



**CITY OF DALLAS**  
**CITY PLAN COMMISSION**  
Thursday, June 3, 2021  
**AGENDA**

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<b>BRIEFINGS*:</b>	(Videoconference)	10:30 a.m.
<b>PUBLIC HEARING**:</b>	(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 1, 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](http://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/CPC060321>

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendment  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S201-664**  
(CC District 1)  
An application to replat a 4.442-acre tract of land containing all of Lot 1 in City Block 11/4565 to create one 0.4104-acre lot and one 4.0319-acre lot on property located on Wentworth Street, between Franklin Street and Hampton Road.  
Owner: ACI Estate SPE 156, LLC  
Surveyor: Benchmark Group  
Application Filed: May 5, 2021  
Zoning: PD 428  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S201-665**  
(CC District 2)  
An application to replat a 0.284-acre tract of land containing all of Lots 12 and 13 in City Block 1/2001 to create one lot on property located on Manett Street, northeast of Kirby Street.  
Owner: Milad Haneen  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 6, 2021  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S201-666**  
(CC District 8)  
An application to create one 0.221-acre lot from a tract of land in City Block 6893 on property located on Oak Dale Road, southeast of Givendale Road.  
Owner: G.E.N.A. Properties, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: May 6, 2021  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-667**  
(CC District 1) An application to replat a 1.426-acre tract of land containing all of Lots 8 through 14 in City Block 1/3141, all of Lots 8 through 10 in City Block 21/3141, and 0.5 feet of an abandoned alley to create one lot on property located on Seventh Street, between Madison Avenue and Zang Boulevard.  
Owner: Alamo Manhattan BAD, LLC  
Surveyor: Spiars Engineering, Inc.  
Application Filed: May 7, 2021  
Zoning: PD 830 (Subdistrict 6C)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-668**  
(CC District 3) An application to create one 11.12-acre lot from a tract of land in City Block 8681 on property located on Camp Wisdom Road, west of Clark Road.  
Owner: Camp Wisdom MF LTD  
Surveyor: Owen Surveying Co.  
Application Filed: May 7, 2021  
Zoning: A(A), MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-669**  
(CC District 2) An application to replat a 0.265-acre tract of land containing all of Lot 7 and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Ashby Street, northwest corner.  
Owner: Nara ONYX Ross LLC  
Surveyor: Rhodes Surveying  
Application Filed: May 7, 2021  
Zoning: PD 298 (Subdistrict 4)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M190-040**  
Nabila Nur  
(CC District 14) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 141 within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the southeast corner of Armstrong Avenue and Cole Avenue.  
Staff Recommendation: **Approval.**  
Applicant: David Dierkes  
Representative: Alex Martin

Zoning Cases – Consent:

1. **Z201-219(OA)**  
Oscar Aguilera  
(CC District 5)  
An application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Mariana Roman
  
2. **Z201-220(RM)**  
Ryan Mulkey  
(CC District 8)  
An application for the renewal of Specific Use Permit No. 2332 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, at the northeast corner of South Belt Line Road and C. F. Hawn Freeway.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: QT South, LLC  
Representative: Lauren Montgomery, JGH Consultants
  
3. **Z201-223(RM)**  
Ryan Mulkey  
(CC District 7)  
An application for the renewal of Specific Use Permit No. 2341 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Exposition Avenue, west of Parry Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Antonio Everette, AESS Group LLC
  
4. **Z201-191(CT)**  
Carlos Talison  
(CC District 13)  
An application for a Specific Use Permit for a private school use on property zoned an RR Regional Retail District and MU-2 Mixed Use District, at the terminus of Caruth Plaza, northwest of Twin Hills Connection.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan, and conditions.  
Applicant: The Cambridge School of Dallas  
Representative: Rob Baldwin, Baldwin Associates



5. **Z201-232(CT)**  
Carlos Talison  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, at the southeast corner of Elam Road and Pleasant Road.  
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.  
Applicant: Abdel Hussein, Sole Owner  
Representative: Wes Hoblit, MASTERPLAN
6. **Z201-236(CT)**  
Carlos Talison  
(CC District 14)
- An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the west line of Lucerne Street, south of La Vista Drive.  
Staff Recommendation: **Approval.**  
Applicant: Timothy Dlugos, Sole Owner

Zoning Cases – Individual:

7. **Z201-177(CT)**  
Carlos Talison  
(CC District 7)
- An application for a Specific Use Permit for a community service center use on property zoned a MF-2(A) Multifamily District, on the south line of Laughlin Drive, west line of Avenue Q.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.  
Applicant: Creative Art Center of Dallas, LLC  
Representative: Kiesha Kay - MASTERPLAN

Zoning Cases – Under Advisement:

8. **Z201-186(CT)**  
Carlos Talison  
(CC District 3)
- An application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned IR Industrial Research District, on the east line of Duncanville Road, north of Rancho Lane.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Judd Mullinix  
UA From: April 22, 2021
9. **Z201-194(LG)**  
La'Kisha Girder  
(CC District 6)
- An application for a Specific Use Permit for commercial amusement inside limited to a Class A dance hall and an alcoholic beverage establishment limited to a private-club bar use on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Fields Road.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant/Representative: Troy Clark  
UA From: May 20, 2021

Authorization of a Hearing – Under Advisement:

Donna Moorman  
(CC District All)

Consideration of authorizing a public hearing to consider amending Chapter 51A of the Dallas Development Code, with consideration to be given to requiring a specific use permit for commercial amusement (inside) limited to a poker room. **This is a hearing to consider the request to authorize the hearing and not the amendment to the Code at this time.**

UA From: May 20, 2021

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Other Matters:

Minutes: May 20, 2021

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 3, 2021**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, June 3, 2021, via videoconference, at 9:00 a.m., to consider (1) **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/ZOAC06032021>

**Tuesday, June 8, 2021**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, June 8, 2021, via videoconference, at 9:00 a.m., to consider (1) **2105100032** - An application for a Certificate of Appropriateness by Kenneth Waits, City Sign Services, Inc., for a 25.5 sq. ft. attached LED illuminated attached projecting sign at 2726 Commerce St. (north elevation). The public may listen to the meeting as an attendee at the below videoconference link:

<http://bit.ly/SSDAC--6-8-21>

### 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 3, 2021****FILE NUMBER:** S201-664**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Wentworth Street, between Franklin Street and Hampton Road**DATE FILED:** May 5, 2021**ZONING:** PD 428PD LINK: <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20428.pdf>**CITY COUNCIL DISTRICT:** 1    **SIZE OF REQUEST:** 4.442-acres**MAPSCO:** 53H**OWNER:** ACI Estate SPE 156, LLC

**REQUEST:** An application to replat a 4.442-acre tract of land containing all of Lot 1 in City Block 11/4565 to create one 0.4104-acre lot and one 4.0319-acre lot on property located on Wentworth Street, between Franklin Street and Hampton Road.

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

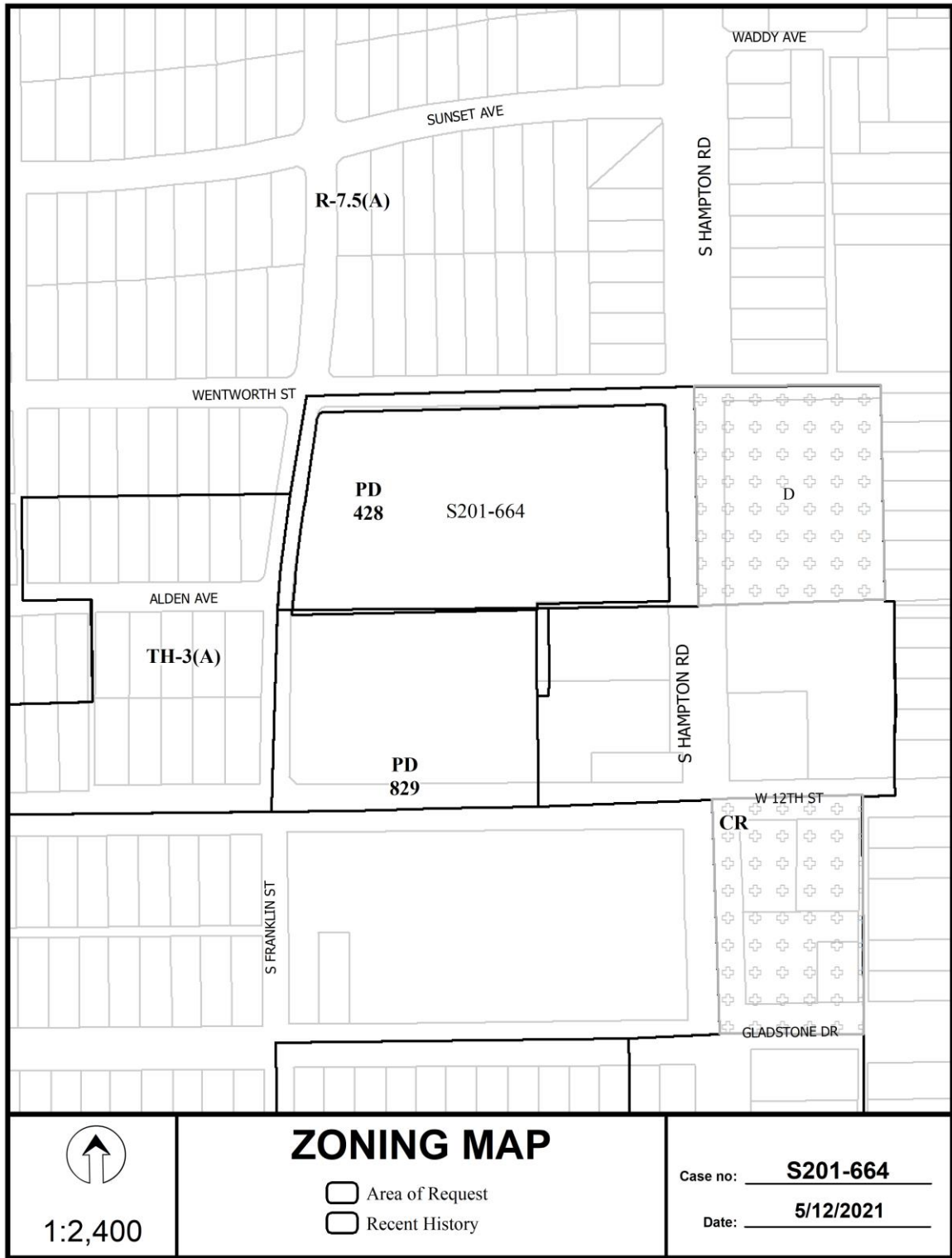
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 428; therefore, staff recommends approval subject to compliance with the following conditions:

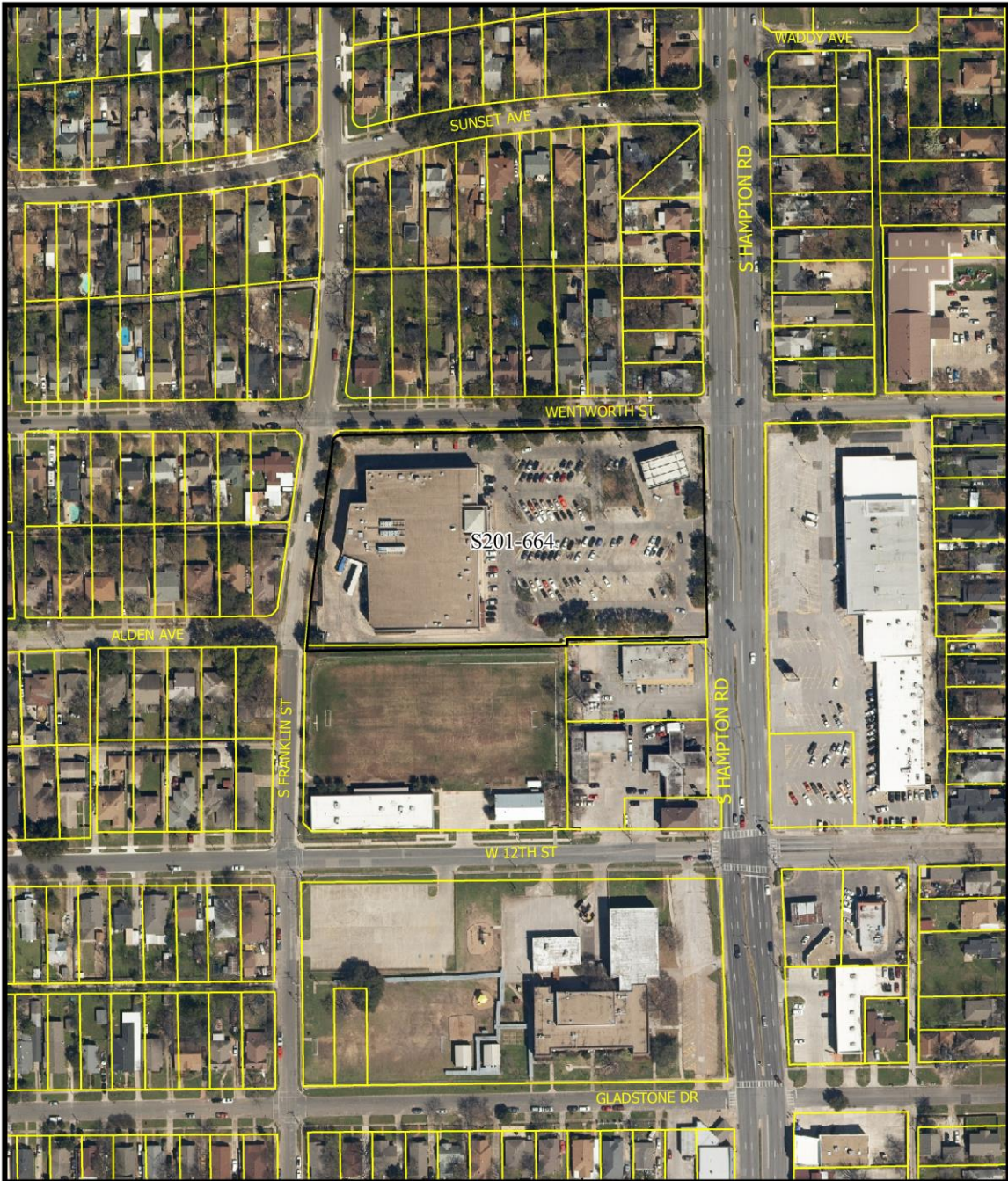
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 2.
12. Submit 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). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
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 will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established centerline of Hampton Road. Section 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 Franklin Street and Wentworth Street. Section 51A-8.602(c)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Franklin Street and Wentworth Street. Section 51A-8.602(d)(1)
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Hampton Road and Wentworth Street. Section 51A-8.602(d)(1)
19. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
20. On the final plat, show how all adjoining right-of-way was created.
21. On the final plat, show distances/width across all adjoining right-of-way.
22. On the final plat, show recording information on all existing easements within 150 feet of property.
23. On the final plat, all utility easement abandonments must be shown with recording information.
24. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

25. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
26. On the final plat, need new/different plat name.
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
28. 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.
29. On the final plat, show the abandonment of Alley on the plat as “Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Instrument Nos.\_\_\_\_\_. Utility Easements retained.”
30. Contact Real Estate section to discuss possible encroachments in right-of-way and remedies for any such encroachments. Provide written confirmation if there are brick column encroachments on Wentworth Avenue.
31. On the final plat, change “South Hampton Road” to “Hampton Road”. Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, change “West 12<sup>th</sup> Street” to “Twelfth Street”. Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, add a label for “Alden Avenue”. Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, identify the property as Lots 1B and 1C in City Block 11/4565. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	<p>Case no: <u>      <b>S201-664</b>      </u></p> <p>Date: <u>      <b>5/12/2021</b>      </u></p>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 3, 2021****FILE NUMBER:** S201-665**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Manett Street, northeast of Kirby Street**DATE FILED:** May 6, 2021**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.284-acre**MAPSCO:** 35Z**OWNER:** Milad Haneen

**REQUEST:** An application to replat a 0.284-acre tract of land containing all of Lots 12 and 13 in City Block 1/2001 to create one lot on property located on Manett Street, northeast of Kirby Street.

**SUBDIVISION HISTORY:**

1. S190-175 was a request southwest of the request to replat a 0.379-acre tract of land containing all of Lots 13 and 14 in City Block B/2002 to move the existing common lot line and create one 0.175-acre lot and one 0.204-acre on property located on Manett Street at Kirby Street, northwest corner. The request was approved on July 23, 2020 but has not been recorded.
2. S190-122 was a request west of the present request to replat a 0.264-acre tract of land containing all of Lot 11 in City Block E/2002 to create five lots ranging in size from 1,781 square feet to 3,000 square feet on property located at 4535 Weldon Street, northeast of Carroll Avenue. The request was approved on May 21, 2020 but has not been recorded.
3. S190-104 was a request southwest of the present request to replat a 0.379-acre tract of land containing all of Lots 13 and 14 in City Block B/2002 to move the existing common lot line and create a new common lot line between the two lots on property located on Manett Street, south of Kirby Street. The request was withdrawn on March 12, 2020.
4. S190-006 was a request south of the present request to replat a 0.190-acre tract of land containing part of Lots 2 and 3 in City Block E/2011 on property located on Kirby Avenue, southeast of Capital Avenue. The request was approved on January 23, 2020 but has not been recorded.
5. S189-230 was a request northeast of the present request to replat a 0.46-acre tract of land containing all of Lot 10 in City Block E/1995 to create one 9,798.85-square foot lot and one 9,801.43-square foot lot on property located on Belmont Avenue, north of Fitzhugh Avenue. The request was administratively approved on June 24, 2019 but was withdrawn.



6. S178-037 was a request northeast of the present request to replat a 0.458-acre tract of land containing all of Lot 2 in City Block E/1995 to create one 0.230-acre and one 0.228-acre on property located on Manett Street, northeast of Fitzhugh Avenue. The request was administratively approved on November 29, 2017 and recorded on May 18, 2018.
7. S167-293 was a request northeast of the present request to replat a 0.556-acre tract of land containing all of Lot 1 in City Block E/1995 and a portion of abandoned right-of-way to create three lots ranging in size from 0.171-acre to 0.221-acre on property located on Manett Street at Fitzhugh Avenue, east corner. The request was administratively approved on September 27, 2017. The phase plat S167-293A was recorded July 12, 2018.
8. S167-288 was a request south of the present request to replat a 0.293-acre tract of land containing all of Lot 10A in City Block E/2002 to create three lots ranging in size from 0.073-acre to 0.115-acre on property located at the intersection of Belmont Avenue, Kirby Street, and Weldon Street, southwest corner. The request was approved October 5, 2017 and recorded March 27, 2018.
9. S156-222 was a request southwest of the present request to replat a 0.167-acre tract of land containing all of Lot 3 in City Block B/2002 to create one 3,194.2-square foot lot, and one 4,102.4-square foot lot on property located on 2614 Calvin Street, east of Cole Manor Place. The request was approved July 21, 2016 and recorded August 31, 2018.
10. S156-086 was a request east of the present request to replat a 0.144-acre tract of land containing all of Lot 10 in City Block 1/2001 into a Shared Access Development with four lots ranging in size from 1,425 square feet to 1,896 square feet on property located at 4727 Manett Street. The request was approved February 18, 2016 but has not been recorded.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the MF-2(A) Multifamily District; therefore, staff recommends approval subject to compliance with the following conditions:

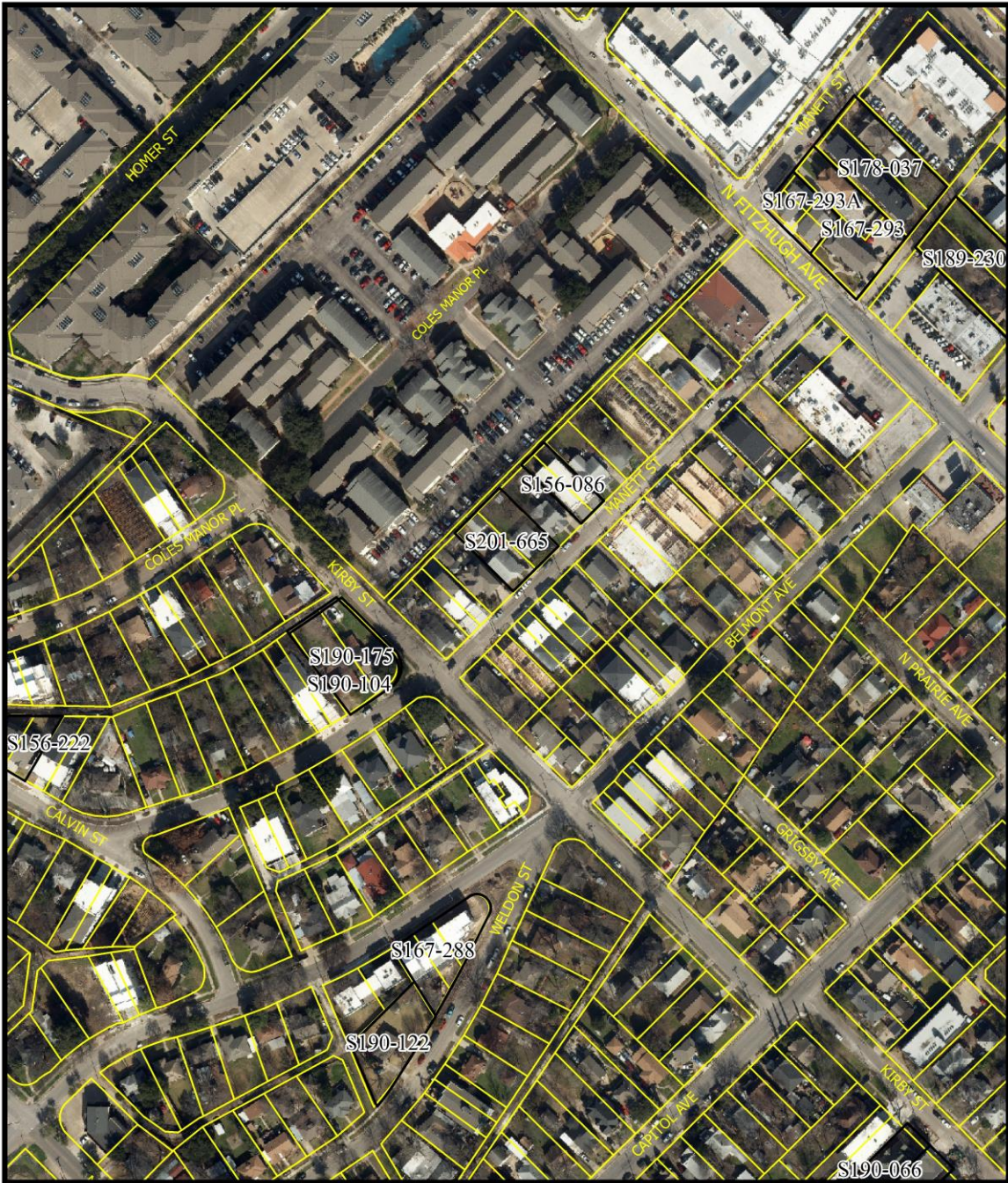
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 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). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
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 will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established centerline of the alley. Section 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 Manett Street. Section 51A-8.602(c)
17. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3 feet above nearest inlet top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.
18. On the final plat, need Lien Holder's Subordination Agreement.

19. On the final plat, show distances/width across all adjoining right-of-way.
20. On the final plat, show recording information on all existing easements within 150 feet of property.
21. On the final plat, identify the property as Lot 12A in City Block 1/2001. 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"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S201-665</b>          </u> Date: <u>          <b>5/21/2021</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 3, 2021****FILE NUMBER:** S201-666**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Oak Dale Road, southeast of Givendale Road**DATE FILED:** May 6, 2021**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.221-acre**MAPSCO:** 65R**OWNER:** G.E.N.A. Properties, LLC

**REQUEST:** An application to create one 0.221-acre lot from a tract of land in City Block 6893 on property located on Oak Dale Road, southeast of Givendale Road.

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

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

This request is in a residential zoning district R-7.5(A) Single Family District. The lot is being created from tracts of land that has never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda.

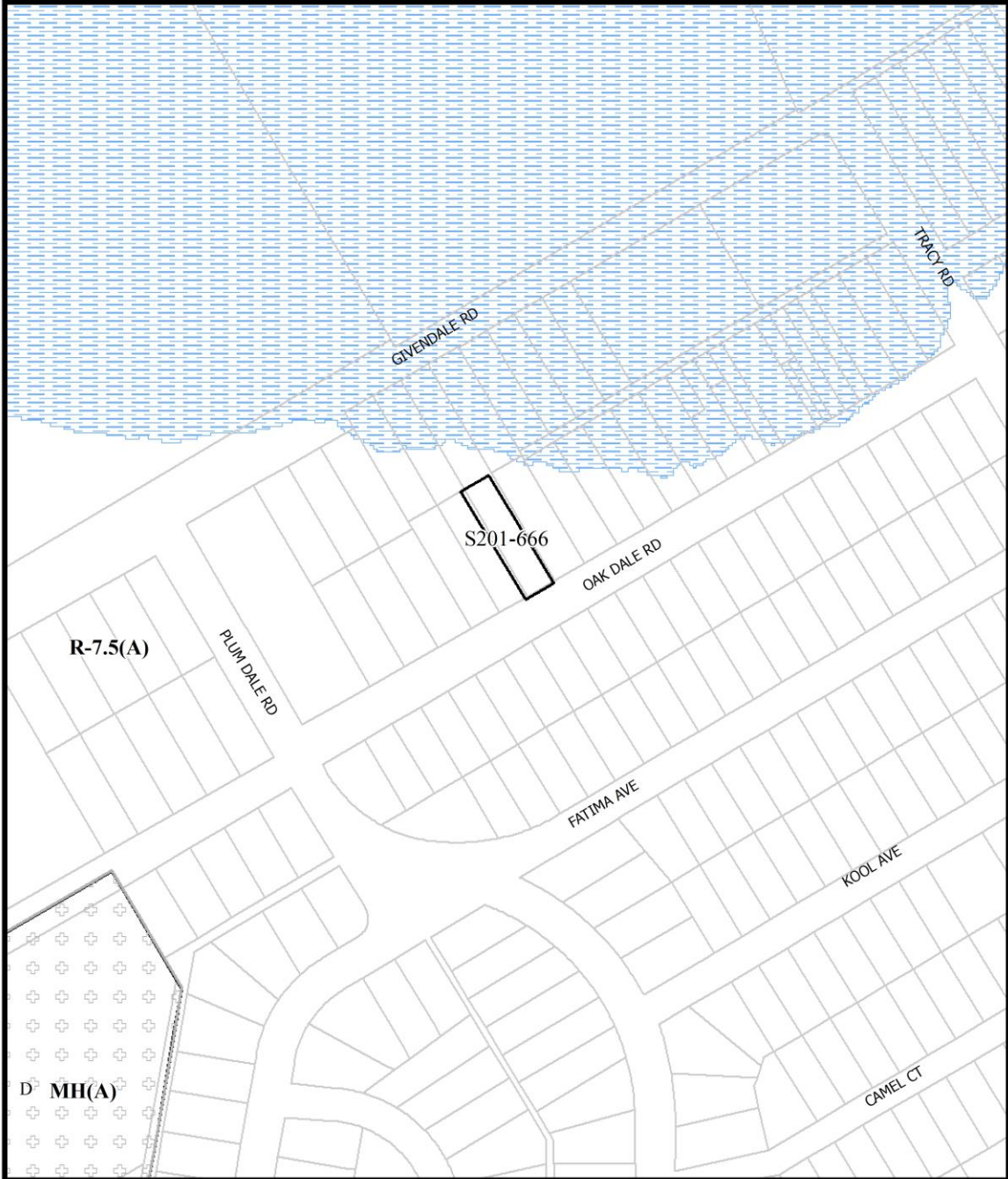
The properties to the immediate vicinity of the request have lot areas ranging in size from 6,159 square feet to 10,206 square feet and lot widths ranging in size from 50 feet to 60 feet. *(please refer to the existing area analysis map)*

The request is in an R-7.5(A) Single Family District. The minimum lot size requirement is 7,500 square feet. The request is to create one 9,625 square feet (0.221 acre) lot.

Staff finds that there is an established lot pattern within the immediate vicinity of the area; and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family Districts; therefore, staff recommends approval subject to compliance with the following conditions.

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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 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). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
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 will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
15. On the final plat, show how all adjoining right-of-way was created.
16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. On the final plat, need new/different plat name. Do not use roman numerals or "&" symbol.
18. On the final plat, identify the property as Lot 1 in City Block C/6893. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>S201-666</b> Date: <b>5/12/2021</b>
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## AERIAL MAP

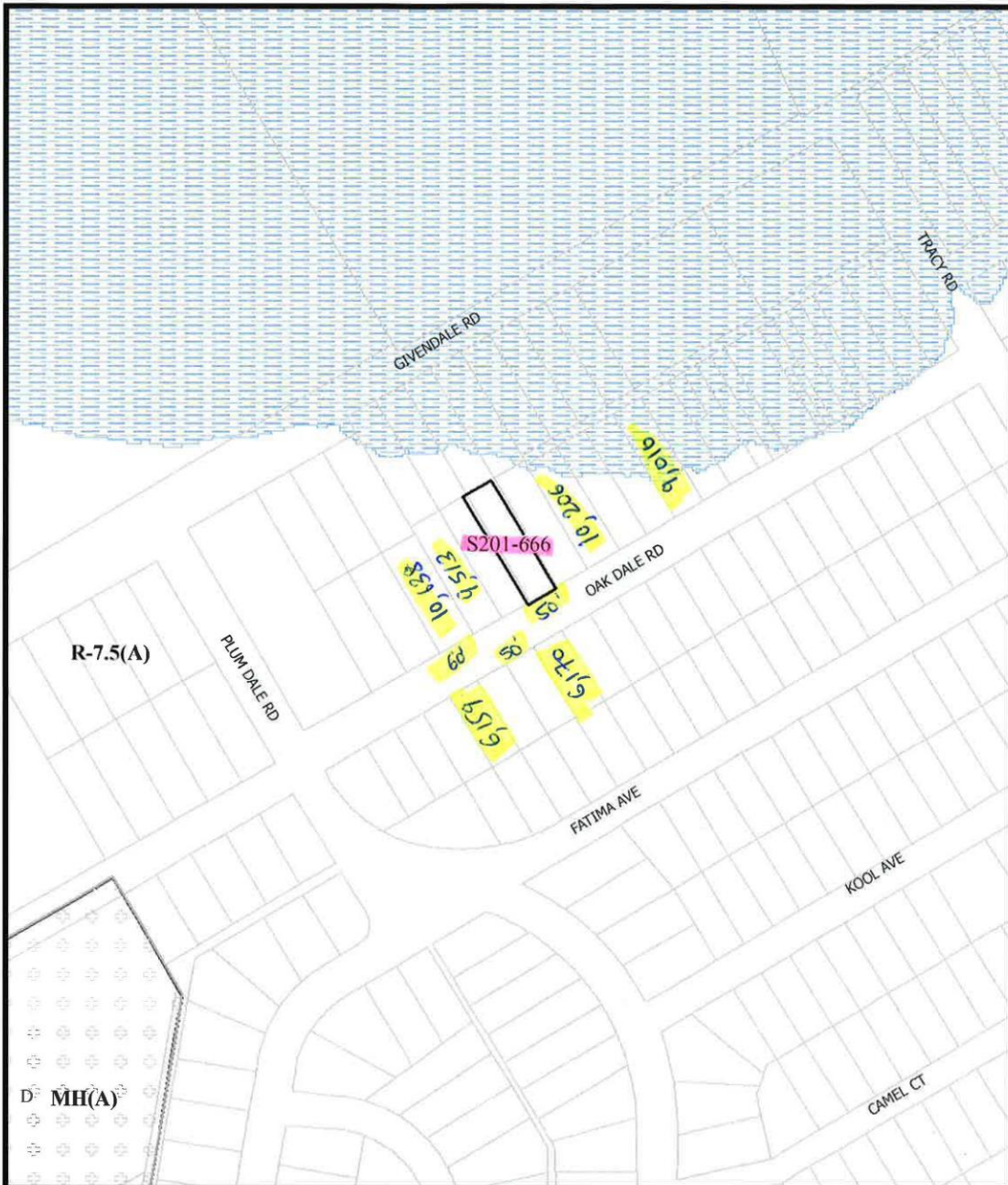
- Area of Request
- Recent History

Case no: S201-666

Date: 5/12/2021



**ALL AREAS ARE IN SQUARE FEET**



 1:2,400	<b>EXISTING AREA ANALYSIS</b>	Case no: <b>S201-666</b>
	<input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History	Date: <b>5/12/2021</b>





**CITY PLAN COMMISSION****THURSDAY, JUNE 3, 2021****FILE NUMBER:** S201-667**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Seventh Street, between Madison Avenue and Zang Boulevard**DATE FILED:** May 7, 2021**ZONING:** PD 830 (Subdistrict 6C)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20830.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.426-acre**MAPSCO:** 54D**OWNER:** Alamo Manhattan BAD, LLC

**REQUEST:** An application to replat a 1.426-acre tract of land containing all of Lots 8 through 14 in City Block 1/3141, all of Lots 8 through 10 in City Block 21/3141, and 0.5 feet of an abandoned alley to create one lot on property located on Seventh Street, between Madison Avenue and Zang Boulevard.

**SUBDIVISION HISTORY:**

1. S190-119 was a request northeast of the request to replat a 2.2945-acre tract of land containing all of Lots 3, 4, 7,8, and part of Lots 6 and 10 in City Block C/3369 and all of Lot 1A in City Block C/3369 to create one lot on property located on Beckley Avenue, south of Canty Street. The request was approved on April 9, 2020 but has not been recorded.
2. S190-061 was a request south of the present request to replat a 0.3995-acre tract of land containing all of Lots 13, 14, and 15 in City Block 31/3151 to create one lot on property located on Melba Street, west of Zang Boulevard. The request was approved on January 9, 2020 but has not been recorded.
3. S178-081 was a request south of the present request to replat a 1.120-acre tract of land containing all of Lots 1, 2, 18, 19, and 20 in City Block 38/3158 to create one 0.45-acre lot and one 0.67-acre lot on property located on Madison Avenue, between Ninth Street and Tenth Street. The request was approved February 15, 2018 but has not been recorded. S178-081B was submitted but has not been recorded.
4. S167-162 was a request southwest of the present request to replat a 0.399-acre tract of land containing all of Lots 1 through 3 in City Block 27/3147 to create one lot on property located on Bishop Avenue at Melba Street, northeast corner. The request was approved on May 4, 2017 and recorded on December 10, 2018.
5. S167-134 was a request east of the present request to replat a 0.839-acre tract of land containing part of Lots 4 and 5 and all of Lots 6 through 10 in City Block 19/3135 to create one lot bounded by Zang Boulevard, West Davis Street, North

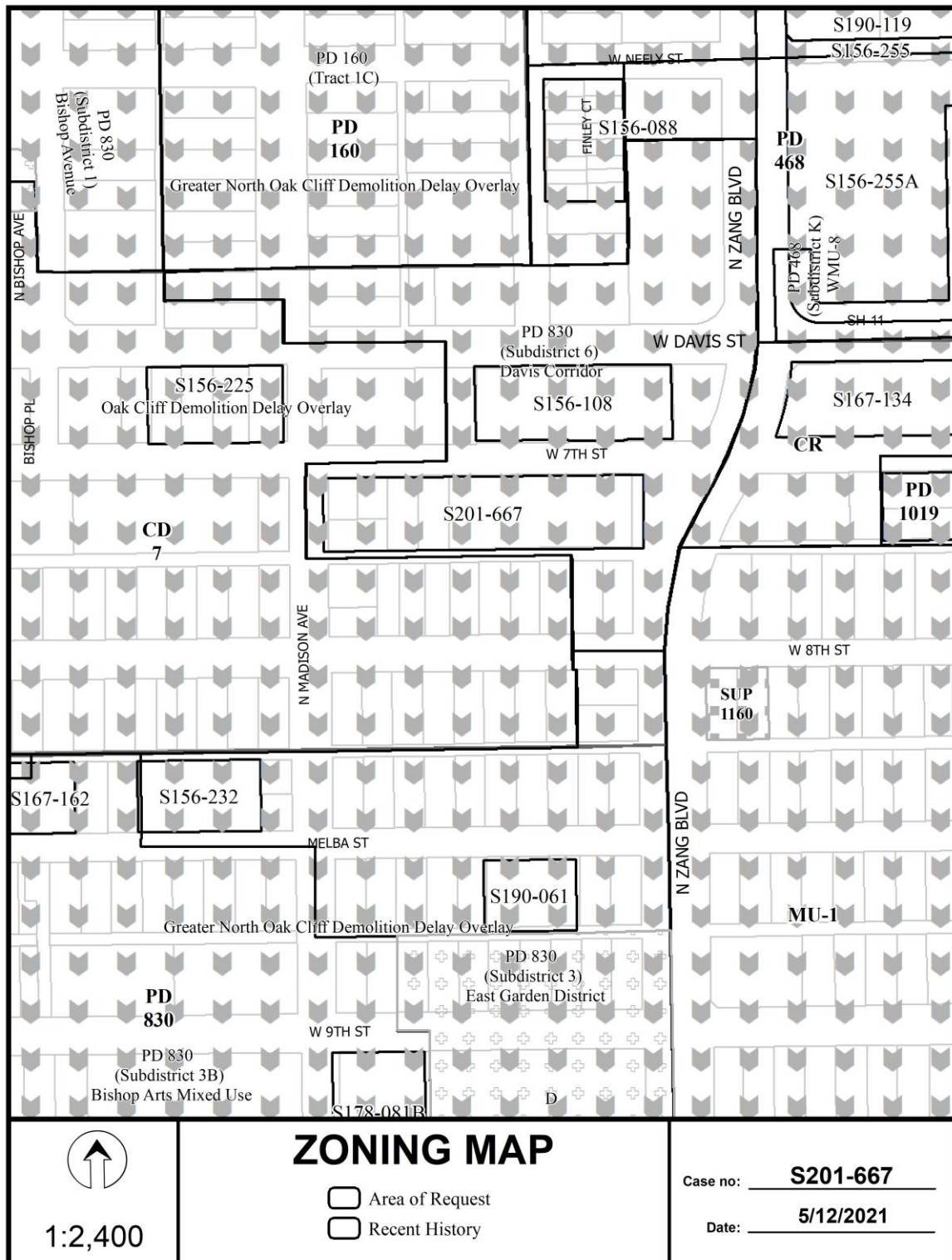
Beckley Street, and 7th Street. The request was approved on April 6, 2017 and recorded on August 2, 2018.

