical articulation. Facades facing public right-of-way must have vertical accent bands spaced no greater than 150 feet apart. Such accent bands must be a minimum of 10 feet in length and must change height by a minimum of three feet (see Exhibit 980B).

(2) Accent bands. Accent bands must be further accentuated with one of the following:

- (A) reveals;
- (B) textures;
- (C) different colors; or
- (D) a combination of the above finishes.

(3) Roofs. Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so that they are not visible from a point five feet, six inches above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fence may not be used as a screening material. (Ord. 30307)

SEC. 51P-980.117. LIGHTING.

(a) In general. All lighting must be designed in accordance with Illuminating Engineering Society of North America (IESNA) practices.

(b) Lighting plan review. A lighting plan that complies with the requirements of this section must be approved by the building official with the application for a building permit for work on the building site. Photometric plans must graphically depict illumination layout and foot candle values within the area being lighted and at the property lines. All photometric plans and pertinent illumination design information (including fixtures, electrical design data, and IESNA data for luminaries) must be signed and sealed by a licensed engineer in the state of Texas.

(c) General design. Except as provided in this section, all lighting must provide proper site illumination while directing illumination away from any adjacent property.

(1) Street lighting. Street lighting must conform at a minimum to the Texas Department of Transportation Highway Illumination Manual.

(2) Site lighting. Uses that operate between sunset and sunrise must provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.

(3) Parking lot lighting.

(A) Parking lot lighting must provide no more than a maintained average of one-and-one-half foot-candles at ground level and must not distribute more than one quarter of one foot-candle of light on adjacent residential property.

(B) A minimum average of the greater of either one foot-candle (maintained) or that required by applicable IESNA practice must be maintained.

(4) Sign lighting. All sign lighting must be designed to minimize uplight. Floodlight use to illuminate signs must be done in a manner that eliminates glare along adjacent roadways and properties.

(d) Light trespass control measures.

(1) Fixture design and location. Any fixture whose distance from a lot line is less than three times its height must be shielded so that all direct light cast in the direction of streets or abutting residential lots is cut off at an angle of no more than 70 degrees measured from a vertical line directly below the fixture. The cut-off may be accomplished either by the fixture photometric properties or by a supplementary external shield.

(2) Lighting shield design. Shields that are installed to control light trespass and glare must be designed so that the parts of the shields that are exposed to the direct light of the fixture and visible from streets or abutting residential lots shall have a flat-black, low reflectivity finish. (Ord. 30307)

SEC. 51P-980.118.

ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 30307)

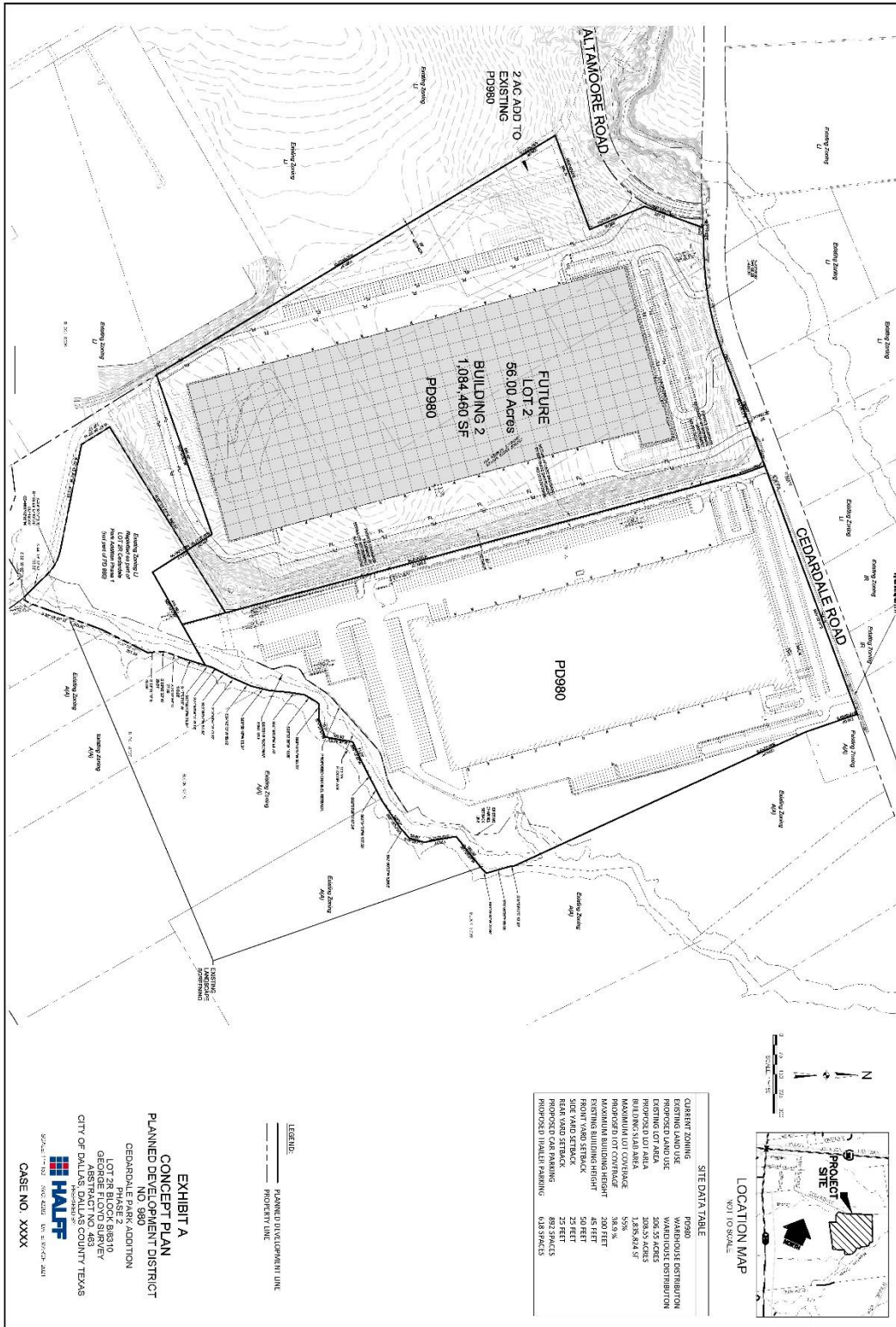
SEC. 51P-980.119.

COMPLIANCE WITH CONDITIONS.

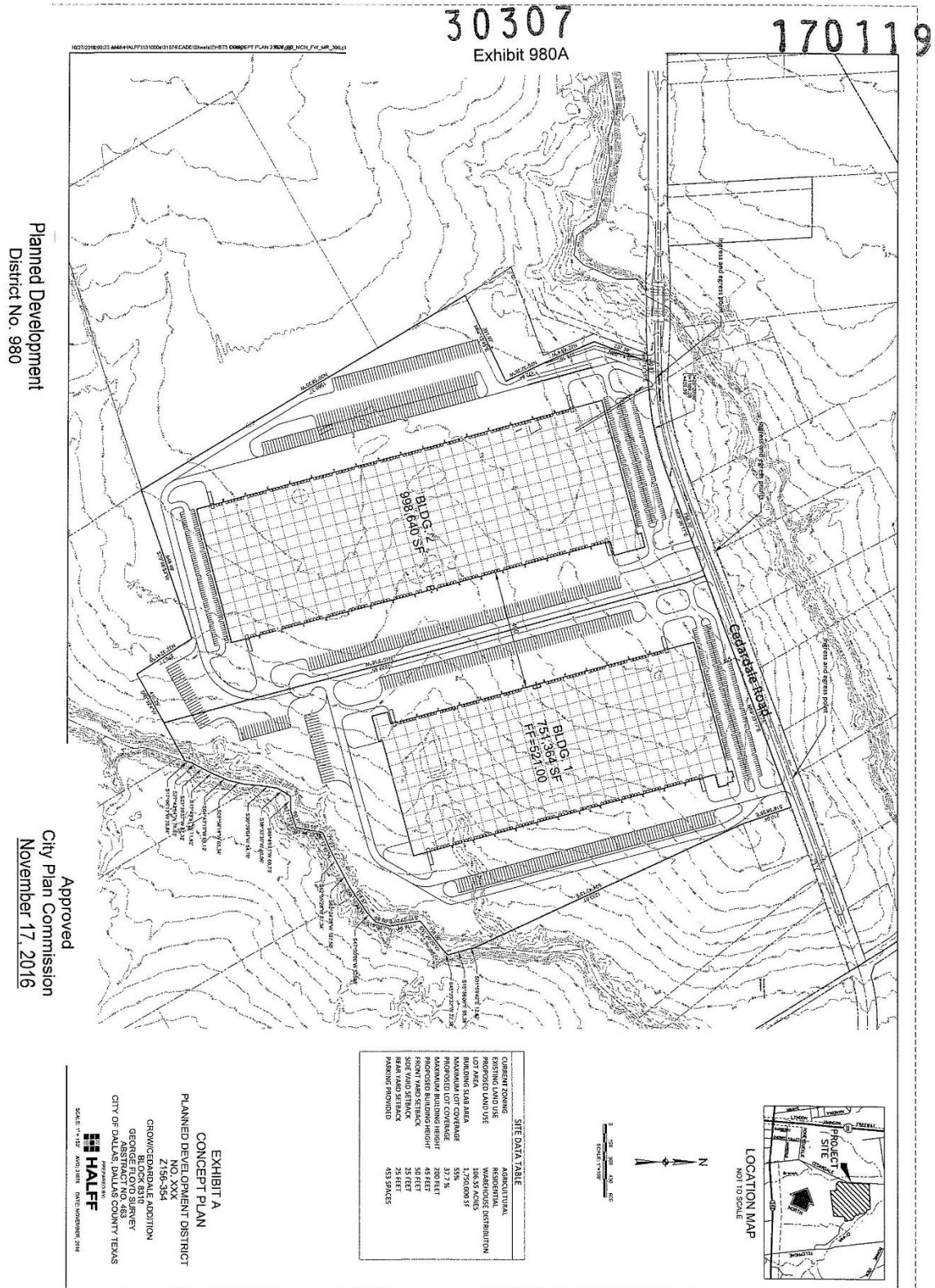
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 30307)

PROPOSED CONCEPTUAL PLAN



EXISTING CONCEPTUAL PLAN



SITE DATA TABLE

CURRENT ZONING	AGRICULTURAL
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MANUFACTURE DISTRIBUTION
BUILDING SLAB AREA	1,750,000 SF
MAXIMUM LOT COVERAGE	55%
MAXIMUM BUILDING HEIGHT	27 FEET
PROPOSED BUILDING HEIGHT	45 FEET
FRONT YARD SETBACK	50 FEET
REAR YARD SETBACK	25 FEET
PARKING PROVIDED	453 SPACES

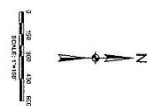
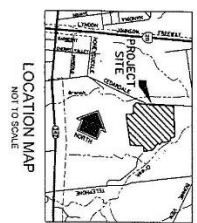
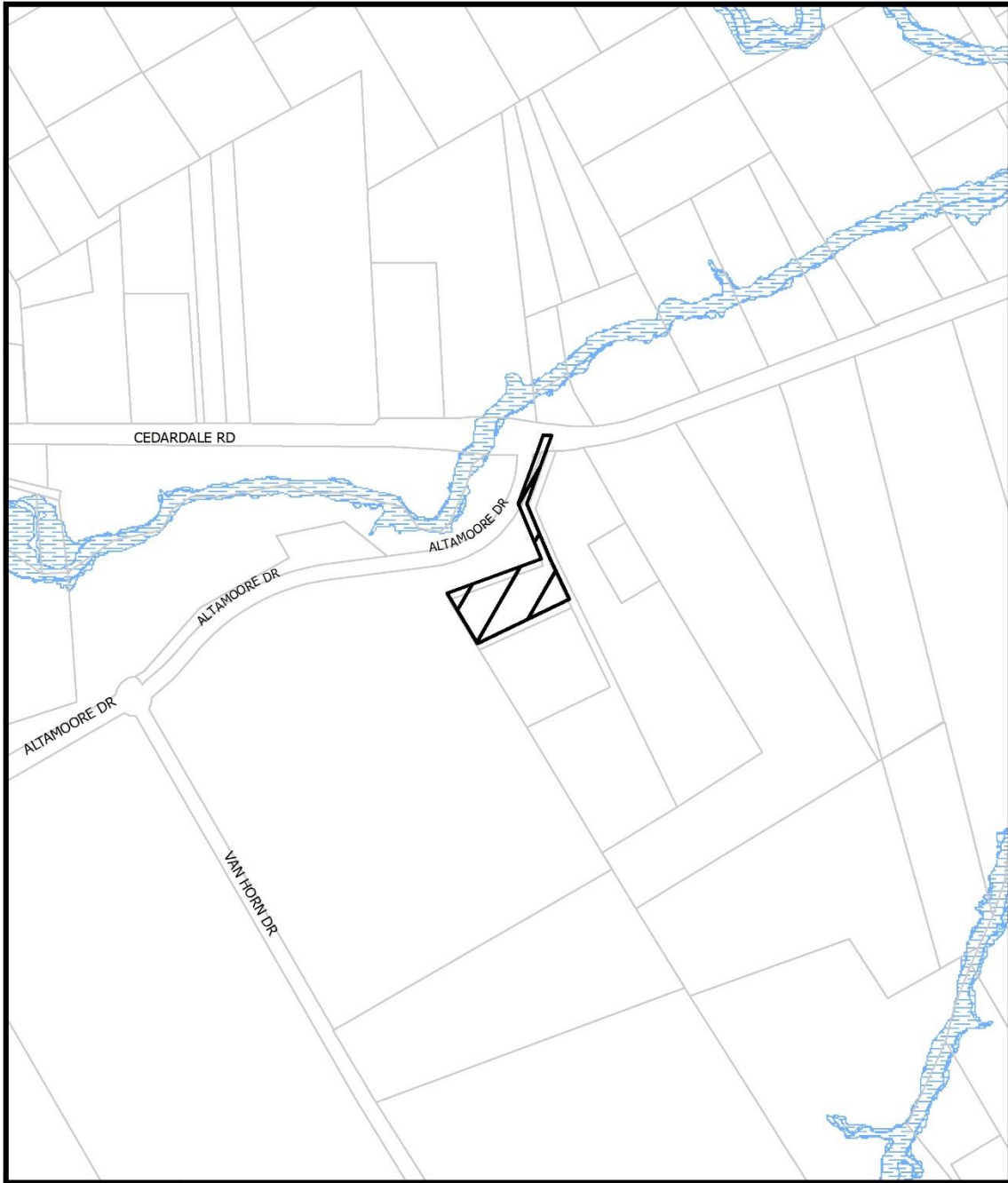


EXHIBIT A
CONCEPT PLAN
PLANNED DEVELOPMENT DISTRICT
Z156-354
CHRONIC/DARBALLE ADDITION
BLOCK 8310
GERGEN FORD SQUARE
CITY OF DALLAS, DALLAS COUNTY TEXAS

PREPARED BY:
HALFF
ARCHITECTS

SCALE: 1" = 12'
DATE: NOVEMBER 2016

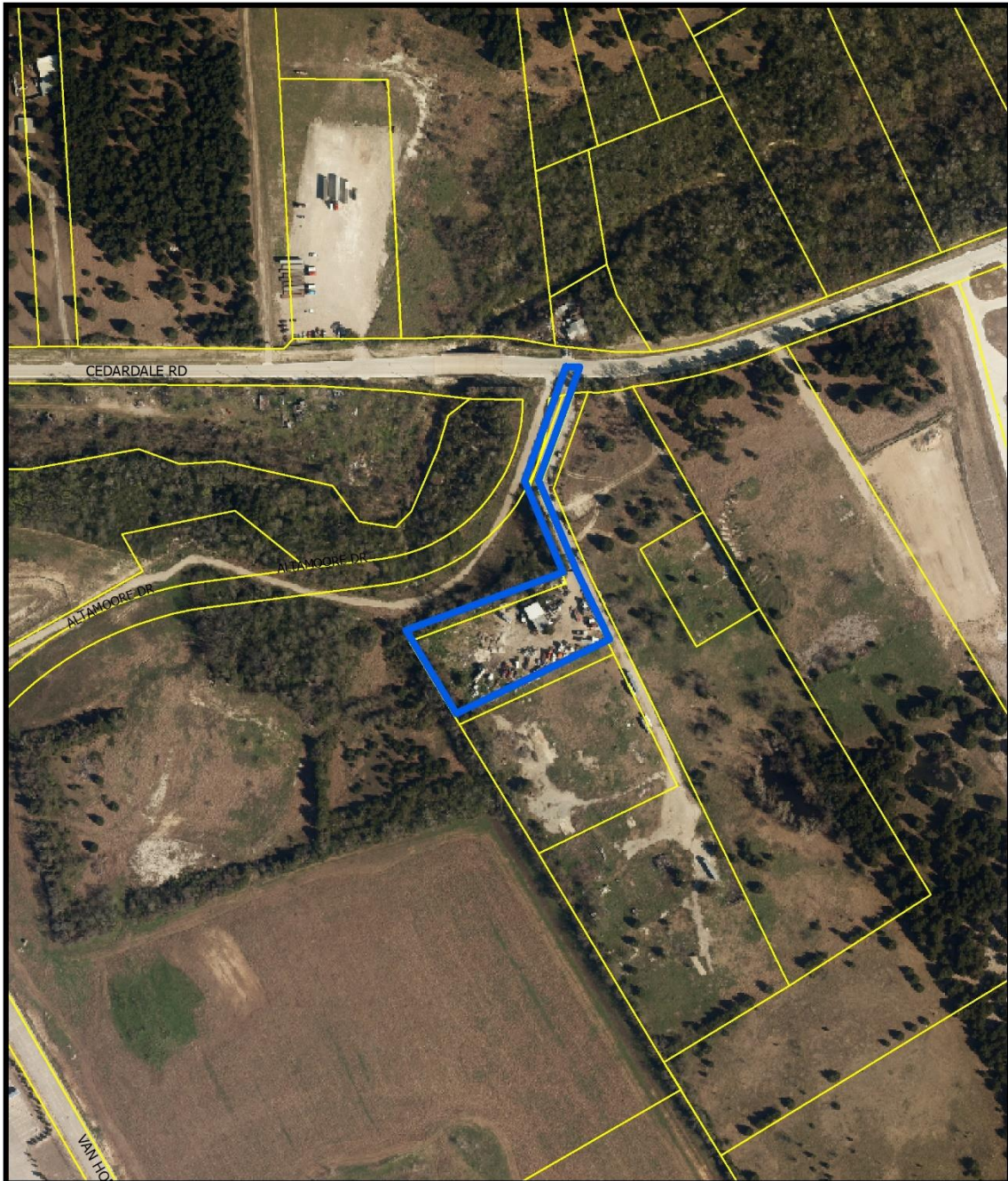


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VICINITY MAP

Case no: Z201-212

Date: 4/14/2021

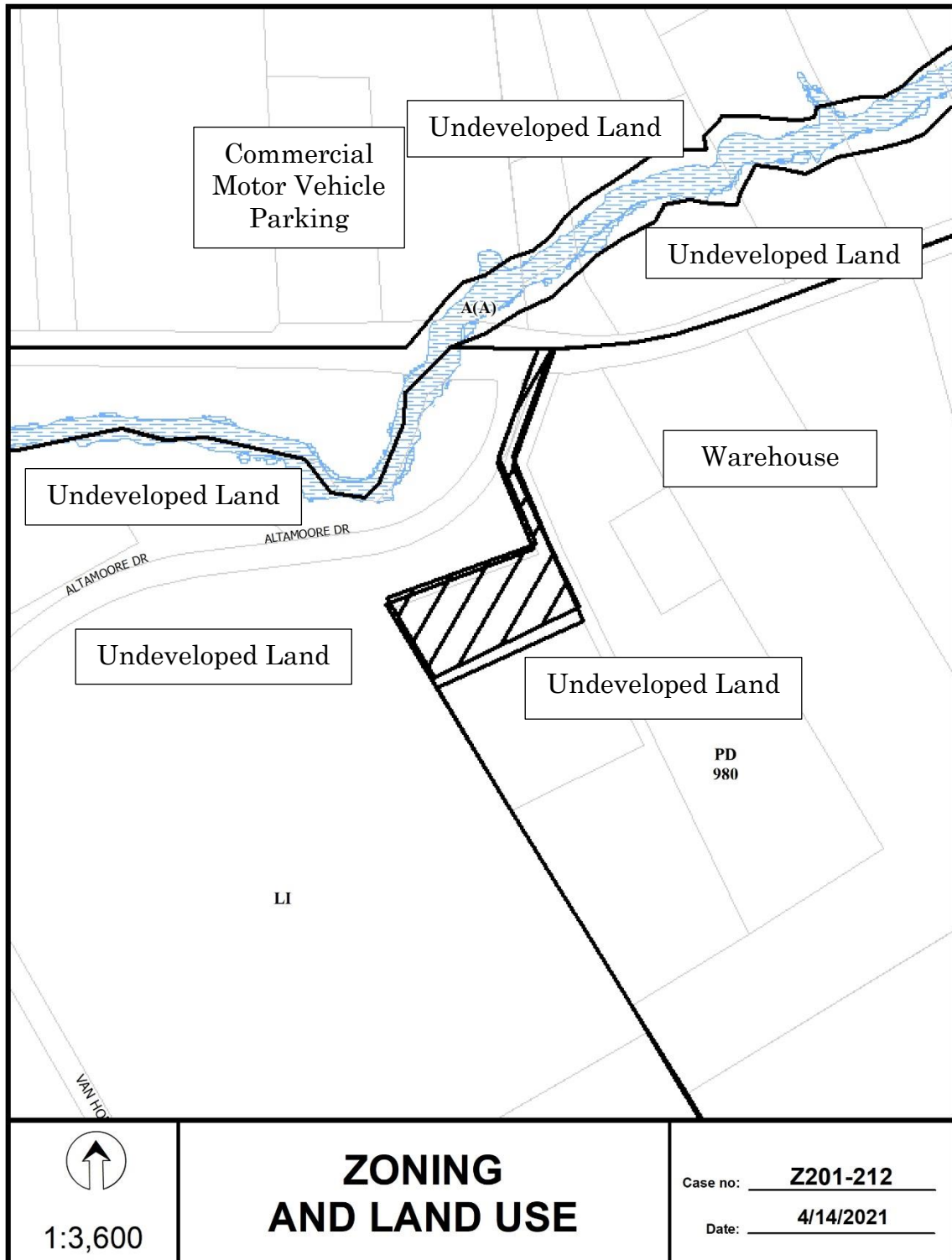


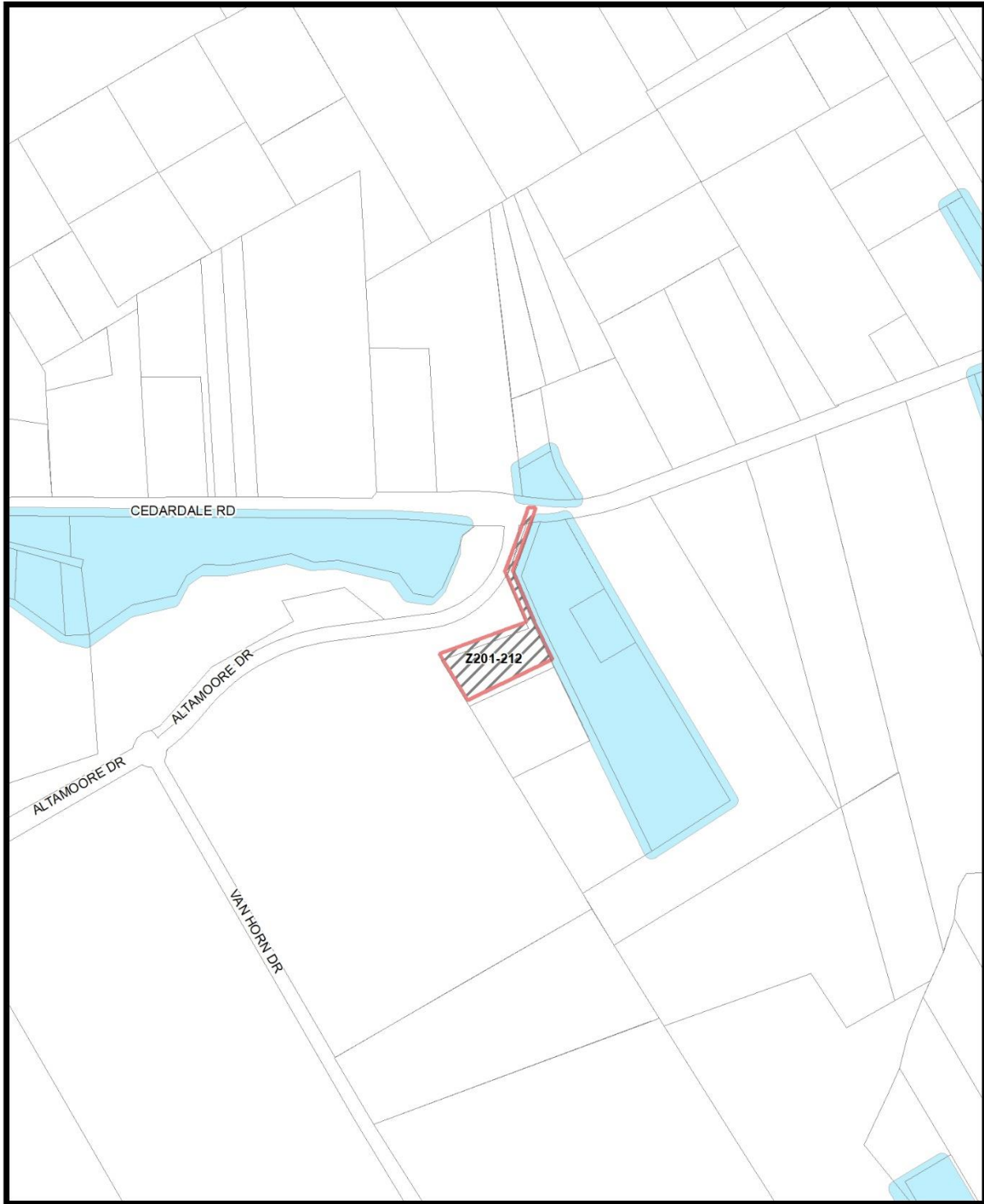
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AERIAL MAP

Case no: Z201-212

Date: 4/14/2021



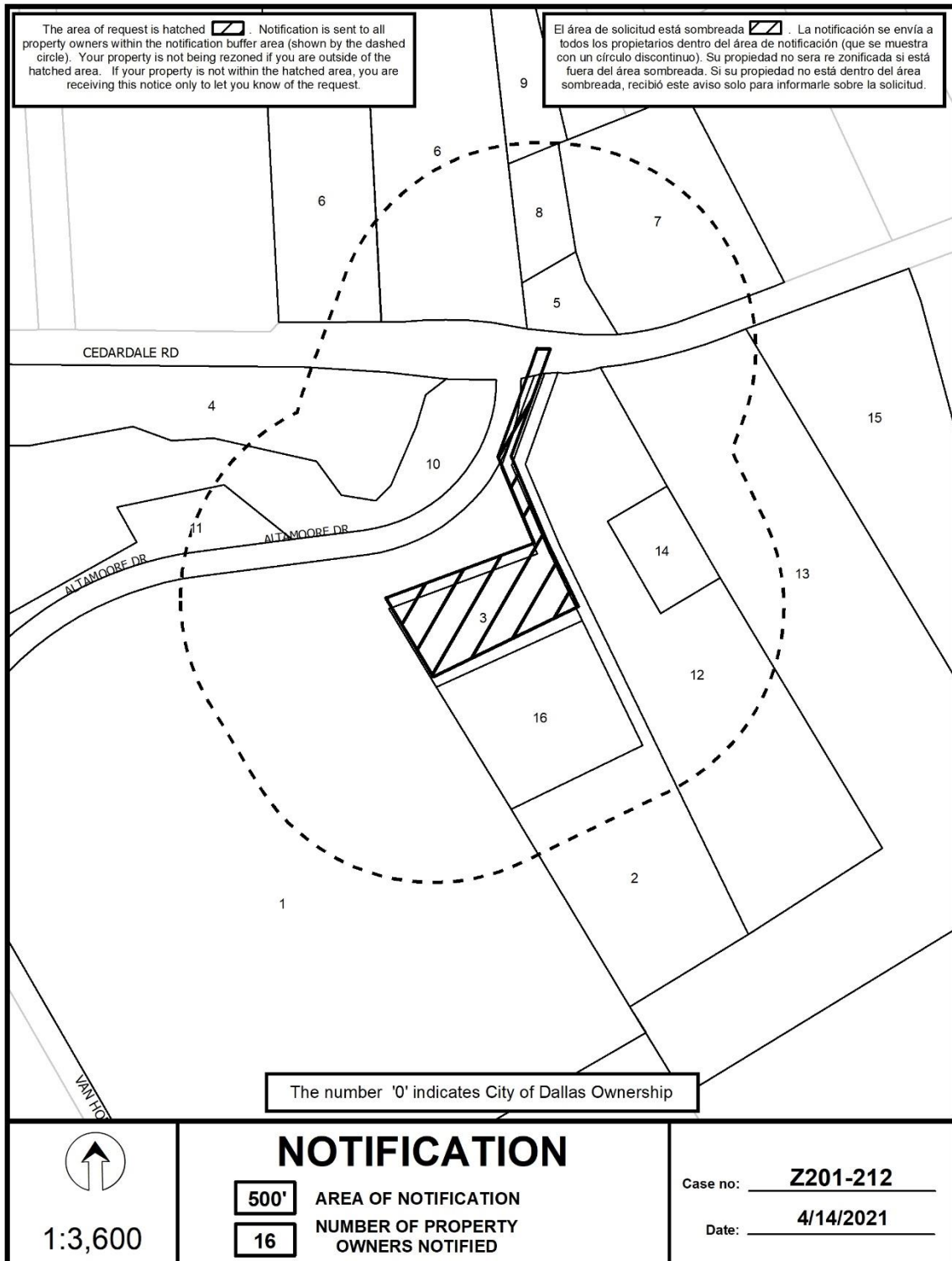


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/14/2021



Z201-212(LG)

04/14/2021

Notification List of Property Owners

Z201-212

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3566 ALTAMOORE DR	TC ALTAMOORE PHASE 2 VENTURE LLC
2	3400 CEDARDALE RD	Taxpayer at
3	3420 CEDARDALE RD	ESPARZA JOSE CARMEN &
4	2946 CEDARDALE RD	KEETON PAUL L JR
5	3423 CEDARDALE RD	ESPARZA JOSE CARMEN & MARIA
6	3401 CEDARDALE RD	BARAJAS NICOLAS
7	3525 CEDARDALE RD	CARTER LINDA JO &
8	3521 CEDARDALE RD	BARAJAS NICOLAS
9	3521 CEDARDALE RD	BARAJAS NICK
10	1 VAN HORN DR	RIDGE LOGISTICS CNTR S DALLAS
11	3500 ALTAMOORE DR	TC ALTAMOORE PHASE 1 VENTURE LLC
12	3422 CEDARDALE RD	Taxpayer at
13	3434 CEDARDALE RD	Taxpayer at
14	3424 CEDARDALE RD	Taxpayer at
15	3310 CEDARDALE DR	Taxpayer at
16	3420 CEDARDALE RD	Taxpayer at

FILE NUMBER: Z201-214(LG) **DATE FILED:** March 16, 2021
LOCATION: Southwest corner of Highland Road and Barbaree Boulevard
COUNCIL DISTRICT: 9 **MAPSCO:** 47 C
SIZE OF REQUEST: ±4.36 acres **CENSUS TRACT:** 122.08

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: J.G. Moore & Co. Inc.

OWNER : Crossett Ash Creek, LLC

REQUEST: An application for a Planned Development District for single family uses on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the development of single family homes onsite with modified standards primarily in relation to yard, lot, space regulations and shared access requirements.

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

PRIOR CPC ACTION: On May 20, 2021, the City Plan Commission held this case under advisement until Thursday, June 17, 2021.

BACKGROUND INFORMATION:

- The site is currently undeveloped and approximately 4.36 acres.
- The existing zoning district regulations would allow a maximum of 22-24 single family lots; the applicant proposes to allow up to 26 single family lots on the property.
- The eastern and southwestern portions of this site are located within the floodplain.
- The applicant proposes to modify the front yard setback, density, height and lot coverage for proposed use as a single family shared access development. Currently, single family uses are permitted in an R-7.5(A) District.