6. S156-255 was a request northeast of the present request to replat a 4.514-acre tract of land containing all of Lots 1 through 8 in City Block B/3368, all of Lots 3 and 4 in City Block C/3369, a portion of Lot 10 in City Block C/3369, and an abandoned portion of Neely Street between Zang Boulevard and Beckley Avenue to create 4 lots ranging in size from 0.1492-acre to 2.792-acre on property located on Davis Street at Zang Boulevard, northeast corner. The request was approved on August 18, 2016. Phase A S156-255A was submitted and recorded on November 17, 2017.
7. S156-232 was a request southwest of the present request to replat a 0.531-acre tract of land containing all of Lots 6, 7, 8, and 9 in City Block 27/3147 to create one 0.531-acre lot on Melba Street, west of Madison Avenue. The request was approved on July 21, 2016 and recorded May 19, 2019.
8. S156-225 was a request west of the present request to replat a 4.514-acre tract of land containing all of Lots 1 through 8 in City Block B/3368, all of Lots 3 and 4 in City Block C/3369, a portion of Lot 10 in City Block C/3369, and an abandoned portion of Neely Street between Zang Boulevard and Beckley Avenue to create 4 lots ranging in size from 0.1492-acre to 2.792-acre on property located on Davis Street at Zang Boulevard, northeast corner. The request was approved on August 18, 2016 but has not been recorded.
9. S156-108 was a request north of the present request to replat a 0.954-acre tract of land containing all of Lots 6A and 9A in City Block 12/3136 and a portion of Zang Boulevard to be abandoned to create one lot on property located on Davis Street and Seventh Street, west of Zang Boulevard. The request was approved on March 3, 2016 and recorded on December 28, 2018.
10. S156-088 was a request north of the present request to replat a 0.596-acre tract of land containing all of Lots 3 and 4 in City Block A/3367 into a 16-lot Shared Access Development with lots ranging in size from 1,428 square feet to 1,999 square feet on property located on Elsbeth Street at Neely Street, southeast corner. The request was approved on February 18, 2016 and recorded January 6, 2017.

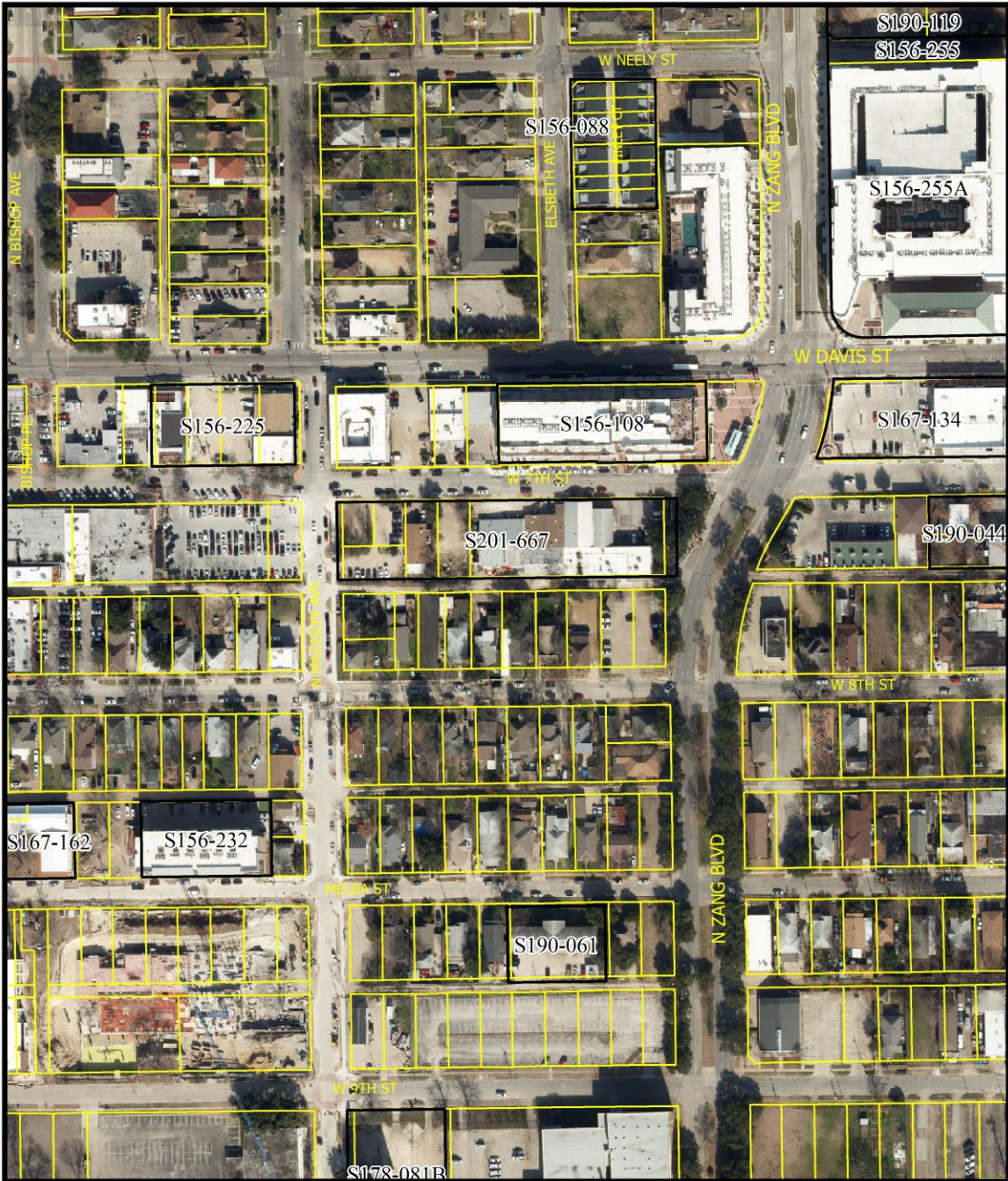
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 830 (Subdistrict 6C); therefore, staff recommends approval subject to compliance with the following conditions:


1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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 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). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
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 will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

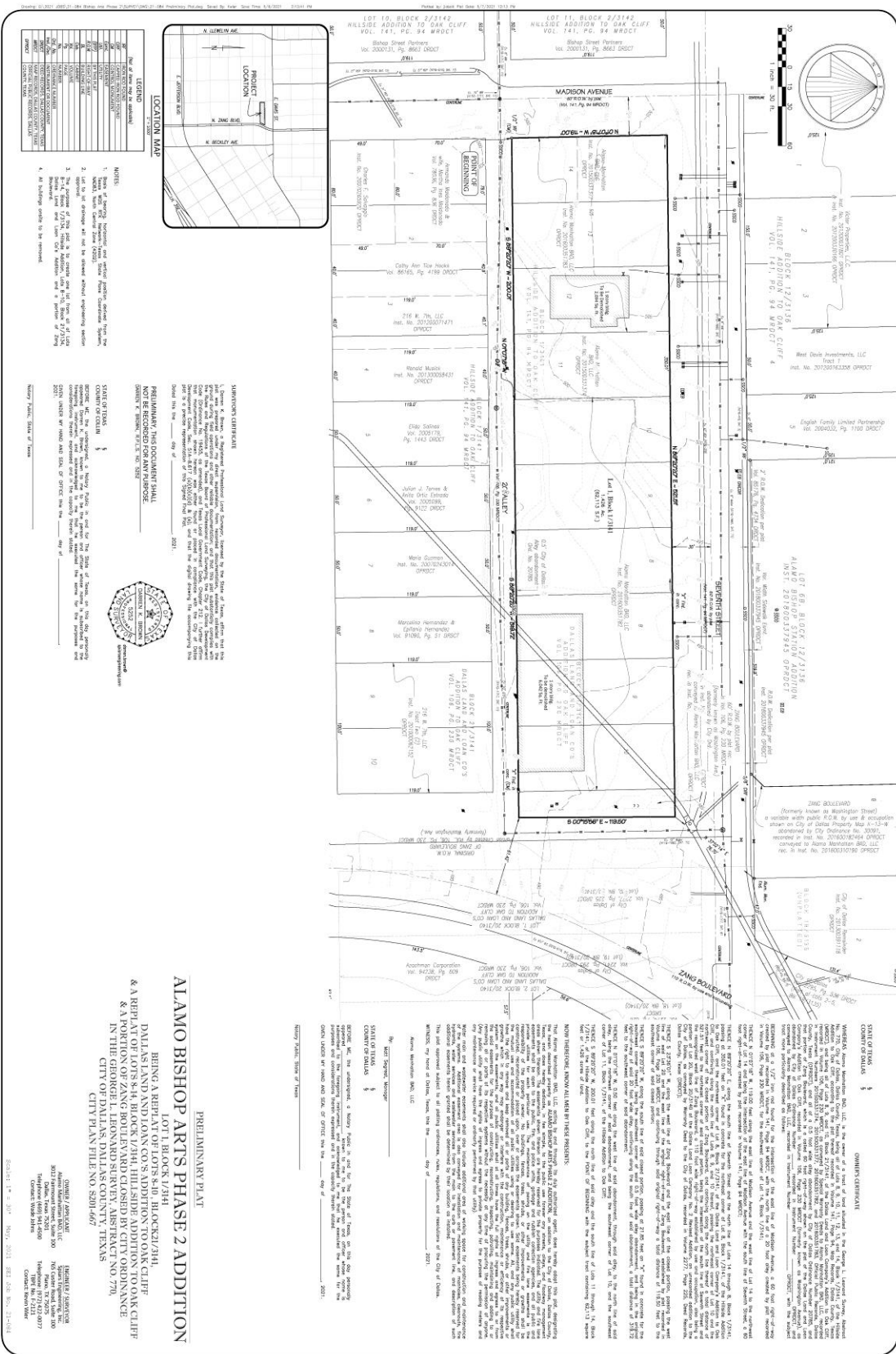
15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Madison Avenue and Seventh Street. Section 51A-8.602(d)(1)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Seventh Street and Zang Boulevard. Section 51A-8.602(d)(1)
17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Madison Avenue and the Alley. Section 51A-8.602 (e)
19. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Zang Boulevard and the Alley. Section 51A-8.602 (e)
20. On the final plat, show distances/width across all adjoining right-of-way.
21. On the final plat, show recording information on all existing easements within 150 feet of property.
22. On the final plat, all utility easement abandonments must be shown with recording information.
23. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
24. On the final plat, clarify width of alley.
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Prior to the final plat submittal, contact Real Estate Division to discuss a 42-inch storm sewer line that transverses Lots 8 through 10 to see if abandonment is indicated. Confirm if by “use and occupation” abandonment request is necessitated.
27. For abandonment currently in process for portion of Zang Boulevard, show the abandonment on the plat as “Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Instrument No. \_\_\_\_\_. Utility easements retained.”
28. Coordinate with DART and Dallas TRN regarding the Streetcar.
29. On the final plat, change all “Zang Boulevard” labels to “Zang Boulevard (F.K.A. Zangs Boulevard) (F.K.A. Washington Avenue)”. Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lot 8A in City Block 1/3141. 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"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S201-667</b>          </u> Date: <u>          <b>5/12/2021</b>          </u>
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**CITY PLAN COMMISSION**

**THURSDAY, JUNE 3, 2021**

**FILE NUMBER:** S201-668

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Camp Wisdom Road, west of Clark Road

**DATE FILED:** May 7, 2021

**ZONING:** A(A), MF-2(A)

**CITY COUNCIL DISTRICT:** 3    **SIZE OF REQUEST:** 11.12-acres    **MAPSCO:** 61B-S

**OWNER:** Camp Wisdom MF LTD

**REQUEST:** An application to create one 11.12-acre lot from a tract of land in City Block 8681 on property located on Camp Wisdom Road, west of Clark Road.

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

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of A(A) Agricultural District and MF-2(A) Multifamily District; therefore, staff recommends approval subject to compliance with the following conditions:

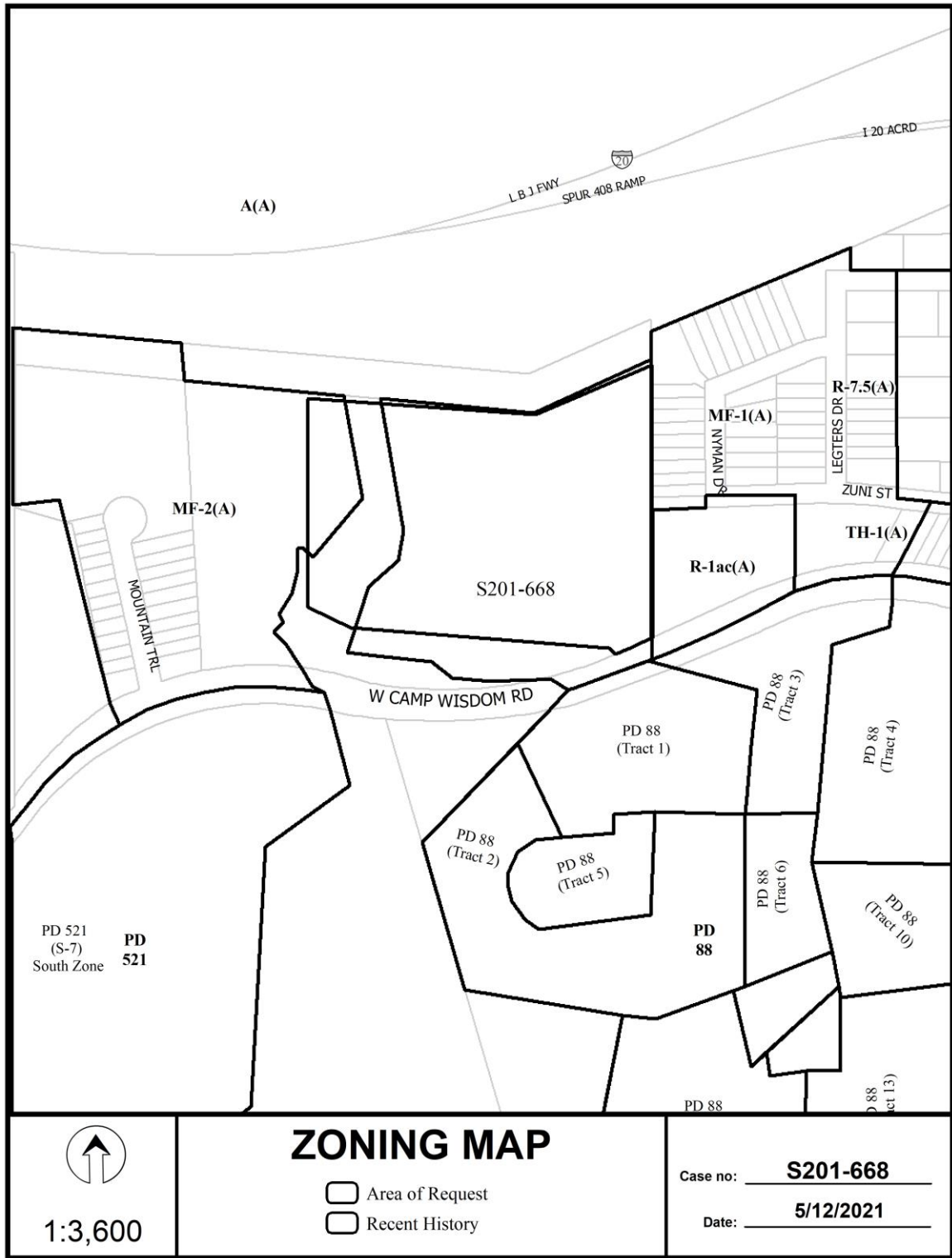
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 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). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
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 will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established centerline of Camp Wisdom Road. Section 51A-8.602(c)
16. On the final plat, include a note that the site is within the 65 LDN contour of Hensley Field airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
17. On the final plat, show how all adjoining right-of-way was created.
18. On the final plat, show distances/width across all adjoining right-of-way.
19. On the final plat, show recording information on all existing easements within 150 feet of property.
20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas

Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

25. On the final plat, change "Camp Wisdom Road" to "CAMP WISDOM ROAD". Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, show and label "Nyman Drive". Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lot 1 in City Block 3/8683. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:3,600

## AERIAL MAP

- Area of Request
- Recent History

Case no: S201-668

Date: 5/12/2021





**CITY PLAN COMMISSION****THURSDAY, JUNE 3, 2021****FILE NUMBER:** S201-669**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ross Avenue at Ashby Street, northwest corner**DATE FILED:** May 7, 2021**ZONING:** PD 298 (Subdistrict 4)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.265-acre**MAPSCO:** 45D**OWNER:** Hot Bread, LLC

**REQUEST:** An application to replat a 0.265-acre tract of land containing all of Lot 7 and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Ashby Street, northwest corner.

**SUBDIVISION HISTORY:**

1. S190-170 was a request southwest of the present request to replat a 0.409-acre tract of land containing all of Lots 8 and 9 in City Block 3/649 to create one lot on property located on Ross Avenue at Peak Street, west corner. The request was approved on July 23, 2020 but has not been recorded.
2. S190-132 was a request southeast of the present request to replat a 0.550-acre tract of land containing part of Lots 3, 4, and 5 in City Block 2/715 to create one lot on property located on Scurry Street at Burlew Street, south corner. The request was approved on June 4, 2020 but has not been recorded.
3. S190-118 was a request southeast of the present request to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner. The request was approved on April 9, 2020 but has not been approved.
4. S189-274 was a request southeast of the present request to replat a 0.523-acre tract of land containing all of Lots and 2 in City Block 3/713 to create one lot on property located on Carroll Avenue at Scurry Street, west corner. The request was approved on August 15, 2019 but has not been recorded.
5. S189-004 was a request northwest of the present request to replat a 0.195-acre tract of land containing part of Lots 11, 12, 13, and 14 in City Block 10/658 to create one lot on property located on Peak Street at Delano Place, if extended, north corner. The request was approved administratively on October 16, 2018 but has not been recorded.
6. S189-002 was a request south of the present request to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and

tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street. The request was approved on November 1, 2018 but has not been recorded.

7. S178-151 was a request southwest of the present request to replat a 0.139-acre tract of land containing part of Lots 17 and 18 in City Block 3/649 to create one lot on property located on Roseland Avenue at Ripley Street, east corner. The request was approved on April 5, 2018 and recorded on August 8, 2019.
8. S178-091 was a request northeast of the present request to replat a 0.370-acre tract of land containing all of Lots 8, 9 and part of Lot 10 in City Block 2/650 to create one 0.066-acre lot, and one 0.304-acre lot on property located on Roseland Avenue at Ashby Street, south corner. The request was approved on February 15, 2018 but has not been recorded. S178-091A was recorded on November 26, 2019.
9. S167-290 was a request northeast of the present request to create a 15-lot shared access development along with 4 common areas from a 0.935-acre tract of land in City Block 488 1/2 on property located at Browder Street and Belleview Street Extension, east corner. The request has been withdrawn.
10. S167-269 was a request northeast of the present request to replat a 1.15-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one lot on property located at 1705 Ross Avenue between Ashby Street and Carroll Avenue. The request has been withdrawn.
11. S167-018 was a request south of the present request to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15-foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue. The request was approved on December 1, 2016 and recorded on October 28, 2019.
12. S156-259 was a request southwest of the present request to replat a 0.3713-acre tract of land containing all of Lots 12 and 13 in City Block 3/649 on property located on 4222 and 4226 Roseland Avenue, southwest of Peak Street. The request was approved on September 1, 2016 and recorded on December 5, 2017.
13. S156-087 was a request southwest of the present to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner. The

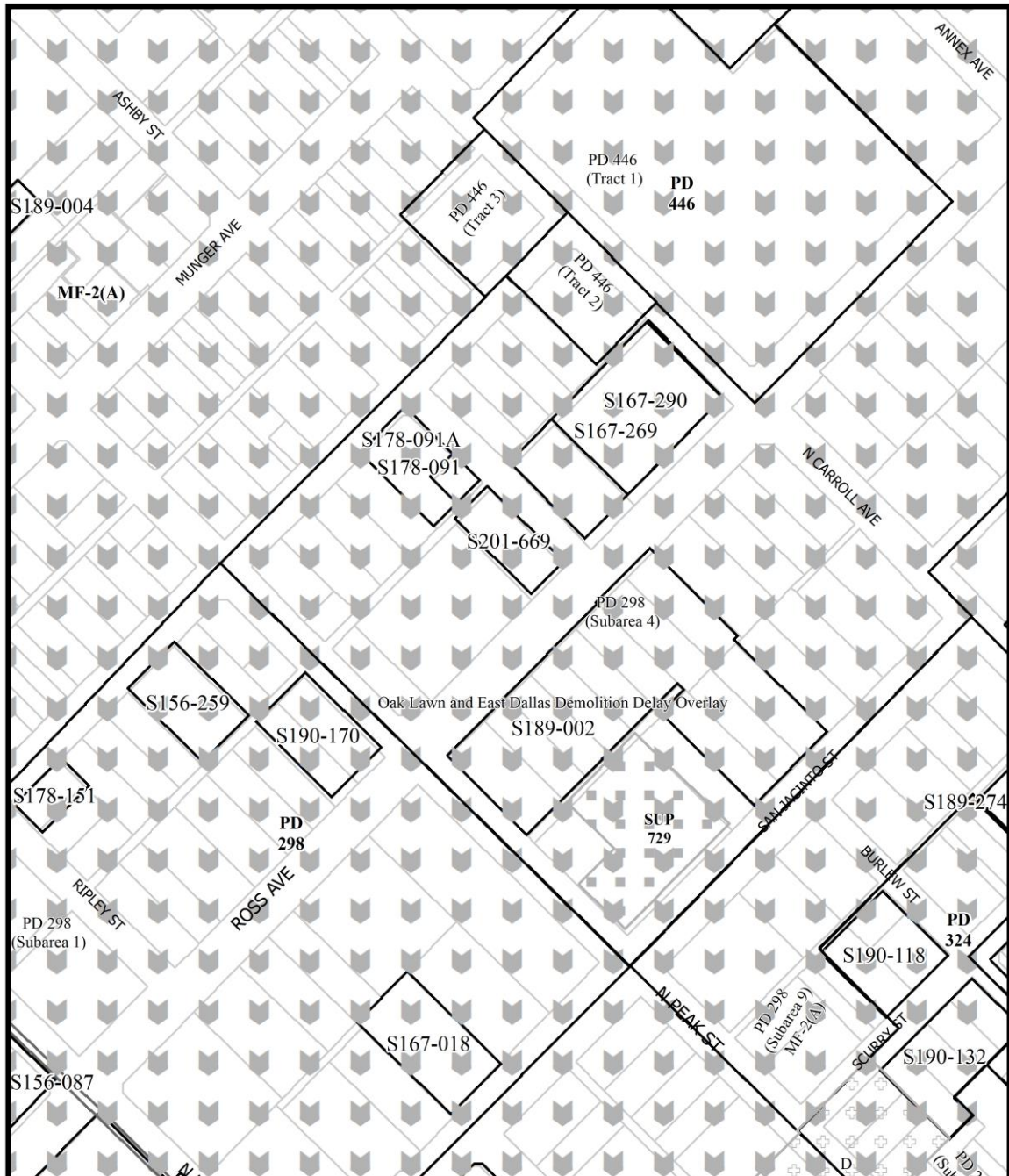



request was approved on February 18, 2016 and recorded on December 13, 2018.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 298 (Subdistrict 4); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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 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). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).


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 will not be allowed without proper City of Dallas Engineering Division approval.” Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Ashby Street. Section 51A-8.602(c)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Ashby Street and Ross Avenue. Section 51A-8.602(d)(1)
17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Ashby Street and the Alley. Section 51A-8.602 (e)
19. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d),C.9 of Mill Creek, Master Drainage Plan Study.
20. On the final plat, show how all adjoining right-of-way was created.
21. On the final plat, show distances/width across all adjoining right-of-way.
22. On the final plat, show recording information on all existing easements within 150 feet of property.
23. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
24. On the final plat, need new/different plat name. Do not use roman numerals or “&” symbol.
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. 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.
27. On the final plat, change “Ashby Street” to “Ashby Street (F.K.A. MILK Street)” per Volume 11 Page 265. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, identify the property as Lot 6A in City Block 2/650. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 <b>1:2,400</b>	<h2 style="margin: 0;">ZONING MAP</h2> <div style="display: flex; justify-content: center; gap: 20px; margin-top: 10px;"> <div style="border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></div> Area of Request  <div style="border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></div> Recent History         </div>	Case no: <b>S201-669</b> Date: <b>5/12/2021</b>
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 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S201-669</b>          </u> Date: <u>          <b>5/12/2021</b>          </u>
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**FILE NUMBER:** M190-040(NN) **DATE FILED:** July 1, 2020

**LOCATION:** Southeast corner of Armstrong Avenue and Cole Avenue

**COUNCIL DISTRICT:** 14 **MAPSCO:** 35 U

**SIZE OF REQUEST:** ± 2.7 acres **CENSUS TRACT:** 7.02

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**REPRESENTATIVE:** Alex Martin

**APPLICANT:** David Dierkes

**OWNER:** Broadstone Cole Avenue, LLC

**REQUEST:** An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 141 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** On May 23, 2018, the Dallas City Council established Planned Development Subdistrict No. 141 within Planned Development District No. 193, the Oak Lawn Special Purpose District by Ordinance No. 30872.

The purpose of this request is to amend the development plan and the landscape plan, primarily to include a deck to the pool courtyard, a perforated landscape accent wall, and additional stairs, access ramp, and associated retaining walls. Below are the details:

- Adding a deck to pool courtyard located in the center of the Cole Avenue building face to provide a useable surface and protect the exiting tree in this location
- Adding a perforated landscape accent wall in the southern courtyard facing Cole Avenue
- Adding stairs, ADA access ramp, and associated retaining walls on Armstrong Avenue face to access doors along the street frontage.
- Adding transformers to the southwest portion of the site

**STAFF RECOMMENDATION:** Approval.

**PLANNED DEVELOPMENT SUBDISTRICT No. 141**

[http://www.dallascityattorney.com/51P/Articles/PDF/Div%20S-141%20\[Part%20I%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles/PDF/Div%20S-141%20[Part%20I%20PD%20193].pdf)

**PDS No. 141 Exhibits**

<http://www.dallascityattorney.com/51P/Exhibits/S-141A.pdf>

<http://www.dallascityattorney.com/51P/Exhibits/S-141B.pdf>

<b>List of Officers</b>
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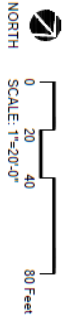
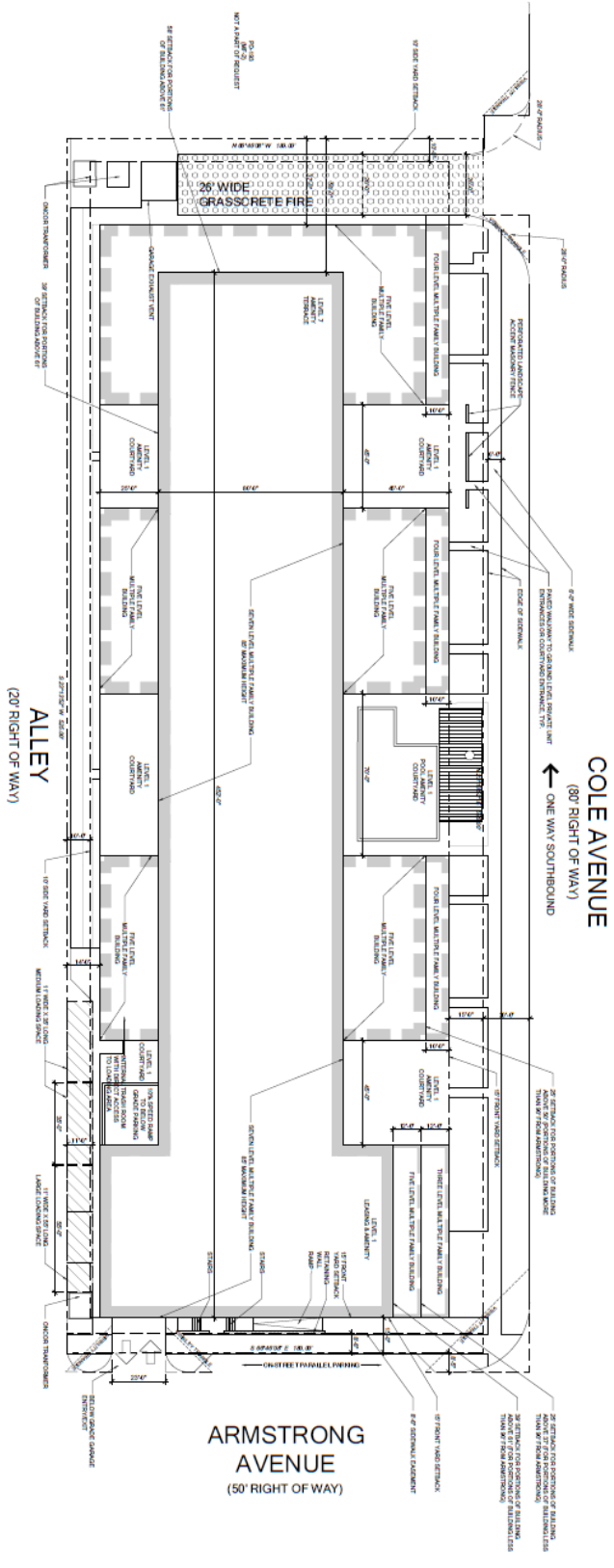
**Broadstone Cole Avenue Alliance, LLC**

- Nicholas J. Chapman
- Patrick W. Dukes
- V. Jay Hiemenz
- Chad Jackson
- John T. Rippel
- Bruce C. Ward
- Robert G. Weston, Jr

Proposed Development Plan

PROJECT DATA TABLE

SITE	54,524 SF ± 2,171 AC.
CONTRACT	352' OVERALL LENGTH
LOT COVERAGE	352' OVERALL LENGTH
STRUCTURE HEIGHT	35'
MAXIMUM BUILDING AREA	344,000 SF
MAXIMUM PRIVATE ON-SITE OPEN SPACE	8,000 SF
MAXIMUM PUBLIC ON-SITE OPEN SPACE	800 SQUARE FEET
PERMITTED USES	500 SQUARE FEET







Existing Development Plan

PROJECT DATA TABLE	
SITE:	11444 SW 211 <sup>ST</sup> AC
PROPERTY:	231 DWELLING UNITS
LOT COVER/TYPE:	RES
STREET FRONTAGE:	400.00'
AREA:	10,000.00 SF
MINIMUM PRIVATE ON-SITE OPEN SPACE:	8,000.00 SF
MINIMUM PUBLIC ON-SITE OPEN SPACE:	8,000.00 SF
PERMITTED REUSE:	SOA SERVICES
PERMITTED PROVISION:	SOA SERVICES



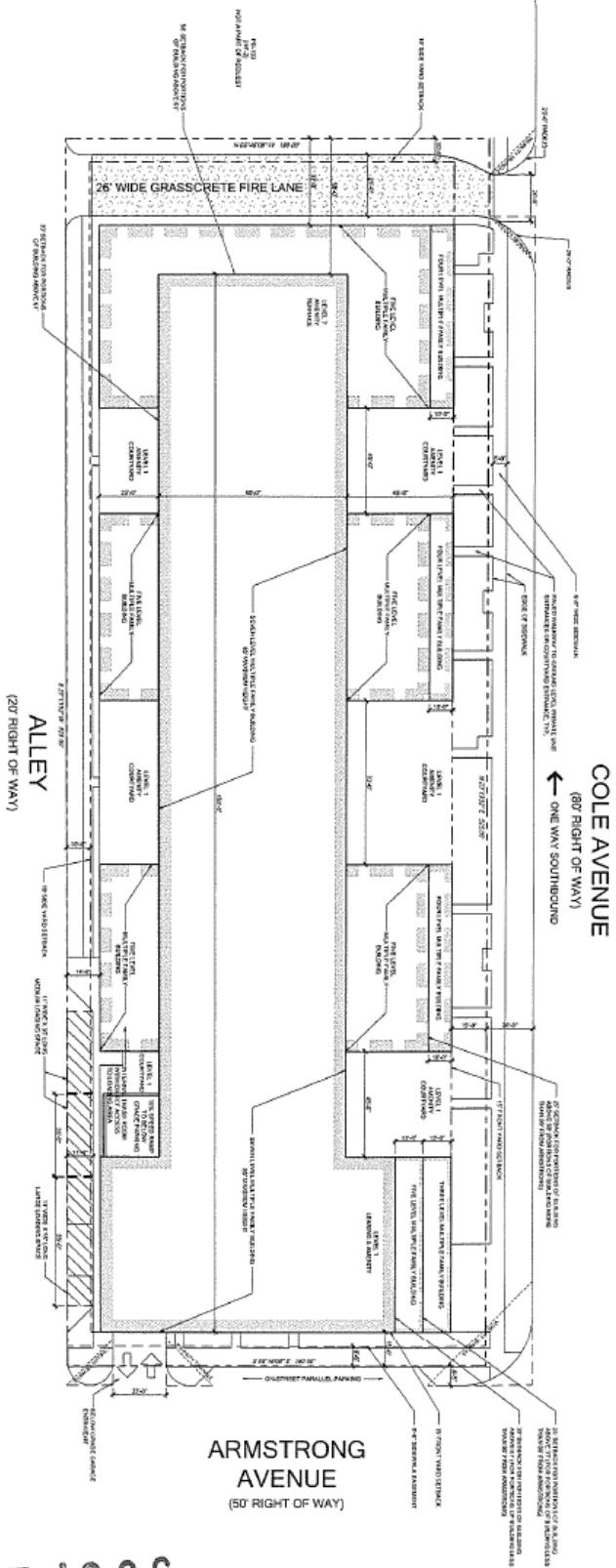
PROJECT LOCATION

NORTH

SCALE: 1"=20'-0"

0 20 40 80 Feet

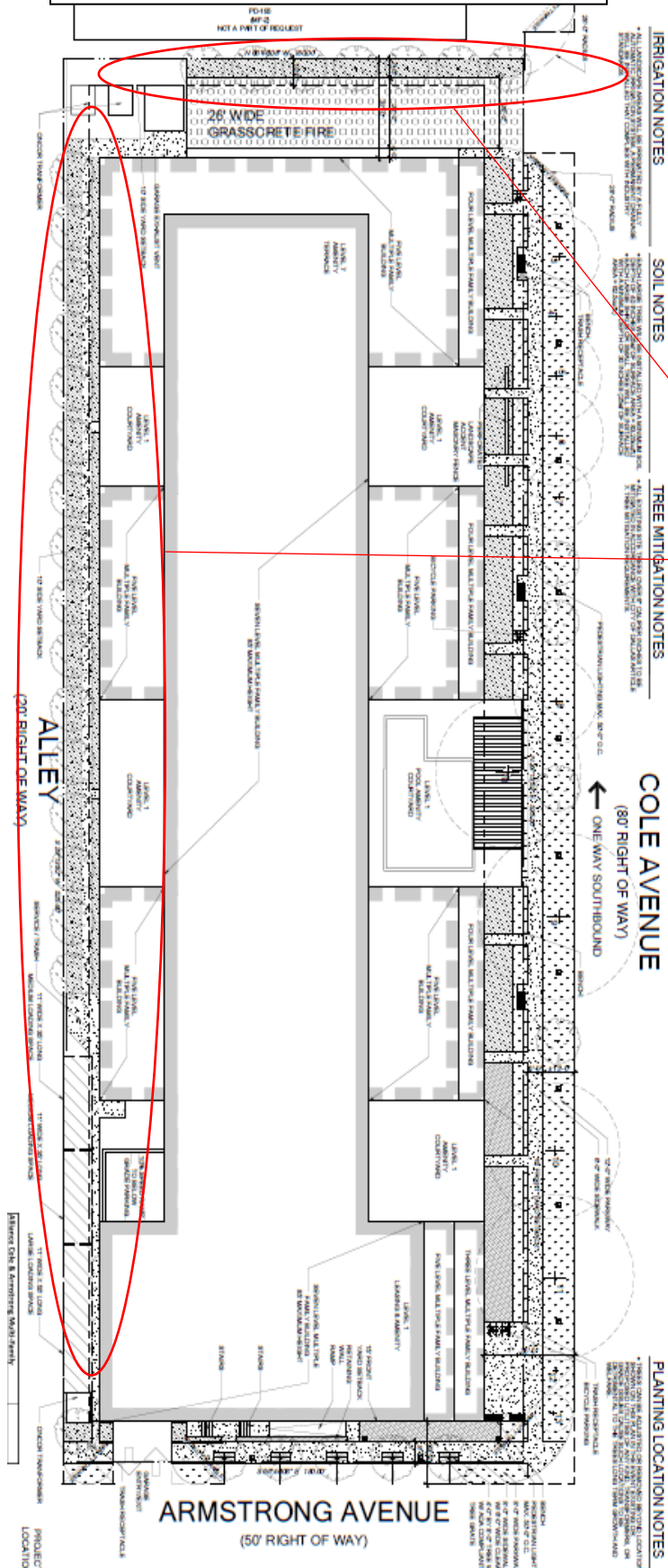
NOTE: ALL RESTRICTIONS OF COASTAL HAZARD ZONING AND HEIGHT RESTRICTIONS WILL BE LOCATED WITHIN VISIBILITY TRIANGLES PER CITY OF DALLAS STANDARDS.