Zoning History: There has been no recent zoning changes requested in the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Highland Road	Local Street	-
Barbaree Blvd	Local Street	-

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.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Neighborhood Plus Strategic Goal 5.0 EXPAND HOME-OWNERSHIP

5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped Land
North	PD No. 461	Single Family
Northeast	R-10(A)	Single Family
East	R-1/2ac(A), R-7.5(A)	Undeveloped Land
South	R-7.5(A), MF-2(A)	Undeveloped Land, Multifamily
West	R-7.5(A)	Golf Course

Land Use Compatibility:

Surrounding land uses include single family to the north and northeast of the site. Undeveloped land to the east and south; a golf course to the west and multifamily uses further south of the area of request. The applicant proposes a detached single family residential development consisting of a maximum of 26 dwelling units by right. Since single family, multifamily and a golf course is within the immediate vicinity, Staff considers the proposed single family uses compatible with surrounding properties and therefore supports the land use proposed in the applicant's request.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A) Single Family	25'	Single Family Side/Rear: 5'/5' Other uses: Side: 10' Rear: 15'	1 DU / 7,500 sq. ft.	30'	45%- residential 25% non- residential	Single family
Proposed: New Planned Development District with R-7.5(A) Single Family Uses	10'	5'/5'	1 DU /6,900 SF 26 units max	36'	70%	Single family

The applicant proposes to develop the site as a new planned development district for a shared access development with a maximum of 26 dwelling units with the following modifications to the R-7.5(A) Single Family District development standards:

1. Increasing the number of dwelling units on the development to 26;
2. Decreasing the front yard setback from 25 feet to 10 feet;
3. Increasing the density to 1 dwelling unit per 6,900 square feet instead of 1 dwelling unit per 7,500 square feet;
4. Increasing the height regulations from 30 feet to 36 feet; and
5. Increasing maximum lot coverage from 45 to 70 percent.

Staff supports the applicant’s requested development standard modifications because they are consistent with the *Neighborhood Plus* strategic goal of “encouraging infill development” and does not negatively affect the site’s relationship to its surrounding uses in staff’s opinion.

Parking:

The applicant does not propose to modify the parking requirements of the Dallas Development Code which requires one parking spaces per single family use and, in a shared access development, an additional one-quarter space per single family use for visitors or guests. The applicant is required to provide 7 parking spaces for guests within the development, and 26 spaces for single family dwellings within the shared access development for a total of 33 spaces.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Shared Access:

According to Section 51A-4.411(c)(1-4), a shared access development is required to have the following:

- (1) A shared access development is created by platting no less than three and no more than 36 individual lots. Adjacent shared access developments may not be connected or combined to exceed the 36 lot maximum.
- (2) A shared access development must be restricted by plat to single family use.
- (3) No building permit may be issued to authorize work in a shared access development until the plat and the shared access area agreement have been recorded in the real property records of the appropriate county, all requirements of the shared access area have been met, and the director has corrected the appropriate zoning map in the offices of the city secretary, the building official, and the department to reflect the restriction to single family use.
- (4) A shared access development may not be platted as a community unit development (CUD).

The applicant intends to meet the requirements listed above and the proposed development is compatible with the surrounding uses. Staff supports this request because the development is proposed to be limited to 26 units, and the conceptual plan shows circulation patterns that appear to be consistent with emergency access needs.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is uncategorized, properties within a Category "C" MVA cluster are to the northwest and east of the area of request. Category "B" MVA properties are to the north, and Category "E" properties are to the south of the area of request.

Z201-214(LG)

List of Officers/Partners/Principals

Crossett Ash Creek, LLC

Steve Crossett, Director

PROPOSED PD CONDITIONS

ARTICLE _____.

PD _____.

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

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

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

PD ____ is established on property located at on the west side of Highland Road, southwest of Barbaree Boulevard. The size of PD _____ is approximately 4.36 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 uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and a final plat, the text of this article controls.

(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.

The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P- _____.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P- _____.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Shared access development. The following standards apply for single family uses developed as a shared access development.

(1) Front yard. Minimum front yard is 10 feet.

(2) Side and rear yard. Minimum side and rear yard is 5 feet.

(d) Density. Maximum number of dwelling units is 26.

(e) Height. Maximum structure height is 36 feet.

(f) Lot coverage. Maximum lot coverage for residential structures is 70 percent. The shared access area may be used to determine lot coverage. Aboveground parking structures are

included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (g) Lot size. Minimum Lot size is 4,000 square feet.

SEC. 51P- ____ .110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- ____ .111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____ .112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

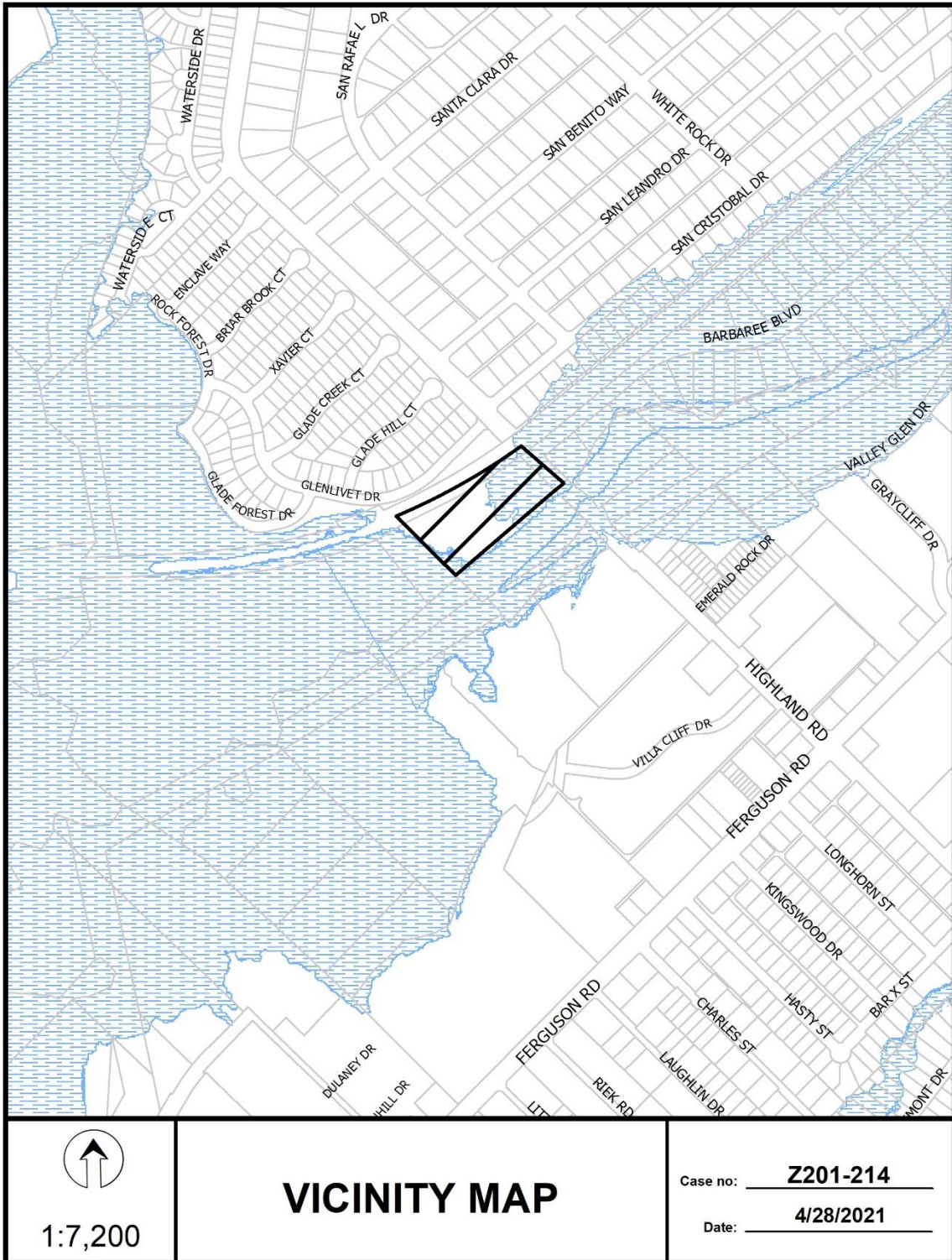
SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

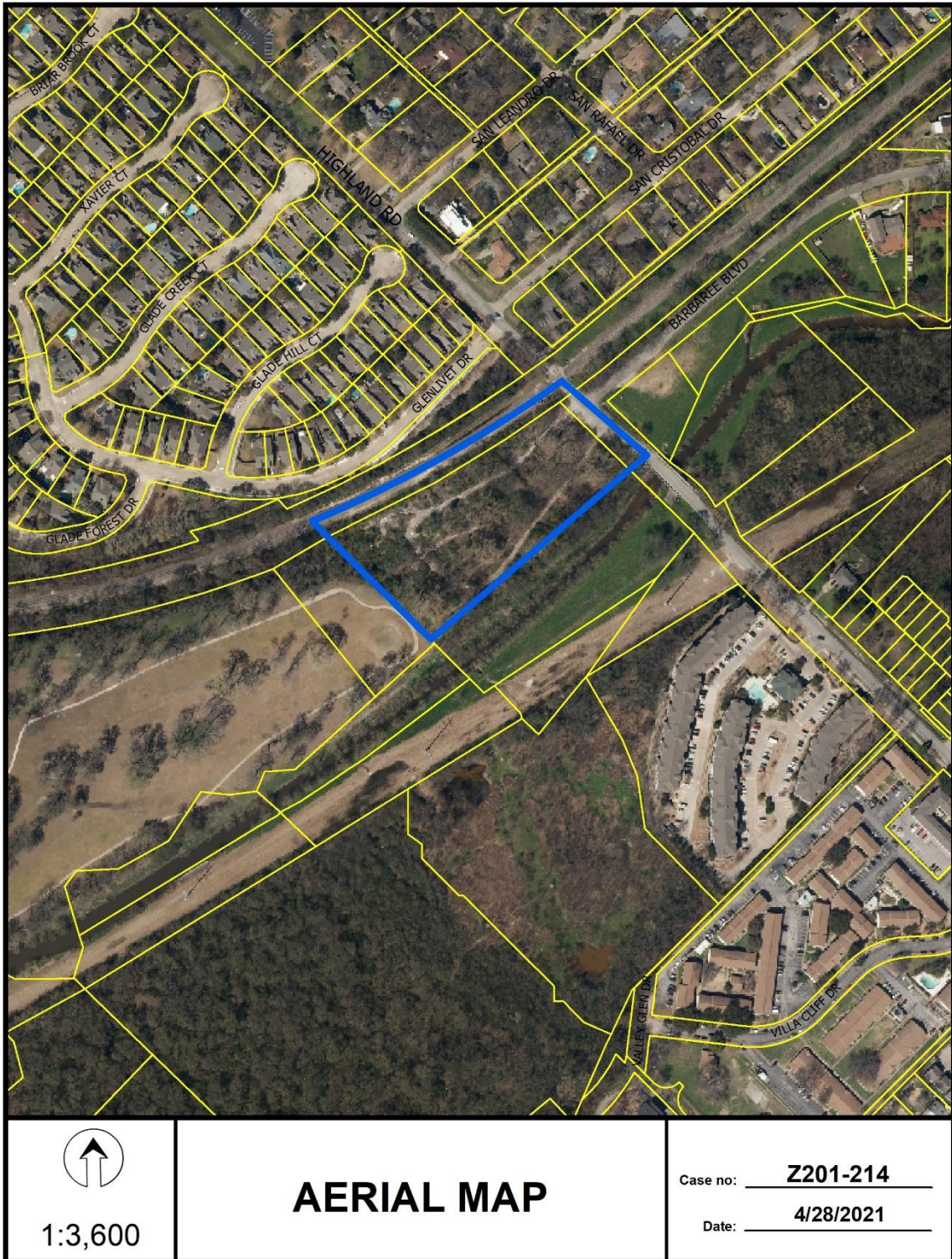
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) A shared access development may contain no more than 26 individual lots for one shared access point.

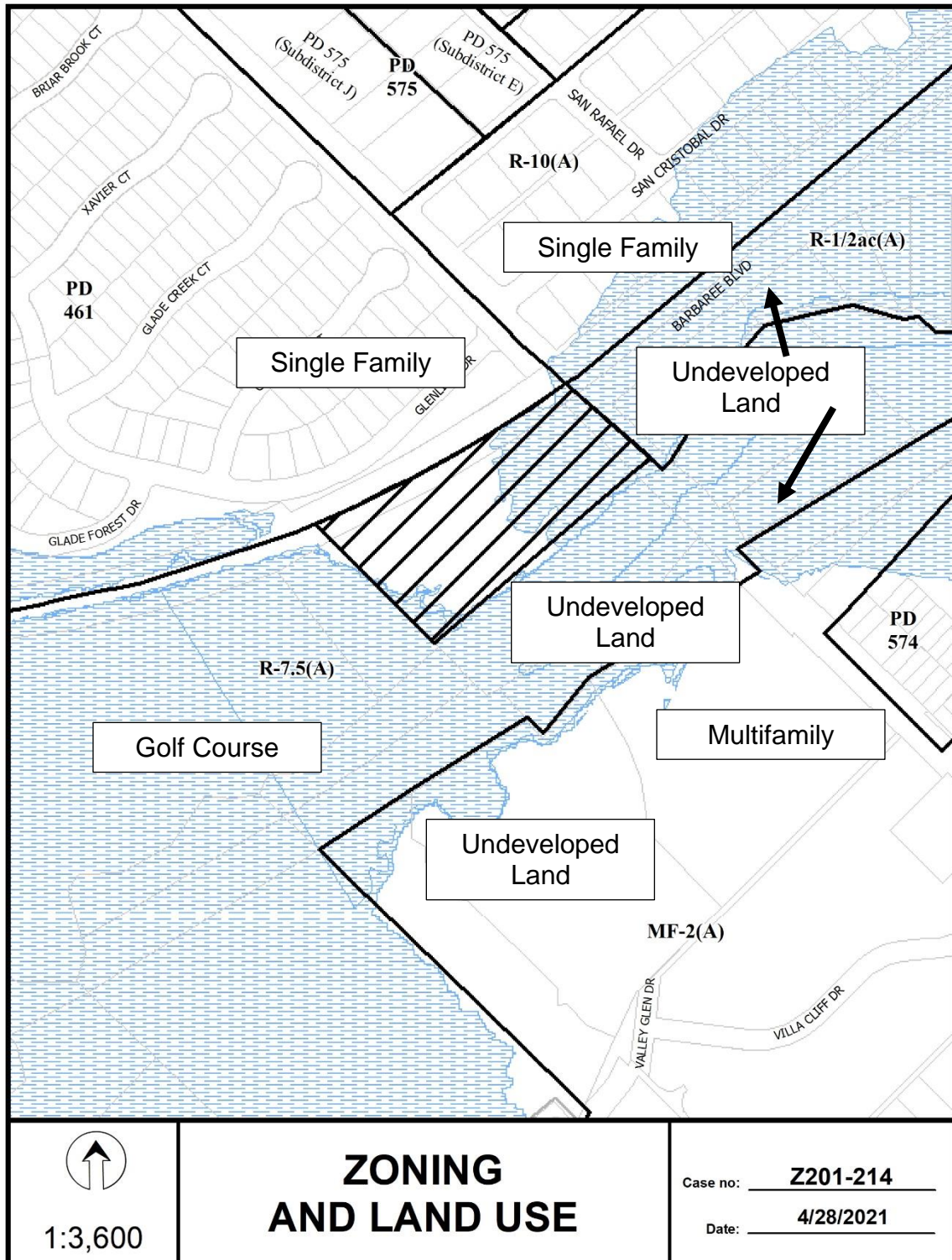
SEC. 51P- ____ .114. COMPLIANCE WITH CONDITIONS.

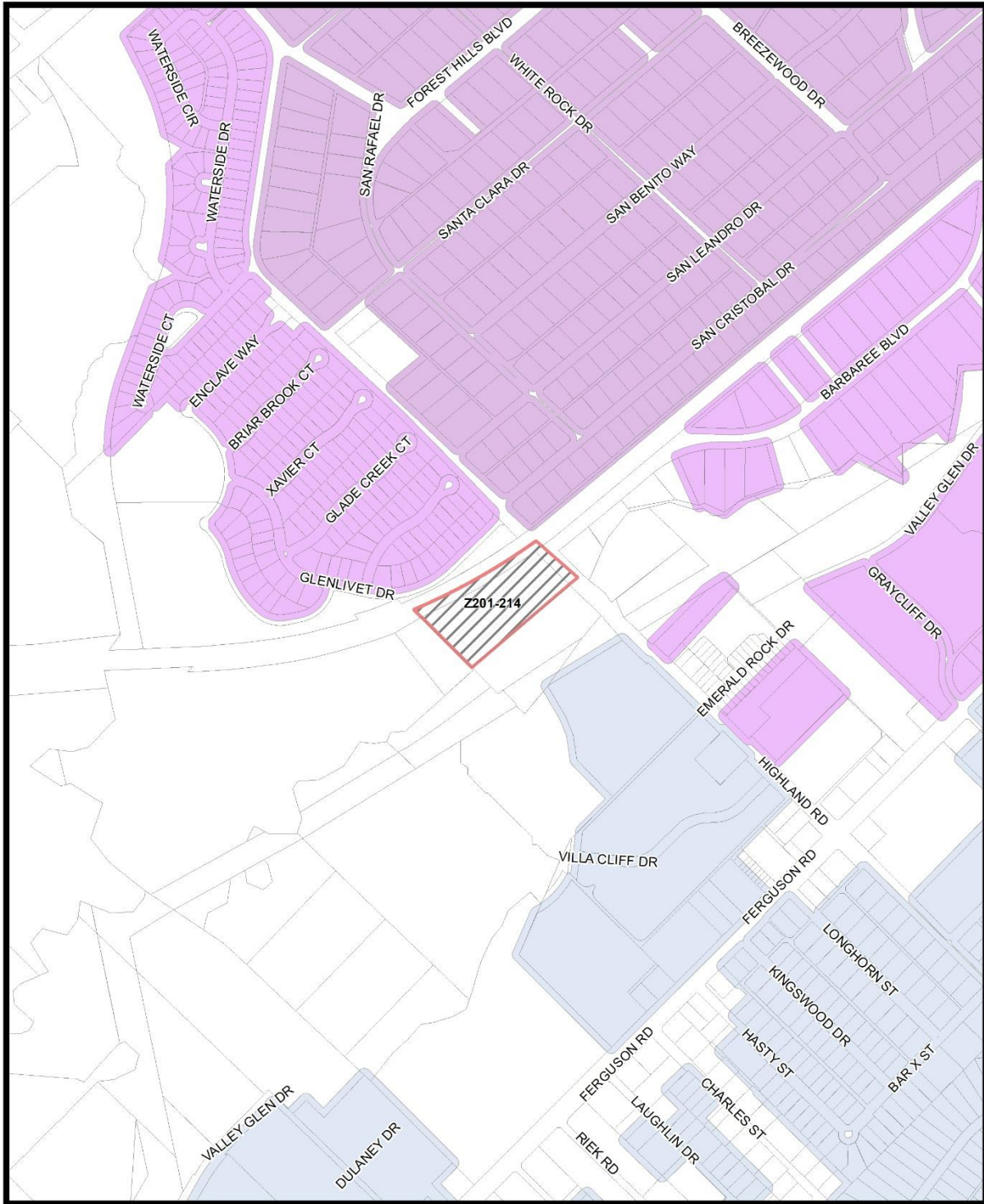
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.







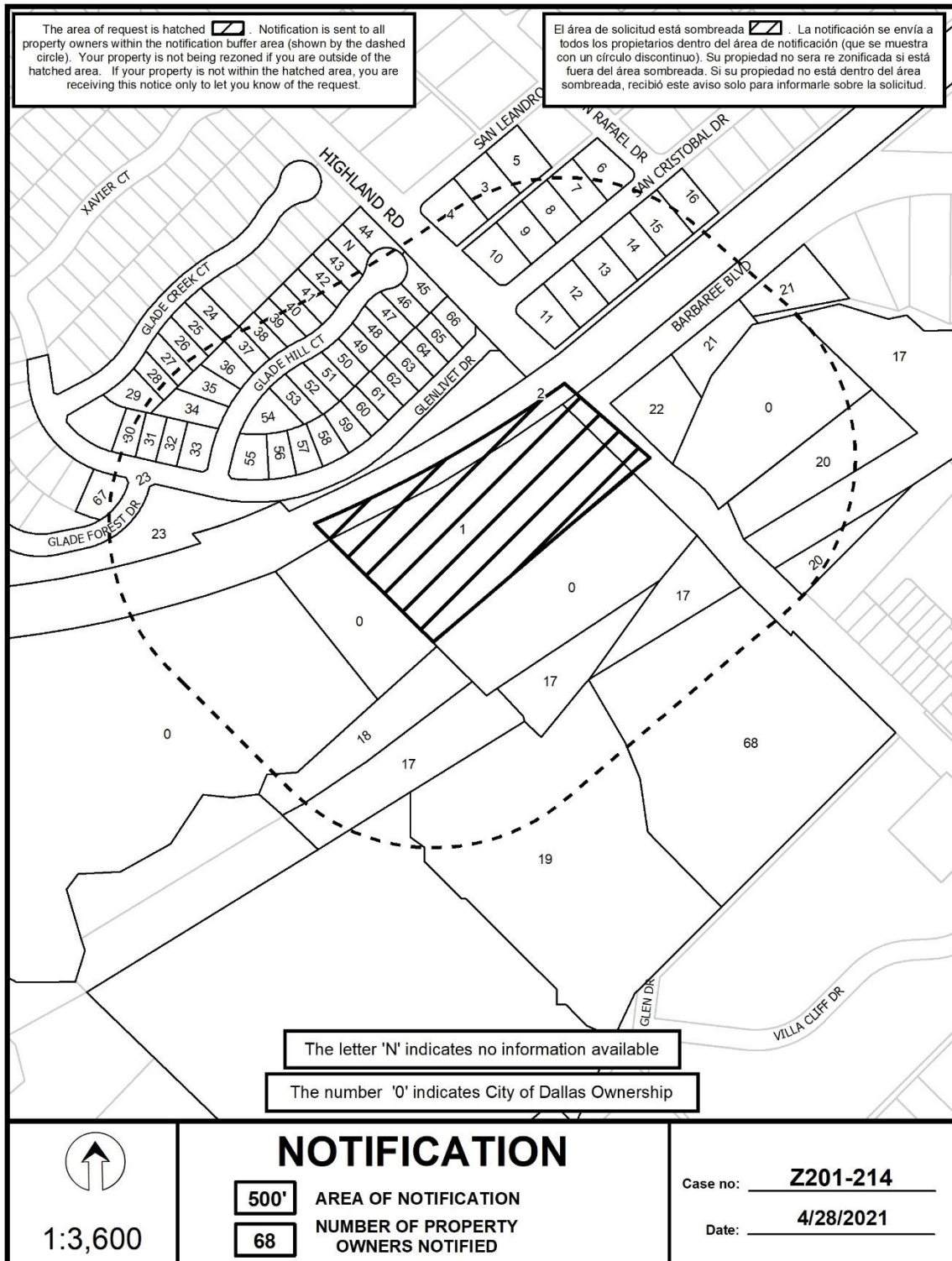


Market Value Analysis A B C D E F G H I NA

 1:7,200

Market Value Analysis

Printed Date: 4/28/2021



04/28/2021

Notification List of Property Owners***Z201-214******68 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1802 HIGHLAND RD	CROSSETT ASH CREEK LLC
2	99999 NO NAME ST	KANSAS CITY SOUTHERN RR
3	8014 SAN LEANDRO DR	HUBBARD MITCHELL T
4	8006 SAN LEANDRO DR	MASON ALLEN G
5	8022 SAN LEANDRO DR	GILLETTE THOMAS G & JUNE CHOW
6	8031 SAN CRISTOBAL DR	GUNTER JAMES E
7	8023 SAN CRISTOBAL DR	BURPO HELEN E
8	8017 SAN CRISTOBAL DR	SHANKLES JOHN A
9	8011 SAN CRISTOBAL DR	CHANDLER DENNIS C
10	8005 SAN CRISTOBAL DR	BENDA JOHN D
11	8006 SAN CRISTOBAL DR	PACE ANNA LUISA
12	8012 SAN CRISTOBAL DR	LINDSAY VIRGINIA D &
13	8020 SAN CRISTOBAL DR	DELABANO BARBARA TAYLOR
14	8024 SAN CRISTOBAL DR	SAMPSON JEFFREY W
15	8032 SAN CRISTOBAL DR	Taxpayer at
16	8104 SAN CRISTOBAL DR	NGUYEN JUSTYNE B
17	1920 HIGHLAND RD	ONCOR ELECRTC DELIVERY COMPANY
18	1960 HIGHLAND RD	CHENAULT WILLIAM EST
19	7200 VALLEY GLEN DR	HIGHLAND GREENBELT INC
20	1925 HIGHLAND RD	FENNIG BRIAN KEITH
21	8046 BARBAREE BLVD	REAL LENN LLC
22	8040 BARBAREE BLVD	REAL LENN LLC
23	7900 GLADE CREEK CT	WHITE ROCK CREEK II LTD
24	7938 GLADE CREEK CT	HAMM GARY G & ELIZABETH A
25	7942 GLADE CREEK CT	ALAHMADI SALAM & VERONIQUE F CHAUVEAU
26	7946 GLADE CREEK CT	HOHNSTEIN ROGER D &

Z201-214(LG)

04/28/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7950 GLADE CREEK CT	FOGEL LAWRENCE ALAN JR &
28	7954 GLADE CREEK CT	CERENZIO RICHARD & JO ANNE
29	7958 GLADE CREEK CT	BRENNAN JOHN MICHAEL & KELLY M
30	1672 GLENLIVET DR	ST JOHN REVOCABLE TRUST
31	1676 GLENLIVET DR	OWENS KYLE &
32	1704 GLENLIVET DR	GREEN DANA L &
33	1708 GLENLIVET DR	Taxpayer at
34	7951 GLADE HILL CT	SIBLEY WARREN O &
35	7947 GLADE HILL CT	FOSTER AMII SIBLEY & STEPHEN G
36	7943 GLADE HILL CT	HOVEN ALFRED VAN
37	7939 GLADE HILL CT	TONN JERRY E & KATHERINE B
38	7935 GLADE HILL CT	HUFFMAN MARK G & AMANDA K
39	7931 GLADE HILL CT	HEWITT CHERYL M & SETH E
40	7927 GLADE HILL CT	FANT BRIAN H & ALICE W
41	7923 GLADE HILL CT	PLEMONS JACQUELINE M &
42	7919 GLADE HILL CT	SANDBERG JEFFREY & SHARI ELISE
43	7915 GLADE HILL CT	POLO FABIAN E & SHANA M
44	7907 GLADE HILL CT	FELL DELAINA A &
45	7908 GLADE HILL CT	PEDICINI MATTHEW J & ALANNA D &
46	7912 GLADE HILL CT	DAVIS JUDY AKIN
47	7916 GLADE HILL CT	LENEHAN JAMES C & GAIL D
48	7920 GLADE HILL CT	ZAUNBRECHER TODD
49	7924 GLADE HILL CT	MCCRIMMON KRISTA L &
50	7928 GLADE HILL CT	CAMPESI BRUNO & ROBIN
51	7932 GLADE HILL CT	GAVIGAN LINDA D
52	7936 GLADE HILL CT	PAYNE KELLY J
53	7940 GLADE HILL CT	WEIS NICOLE & ALEXANDER
54	7944 GLADE HILL CT	HARDEE MARTHA L LIFE EST
55	1712 GLENLIVET DR	ARAGON SHERIDAN L & MATTHEW J
56	1716 GLENLIVET DR	BRUCE MARGARET SUZANNE
57	1720 GLENLIVET DR	BONFADINI KIMBERLY R

Z201-214(LG)

04/28/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1724 GLENLIVET DR	LEEDIKER MARC E &
59	1728 GLENLIVET DR	CRIST JASON &
60	1732 GLENLIVET DR	REINDOLLAR MICHAEL &
61	1736 GLENLIVET DR	FRITZ JUDY H
62	1740 GLENLIVET DR	FLETCHER SCOTT W & BARBARA A
63	1744 GLENLIVET DR	SKINNER ROBERT KEITH & DENISE
64	1748 GLENLIVET DR	MCKENZIE CHESNEY D &
65	1752 GLENLIVET DR	PATEL BARBARA SHEILA
66	1756 GLENLIVET DR	HAWKINS DEBORAH H
67	1685 GLENLIVET DR	MACK TIMOTHY ALEC & MARY ELIZABETH
68	2000 HIGHLAND RD	TX TENISON HOUSING LP

Planner: La’Kisha Girder

FILE NUMBER: Z201-216(LG) **DATE FILED:** March 23, 2021
LOCATION: East side of Pleasant Drive, north of Lake June Road
COUNCIL DISTRICT: 5 **MAPSCO:** 54 T
SIZE OF REQUEST: +/- 2.627 Acres **CENSUS TRACT:** 92.01

REPRESENTATIVE/

APPLICANT: Alan Scivally

OWNER: Pleasant Grove Christian Church

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication use on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a 100-foot-tall cellular communication tower onsite.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a revised site plan and staff’s recommended conditions.

PRIOR CPC ACTION: On May 20, 2021 City Plan Commission held this case under advisement until Thursday, June 17, 2021.

BACKGROUND INFORMATION:

- The area of request is developed as a church [Pleasant Grove Christian Church].
- The applicant seeks to construct a monopole tower for cellular communication on the southeastern portion of the property, behind the existing church building.
- The applicant requested a tower with an overall height of 100 feet: 95 feet for the tower and an additional 5 feet for the lightning rod.
- A monopole cellular tower is allowed by Specific Use Permit only in all residential districts. The Dallas Development Code stipulates that a cellular tower is exempt from residential proximity slope height restrictions if a SUP is required for the cellular use and the impact of the tower height on an adjacent residential district is considered in the SUP process.

Zoning History:

There has been no recent zoning request in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100' ROW with bike plan
Pleasant Drive	Local Street	-

Traffic:

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

STAFF ANALYSIS

Comprehensive Plan:

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

While the Plan does not specifically address telecommunication coverage, the Plan contains goals and policies for stabilization and strengthening of neighborhoods. Staff recognizes that telecommunication is a part of overall access to service and utilities and therefore, an increase may help accomplish the general goals of forwardDallas!

Surrounding Land Uses:

Area	Zoning	Land Use
Site	R-7.5(A)	Church
North	R-7.5(A)	Single Family
East	R-7.5(A), CR	Single Family, Retail
South	RR, CR	Childcare Facility, Restaurant
West	R-7.5(A)	Public School (Elementary), Single Family

Land Use Compatibility:

The area of request is developed with a church and contains two buildings. Surrounding land uses include single family to the north, east and west. Retail and restaurants are located east, south and southwest of the property. There is also a public elementary school to the west of the area of request.

The applicant seeks to construct a monopole tower for cellular communication on the southeast portion of the property, behind the existing church building. The applicant proposed a tower to have an overall height of 100 feet: 95 feet for the tower and an additional 5 feet for the lightning rod.

The proposed location of the stealth monopole tower is within a residential neighborhood and situated behind another property with direct access from Baywood Street. Staff recognizes the visual impact of the proposed tower located adjacent to single family lots but appreciates the placement in the rear portions of property, away from direct visibility along public streets and building façades.

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 proposes to construct a monopole tower at this location to provide cellular coverage to users within the vicinity. The tower and equipment are proposed to be surrounded by an eight-foot-tall wood fence as screening for the tower. The eight-foot-tall wood fence will provide concealment of the tower and equipment at the street level. Overall, the public utility service of increased coverage would significantly improve.

Additionally, Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication. Therefore, the maximum structure height of 30 feet in the R-7.5(A) Single Family District does not apply to a tower/antenna for cellular communication. However, the impact of the height of the tower should be considered during the SUP process. The distance between the proposed tower and the existing single-family structures is included on the SUP site plan. The closest single family structure is 157.6 feet to the east.

In assessing the height of the proposed tower and the distance to the closest single-family property, staff considers the visual intrusion of the proposed tower to be significant to the surrounding neighborhood. Staff balanced the visual intrusion of the proposed structure with the improvement of the service provided when making the recommendation to support the request. Therefore, to help better assess the compatibility of the proposal with the neighborhood, staff is recommending a shorter period of time, with no eligibility for automatic renewals. The SUP should be evaluated periodically, allowing more frequent input from the surrounding property owners.

Coverage Maps:

The applicant submitted coverage maps depicting the existing cellular coverage with a 60' tower, a 65' tower and the proposed 100' tower. According to the maps, the proposed tower would provide increased signal coverage in the area.

Parking:

Parking will be provided in accordance with 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 120 square feet. No auxiliary building is proposed; therefore, no additional parking is triggered by the development of this use.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

Market Value Analysis:

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

List of Officers/Partners/Principals

Pleasant Grove Christian Church Board Members

Sherwin Hankins, Board Chairman
Andy Carroll, Vice Chairman
Mike Pineda, Treasurer
Mitchell Webb, Parliamentarian
Stacey Tipping, Secretary

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.

Staff Recommendation:

3. **TIME LIMIT:** This specific use permit expires on (five years from the passage of the ordinance).

Applicant's Request:

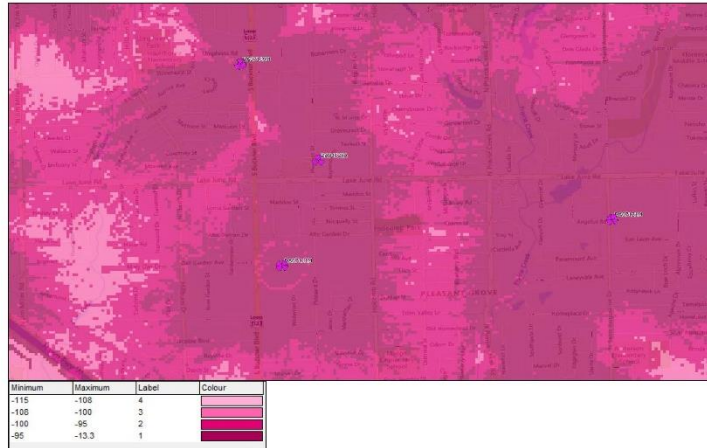
3. **TIME LIMIT:** This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. **COLOCATION:** Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
5. **HEIGHT:** The tower/antenna for cellular communication may not exceed 100 feet, including the five-foot lightning rod.
6. **COMMUNICATION TOWER:** The tower/antenna for cellular communication must be a stealth monopole (cables, antennas, and other similar equipment must be located within the structure) and must be painted or finished in a neutral color. The maximum diameter of the tower is 72 inches.
7. **SCREENING:** The lease area must be screened by an eight-foot-tall solid fence and secured by a 16-foot-wide access gate in the location shown on the attached site plan.
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.

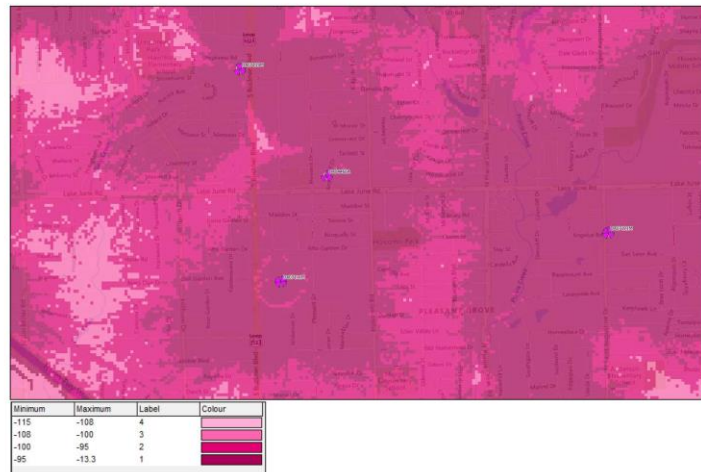
COVERAGE MAPS (FOR ILLUSTRATIVE PURPOSES ONLY)

The magenta (dark pink) represents excellent signal coverage while the light pink represents fair signal coverage.

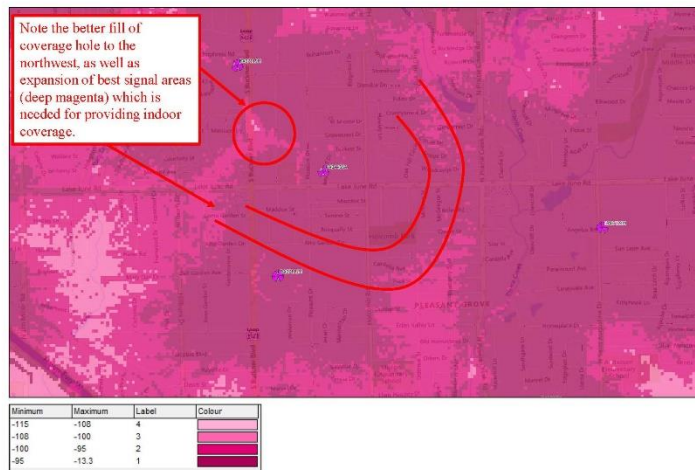
Existing L2100 Coverage w/ DA04128A (COW 60')

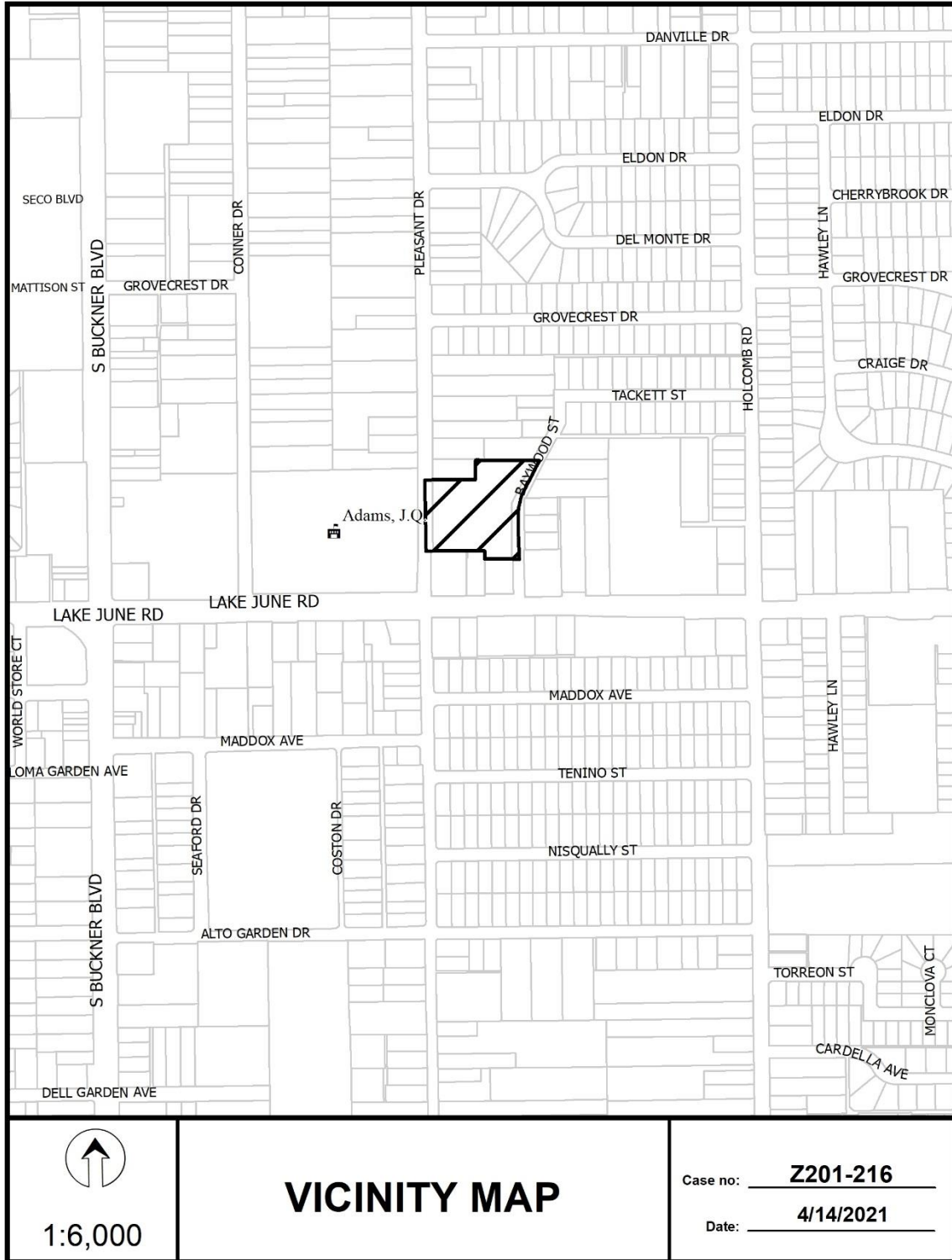


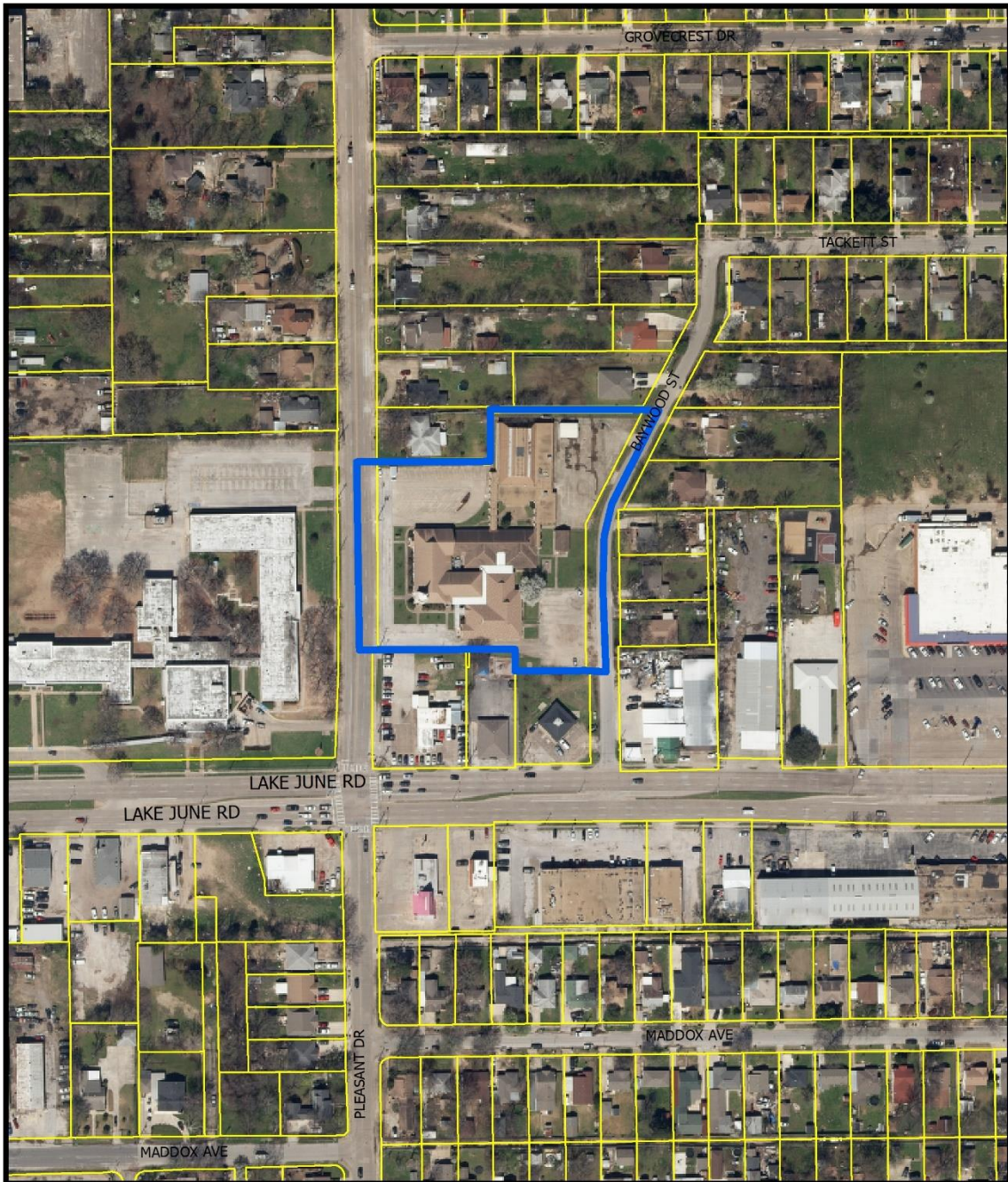
DA04466A – 65' RAD



DA04466A – 95' RAD





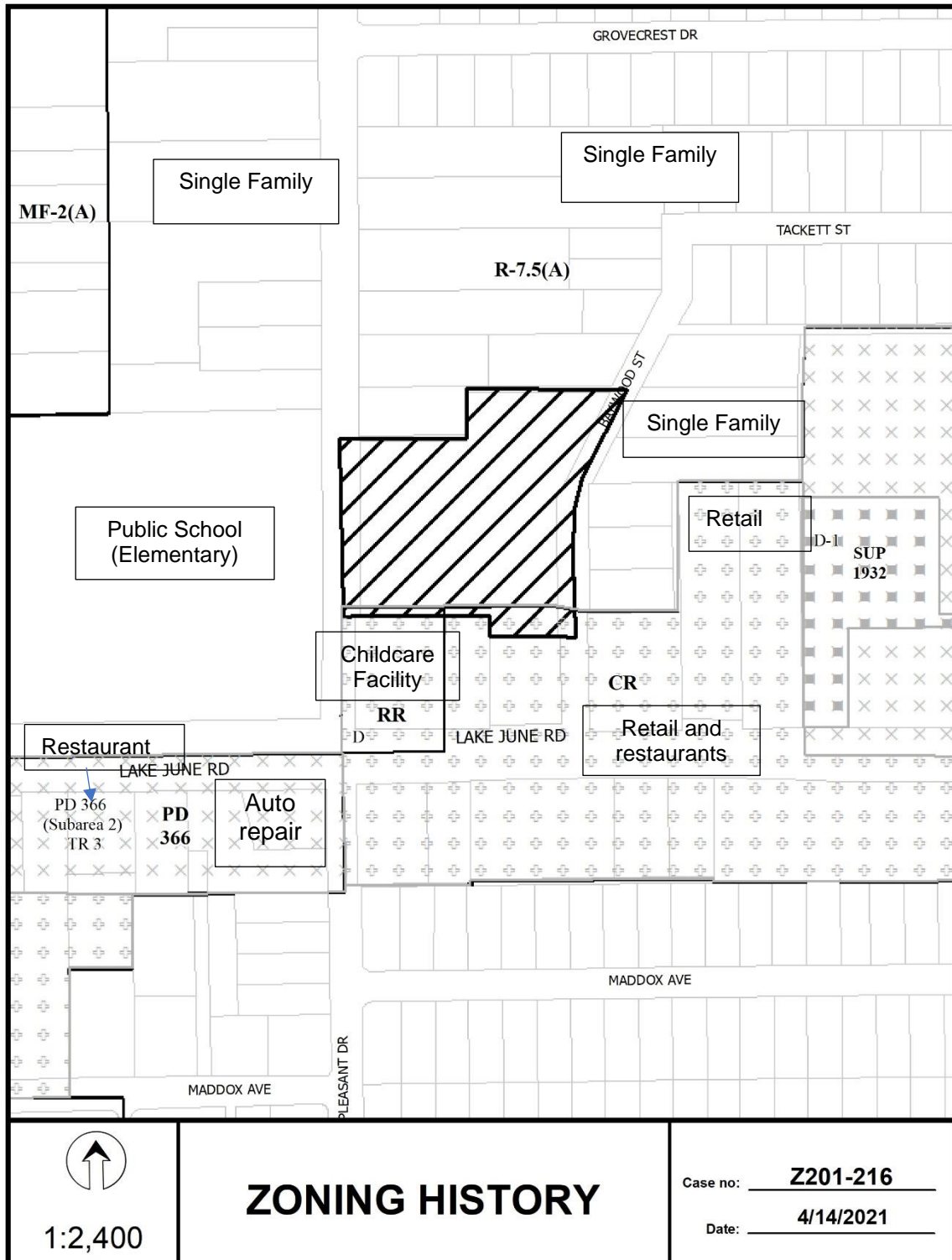


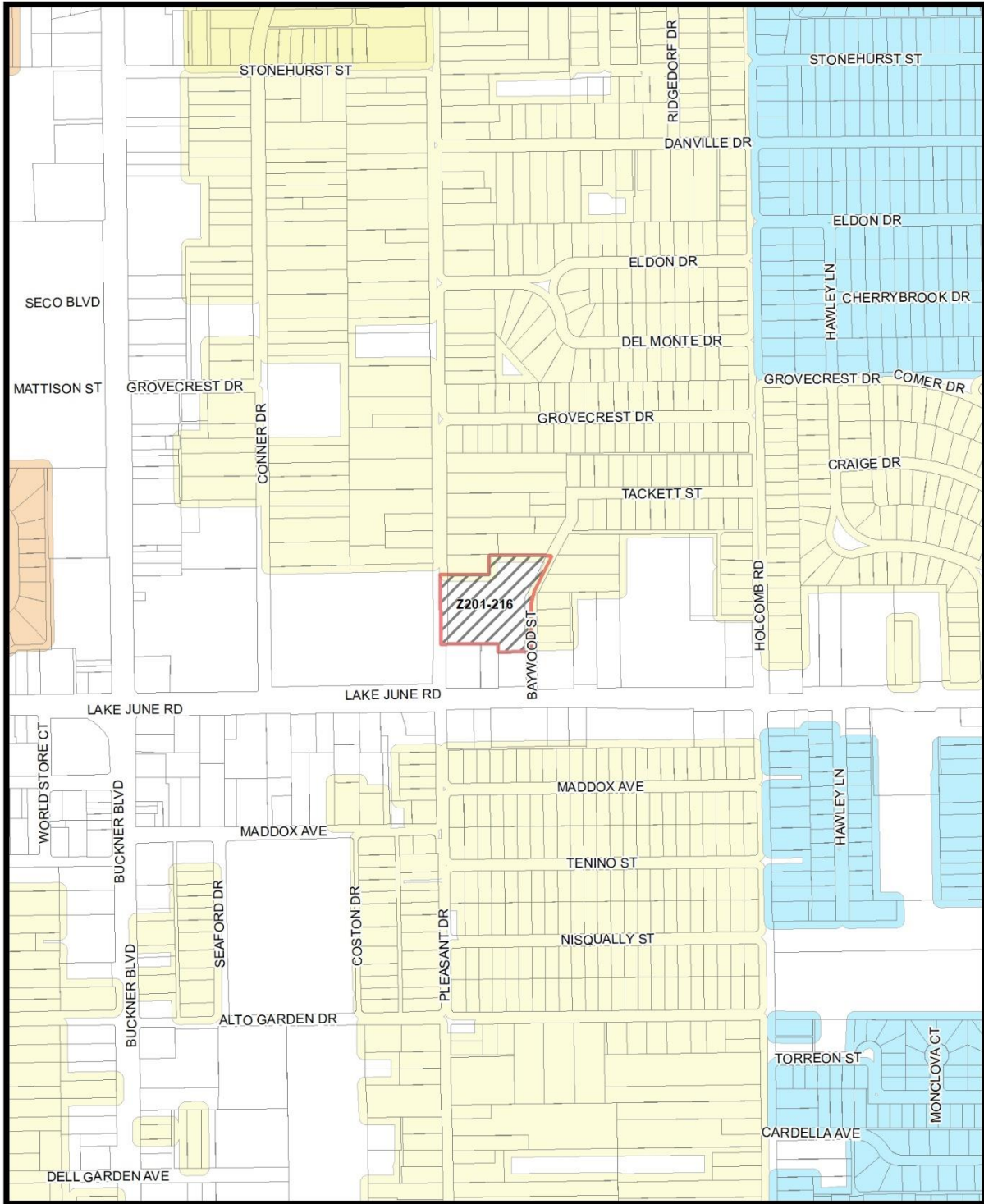
1:2,400

AERIAL MAP

Case no: Z201-216

Date: 4/14/2021



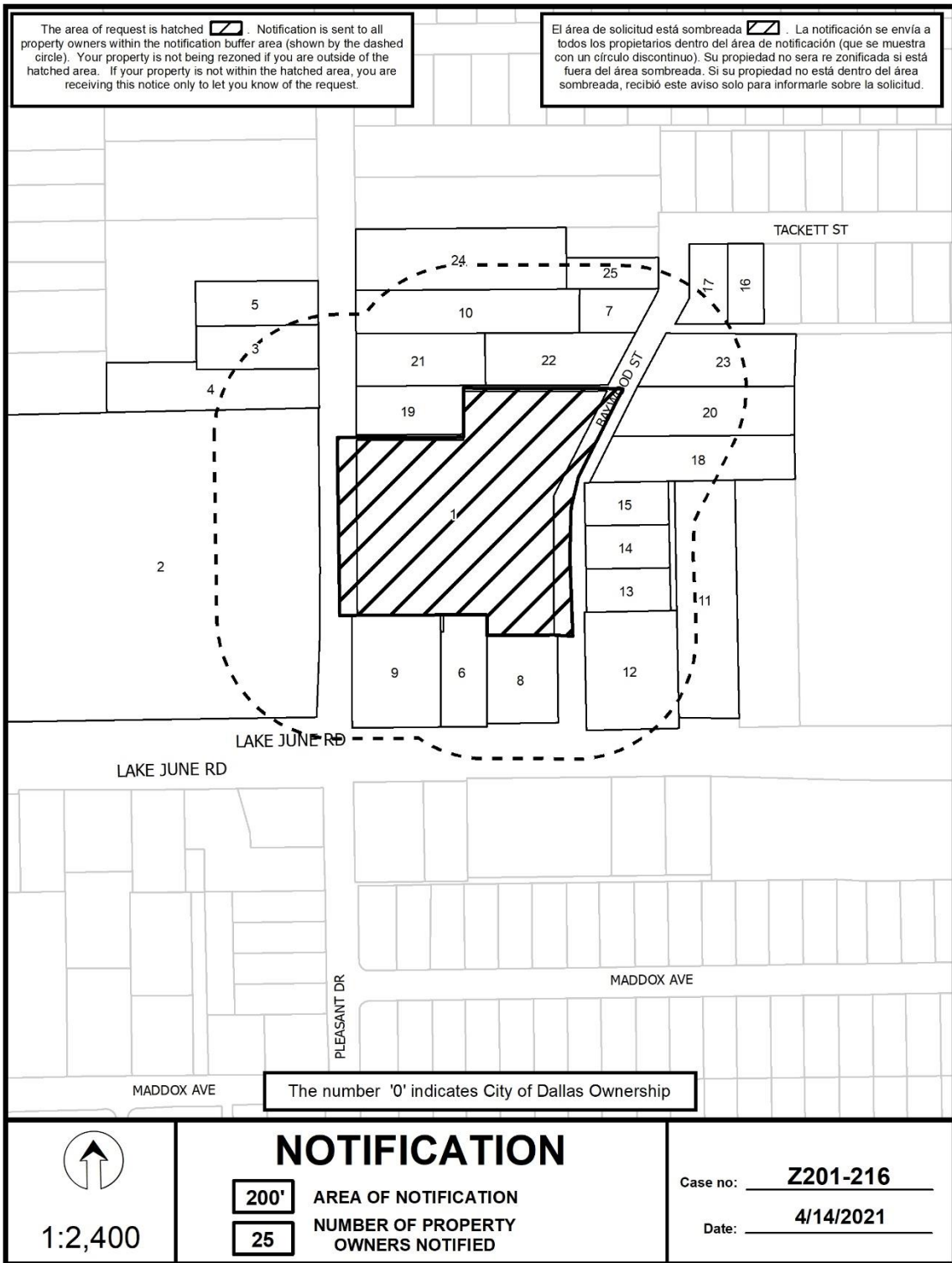


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/14/2021



05/04/2021

Notification List of Property Owners***Z201-216******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1324 PLEASANT DR	PLEASANT GROVE CHRISTIAN CHURCH
2	8239 LAKE JUNE RD	Dallas ISD
3	1411 PLEASANT DR	RUIZ MICHELE
4	1403 PLEASANT DR	RODRIGUEZ GILBERTO
5	1415 PLEASANT DR	AGUILAR MARIA M &
6	8315 LAKE JUNE RD	Taxpayer at
7	1415 BAYWOOD ST	HERNANDEZ MARIA CECILIA
8	8323 LAKE JUNE RD	SUN WEN TSAI & CHING JEN
9	8301 LAKE JUNE RD	DIAZ ROBERTO H &
10	1414 PLEASANT DR	GONZALEZ MARBELLA
11	8341 LAKE JUNE RD	MENDOZA JUAN & MONICA
12	8333 LAKE JUNE RD	MENCHACA GILBERTO
13	1320 BAYWOOD ST	SIERRA LUIS & CLARITA
14	1326 BAYWOOD ST	ANDRADE ALFREDO
15	1332 BAYWOOD ST	CARRANZA OLIVERIO & ROSBELIA ORTIZ
16	8412 TACKETT ST	MUNOZ JOSE GUADALUPE &
17	8406 TACKETT ST	OVALLE CRYSTAL
18	1338 BAYWOOD ST	RUIZ LUISA GOMEZ
19	1338 PLEASANT DR	FLORES PEDRO &
20	1404 BAYWOOD ST	LUVIANO ROGELIO & CRUZ PATRICIA
21	1406 PLEASANT DR	RAMIREZ CELSO &
22	1409 BAYWOOD ST	Taxpayer at
23	1410 BAYWOOD ST	CASTANEDA SEBASTIAN G
24	1418 PLEASANT DR	GONZALES ELEAZAR ALVAREZ
25	1419 BAYWOOD ST	OVALLE NICOLAS &

FILE NUMBER: Z201-110(AU)

DATE FILED: October 13, 2020

LOCATION: North line of Singleton Boulevard, east of North Westmoreland Road

COUNCIL DISTRICT: 6

MAPSCO: 43 L

SIZE OF REQUEST: +/- 18.25 Acres

CENSUS TRACT: 205.00

REPRESENTATIVE: Victor Toledo

APPLICANT/OWNER: Greenleaf Ventures, LLC

REQUEST: An application for an amendment to Tract 13(A) Multi-Family [MF-2(A)] Tract within Planned Development District No. 508.

SUMMARY: The purpose of this request is to primarily allow for additional uses, increase in height, increase in maximum number of dwelling units, and modifications to side yard requirements.

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

PRIOR CPC ACTION: On May 6, 2021, the City Plan Commission held this case under advisement until June 17, 2021.

PLANNED DEVELOPMENT DISTRICT No. 508:

<http://www.dallascityattorney.com/51P/Articles/PDF/ARTICLE%20508.pdf>

PLANNED DEVELOPMENT DISTRICT No. 508 Exhibits:

[http://www.dallascityattorney.com/51P/TOC-400-599\(1\).html](http://www.dallascityattorney.com/51P/TOC-400-599(1).html)

Background Information

- On June 10, 1998, City Council approved Planned Development District No. 508. The PD is comprised of approximately 481.26 acres. PD No. 508 is divided into 17 tracts. The 18.25-acre request site is located within Tract 13A and is currently under construction with single family homes.
- On June 26, 2006, the City Council approved Specific Use Permit No. 1636 for multifamily uses for 233 multifamily units for a permanent time period on the request site. On September 28, 2016, the City Council approved Specific Use Permit No. 2213 for a maximum of 104 single family units for a permanent time period on the request site. On September 26, 2018, City Council repealed Specific Use Permit Nos. 1636 and 2213.
- On September 26, 2018, City Council approved Tract 13A, that defaults to MF-2[(A) district, on property zoned Tracts 12 and Tract 13, within Planned Development District No. 508.
- The applicant proposes to amend Tract 13(A) within Planned Development No. 508 to allow an increase in height, an increased number of dwelling units, and changes to side yard requirements.

Zoning History:

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

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing/Proposed ROW
Singleton Boulevard	Principal arterial	100 feet Bike Plan

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system. The TIA analyzed the proposal containing approximately 114 single-family units and 207 multifamily dwelling units. The following is an excerpt from the submitted Traffic Impact Analysis.

Analysis of existing conditions shows that the intersection experiences Level of Service (LOS) C overall in both peak hours. Analysis of Full Build conditions shows that the

intersection is expected to remain operating at LOS C overall in both peak hours. No improvements are recommended. Staff reviewed the submitted TIA and agrees with the findings.

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 that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

Land Use Element

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.6 Ensure that zoning regulations are sensitive to existing context by incorporating urban design principles and appropriate mitigation measures.

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

Urban Design Element

Goal 5.2 Promote a sense of place, safety, and walkability.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Area Plans:

The *Trinity River Corridor Comprehensive Land Use Study* was adopted in 2005 and revised in 2009. The 2050 Vision Statement envision the Trinity River Corridor as 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.

The Plan includes land use types that are combined into “land use modules” that illustrate preferred development patterns for each part of the Trinity River Corridor, while providing flexibility in the use of particular parcels within an area.

The subject site is located within the community corridor module, that spans along Singleton Boulevard and is a combination of primary land uses: retail-community, office-regional, and secondary uses: mixed use A, residential multi family 3, entertainment, civic, and optional land uses: parks and open space, industrial distribution, retail neighborhood. The mixed use ‘A’ is a mix of uses in a vertical arrangement, of 2- to 3-story buildings, and that generally consists of ground floor retail or office with residential or office above. The multi-family 3 is a residential development characterized by 4- to 8-story structures with multiple units located adjacent to the street and an urban streetscape.

The rest of the site is located within the residential traditional module that is a combination of primary uses: single family detached, secondary land uses: residential multi family 2, retail neighborhood, office neighborhood, civic, and optional land uses: parks and open space and single family estate. The multi-family 2 is a residential development characterized by 2- to 3-story structures with multiple units, where typical developments are loosely organized around landscaped areas and use surface parking.

The site is also located within the West Dallas District and prototype site 18, Westmoreland Heights / Lake West. Study Area 18, Westmoreland Heights / Lake West the Westmoreland Heights / Lake West Study Area is one of the largest in the study. The Land Use Opportunity Plan for this area retains the existing single-family neighborhoods by designating them for Residential-Neighborhood Infill use. The areas controlled by DHA reflect the Residential-Planned Village and Residential-Multi-Family character of the Lake West community. Retail-Community uses along Singleton Boulevard should provide desired shopping and services for area residents. If a new DART line is located here, the area at Manila would develop with a mix of more intense residential and commercial uses; without a DART Station, the plan designates particular areas for Residential-Multi-Family and Retail-Commercial uses. New and revitalized commercial uses are also appropriate along Westmoreland Road.

The request site is also within the *West Dallas Comprehensive Land Use Study* area adopted in May 1999. The Study identifies the request site as being in Subarea 6: Dallas Housing Authority / Lakewest. The Study’s future land use recommendation

indicates that, “Land use in general is in conformance with the zoning district regulations. No change in zoning is recommended at this time.”

Further, the Study includes the following among the recommended policies:

- Encourage infill housing development consistent with the existing residential character of neighborhood.

The Study also includes community identified goals, issues, and opportunities for urban design:

- Foster a sense of place and identity in the West Dallas community by reinforcing existing and encouraging new, character-giving environments.
- Encourage street design with sidewalks that facilitate pedestrian movement between residential communities and major places.
- Foster consistency of design and streetscape amenities along Singleton Boulevard and other gateways into the community.

The Study also includes community identified goals, issues and opportunities for parks and open spaces:

- Integrate bike, pedestrian way, parks, and open space uses with retail and housing to increase their use.
- Interconnected parks, open space, bike paths and pedestrian trails should serve new residential development.

The Study also includes community identified goals, issues and opportunities for parks and open spaces:

- Encourage developers to build mixed housing development (i.e. condos, multifamily, retirement, and townhouse) to attract diverse income families and to attract economic development that serves the neighborhoods.

The request to increase the multifamily residential type generally complies with the stated goals and recommendations of the Plans. Staff’s recommended design standards will add ensure a better alignment with the desired quality contained in the Plans.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 508, Tract 13(A)	Under construction with single family homes
North	PD No. 508, Tract 12 w SUP No.	Multifamily
Northeast	PD No. 508, Tract 13	Knightsbridge Park
East	PD No. 508, Tract 12 and Tract 11	Multifamily
South	IR, Industrial Research District	Public School / Learning Center
Southwest	PD No. 718	Office
West	PD No. 508, Tract 12 - Area 1	Vacant, gas station, general merchandise, or food store

Land Use Compatibility:

The site is currently under development with single-family homes. The request area is surrounded by multifamily uses to the north and east, a school and school-related office to the south, a gas station, and a general merchandise store to the west.

The applicant proposes to amend Tract 13(A) to change the proportion of residential types and increase the allowable number of multifamily units. In addition, the applicant is requesting to add unmanned guard house as accessory use, with limited square footage, and office use, to serve as a homestead preservation office for the proposed development.

Per the applicant explanation, a homestead preservation office would provide targeted assistance to property owners and other vulnerable households in gentrifying areas to assist with all ownership financial aspects. Per city code, this falls under “office” use.

The proposed changes to the use combination are consistent with the surrounding area.

Development Standards:

	PD No. 508, Tract 13 (A)
Front yard (min)	Singleton: 15' Other: no min
Side / rear yard (min)	SF: no min Other permitted structures: side: 10' Other permitted structures: side: 15'; 10' if is backing multifamily, office, retail, commercial, central area, industrial zoning districts. <i>Proposed change for Tract 13(A):</i> <i>For multifamily uses: 5'; none if adjacent to open space</i> <i>(staff does not support; staff recommends following existing PD standards)</i>
Density (max)	Multifamily units: 73 Overall units: 233 <i>Proposed change for Tract 13(A):</i> <i>Multifamily units: 201</i> <i>Overall units: 321</i>
Height (max)	Singleton: 36' Other: 30' <i>Proposed change for Tract 13(A): 36'</i>
Stories (max)	3 except for rooftop decks
Lot coverage (max)	75%

In addition, for Tract 13A, PD No. 508 includes urban design requirements for limitation for blank walls, requires direct entries from the sidewalk for units fronting Singleton Boulevard, four-foot-high fences, transparency for ground story. The PD also includes the requirements for a min 87,120 square feet open space with required pedestrian amenities.