30872



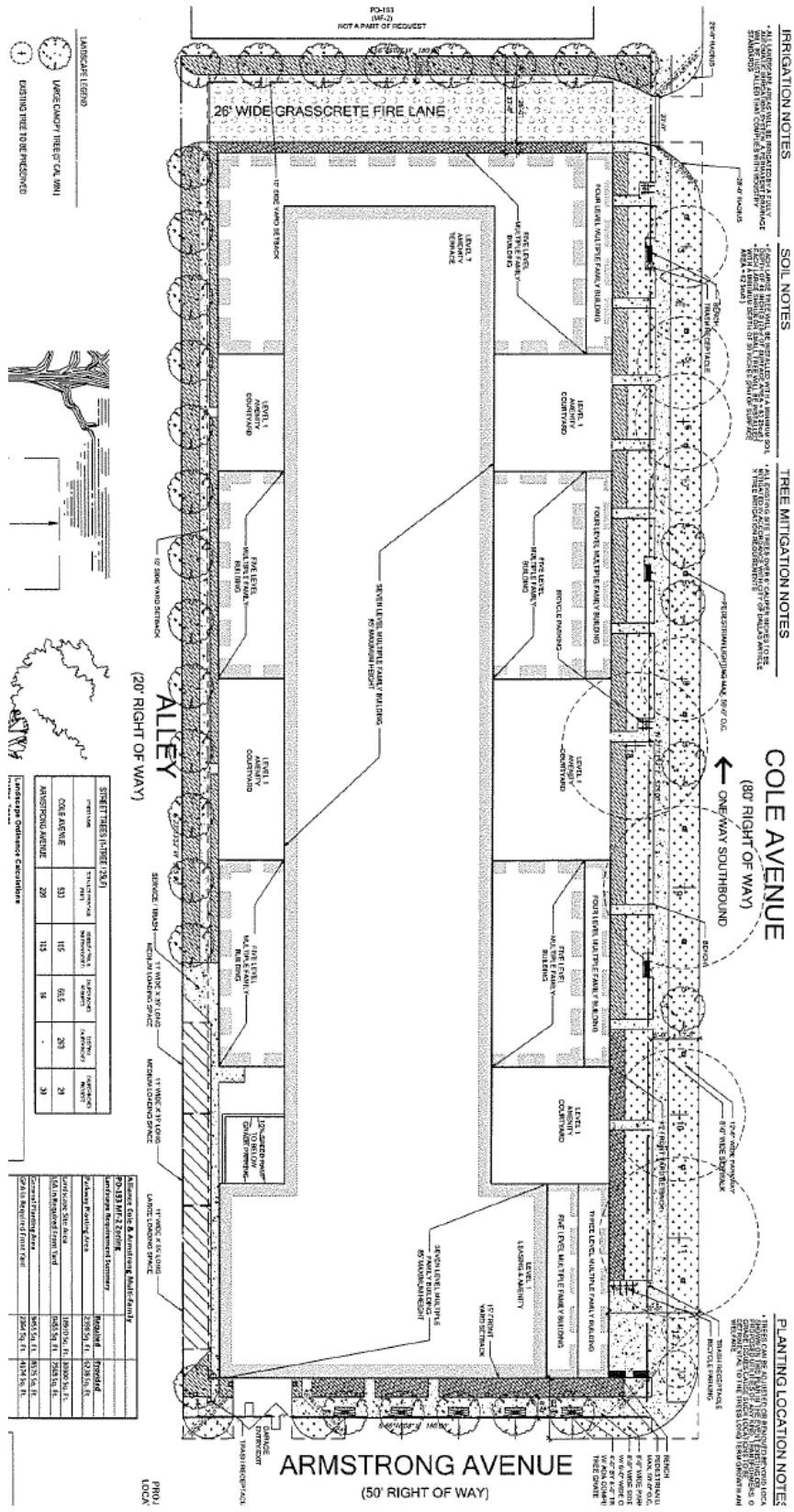
# Proposed Landscape Plan - Enlarged

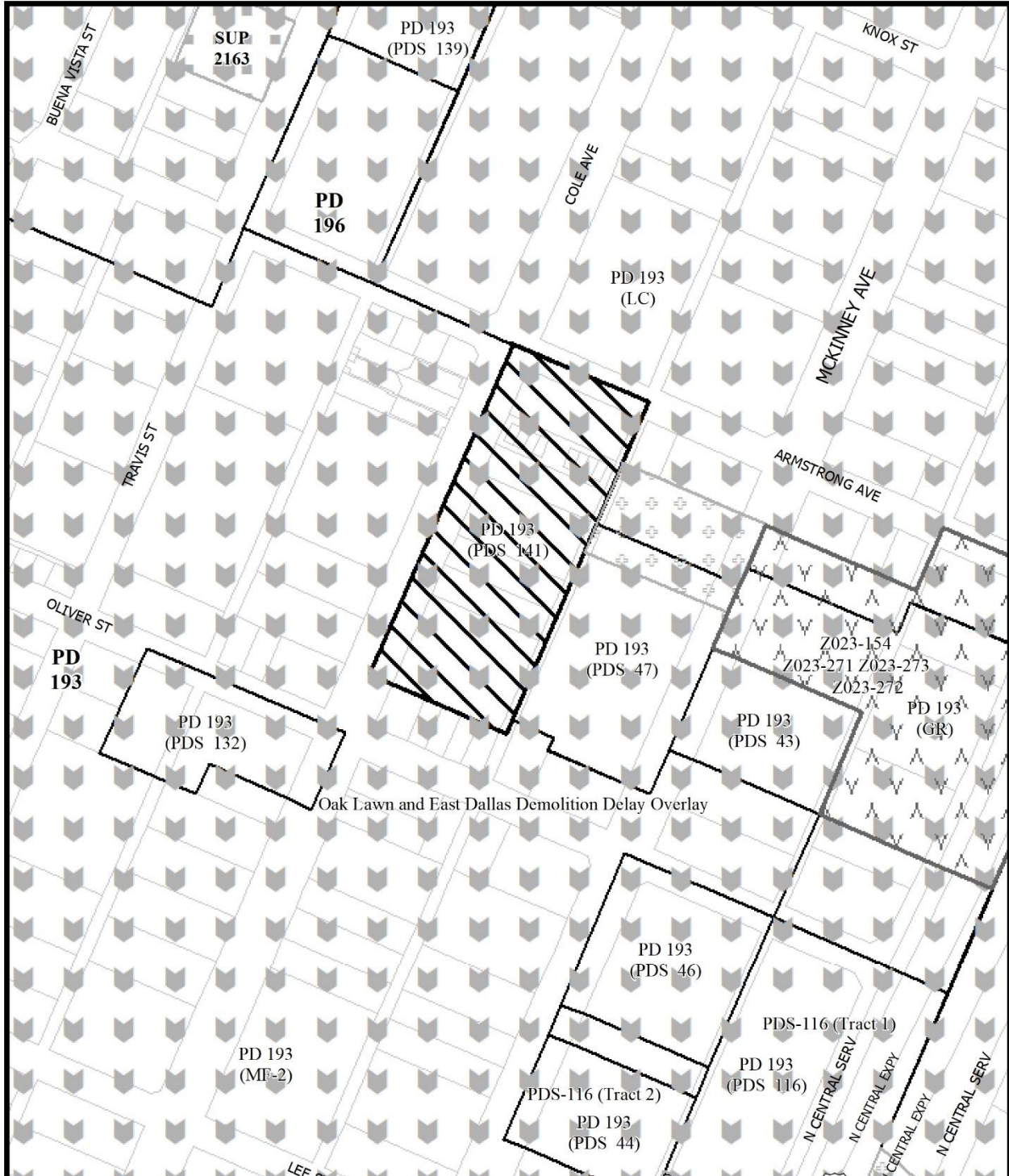


Relocation of trees



Existing Landscape Plan

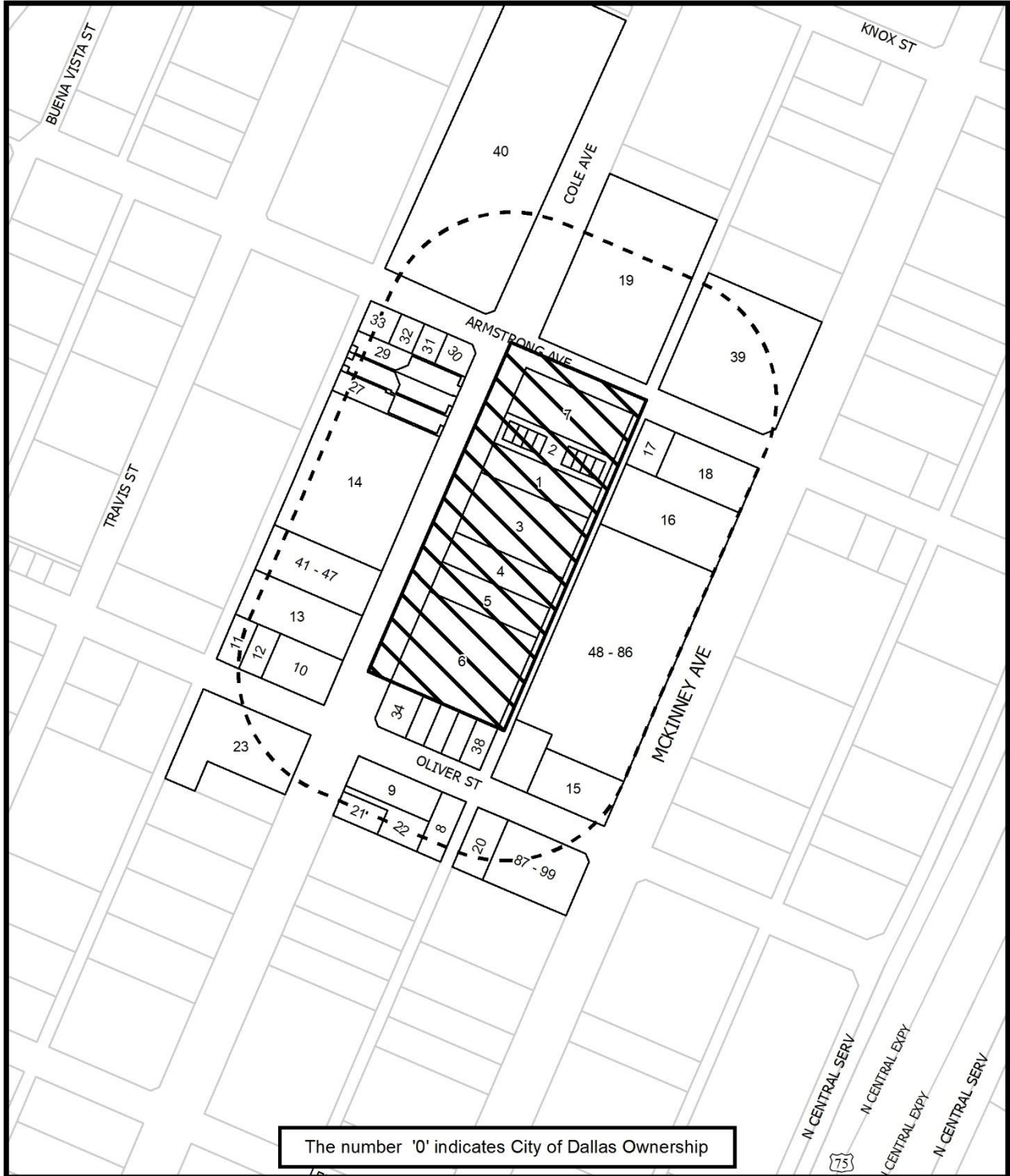




  
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# ZONING MAP

Case no: **M190-040**  
Date: **5/18/2021**



  
 1:2,400

## NOTIFICATION

200' AREA OF NOTIFICATION  
101 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M190-040**  
 Date: **5/18/2021**

05/18/2021

***Notification List of Property Owners******M190-040******102 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4432 COLE AVE	Taxpayer at
2	4438 COLE AVE	Taxpayer at
3	4428 COLE AVE	Taxpayer at
4	4420 COLE AVE	Taxpayer at
5	4418 COLE AVE	Taxpayer at
6	4408 COLE AVE	Taxpayer at
8	3119 OLIVER ST	NADURAK BRIAN &
9	4346 COLE AVE	FALCONE A W FAMILY LTD PS THE
10	4403 COLE AVE	ITS A BIG SPRINGS LLC
11	3212 OLIVER ST	DENTON BOB M & CYNTHIA J
12	3210 OLIVER ST	HOWLE JEFF P
13	4407 COLE AVE	G 4407 COLE LLC &
14	4423 COLE AVE	BERRYSET II UPTOWN
15	4405 MCKINNEY AVE	IPENEMA INVESTMENTS LTF
16	4433 MCKINNEY AVE	KNOX PROMENADE IV LP
17	3111 ARMSTRONG AVE	KNOX PROMENADE PARK LLC
18	4447 MCKINNEY AVE	KNOX PROMENADE LLC
19	4514 COLE AVE	EOSII AT HIGHLAND PARK PLACE LLC
20	3113 OLIVER ST	KASSANOFF GREGORY &
21	4342 COLE AVE	CAUDLE CRAIG L & CYNTHIA
22	4344 COLE AVE	NORTH STAR TEXAS INTERESTS LTD
23	4333 COLE AVE	CHAPEL OF THE CROSS INC
24	4431 COLE AVE	LINDSTROM SOREN
25	4435 COLE AVE	GILLS JOHN C & BARBARA A
26	4437 COLE AVE	POTTER JEFFERY T &
27	4429 COLE AVE	MECHANIC MARK J REVOCABLE



M190-040(NN)

05/18/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
28	4433 COLE AVE	SCHEBLE KRISTEN M
29	4439 COLE AVE	RESTREPO WILLIAM JR &
30	3171 ARMSTRONG AVE	SMITHGUIEL REVOCABLE LIVING TR
31	3175 ARMSTRONG AVE	WEICHSEL CARL CHRISTIAN &
32	3179 ARMSTRONG AVE	BOULD STANLEY C & SARA T
33	3183 ARMSTRONG AVE	PIERCE JEFF & LAUREN N
34	3132 OLIVER ST	WUERTZ TROY D
35	3128 OLIVER ST	PRESCOTT JOY A
36	3124 OLIVER ST	HALL MARGARET FAY
37	3120 OLIVER ST	INGRAM DEBORAH LYNN
38	3116 OLIVER ST	THOELE STACEY ANN
39	4511 MCKINNEY AVE	MAJAHUAL LP
40	4525 COLE AVE	KD COLE ARMSTRONG HOLDCO LLC
41	4409 COLE AVE	BARRETT SHEPHERD
42	4409 COLE AVE	KONUPCIK YVETTE V
43	4409 COLE AVE	GRIERSON JEFFREY GORDON &
44	4409 COLE AVE	PALLASCH JOHN BRANT &
45	4409 COLE AVE	BOLANOS MARIO A & ROXANA
46	4409 COLE AVE	UBERIG DAVID JOHN &
47	4409 COLE AVE	ALARAKHIA ZAHARA
48	4411 MCKINNEY AVE	CAMERON WARIC S
49	4411 MCKINNEY AVE	BALL KATHERINCE M
50	4411 MCKINNEY AVE	FAGLEY TRACY BROOK
51	4411 MCKINNEY AVE	REGAN TONY & ROCHELLE &
52	4411 MCKINNEY AVE	BUMPERS TRACY S & MELISSA S
53	4411 MCKINNEY AVE	HUNTER LAUREN M
54	4411 MCKINNEY AVE	JONES ADAM S
55	4411 MCKINNEY AVE	RIORDAN BLAKE A
56	4411 MCKINNEY AVE	PINKER ERIC WOLF &
57	4411 MCKINNEY AVE	RAVIPROLU SARASWATI &
58	4411 MCKINNEY AVE	CARVER GENE M & ANNA M

M190-040(NN)

05/18/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
59	4411 MCKINNEY AVE	BACHMANN ERICA J
60	4411 MCKINNEY AVE	4411 MCKINNEY LLC
61	4411 MCKINNEY AVE	SWIFT CAROLINE
62	4411 MCKINNEY AVE	KIME STEVEN A
63	4411 MCKINNEY AVE	MANACK RYAN A
64	4411 MCKINNEY AVE	RELTON ANITA JOYCE
65	4411 MCKINNEY AVE	PARSLEY CATHERINE C
66	4411 MCKINNEY AVE	LAKHMANCHUK MARINA
67	4411 MCKINNEY AVE	TANDON ANIMESH & MARIA H
68	4411 MCKINNEY AVE	MCGARRY MARY CLAIRE
69	4411 MCKINNEY AVE	DELANEY CHRISTOPHER SCOTT
70	4411 MCKINNEY AVE	CHENG YI SHING LISA
71	4411 MCKINNEY AVE	RONDEAU JACQUES A
72	4411 MCKINNEY AVE	WYNNE REBECCA J
73	4411 MCKINNEY AVE	SW CITYVILLE LP
74	4411 MCKINNEY AVE	RIVERA FRANK J
75	4411 MCKINNEY AVE	RAMSEY ROBERT BLAKE
76	4411 MCKINNEY AVE	CONSTANTINOS ANASTACIA
77	4411 MCKINNEY AVE	SPOONER MEGAN ELISE
78	4411 MCKINNEY AVE	SURGALSKI JENNIFER
79	4411 MCKINNEY AVE	DEVRIES WILLEM H &
80	4411 MCKINNEY AVE	MITCHELL LAURA
81	4411 MCKINNEY AVE	MONTES YVONNE R
82	4411 MCKINNEY AVE	CHOI JENNY S
83	4411 MCKINNEY AVE	HARRIS HAL
84	4411 MCKINNEY AVE	KNECHT DEAN P & DEBRA H
85	4411 MCKINNEY AVE	LETZELTER BRIANNA M
86	4411 MCKINNEY AVE	CRESPO LUIS A
87	4343 MCKINNEY AVE	KRANICH GEORGE
88	4343 MCKINNEY AVE	FIORIO TATIANA POZO
89	4343 MCKINNEY AVE	ELROD MEREDITH

M190-040(NN)

05/18/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
90	4343 MCKINNEY AVE	WESTON RIDGE HOLDINGS LP
91	4343 MCKINNEY AVE	CLARY VIRGINIA
92	4343 MCKINNEY AVE	MAYBEN VENTURES LLC
93	4343 MCKINNEY AVE	HEBEISEN CHERI A
94	4343 MCKINNEY AVE	MCDADE JOHN PATRICK JR
95	4343 MCKINNEY AVE	MORGAN COLE P &
96	4343 MCKINNEY AVE	LOWERY OLIVIA JURHEE LIFE EST
97	4343 MCKINNEY AVE	WILCOX SAMANTHA TAYLOR
98	4343 MCKINNEY AVE	PICKENPACK CORNELIA
99	4343 MCKINNEY AVE	HARRISON MARY BETH
100	3110 OLIVER ST	MATHIES CAROLINA ALVAREZ
101	3110 OLIVER ST	EOJO LLC
102	3110 OLIVER ST	WEBBER MICHAEL C

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**FILE NUMBER:** Z201-219(OA)                      **DATE FILED:** March 26, 2021

**LOCATION:** East side of South Buckner Boulevard, between Scyene Road and Bearden Lane

**COUNCIL DISTRICT:** 5                                      **MAPSCO:** 48 Y

**SIZE OF REQUEST:** Approx. 0.7643 acres              **CENSUS TRACT:** 90.00

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**APPLICANT:** Mariana Roman

**OWNER:** William Freedman

**REQUEST:** An application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service. [M Tacubaya].

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



**BACKGROUND INFORMATION:**

- The subject site that is developed within a multi-tenant, one-story, retail development and is located in a D-1 Liquor Control Overlay. The 1,200 square foot space is used for a restaurant without drive-in or drive-through service. In addition, the proposed use has a 433 square foot outdoor patio space.
- The restaurant without drive-in or drive-through service is permitted by right within Planned Development District No. 366 Subarea 1. The D-1 Liquor Control Overlay requires a Specific Use Permit to serve alcoholic beverages in conjunction with the use.
- On November 9, 2016, City Council approved Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a two-year period, subject to a site plan and conditions.

**Zoning History:** There has been five zoning change requested in the area during the past five years.

1. **Z178-305:** On March 27, 2019, the City Council approved the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned Subarea 1 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay for a two-year period with eligibility for automatic renewals for additional five-year periods, [subject site].
2. **Z156-183:** On August 9, 2017, the City Council approved an amendment to Planned Development District No. 366 on property located generally along both sides of South Buckner Boulevard from Heinan Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east.
3. **Z167-125:** On February 22, 2017, the City Council amended and renewed Specific Use Permit No. 2034 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for additional five-year periods on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane..
4. **Z156-320:** On November 9, 2016, City Council approved Specific Use Permit No. 2034 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a two-year period on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.

5. **Z190-303:** On November 11, 2020, the City Council approved the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use at northwest corner of South Buckner Boulevard and Scyene Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
S. Buckner Boulevard	Principal Arterial	107 ft.

**COMPREHENSIVE PLAN:**

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

**ECONOMIC ELEMENT**

**GOAL 2.4      CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS**

Policy 2.4.2      Restore Dallas as the premier city for conducting business within the region.

**STAFF ANALYSIS:**

**Land Uses:**

	Zoning	Land Use
<b>Site</b>	Subarea 1, PDD No. 366 with a D-1 SUP No. 2219	Restaurant; Retail and personal service
<b>North</b>	Subarea 1, PDD No. 366 with a D-1	Restaurant, General merchandise or food store
<b>South</b>	Subarea 1, PDD No. 366 with a D-1	Medical Clinic
<b>East</b>	Subarea 1, PDD No. 366 with a D-1, SUP No. 2034	General merchandise or food store
<b>West</b>	Subarea 1, PDD No. 366 with a D-1	Retail and personal service

**Land Use Compatibility:**

The site is developed with a one-story, multi-tenant retail development. The applicant requests to continue to sell alcoholic beverages in an existing 1,200-square-foot restaurant without drive-in or drive-through service. The surrounding land uses consist of a variety of retail and personal service uses, and a medical clinic.

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

The continued sale of alcoholic beverages in conjunction with the existing restaurant should not be a detriment to the adjacent properties; therefore, staff supports the request.

**Landscape:**

This request does not trigger any landscaping requirements.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for all proposed uses within the existing shopping center is 67 and 50 parking spaces are provided on site and 17 out of 28 parking spaces are provided in a remote parking agreement within an automotive repair shop parking lot on the south side of Scyene Road, north of the existing retail parking area.

**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 not located within an identified market type category.

Z201-219(OA)

**List of Officers**

**M Tacubaya**

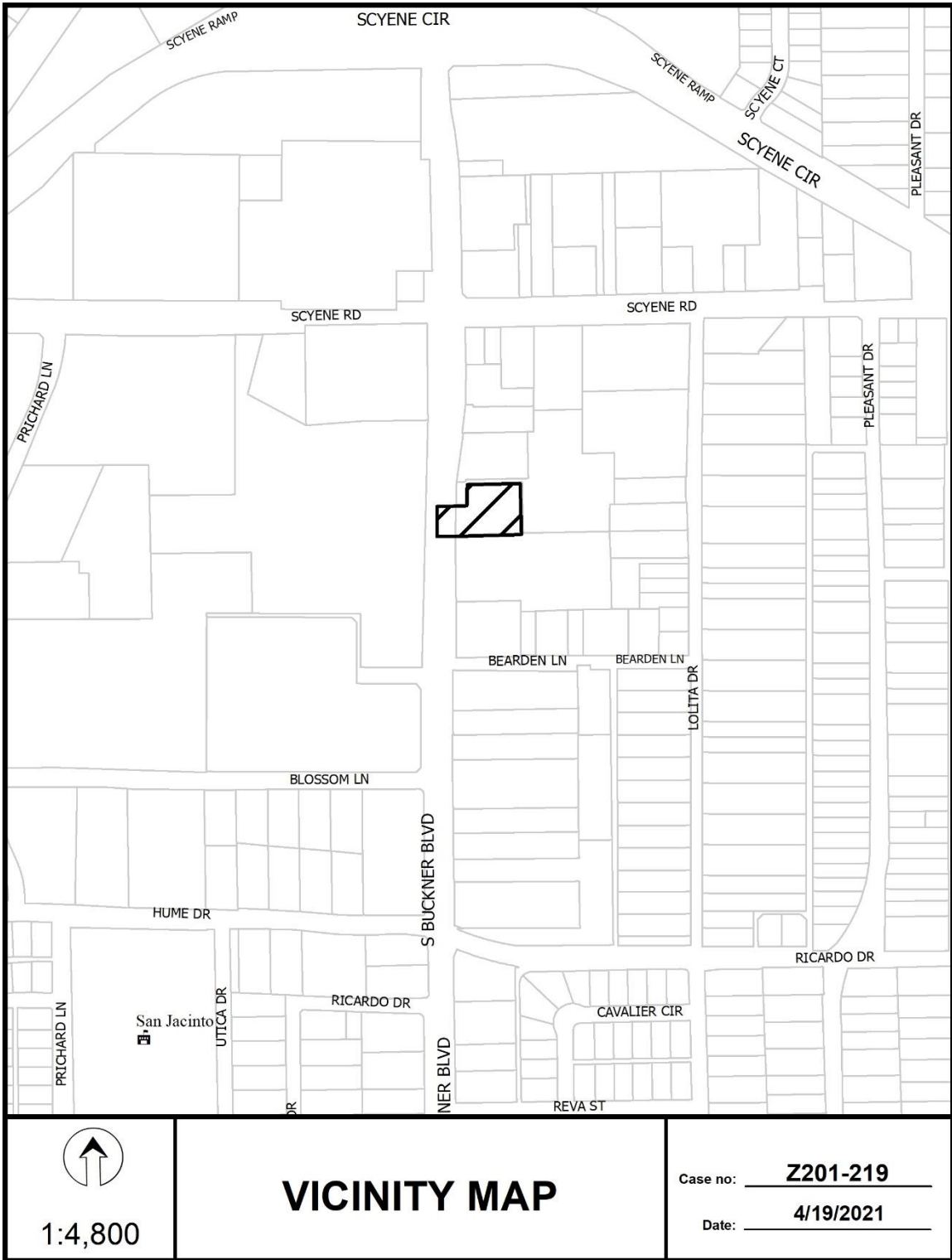
- Mariana Roman, Sole Owner

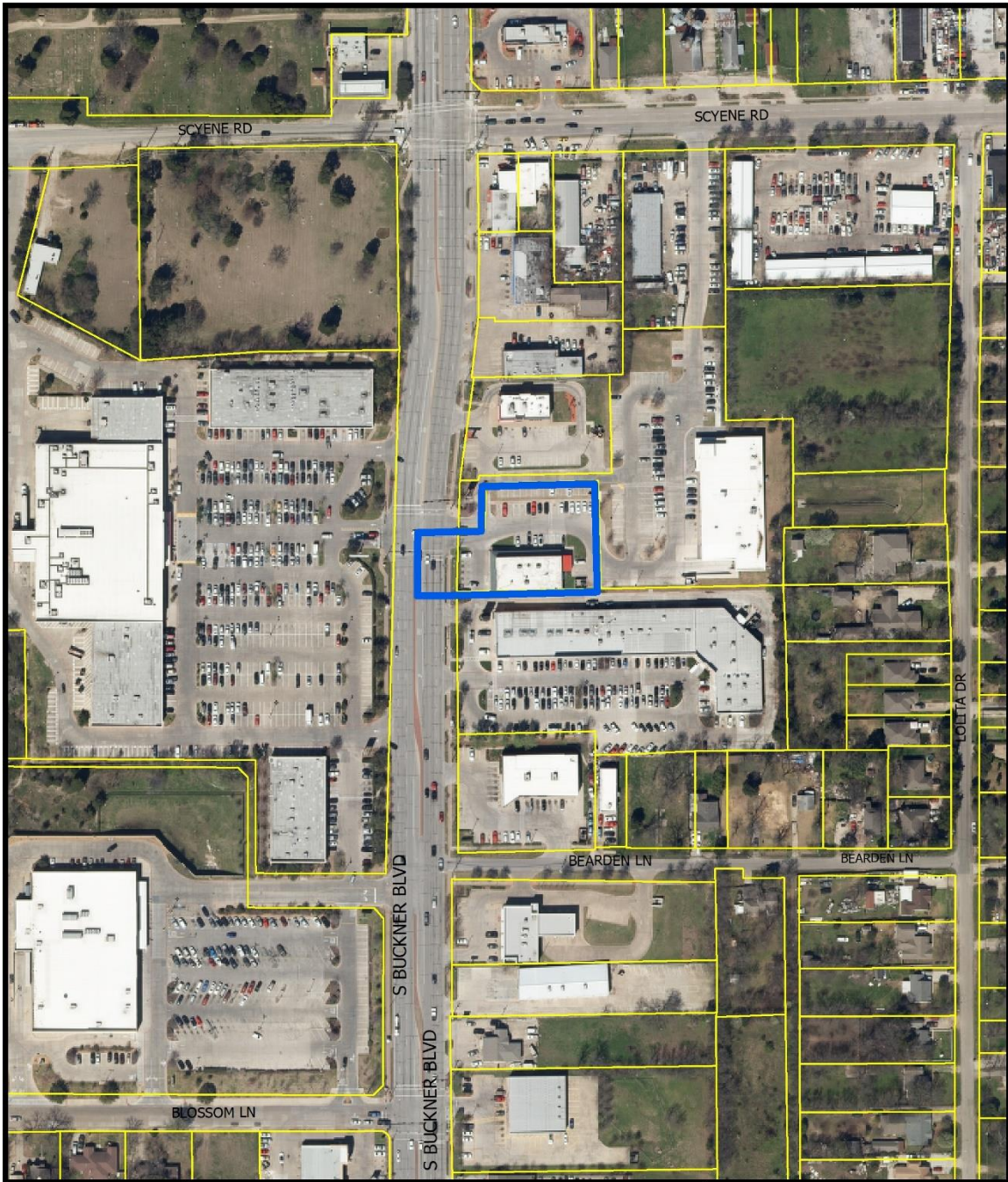


**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced) [November 9, 2018].
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.







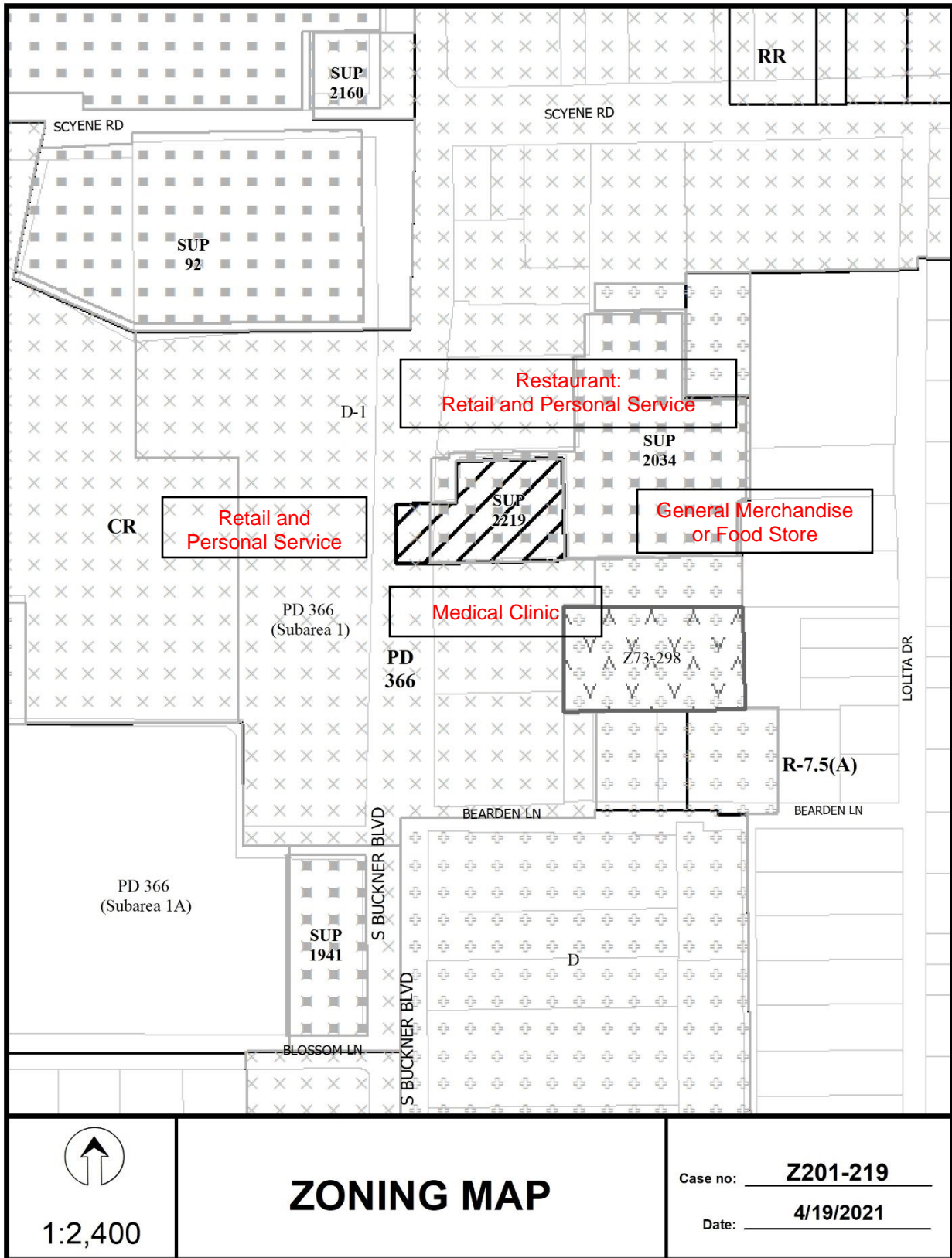
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# AERIAL MAP

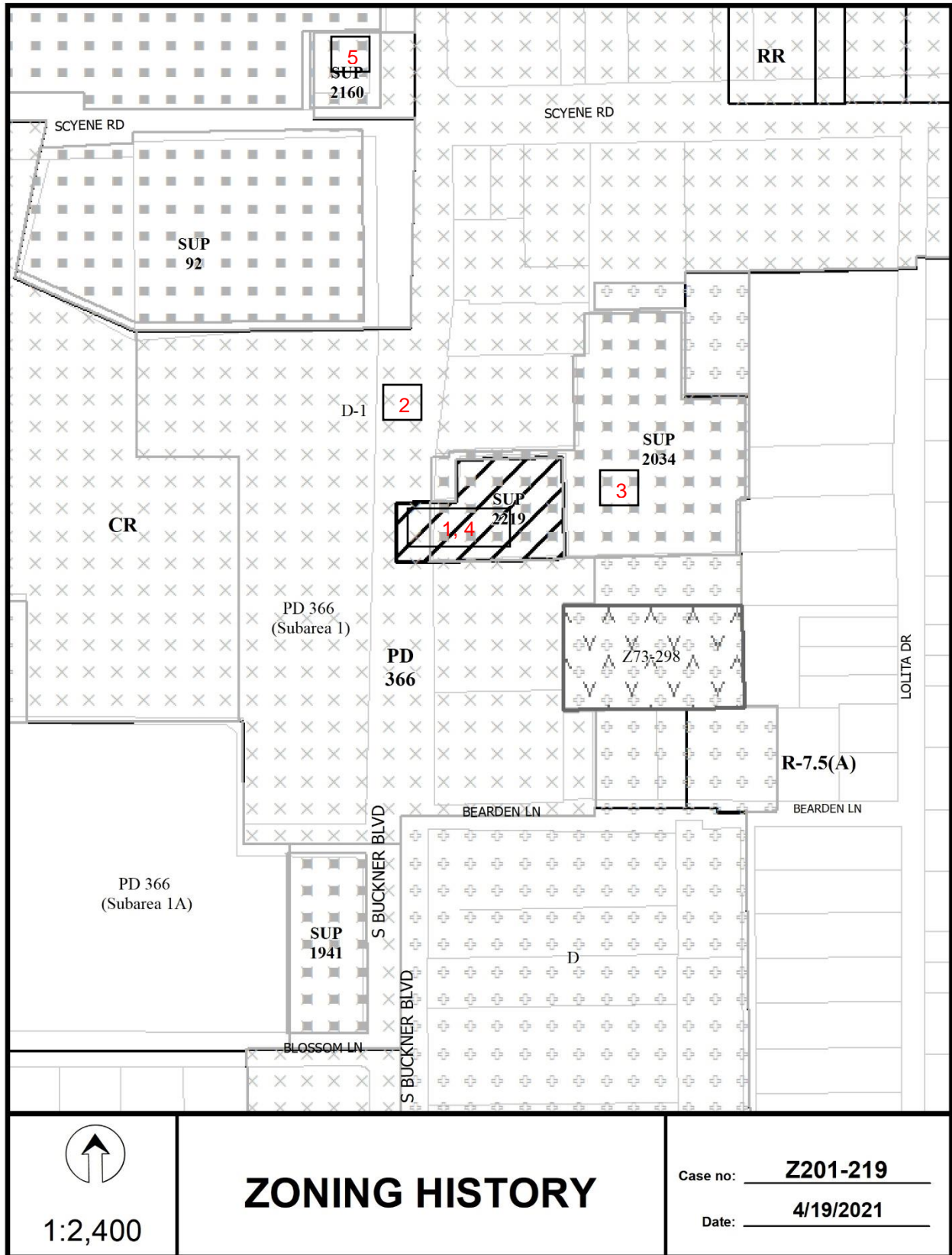
Case no: Z201-219

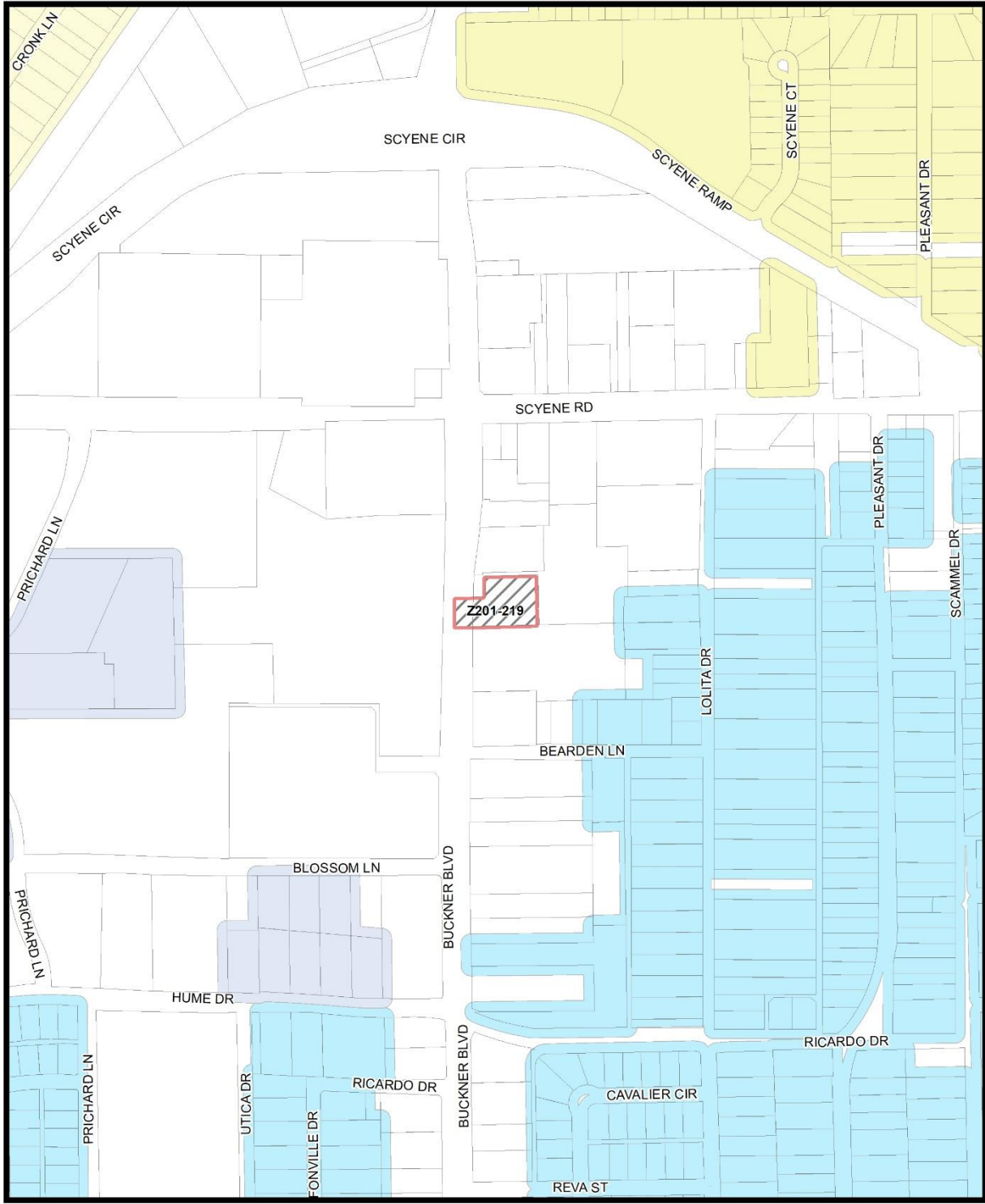
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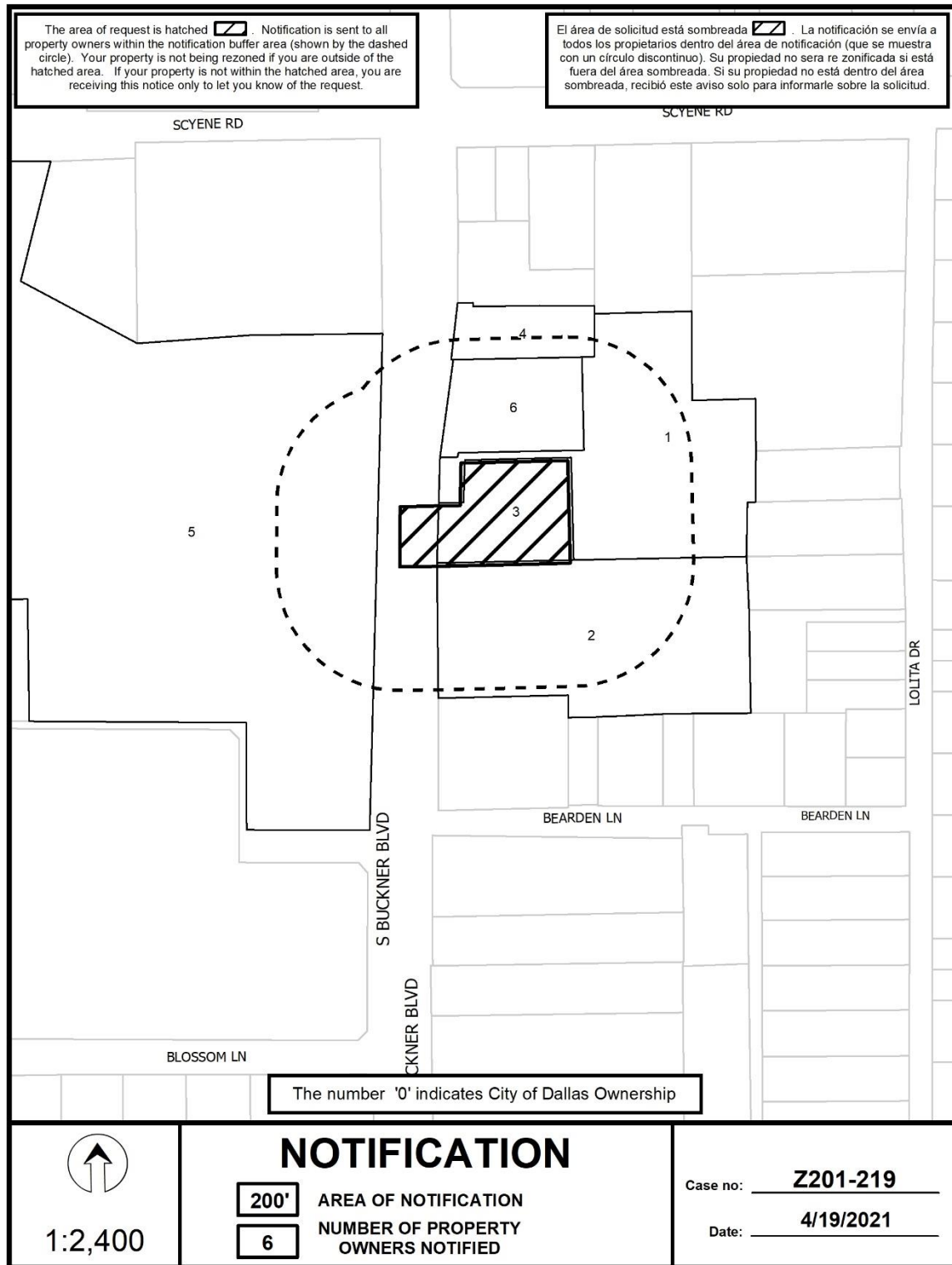