The applicant submitted an exhibit for information purposes only that indicated the public street currently under construction, the single-family portions, and the potential multi-family pads, and include a location for the proposed homestead preservation office. The submitted exhibit does not meet the code requirements for development plans. PD No. 508 requires a development plan for each phase of development, so a development plan for this proposal will have to be approved at a later date. Staff recommendation includes a development plan to be submitted with this PD amendment request.

Considering the new composition of residential units mix, with an increase in multifamily units, and the overall proposed site layout, to ensure a pedestrian-oriented environment and quality open space, staff is recommending additional urban design standards comparable with standards typically used in other developments and that generally follow the development code standards for affordable housing:

- Parking locations for multifamily uses – generally in the rear portions of the site
- Street and open space frontage and individual entries
- Sidewalk lighting
- Limitation for non-required fences

Parking:

The proposed development will comply with the parking requirements of PD No. 508, which defaults to the Development Code for specific off-street parking requirements for each use. For multifamily uses, the development code requires one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. For office uses, the code requires one space per 333 square feet of floor area. No additional parking is required for accessory uses that are limited principally to residents.

Landscaping:

The proposed development will comply with the landscaping requirements of PD No. 508 that generally default to Article X. For Tract 13A, PD No. 508 includes an additional

provision that specifies that along Singleton Boulevard, one large street tree with a minimum caliper of four inches must be provided for every 40 feet of frontage and must be located within two and one-half feet and 20 feet from the back of the projected Singleton Boulevard street curb.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Properties located to the east and north are located within the H category, and further east and south are located within the I category.

LIST OF OFFICERS

Greenleaf Ventures LLC

D Kent Casey – Owner and Manager

Victor Toledo – Owner

PROPOSED CONDITIONS

ARTICLE 508.

PD 508.

SEC. 51P-508.101. LEGISLATIVE HISTORY.

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

SEC. 51P-508.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(1) **COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA** means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area.

(2) **OPEN SPACE** means an area that is open to the public and is unobstructed to the sky without permanent structures except structures supporting pedestrian or outdoor recreational uses; kiosks that provide information related to the open space; water

features, including fountains, ponds, and waterfalls; and security, audio-visual, or maintenance equipment.

(3) GUARD HOUSE means an unmanned building that is not intended to control access into the district or a public street.

(c) Tract 13A is considered to be a residential zoning district. (Ord. Nos. 23536; 25982; 26042; 27771; 31007).

SEC. 51P-508.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 508A: conceptual plan.
- (2) Exhibit 508B: development plan for Tract 12A.
- (3) Exhibit 508C: development plan for a portion of Tract 3.
- (4) Exhibit 508D: development plan for a portion of Tract 14.
- (5) Exhibit 508E: development plan for a portion of Tract 12.
- (6) Exhibit 508F: athletic field traffic management plan.
- (7) Exhibit 508G: development plan for Tract 6.
- (8) Exhibit 508H: landscape plan for a portion of Tract 3.
- (9) Exhibit 508I: landscape plan for Tract 6.
- (10) Exhibit 508J: traffic management plan for Tract 6. (Ord. Nos. 28758; 30024; 30230; 31246)

SEC. 51P-508.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23536; 25982; 26042; 27175)

SEC. 51P-508.105. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.

(b) A development plan for Tract 12A is labeled Exhibit 508B.

(c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.

(d) A development plan for a portion of Tract 14 is labeled Exhibit 508D.

(e) For open space and single family uses in Tract 13A, a final plat may serve as a development plan.

(f) A development plan for Tract 6 is labeled Exhibit 508G. (Ord. Nos. 23536; 24655; 25982; 26042; 27785; 28758; 31007; 31246)

SEC. 51P-508.106. CREATION OF TRACTS.

This district is divided into 17 tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 10, 11, 12, 12A, 13, 13A, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. If there is a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042; 30230; 31007)

SEC. 51P-508.107. TRACT REGULATIONS.

(a) Tracts 1 and 9 [CLUSTERED HOUSING (CH) Tracts].

[omitted for brevity]

(b) Tracts 4, 8, 10, 11, 13 and 13A (MULTI-FAMILY [MF-2(A)] Tracts).

(1) Main uses permitted.

- (A) Agricultural uses.
 - None permitted.
- (B) Commercial and business service uses.
 - None permitted.
- (C) Industrial uses.
 - None permitted.
- (D) Institutional and community service uses.
 - Adult day care facility. *[SUP]*
 - Child-care facility. *[SUP]*
 - Church.
 - College, university, or seminary. *[SUP]*
 - Community service center. *[SUP]*
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Convent or monastery. *[SUP]*
 - Foster home. *[SUP]*
 - Hospital. *[SUP]*
 - Library, art gallery, or museum. *[SUP]*

- Public or private school. *[SUP]*
- Cemetery or mausoleum.

(E) Lodging uses.

- None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

- None permitted.
- **Office** *[allowed only in Tract 13A]*

(H) Recreation uses.

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

(I) Residential uses.

- Multifamily.
- Single family.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing. *[Tract 4 only.]*

(J) Retail and personal service uses.

- None permitted. *[Tracts 4, 8, 10, 11 only.]*
- Commercial amusement cable ski park and recreation area. *[Tract 13 only.]*

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

(2) 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.

(A) The following accessory uses are not permitted in this district:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Accessory guard house *[allowed only in Tract 13A]*

(B) The following accessory use is permitted by SUP only:

- Accessory helistop.

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

(A) Front yard.

- (i) Tract 4. Minimum front yard is 50 feet.
- (ii) Tracts 8, 10, 11, and 13. Minimum front yard is 15 feet.
- (iii) Tract 13A.
 - (aa) Except as provided in this subparagraph, no minimum front yard.
 - (bb) Minimum front yard is 15 feet along Singleton Boulevard.

(B) Side and rear yard.

- (i) Tract 4. Minimum side and rear yard is 50 feet.

Current PD condition and staff recommendation:

- | |
|---|
| <ul style="list-style-type: none">(ii) Tracts 8, 10, 11, 13, and 13A.<ul style="list-style-type: none">(aa) No minimum side and rear yard for single family structures.(bb) Minimum side yard for other permitted structures is 10 feet.(cc) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs |
|---|

upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

Applicant's request:

(ii) Tracts 8, 10, 11, 13, and 13A.
(aa) No minimum side and rear yard for single family structures.
(bb) Minimum side yard for other permitted structures is 10 feet.
(cc) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.
(dd) In Tract 13A, minimum side setbacks for multifamily dwellings is 5 feet, unless the multifamily dwelling is adjacent to open space, in which case there is no minimum side setback.

(C) Dwelling unit density.

(i) Except as provided in this subparagraph, no maximum dwelling unit density.
(ii) In Tract 13A, maximum number of multifamily dwelling units is 73 ~~201~~ and maximum total number of dwelling units is ~~233~~ **321.**

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: 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.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i) and except as provided in this paragraph, maximum structure height is 36 feet.
(bb) In Tract 4, maximum structure height is 50 feet.

(cc) In Tract 13, maximum height for towers for a commercial amusement cable ski park and recreation area is 60 feet.

(dd) In Tract 13A, ~~except as further restricted under Subparagraph (E)(i) and as provided in this paragraph, maximum structure height is 30 feet. For lots with frontage on Singleton Boulevard, maximum structure height is 36 feet.~~ **maximum structure height is 36 feet.**

(F) Lot coverage.

(i) Except as provided in this subparagraph, maximum lot coverage is:

(aa) 60 percent for residential structures;

(bb) 50 percent for nonresidential structures; and

(cc) 75 percent in Tract 13A.

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

(G) Lot size.

(i) Except for Tract 13A, minimum lot area per dwelling unit is as follows:

Minimum Lot Area

Type of Structure Per Dwelling Unit

Single family 1,000 sq. ft.

Multifamily:

No separate bedroom 800 sq. ft.

One bedroom 1,000 sq. ft.

Two bedroom 1,200 sq. ft.

More than two bedrooms 150 sq. ft.

(Add this amount for each
bedroom over two)

(ii) In Tract 13A, no minimum lot size.

(H) Stories.

(i) Except as provided in this subparagraph, no maximum number of stories.

(ii) In Tract 13A, except for a rooftop deck, maximum number of stories above grade is three.

(4) Off-street parking and loading.

(A) In general. Except as provided in this paragraph, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(B) Commercial amusement cable ski park and recreation area. A commercial amusement cable ski park and recreation area is required to provide 150 parking spaces. The parking must be paved or of a surface approved by the Building Official.

(C) Tract 13A.

(aa) Garage design. Front loading, street facing enclosed parking spaces must not project out from the ground story street-facing building facade. When an enclosed parking space is recessed less than seven feet from the ground story street-facing building facade, it must incorporate four different architectural elements. Architectural elements include:

- (i) Arches.
- (ii) Balconies or other decorative overhangs above an enclosed parking space.
- (iii) Columns flanking an enclosed parking space.
- (iv) Decorative banding or moldings.
- (v) Decorative vent covers on a gable facade just above the enclosed parking space.
- (vi) Multiple raised panel garage door designs.
- (vii) Architectural detailing including decorative brackets on garage doors.
- (viii) Sconce lighting.
- (ix) Windows or openings on garage doors.

(bb) Garage location. Except as provided in this subparagraph, a parking space in an enclosed structure must be at least 20 feet from the right-of-way line adjacent to a street or alley when the space faces upon or can be entered directly from the street or alley. A parking space in an enclosed structure may be within 20 feet of the right-of-way line adjacent to a street or alley when:

- (i) the parking space can be entered directly only from a street or alley that is not designated as a thoroughfare in the city's thoroughfare plan;

(ii) the garage door has a remote automatic control installed that is maintained in working condition; and

(iii) the garage door is a minimum of 20 feet from the sidewalk.

(5) Environmental performance standards.

(A) Except as provided in this paragraph, see Article VI.

(B) All of the following are required for a commercial amusement cable ski park and recreation area in Tract 13:

(i) A plan and design to preserve and enhance the water quality of the lake prepared by a Certified Professional Wetland Scientist by the Society of Wetland Scientists must be submitted with the development plan for City Plan Commission approval. The plan must show the location and type of aquatic vegetation.

(ii) Aquatic vegetation must be planted adjacent to all storm water outfalls.

(iii) The wetland buffer must be an area shown on the development plan with a minimum of 7,000 square feet adjacent to the outfall at the southeast corner of Fish Trap Lake. Native wetland plants suitable for planting include, but are not limited to:

(aa) Grasses:

- Sedges (*Carex*, *Eleocharis* sp.)
- Rushes (*Juncus* sp.)
- Bulrushes (*Schoenoplectus*, *Scirpus* sp.)

(bb) Herbs:

- Sweetflag (*Acorus* sp.)
- Cannas (*Canna* sp.)
- Horsetails (*Equisetum* sp.)
- Irises (*Iris* sp.)
- Arrowheads (*Sagittaria* sp.)
- Lilies (*Nymphaea* sp.)

(iv) Sediment discharge from the storm water outfalls shall be removed annually for the duration of the commercial amusement cable ski park and recreation area use.

(v) A person operating a commercial amusement cable ski park and recreation area must test the water in Fish Trap Lake on a quarterly basis using the current state standard for contact water sports. The test results

must be made available to the Building Inspector and the Director of Storm Water Management, upon request.

(6) Landscaping.

(A) In general. Except as provided in this paragraph, landscaping must be provided in compliance with the requirements of Article X.

(B) Tract 13A. Along Singleton Boulevard, one large street tree with a minimum caliper of four inches must be provided for every 40 feet of frontage and must be located within two and one-half feet and 20 feet from the back of the projected Singleton Boulevard street curb.

(6.1) Tract 13A urban design requirements. The requirements in this paragraph apply in Tract 13A.

(A) Blank wall. Maximum blank wall area on street-facing facades is 30 feet.

(B) Direct entries on Singleton Boulevard. Street-fronting, ground-level dwelling units along Singleton Boulevard must have an improved path connecting individual dwelling units facing Singleton Boulevard to the public sidewalk. The improved path may be constructed of concrete or a permeable hardscape material such as decomposed granite.

Staff recommendation:

(i) Street and open space frontages for multifamily uses.
(...) Frontages. All street-fronting facades and open-space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting and open-space-fronting facade.
(...) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space.

Applicant request:

~~(i) Street and open space frontages for multifamily uses.~~
~~(...) Frontages. All street fronting facades and open space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street level. The entrance must access the street or open space with an improved path connecting to the~~

~~sidewalk. A transparent surface is required for every 25 linear feet of continuous street fronting and open space fronting facade.~~

~~— (...) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at grade open space, a minimum of 60 percent of the open space fronting dwelling units in each building must have individual entries that access the open space.~~

(C) Fences. Fences between the right-of-way and the street-facing building facade may not exceed four feet in height. For all other fences, a fence must be a minimum 50 percent open when the fence:

- (i) exceeds six feet in height;
- (ii) is located within 10 feet of an area used as required open space; or
- (iii) is located within 35 feet of the Singleton Boulevard right-of-way.

(D) Transparency.

(i) In general. Ground story transparency is calculated as a percentage of the ground story building facade that contains openings filled with glass. Upper story transparency is calculated as a percentage of the building facade above the ground story building facade that contains openings filled with glass. Transparency applies to street-facing facades and to facades that face open space. Transparency does not apply to detached single family structures.

(ii) Ground story transparency. A minimum of 30 percent of the ground story facade must contain openings filled with glass.

(iii) Upper story transparency. A minimum of 25 percent of the upper story facade must contain openings filled with glass.

(iv) Walking distance to open space. Maximum walking distance to open space from the nearest point of a ground story entrance of a residential building is 500 feet, measured along the most convenient pedestrian walkway.

(E) Open space.

Existing PD Condition:

(i) In general. A minimum of 87,120 square feet must be provided as open space.

Staff's recommendation:

(i) In general. A minimum of 87,120 square feet or ten percent of the building site, whichever is more, must be provided as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(..) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(..) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(..) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(..) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(..) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(..) Landscape areas that fulfill the requirements of Article X may also fulfill these requirements if all conditions of this section and Article X are met.

Applicant request:

~~(i) In general. A minimum of 87,120 square feet or ten percent of the building site, whichever is more, must be provided as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.~~

~~(..) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.~~

~~(..) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.~~

~~(..) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.~~

~~(..) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.~~

~~(..) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.~~

~~(..) Landscape areas that fulfill the requirements of Article X may also fulfill these requirements if all conditions of this section and Article X are met.~~

(ii) Pedestrian amenities. In each open space area, a minimum of one of the following pedestrian amenities is required:

(aa) Art or an architectural element. This pedestrian amenity is required within the open space area at the southeast corner of Tract 13A fronting Singleton Boulevard.

(bb) Fishing pier or boat launch.

(cc) Playground.

(dd) Dog park with a minimum four-foot tall, minimum 50 percent open perimeter fence and a minimum of one pet waste station for every 2,000 square feet of fenced dog park area.

(ee) Public seating or gathering areas.

(ff) Bicycle racks.

(iii) Maintenance. All pedestrian amenities must be maintained by the owner of the lot or the home owner's association; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

Staff recommendation:

(F) Parking locations for multifamily uses.

(...) In general. Surface parking is prohibited between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

(...) Surface parking. A maximum of 15 percent of the total on-site parking may be provided as surface parking in a side yard.

(...) Parking structures. That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(G) Sidewalk, lighting, and driveway standards for multifamily uses.

(i) Sidewalks.

(...) A sidewalk with a minimum average width of five feet must be provided along all street frontages.

(...) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(...) Tree grates do not count toward the minimum unobstructed sidewalk width.

(...) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(...) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

(ii) Lighting for multifamily uses.

(...) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(...) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

Applicant request:

~~(F) Parking locations for multifamily uses.~~

~~(...) In general. Surface parking is prohibited between the street facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.~~

~~(...) Surface parking. A maximum of 15 percent of the total on-site parking may be provided as surface parking in a side yard.~~

~~(...) Parking structures. That portion of the ground level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.~~

~~(G) Sidewalk, lighting, and driveway standards for multifamily uses.~~

~~(i) Sidewalks.~~

~~(...) A sidewalk with a minimum average width of five feet must be provided along all street frontages.~~

~~(...) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.~~

~~(...) Tree grates do not count toward the minimum unobstructed sidewalk width.~~

~~(...) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.~~

~~(...) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.~~

~~(ii) Lighting for multifamily uses.~~

~~(...) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.~~

~~(...) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.~~

(7) Additional provisions.

(A) Structure spacing. In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(B) Commercial amusement cable ski park and recreation area access. Access to a commercial amusement cable ski park and recreation area in Tract 13 must be off Toronto Street as shown in the traffic management plan (Exhibit 508C).

(C) Tract 13A.

(i) Single family residential uses are allowed as shared access developments.

Existing PD Conditions:

(ii) Sidewalks must be a minimum of five feet wide.

Staff's recommendation:

~~(ii) Sidewalks must be a minimum of five feet wide.~~

(iii) Internal roadways must be designed to limit excessive speed of vehicles. At least one of the following speed reduction strategies must be considered in the design of internal roadways following review and approval by the director: neighborhood traffic circles, speed tables, or curb extensions.

(iv) A guard house, maximum 75 square feet in area and 11 feet in height is permitted within the private entry drive and may be located within the

setback. The final location and design of the guard house must be approved by the building official.

(c) Tracts 3, 5, 6, 7, 7A, and 14 (LIMITED OFFICE [LO-1(A)] Tracts).

[omitted for brevity]

(d) Tracts 2, 12, and 12A [MIXED USE (MU-1) Tracts].

[omitted for brevity]

SEC.51P-508.107.1. TRAFFIC MANAGEMENT PLAN FOR TRACT 6.

[omitted for brevity]

SEC. 51P-508.108. SIGNS.

Signs must comply with the following regulations:

- (1) For Tracts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 13A, and 14, signs must comply with the provisions for non-business zoning districts contained in Article VII.
- (2) For Tracts 2, 7A, 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042; 30230; 31007)

SEC. 51P-508.108.1. ADDITIONAL PROVISIONS FOR ATHLETIC FIELDS IN TRACTS 2 AND 7A.

[omitted for brevity]

SEC. 51P-508.109. ADDITIONAL PROVISIONS.

- (a) The entire premises must be properly maintained in a state of good repair and neat appearance at all times.
- (b) 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. (Ord. Nos. 23536; 25982; 26042)

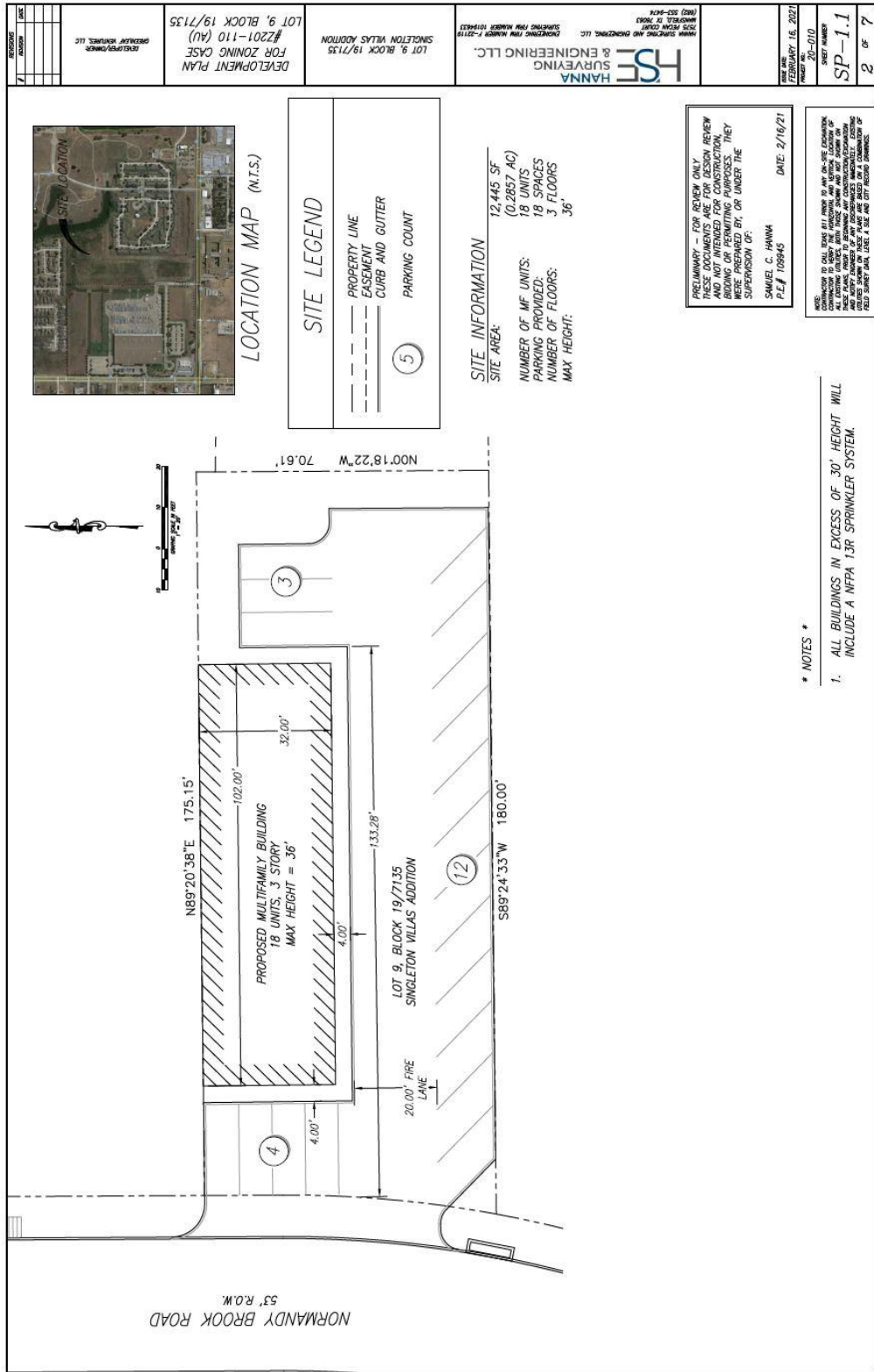
SEC. 51P-508.110. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 24655; 26042)

SEC. 51P-508.111. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24655; 26042)

PROPOSED DEVELOPMENT PLAN _PAD 1 FOR INFORMATION PURPOSES ONLY



LOCATION MAP (N.T.S.)

SITE LEGEND

- PROPERTY LINE
- - - EASEMENT
- CURB AND GUTTER
- ⑤ PARKING COUNT

SITE INFORMATION

SITE AREA: 12,445 SF
(0.2857 AC)
NUMBER OF MF UNITS: 18 UNITS
PARKING PROVIDED: 18 SPACES
NUMBER OF FLOORS: 3 FLOORS
MAX HEIGHT: 36'

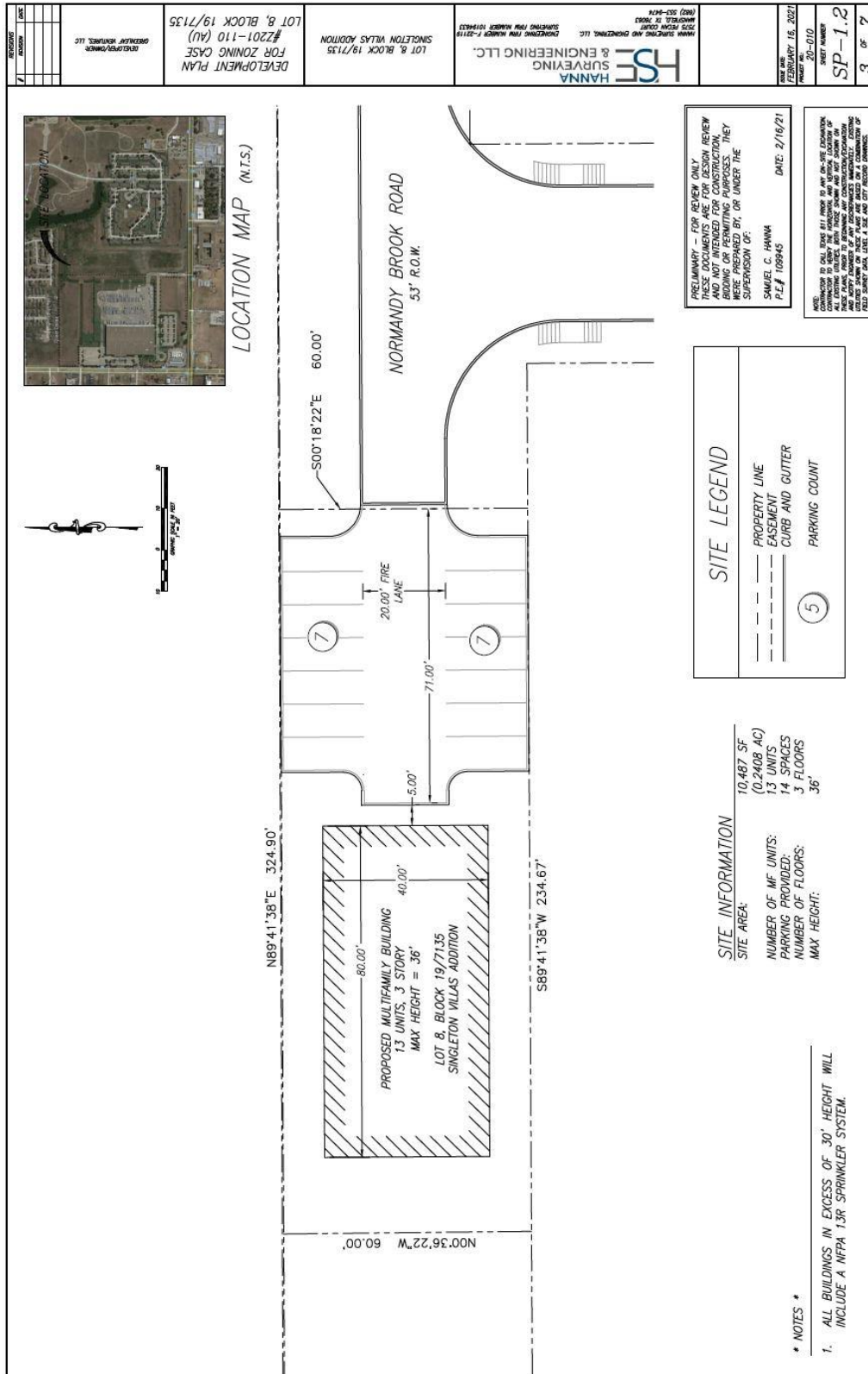
PRELIMINARY - FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION.
REVISIONS OR CHANGES TO THESE
PLANS SHALL BE MADE UNDER THE
SUPERVISION OF:
SAMUEL C. HANNA
P.L.F. 105646 DATE: 2/16/21

* NOTES *

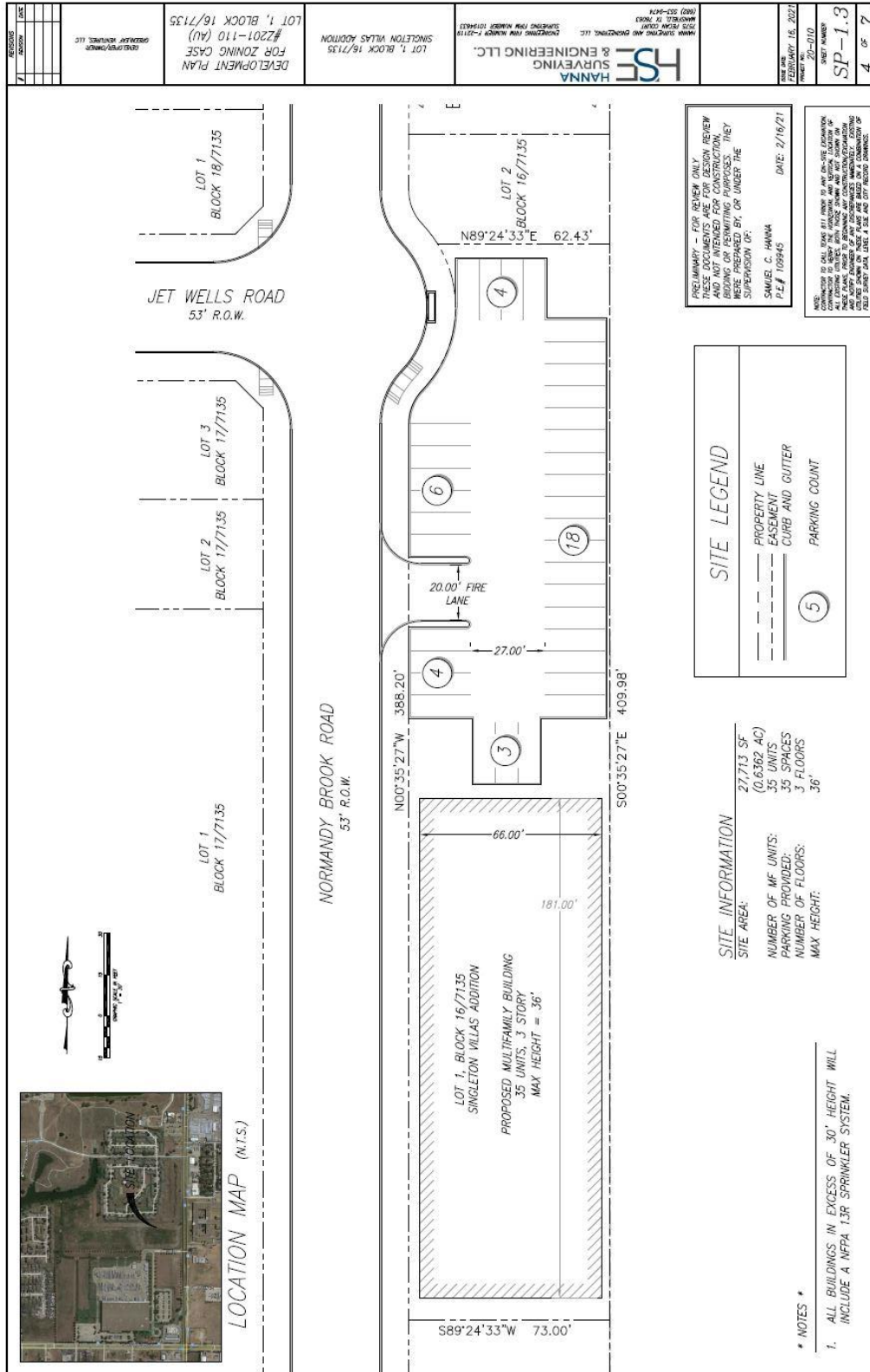
1. ALL BUILDINGS IN EXCESS OF 30' HEIGHT WILL INCLUDE A NFPA 13R SPRINKLER SYSTEM.

7 REVISIONS NUMBER DATE	DEVELOPER/OWNER SINGLETON VILLAS, LLC	DEVELOPMENT PLAN FOR ZONING CASE #Z201-110 (AU) LOT 9, BLOCK 19/7135	SINGLETON VILLAS ADDITION LOT 9, BLOCK 19/7135	HSE HANNA SURVEYING & ENGINEERING L.L.C. 2575 REYNOLDS ROAD SUITE 100 WASHINGTON, DC 20007 (202) 533-9400 HSE-001	PROJECT NO. 20-010 SHEET NUMBER SP-1.1 2 OF 7
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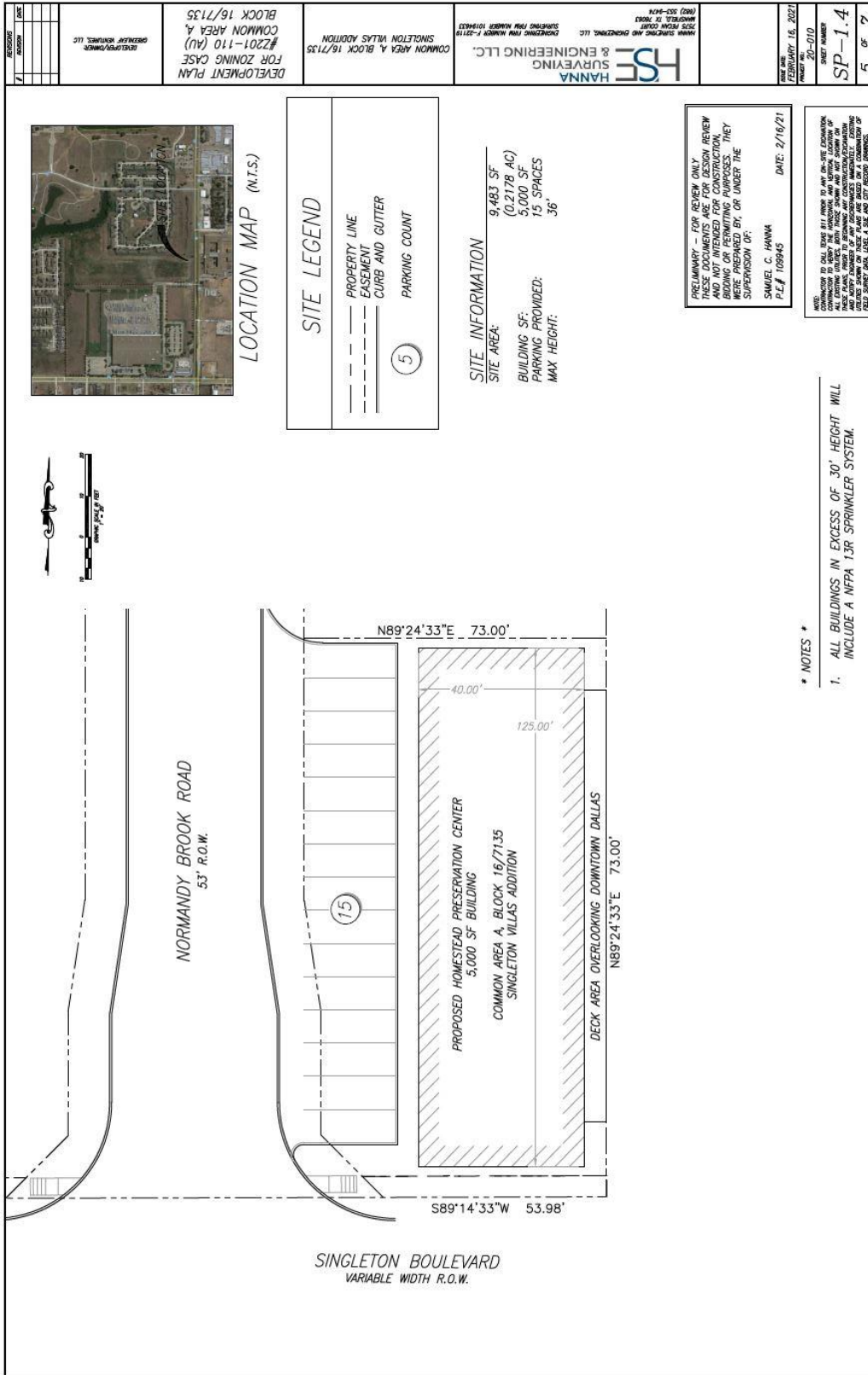
PROPOSED DEVELOPMENT PLAN_PAD 2 FOR INFORMATION PURPOSES ONLY



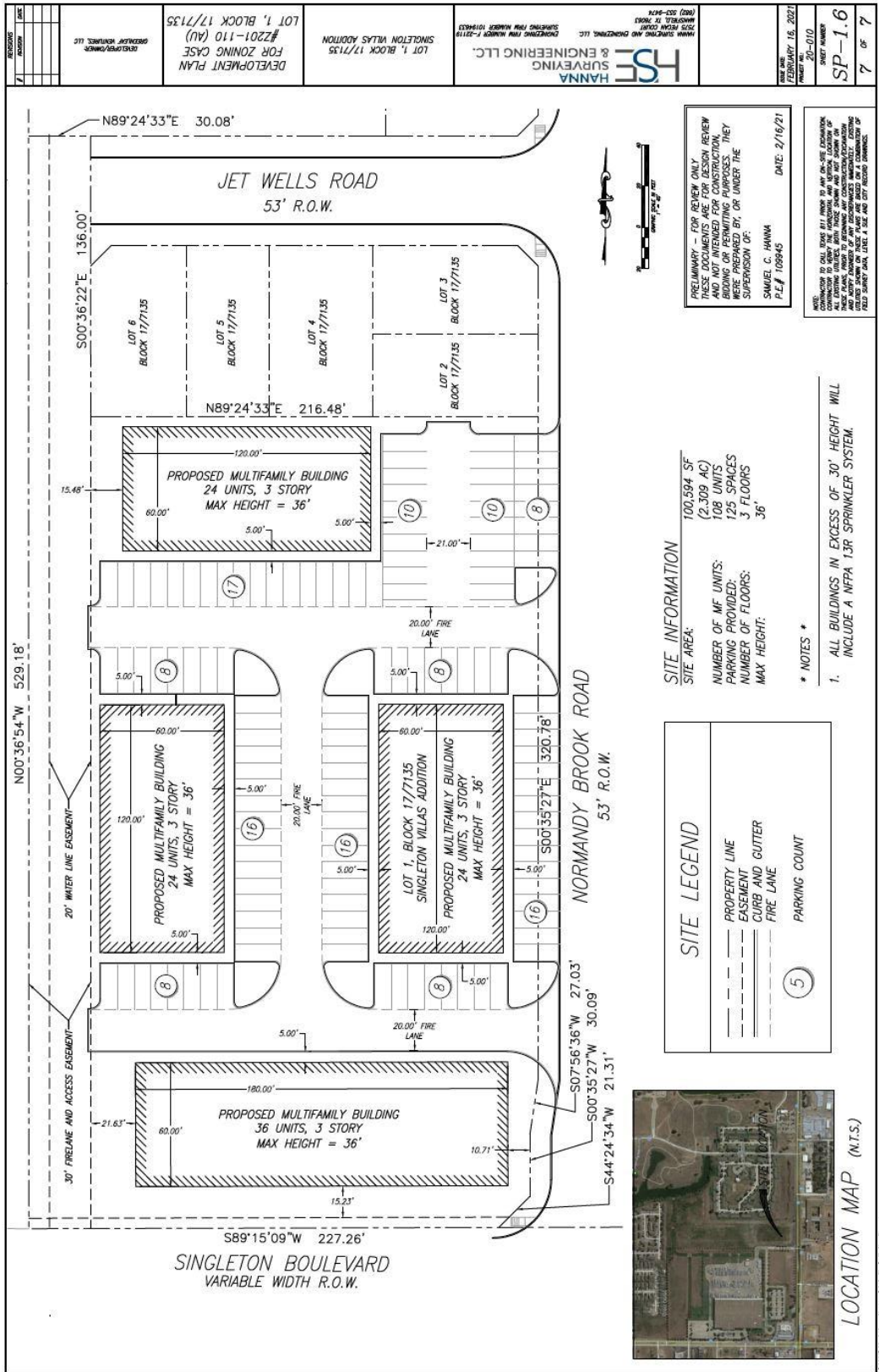
PROPOSED DEVELOPMENT PLAN_PAD 3 FOR INFORMATION PURPOSES ONLY



PROPOSED DEVELOPMENT PLAN _PAD 4 FOR INFORMATION PURPOSES ONLY



PROPOSED DEVELOPMENT PLAN _PAD 6 FOR INFORMATION PURPOSES ONLY

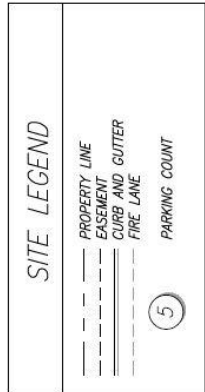


PRELIMINARY - FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR BIDDING OR PERMITTING PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
SAMUEL C. HANNA
 P.E. # 109945
 DATE: 2/16/21

NOTE: CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND TO VERIFY THE PROVISIONS OF ALL APPLICABLE ORDINANCES. THESE PLANS, PRIOR TO BEGINNING ANY CONSTRUCTION, SHALL BE REVIEWED BY THE CITY ENGINEER AND A COMMUNITY DEVELOPMENT OFFICER. THE CITY ENGINEER AND COMMUNITY DEVELOPMENT OFFICER SHALL VERIFY THE ACCURACY OF THE PLANS AND THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

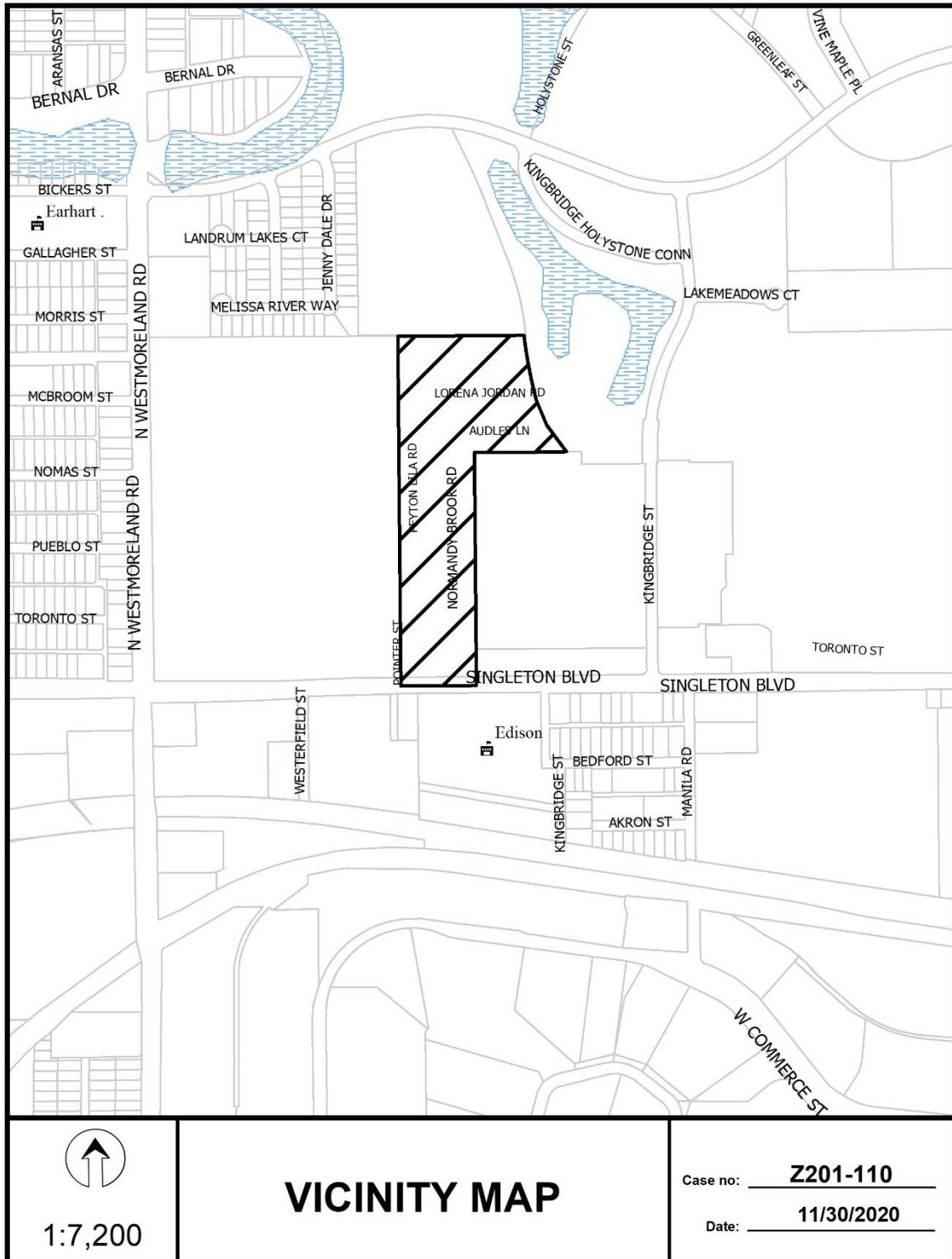
SITE INFORMATION
 SITE AREA: 100,594 SF (2,309 AC)
 NUMBER OF MF UNITS: 108 UNITS
 PARKING PROVIDED: 125 SPACES
 NUMBER OF FLOORS: 3 FLOORS
 MAX HEIGHT: 36'

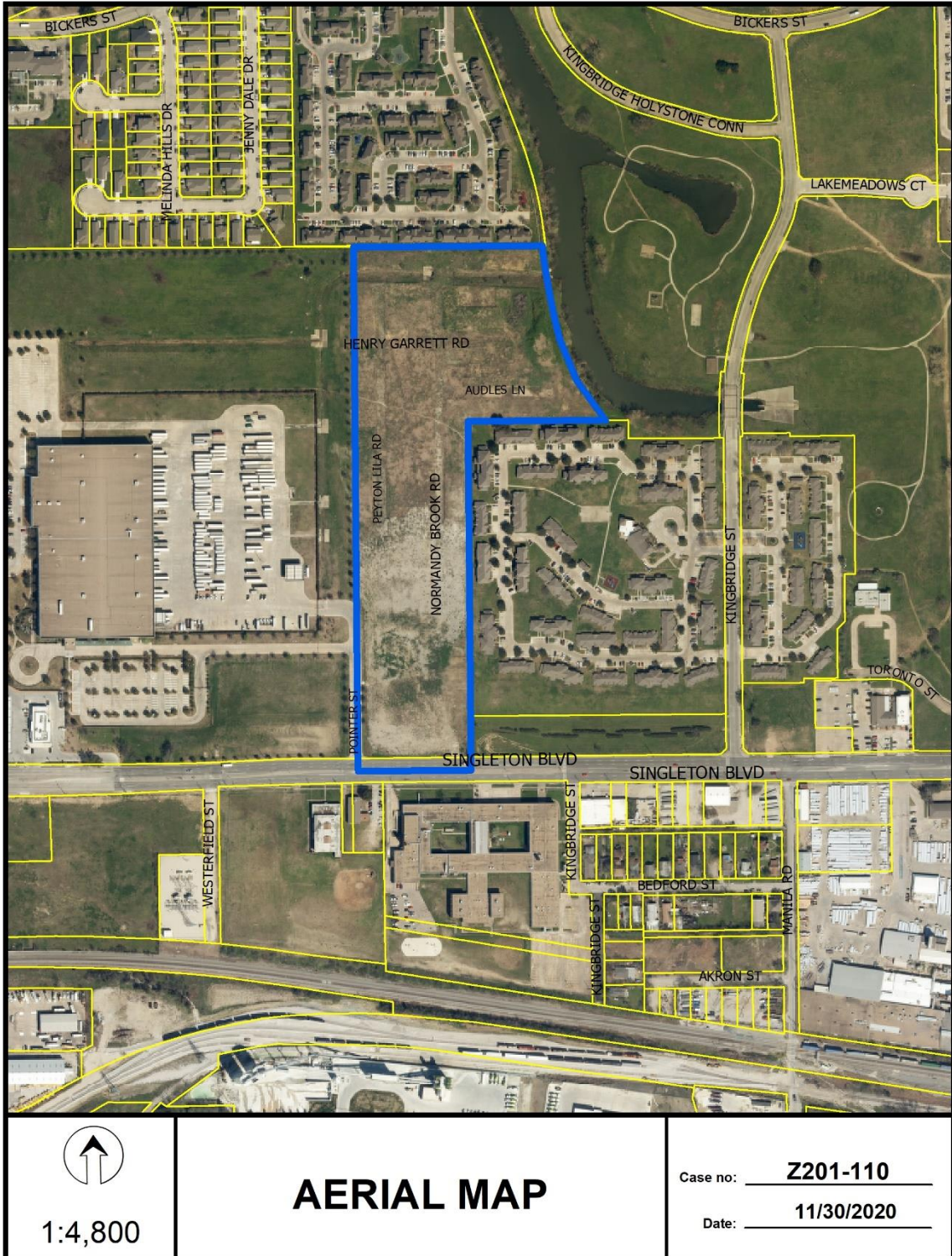
- * NOTES *
- ALL BUILDINGS IN EXCESS OF 30' HEIGHT WILL INCLUDE A NFPA 13R SPRINKLER SYSTEM.

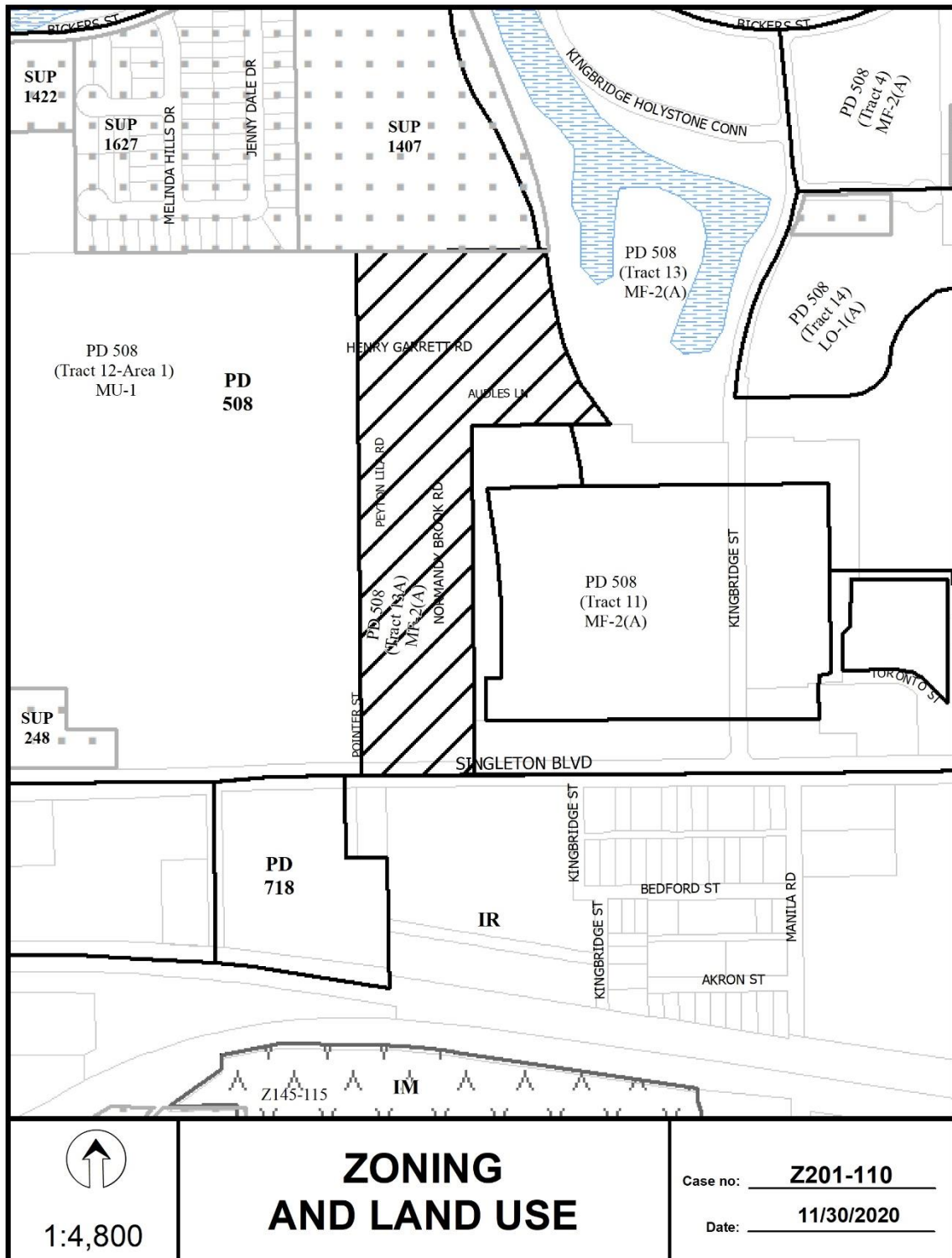


LOCATION MAP (N.T.S.)

HSE HANNA SURVEYING & ENGINEERING L.L.C. 2025 NORTH COURT, SUITE 100, RENO, NV 89501 (775) 785-4474
 PROJECT NO. 2021-010
 SHEET NUMBER SP-1.6
 DATE: FEBRUARY 16, 2021
 7 OF 7



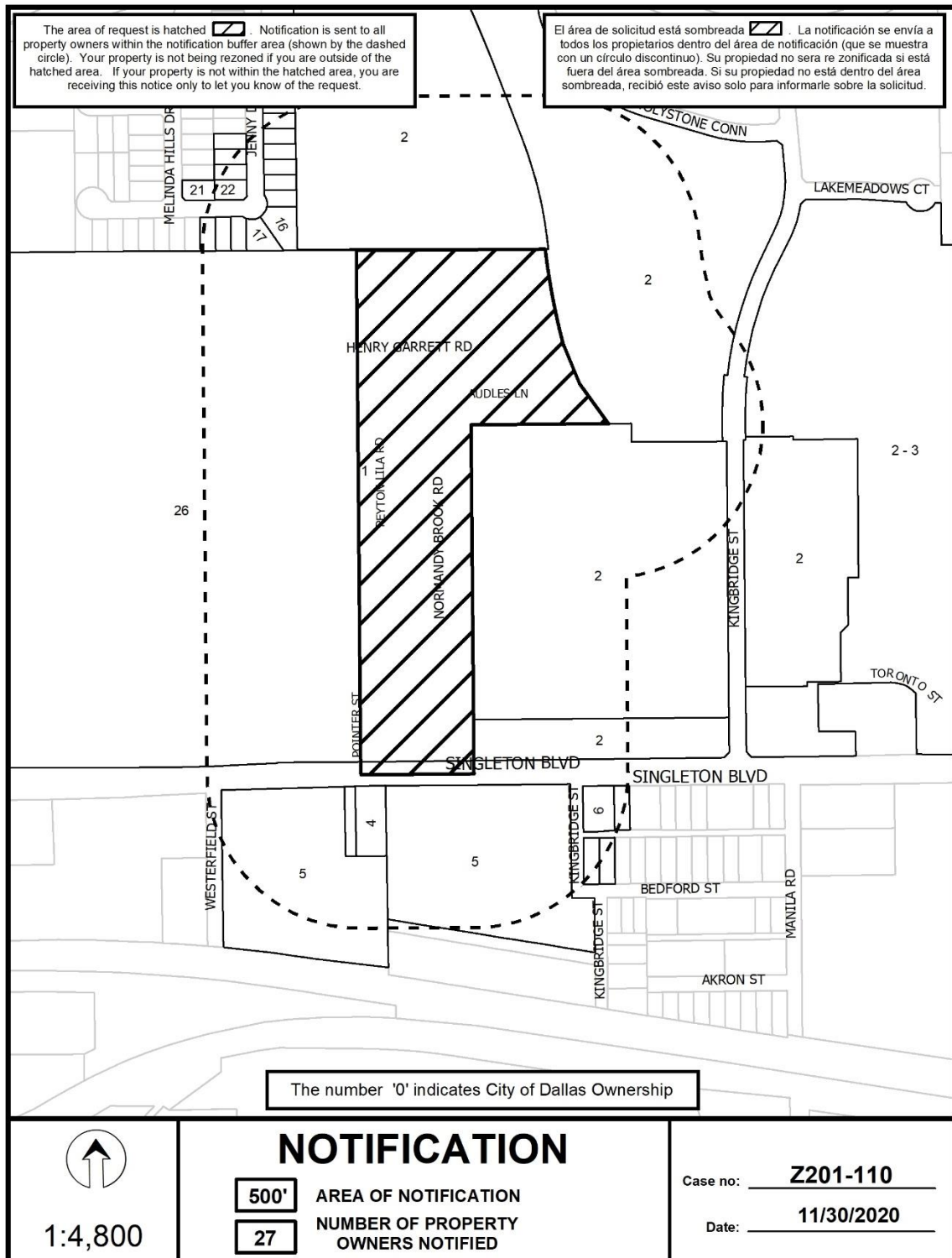




1:4,800

ZONING AND LAND USE

Case no: Z201-110
Date: 11/30/2020



11/30/2020

Notification List of Property Owners***Z201-110******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3020 BICKERS ST	GREENLEAF VENTURES LLC
2	3130 KINGBRIDGE ST	DALLAS HOUSING AUTHORITY
3	2607 TORONTO ST	DALLAS HOUSING AUTHORITY
4	2950 SINGLETON BLVD	REDEEMER BAPTIST CHURCH
5	3002 SINGLETON BLVD	Dallas ISD
6	2850 SINGLETON BLVD	KATIE LITTLE ANGEL DAY CARE
7	2849 BEDFORD ST	ZAMUDIO MARIA DE LA PAZ
8	2847 BEDFORD ST	LOPEZ MICHELLE
9	3528 JENNY DALE DR	GARCIACORDOVA CHRISTOPHER
10	3524 JENNY DALE DR	RAMIREZMARTINEZ CARLOS
11	3520 JENNY DALE DR	ODA HAREGEWOIN
12	3516 JENNY DALE DR	HARRINGTON DONNA
13	3512 JENNY DALE DR	FELEKE DANIEL & W KIRKOS RAHEL
14	3508 JENNY DALE DR	FEYE TESFAYE & EMEBET GEBRETSADIK
15	3504 JENNY DALE DR	QUEZADA JUAN ANTONIO & MARIA
16	3502 JENNY DALE DR	ESTALA BRYAN
17	3106 MELISSA RIVER WAY	ASHRAF MUHAMMAD
18	3110 MELISSA RIVER WAY	JUAREZ RAMON &
19	3114 MELISSA RIVER WAY	ANDERSON TRIONA A
20	3118 MELISSA RIVER WAY	VARGAS JOSEFINA
21	3502 MELINDA HILLS DR	MIRIANI NINA DANDAN &
22	3507 JENNY DALE DR	FERNANDEZ ADELAIDE &
23	3511 JENNY DALE DR	ESTIFANOS SEMERT
24	3515 JENNY DALE DR	METAFERIA FIKRU &
25	3519 JENNY DALE DR	RAMOS SUSANA
26	3020 N WESTMORELAND RD	GOODWILL INDUSTRIES OF
27	2840 SINGLETON BLVD	Taxpayer at

FILE NUMBER: Z201-140(ND)

DATE FILED: December 4, 2020

LOCATION: Southeast side of Nowitzki Way, between North Houston Street and North Field Street

COUNCIL DISTRICT: 14

MAPSCO: 45 K

SIZE OF REQUEST: ±10.8 acres

CENSUS TRACT: 19.00

REPRESENTATIVE: Tommy Mann, Winstead, PC

APPLICANT/OWNER: North End, LP

REQUEST: An application for a Planned Development Subdistrict for CA-1 Central Area Subdistrict uses on property zoned an MF-3 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to redevelop the site with a mixed-use development with multifamily, office, lodging, retail and personal service, and commercial uses.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, street sections, height zone exhibits, and staff's recommended conditions.

PRIOR CPC ACTION: On May 20, 2021, the City Plan Commission held the item under advisement to June 17, 2021

PLANNED DEVELOPMENT NO. 193:

<http://www.dallascityattorney.com/51P/Articles%20Supp%202021/Article%20193%20Part%201.pdf>

PLANNED DEVELOPMENT NO. 193 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a193>

BACKGROUND INFORMATION:

- The property is developed with a four-story multifamily complex built in 1998 and consisting of approximately 540 units.
- The applicant proposes to redevelop the site with a mix of uses including office, multifamily, retail, restaurants and providing a minimum of 1.5 acres of contiguous open space.
- The applicant proposes to deviate from the CA-1 Subdistrict standards by 1) limiting the FAR to 7:1 and 8:1 with mixed income housing bonuses; 2) limiting lot coverage to 40 percent per subarea for portions of buildings 180 feet or more; 3) providing tower spacing of 75 feet between buildings portions over 180 feet; 4) requiring 1.5 acres of contiguous open space, 5) requiring urban design standards, 6) additional spacing requirements for buildings along Houston Street, and 7) pedestrian amenities. The applicant proposes low-impact development to allow development at lesser degree as the overall project is being built-out over time.

Zoning History: There have been three zoning cases in the area in the past five years.

1. **Z190-114:** On June 10, 2020, the City Council approved a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, generally bounded by North Akard Street, McKinney Avenue and North St. Paul Street.
2. **Z189-237:** On August 28, 2019, the City Council approved a Planned Development Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cedar Springs Road and Olive Street.
3. **Z178-192:** On June 27, 2018, the City Council approved an amendment to Planned Development Subdistrict No. 110 within Planned Development District No. 193, the Oak Lawn Special Purpose District generally bounded by North Field Street, North Akard Street, Ashland Street, and Cedar Springs Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Field Street	Principal Arterial	
Houston Street	Principal Arterial	67 feet with bike lanes
Nowitzki Way	Principal Arterial	122 feet w/ auxiliary lane

Traffic and Street Sections:

A traffic impact analysis was reviewed by the Engineering Division of Sustainable Development and Construction. Staff did not have objections to the proposal as the “proposed development can be successfully incorporated into the surrounding roadway network as well as proposed plan for DART’s D2 line. The development will be responsible to mitigate detrimental impact to nearby infrastructure including meeting City standards and upgrades to intersections for ADA compliance.”

The applicant is proposing internal street types and associated street sections. The streets are labeled on the proposed conceptual plan. The street sections provide 12-foot pedestrian zones with eight feet unobstructed. Street Type B borders the park.

The applicant added street sections for Field Street (with and without bike lane), Houston Street, Nowitzki Way, and the former River Street. The sections include widths of sidewalk and landscape buffers and bike lanes, if applicable.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-3 Subdistrict w/in PD No. 193	Multiple family
North and Northeast	I-2 Subdistrict w/in PD No. 193 PDS No. 79 w/in PD No. 193	GMFS, surface parking
East	PDS No. 110 w/in PD No. 193	Office, GMFS, restaurants, multiple family
South and Southeast	I-2 Subdistrict w/in PD No. 193 PD No. 87 w/in PD No. 193	Restaurant with surface parking, museum
West, Southwest, Northwest	PD No. 582	Multiple family, restaurants, retail, surface and structured 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.

The applicant’s request generally complies with the following goals and policies of the Comprehensive Plan.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

Policy 2.2.2 Maximize development opportunities around DART stations.

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Downtown 360. The request site is located within the Victory Park subdistrict of the Uptown area of the Downtown Dallas 360 Plan, adopted by the City Council in December 2017.

Uptown has become one of Dallas' most dense neighborhoods. The plan emphasizes the importance of connectors to improve multimodal connectivity between Uptown and surrounding neighborhoods.

The applicant's request generally complies with the following 360 Plan strategies:

- Envisioning a collection of complete and connected neighborhoods.
- Diversity and grow housing.
- Create vibrant parks and neighborhood spaces.

- Grow a diverse mix of services and retail.
- Activate the public realm.

Area Plans:

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 generally meets objectives 1, 2 (along portions), 3, 6, and 7. The applicant is providing urban design guidelines that will encourage walkability. The mixture of uses will provide retail areas along the street frontages and parking garages will be screened.

Land Use Compatibility:

The site is currently zoned an MF-3 Multiple Family Subdistrict and is surrounded by mostly planned development district and planned development subdistricts. PD No. 582, the Victory PD, wraps the site on the northwest, west, and southwest sides. PD No. 582 is developed with a mixture of uses including multifamily, restaurants, retail stores, surface and structured parking, and the American Airlines Center. A museum is adjacent to the southeast. Across Field Street to the southeast is surface parking and a restaurant in an I-2 Industrial Subdistrict within PD No. 193. To the east and northeast are PDS No. 79, part of the Harwood PDS, that is currently a surface parking lot and PDS No. 110 developed with a mixed-use development consisting of office, multiple family, restaurants, and a grocery store. To the north in an I-2 Subdistrict is a drug store.

The applicant proposes replacing the existing 540-unit, four story multiple family development with a mixed-use project that will provide 1.5 acres of publicly accessible, contiguous open space. The applicant indicated full build-out of the development would not happen at once but would occur over time. As a result, the applicant is proposing low-impact developments to activate the site as the project is completed.

The applicant proposes low-impact developments to be limited to 20,000 square feet of floor area and 60 feet in height. The low-impact developments would be limited to two per subarea and a specific use permit required for additional low-impact developments in the subarea. A site plan would be submitted to the director for these developments.

The low-impact development would be limited to certain uses such as: restaurant without drive-through service, office, barber and beauty shop, health studio, retail food store, drug store, pet shop, clothing store, surface parking, and commercial parking lot or garage. The applicant proposes to limit the surface parking and commercial parking lot or garage uses to 25 percent of the subarea as low-impact development.

Staff’s concern with the low-impact development is the potential for them to become permanent. The idea of having uses activate the area as more substantial development occurs has merit. One purpose of identifying low-impact developments with separate regulations is not to have a development plan that would need to be amended either with a minor amendment or a full amendment.

The CA-1 Central Area Subdistrict base of the proposed planned development subdistrict has development standards consistent with the surrounding zoning. Below is a comparison of the existing zoning, the proposed zoning, and the surrounding zoning regulations for density, height, and lot coverage.