Market Value Analysis A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 4/19/2021



Z201-219(OA)

04/19/2021

***Notification List of Property Owners***

***Z201-219***

***6 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2926 S BUCKNER BLVD	ALDI LLC
2	2902 S BUCKNER BLVD	BAIDU LLC
3	2916 S BUCKNER BLVD	Taxpayer at
4	2942 S BUCKNER BLVD	HEAVER PROPERTIES LIMITED
5	8000 SCYENE RD	BUCKNER PARTNERSHIP LP
6	2930 S BUCKNER BLVD	FWP BUCKNER BLVD TX LLC

**FILE NUMBER:** Z201-220(RM)                      **DATE FILED:** March 26, 2021

**LOCATION:** Northeast corner of South Belt Line Road and C.F. Hawn Freeway

**COUNCIL DISTRICT:** 8                                      **MAPSCO:** 69 A-R

**SIZE OF REQUEST:** Approx. 1.52 acres              **CENSUS TRACT:** 171.01

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**REPRESENTATIVE:** Lauren Montgomery, JGH Consultants

**APPLICANT/OWNER:** QT South, LLC

**REQUEST:** An application for the renewal of Specific Use Permit No. 2332 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet. [QuikTrip]

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



**BACKGROUND INFORMATION:**

- The area of request is currently developed with a motor vehicle fueling station with a general merchandise or food store greater than 3,500 square feet with alcohol sales.
- Specific Use Permit No. 2332 was approved on April 24, 2019 and allows for alcohol sales in conjunction with a general merchandise or food store greater than 3,500 square feet on the site.
- SUP 2332 was approved for a two-year period, with eligibility for automatic renewals for additional five-year periods. However, the applicant did not apply for automatic renewal by the required deadline on December 25, 2020. Therefore, the applicant has submitted an application for the SUP renewal to continue the sale of alcoholic beverages on the site.
- The applicant proposes to continue the use of the property as a general merchandise or food store greater than 3,500 square feet with alcohol sales.

**Zoning History:**

There have been four zoning cases in the area in the past five years.

1. **Z167-165:** On June 14, 2017, City Council approved Specific Use Permit No. 2262 for a tower/antenna for cellular communication on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the south side of C.F. Hawn Freeway, southeast of South Belt Line Road.
2. **Z189-152:** On April 24, 2019, City Council approved an amendment to and renewal of Specific Use Permit No. 1837 for a commercial amusement (inside) limited to a dance hall on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the northeast side of C.F. Hawn Service Road, southeast of Edd Road.
3. **Z189-175:** On April 24, 2019, City Council approved Specific Use Permit No. 2332 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay at the northeast corner of South Belt Line Road and C.F. Hawn Freeway. [Subject Site]
4. **Z189-266:** On July 1, 2019, Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was automatically renewed on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay at the east corner of C.F. Hawn Freeway and South Belt Line Road.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
South Belt Line Road	Principal Arterial	107'
C.F. Hawn Freeway	Highway	-

**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.

**Area Plans:**

In April 2007, City Council approved the West Kleberg Area Plan to guide future development in the area generally located south of Interstate 20 and bounded by Stark Road and the Dallas city limit to the east, Dallas County to the south, and Saint Augustine Road and Haymarket Road to the south. The goals and actions of the area plan complement the goals and policies of the *forwardDallas! Comprehensive Plan* in evaluating the applicant's request.

The request complies with the following land use goals of the West Kleberg Area Plan:

**LAND USE & ZONING**

**GOAL 1** Protect the rural character of the community by encouraging commercial development along the commercial corridors.

**ECONOMIC DEVELOPMENT**

**GOAL 1** Economic development that encourages business retention and attracts new “neighborhood serving” business uses to the community.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay and SUP 2332	Motor vehicle fueling station, general merchandise or food store greater than 3,500 square feet
<b>Northeast</b>	CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay	Restaurant with drive-in or drive-through service, undeveloped
<b>East</b>	CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay	Undeveloped, restaurant with drive-in or drive-through service, motor vehicle fueling station
<b>South</b>	CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay and SUP 1883	Restaurant with drive-in or drive-through service, motor vehicle fueling station, undeveloped
<b>West</b>	IM Industrial/Manufacturing District	Undeveloped; machinery, heavy equipment, or truck sales and service

**Land Use Compatibility:**

The area of request is currently developed with a motor vehicle fueling station with a general merchandise or food store greater than 3,500 square feet with alcohol sales, as are other properties in the vicinity. There are also several restaurants with drive-in or drive-through service and undeveloped land.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing

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

Staff supports the request because the continued use of the property is compatible with surrounding uses. There are several other motor vehicle fueling stations with a general merchandise or food store with alcohol sales in the area, plus other compatible commercial uses.

The SUP was approved for two years with eligibility for automatic renewals for an additional five-year period. Although the applicant missed their automatic renewal window, they have completed their initial two-year period with no issues. Therefore, staff recommends renewal for a five-year period with eligibility for automatic renewals for additional five-year periods.

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a motor vehicle fueling station is two spaces. The parking requirement for a general merchandise or food store greater than 3,500 square feet is one space per 200 square feet of floor area. The applicant is required to provide a total of 27 spaces. As illustrated on the site plan, the site provides 46 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.

**Crime Report:**

Since April 2019, the area has had 27 phone calls to the Dallas Police Department, with four offenses and no arrests.

<b>Calls (Summary)</b>	
<b>Problem</b>	<b>Count of Problem</b>
07 - Minor Accident	2
08 - Intoxicated Person	1
09 - Theft	1
09/01 - Theft	1
09V - UUMV	1
14 - Stabbing, Cutting	1
32 - Suspicious Person	5
40 - Other	5
40/01 - Other	3
41/09 - Theft - In Progress	2
41/11B - Burg Busn in Progress	1
6X - Major Dist (Violence)	3
PH - Panhandler	1
<b>Grand Total</b>	<b>27</b>

<b>Offenses</b>	
<b>Problem</b>	<b>Count of Problem</b>
SIMPLE ASSAULT	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
AGG ASSAULT - NFV	1
THEFT OF BUILDING	1
<b>Grand Total</b>	<b>4</b>



Z201-220(RM)

**List of Partners/Principals/Officers**

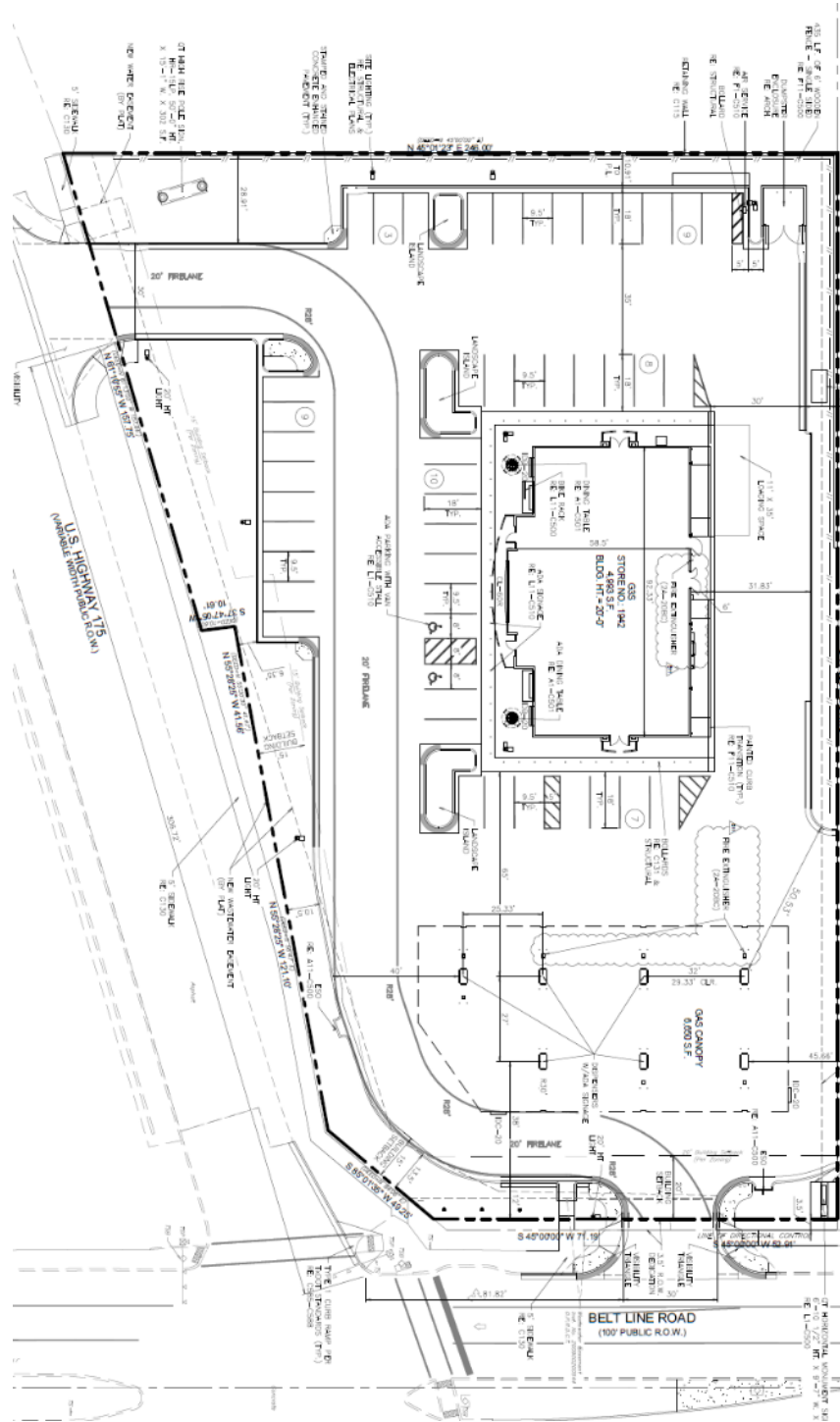
QT South, LLC

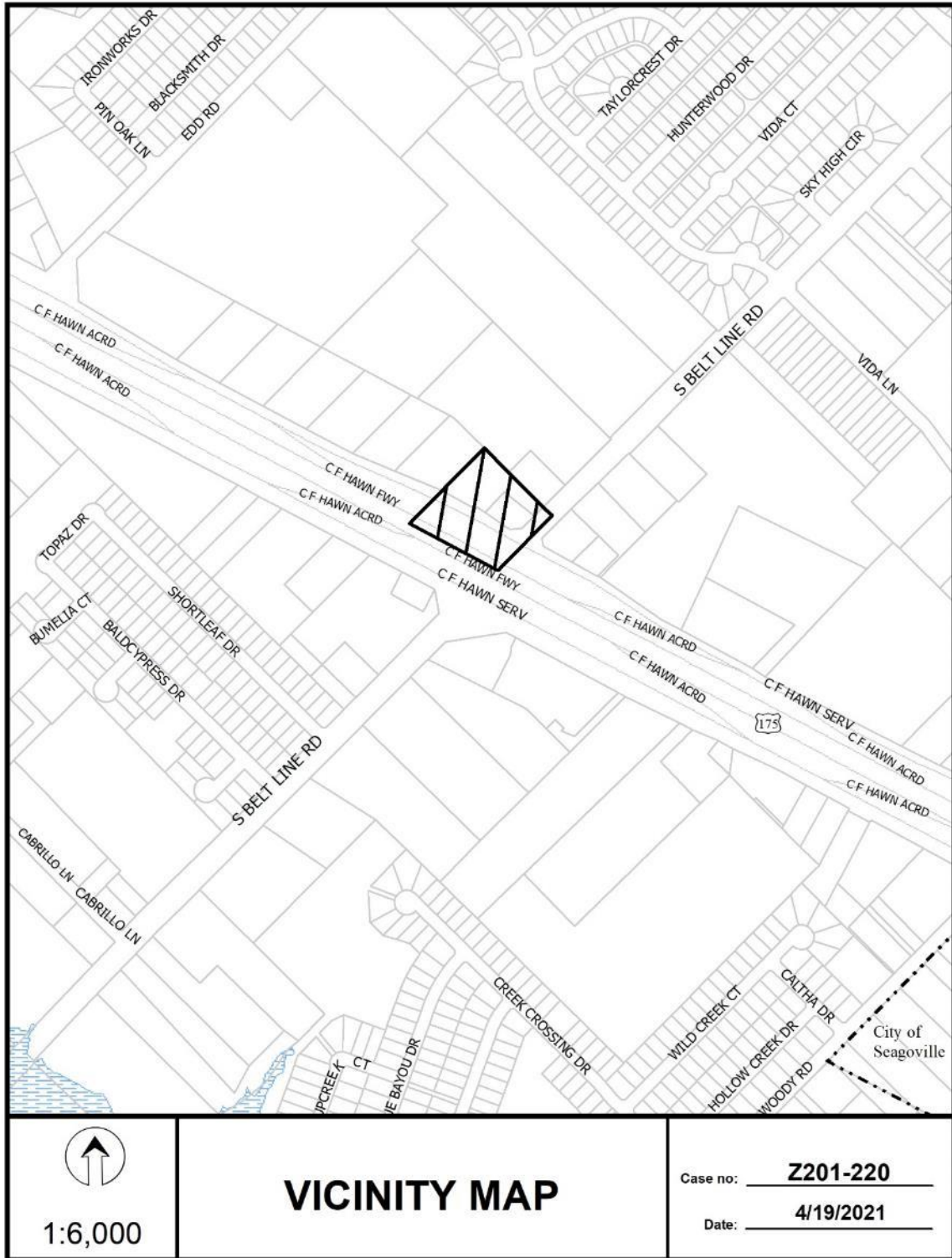
Matthew D. Miller, President  
Joseph S. Faust, Vice President

### 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 greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~April 24, 2024~~ \_\_\_\_\_ (five years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area is ~~4,977~~ 4,993 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

### EXISTING SITE PLAN (No changes)

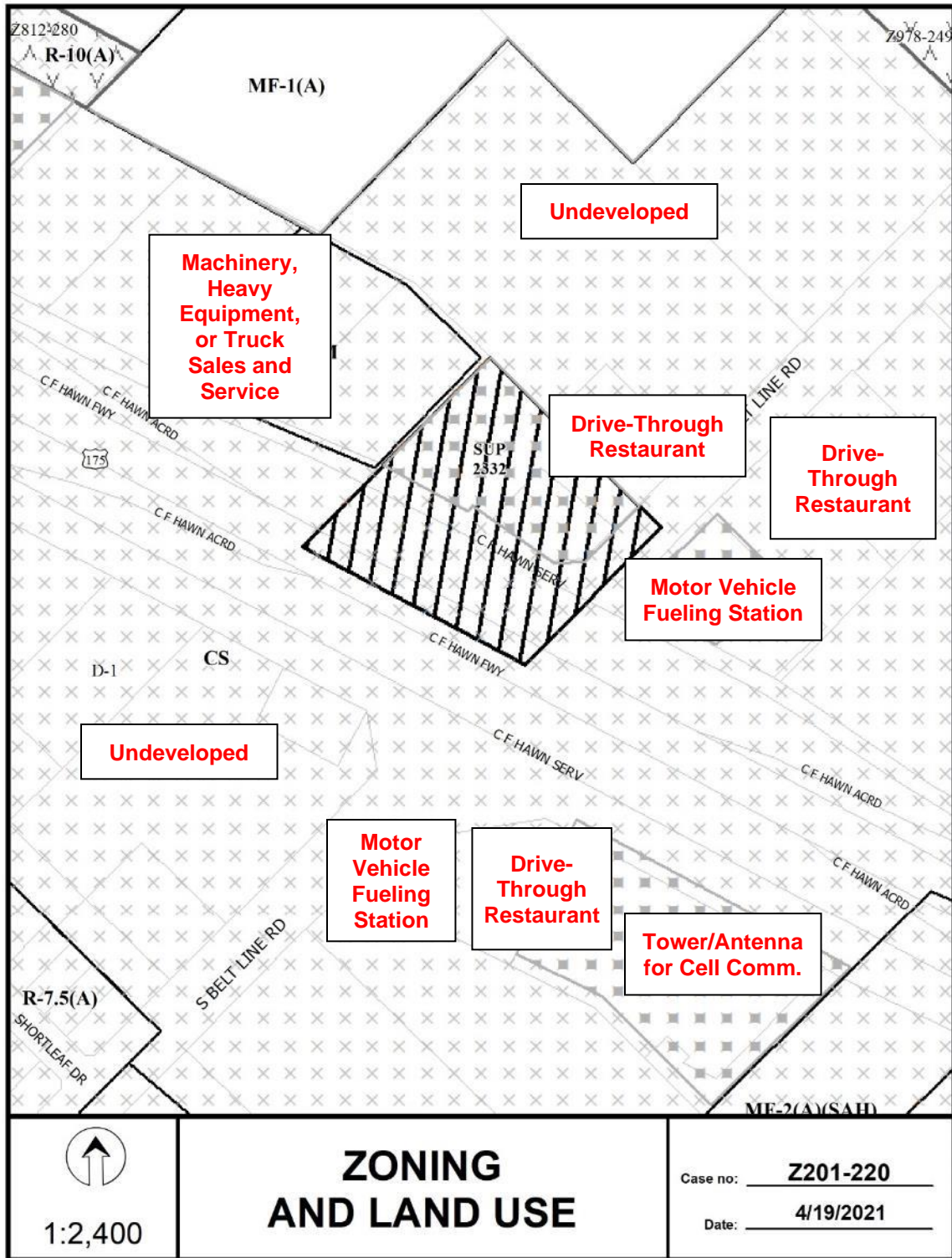


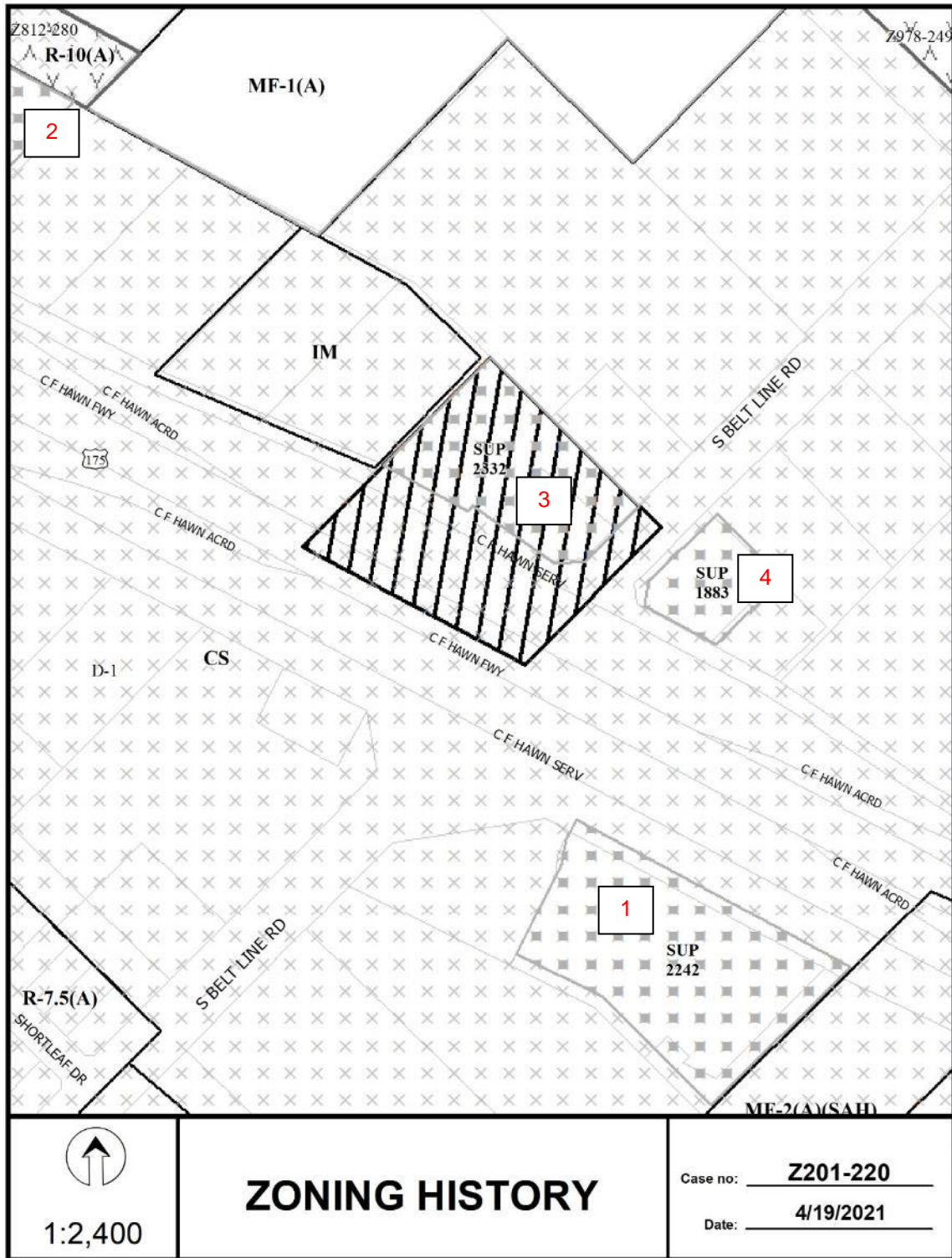






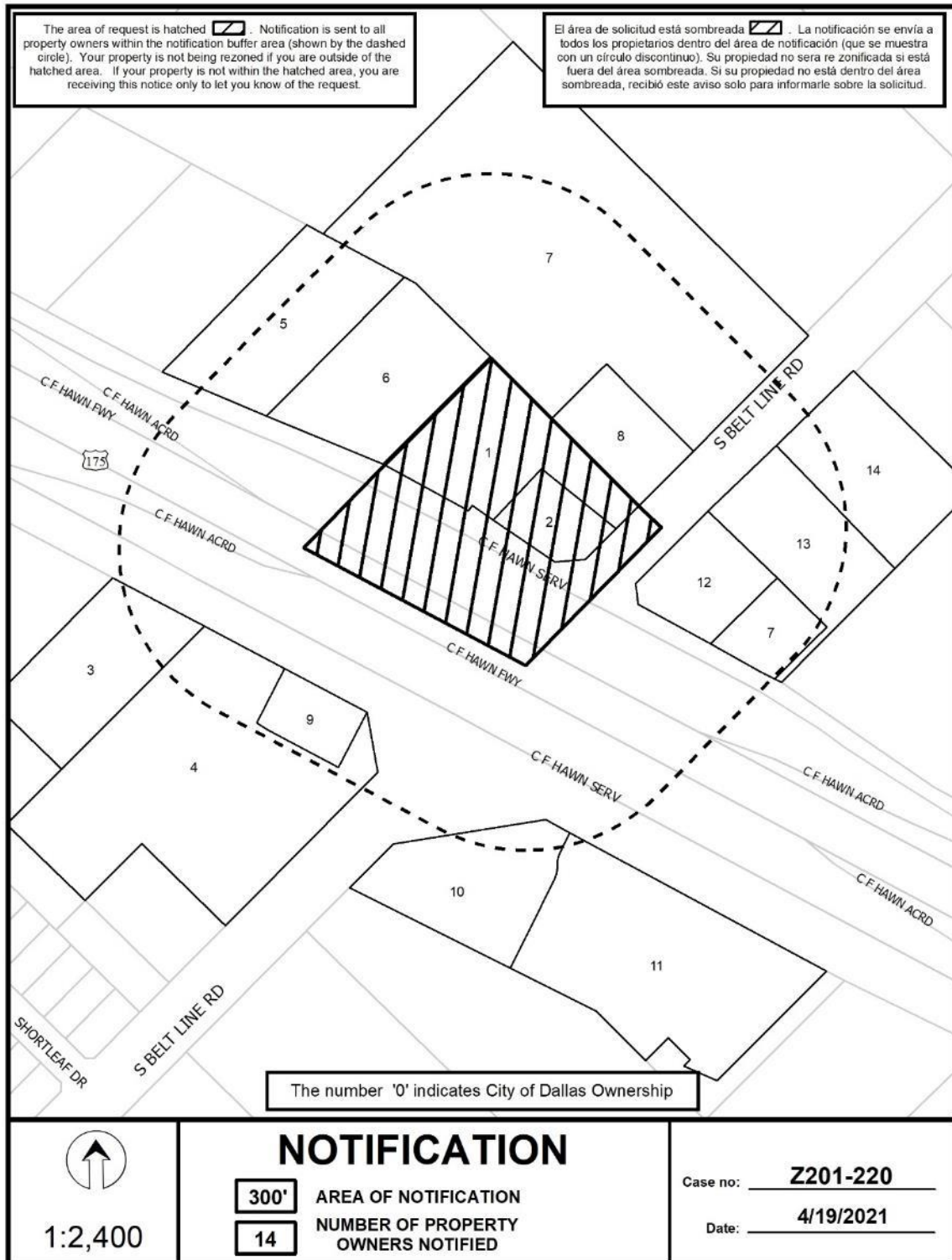












Z201-220(RM)

04/19/2021

## ***Notification List of Property Owners***

***Z201-220***

***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13415 C F HAWN FWY	Taxpayer at
2	13525 C F HAWN FWY	QT SOUTH LLC
3	13440 C F HAWN FWY	Taxpayer at
4	13508 C F HAWN FWY	ALMO INVESTMENT II LTD
5	13331 C F HAWN FWY	ARMSTRONG JERRY DALE SR
6	13400 C F HAWN FWY	ARMSTONG JERRY D JR
7	1811 S BELTLINE RD	KAMY REAL PPTY TRUST
8	1800 S BELTLINE RD	CRARE INC
9	13510 C F HAWN FWY	Taxpayer at
10	1920 S BELTLINE RD	ALMO INVESTMENTS LTD
11	13558 C F HAWN FWY	RIM INVESTMENTS LLC
12	13601 C F HAWN FWY	SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
13	1808 S BELTLINE RD	MCDONALDS CORP 42 524
14	1790 S BELTLINE RD	SEAGOVILLE ONE LP



**FILE NUMBER:** Z201-223(RM)                      **DATE FILED:** March 30, 2021

**LOCATION:** South line of Exposition Avenue, west of Parry Avenue

**COUNCIL DISTRICT:** 7                                      **MAPSCO:** 46 K

**SIZE OF REQUEST:** Approx. 0.03 acre              **CENSUS TRACT:** 203.00

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**APPLICANT:** Antonio Everette, AESS Group LLC

**OWNER:** Expo Park Partners, Ltd.

**REQUEST:** An application for the renewal of Specific Use Permit No. 2341 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

**SUMMARY:** The purpose of the request is to continue the use of the property as a bar, lounge, or tavern. [Whiskeys]

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

**BACKGROUND INFORMATION:**

- The site is currently being used as a bar, lounge, or tavern.
- Specific Use Permit No. 2341 was approved on June 26, 2019 for a two-year period for a bar, lounge, or tavern on the site.
- The applicant proposes to continue the use of the property as a bar, lounge, or tavern.

**Zoning History:**

There have been four zoning cases on three sites in the area in the past five years.

1. **Z167-218:** On June 14, 2017, City Council approved a renewal of Specific Use Permit No. 1692 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south side of Exposition Avenue, west of Parry Avenue.
2. **Z167-302:** On August 23, 2017, City Council approved a renewal of Specific Use Permit No. 1691 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south side of Exposition Avenue, east of Ash Lane.  
  
**Z190-266:** On October 13, 2020, City Council approved a renewal of Specific Use Permit No. 1691 for an additional three-year period.
3. **Z189-222:** On June 26, 2019, City Council approved Specific Use Permit No. 2341 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Exposition Avenue, west of Parry Avenue. [Subject Site]

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Exposition Ave	Community Collector	80'
Parry Avenue	Principal Arterial	100'

**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:

**URBAN DESIGN ELEMENT**

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

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

**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:**

In September 2001, City Council approved the South Dallas/Fair Park Economic Development Corridor Plan which aims to create economic development strategies that encourage desirable development along the area's business corridors.

The request complies with the following objectives of the South Dallas/Fair Park Economic Development Corridor Plan:

**OBJECTIVE 5** Encourage corridor reinvestment

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District	Bar, lounge, or tavern
<b>North</b>	Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District	Multifamily, office
<b>East</b>	Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District	Office, restaurant without drive-in or drive-through service, personal service use
<b>South</b>	Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District	Office, restaurant without drive-in or drive-through service, personal service use
<b>West</b>	Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District	Bar, lounge, or tavern; restaurant without drive-in or drive-through service, personal service use

**Land Use Compatibility:**

The area of request is currently in use as a bar, lounge, or tavern. Surrounding uses are largely office, restaurant without drive-in or drive-through service, and personal service use. Across Exposition Avenue to the north are office and multifamily uses.

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

Staff supports the request because the continued use of the property as a bar, lounge, or tavern is compatible with surrounding uses. There are other bar, lounge, or tavern uses in the vicinity, as well as restaurants, offices, and other commercial uses.

**Landscaping:**

The area of request is located within an existing structure; therefore, the landscaping requirements will not be triggered.

**Parking:**

PD 269 does not require off-street parking for the first 2,500 square feet of floor area for this use if located within an original building, as defined within PD 269 on the first floor. The applicant proposes to occupy 1,300 square feet of floor area and is not required to provide any designated parking for the use. It should be noted that a significant number of metered on-street parking spaces exist along Exposition Avenue, as well as surface parking lots throughout the immediate area.

**Market Value Analysis:**

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

**Crime Report:**

Since June 2019, the area has had two phone calls to the Dallas Police Department, with no offenses and no arrests.

<b>Calls</b>	
<b>Problem</b>	<b>Count of Problem</b>
32 – Suspicious Person	1
40 - Other	1
<b>Grand Total</b>	<b>2</b>



Z201-223(RM)

**List of Partners/Principals/Officers**

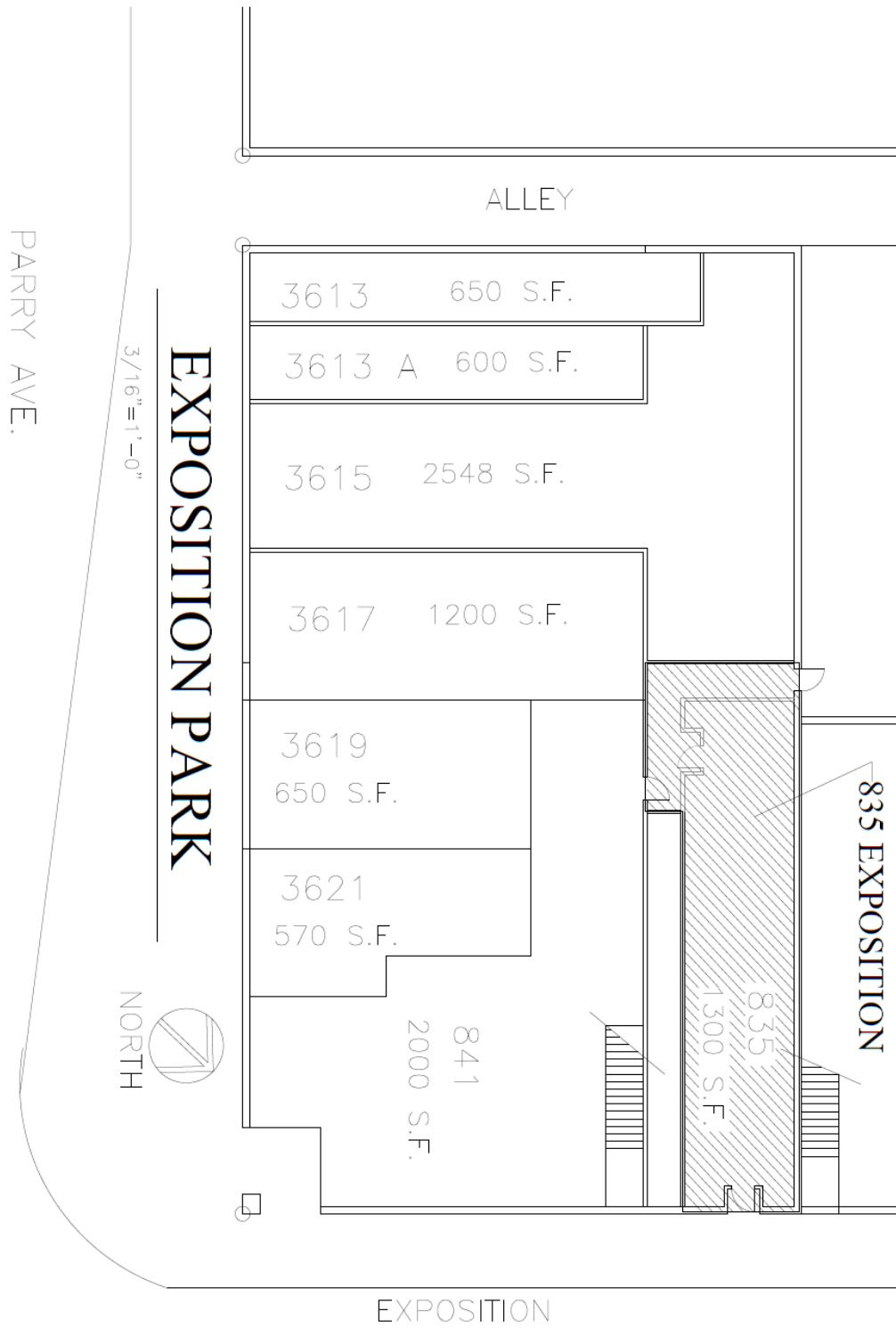
Expo Park Partners, Ltd.