Zoning	Size	Density	Height	Lot Coverage	PRIMARY Uses
Site Existing: MF-3 Subdistrict	10.8 ac	4:1 FAR Res density based on lot per du	36' SF Any legal height for others	60% res 50% nonres	Multiple family
Site Proposed: PDS	10.8 ac	7:1 FAR 8:1 w/ MIH	36' SF Any legal height for others	100% 40% over 180'	CA-1 uses w/ certain uses prohibited
CA-1 - Central area		20:1 FAR	36' SF Any legal height for others	100%	All but the heaviest industrial uses
I-2 Subdistrict		4:1 FAR	36' SF Any legal height for others	60% res 100% nonres	Industrial
PDS No. 79, Subarea K	2.83	12:1 FAR 1,479,264 sf max No max dwelling density	Any legal height for others	100%	LC uses plus several uses
PDS No. 87	4.65 ac	20:1 FAR 10:1 for museum	36' SF Any legal height for others	100%	All but the heaviest industrial uses
PDS No. 110	3.039 ac	4:1	36' SF Any legal height for others	100%	Mixed uses

Zoning	Size	Density	Height	Lot Coverage	PRIMARY Uses
PD No. 582	86.95 ac	10.6 million sf	Any legal height 90' for part of entertainment complex and 270' in portion of north subdistrict	100%	Mixed uses

Development Standards:

The applicant proposes to deviate from the CA-1 Subdistrict standards by 1) limiting the FAR to 7:1 and 8:1 with mixed income housing bonuses; 2) limiting lot coverage to 40 percent per subarea for portions of buildings 180 feet or more; 3) providing tower spacing of 75 feet between buildings portions over 180 feet; 4) requiring 1.5 acres of contiguous open space, 5) requiring urban design standards, 6) additional spacing requirements for buildings along Houston Street, and 7) pedestrian amenities.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: MF-3 Subdistrict	10' for first 36 ft 25' for higher	10' for first 36 ft +Half total height for higher, max 50 ft	4:1 FAR	36' SF Any legal height for others	60% res 50% nonres	Multiple family
Proposed base: CA-1 - Central area	0'	0'	20:1 FAR	36' SF Any legal height for others	100%	All but the heaviest industrial uses
Applicant's request - PDS	10' Field & Houston 0' Nowitzki	0'	7:1 base 8:1 w/ MIH	Any legal height	100% 40% 180' +	CA-1 uses minus specific uses

Floor Area Ratio:

The Dallas Development Code has two definitions for this section. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking.

The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. The applicant is proposing to include aboveground parking structures in the calculation of lot coverage.

Therefore, staff supports the floor area ratio increase from the 4:1 FAR in the MF-3 Subdistrict to a 7:1 FAR base and 8:1 FAR with mixed income housing because the proposed FAR is compatible with the surrounding area and is close to a proposed

DART station and is in walking distance to amenities such as the Klyde Warren Deck Park, American Airlines Center, museums, and the West End.

Mixed-Income Housing:

The proposed conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income (AMI). Staff supports the applicant's proposal for a mixed income housing development bonus of five percent in the 51 to 60 percent AMFI tier for buildings seven stories or less. For residential buildings eight stories or more, five percent at 81 to 100 percent AMFI is required to obtain an FAR over 7:1 in the subarea.

Open Space, Amenities, and Urban Design Elements:

The applicant is proposing 1.5 acres of contiguous, publicly accessible open space. The open space is required for the development to exceed 300,000 square feet. A minimum of 70 percent of the open space must be unobstructed to the sky, saved for trees. The remainder of the open space may have shade structures, seating, play areas, and other similar items. Twenty-five percent of the open space must have tree canopy, awnings, shade structures, and other means to provide refuge from the elements. The open space may have some paved areas and plazas, which is limited to 60 percent. Trees, benches, trash receptacles, and bicycle racks area required in the open space.

Urban design elements include 10-foot unobstructed sidewalks along Houston Street, Field Street, and Nowitzki Way; eight-foot unobstructed sidewalk along the private street that is the former River Street; benches, trash receptacles, and bicycle racks; architectural elements at public entries; ground level transparency of at least 40 percent for the first 13 feet in height; building articulation.

The corner of Nowitzki Way and Houston Street must provide a pedestrian connection and have a combination of activating uses such as restaurant, retail, residential, personal service, or a publicly accessible open space to encourage pedestrian activity.

Parking structures area required to have solid screening to shield vehicle headlights and sloping ramps. Parking structures along public streets must contain retail, restaurant, residential, professional, personal service, and custom craft uses at the ground level. Exterior of parking structures must be similar in appearance to the main building.

To ensure the pedestrian experience and to make the site more walkable, a minimum of 50 percent of the street-facing, ground level dwelling units in a multiple-family building must have individual entrances from the outside, street access, and a connection to the sidewalk. Fencing of private front yards is limited to 48 inches.

Houston Street frontage:

The applicant has proposed conditions along the Houston Street frontage to ensure a more pedestrian-friendly environment and reduce the canonization of the street. The

setbacks along Houston Street in Subareas B and C are 10 feet for portions of buildings 30 feet or less and 20 feet for portions of buildings between 30 feet and 110 feet. The front yard of portions of buildings above 110 feet are different if the building is oriented perpendicular to Houston Street. Portions of buildings perpendicular to Houston Street have a setback of 40 feet above 110 feet; whereas, portions not perpendicular to the street have a 60 foot setback.

The applicant proposes lot coverage in Subarea C along Houston Street to be 35 percent for portion of buildings over 400 feet and 30 percent for portions over 630 feet. This is a reduction from the 40 percent proposed in the remainder of the planned development subdistrict for portions of 180 feet in height.

The applicant proposes to have ground level separation of at least 50 feet for portion of buildings less than 110 feet fronting on Houston Street and 90 feet for portions above 110 feet.

In addition, the applicant has provided two height zone maps for buildings perpendicular and not perpendicular to Houston Street. The maximum height for a parking structure in Subarea C along Houston Street is limited to 110 feet, which is comparable to the parking structure height of the structure across Houston Street.

The applicant is providing a pedestrian connection from the corner of Nowitzki Way and Houston Street to the open space. The area shown on the conceptual plan at this corner is required to have a street activating use.

The applicant is proposing a pedestrian plaza at the corner of Nowitzki Way and Houston Street. The plaza within the boundaries of the area of request can be required in the conditions. However, the proposed planned development subdistrict cannot regulate property in a different zoning district. Staff is reviewing other means to have the area outside of the area of request be part of the pedestrian plaza.

Parking:

The applicant is proposing to meet the parking requirements in PD No. 193. If mixed income housing is provided, parking reduction are proposed for multiple family; hotel or motel; bar and restaurant; professional, personal service, and custom craft use; and retail uses. Staff supports the reductions of the parking for the uses if mixed income housing is provided to encourage a mixture of uses and lessen the number of parking spaces to encourage alternative transportation methods.

Landscaping:

Landscaping is required in accordance with PD No. 193 with the following deviations: the number of street trees may be reduced if there is a conflict with utilities; if loading and garbage storage areas are concealed by a building in internal, screening per PD No. 193 is not required; and the 10-foot landscape buffer for parking structures is not required if the structure contains retail, bar and restaurant, residential, hotel, or

professional, personal service, and custom craft uses on the ground floor. Also, staff supports allowing the landscaping to be provided in phases.

The location of street trees will be per the street section exhibits and the number of street trees required will be the same as PD No. 193.

Conceptual Plan:

The proposed conceptual plan shows four subareas and the proposed open space. The applicant is proposing to allow moving the open space and any streets, if necessary in moving the open space through the director-approval minor amendment process. The amount of open space could not be reduced to less than 1.5 acres, the open space would be located in Subareas A or C, and the street designation for Type A – Segment 1 does not change. Staff does not support amending a Council-approved conceptual plan without a full amendment as is required by Code. The location of the open space was considered during staff's review. Staff may have suggested different conditions if the open space were in a different location. Via the minor amendment process, conditions cannot be changed and if the new location met the conditions for the amendment, the director must approve the change.

The Commission and Council have allowed minor amendments to conceptual plans in other PDs to allow the relocation of streets. If the Commission is inclined to support the allowance of the minor amendment process, staff would suggest adding language that the amendment could not be done to where altering the subarea boundaries also altered the lot coverage calculations for low-impact development or FAR calculations that would prevent the requirement of mixed income housing. Staff is concerned about this unintended consequence moving the subarea boundaries by moving the open space could present.

Market Value Analysis

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

List of Officers

North End, LP

Hunt-North End, Inc. -- General Partner

Hunt – North End, Inc.

List of Officers

Christopher W. Kleinert	Chairman, Chief Executive Officer
Colin Fitzgibbons	President
David C. Hernandez	Executive Vice President
Paul E. Hoffman	Senior Vice President
Michael E. Wallace	Senior Vice President
Todd M. Watson	Senior Vice President
Diane B. Hornquist	Vice President, General Counsel, Secretary
Kristin D. Boyd	Assistant Treasurer
Amy R. Sellers	Assistant Treasurer
Keith M. O'Neal	Assistant Treasurer

Proposed PDS Conditions

SEC. S-____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ____ for CA-1 Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict ____") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2021.

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

PD 193 Subdistrict ____ is established on property located at the southwest right-of-way line of Field Street. The size of PD 193 Subdistrict ____ is approximately 10.8481 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) GROUND LEVEL means the story of a building closest to and above grade along a public street or an internal street.

(c) INTERNAL STREET means a public or private street, or private drive that is designated as Street Type A or B on the conceptual plan (Exhibit __A).

(d) LOW-IMPACT DEVELOPMENT means a development consisting of one or more uses permitted pursuant to Section S-____.107(e), each of which does not exceed 20,000 square feet in floor area or a structure height of 60 feet.

(e) SUBAREA means a subarea designated as Subarea A, B, C, or D on the conceptual plan (Exhibit S__A)

(f) SUBDISTRICT means a subdistrict of PD 193.

(g) TOWER means the portion of a building greater than 110 feet in height.

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

(i) TREE CANOPY COVER means the amount of ground area directly beneath a tree's crown to the drip line or the combined crowns of a stand of trees, measured in square feet.

(j) VITRINE means a minimum 5 feet depth cavity or display case with a transparent surface used for the display of art, merchandise, or other objects, and which is (1) embedded in the front façade of a building or structure; and (2) similar to or complimentary in appearance to the front facades of commercial spaces such as a retail storefront, or office or hotel lobby.

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

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

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit S__A: conceptual plan.
- (2) Exhibit S__B: streetscape standards.
- (3) Exhibit S____C: height map - perpendicular to Houston Street.
- (4) Exhibit S____C: height map - non-perpendicular to Houston Street

SEC. S-____.105. CONCEPTUAL PLAN.

(a) Except as otherwise provided, development and use of the Property must comply with the conceptual plan (Exhibit S__A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

Staff recommendation:

~~(b) Changes to (i) the location of the open space shown on the conceptual plan; and (ii) the alignment, network, and types of streets and drives shown on the conceptual plan to accommodate open space (including but not limited to reconfiguration or relocation of open space) may be approved by the City Plan Commission through the procedure for minor amendments in Section 51A-4.702(h); provided that the following requirements are met:~~

~~(1) the amount of open space provided does not decrease below 1.5 acres;~~

~~(2) the minimum 1.5 acres of open space is concentrated in one contiguous area in either Subarea A or Subarea C; and~~

~~(3) internal street Type A — Segment 1 as shown on the conceptual plan (Exhibit __A) does not change alignment.~~

~~(4) — the minimum 1.5 acres of open space must generally remain centralized.~~

Applicant request:

(b) Changes to (i) the location of the open space shown on the conceptual plan; and (ii) the alignment, network, and types of streets and drives shown on the conceptual plan to accommodate open space (including but not limited to reconfiguration or relocation of open space) may be approved by the City Plan Commission through the procedure for minor amendments in Section 51A-4.702(h); provided that the following requirements are met:

(1) the amount of open space provided does not decrease below 1.5 acres;

(2) the minimum 1.5 acres of open space is concentrated in one contiguous area in either Subarea A or Subarea C;

(3) internal street Type A – Segment 1 as shown on the conceptual plan (Exhibit S___A) does not change alignment; and

(4) the minimum 1.5 acres of open space must generally remain centralized.

SEC. S-____.106. DEVELOPMENT PLAN.

(a) No development plan required for low-impact developments. For low-impact developments, no development plan is required. Except for a temporary construction or sales office use, for an low-impact development the applicant must submit a site plan that complies with the development plan submittal requirements of Section 51A-4.702(e)(1) and (e)(2) to the director. The site plan must include a tabulation box consisting of the proposed floor area for the low-impact development(s), the existing and proposed floor area for the subarea in which the new low-impact development(s) is located, and the existing and proposed parking area coverage per subarea for any surface parking or commercial parking lots or garages proposed. The director may approve amendments to site plans for low-impact developments following the same requirements. An applicant may appeal a decision of the director to the city plan commission. The site plan for an low-impact development approved pursuant to this subsection shall not be considered a development plan and shall not preclude the submission of an original development plan for the property (or any portion thereof) encompassed by the site plan.

(b) Uses other than low-impact developments. Except for a low-impact development, the following provisions apply:

(1) A development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this subdistrict other than the following, all of which do not require approval of a development plan:

(A) site preparation, including paving or grading;

(B) installation of infrastructure improvements, open space, private streets or pedestrian amenities, including plazas, courtyards, fountains or similar architectural features;

(C) tree removal, irrigation improvements, fill operations, or maintenance of landscaping;

(D) repair or demolition of existing structures;

(E) the installation of fencing or other structures for security, safety, or construction purposes;

(F) work associated with permitted temporary uses; or

(G) utility work, including lighting and electrical service.

(2) Each development plan must include a tabulation box consisting of the following:

(A) proposed floor area for the new development,

(B) the existing and proposed floor area for the subarea in which the development is located (for purposes of determining whether mixed-income housing is triggered),

(C) the existing and proposed floor area within the entire subdistrict at the time of approval;

(D) the existing and proposed lot coverage within the subarea in which the development is located;

(E) the existing and proposed open space within the subarea at the time of approval, if any; and.

(F) The existing and proposed open space within the entire subdistrict at the time of approval, if any.

(3) If there is a conflict between the text of this article and a development plan, the text of this article controls.

(4) The provisions of Section 51A-4.702 requiring submission of a development plan within six months after the city council's approval of this ordinance do not apply.

(5) A development plan is not required to reflect the entire subdistrict or an entire subarea and may include only a portion of the subdistrict or a portion of a subarea.

(6) Internal streets Type A – Segment 2, Type A – Segment 3, and Type B shown on the conceptual plan may change alignments with variations of 50 feet or less through approval of a development plan without requiring an amendment to the conceptual plan. Internal street Type A – Segment 1 may change alignment in order to align within 10 feet of the portion of Ashland Street east of Field Street through approval of a development plan without requiring an amendment to the conceptual plan.

(7) An amendment to an approved development plan is not required for:

(A) relocating or adding utilities, including lighting and electrical service;

(B) changes to site preparation and drainage work;

(C) reprogramming of open space areas;

(D) changes to landscaping or pedestrian amenities not required by this article, including plazas, courtyards, fountains, and similar architectural features; and

(E) re-striping of parking areas that does not reduce the number of off-street parking spaces required by this article.

SEC. S-____.107. MAIN USES PERMITTED.

(a) Except as otherwise provided herein, the main uses permitted in this subdistrict are those main uses permitted in a PD 193 CA-1 Subdistrict, subject to the same conditions applicable in the CA-1 Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 CA-1 Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 CA-1 Subdistrict is subject to DIR in this subdistrict, etc.

(b) The following uses are prohibited within this subdistrict:

- Airport or landing field
- Auto auction
- Auto painting or body rebuilding shop (inside)
- Auto painting or body rebuilding shop (outside)
- Auto repair garage (inside)

Z201-140(ND)

- Auto repair garage (outside)
- Automobile or motorcycle display, sales and service (inside display)
- Automobile or motorcycle display, sales and service (outside display)
- Building repair and maintenance shop
- Bus or truck repair/parking garage
- Car wash
- Clothing manufacturing
- Commercial cleaning shop
- Commercial laundry or dry cleaning
- Custom print shop
- Drag strip, go-cart track, or commercial racing
- Engine or motor repair shop
- Fairgrounds
- Gummed label printing
- Job printing, lithographer, printing or blueprinting plant
- Labor hall
- Light fabrication and assembly
- Lumber, brick or building materials sales yard
- Machine or welding shop
- Machinery sales and services
- Manufacturing laboratory
- Motor freight hauling and storage
- Outside commercial amusement
- Passenger bus station and terminal
- Pawn shop
- Plumbing, electrical, air conditioning, and heating shops
- Railroad freight terminal
- Railroad team track
- Rodeo
- Sewage pumping station
- Sewage treatment plant
- Steam cleaning of vehicles and machinery
- STOL (short takeoff or landing) port
- Taxidermist
- Tool and equipment rental (with outside display)
- Venetian blind or window shade repair, assembly and sales
- Warehouse
- Water reservoir, well, or pumping station
- Water treatment plant

(c) A bar, lounge, or tavern use is only allowed if located within the same building as an office, hotel and/or multifamily use.

(d) A drive-through restaurant use and a service station use are only allowed by specific use permit (SUP).

(e) The following uses are the only uses permitted as an low-impact development:

Educational uses.

- Library, art gallery or museum.

Bar and restaurant uses.

- Restaurant without drive-through service.

Professional, personal service, and custom craft uses.

- Office.
- Temporary construction or sales office.
- Bank or saving and loan office.
- Barber and beauty shop.
- Health studio.
- Laundry or cleaning pickup and receiving station.
- Tailor, custom sewing, and millinery.
- Instructional arts studio.
- Handcrafted artwork studio.
- Photography studio.

Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionary shop.
- Book and stationary store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Pet shop.
- Furniture store.
- Hobby and art supplies store.

Motor vehicle related uses. *[Maximum coverage of 25 percent per subarea]*

- Surface parking.
- Commercial parking lot or garage.

SEC. S-____.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.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 Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the PD 193 CA-1 Subdistrict apply.

(b) The yard, lot, and space regulations are modified as follows:

(1) Front yard.

(A) Houston Street frontage in Subareas B and C.

i. For portions of a building 30 feet in height or less, minimum front yard is 10 feet.

ii. For portions of a building above 30 feet in height up to 110 feet in height, minimum front yard is 20 feet.

iii. If a tower is oriented perpendicular to Houston Street, for portions of a building above 110 feet in height, minimum front yard is 40 feet.

iv. If a tower is not oriented perpendicular to Houston Street, for portions of a building above 110 feet in height, minimum front yard is 60 feet.

(2) Maximum floor area.

(A) Except as otherwise provided in this Section, maximum floor area ratio for all uses combined in this subdistrict is 8.0:1.

(B) If any subarea exceeds a floor area ratio of 7.0:1, mixed-income housing must be provided in any future developments containing a multiple family use in all subarea within this subdistrict in accordance with the below percentages. The mixed-income housing requirements do not apply to any buildings constructed prior to the date that the floor area ratio on any subarea exceeds 7.0:1. Once any subarea exceeds a floor area ratio of 7.0:1 the mixed-income housing requirements described herein are triggered for any future developments within the entire subdistrict (on any subarea within the subdistrict) containing a multiple family use.

Type of building	Percentage of units
Buildings 7 stories* or less	5 percent of multifamily dwelling units in buildings 7 stories* or less shall be available to households earning 51 to 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area
Buildings 8 stories* or more	5 percent of multifamily dwelling units in buildings 8 stories* or more shall be available to households earning 81 to 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area

*Levels of a parking structure are not included in the calculation of the number of stories.

(C) This subdistrict is considered one lot for purposes of total floor area ratio calculations.

(3) Lot Coverage.

(A) Except as otherwise provided, any portion of building(s) 180 feet or more in height may cover a maximum of 40 percent per subarea. The coverage shall be calculated on a subarea-by-subarea basis for purposes of determining compliance with this requirement.

(B) Additional requirements for Subarea C along Houston Street

i. Any portion of building(s) 400 feet or more in height located within Subarea C may cover a maximum of 35 percent of Subarea C.

ii. Any portion of a building(s) 630 feet or more in height located within Subarea C may cover a maximum of 30 percent of Subarea C.

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

(4) Ground level separation for buildings fronting Houston Street. For any building with frontage on Houston Street, any portion of the building between grade and 110 feet in height must be at least 50 feet away from the ground-level of any other building with frontage on Houston Street.

(5) Building spacing.

(A) Except as otherwise provided, any portion of a building greater than 180 feet in height must be at least 75 feet away from any other portion of a building greater than 180 feet in height located within this subdistrict.

(B) For any building in Subareas B or C with frontage on Houston Street, any portion of a building greater than 110 feet in height must be at least 90 feet away

from any other portion of a building greater than 110 feet in height with frontage on Houston Street within Subarea B or C

(6) Height.

(A) Except as otherwise provided herein, maximum structure height is any legal height.

(B) Buildings with frontage on Houston Street with towers that are oriented perpendicular to Houston Street

i. Maximum structure height for height zone B as shown on the height map – perpendicular to Houston Street (Exhibit S____ C) is 110 feet.

ii. Maximum structure height for height zone C as shown on the height map – perpendicular to Houston Street (Exhibit S____ C) is 30 feet.

(C) Buildings with frontage on Houston Street with towers that are not perpendicular to Houston Street.

i. Maximum structure height for height zone B as shown on the height map – non-perpendicular to Houston Street (Exhibit S____ D) is 110 feet.

ii. Maximum structure height for height zone C as shown on the height map – non-perpendicular to Houston Street (Exhibit S____ D) is 30 feet.

(D) Maximum height for parking structures fronting Houston Street in Subarea C. The maximum height of any parking structure within Subarea C fronting Houston Street is 110 feet. A building may be connected to and located above the parking structure without a height limitation.

(c) Additional requirements for low-impact developments. The requirements in this Section S-____109(c) only apply to low-impact developments.

(1) Maximum floor area ratio for low-impact developments. The maximum floor area ratio for uses approved as low-impact developments is 0.75:1 per subarea. The floor area ratio for low-impact developments shall be calculated on a subarea-by-subarea basis for purposes of determining compliance with this requirement.

(2) Surface parking lots and commercial parking lots or garages developed as low-impact developments. The maximum coverage for surface parking lots and commercial parking lots or garages approved as low-impact developments is 25 percent per subarea. The coverage shall be calculated on a subarea-by-subarea basis for purposes of determining compliance with this requirement. This coverage limitation only applies to low-impact developments and shall not apply to parking areas shown on an approved development plan.

(3) A maximum of two separate low-impact developments is allowed per subarea by right. More than two separate low-impact developments per subarea may be approved by specific use permit.

SEC. S-____.110. Urban Design Requirements.

(a) For a development for which a certificate of occupancy is issued after **[insert effective date of the zoning ordinance]**, the following urban design requirements apply.

(b) Streets and sidewalks.

(1) Houston Street, Field Street, and Nowitzki Way.

(A) Houston Street, Field Street, and Nowitzki Way shall comply with the streetscape standards (Exhibit S__B). On Field Street there are two separate sections: one section (with a bike lane shown) applies north of internal street Type A – Segment 1, and the second section (without a bike lane shown) applies south of internal street Type A – Segment 1.

(B) Except as otherwise provided in this subsection, minimum sidewalk width along Houston Street, Field Street, and Nowitzki Way is 10 feet unobstructed.

(C) Minimum sidewalk width along the portion of Houston Street north of internal street Type A – Segment 2 as shown on the conceptual plan (Exhibit S__A) is 12 feet unobstructed.

(2) Internal streets

(A) Except as otherwise provided in this subsection, internal streets shall comply with the streetscape standards (Exhibit __B).

(B) Minimum sidewalk width on internal streets is 8 feet unobstructed and shall be located within the pedestrian zone shown on the streetscape standards.

(C) The vehicular zone shown on the streetscape standards may be widened to accommodate parallel parking. Head-in or perpendicular parking is not allowed on internal streets.

(D) The vehicular zone and one of the two pedestrian zones shown on the streetscape standards may be eliminated for internal street Type B – Segment 2, so long as a minimum eight feet unobstructed sidewalk is provided for internal street Type B – Segment 2.

(3) Former River Street (private street). The southern boundary of the subdistrict labeled as Former River Street (Private) on the conceptual plan (Exhibit S__A) shall comply with the streetscape standards (Exhibit S__B). Minimum sidewalk width along Former River Street is eight feet unobstructed.

(4) If there is a conflict between the text of this article and the streetscape standards, the text of this article controls.

(5) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas.

(6) Private internal streets shall be publicly accessible; however, private internal streets may be closed temporarily for special events up to a maximum of 48 hours for each special event. During special events, at least one ingress and egress point along Houston Street and at least one ingress and egress point along Field Street must remain open at all times.

(c) Pedestrian amenities.

(1) Public streets. Each of the below pedestrian amenities must be provided at a quantity of at least one per every 100 feet of public street frontage, excluding frontage with visibility triangles or driveways

- (A) bench (minimum of ten linear feet), and
- (B) trash receptable,

(2) Internal streets. Each of the below pedestrian amenities must be provided at a quantity of at least one per every 100 feet of internal street frontage, excluding frontage with visibility triangles or driveways:

- (A) bench (minimum of ten linear feet),
- (B) trash receptacle, and
- (C) bicycle rack.

(3) Benches may be concentrated or grouped at one or more central locations or focal points of a development, provided there must be at least one bench per each 250 feet of public and internal street frontage.

(4) Bicycle racks may be concentrated or grouped at one or more central locations or focal points of a development, provided there must be at least one bicycle rack per each 250 feet of internal street frontage.

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

- (1) Architecturally prominent public entrance,
- (2) Canopy,
- (3) Awning,
- (4) Turret,
- (5) Arcade,
- (6) Portal,

- (7) Cantilevered building above the entry point, or
- (8) Similar architectural feature.

(e) Ground level transparency.

(1) Any building façade fronting on a public street, internal street, or publicly accessible open space must have a minimum transparency of 40 percent for the portion of the building on the ground level between grade and 13 feet in height.

(2) The provisions of this subsection S-____.110(e) do not apply to parking structures or loading areas.

(f) Building articulation. Street-facing facades must provide articulation that is a minimum depth of 2 feet variation within the vertical plane at least once every 100 feet of façade length.

(g) Minimum open space.

(1) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within this subdistrict to exceed 300,000 square feet until a minimum of 1.5 acres of contiguous and publicly accessible open space has been provided within this subdistrict.

(2) Except for certain structures allowed within the open space as provided herein, open space must be unobstructed to the sky. A minimum of 70 percent of the 1.5 acres of contiguous open space area must be unobstructed to the sky. Area covered by trees or tree canopies are considered unobstructed to the sky. Open space may not have permanent structures except structures supporting pedestrian or outdoor recreational uses, including but not limited to shade structures, pavilions, seating, play equipment, gazebos, kiosks that provide information related to the open space, or security, audio-visual, or maintenance equipment.

(3) Paved areas (excluding traffic lanes or drive aisles), plazas, and planting areas within the 1.5 acres of contiguous open space may be counted as part of the open space area. A maximum of 60 percent of the 1.5 acres of contiguous open space may be paved areas or plazas.

(4) One tree having a caliper of at least three inches must be provided for each 4,000 square feet of the 1.5 acres of contiguous open space. Street trees and site trees may count toward the requirements. Open space trees may count toward the site tree requirements.

(5) At a minimum, the open space must contain the following design elements. Bicycle racks and trash receptacles provided pursuant to Sec. S-____.110(c)(2) may be counted towards the below minimum requirements.

- (A) Benches or an exterior seating area.

(B) A minimum of 25 percent of the 1.5 acres of open space must be improved to provide shade, using tree canopy cover (which may include trees provided pursuant to Sec. S-____.110(g)(4)), awnings, shade structures, building overhangs or other means to provide users refuge from the elements.

(C) A minimum of five trash receptacles dispersed throughout the open space.

(D) A minimum of five bicycle racks dispersed throughout the open space.

(h) Corner of Nowitzki Way and Houston Street.

(1) The area of street frontage cross-hatched on the conceptual plan (Exhibit ___A) at the corner of Nowitzki Way and Houston Street must:

(A) Provide a publicly accessible pedestrian connection from the public right-of-way at the corner of Nowitzki Way and Houston Street to the 1.5 acres of publicly accessible open space required pursuant to subsection S-____.110(g). The publicly accessible pedestrian connection may be provided via connecting sidewalks; and

(B) Include one or a combination of the following (i) ground level activating uses: retail, bar and restaurant, residential (including hotel), or professional, office, personal service, and custom craft uses; and/or (ii) a publicly accessible open space or plaza to encourage pedestrian activity.

(2) The area of frontage along Houston Street between the area cross-hatched on the conceptual plan (Exhibit S___A) and internal street Type A – Segment 2, if any, must include one or a combination of the following (i) ground level activating uses; retail, bar and restaurant, residential (including hotel), or professional, personal service, and custom craft uses; and/or (ii) a publicly accessible open space or plaza to encourage pedestrian activity.

(i) Pedestrian Plaza. A pedestrian plaza must be provided connecting to the area of street frontage cross-hatched on the conceptual plan (Exhibit S___A) at the corner of Nowitzki Way and Houston Street. The area may include the sidewalk and landscape buffer shown on the streetscape standards (Exhibit S___B). The minimum depth of the pedestrian plaza is 25 feet. At a minimum, the pedestrian plaza must be constructed with one or more types of enhanced pavement such as, natural stone, concrete, brick or stone pavers, or a specialty concrete material (e.g. stamped, patterned, tinted, stained, scored or textured concrete). Landscape amenities (e.g. planters or trees) may be incorporated into the design of the plaza to create a welcoming and comfortable space for pedestrians

(j) Houston Street Frontage. A minimum of 50 percent of the Houston Street frontage of the subdistrict (approximately 320 linear feet) must include one or a combination of the following (i) ground level activating uses: retail, bar and restaurant, residential (including hotel), or professional, office, personal service, and custom craft uses; (ii) vitrines; (iii) no building or structure within the first 100 feet of depth, measured from the front lot line of Houston Street; (iv) a publicly accessible open space or plaza to

encourage pedestrian activity; and/or (v) internal streets. The minimum 50 percent of frontage shall be determined by measuring the Houston Street frontage of the subdistrict in linear feet. A maximum of 30 feet of frontage containing vitrines may be used to satisfy the minimum 50 percent requirement.

(k) Parking structures.

(1) Exterior parking structure façade openings on aboveground parking structures must provide solid screening with a painted, stained, or masonry-like finish, similar in appearance or complimentary to the façade of the main non-parking building, a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights. In no event shall parking garage screening be required to be glass, regardless of whether glass is the primary building material for the main building.

(2) Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. The garage is not required to be fully enclosed to satisfy this condition.

(3) Parking structure facades facing public streets or internal streets must contain retail, restaurant, residential, or professional, personal service, and custom craft uses at the ground level.

(l) Ground Floor Entries for Multiple-family Uses. A minimum of 60 percent of the public street-facing, ground level dwelling units in a multiple-family building must have: (i) individual entries directly from the outside; (ii) street access; and (iii) an improved path connecting the dwelling unit to the sidewalk. Any fencing of private front yards shall be permitted to a maximum of 48 inches in height.

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

(n) Lighting. Pedestrian lighting shall be provided at regular intervals along all building facades facing a public street, an internal street, and the southern boundary of the subdistrict labeled as Former River Street (Private) on the conceptual plan (Exhibit S__A) in order to provide suitable lighting on sidewalks, streets, walkways, and/or plazas, as applicable, to enhance pedestrian safety. Lighting must be directed downward and away from adjacent residential properties. Lighting shall be spaced a maximum of 100 feet apart.

(o) Service and loading zones along Nowitzki Way. Service and loading zones are prohibited along Nowitzki Way and must either be concealed by a building or internal to a building so as not visible from Nowitzki Way.

(p) Service and loading zones north of internal street Type A – Segment 2 along Houston Street. Service and loading zones are prohibited on the portion of Houston Street north of internal street Type A – Segment 2.

SEC. S-____.111. OFF-STREET PARKING AND LOADING.

(a) Except as otherwise provided in this subsection, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

(b) Section 51P-193.115(c)(4) does not apply in this subdistrict.

(c) This subdistrict is considered one lot for purposes of required parking calculations.

(d) If mixed-income housing is provided in accordance with Section S-____.114, required parking may be reduced in accordance with the following:

(1) Multiple-family use. A minimum of 0.95 space per dwelling unit is required.

(2) Hotel or motel use. A minimum of 0.5 space per unit is required, plus a minimum of one off-street parking space for each 300 square feet of floor area of event, meeting, conference, restaurant, and bar space.

(3) Bar and restaurant uses. A minimum of the lesser of one off-street parking space for each 300 square feet of floor area or compliance with Part I of this article is required.

(4) Professional, personal service, and custom craft uses. Except for office uses, a minimum of the lesser of one off-street parking space for each 300 square feet of floor area or compliance with Part I of this article is required. For office uses a minimum of one off-street parking space for each 440 square feet of floor area is required.

(5) Retail uses. A minimum of the lesser of one off-street parking space for each 300 square feet of floor area or compliance with Part I of this article is required.

SEC. S-____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-____.113. LANDSCAPING.

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

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

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

(d) Street trees.

(1) Along all public streets, internal streets, and the southern boundary of the subdistrict labeled as Former River Street (Private) on the conceptual plan (Exhibit S___A) trees shall be provided within the landscape buffer shown on the streetscape standards (Exhibit S___B).

(2) One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees required, excluding frontage with visibility triangles or driveways.

(3) Along internal streets, SEC. 51P-193.126(b)(5)(D) does not apply. Trees along internal streets required pursuant to Sec. S-____.113(d)(1) may be concentrated or grouped at one or more central locations or focal points of a development.

(4) If the property owner is unable to locate a required tree within the landscape buffer shown on the streetscape standards (Exhibit S___B) due to overhead or underground utility conflicts or proximity to structures, the building official may approve a reduction in the size of the required trees, or a different location for the required trees outside of the tree planting zone or landscape buffer, elsewhere within the subdistrict or adjacent public right-of-way.

(e) Where off-street loading or garbage storage areas are concealed by a building or internal to a building, compliance with SEC. 51P-193.126(b)(3)(C) is not required.