John Broude  
Harvey Mueller  
Susan Reese  
Katie Reese  
Lou Reese  
McKenzie Reese

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~June 26, 2024~~ (three years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area for the bar, lounge, or tavern is 1,300 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 11:00 a.m. and 2:00 a.m. (the next day) on Saturday.
6. OUTSIDE SPEAKERS: Outside speakers and outside amplified sound are prohibited.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**EXISTING SITE PLAN  
(No Changes)**







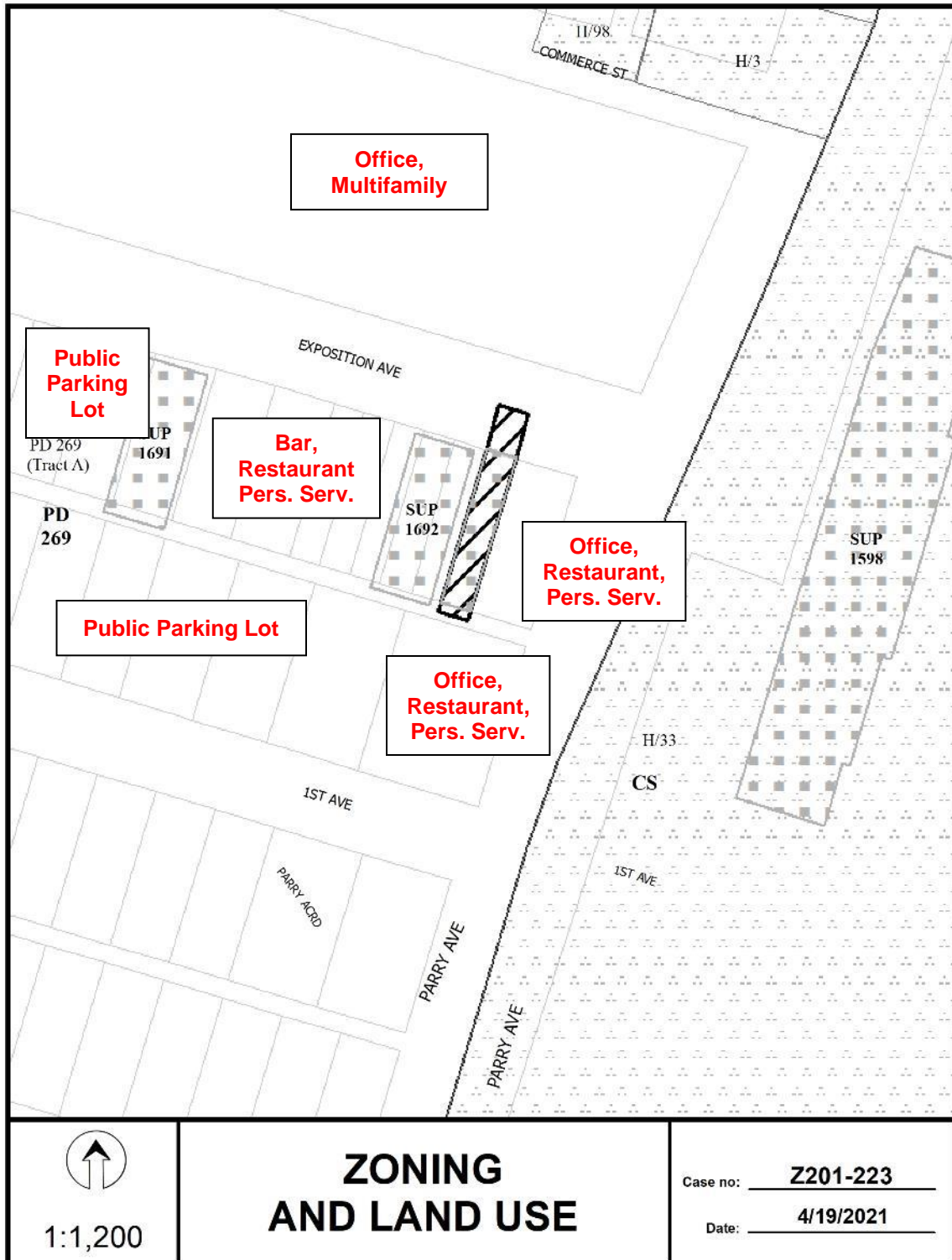
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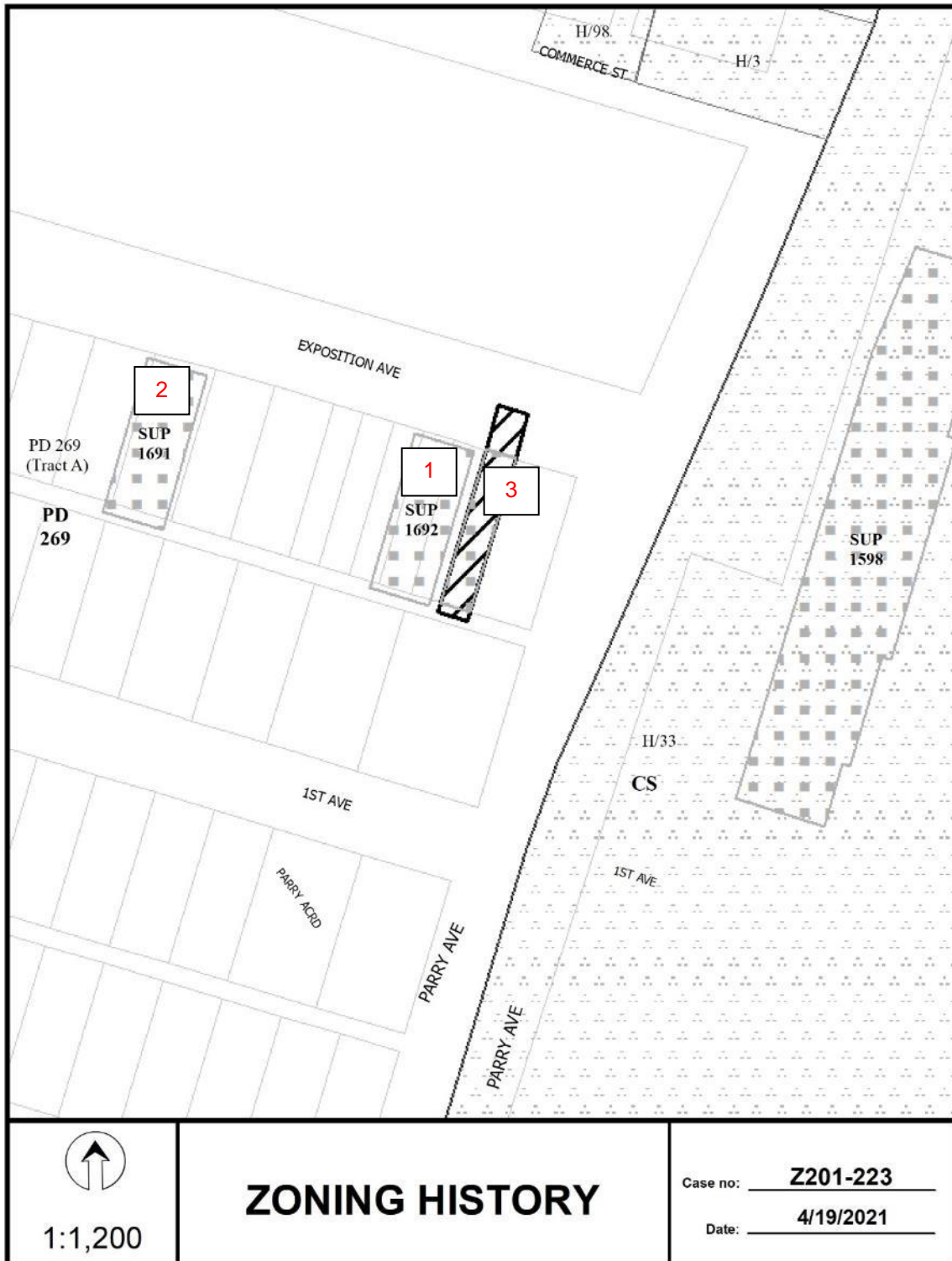
# AERIAL MAP

Case no: Z201-223

Date: 4/19/2021







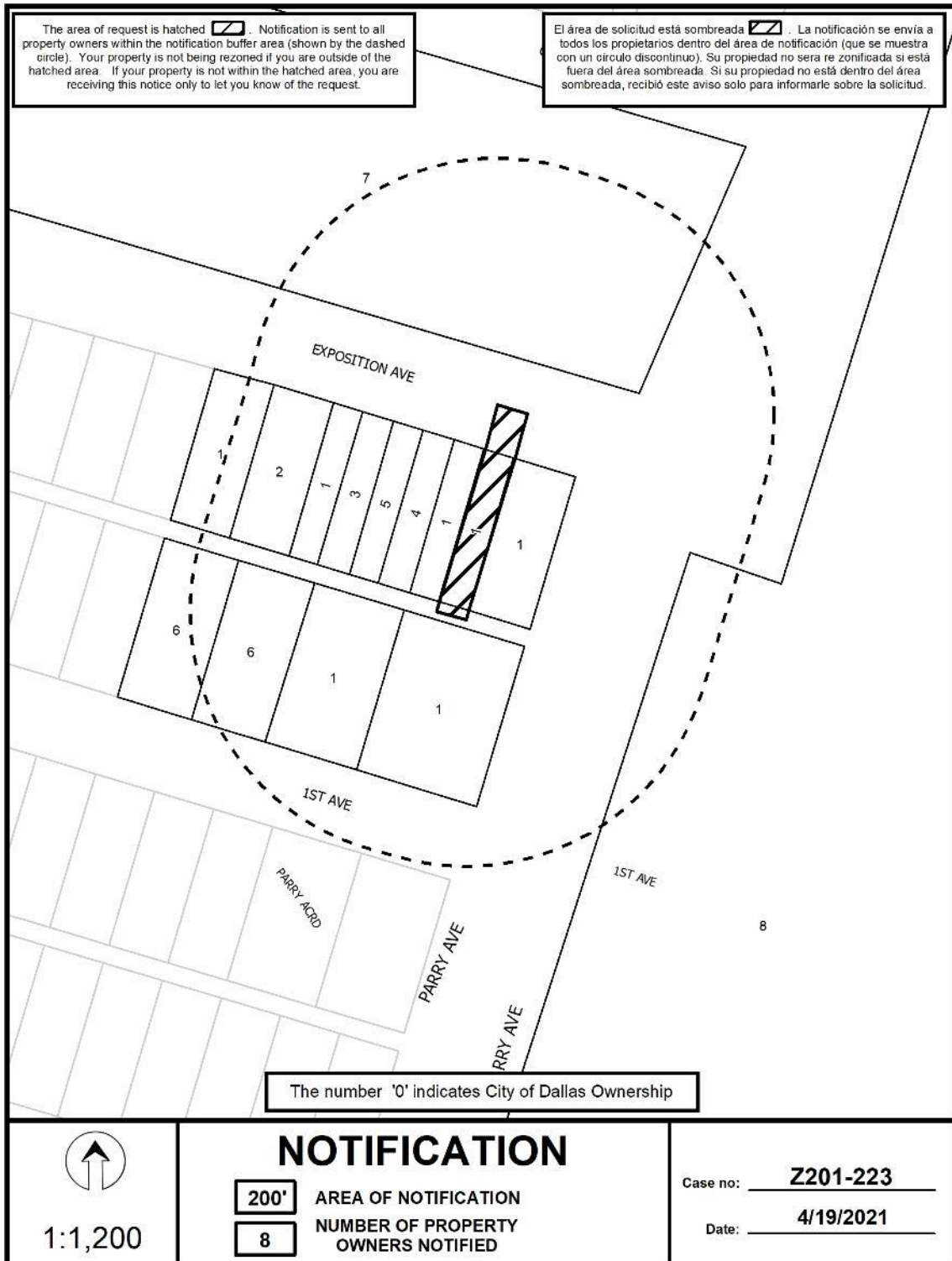


Market Value Analysis A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 4/19/2021



Z201-223(RM)

04/19/2021

***Notification List of Property Owners***

***Z201-223***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	833 EXPOSITION AVE	EXPO PARK PARTNERS LTD
2	821 EXPOSITION AVE	MCNEILL ROBERT K
3	827 EXPOSITION AVE	GREENE PATRICK
4	831 EXPOSITION AVE	EXPO PARK PARTNERS LTD
5	829 EXPOSITION AVE	EXPO TRUST 1
6	820 1ST AVE	EXPO PARK PARTNERS LTD
7	4101 COMMERCE ST	Taxpayer at
8	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP



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**FILE NUMBER:** Z201-191(CT)                      **DATE FILED:** February 2, 2021  
**LOCATION:** Terminus of Caruth Plaza, northwest of Twin Hills Connection  
**COUNCIL DISTRICT:** 13                              **MAPSCO:** 26 T  
**SIZE OF REQUEST:** ±9.08 acres                      **CENSUS TRACT:** 78.22

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER:** Fellowship Bible Church

**APPLICANT:** The Cambridge School of Dallas

**REQUEST:** An application for a Specific Use Permit for a private school use on property zoned an RR Regional Retail District and MU-2 Mixed Use District.

**SUMMARY:** The purpose of the request is to allow for a private school use on the site. [The Cambridge School of Dallas]

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

**BACKGROUND INFORMATION:**

- The site is currently developed with a church use.
- The purpose of the request is to allow for a private school use to operate within the existing church.
- The Cambridge School at 3877 Walnut Hill Road was damaged in the October 2019 tornado that did extensive damage across parts of north Dallas. Since the tornado, The Cambridge School has been operating in a portion of Fellowship Baptist Church as a temporary location. The Cambridge School is also early in the process of permitting a new facility at the southeast corner of Royal Lane and Webb Chapel Road.
- This SUP is requested for a five-year time period with eligibility for automatic renewals so that another school may operate once The Cambridge School has moved to their permanent location.

**Zoning History:** There have been no zoning cases at in the area over the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
North Central Expressway Service Road	Local	-
Caruth Plaza	Local	-

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The applicant’s request is consistent with the following goals and policies of the comprehensive plan.

**ECONOMIC ELEMENT**

**GOAL 2.5      FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**Policy 2.5.1.1** Ensure neighborhoods have access to high-quality public amenities and services such as parks, schools, and libraries.

**URBAN DESIGN ELEMENT**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Land Use:**

<b>Area</b>	<b>Zone</b>	<b>Use</b>
<b>Site</b>	RR Regional Retail MU-2 Mixed Uses	Church
<b>North</b>	MF-1(A)	Multifamily
<b>East</b>	MU-3	Retail
<b>South</b>	RR Regional Retail	Retail/Personal Service
<b>West</b>	MU-2	Retail

**Land Use Compatibility:**

The property is developed with a church. The purpose of this request is to allow for a private school to operate within the church. Surrounding land uses include: a mix of retail and personal services uses to the west, south, and east of the site with a multifamily development north of the site.

The proposed private school will be comprised of eight middle school classrooms and eight high school classrooms for a total of 16 classrooms. The private school will make up 14,700 square feet of the 103,783 square foot church building.

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 does not anticipate this use to have detrimental affect on the surrounding areas.

**Landscaping:**

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

**Parking:**

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking requires three and one-half spaces for each junior high/middle school classroom and nine and one-half spaces for each high school classroom. At this ratio, the school is required to provide 104 off-street spaces for the proposed 16 classrooms.

The parking requirement for the church use is one space per 333 square feet in floor area if a church has less than 5,000 square feet of floor area and located in a shopping center with more than 20,000 square feet in floor area, otherwise one space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area. Based on the number of pews in the church, the church is required to have 346 parking spaces.

The site is required to have 450 parking spaces and meets this requirement with 551 parking spaces on site.

**Market Value Analysis:**

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

## LIST OF OFFICERS

### The Cambridge School of Dallas

#### Board of Trustees

Bob Farrow, Chairman  
Carrie Williams, Vice-Chairman  
Jason Runnels, Treasurer  
Carl Bruce, Trustee  
Tal Hicks, Trustee  
Greg Hosler, Trustee  
Laura McBride, Trustee  
Ana Moner, Trustee  
John Owens, Trustee  
Mark Peterman, Trustee  
Michael Richmond, Trustee  
Scott Upfield, Trustee  
Blake Woodall, Trustee  
Paul Wolfe, Ex Officio

### Fellowship Bible Church

Kurt Pressler, Lead Pastor & Elder  
Tommy Shelton, Executive Pastor & Elder  
Noah Mitchell, Pastor  
Kelly Hornsby, Pastor  
Cheryl Read, Pastor  
Jeff Harmon, Communications Director  
Richard Kerry, Pastor  
Michael Dembicki, Facilities Director



**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this Specific Use Permit is a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_ (FIVE years from the passage of this ordinance) but is eligible for automatic renewal for additional FIVE-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. CLASSROOMS: The maximum number of classrooms is 16.
5. TRAFFIC MANAGEMENT PLAN:
  - (a) In general. The operation of a private school must comply with the 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 March 31, 2023. 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.

(d) Amendment process.

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

(2) 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.

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

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



# Proposed Traffic Management Plan



## Traffic Management Plan Cambridge School of Dallas

February 23, 2021

### Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Cambridge School of Dallas (Cambridge School). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods at the new site.

Lambeth communicated and met with Ms. Whitney Messer, Business and Facilities Manager, throughout the process of developing this TMP. Below is general information about Cambridge School.

#### School:

- **Location:** Temporarily operating within Fellowship Dallas Church at 9330 N. Central Expressway (US 75), Dallas, TX 75231; Cambridge School is located behind a shopping strip center and it is accessed via the service road through a private street.
- **School District:** Private School
- **School Times:** 8:00 AM – 3:00 PM
- **Students:** Cambridge currently has 14 homerooms and 98 students in 5<sup>th</sup> through 12<sup>th</sup> grades, of which all attend in-person.
- **Modes of Transportation:** Approximately 12% of the students drive and the others are transported by parents or ride with sibling drivers.
- **Background Information:**
  - Prior Location - The school's prior location was at Northway Church, 3877 Walnut Hill Lane in Dallas, which was damaged by a tornado.
  - Current Location - The school is currently meeting at Fellowship Dallas Church as a temporary, interim location.
  - Future Location - Cambridge has plans to construct a new facility at Royal Lane/Webb Chapel Road.

#### Zoning:

- **Existing Zoning:** Regional Retail (RR)
- **Proposed Zoning:** SUP to accommodate private school

**School Access:**

Currently, the school is accessed through a private street off the northbound service road for US 75.

**Observations:**

Traffic observations were conducted for the current, temporary site; for a total of three observations, as shown in table below, the peak observed queue was seventeen (17) vehicles.

**Table 1. Summary of Observations**

Day Observed	Time Period	Peak Queue
Wednesday, January 20, 2021	PM Dismissal	17 Vehicles
Tuesday, January 26, 2021	AM Arrival	10 Vehicles
Tuesday, January 26, 2021	PM Dismissal	17 Vehicles

**Traffic Management Plan**

Lambeth Engineering met with the school staff, who were assisting students and parents with loading and unloading, several times during the process of developing the TMP. The peak queue of parent vehicles picking up students was observed to be about 17 vehicles. As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus within 5 minutes once school is dismissed. The current traffic pattern is summarized in the attached exhibit.

**Recommendations:****Students**

1. All Students are dropped off and picked up on the northern side of the building.
2. Students waiting for parents to pick them up should remain in the designated area and wait for their parents' arrival.

**Parents**

3. Parents pick up students in front of the school. They enter through the church's adjacent parking lot and circulate around to pick up students. There is more than sufficient room to accommodate all parents on-site.

**Staff**

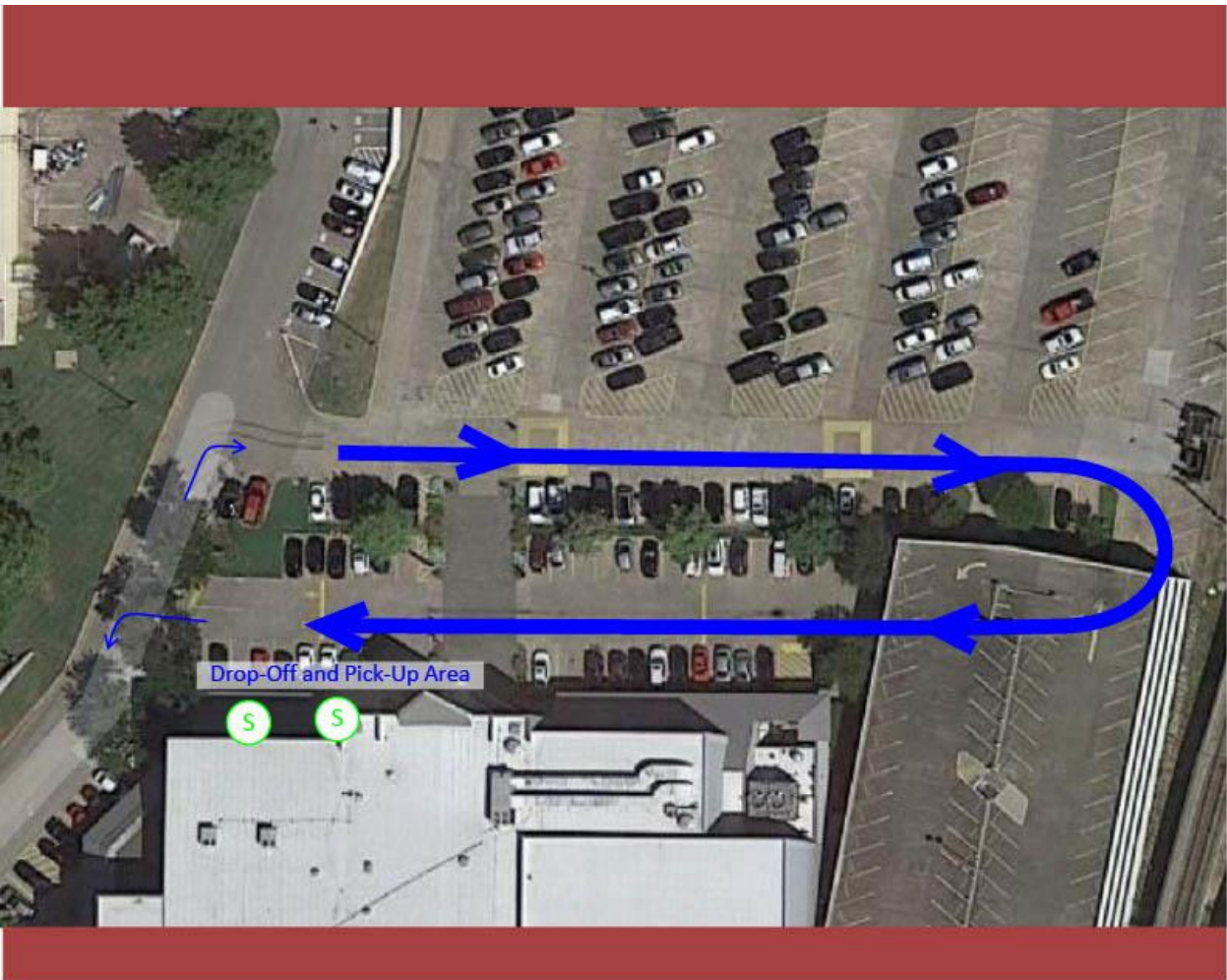
4. Staff should continue monitoring students where parents are picking up students until all students are dismissed.

**Summary**

Cambridge plans to be at this location on a temporary basis until their new site is constructed on Webb Chapel/Royal Lane. The Cambridge School of Dallas's Traffic Management Plan is designed to provide safe vehicular and pedestrian movement and to accommodate the projected vehicular queues on-site with a surplus of parking and queue space.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.





- 1 **Remain** in your vehicle during carpool.
- 2 **Student drivers** will proceed through the carpool line before parking.
- 3 Demonstrate **completion** of current COVID-19 pre-screening for each student.
- 4 Staff will conduct **temperature checks** while students are in vehicle.
- 5 Carpool greeter will allow students **entry to facility**.

February 2021

**REVIEW AND COMMITMENT**

The traffic management plan for The Cambridge School of Dallas, located at Fellowship Dallas Church, 9330 N. Central Expressway, Dallas, Texas, was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually review and assess the effectiveness of this plan and if warranted, implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.

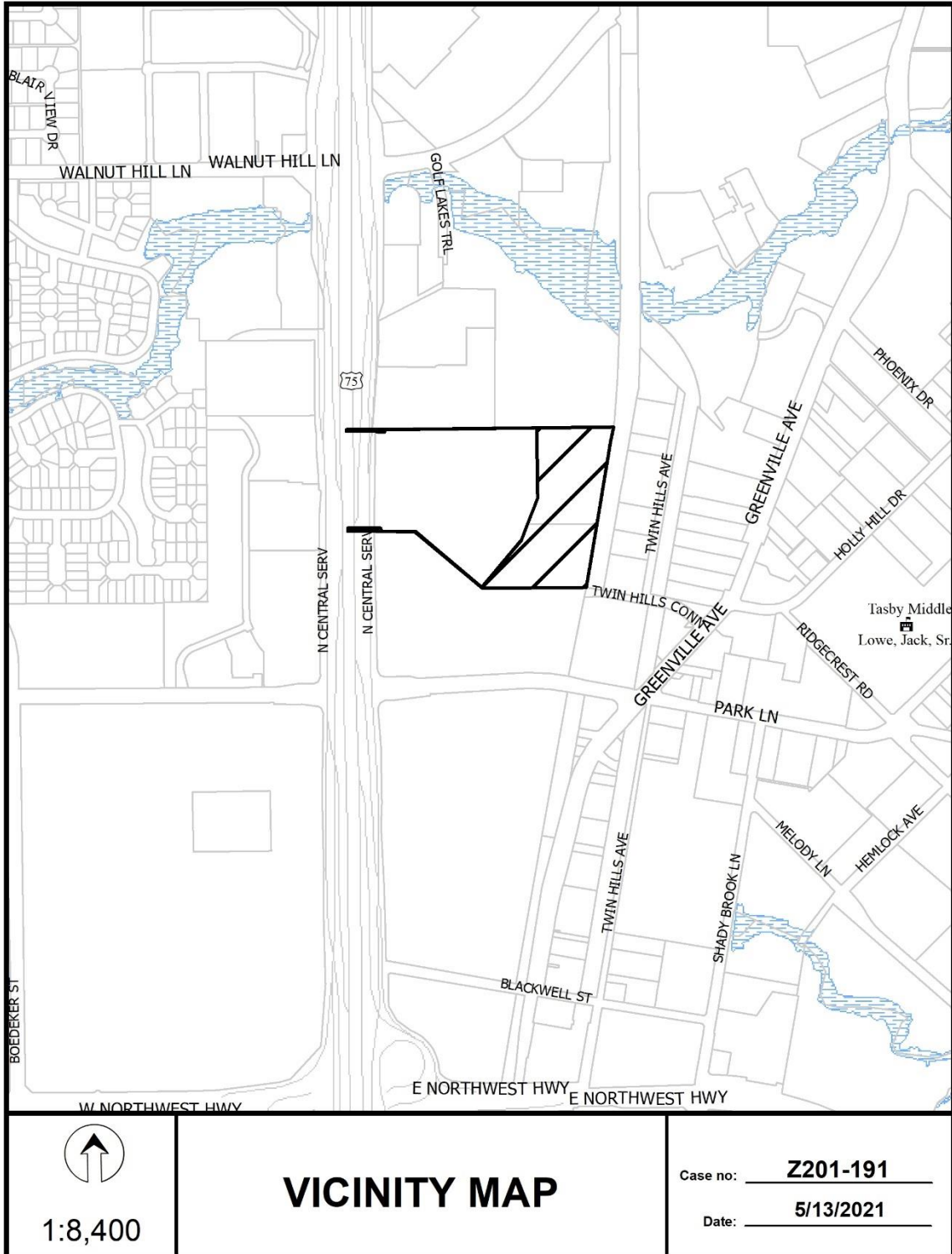
Whitney Messer  
Signature

2/23/2021  
Date

Whitney Messer  
Name

Business & Facilities Manager  
Title

END

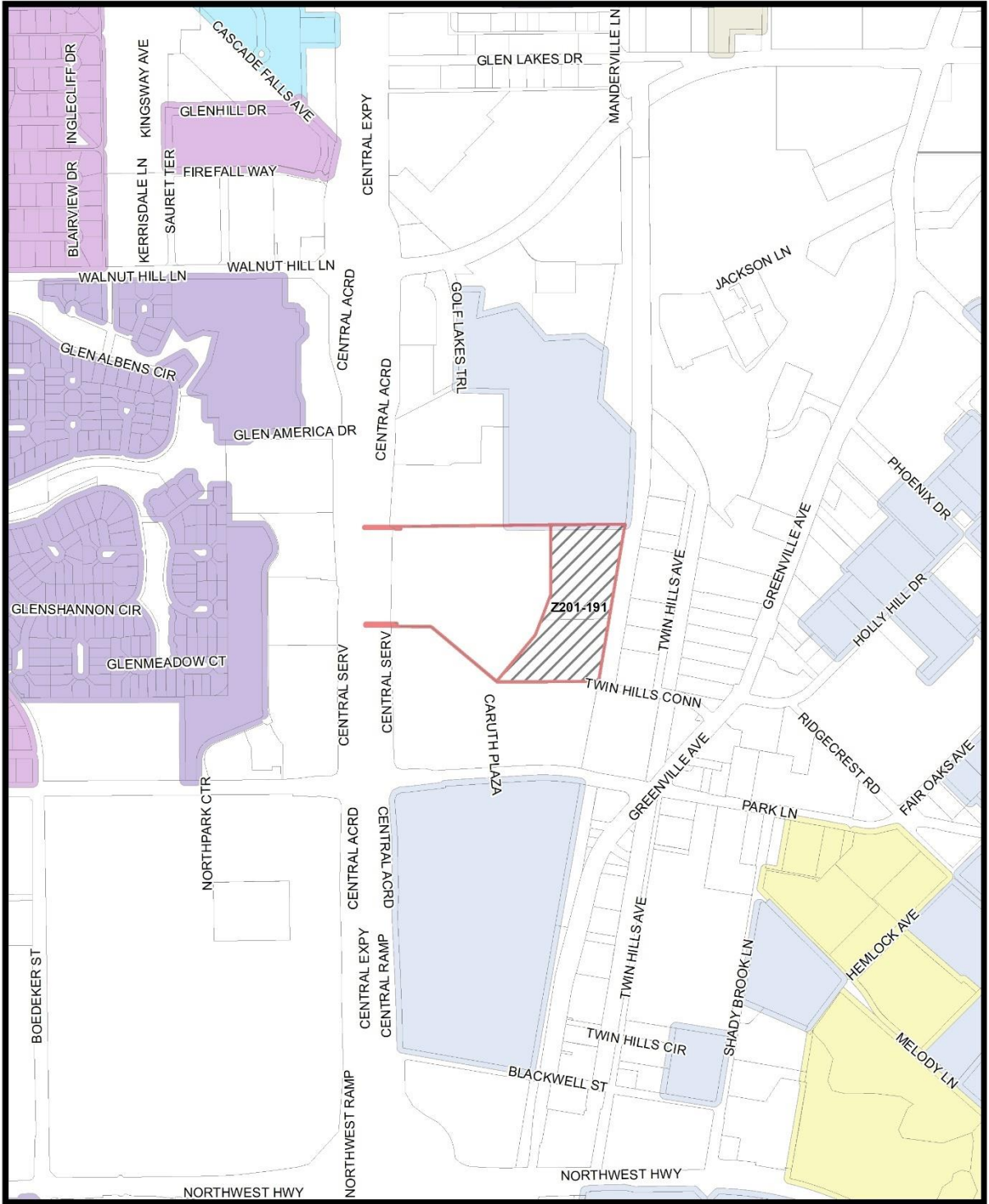












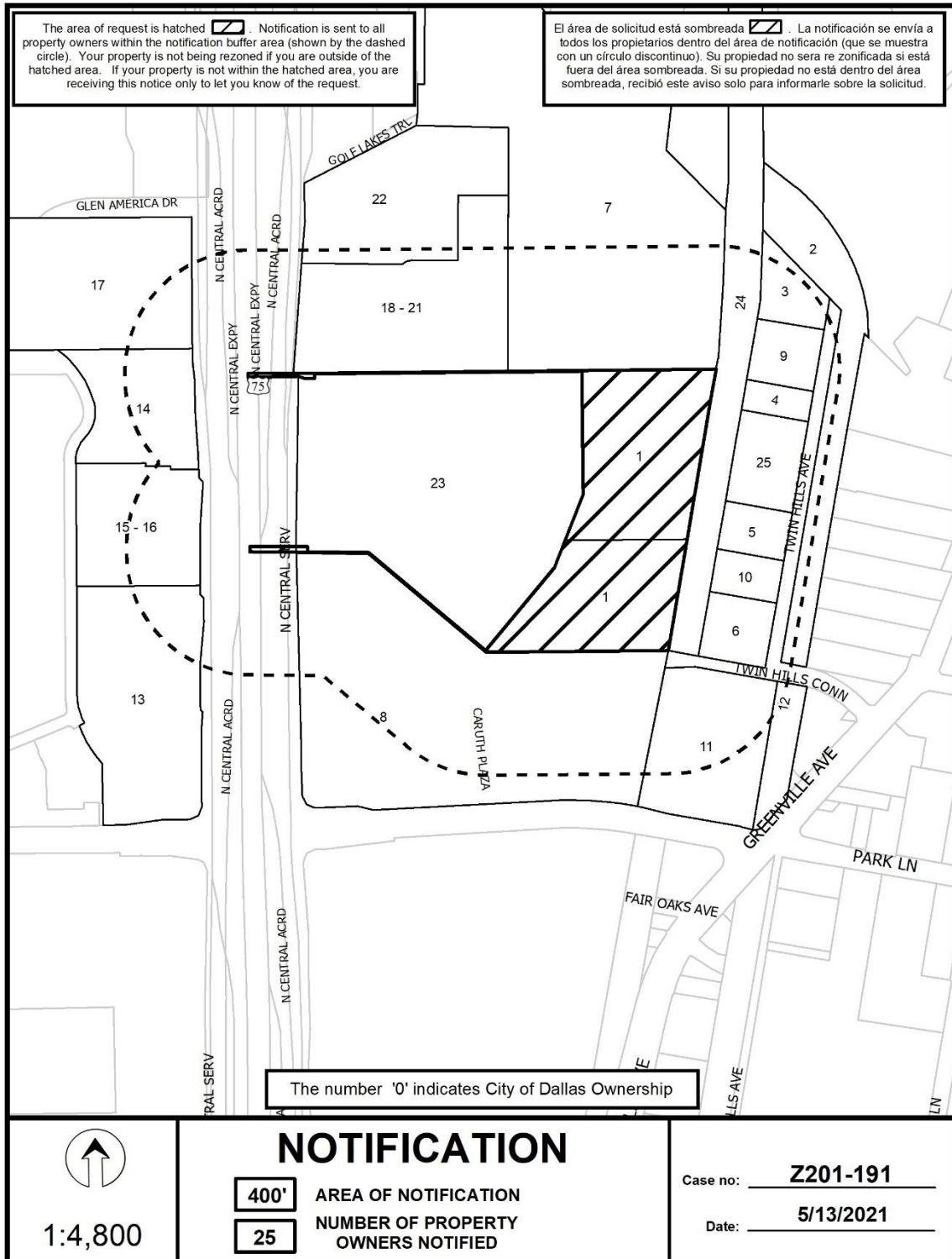
Market Value Analysis



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# Market Value Analysis

Printed Date: 5/13/2021



05/13/2021

***Notification List of Property Owners******Z201-191******25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9350 N CENTRAL EXPY	FELLOWSHIP BIBLE CHURCH
2	7000 GREENVILLE AVE	ONCOR ELECTRIC DELIVERY COMPANY
3	7101 TWIN HILLS AVE	SOUTHWESTERN BELL
4	7063 TWIN HILLS AVE	7063 TWIN HILLS LLC
5	7027 TWIN HILLS AVE	GERKEN PROPERTIES INC
6	7007 TWIN HILLS AVE	T H REALTY INC
7	9600 GOLF LAKES TRL	LAKESIDE AT NORTH PARK LLC
8	9100 N CENTRAL EXPY	CARUTH ACQUISITION LP
9	7071 TWIN HILLS AVE	7071 TWIN HILLS LLC
10	7015 TWIN HILLS AVE	Taxpayer at
11	8169 PARK LN	DALLAS AREA RAPID TRANSIT
12	7000 GREENVILLE AVE	ONCOR ELECRTIC DELIVERY COMPANY
13	9101 N CENTRAL EXPY	HR ACQUISITION OF SAN ANTONIO LTD
14	9301 N CENTRAL EXPY	HCP CRS1 NORTH CENTRAL
15	9301 N CENTRAL EXPY	CMK2 NORTH CENTRAL II LLC
16	9301 N CENTRAL EXPY	HCP CRSII NORTH CENTRAL
17	9555 N CENTRAL EXPY	NORTH PARK PRESBYTERIAN CH
18	9400 N CENTRAL EXPY	Dallas ISD
19	9400 N CENTRAL EXPY	ALBERT AMBRIZ DDS
20	9400 N CENTRAL EXPY	TRACIE SALMON
21	9400 N CENTRAL EXPY	SAM SCHLEHUBER
22	9450 N CENTRAL EXPY	NATIONAL RETAIL PROP LP
23	9358 N CENTRAL EXPY	SFERS REAL ESTATE CORP II
24	401 S BUCKNER BLVD	DART
25	7037 TWIN HILLS AVE	Taxpayer at

**FILE NUMBER:** Z201-232(CT)

**DATE FILED:** April 12, 2021

**LOCATION:** Southeast corner of Elam Road and Pleasant Road

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58 U

**SIZE OF REQUEST:** ±0.45 acre

**CENSUS TRACT:** 91.04

**REPRESENTATIVE:** Wes Hoblit, MASTERPLAN

**APPLICANT/OWNER:** Abdel Hussein, Sole Owner

**REQUEST:** An application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on the subject site.

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

**BACKGROUND INFORMATION:**

- The site is developed with an approximately 4,674-square-foot building comprised of three separate suites, with one suite being used as a general merchandise and food store 3,500 sq. ft. or less and the other two used as restaurants.
- The retail uses are permitted by right, but the D-1 Liquor Control Overlay requires a Specific Use Permit (SUP) for the sale of alcoholic beverages on the property. The applicant proposes to continue the sale of beer and wine for off-premise consumption.
- On August 14, 2019, City Council approved Specific Use Permit No. 2344 for a two-year period.

**Surrounding Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Elam Road	Principal Arterial	100 feet
Pleasant Road	Local	-

**Traffic:**

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The applicant's request is consistent with the following goals and policies of the comprehensive plan.



**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

**1.1.5.3** Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	NS(A)-D-1 SUP No. 2344	General merchandise or food store
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A) SUP No. 168 for a Nursing of Convalescent Home	Undeveloped
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Church

**Land Use Compatibility:**

The site is currently developed with a one-story, 4,674 square foot structure with three suites, each containing a retail use. Surrounding uses include an undeveloped property to the east of the site that was developed with a nursing or convalescent home and demolished in 1981, a church is located west of the site, across Pleasant Drive; and the remainder of the surrounding area is developed with single family uses in all directions.

The existing site plan depicted a 5,000 square foot building. The proposed site plan depicts a 4,674 square foot building, the change reduces required parking by two spaces on the site.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as

the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant’s request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing convenience store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a five-year period, subject to a revised site plan and conditions.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use 3,500 square feet or less and restaurant uses is one (1) space per 200 square feet of floor area. Therefore, the 4674-square-foot building requires a total of 24 parking spaces. As depicted on the site plan, 25 spaces are provided to serve all required parking for the uses located on the site.

**Landscaping:**

No new construction is being proposed with this request. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

**Police Report:**

Dallas Police Department’s offense incident reports from the previous two years show the following:

**Calls:**

Response Date	Problem	Priority Number	Address
8/28/2019	40 - Other	3	8300 Elam Rd
11/8/2019	07 - Minor Accident	3	8300 ELAM RD
11/8/2019	07 - Minor Accident	3	8300 ELAM RD
12/13/2019	40 - Other	3	8300 Elam Rd
12/27/2019	32 - Suspicious Person	2	8300 Elam Rd
1/16/2020	7X - Major Accident	2	8300 ELAM RD
1/25/2020	38 - Meet Complainant	4	8300 Elam Rd
3/20/2020	31 - Criminal Mischief	4	8300 Elam Rd

Response Date	Problem	Priority Number	Address
3/23/2020	40/01 - Other	2	8300 Elam Rd
8/2/2020	20 - Robbery	2	8300 Elam Rd
8/2/2020	20 - Robbery	2	8300 Elam Rd
12/26/2020	12B - Business Alarm	3	8300 Elam Rd
1/2/2021	12B - Business Alarm	3	8300 Elam Rd
1/6/2021	21B - Business Hold Up	2	8300 Elam Rd
1/31/2021	12B - Business Alarm	3	8300 Elam Rd
2/5/2021	12B - Business Alarm	3	8300 Elam Rd
3/28/2021	12B - Business Alarm	3	8300 Elam Rd
4/14/2021	41/09 - Theft - In Progress	2	8300 Elam Rd

**Offenses:**

Date	Offense Incident	Address
1/16/2020	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	8300 ELAM RD
1/17/2020	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	8300 ELAM RD
10/12/2020	POSS CONT SUB PEN GRP 1 <1G	8300 ELAM RD

**Arrest:**

Arrest Date	ArAddress	CRIME
8/22/2019	8300 ELAM RD	ALL OTHER OFFENSES
1/16/2020	8300 ELAM RD	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
1/16/2020	8300 ELAM RD	WARRANT-DALLAS PD (ALIAS)
1/16/2020	8300 ELAM RD	WARRANT-DALLAS PD (CAPIAS)
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
1/16/2020	8300 ELAM RD	WARRANT HOLD (OUTSIDE AGENCY)
3/31/2020	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)
10/12/2020	8300 ELAM RD	DRUG/ NARCOTIC VIOLATIONS
12/7/2020	8300 ELAM RD	DRUG/ NARCOTIC VIOLATIONS
3/31/2021	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)
4/14/2021	8300 ELAM RD	WARRANT HOLD (NOT A DPD WARRANT)

**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

Z201-232(CT)

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 not within an identifiable MVA category; however, it is in proximity to a "H" to the north and a "I" MVA cluster to the south and southeast.

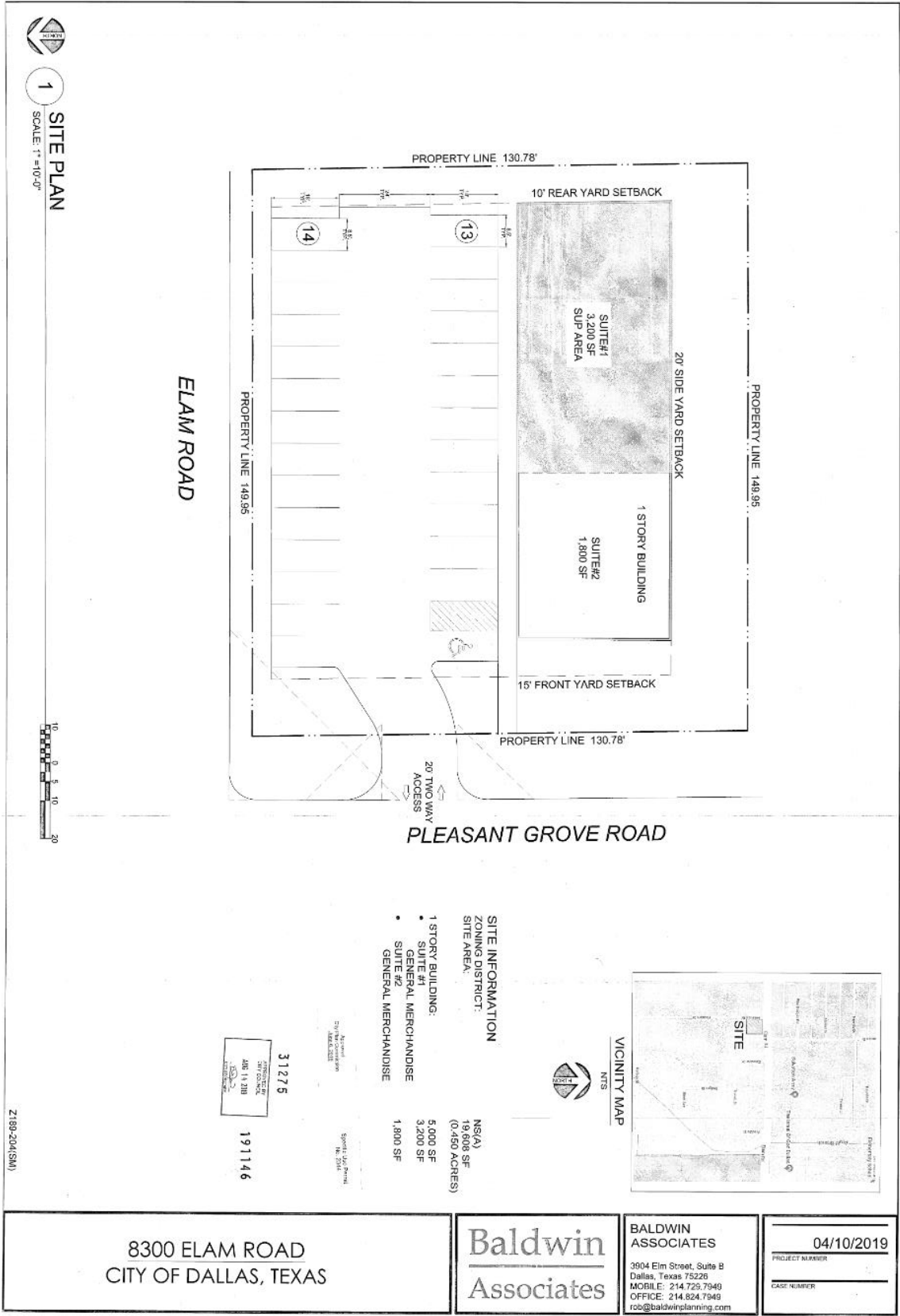
### **Proposed SUP Conditions**

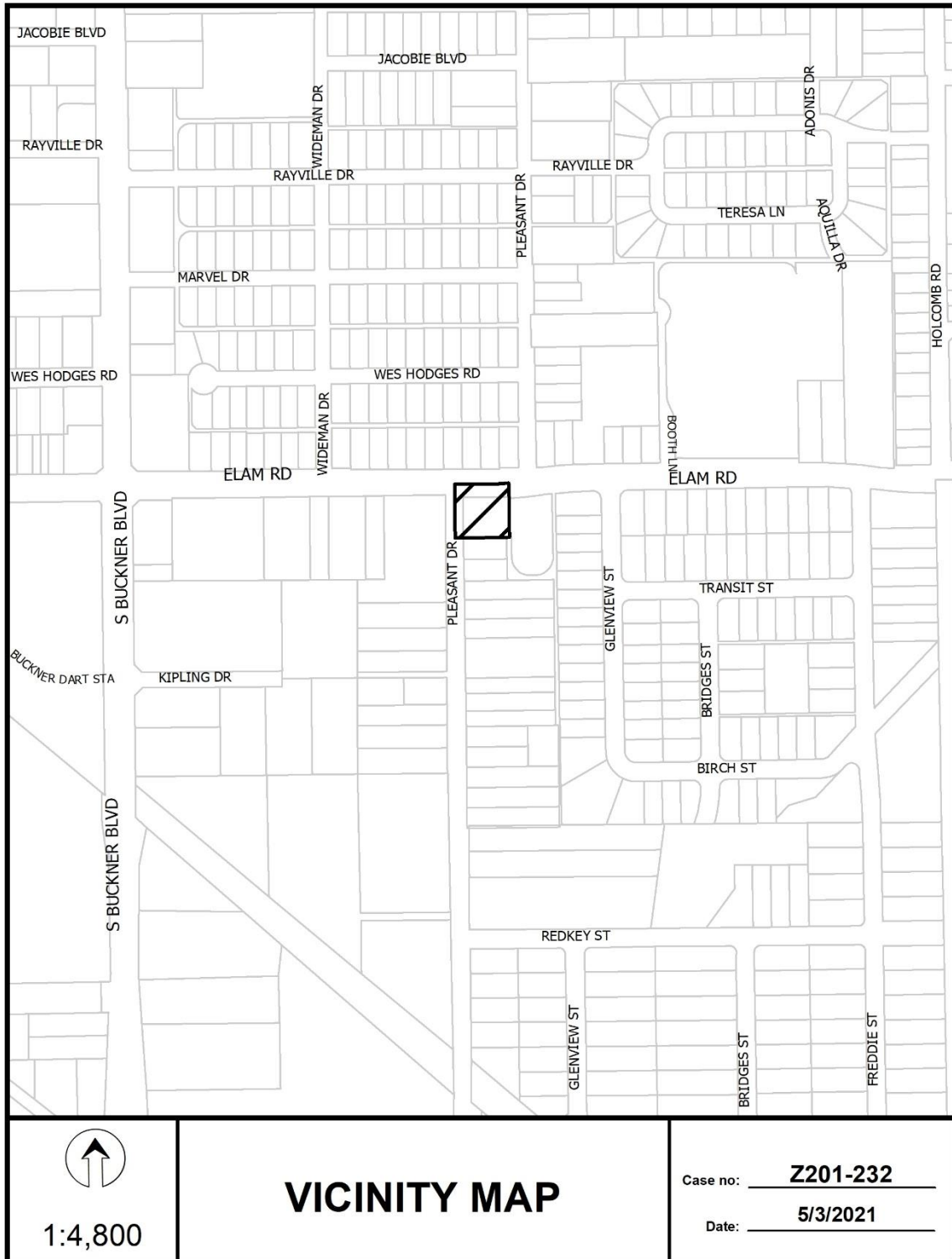
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~August 14, 2021~~ (five years from the passage of this ordinance).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



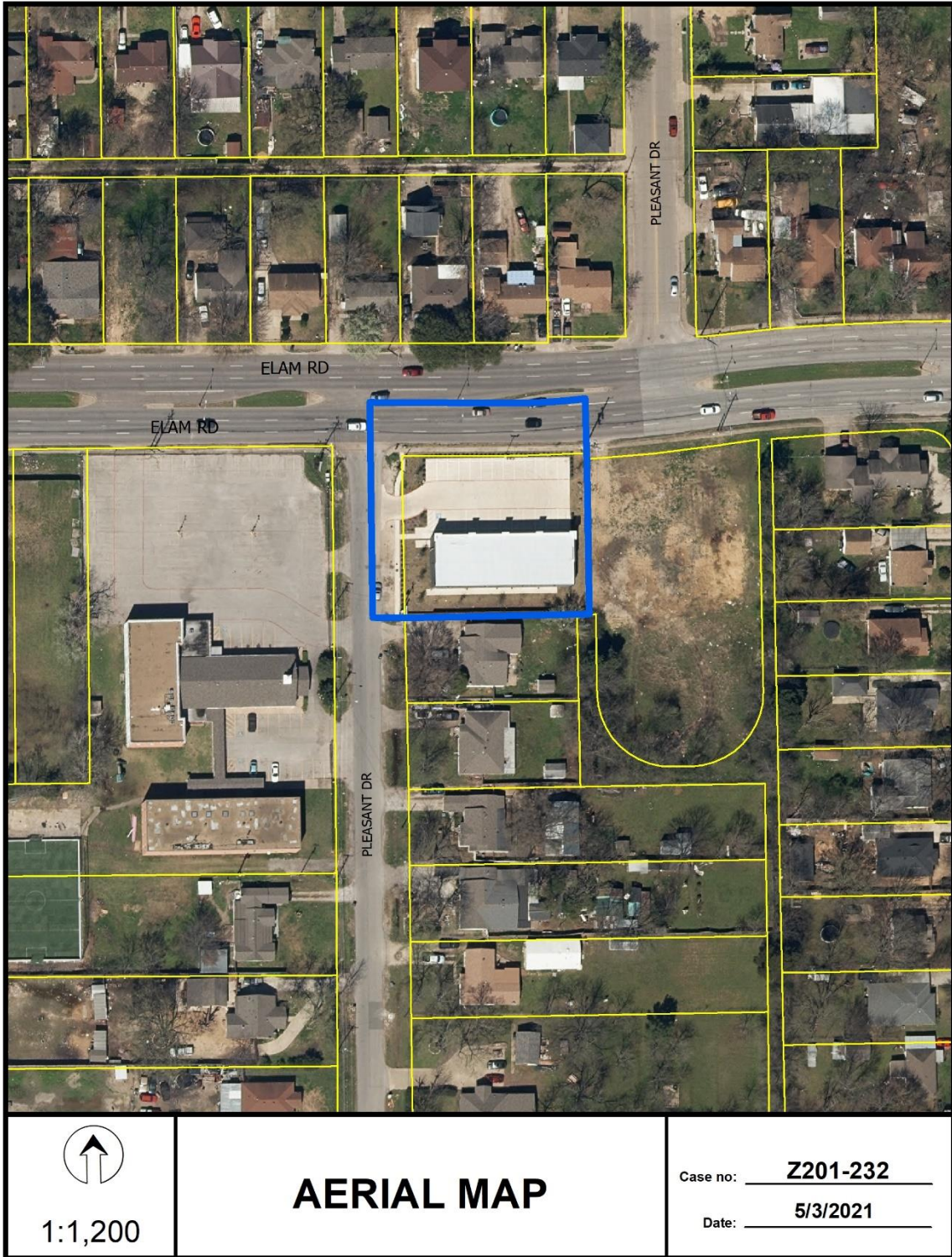


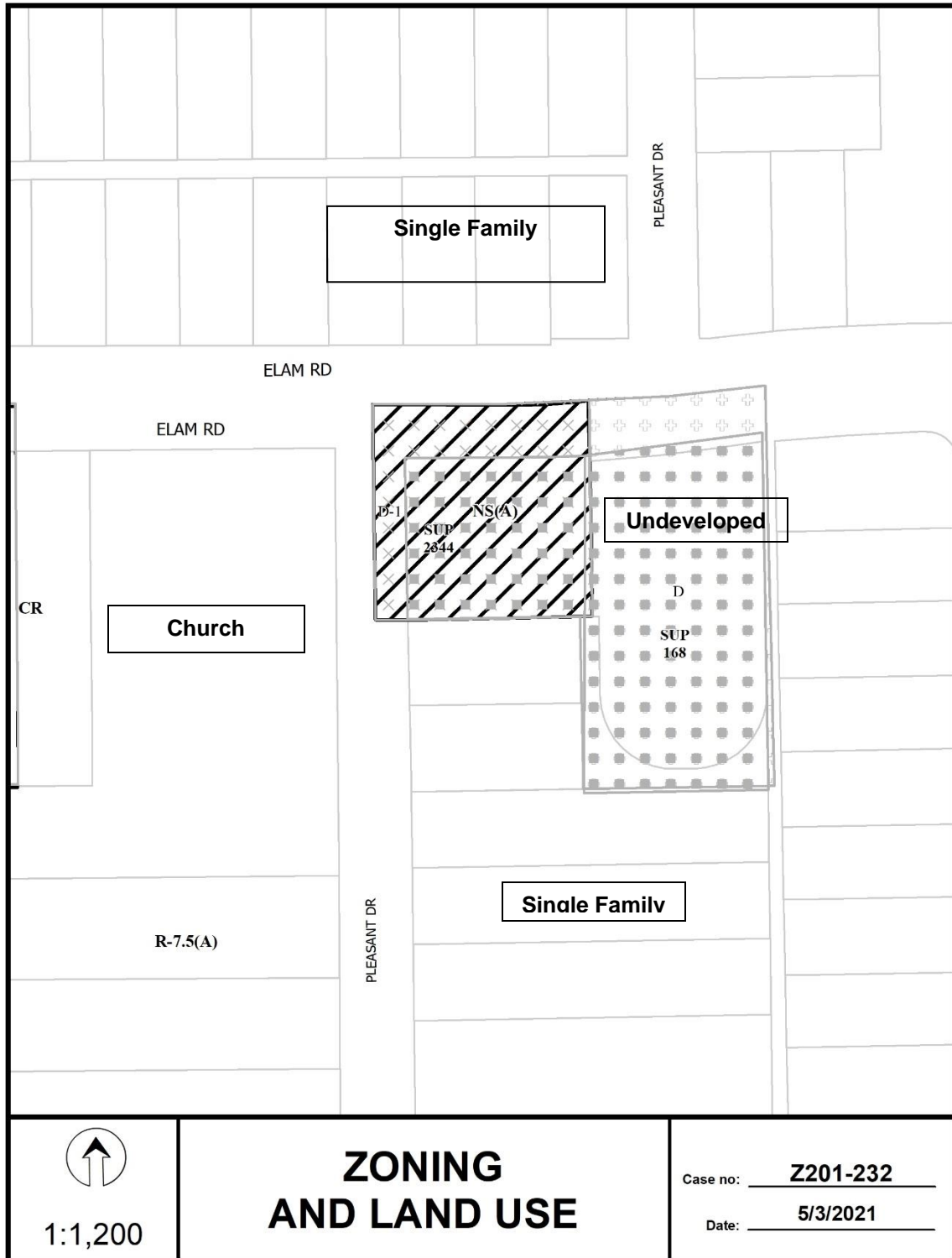
**Existing Site Plan**





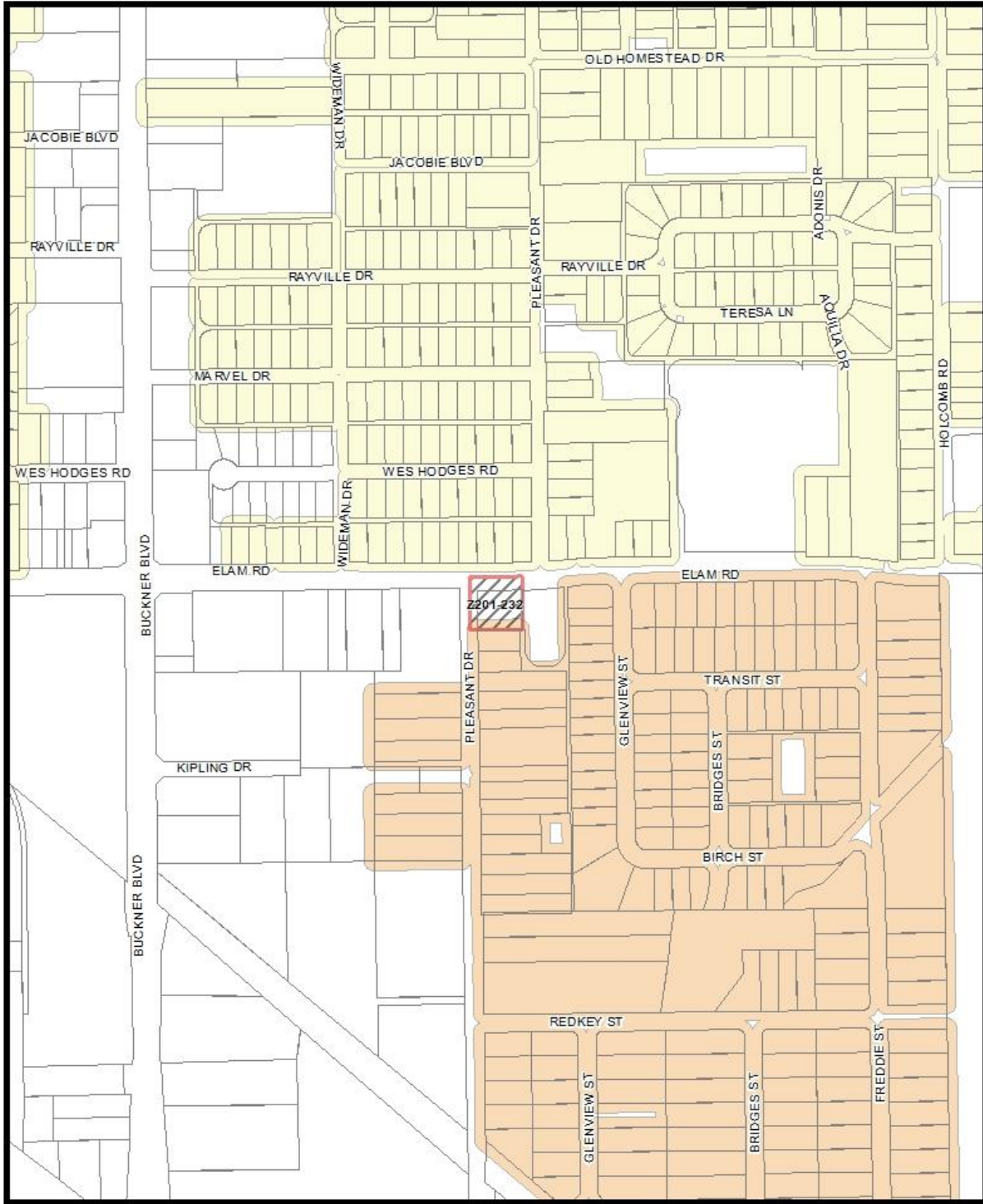








Z201-232(CT)

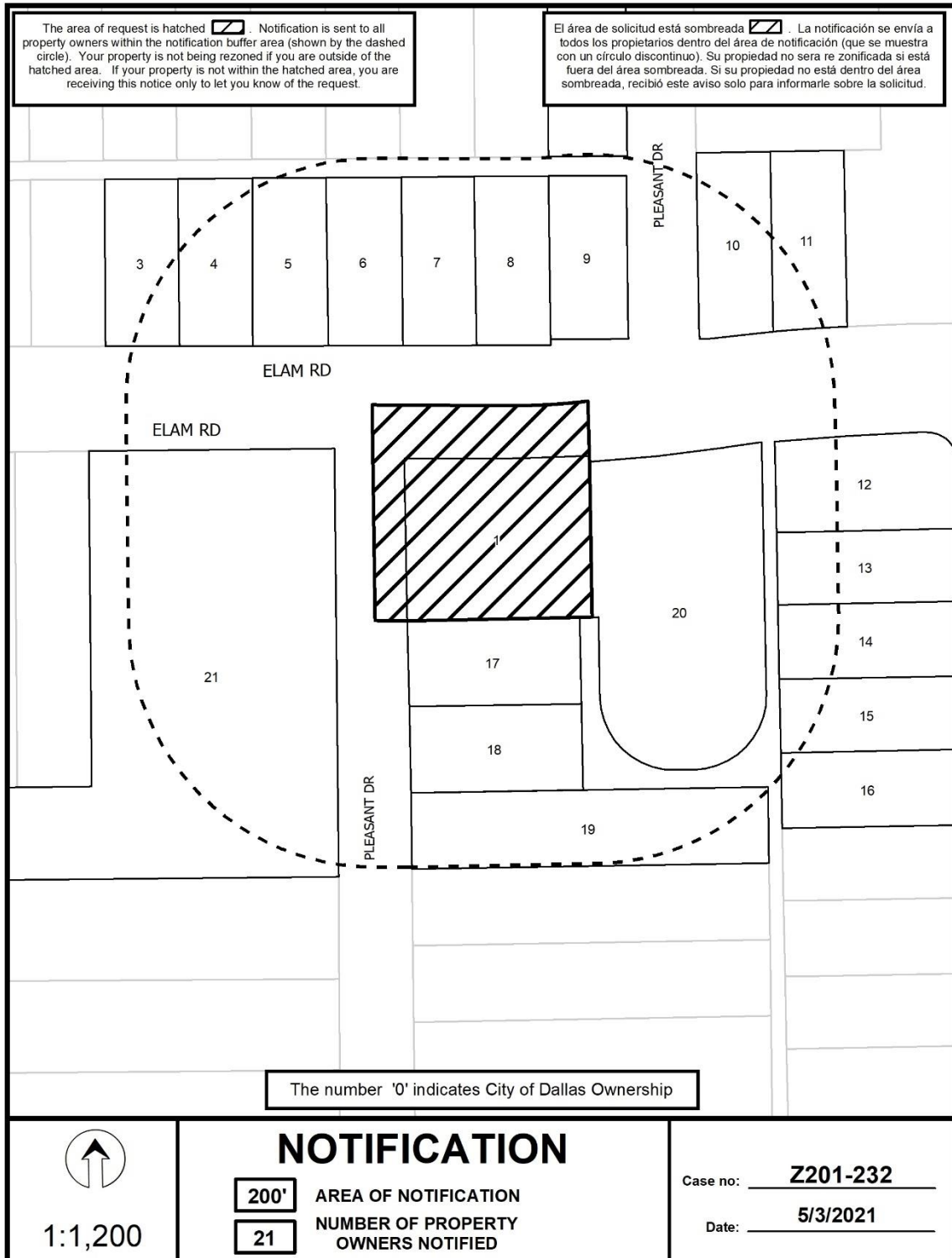


MVACluster A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 5/18/2021



05/03/2021

***Notification List of Property Owners***

***Z201-232***

***21 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8300 ELAM RD	HUSSEIN ABDEL
2	8246 WES HODGES RD	OLIVAREZ JOSE
3	8219 ELAM RD	MESQUITE JUSTIN DAVIS
4	8223 ELAM RD	WRIGHT SHARON
5	8227 ELAM RD	CASTRO GROGORIO CHAVEZ &
6	8233 ELAM RD	MITCHELL JAMES R ETAL
7	8237 ELAM RD	PECINA NANCY SALINAS
8	8243 ELAM RD	CASTILLO ATANACIO BASQUEZ
9	8247 ELAM RD	CASTRO GREGORIO CHAVEZ &
10	8301 ELAM RD	TUDON JOSE ANGEL & MARTHA
11	8305 ELAM RD	JONES C W FAMILY TRUST
12	8328 ELAM RD	BELTRAN MARIA G
13	463 GLENVIEW ST	BURNES DAVID
14	457 GLENVIEW ST	ESCANDON VICTOR &
15	453 GLENVIEW ST	TOVAR OMAR ADRIAN
16	447 GLENVIEW ST	ESCANDON EDUARDO & NARCISA GUADALUPE
17	432 PLEASANT DR	LE THANH T
18	426 PLEASANT DR	RIVAS DE LOURDES MARIA
19	420 PLEASANT DR	MATA OCTAVIANO
20	8314 ELAM RD	HUSSEIN ABDEL R
21	8238 ELAM RD	IGLESIA BAUTISTA NUEVA

**FILE NUMBER:** Z201-236(CT) **DATE FILED:** April 14, 2021

**LOCATION:** West line of Lucerne Street, south of La Vista Drive

**COUNCIL DISTRICT:** 14 **MAPSCO:** 37 W

**SIZE OF REQUEST:** ± 0.138 acres **CENSUS TRACT:** 1

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**OWNER/APPLICANT:** Timothy Dlugos, Sole Owner

**REQUEST:** An application for an R-5(A) Single Family District on property zoned a CR Community Retail District.

**SUMMARY:** The purpose of the request is to allow for a single family home to be developed on the site.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is zoned an CR Community Retail District and is currently developed with a single-family home.
- The purpose of the request is to allow for the demolition of the current single-family home and construct a new single-family home on the property.

**Zoning History:**

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

1. **Z201-187:** On April 22, 2021, the City Plan Commission approved an application for an amendment to and the renewal of Specific Use Permit No. 2186 for a private school use southwest corner of East Grand Avenue and Shadyside Lane. [Scheduled for the June 9, 2021 City Council hearing].

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Lucerne Street	Local	-
LaVista Drive	Local	-

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the request 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 consistent with the following goals and policies of the comprehensive plan.

**ECONOMIC ELEMENT**

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**



**Policy 2.5.2** Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

**NEIGHBORHOOD PLUS PLAN**

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

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

**Land Use:**

	Zoning	Land Use
<b>Site</b>	CR Community Retail	Single Family
<b>North</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A) Single Family District	Single Family
<b>South</b>	CR Community Retail	Retail

**Land Use Compatibility:**

The property is currently developed with a single-family structure and zoned CR Community Retail District. The applicant seeks to demolish the existing structure and to rebuild a single-family structure on the lot. Under the current zoning, demolishing the structure would enforce the lot to conform to the CR Community Retail District standards and not allow for the construction of a single-family dwelling.

Uses surrounding the request site consist of single family dwellings to the north, east and west of the property. Retail uses are south of the subject site and include a motel use and a nursery use.

The lot size is 6,050 square foot and complies with the minimum 5,000 square foot lot size requirement of the proposed R-5(A) District. The site is a platted lot and has been deemed a legal build site by the City of Dallas. Due to more restrictive setback of the R-

7.5(A) District, the construction of the new home would be required to conform to the 25-foot front yard setback to maintain block face continuity.

Staff supports the zoning change to R-5(A) as it allows for the reconstruction of a single-family home on a block that is entirely residential. The terminus of Lucerne Street is two lots from the subject site and it is difficult to foresee commercial uses at this location. Development of the lot with a single family dwelling is compatible with the northeast line of Lucerne Street and the surrounding single family neighborhood.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
<b>Existing: CR</b>	15'	20' Adjacent or directly across and alley from residential  OTHER: No Min.	FAR .5 for office uses 0.75 for all uses combined	54'  RPS applies	60%	Retail/Personal Service
<b>Proposed: R-5(A)</b>	20' (would be required to conform with 25' setback of R-7.5(A))	5' For single family structures  OTHER: Side: 10'	1 DU/ 5,000 sq. ft.	30'	45% for res 25% for non res	Single Family

**Uses:**

Below is a use comparison table for existing and proposed districts:

<b>CR Community Retail – Existing</b>	<b>R-5(A) – Proposed</b>
(A) <u>Agricultural uses.</u> -- Crop production	(A) <u>Agricultural uses.</u> -- Crop production.
(B) <u>Commercial and business service uses.</u> -- Building repair and maintenance shop. [RAR] -- Catering service. -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. [SUP] -- Tool or equipment rental.	(B) <u>Commercial and business service uses.</u> None permitted.
(C) <u>Industrial uses.</u> -- Gas drilling and production. [SUP]	(C) <u>Industrial uses.</u> -- Gas drilling and production. [SUP]

<b>CR Community Retail – Existing</b>	<b>R-5(A) – Proposed</b>
<p>-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p>	<p>-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p>
<p>(D) <u>Institutional and community service uses.</u>                      -- Adult day care facility.                      -- Cemetery or mausoleum. [SUP]                      -- Child-care facility.                      -- Church.                      -- College, university, or seminary.                      -- Community service center. [SUP]                      -- Convent or monastery.                      -- Hospital. [SUP]                      -- Library, art gallery, or museum.                      -- Open-enrollment charter school or private school. [SUP]                      -- Public school other than an open-enrollment charter school. [RAR]</p>	<p>(D) <u>Institutional and community service uses.</u>                      -- Adult day care facility. [SUP]                      -- Cemetery or mausoleum. [SUP]                      -- Child-care facility. [SUP]                      -- Church.                      -- College, university or seminary. [SUP]                      -- Community service center. [SUP]                      -- Convent or monastery. [SUP]                      -- Foster home. [SUP]                      -- Library, art gallery, or museum. [SUP]                      -- Public or private school. [SUP]</p>
<p>(E) <u>Lodging uses.</u>                      -- Hotel and motel. [SUP]                      -- Lodging or boarding house. [SUP]                      -- Overnight general purpose shelter. [See Section 51A-4.205 (2.1)]</p>	<p>(E) <u>Lodging uses.</u>                      None permitted.</p>
<p>(F) <u>Miscellaneous uses.</u>                      -- Attached non-premise sign. [SUP]                      -- Carnival or circus (temporary). [By special authorization of the building official.]                      -- Temporary construction or sales office.</p>	<p>(F) <u>Miscellaneous uses.</u>                      -- Carnival or circus (temporary). [By special authorization of the building official.]                      -- Temporary construction or sales office.</p>
<p>(G) <u>Office uses.</u>                      -- Alternative financial establishment. [SUP]                      -- Financial institution without drive-in window.                      -- Financial institution with drive-in window. [DIR]                      -- Medical clinic or ambulatory surgical center.                      -- Office</p>	<p>(G) <u>Office uses.</u>                      None permitted.</p>
<p>(H) <u>Recreation uses.</u>                      -- Country club with private membership.                      -- Private recreation center, club, or area.                      -- Public park, playground, or golf course.</p>	<p>(H) <u>Recreation uses.</u>                      -- Country club with private membership. [SUP]                      -- Private recreation center, club, or area. [SUP]                      -- Public park, playground, or golf course.</p>
<p>(I) <u>Residential uses.</u>                      -- College dormitory, fraternity, or sorority house.</p>	<p>(I) <u>Residential uses.</u>                      -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).]</p>

CR Community Retail – Existing	R-5(A) – Proposed
	-- Single family.
<p>(J) <u>Retail and personal service uses.</u></p> <ul style="list-style-type: none"> <li>-- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).]</li> <li>-- Ambulance service. [RAR]</li> <li>-- Animal shelter or clinic without outside runs. [RAR]</li> <li>-- Auto service center. [RAR]</li> <li>-- Business school.</li> <li>-- Car wash. [DIR]</li> <li>-- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).]</li> <li>-- Commercial amusement (outside). [SUP]</li> <li>-- Commercial parking lot or garage. [RAR]</li> <li>-- Convenience store with drive-through. [SUP]</li> <li>-- Dry cleaning or laundry store.</li> <li>-- Furniture store.</li> <li>-- General merchandise or food store 3,500 square feet or less.</li> <li>-- General merchandise or food store greater than 3,500 square feet.</li> <li>-- General merchandise or food store 100,000 square feet or more. [SUP]</li> <li>-- Home improvement center, lumber, brick or building materials sales yard. [DIR]</li> <li>-- Household equipment and appliance repair.</li> <li>-- Liquor store.</li> <li>-- Mortuary, funeral home, or commercial wedding chapel.</li> <li>-- Motor vehicle fueling station.</li> <li>-- Nursery, garden shop, or plant sales.</li> <li>-- Paraphernalia shop. [SUP]</li> <li>-- Pawn shop.</li> <li>-- Personal service uses.</li> <li>-- Restaurant without drive-in or drive-through service. [RAR]</li> <li>-- Restaurant with drive-in or drive-through service. [DIR]</li> <li>-- Swap or buy shop. [SUP]</li> <li>-- Temporary retail use.</li> <li>-- Theater.</li> </ul>	<p>(J) <u>Retail and personal service uses.</u></p> <p>None permitted.</p>

<b>CR Community Retail – Existing</b>	<b>R-5(A) – Proposed</b>
<p>(K) <u>Transportation uses.</u>                      -- Transit passenger shelter.                          -- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]</p>	<p>(K) <u>Transportation uses.</u>                      -- Private street or alley. [SUP]                      -- Transit passenger shelter. [See Section 51A-4.211.]                      -- Transit passenger station or transfer center. [SUP]</p>
<p>(L) <u>Utility and public service uses.</u>                      -- Commercial radio and television transmitting station.                      -- 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. [SUP]                      -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]                      --Utility or government installation other than listed. [SUP]</p>	<p>(L) <u>Utility and public service uses.</u>                      -- Electrical substation. [SUP]                      -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]                      -- Police or fire station. [SUP]                      -- Radio, television, or microwave tower. [SUP]                      -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]                      -- Utility or government installation other than listed. [SUP]</p>
<p>(M) <u>Wholesale, distribution, and storage uses.</u>                      -- Mini-warehouse. [SUP]                      -- Recycling buy-back center. [See Section 51A-4.213 (11).]                      -- Recycling collection center. [See Section 51A-4.213 (11.1).]                      -- Recycling drop-off container. [See Section 51A-4.213 (11.2).]                      -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]</p>	<p>(M) <u>Wholesale, distribution, and storage uses.</u>                      -- Recycling drop-off container. [See Section 51A-4.213 (11.2).]                      -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]</p>

**Parking:**

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for single family uses in the R-5(A) District require one space per dwelling unit. The applicant will need to meet this requirement at the permitting stage of the development.