(f) Where parking structures contain retail, bar and restaurant, residential (including hotel), or professional, personal service, and custom craft uses at the ground level, compliance with SEC. 51P-193.126(b)(3)(D) is not required.

SEC. S-____.114.

MIXED INCOME HOUSING.

(a) Except as provided in this section, if mixed-income housing requirements are triggered in accordance with Section S-____.109(b)(2)(B), compliance with Division 51A-4.1100, as amended, is required for any future developments containing mixed-

income housing. Compliance with Division 51A-4.1100 is not required for any buildings constructed prior to the date that the floor area ratio on any subarea exceeds 7.0:1.

- (b) Compliance with Section 51A-4.1107 is not required.

SEC. S-____.115. ADDITIONAL PROVISIONS.

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

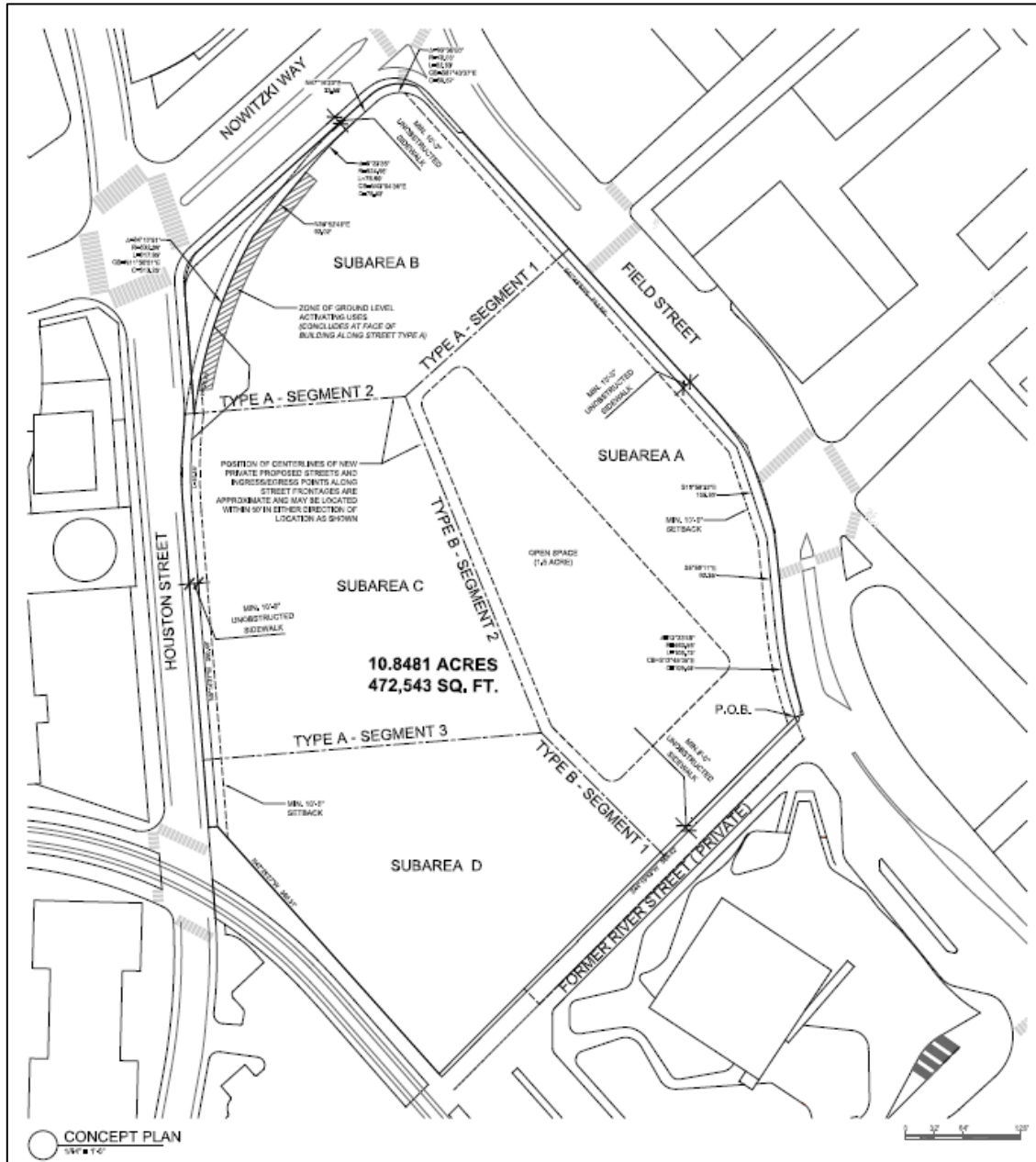
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. S-____.116. COMPLIANCE WITH CONDITIONS

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of thy city, as applicable.

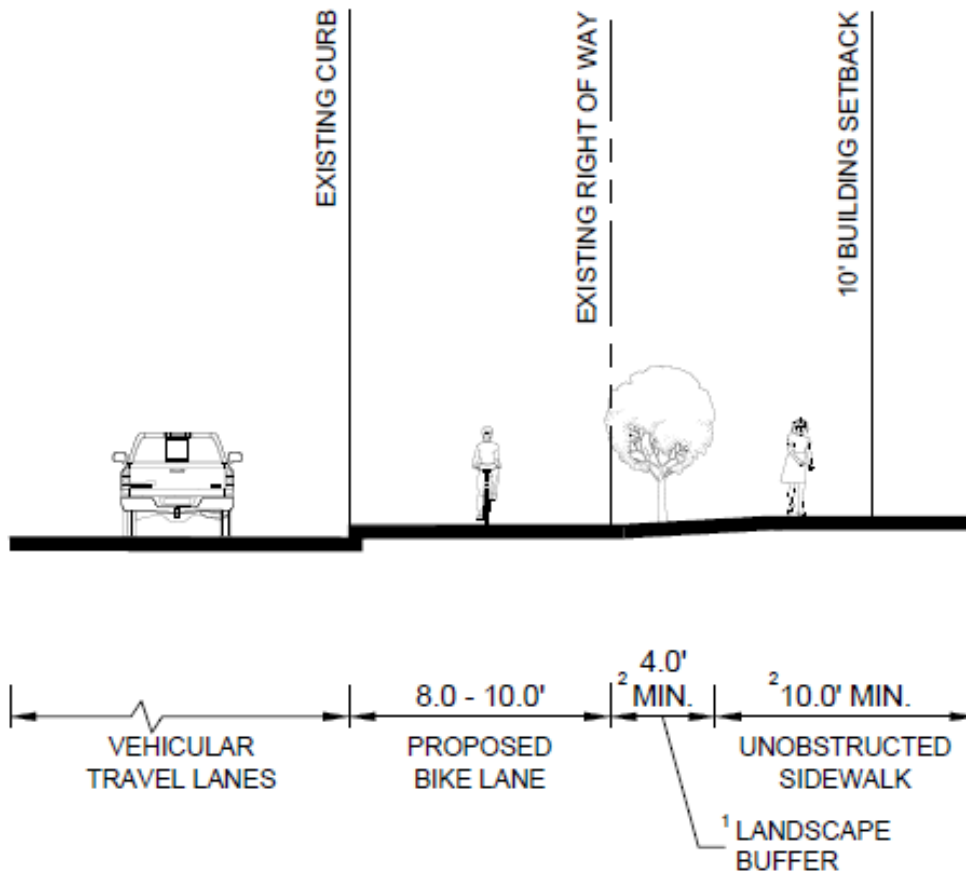
Proposed Conceptual Plan



OVERALL SITE DATA	
MAXIMUM FLOOR AREA RATIO	7:1 8:1, WITH MIH COMPONENT
MAXIMUM FLOOR AREA	3,307,801 SF 3,780,344 SF, WITH MIH COMPONENT
MAXIMUM LOT COVERAGE	<ul style="list-style-type: none"> • EXCEPT AS OTHERWISE PROVIDED: 100% • ANY PORTION OF BUILDINGS 160 FEET OR MORE IN HEIGHT; MAXIMUM OF 40 PERCENT PER BLOCK, • INTERIM USE DEVELOPMENTS; 0.75:1 PER BLOCK
MAXIMUM HEIGHT	<ul style="list-style-type: none"> • SINGLE FAMILY STRUCTURES; 38' • INTERIM USE DEVELOPMENTS; 60' • ALL OTHER STRUCTURES; ANY LEGAL HEIGHT

Proposed Street Section (with Bike)

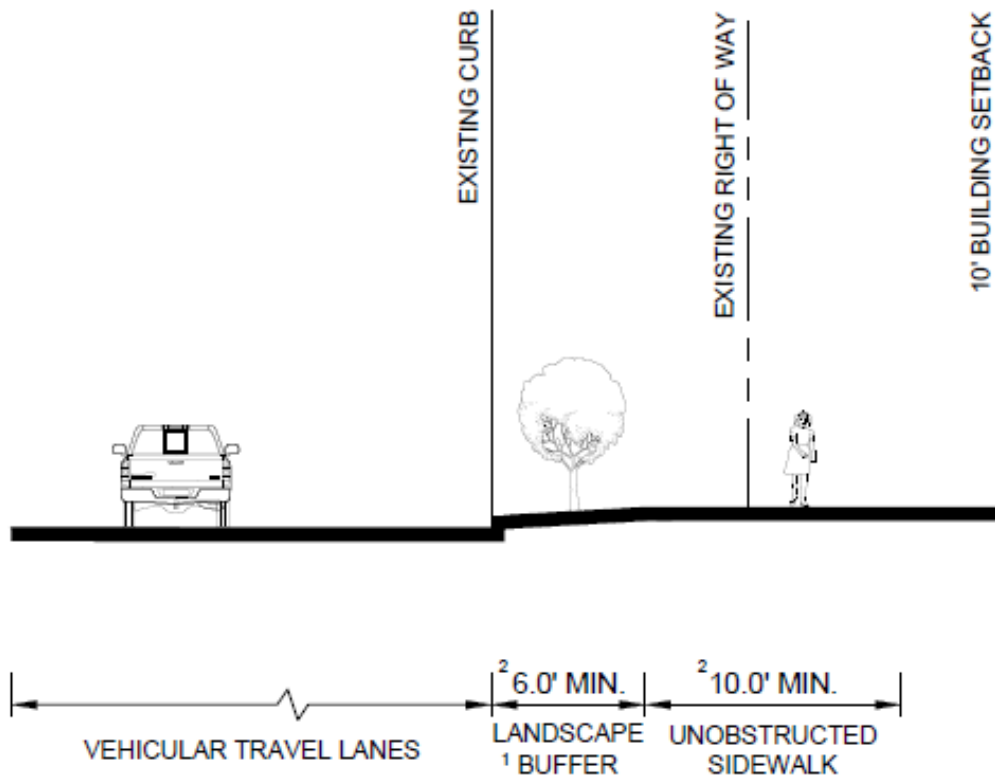
FIELD STREET
(NORTH OF INTERNAL STREET
TYPE A - SEGMENT 1)



1. LANDSCAPE BUFFER COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.
2. PROPERTY OWNER IS ALLOWED TO CONSTRUCT A LARGER LANDSCAPE BUFFER AND UNOBSTRUCTED SIDEWALK THAN SHOWN.

Proposed Street Section (without Bike)

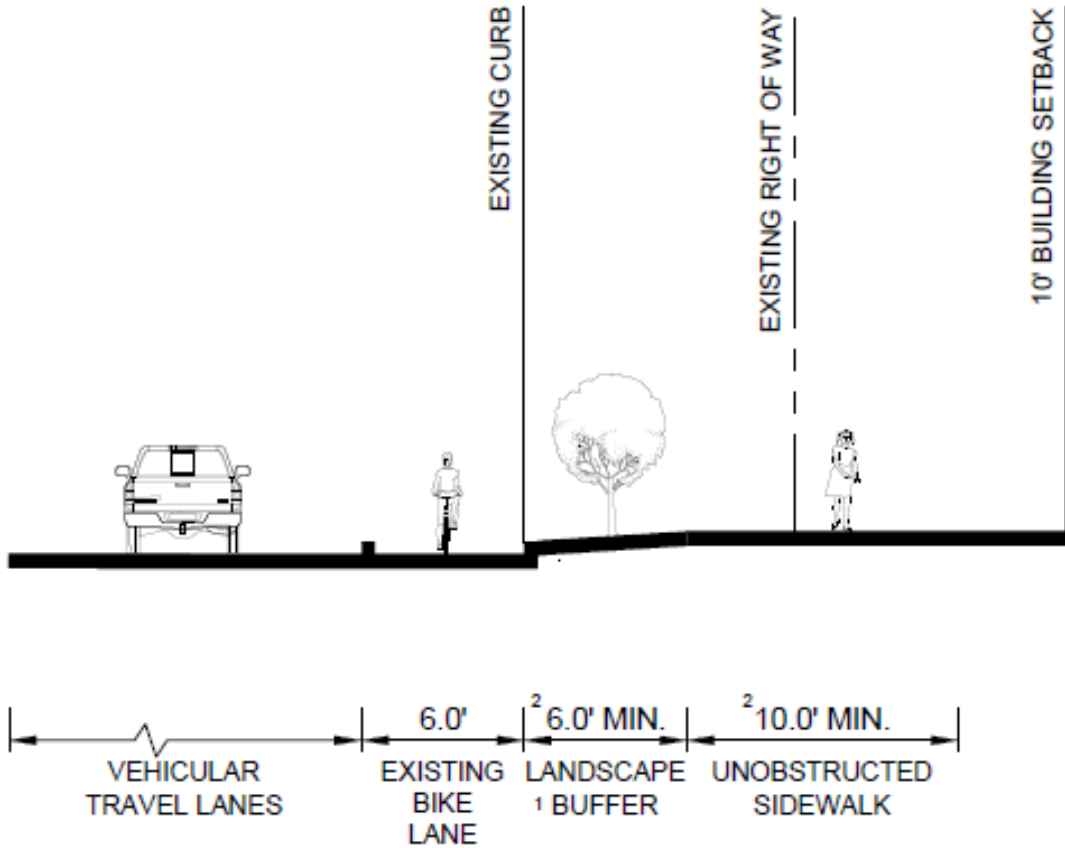
FIELD STREET
(SOUTH OF INTERNAL STREET
TYPE A - SEGMENT 1)



1. LANDSCAPE BUFFER COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.
2. PROPERTY OWNER IS ALLOWED TO CONSTRUCT A LARGER LANDSCAPE BUFFER AND UNOBSTRUCTED SIDEWALK THAN SHOWN.

Proposed Street Section (Houston Street)

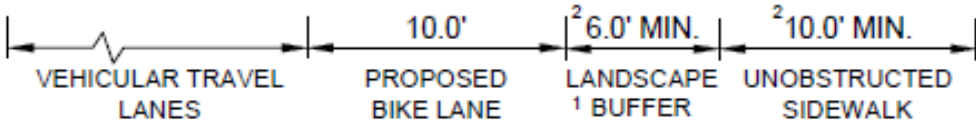
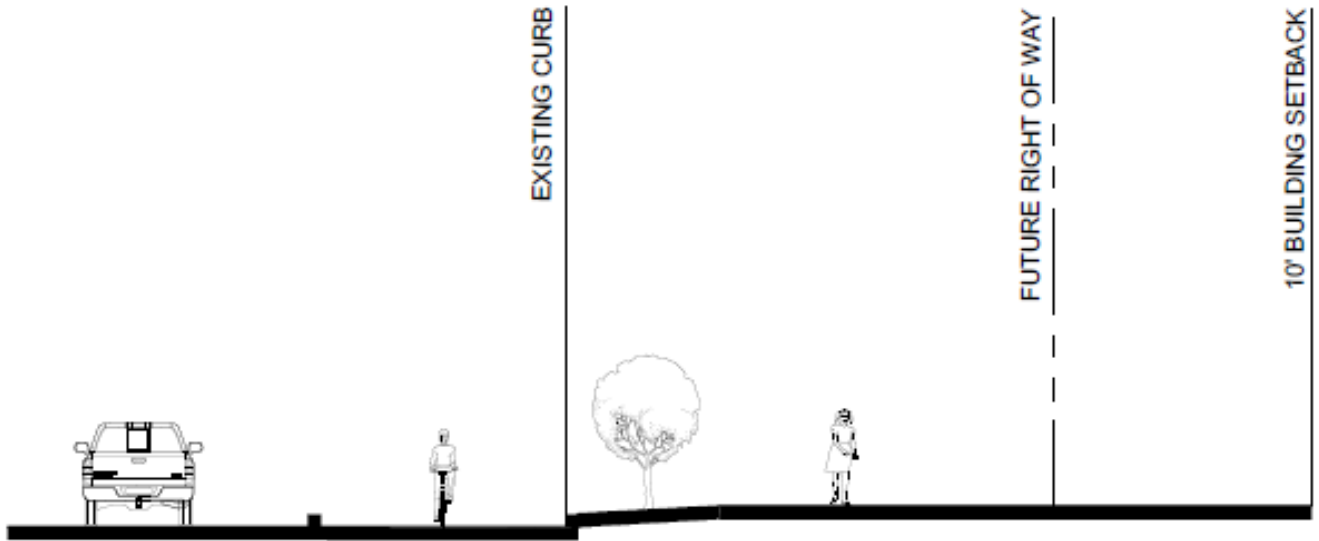
HOUSTON STREET



- 1. LANDSCAPE BUFFER COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.
- 2. PROPERTY OWNER IS ALLOWED TO CONSTRUCT A LARGER LANDSCAPE BUFFER AND UNOBSTRUCTED SIDEWALK THAN SHOWN.

Proposed Street Section (Nowitzki Way)

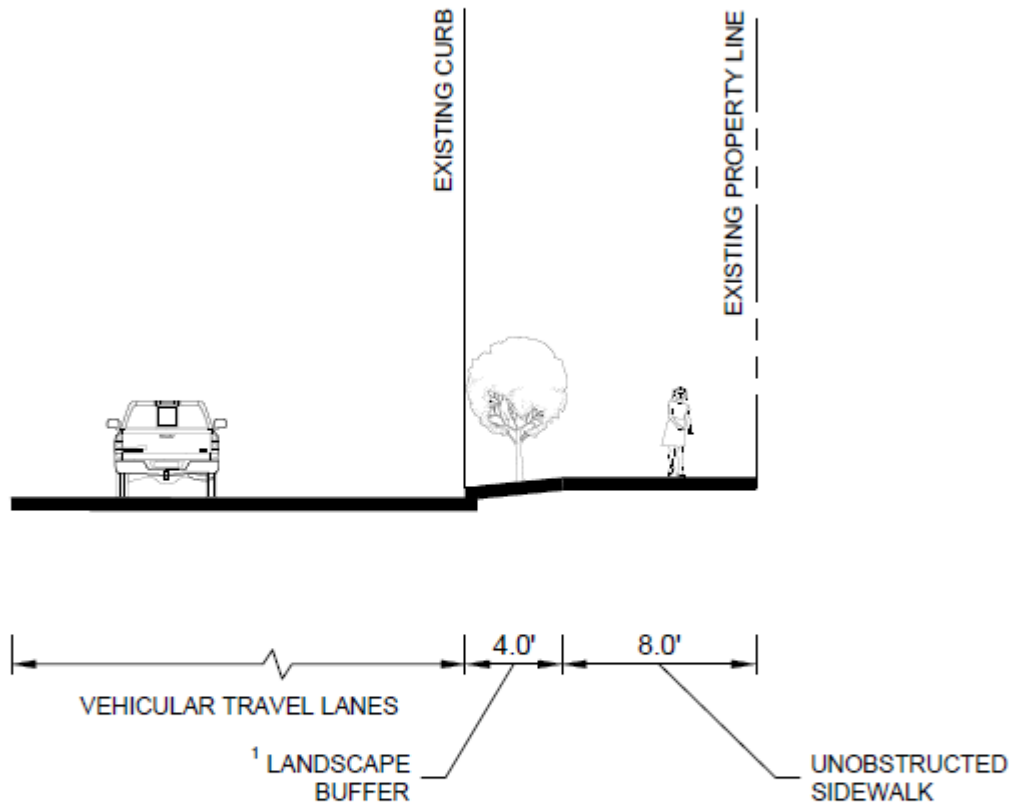
NOWITZKI WAY



- 1. LANDSCAPE BUFFER COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.
- 2. PROPERTY OWNER IS ALLOWED TO CONSTRUCT A LARGER LANDSCAPE BUFFER AND UNOBSTRUCTED SIDEWALK THAN SHOWN.

Proposed Street Section (River Street)

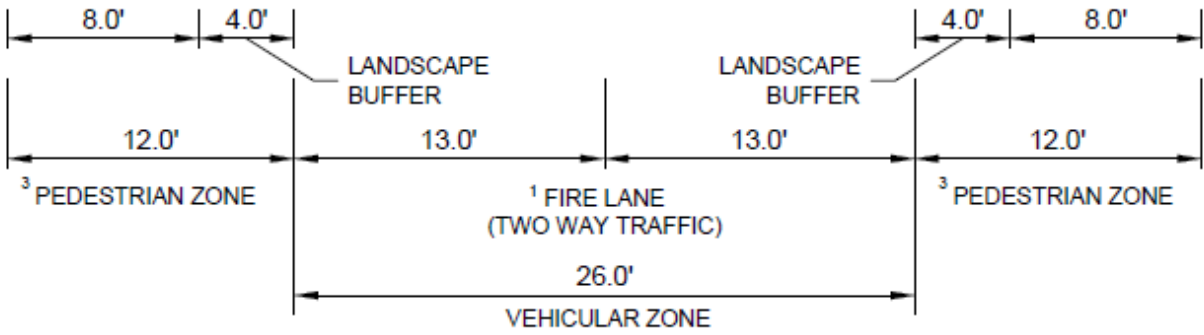
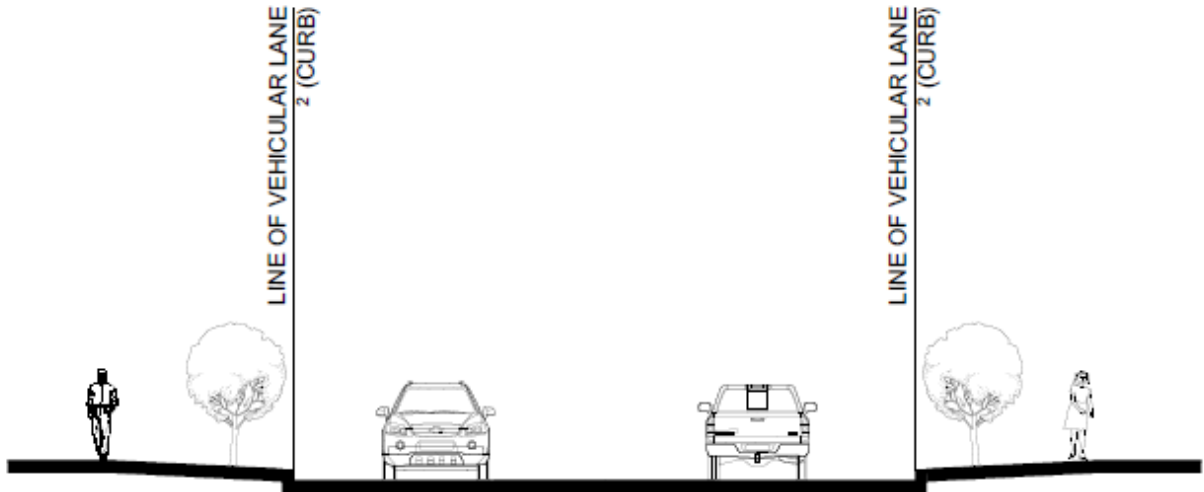
**FORMER RIVER STREET
(PRIVATE)**



1. LANDSCAPE BUFFER COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.

Proposed Street Section (Street Type A)

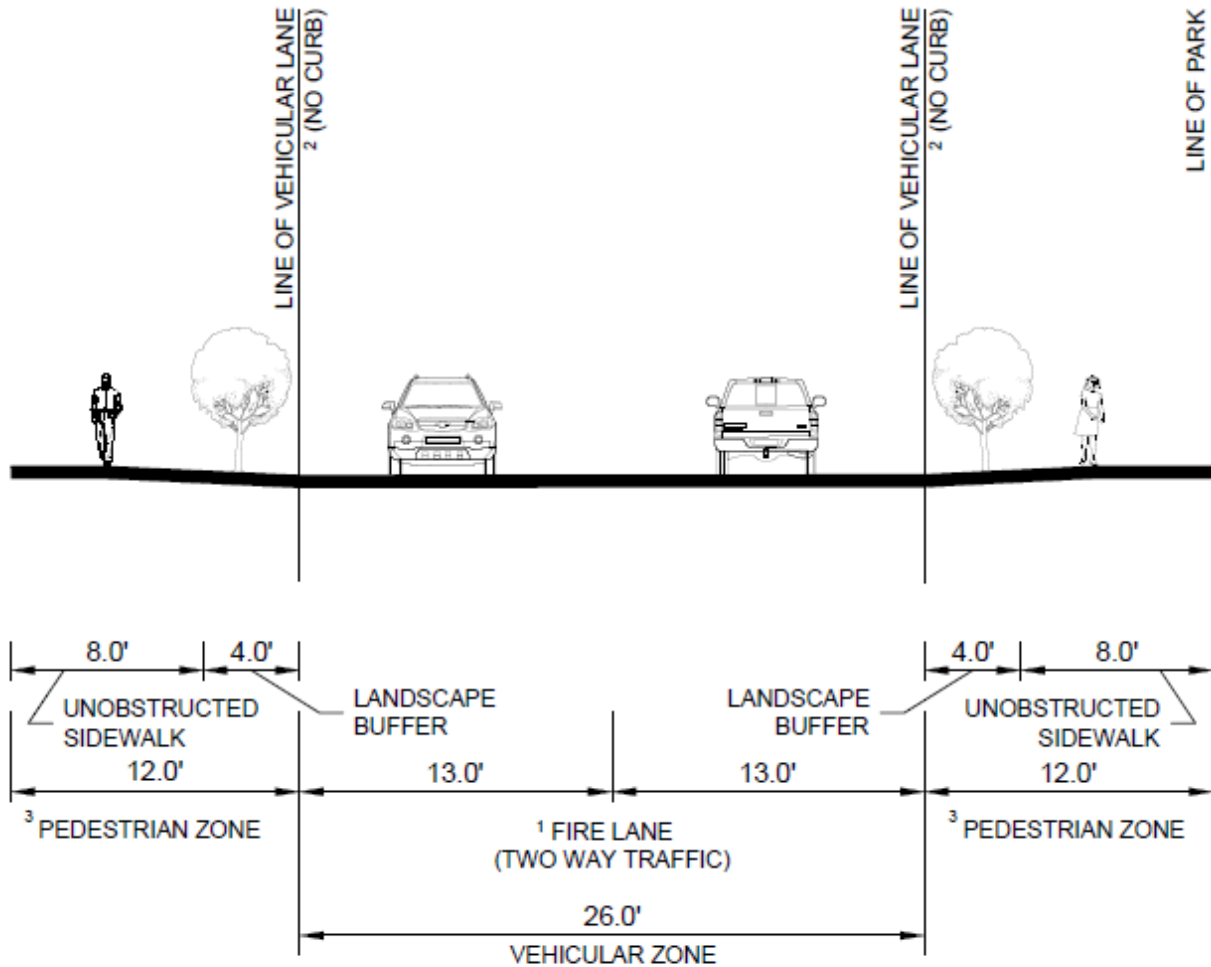
STREET TYPE A



- 1. ROADWAY CROWN OPTIONAL.
- 2. CURB OPTIONAL.
- 3. LANDSCAPE BUFFER COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.

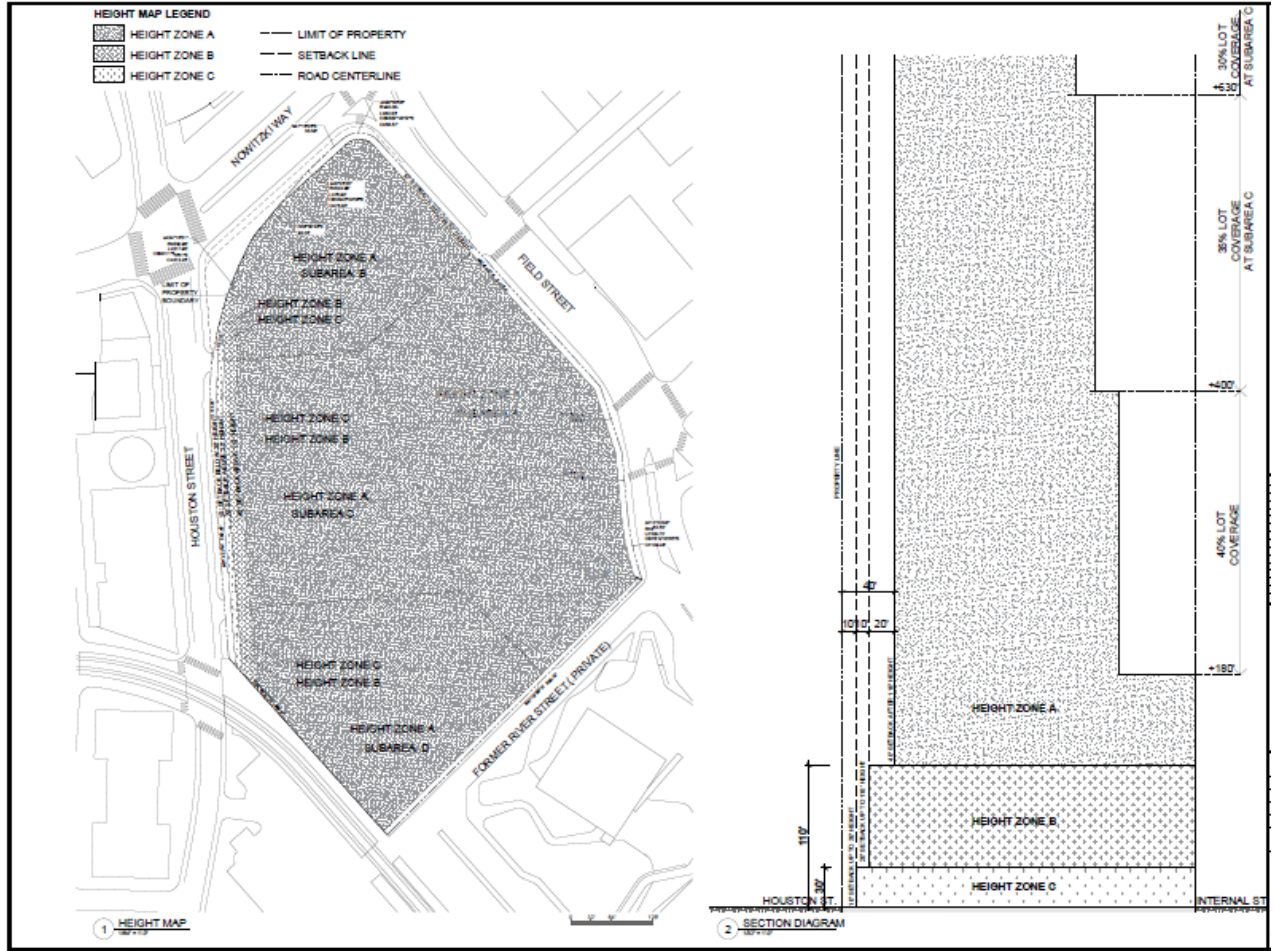
Proposed Street Section (Street Type B)