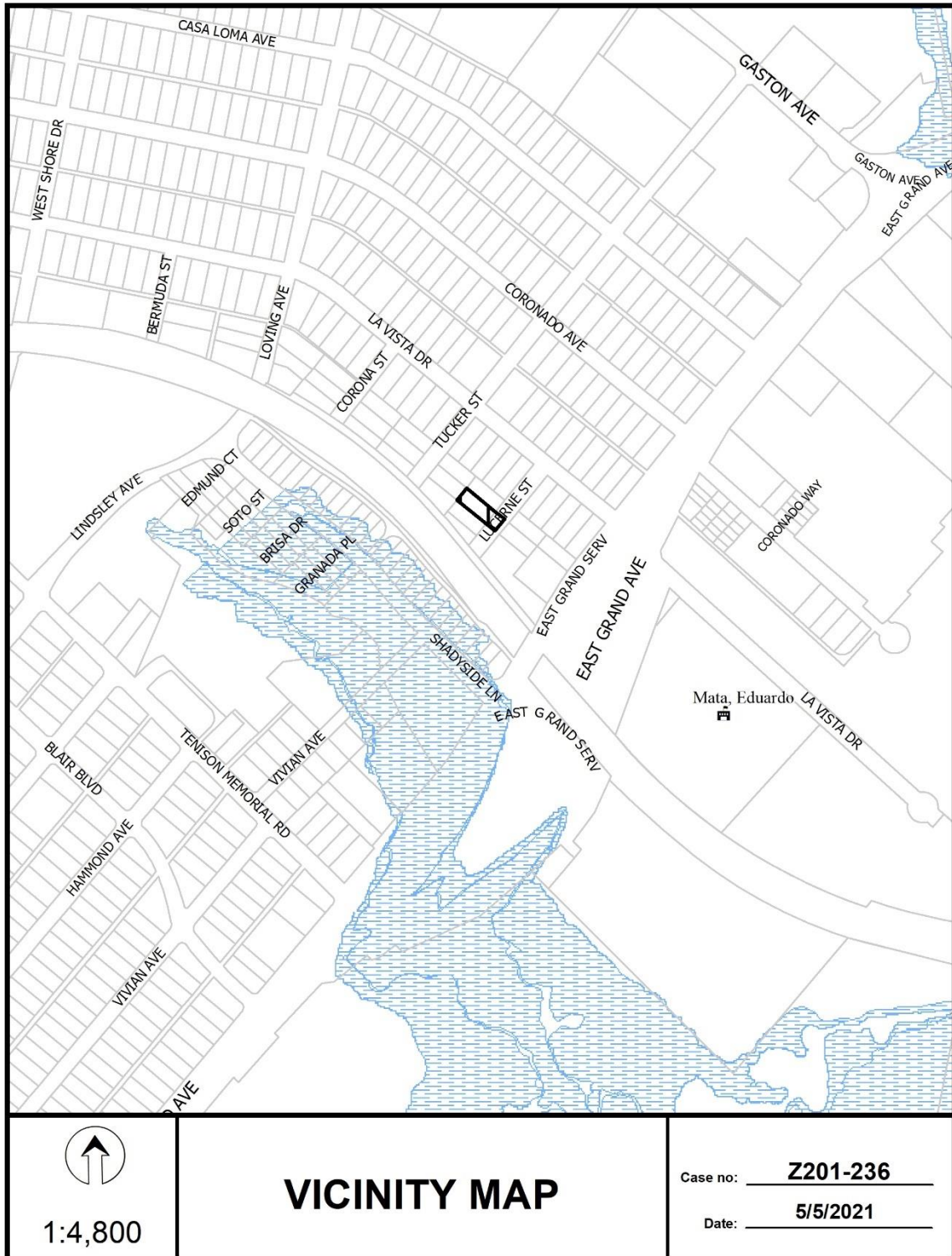
**Landscaping:**

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

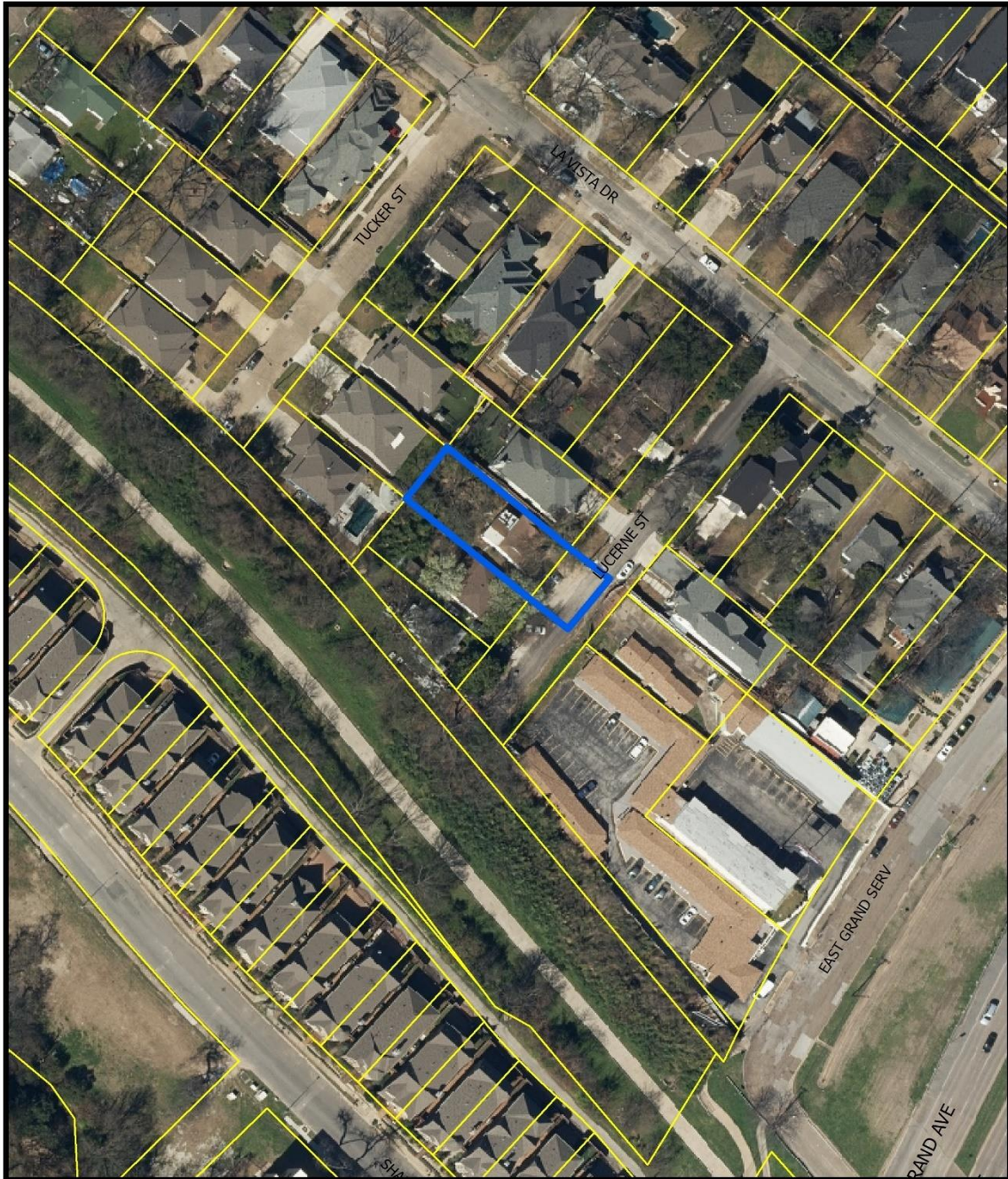


### **Market Value Analysis**

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 more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is within MVA category "B" and is in proximity to a "B" cluster to the northeast and a Category "C" Cluster to the southwest and east.







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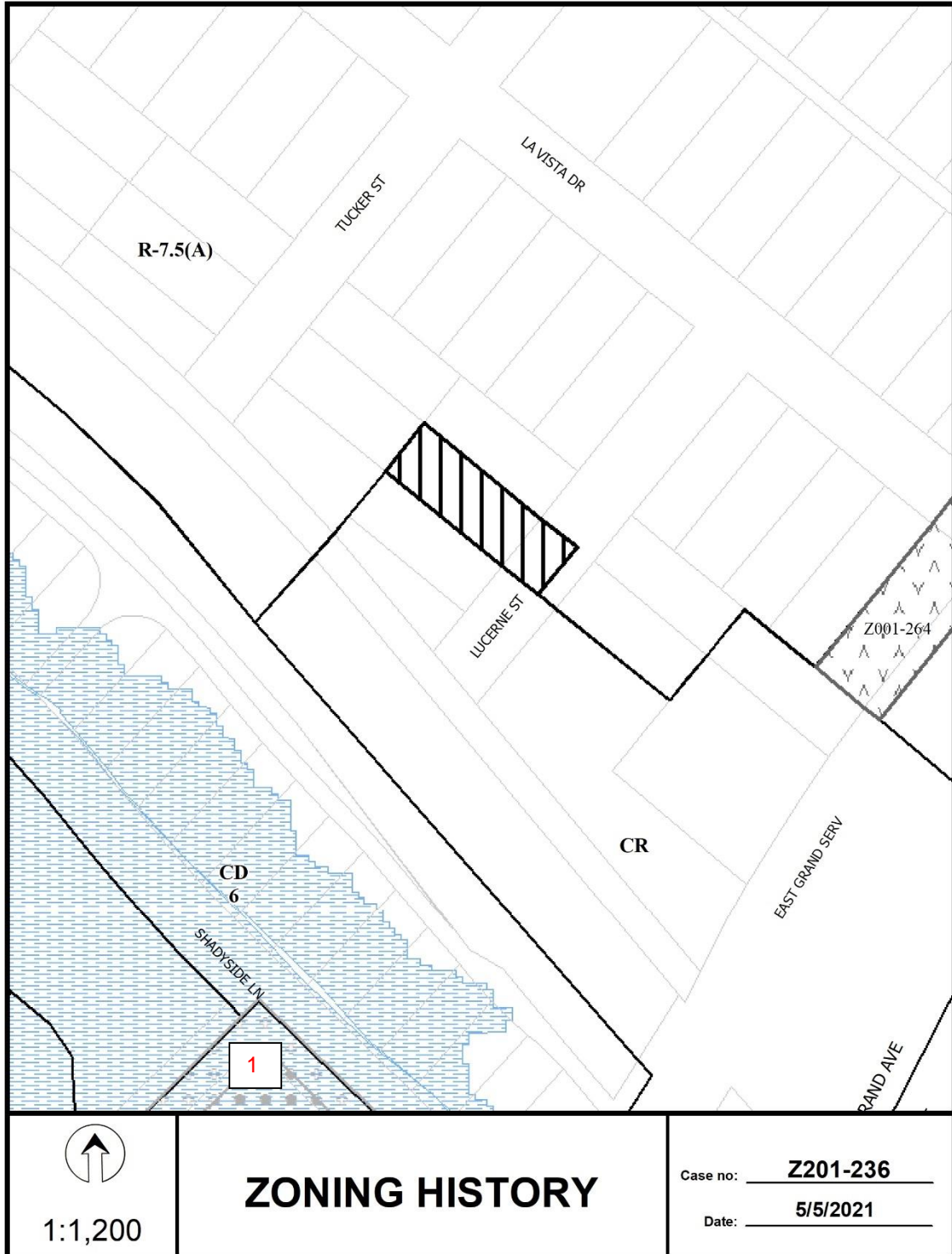
# AERIAL MAP

Case no: Z201-236

Date: 5/5/2021





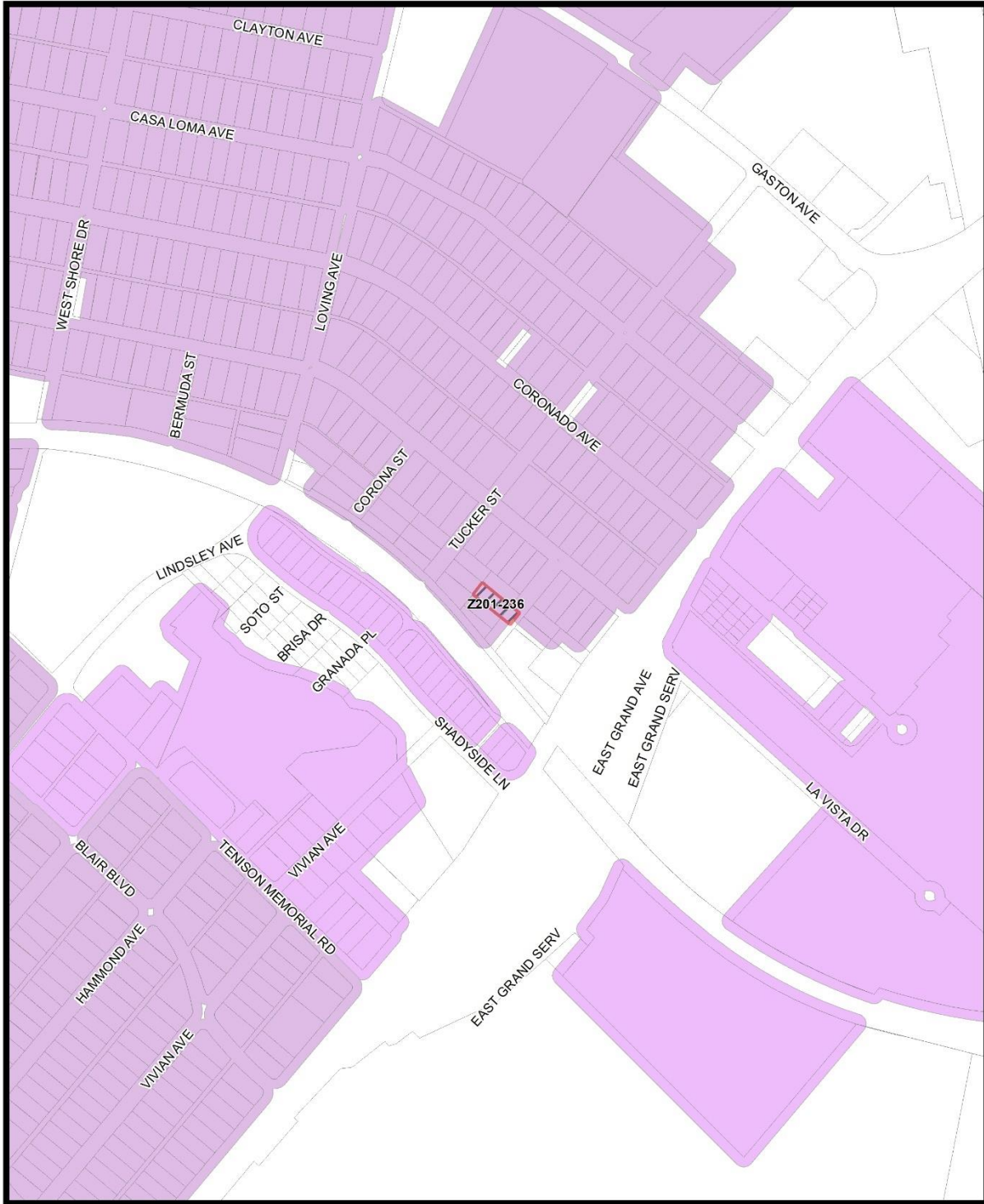


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# ZONING HISTORY

Case no: Z201-236

Date: 5/5/2021



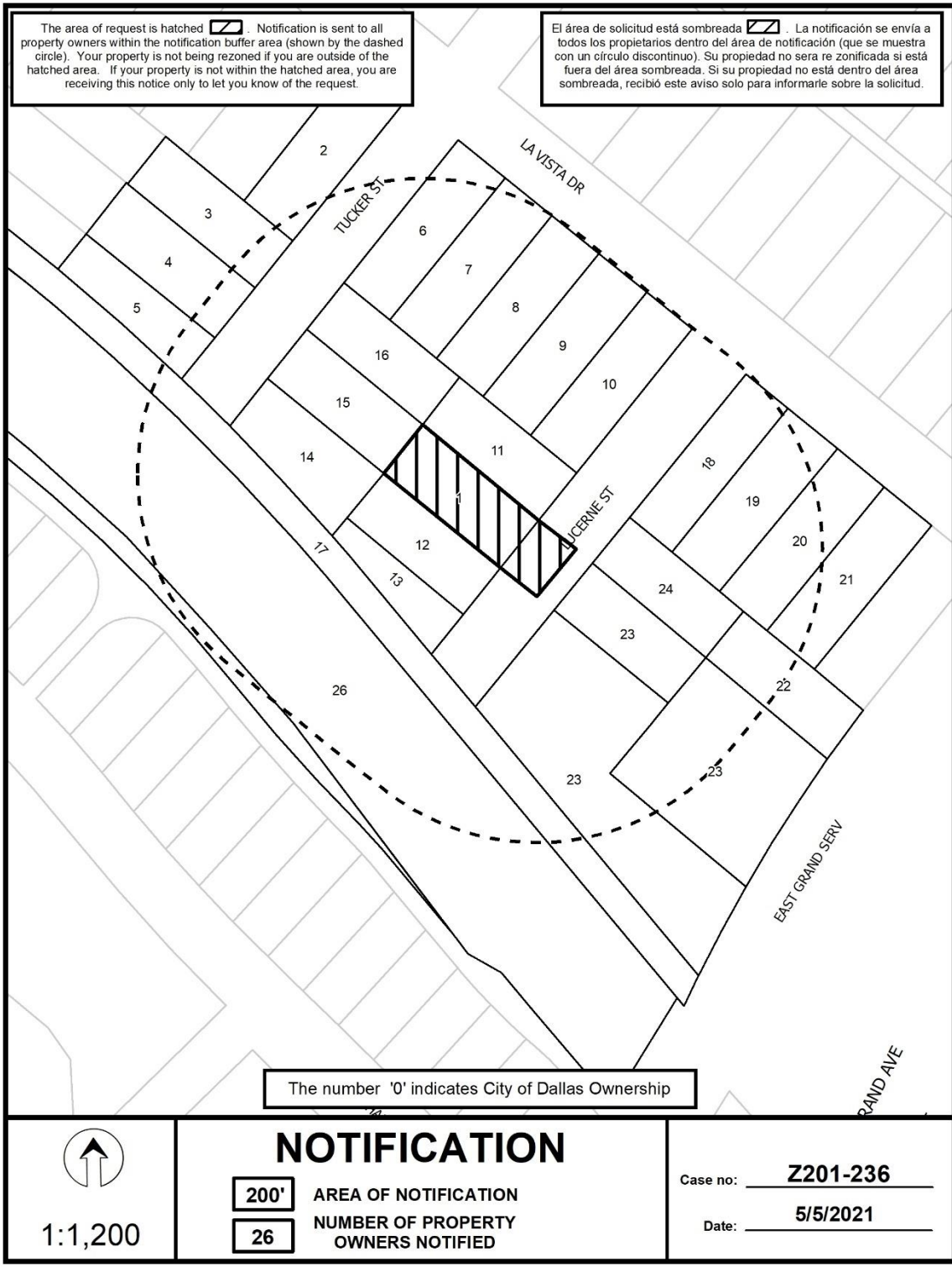
Market Value Analysis A B C D E F G H I NA



# Market Value Analysis

Printed Date: 5/5/2021





05/05/2021

***Notification List of Property Owners******Z201-236******26 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1807 LUCERNE ST	FOUR T LAND LLC
2	7218 LA VISTA DR	JONES MATTHEW & MOLLY
3	1811 TUCKER ST	FOXMAN BRADLEY
4	1807 TUCKER ST	ANDRING BRICE NICHOLAS &
5	1803 TUCKER ST	GANNON JOHN &
6	7302 LA VISTA DR	CONNELL ANDREW C & ALEXIS W
7	7306 LA VISTA DR	BERKOWITZ BENJAMIN JOSEPH &
8	7310 LA VISTA DR	STURDIVANT JOHN MICHAEL &
9	7314 LA VISTA DR	Taxpayer at
10	7318 LA VISTA DR	BLACKLEDGE EFREN E &
11	1809 LUCERNE ST	LV LIVING TRUST
12	1805 LUCERNE ST	DIMAS MIGUEL ET AL
13	1803 LUCERNE ST	MILLER IRMA E ESTATE OF
14	1802 TUCKER ST	SMITH ROGER W & LAURA L
15	1806 TUCKER ST	SATYANARAYANA MEGHA
16	1810 TUCKER ST	STUART KYLE & SHANNON
17	7200 EAST GRAND AVE	JOPLIN MARY C
18	7326 LA VISTA DR	VISNEAU DAVID EDWARD
19	7330 LA VISTA DR	WHITELY JASON B & KELLY
20	7334 LA VISTA DR	HALE TRACY A
21	7338 LA VISTA DR	FINLAN PAMELA
22	7219 EAST GRAND AVE	RUIBAL FARMS LP
23	7201 EAST GRAND AVE	JAY SITARAM HOSPITALITY
24	1814 LUCERNE ST	RACZ TIBOR
25	994 SHADYSIDE LN	MM FINISHED LOTS LLC
26	401 S BUCKNER BLVD	DART

**FILE NUMBER:** Z201-177(CT) **DATE FILED:** January 25, 2021

**LOCATION:** South line of Laughlin Drive, west line of Avenue Q

**COUNCIL DISTRICT:** 7 **MAPSCO:** 47 G

**SIZE OF REQUEST:** ± 0.99 acres **CENSUS TRACT:** 122.04

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**REPRESENTATIVE:** Kiesha Kay - MASTERPLAN

**OWNER/APPLICANT:** Creative Art Center of Dallas, LLC

**REQUEST:** An application for a Specific Use Permit for a community service center use on property zoned a MF-2(A) Multifamily District.

**SUMMARY:** The purpose of the request is to allow for a community service center use on the site.

**STAFF RECOMMENDATION:** Approval for a three-year period, subject to a site plan and staff's recommended conditions.

**BACKGROUND INFORMATION:**

- The site is currently developed with a 5,264 square foot vacant structure.
- The purpose of the request is to allow for a community service center use to operate within the existing structure.
- A community service center is defined as a multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public. For purposes of this definition, a facility where only business transactions or administrative, educational, school support, counseling, informational, referral, or out-patient medical, dental, or optical treatment services (or any combination of these activities) take place is not considered to be a community service center.
- The use is allowed by right in RR, IR, and CA-2(A) districts and by SUP only in all residential, office, NS(A), CR, CS, LI, CA-1(A), mixed use, multiple commercial, and urban corridor districts.

**Zoning History:** There have been no zoning cases at in the area over the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Laughlin Drive	Local	-
Avenue Q	Local	-

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

**ECONOMIC ELEMENT**

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**URBAN DESIGN ELEMENT**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Land Use:**

<b>Area</b>	<b>Zone</b>	<b>Use</b>
<b>Site</b>	MF-2(A)	Vacant
<b>Northwest</b>	NO(A) CR SUP No. 785 MF-2(A)	Financial Institution
<b>Northeast</b>	PD 924 CS MF-2(A)	Single Family Retail/Personal Service Office
<b>Southwest</b>	PD 290 MF-2(A)	Surface Parking Single Family/Undeveloped
<b>Southeast</b>	MF-2(A)	Single Family/Undeveloped

**Land Use Compatibility:**

The property is developed with a vacant structure. The purpose of this request is to allow for a community service center to operate within the existing building. Surrounding land uses include: a financial institution northwest and surface parking southwest of the property, office and retail uses to the northeast, single family and undeveloped land to the northeast and undeveloped lots southeast of the property.

The proposed community service center use will service the surrounding community by providing social, recreational, welfare, and health services.

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 does not believe this use will be detrimental to the surrounding area. Additionally, the three year time-period, as recommended by staff will help ensure its compatibility within a short period of time.

**Landscaping:**

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

**Parking:**

The requirement for off-street parking for a community service center use is one space per 200 square feet of floor area. The 5,264 square foot building would require 27 parking spaces. The site meets the requirement by providing 46 parking spaces.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category "E" can be found surrounding the site in every direction with a Category "D" south of the site as well.

**List of Officers**

**Board of Directors**

Lynn Wilkes Armstrong

Anita Delgado

Todd Hedrick

Derek Jones

Blythe McPhail

Nancy Ridgway

Reid Robinson

Karen Shumway, Ph.D

Priscila Soria-Sanchez

Stephen Walsh

Hillary Whitehead

Diana D. Pollack

**PROPOSED SUP CONDITIONS**

1. **USE:** The only use authorized by this Specific Use Permit is a community service center use.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

*Staff's Recommendation*

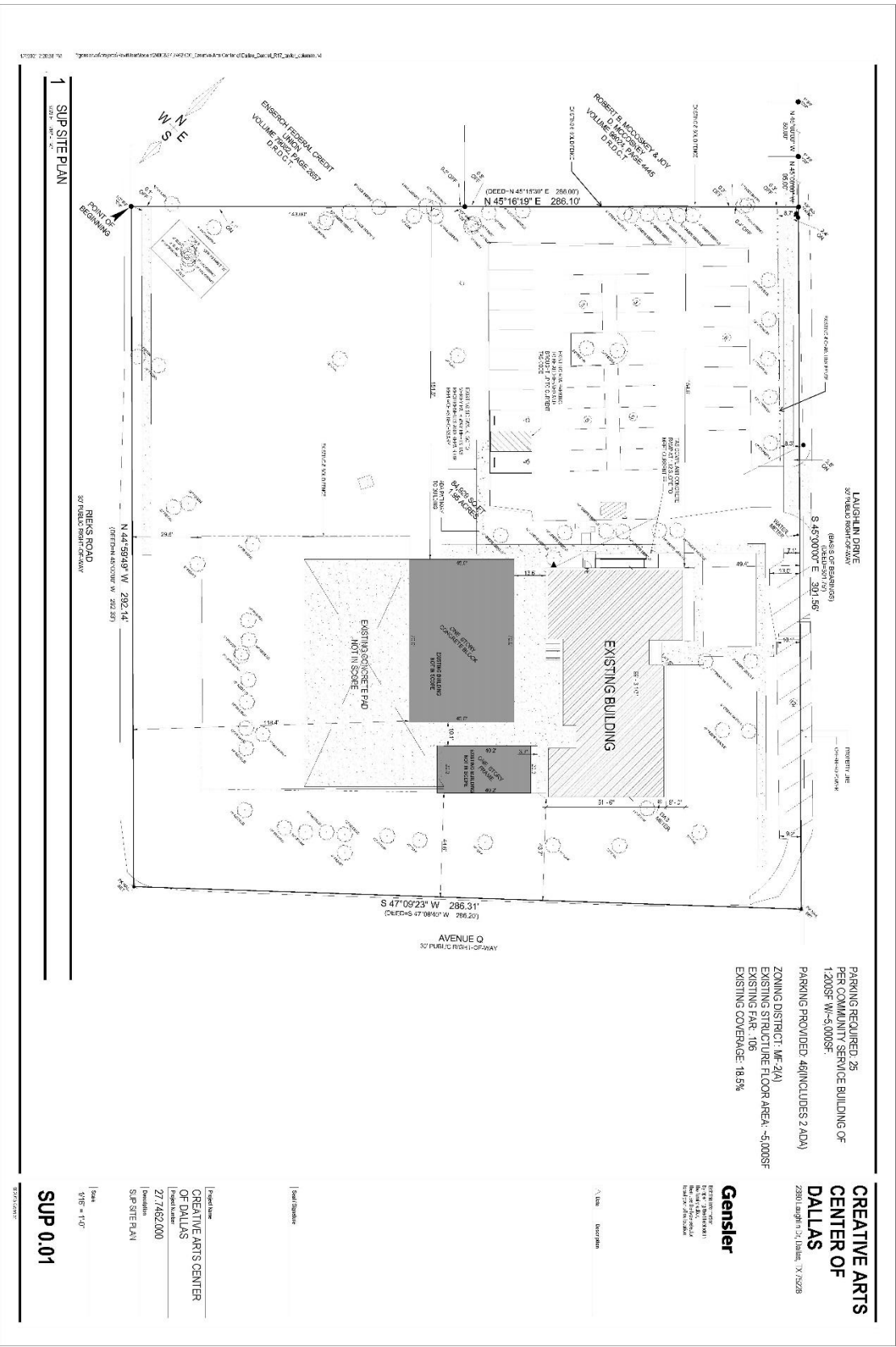
3. **TIME LIMIT:** This specific use permit expires on \_\_\_\_\_ (three years from the passage of this ordinance.)

*Applicant's Request*

3. **TIME LIMIT:** This specific use permit expires on \_\_\_\_\_ (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
5. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# Proposed SUP Site Plan



PARKING REQUIRED 25 PER COMMUNITY SERVICE BUILDING OF 12,000SF W/5,000SF.  
 PARKING PROVIDED 46(INCLUDES 2 ADA)  
 ZONING DISTRICT MF-2(A)  
 EXISTING STRUCTURE FLOOR AREA--5,000SF  
 EXISTING PAVED LOT  
 EXISTING COVERAGE: 18.5%

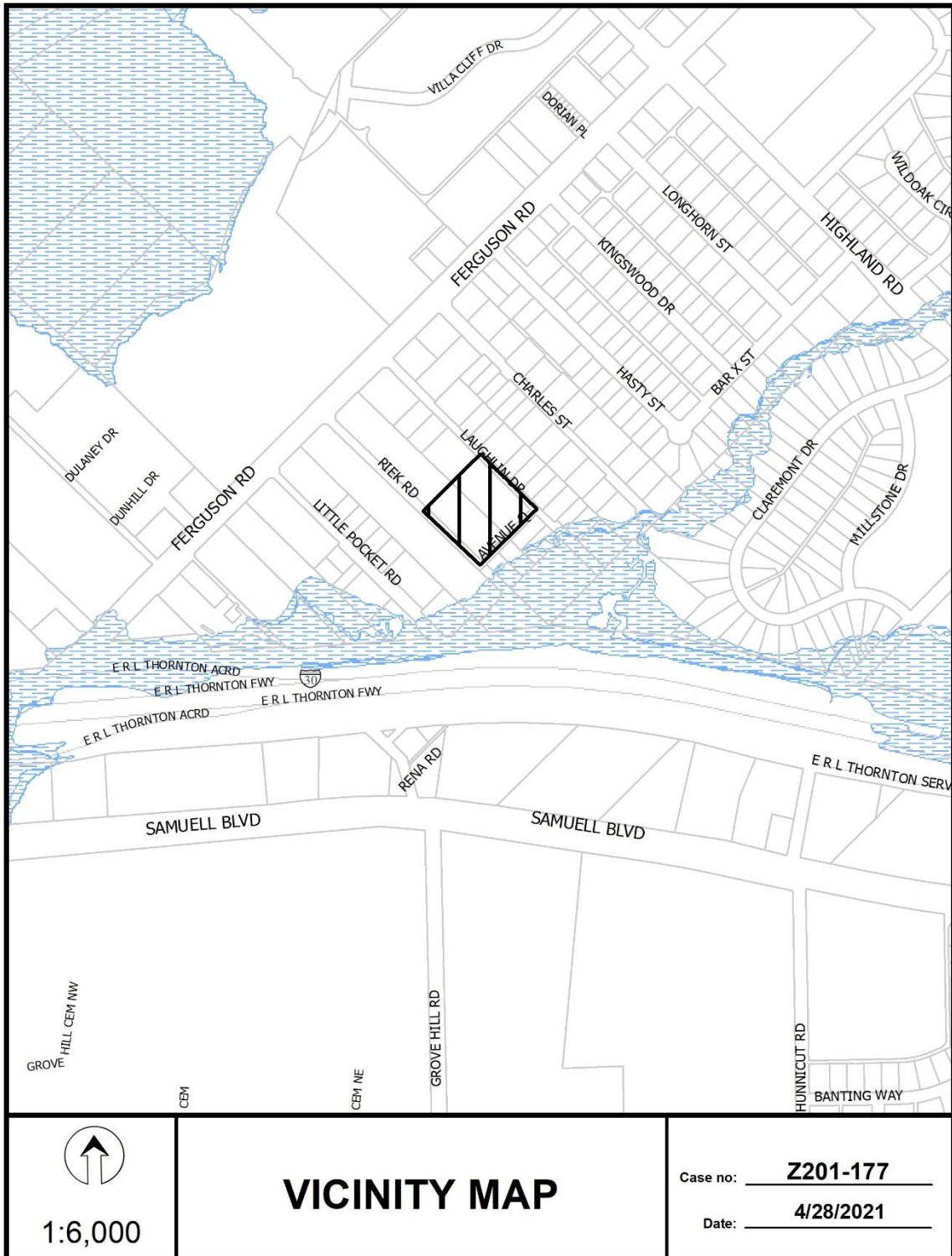
**CREATIVE ARTS CENTER OF DALLAS**  
 2880 Loughlin St, Dallas, TX 75228

**Gensler**

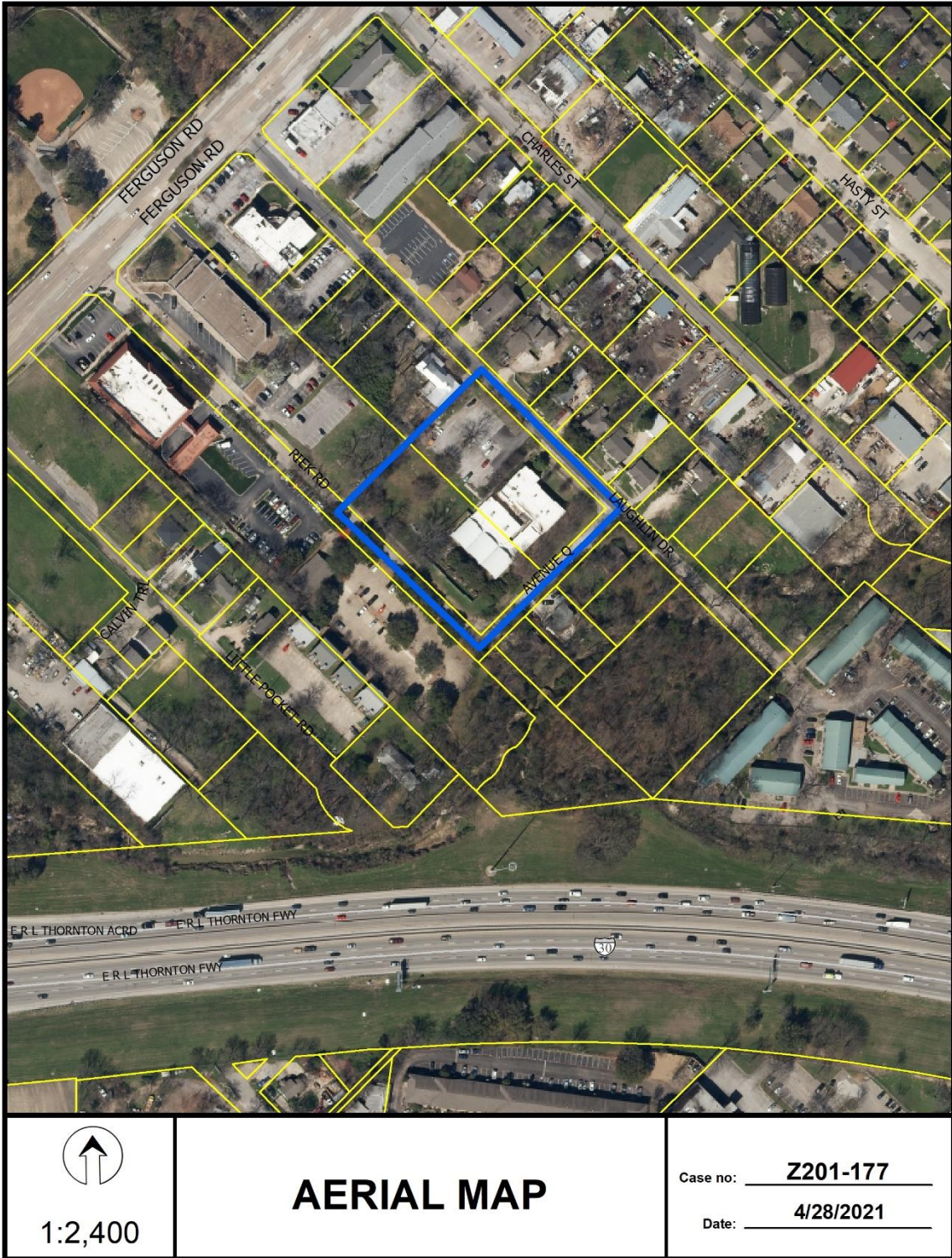
1000 Main Street, Suite 1000  
 Dallas, TX 75202  
 Phone: 214.760.1000  
 Fax: 214.760.1001  
 Email: info@gensler.com

Location:  
**CREATIVE ARTS CENTER OF DALLAS**  
 27,746,000  
 SUP SITE PLAN  
 Scale:  
 1/8" = 1'-0"