STREET TYPE B

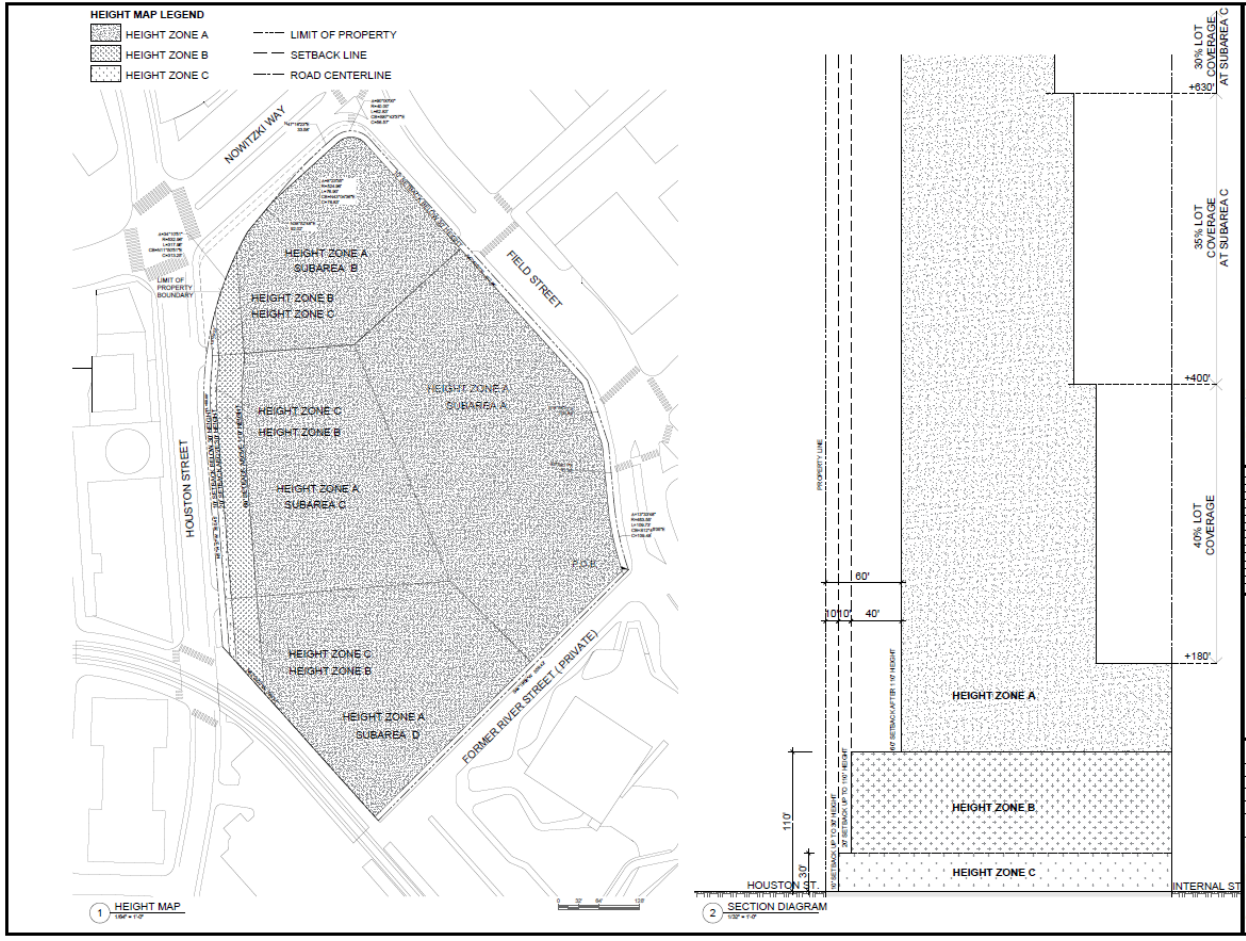


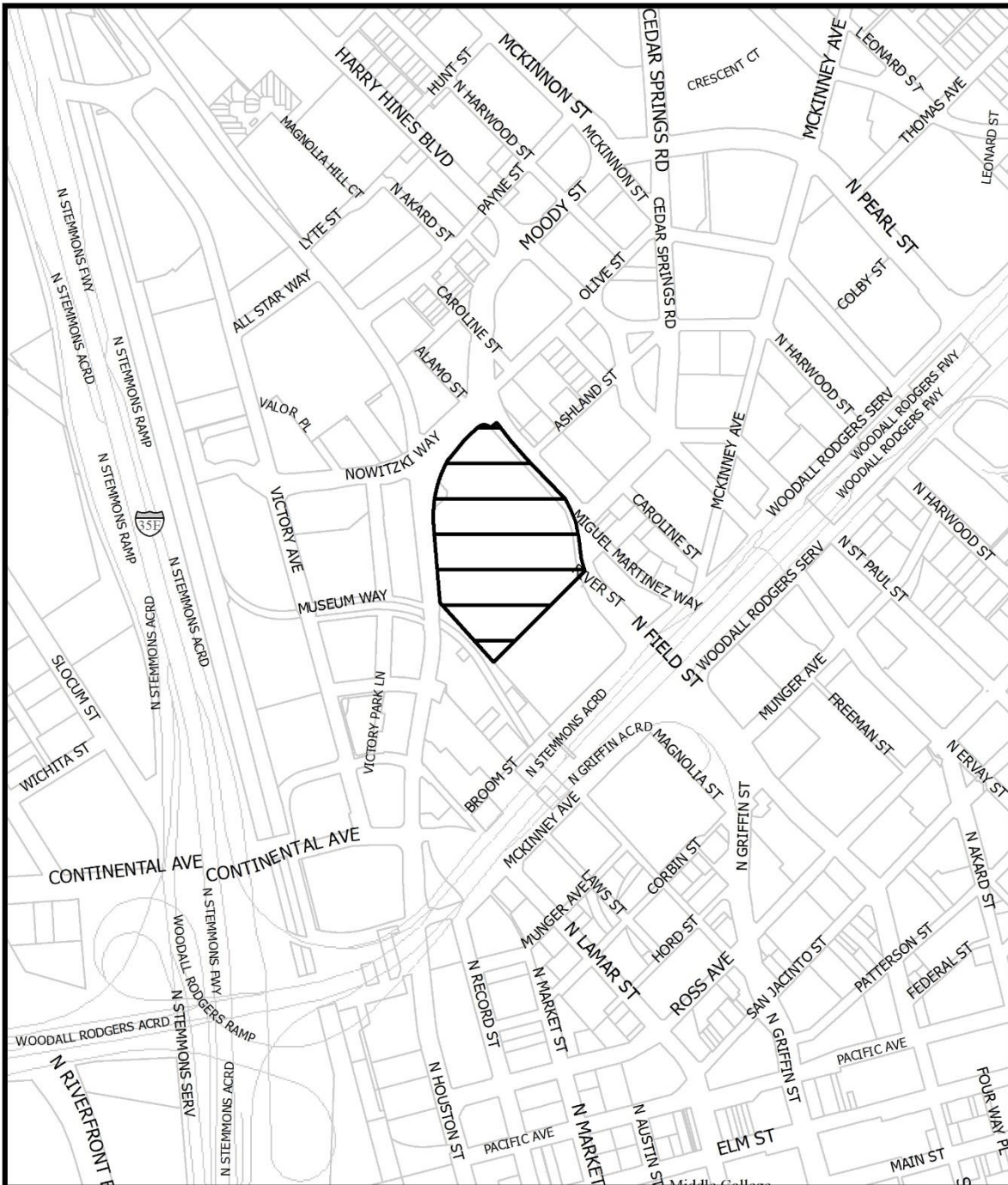
- 1. ROADWAY CROWN OPTIONAL.
- 2. CURB OPTIONAL.
- 3. LANDSCAPE BUFFER COULD INCLUDE, BUT NOT LIMITED TO, LANDSCAPING, TREE GRATES, TREE PLANTERS, UTILITIES, STREET LIGHTING, STREET FURNITURE, BOLLARDS AND PEDESTRIAN AMENITIES.


Proposed Height Zone Exhibit (Perpendicular)



Proposed Height Zone Exhibit (Non-Perpendicular)





 1:7,200	<h2>VICINITY MAP</h2>	Case no: <u> Z201-140 </u> Date: <u> 4/20/2021 </u>
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Z201-140(ND)

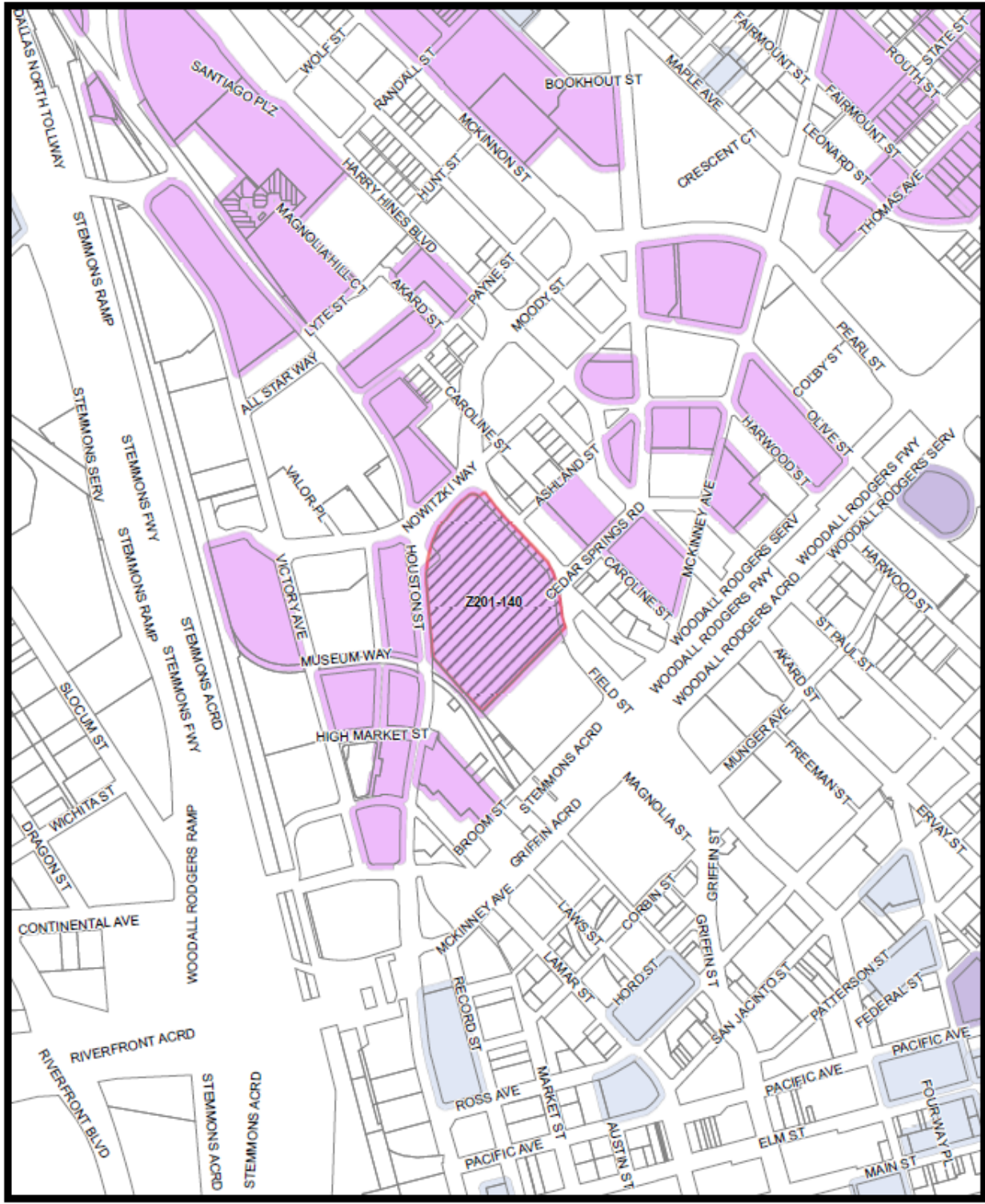


1:3,600

AERIAL MAP

Case no: Z201-140

Date: 4/20/2021

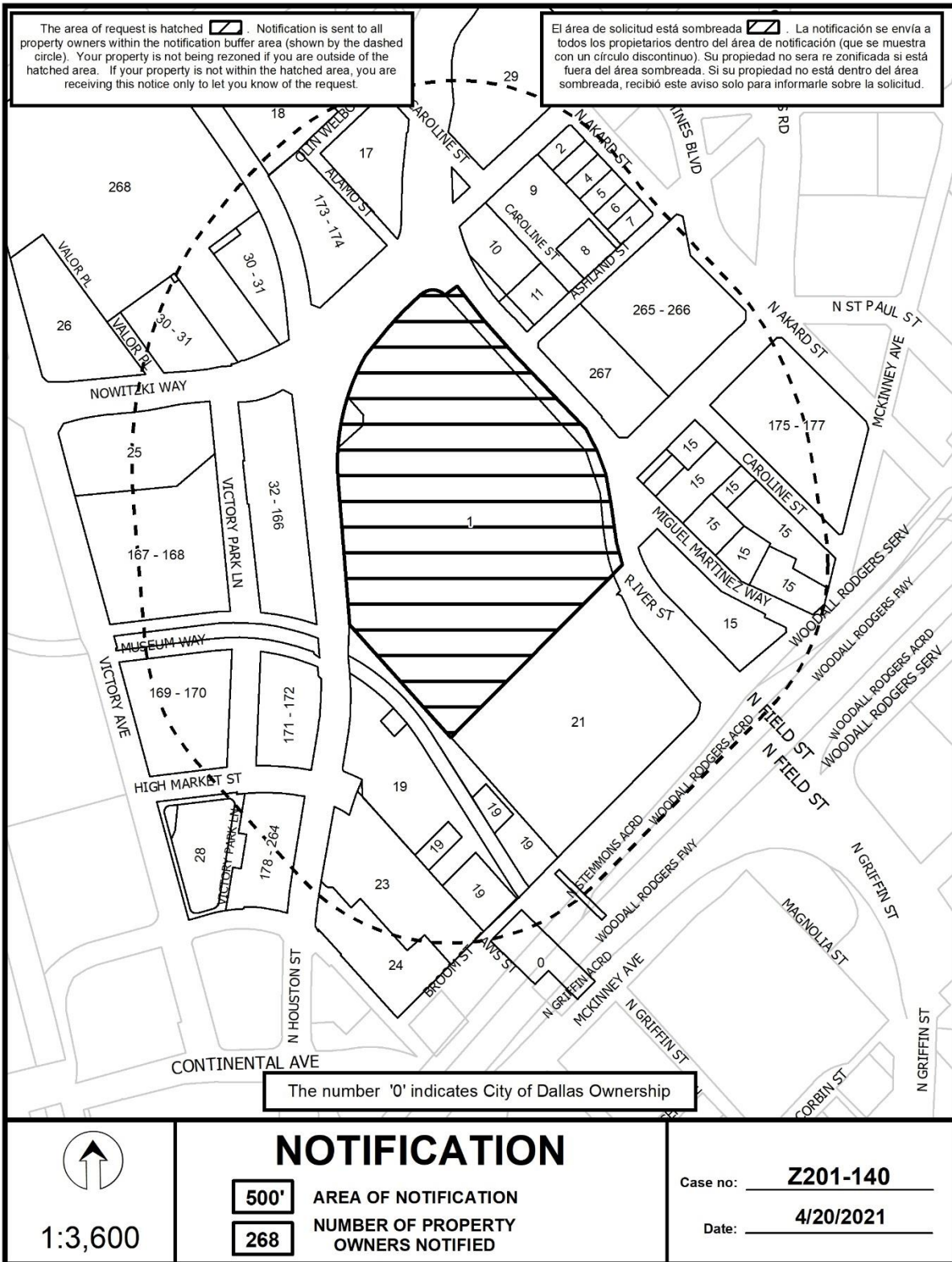


MVACluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 5/14/2021



04/20/2021

Notification List of Property Owners***Z201-140******268 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2323 N FIELD ST	JEFFERSON AT THE N END LP
2	2421 N AKARD ST	Taxpayer at
3	2417 N AKARD ST	Taxpayer at
4	2413 N AKARD ST	Taxpayer at
5	2411 N AKARD ST	Taxpayer at
6	2407 N AKARD ST	Taxpayer at
7	2403 N AKARD ST	Taxpayer at
8	2412 CAROLINE ST	Taxpayer at
9	2416 CAROLINE ST	Taxpayer at
10	2425 CAROLINE ST	Taxpayer at
11	2407 CAROLINE ST	Taxpayer at
12	2400 N FIELD ST	Taxpayer at
13	2402 N FIELD ST	Taxpayer at
14	2404 N FIELD ST	Taxpayer at
15	2200 ALAMO ST	FIREBIRD DOWNTOWN INC &
16	2510 CAROLINE ST	Taxpayer at
17	2501 N FIELD ST	GROUP KIRKMAN LLC
18	2588 N HOUSTON ST	GUGV VICTORY PARK DALLAS PROPERTY
19	2310 N GRIFFIN ST	MUSEUM OF NATURE AND SCIENCE
20	1110 BROOM ST	DALLAS AREA RAPID TRANSIT
21	2201 N FIELD ST	DALLAS MUSEUM OF NATURAL
22	2200 LAWS ST	Taxpayer at
23	2320 N HOUSTON ST	SKYHOUSE DALLAS LLC
24	2200 N LAMAR ST	HOB TX LLC
25	3099 NOWITZKI WAY	3099 OLIVE LP
26	3090 NOWITZKI WAY	Taxpayer at

04/20/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2601 ALAMO ST	VICTORY PLAZA BLDGS LP
28	2100 VICTORY AVE	Taxpayer at
29	2700 OLIVE ST	Taxpayer at
30	3090 NOWITZKI WAY	AP VICTORY PARK LP
31	3030 NOWITZKI WAY	VICTORY RETAIL I LP
32	2408 VICTORY PARK LN	KIM D JAYSON
33	2408 VICTORY PARK LN	HORWATH TODD MATTHEW
34	2408 VICTORY PARK LN	HANEY HANK
35	2408 VICTORY PARK LN	CUCCURULLO JOANN &
36	2408 VICTORY PARK LN	DAVIS JEFF G
37	2408 VICTORY PARK LN	MARKOVIC MILAN
38	2408 VICTORY PARK LN	TAMD HOLDINGS LTD
39	2408 VICTORY PARK LN	CHANDRA BALU
40	2408 VICTORY PARK LN	MERKET MELISSA
41	2408 VICTORY PARK LN	VARELA NICHOLAS FERNANDO
42	2408 VICTORY PARK LN	POZOS JOSE
43	2408 VICTORY PARK LN	KEDRON LUCEA SUZAN
44	2408 VICTORY PARK LN	ELHAG AHMED
45	2408 VICTORY PARK LN	STAGG EVERETT
46	2408 VICTORY PARK LN	WHALEY BEN P & TAMME LEE
47	2408 VICTORY PARK LN	SIMZER KEVIN & LAURA
48	2408 VICTORY PARK LN	LUMEN MANAGEMENT LLC
49	2408 VICTORY PARK LN	MOTORPLEX REAL ESTATE LTD CO
50	2408 VICTORY PARK LN	CHANDRA BALU &
51	2408 VICTORY PARK LN	RAO LORI L & ROSARIO
52	2408 VICTORY PARK LN	MILLER WILLIAM D
53	2408 VICTORY PARK LN	IZZEDIN LEILA
54	2408 VICTORY PARK LN	WOOLHISER RYAN
55	2408 VICTORY PARK LN	ARIYO ADENIRAN A
56	2408 VICTORY PARK LN	KING DANIEL J
57	2408 VICTORY PARK LN	JOHNSON DAVID MALCOLM &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2408 VICTORY PARK LN	NOORY GEORGE R
59	2408 VICTORY PARK LN	SCHMELZER MICHAEL ANTHONY
60	2408 VICTORY PARK LN	VARELA FERNANDO H
61	2408 VICTORY PARK LN	KICE TIFFANY & WARREN B
62	2408 VICTORY PARK LN	JONES MELINDA L
63	2408 VICTORY PARK LN	NADIMI ALI S &
64	2408 VICTORY PARK LN	ABEYTA EDWARD IV
65	2408 VICTORY PARK LN	LAM RAYMOND R
66	2408 VICTORY PARK LN	CARTER STEFANI
67	2425 VICTORY PARK LN	AP VICTORY PARK LP
68	2408 VICTORY PARK LN	YALAMANCHILI REKHA
69	2408 VICTORY PARK LN	FETE SEAN T &
70	2408 VICTORY PARK LN	LIANG LAWRENCE WEISUI
71	2408 VICTORY PARK LN	CHERTKOEV LEVANI LIFE ESTATE
72	2408 VICTORY PARK LN	DRAPKIN JEFFREY
73	2408 VICTORY PARK LN	MOPARTY BHAVANI
74	2408 VICTORY PARK LN	ELHAG AHMED
75	2408 VICTORY PARK LN	LAWSON BRETT R
76	2408 VICTORY PARK LN	FORBUS JEFFREY O
77	2408 VICTORY PARK LN	SMITH STEWART A
78	2408 VICTORY PARK LN	HAGER JEFFERY DAVID
79	2408 VICTORY PARK LN	W CONDO LLC
80	2408 VICTORY PARK LN	WEBER KATHY
81	2408 VICTORY PARK LN	JACOBS RAYMOND E
82	2408 VICTORY PARK LN	PIERCE SAMMY WADE &
83	2408 VICTORY PARK LN	RANI GRACE PROPERTIES LLC
84	2408 VICTORY PARK LN	DO TUAN ANH & THUY T L
85	2408 VICTORY PARK LN	KOENIG RICHARD
86	2408 VICTORY PARK LN	MSR DECENDANTS TRUST
87	2408 VICTORY PARK LN	KEPLER GUST
88	2408 VICTORY PARK LN	BALDWIN JACK BROWNING

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2408 VICTORY PARK LN	SHAMIEH RAMEZ FAYEZ
90	2408 VICTORY PARK LN	BARKER MELINDA E
91	2408 VICTORY PARK LN	PRASAD MAHADEVAPPA M & SHOBA
92	2408 VICTORY PARK LN	KONECNY KAREN
93	2408 VICTORY PARK LN	W SOUTH PPTIES LLC
94	2408 VICTORY PARK LN	ROUVROY IVETTE YUNIVE
95	2408 VICTORY PARK LN	WATSON JEFFREY B &
96	2408 VICTORY PARK LN	GOLDFARB BEN A
97	2408 VICTORY PARK LN	IZZEDIN LEILA
98	2408 VICTORY PARK LN	RUMAIHI HAMAD AL
99	2408 VICTORY PARK LN	BRESLOW STUART & SANDRA
100	2408 VICTORY PARK LN	AGNETO HOLDINGS LP
101	2408 VICTORY PARK LN	SMITH NANCY ANN
102	2408 VICTORY PARK LN	COOPER ANTHONY GENE
103	2408 VICTORY PARK LN	BURCHEL JONATHAN C
104	2408 VICTORY PARK LN	MAHBUBANI SUNIL
105	2408 VICTORY PARK LN	MJB INVESTMENTS LP
106	2408 VICTORY PARK LN	WRIGHT DELON
107	2408 VICTORY PARK LN	STECHEK KEITH &
108	2408 VICTORY PARK LN	PLOTT RONALD TODD & KELLI OTEY
109	2408 VICTORY PARK LN	COOPER ANTHONY GENE
110	2408 VICTORY PARK LN	ASTON CUSTOM HOMES
111	2408 VICTORY PARK LN	ASTON CUSTOM HOMES & DESIGN INC
112	2430 VICTORY PARK LN	RAHMAN MOHAMMAD A
113	2430 VICTORY PARK LN	LEVINE PHILLIP
114	2430 VICTORY PARK LN	KNOX WILLIAM T
115	2430 VICTORY PARK LN	HOLLAND GARY N REVOCABLE TRUST
116	2430 VICTORY PARK LN	LFLP LLC
117	2430 VICTORY PARK LN	JRAD ENTERPRISES LLC
118	2430 VICTORY PARK LN	BOLLINGER GLENN
119	2430 VICTORY PARK LN	JANES ARTHUR

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120	2430 VICTORY PARK LN	JAMAL KARIM
121	2430 VICTORY PARK LN	1906 W CONDO LLC
122	2430 VICTORY PARK LN	WILEY ROBERT
123	2430 VICTORY PARK LN	JEFFS MARK
124	2430 VICTORY PARK LN	HARKEY JOHN D JR
125	2430 VICTORY PARK LN	BUXKEMPER BRUCE
126	2430 VICTORY PARK LN	KNOX WILLIAM T
127	2430 VICTORY PARK LN	ABRAMOV ALHANAN
128	2430 VICTORY PARK LN	EDWARDS WILLIAM D II &
129	2430 VICTORY PARK LN	DABBOUS KAREEM
130	2430 VICTORY PARK LN	MENGE DEMETRIUS
131	2430 VICTORY PARK LN	GEBHART DAVID S &
132	2430 VICTORY PARK LN	GOULD JONES INVESTMENTS LLC
133	2430 VICTORY PARK LN	CHURCH AUSTIN RYAN
134	2430 VICTORY PARK LN	CHANDRA NANDINI
135	2430 VICTORY PARK LN	SCHRYER DANIEL A
136	2430 VICTORY PARK LN	RAD ALLEN & CLAUDIA R FERNANDEZ
137	2430 VICTORY PARK LN	PEZESHK RONNIE
138	2430 VICTORY PARK LN	JAMPANA SARAT C
139	2430 VICTORY PARK LN	GANJOOR FERESHTEH
140	2430 VICTORY PARK LN	CONDO 2304 LLC
141	2430 VICTORY PARK LN	DULOCK JEFFREY VAN
142	2430 VICTORY PARK LN	FAWCETT WALTER R III &
143	2430 VICTORY PARK LN	WONG CYRUS
144	2430 VICTORY PARK LN	RAHMAN MOHAMMAD A
145	2430 VICTORY PARK LN	HERDA ALAN N & JOANNE M
146	2430 VICTORY PARK LN	NAFAL KHALED A
147	2430 VICTORY PARK LN	JRAD ENTERPRISES LLC
148	2430 VICTORY PARK LN	MIXON GEORGE F III TR
149	2430 VICTORY PARK LN	ZENT CHARLES
150	2430 VICTORY PARK LN	GEMINI III FUTURE TRUST THE

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151	2430 VICTORY PARK LN	MAROULIS EFSTATHIOS
152	2430 VICTORY PARK LN	GRISHAM CHARLES KEITH & BROOKE Z
153	2430 VICTORY PARK LN	JJW PRESTON PROPERTIES LLC
154	2430 VICTORY PARK LN	IZZEDIN SALAH & DIANE
155	2430 VICTORY PARK LN	HAWAII PREMIER FAMILY LTD
156	2430 VICTORY PARK LN	HAWAII PREMIER FAM LP
157	2430 VICTORY PARK LN	BOOTH GREGORY & CAROL J
158	2430 VICTORY PARK LN	ENCORE CONDO HOLDINGS LLC
159	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &
160	2430 VICTORY PARK LN	SCHLEGEL ROBERT KIRBY &
161	2430 VICTORY PARK LN	RSVP RESIDENCE
162	2430 VICTORY PARK LN	VICTORY PARK TRUST THE
163	2430 VICTORY PARK LN	VICTORY PARK RESIDENCE TRUST
164	2430 VICTORY PARK LN	VICTORY PARK RESIDENCE TR
165	2430 VICTORY PARK LN	LOGAN CAROLYN J
166	2430 VICTORY PARK LN	SANKARAN VIVEK &
167	2401 VICTORY PARK LN	VICTORY RETAIL I LP
168	2401 VICTORY PARK LN	AP VICTORY PARK LP
169	2100 VICTORY AVE	AP VICTORY PARK LP
170	2100 VICTORY AVE	LMC VICTORY BLOCK G HOLDINGS LLC
171	2345 N HOUSTON ST	VICTORY RETAIL I LP
172	2345 N HOUSTON ST	VISTA RESIDENCES LP
173	2990 N HOUSTON ST	VICTORY RETAIL I L P
174	2500 N HOUSTON ST	I & G DIRECT REAL ESTATE 44 LP
175	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
176	1700 CEDAR SPRINGS RD	LG CEDAR SPRINGS LP
177	1717 MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
178	2323 N HOUSTON ST	LEZON AMY T &
179	2323 N HOUSTON ST	LEE YONG
180	2323 N HOUSTON ST	STONE DONNIE WAYNE &
181	2323 N HOUSTON ST	GROSS NICHOLAS A

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182	2323 N HOUSTON ST	DIAMOND JUDY JARMON LIVING TRUST
183	2323 N HOUSTON ST	ALIBHAI RAHIM
184	2323 N HOUSTON ST	STONE LAURA A
185	2323 N HOUSTON ST	GANO HEATHER MARIE
186	2323 N HOUSTON ST	WATSON REBECCA E
187	2323 N HOUSTON ST	PARIKH NEAL B
188	2323 N HOUSTON ST	SPERDUTO BRIAN
189	2323 N HOUSTON ST	SCHNEIDER JOHN
190	2323 N HOUSTON ST	EWERT CARL F & TRISHA R
191	2323 N HOUSTON ST	PUTNAM DONOVAN
192	2323 N HOUSTON ST	MORETTI SCOTT & ANISA
193	2323 N HOUSTON ST	SELLERS LEIGH TAYLOR
194	2323 N HOUSTON ST	MEDIWAKE R G
195	2323 N HOUSTON ST	HODGE MATTHEW
196	2323 N HOUSTON ST	WILLIAMS MATT
197	2323 N HOUSTON ST	GOULD JONES INVESTMENTS LLC
198	2323 N HOUSTON ST	BALAR NEAL R & RAMJI V
199	2323 N HOUSTON ST	HERNANDEZ JUAN &
200	2323 N HOUSTON ST	CJW SEPARATE PROPERTY TRUST THE
201	2323 N HOUSTON ST	REDDY RASIKA &
202	2323 N HOUSTON ST	5M REALTY LLC
203	2323 N HOUSTON ST	LEREBOURS YOHEM &
204	2323 N HOUSTON ST	RACHUBINSKI CHAD T &
205	2323 N HOUSTON ST	NAKASHIMA DIANE BAMBI
206	2323 N HOUSTON ST	LONG CYNTHIA LYNN
207	2323 N HOUSTON ST	HUTTER MICHAEL
208	2323 N HOUSTON ST	BURRELL MARTIN W
209	2323 N HOUSTON ST	OFFIONG DOMINIC ASUQUO
210	2323 N HOUSTON ST	TINSLEY GARY A
211	2323 N HOUSTON ST	REED BRANDON T
212	2323 N HOUSTON ST	WEST TIFFANY

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213	2323 N HOUSTON ST	HAFNER FRANCIS M
214	2323 N HOUSTON ST	DENTON ADDIE BETH
215	2323 N HOUSTON ST	SCHWARTZ HAL E
216	2323 N HOUSTON ST	MOLAVILLE MGMT LTD
217	2323 N HOUSTON ST	KOZUSKI DAVID
218	2323 N HOUSTON ST	LEIBOVITZ DENNIS I
219	2323 N HOUSTON ST	MAITI AKASH
220	2323 N HOUSTON ST	ALLEN MARK D
221	2323 N HOUSTON ST	ZANGRILLI ANTHONY
222	2323 N HOUSTON ST	ROBINSON JOHN &
223	2323 N HOUSTON ST	TUZZOLINO MELISSA LYNN
224	2323 N HOUSTON ST	MENON ROHAN V
225	2323 N HOUSTON ST	UPDYKE RICKY & LEAH
226	2323 N HOUSTON ST	EMBRY MARK & AMANDA
227	2323 N HOUSTON ST	FRAZAR KEVIN D
228	2323 N HOUSTON ST	LIU QING HUA
229	2323 N HOUSTON ST	MOLAVILLE MANAGEMENT CO
230	2323 N HOUSTON ST	WILLMOTT BRENT
231	2323 N HOUSTON ST	JOHNSON EDDIE B
232	2323 N HOUSTON ST	JOHNSON WILLIS ERVIN
233	2323 N HOUSTON ST	LAMOTHE BEAU WEBSTER
234	2323 N HOUSTON ST	TORRENS JOSE &
235	2323 N HOUSTON ST	SHINGLETON BRYAN K
236	2323 N HOUSTON ST	KUTNER ANDRIENNE &
237	2323 N HOUSTON ST	SIMMONS CODY L
238	2323 N HOUSTON ST	COLMENERO ANA
239	2323 N HOUSTON ST	LUTHRA SANJEEV K
240	2323 N HOUSTON ST	48 MKS LTD
241	2323 N HOUSTON ST	BARCELO CARLOS RAUL
242	2323 N HOUSTON ST	JOESOEUF MELISSA L
243	2323 N HOUSTON ST	RAHMAN TAREEN

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244	2323 N HOUSTON ST	TOMLINSON EDWARD B II
245	2323 N HOUSTON ST	DOWSE DAVID M &
246	2323 N HOUSTON ST	SANDS RAMONA STARK
247	2323 N HOUSTON ST	BARRON AMANDA
248	2323 N HOUSTON ST	5M REALTY LLC
249	2323 N HOUSTON ST	CHITTAJALLU RAVI S & MADURI
250	2323 N HOUSTON ST	HENSLEY SUSAN & DAVID
251	2323 N HOUSTON ST	PINSKER JEFFREY S &
252	2323 N HOUSTON ST	SHREVE CRAIG D
253	2323 N HOUSTON ST	SERIES 2323 HOUSTON
254	2323 N HOUSTON ST	MUELLER DOUG
255	2323 N HOUSTON ST	MANZORI ARASH
256	2323 N HOUSTON ST	MYER RICHARD D
257	2323 N HOUSTON ST	ZISK GROUP INC THE
258	2323 N HOUSTON ST	CHANG ROGER
259	2323 N HOUSTON ST	NOEL JONI
260	2323 N HOUSTON ST	IN TOWN LEASING LLC
261	2323 N HOUSTON ST	NISSANOV GILAD
262	2323 N HOUSTON ST	THIEM SIGRID TRUST
263	2323 N HOUSTON ST	SCHNEIDER THOMAS A TRUST THE
264	2323 N HOUSTON ST	ABRAMOV JERUCHAM
265	2380 N FIELD ST	2300 NORTH AKARD OWNER LLC
266	2323 N AKARD ST	UNION UPTOWN DALLAS LLC THE
267	2380 N FIELD ST	UNION UPTOWN DALLAS LLC
268	2427 HOUSTON ST	CENTER OPERATING COMPANY