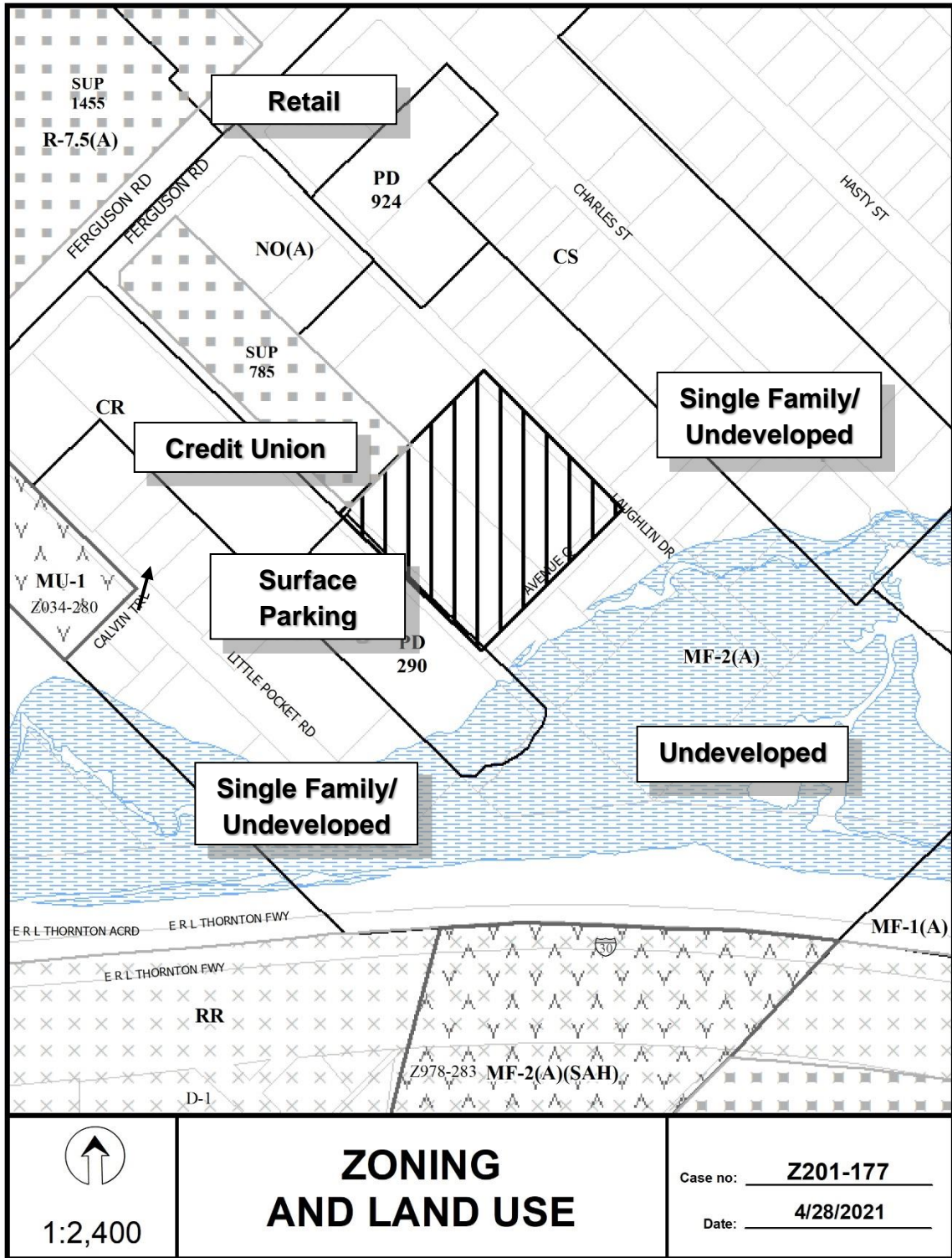
**SUP 0.01**

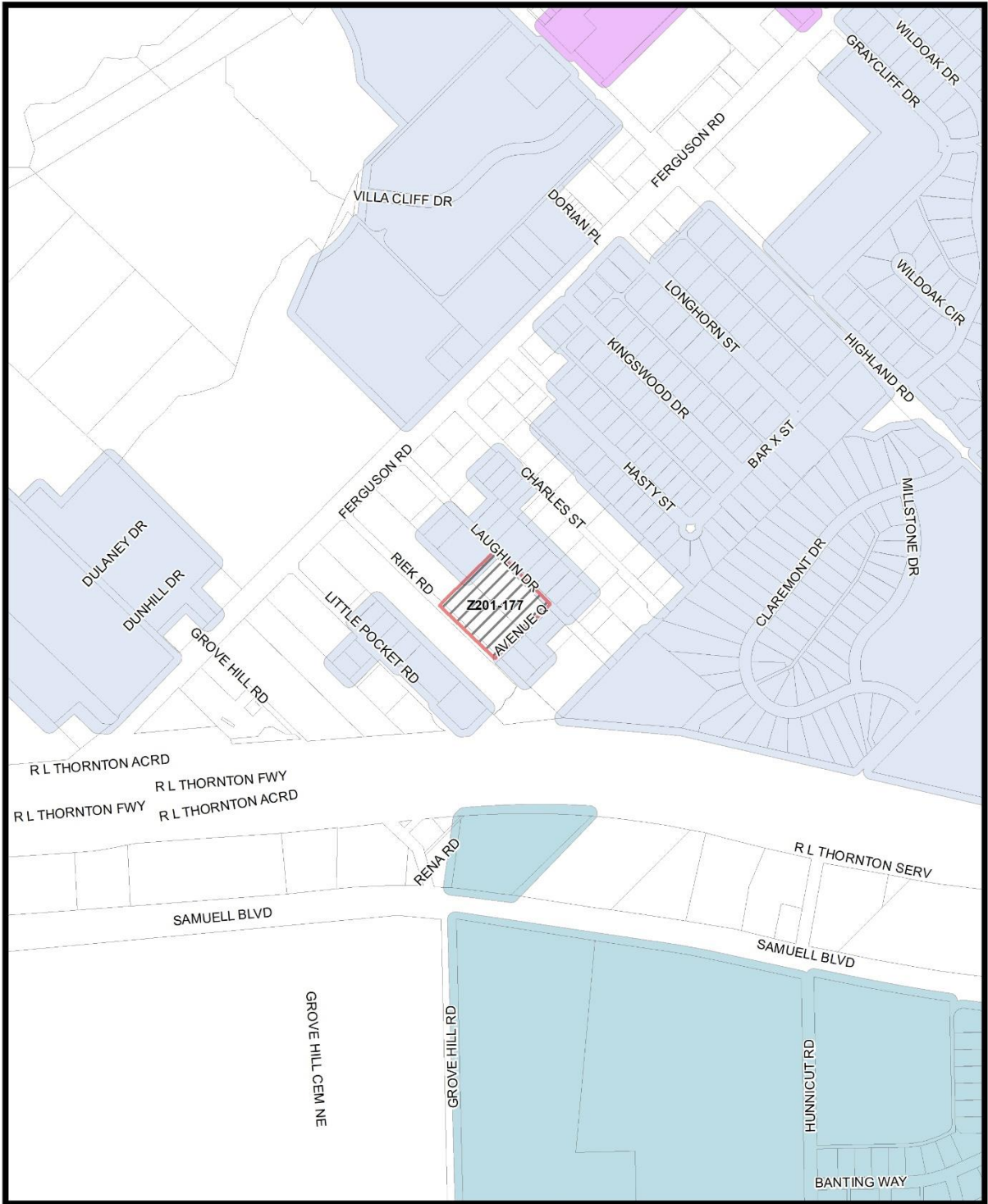












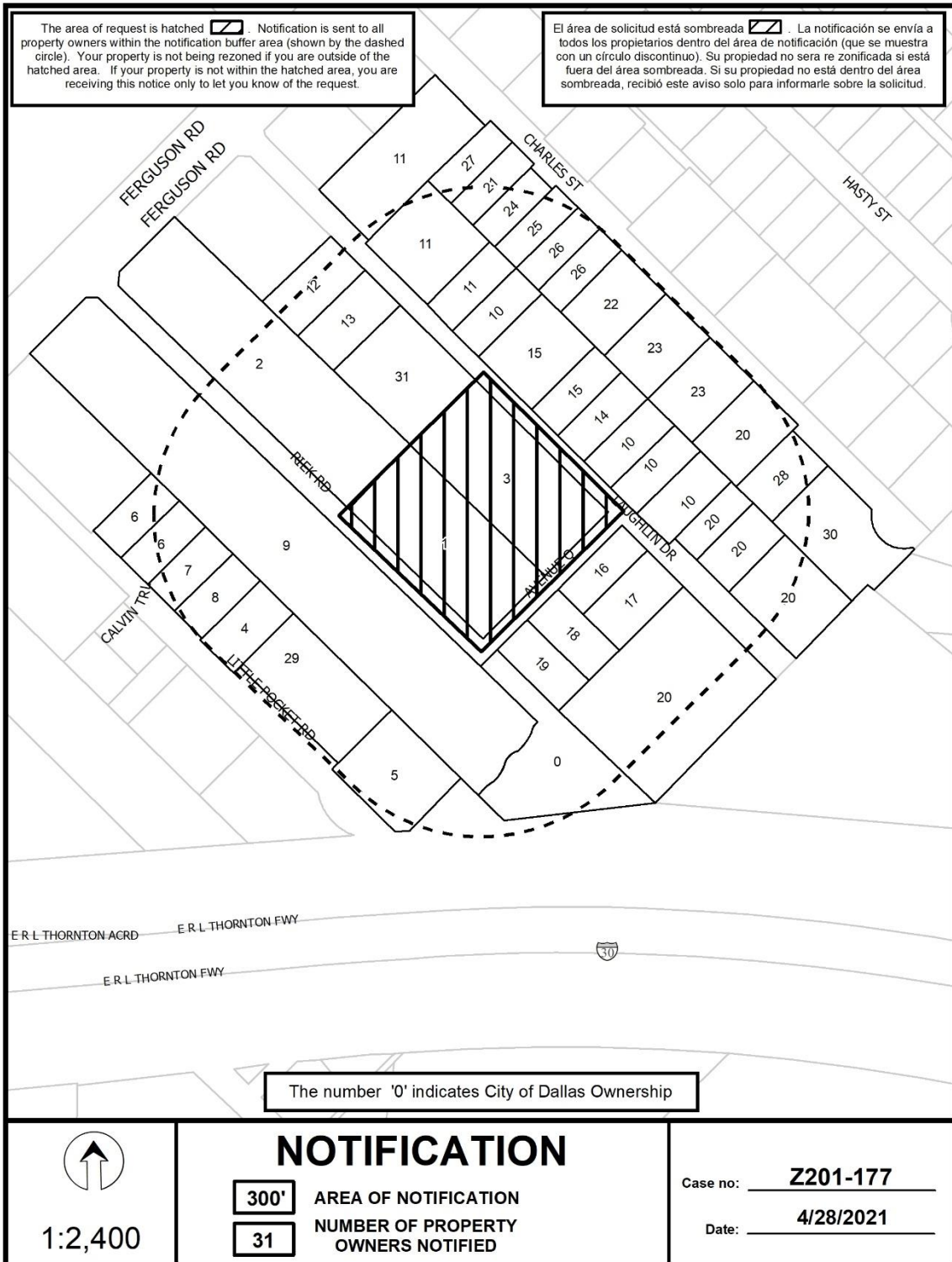
Market Value Analysis



1:6,000

# Market Value Analysis

Printed Date: 4/28/2021



04/28/2021

***Notification List of Property Owners******Z201-177******31 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2361 RIEK RD	CREATIVE ARTS CENTER OF
2	7508 FERGUSON RD	Taxpayer at
3	2360 LAUGHLIN DR	CREATIVE ARTS CENTER OF
4	2347 LITTLE POCKET RD	RAOFPUR DAVID
5	2371 LITTLE POCKET RD	PRUETT LAURA KAY MALONE
6	2329 LITTLE POCKET RD	MECHE ZENO
7	2339 LITTLE POCKET RD	MEZA MARIA V
8	2345 LITTLE POCKET RD	Taxpayer at
9	7474 FERGUSON RD	CITY EMPLOYEES CREDIT
10	2365 LAUGHLIN DR	HANNAH COMPANY SERIES LLC
11	2331 LAUGHLIN DR	DIRECTIONS 12
12	2326 LAUGHLIN DR	SEFCU FED CREDIT UNION
13	2330 LAUGHLIN DR	FERGUSON ROSALIND
14	2359 LAUGHLIN DR	RATHBUN LANCE HUDSON
15	2355 LAUGHLIN DR	RIVERO RAFAEL & AYDEE
16	2402 LAUGHLIN DR	Taxpayer at
17	2406 LAUGHLIN DR	Taxpayer at
18	7512 AVE Q	AMARO MONICA & FRANCISCO V
19	7506 AVE Q	MARTINEZ DAVE &
20	2410 LAUGHLIN DR	MMGCR HOLDINGS LLC
21	2322 CHARLES ST	YANEZ JOEL &
22	2346 CHARLES ST	BANISTER IONKA
23	2360 CHARLES ST	MASON KEVIN
24	2326 CHARLES ST	HUTSON JERRY W
25	2330 CHARLES ST	DAVISON PROPERTIES
26	2334 CHARLES ST	ONE 13 PROPERTIES SERIES LLC



Z201-177(CT)

04/28/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2318 CHARLES ST	JJT PROPERTIES
28	2446 CHARLES ST	LOPEZ LUIS ADRIAN & MARTHA
29	2361 LITTLE POCKET RD	DASHA LLC
30	2450 CHARLES ST	HOUSE LOPEZ LLC
31	2338 LAUGHLIN DR	Taxpayer at

**FILE NUMBER:** Z201-186(CT)                      **DATE FILED:** February 5, 2021  
**LOCATION:** East line of Duncanville Road, north of Ranchero Lane  
**COUNCIL DISTRICT:** 3                              **MAPSCO:** 62 L  
**SIZE OF REQUEST:** Approx. 5.819 acres              **CENSUS TRACT:** 165.20

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**APPLICANT:** Judd Mullinix

**OWNER:** Wabs Group, Inc.

**REQUEST:** An application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned IR Industrial Research District.

**SUMMARY:** The purpose of the request is for the allow for a commercial motor vehicle parking use for truck parking on the site.

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

**PRIOR CPC ACTION:** On April 22, 2021, the City Plan Commission held this case under advisement until June 3, 2021.

**BACKGROUND INFORMATION:**

- The subject site is currently undeveloped.
- The applicant proposes to use the site for a commercial motor vehicle parking use.
- A commercial motor vehicle parking use is defined as facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.
- The existing IR Industrial Research District allows the commercial motor vehicle parking lot use by right but requires a Specific Use Permit (SUP) if located within 500 feet of residential zoning district, which triggered the SUP request.

**Zoning History:** There have been no zoning change for the area of request in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Duncanville Road	Minor Arterial	100 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.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR Industrial Research	Undeveloped
<b>North</b>	IR Industrial Research	Warehouse
<b>East</b>	R-7.5(A) Single Family District	Undeveloped
<b>South</b>	IR Industrial Research	Nursery
<b>West</b>	TH-2(A) Single Family District with deed restrictions	Undeveloped

**Land Use Compatibility:**

The site is currently zoned IR Industrial Research and is currently undeveloped. The applicant proposes to develop the site with a commercial motor vehicle parking use.

The existing IR Industrial Research District allows the commercial motor vehicle parking lot use by right but requires a Specific Use Permit (SUP) if located within 500 feet of residential zoning district, which triggered the SUP request.

The adjacent land uses consist of an undeveloped tract of land west of the site, across Duncanville Road. Warehouse uses to the north of the subject site. Railroad and undeveloped tracts to the east of the site and a nursery abutting the property to the south.

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

The applicant’s request to develop the site with a commercial motor vehicle parking and an office, subject to the attached conditions, is consistent with the intent of the Dallas

Development Code. Staff does not anticipate adverse impact of this request on surrounding areas.

**Development Standards:**

<u>District</u>	<u>Setbacks</u>			<u>Number of Units</u>	<u>Height (max)</u>	<u>Lot Coverage (max)</u>	<u>Lot area for residential use (sq. f.)</u>
	<u>Front (min)</u>	<u>Side (min)</u>	<u>Rear (min)</u>				
<u>Existing: IR</u>	15'	30' adjacent to residential OTHER: No Min.	30' adjacent to residential OTHER: No Min.	No Max	200' 15 stories  RPS Applies	80%	N/A

**Landscaping:**

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

**Parking:**

The Dallas Development Code requires no off-street parking to be provided for a commercial motor vehicle parking use. Parking for the site must be as depicted on the site plan. The proposed office use requires one parking space per 200 square feet. The office is 2,500 and will require 13 parking spaces. The site meets parking requirements for the office use.

**Market Value Analysis**

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



**List of Officers**

**WABS Group, Inc.**

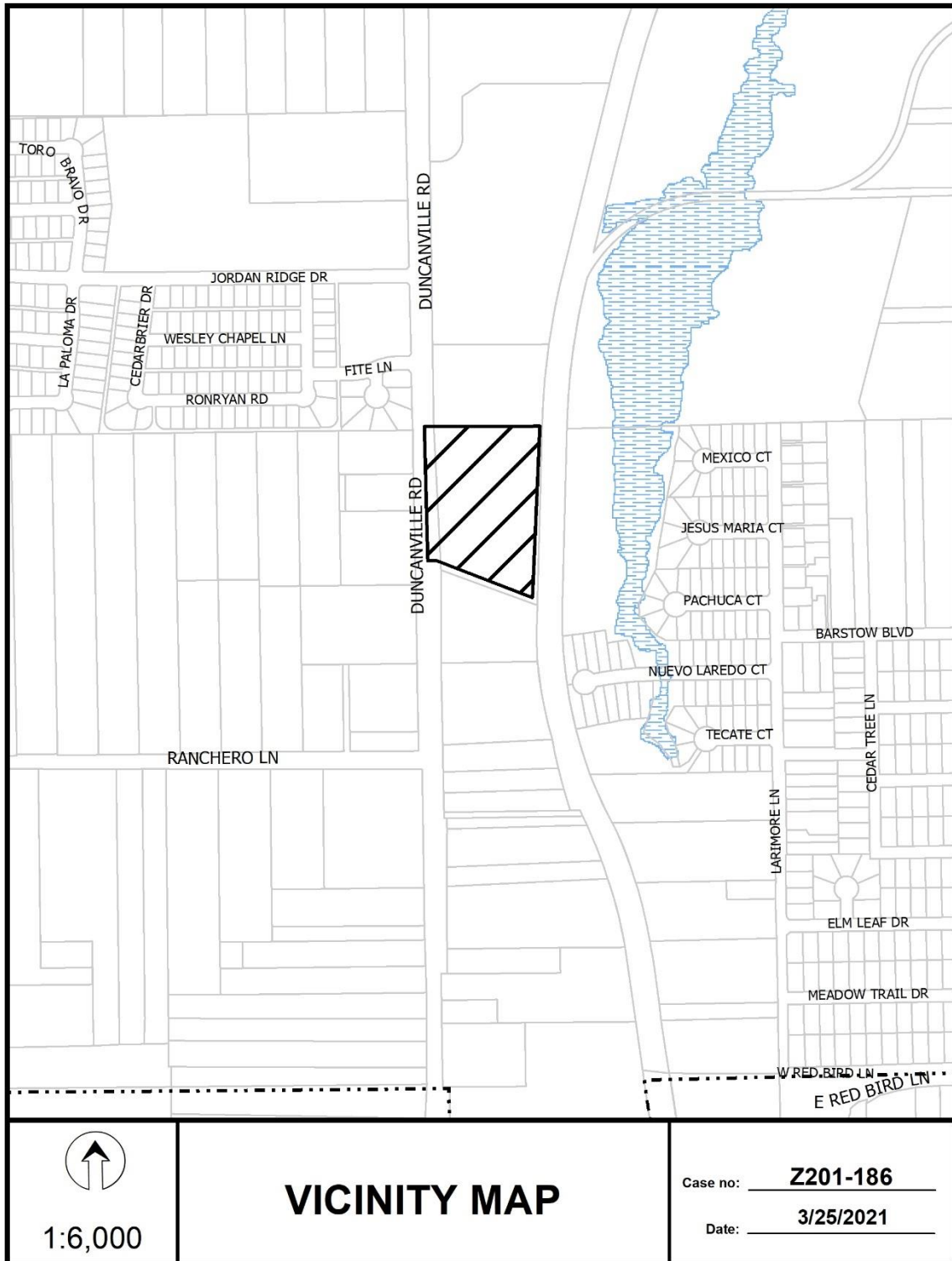
**Directors**

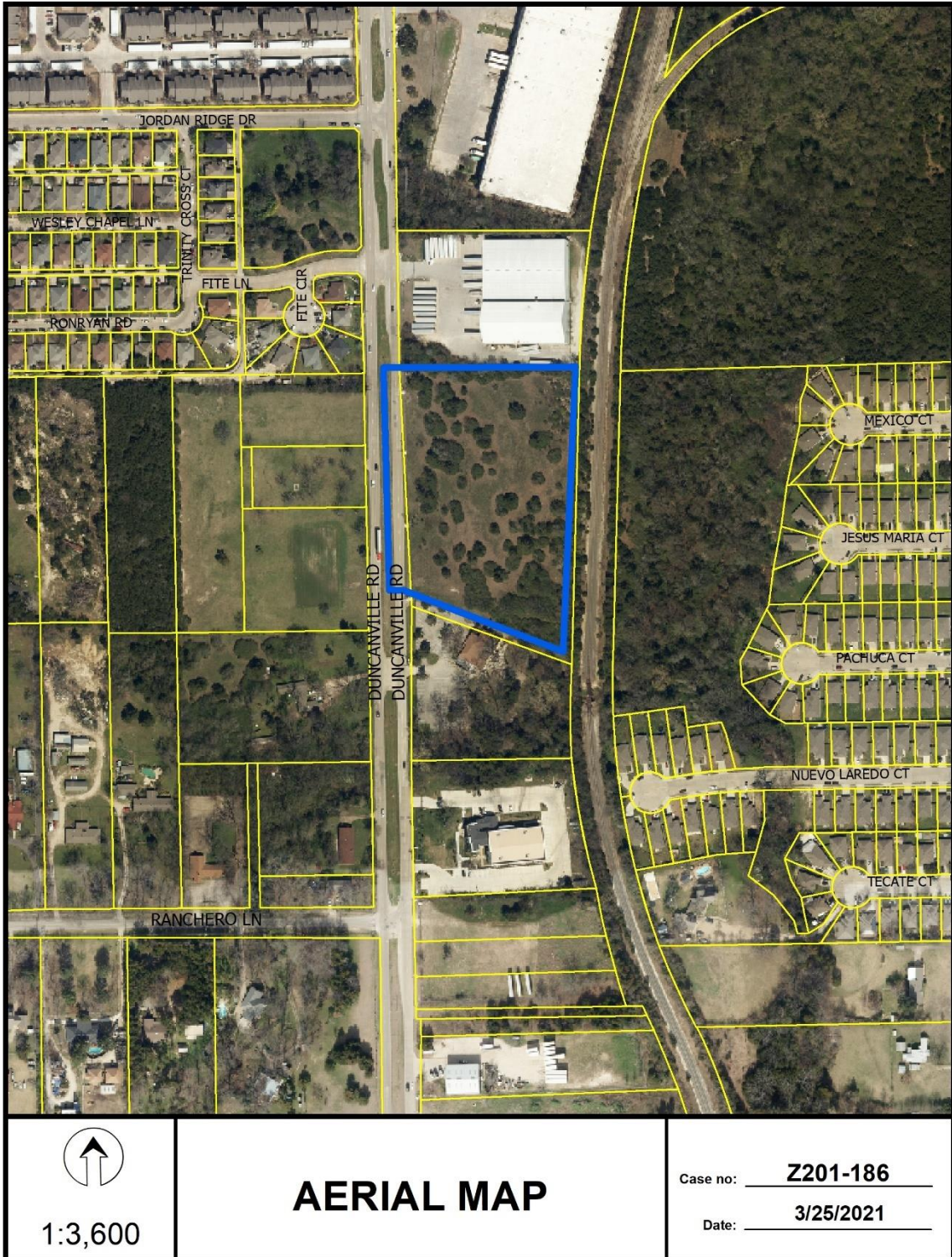
George Wainaina  
Judy Kiranga

**PROPOSED SUP CONDITIONS**

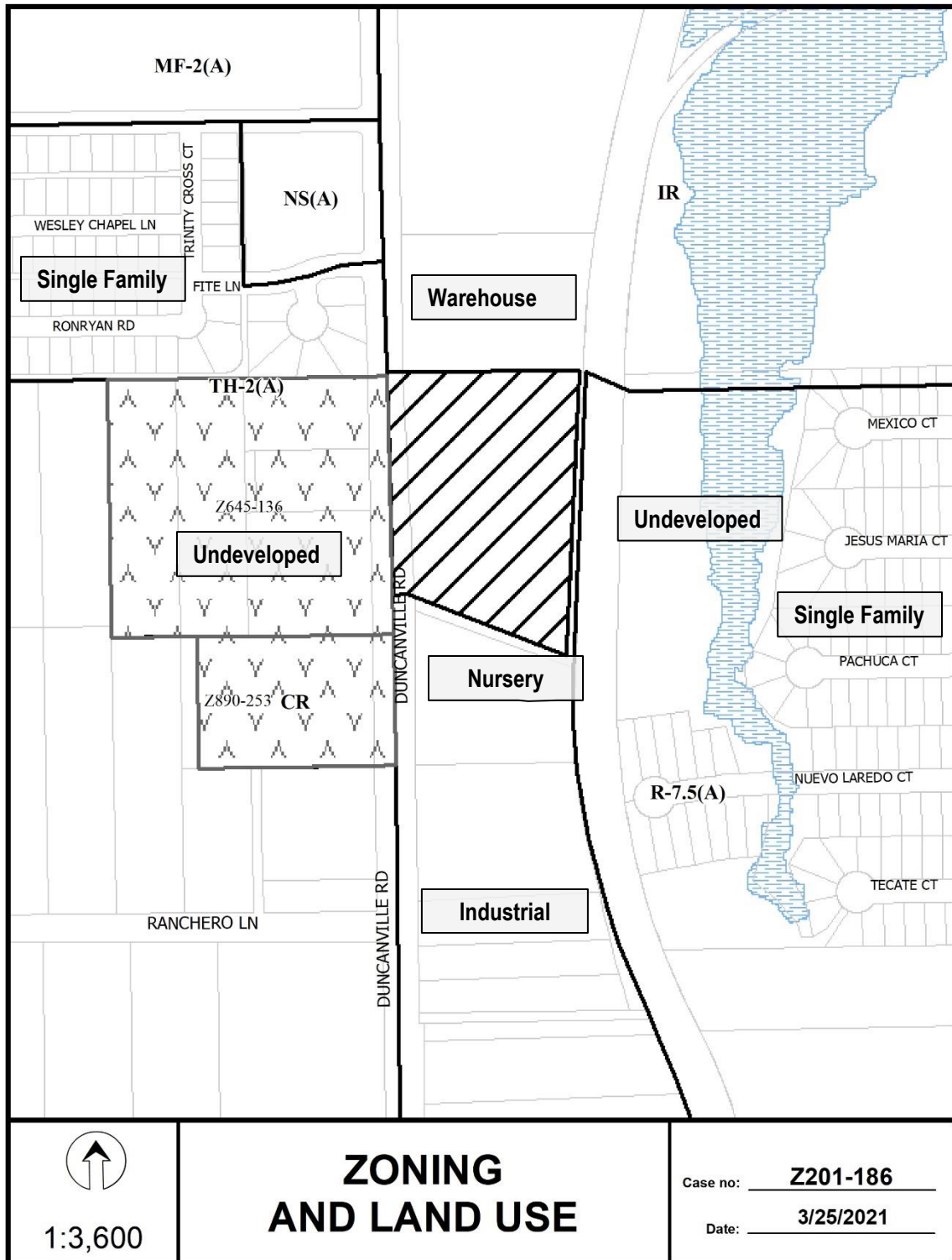
1. USE: The only use authorized by this specific use permit is a commercial motor vehicle parking use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on two years from the passage of this ordinance.
4. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

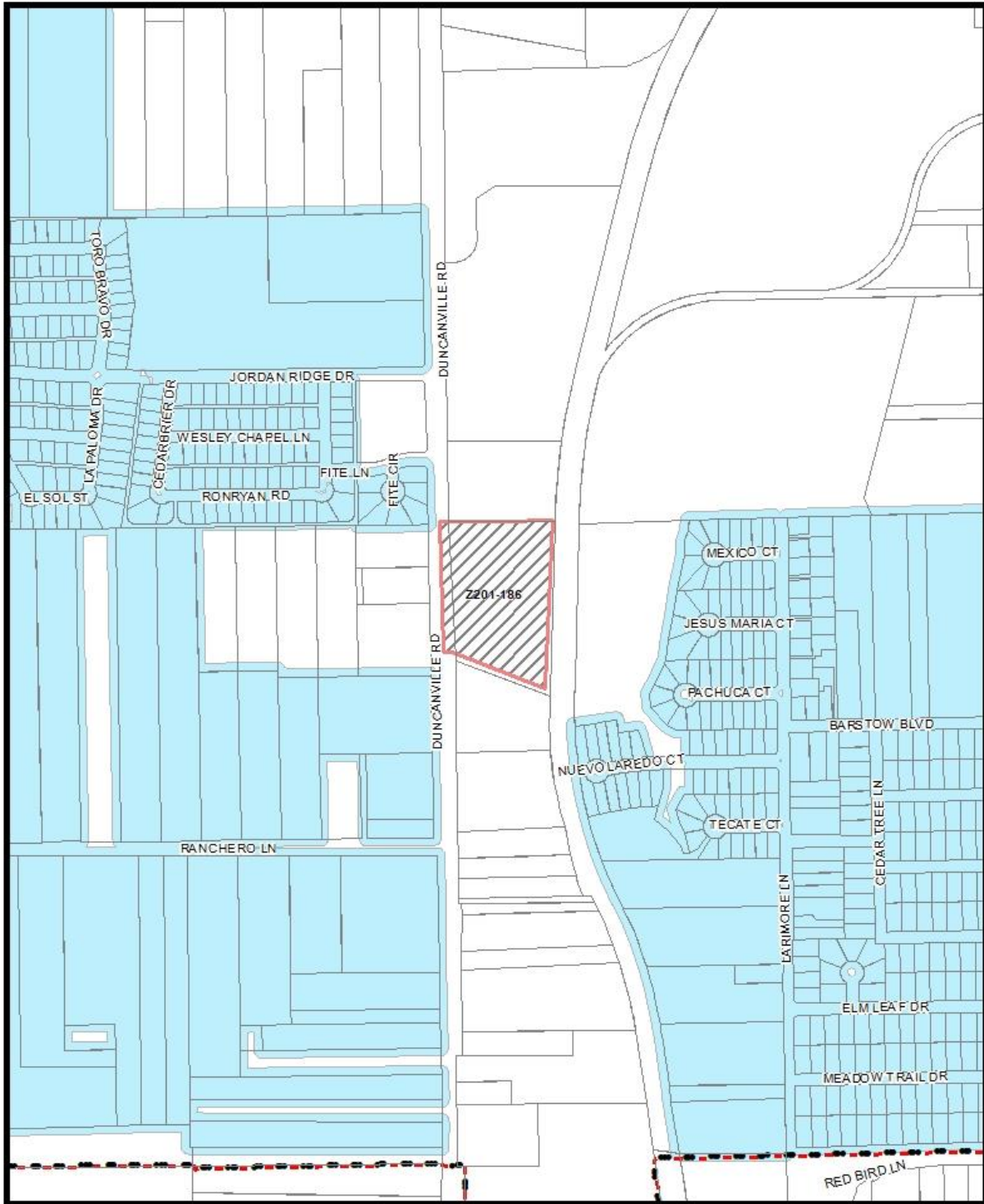










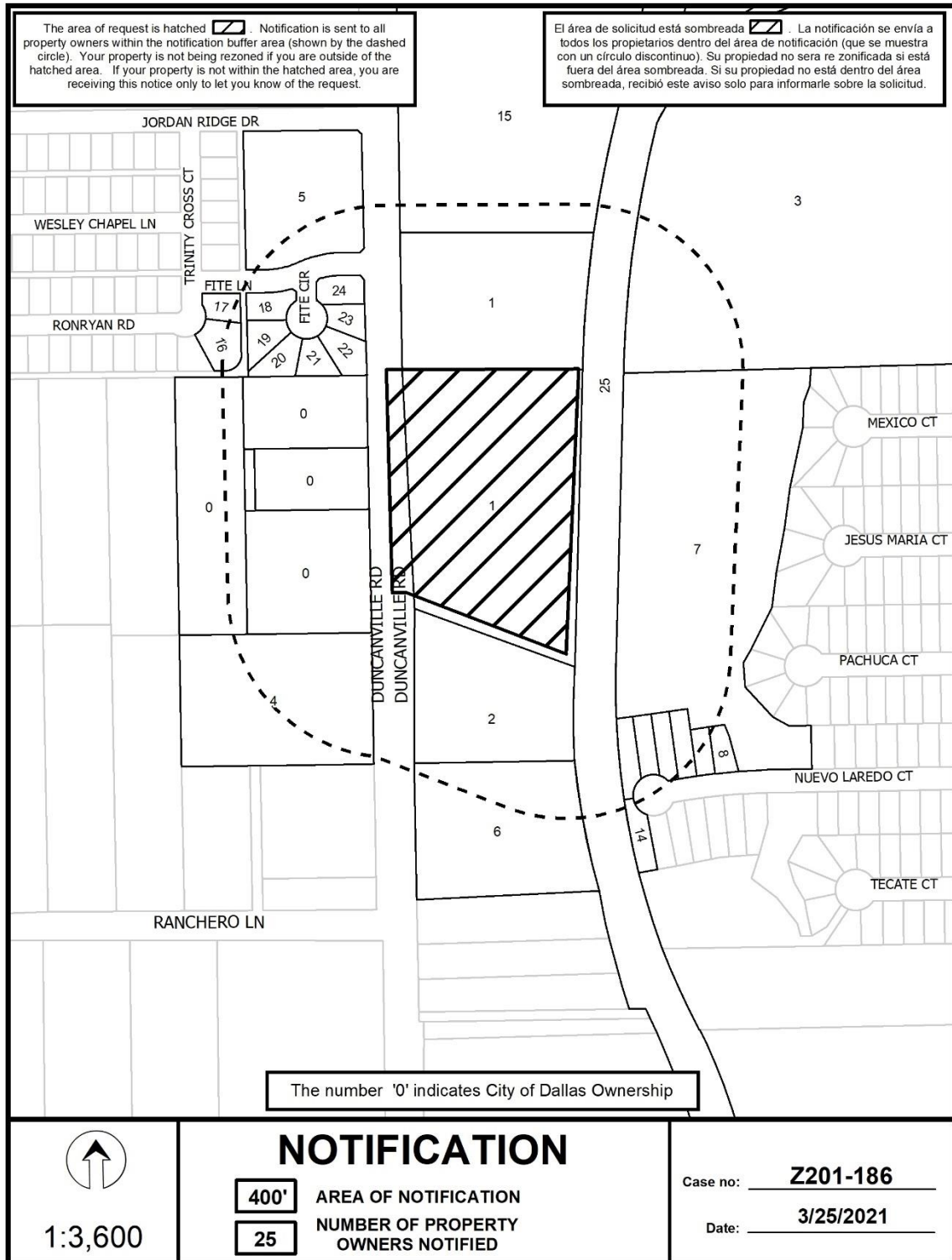


Market Value Analysis A B C D E F G H I NA

1:6,000

# Market Value Analysis

Printed Date: 3/25/2021



03/25/2021

***Notification List of Property Owners******Z201-186******25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5218 DUNCANVILLE RD	G T INDUSTRIAL PROPERTIES INC
2	5220 DUNCANVILLE RD	GUETA MIRIAM
3	4700 W LEDBETTER DR	2018POLKA LLC
4	5227 DUNCANVILLE RD	Taxpayer at
5	4929 DUNCANVILLE RD	HERITAGE BANC SAVINGS ASSOCIATION
6	5318 DUNCANVILLE RD	VELAZQUEZ ARNULFO
7	1 NUEVO LAREDO CT	CONTREAS CATALINA
8	4841 NUEVO LAREDO CT	FIVEMILE SPRINGS LLC
9	4845 NUEVO LAREDO CT	ARENA JASON T
10	4849 NUEVO LAREDO CT	COLETTI CHRISTOPHER
11	4853 NUEVO LAREDO CT	VILLELA LAURA ELENA &
12	4857 NUEVO LAREDO CT	ADAIR JUDY
13	4861 NUEVO LAREDO CT	MCNAMARA ANTHONY
14	4862 NUEVO LAREDO CT	CAPLAN CHANA & ELYA
15	4884 DUNCANVILLE RD	Taxpayer at
16	5016 TRINITY CROSS CT	MARTINEZ JESSE & EDITH M
17	5012 TRINITY CROSS CT	ALMARAZ GABRIEL &
18	5021 FITE CIR	PHAM ANH HAI
19	5025 FITE CIR	STEPHENS DONALD EUGENE
20	5029 FITE CIR	HERRADA ROSENDO
21	5030 FITE CIR	MENDEZ ARTURO &
22	5026 FITE CIR	SOSA JOSE &
23	5022 FITE CIR	PEREZ NEGRON OMAR
24	5018 FITE CIR	BORUNDA MARIO &
25	2300 AL LIPSCOMB WAY	BNSF RAILWAY

**FILE NUMBER:** Z201-194(LG)

**DATE FILED:** February 25, 2021

**LOCATION:** Northwest corner of Harry Hines Boulevard and Joe Fields Road

**COUNCIL DISTRICT:** 6

**MAPSCO:** 22 H

**SIZE OF REQUEST:** ±4,900 sq. ft.

**CENSUS TRACT:** 99.00

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**REPRESENTATIVE/  
APPLICANT:**

Troy Clark

**OWNER:**

JBP Land, Ltd.

**REQUEST:**

An application for a Specific Use Permit for commercial amusement inside limited to a Class A dance hall and an alcoholic beverage establishment limited to a private-club bar use on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

**SUMMARY:**

The purpose of the request is to allow for a dance hall and a private-club bar. [Club Babylon].

**STAFF RECOMMENDATION:**

**Approval** for a three-year period, subject to a site plan and conditions.

**PRIOR CPC ACTION:**

On May 20, 2021, The City Plan Commission held this case under advisement until June 3, 2021.

**PLANNED DEVELOPMENT DISTRICT No. 498:**

<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20498.pdf>

**PDD No. 498 Exhibits:**

<http://www.dallascityattorney.com/51P/Exhibits/Exhibit%20498A.pdf>



**BACKGROUND INFORMATION:**

- The applicant requests a Specific Use Permit (SUP) for commercial amusement (inside) limited to a Class A dance hall and an alcoholic beverage establishment limited to a private-club bar.
- According to Sec. 51A-4.210(7)(a)(v) of the Dallas Development Code, a commercial amusement (inside) is defined as a facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This use includes but is not limited to an adult arcade, adult cabaret, adult theater, amusement center, billiard hall, bowling alley, children’s amusement center, dance hall, motor track or skating rink.
- According to Sec. 51-14.1(2)(a) and (b), a dance hall is defined as a place where (a) dancing by patrons or customers is permitted; or (b) dance or any similar live performance is presented to the public. In Sec 51.14.1(3) a Class A Dance Hall is defined as any place where dancing is permitted three days or more a week.
- According to Sec. 51A-4.210(4)(a)(iii) of the Dallas Development Code, a private club-bar is defined as an establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code that derives 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption and that is located within a dry area as defined in Title 6 (Local Option Elections) of the Texas Alcoholic Beverage Code. Private-Club Bar does not include a fraternal or veterans’ organization, as defined in the Texas Alcoholic Beverage Code, holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code.
- A specific use permit is required to operate a commercial amusement(inside) and an alcoholic beverage establishment in PD No. 498.
- The request site is developed with a 4,900-square-foot establishment. A 900 square-foot dance floor is proposed with the remaining 4,000 square feet for the private club-bar.

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

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Harry Hines Boulevard	Principal Arterial	130'
Joe Fields Road	Local Street	-

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has received information regarding this request. Engineering will be available for comments at the May 20th, 2021 City Plan Commission meeting.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The proposed zoning request meets the below goals and objectives of the Comprehensive Plan.

**ECONOMIC ELEMENT**

**GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS**

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 498	Vacant
<b>North</b>	PD No. 498	Retail and personal service uses
<b>East</b>	PD No. 498	Retail and personal service uses
<b>South</b>	PD No. 498	Retail, auto sales and auto repair uses
<b>West</b>	PD No. 498	Retail and personal service uses

**Land Use Compatibility:**

The proposed site is currently vacant but located on a property that consists of six buildings that consists of retail and personal service uses. Retail and personal service uses are located to the north, east and west of the site. Retail, auto sales and auto repair

uses are south of the area of request. Since the applicant's proposed use falls under the categories of retail and personal service uses, the applicant's request is consistent with the surrounding land uses. The applicant will also operate from 10 p.m. to 4 a.m., when most of the surrounding uses will not be in operation. Staff does not believe the proposed use will be detrimental to the area, therefore, staff is in support of the request. Furthermore, staff recommends approval for three-year period which will allow staff to reevaluate the use within a short period of time to ensure compatibility with surrounding areas.

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.

According to Sec.14-3(12)(D) of the Dallas Development Code, a Class A Dance hall also requires a license that has to be approved by the Chief of Police in order to operate.

**Parking:**

Parking must be provided in accordance to Sec. 51A-4.200 of the Dallas Development Code. For a Dance hall, the one space per 25 square feet of dance floor and one space per 100 square feet of floor area for the remainder of the use. For a private club bar, the parking requirements are one space per 100 square feet of floor area. Since the applicant has 4,000 square feet for the private bar-club use, the applicant is required to provide 40 spaces. The 900 square foot dance hall will require an additional 36 spaces. In total the applicant is required to provide 76 spaces and is providing 91 spaces on the site.

**Landscaping:**

Landscaping will meet the requirements of Article X, as amended.

**Market Value Analysis:**

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

Z201-194(LG)

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 site is uncategorized within the MVA map, nor is it adjacent to other properties within an MVA Category.

Z201-194(LG)

**List of Officers/Partners/Principals**

JBP Land, Ltd.

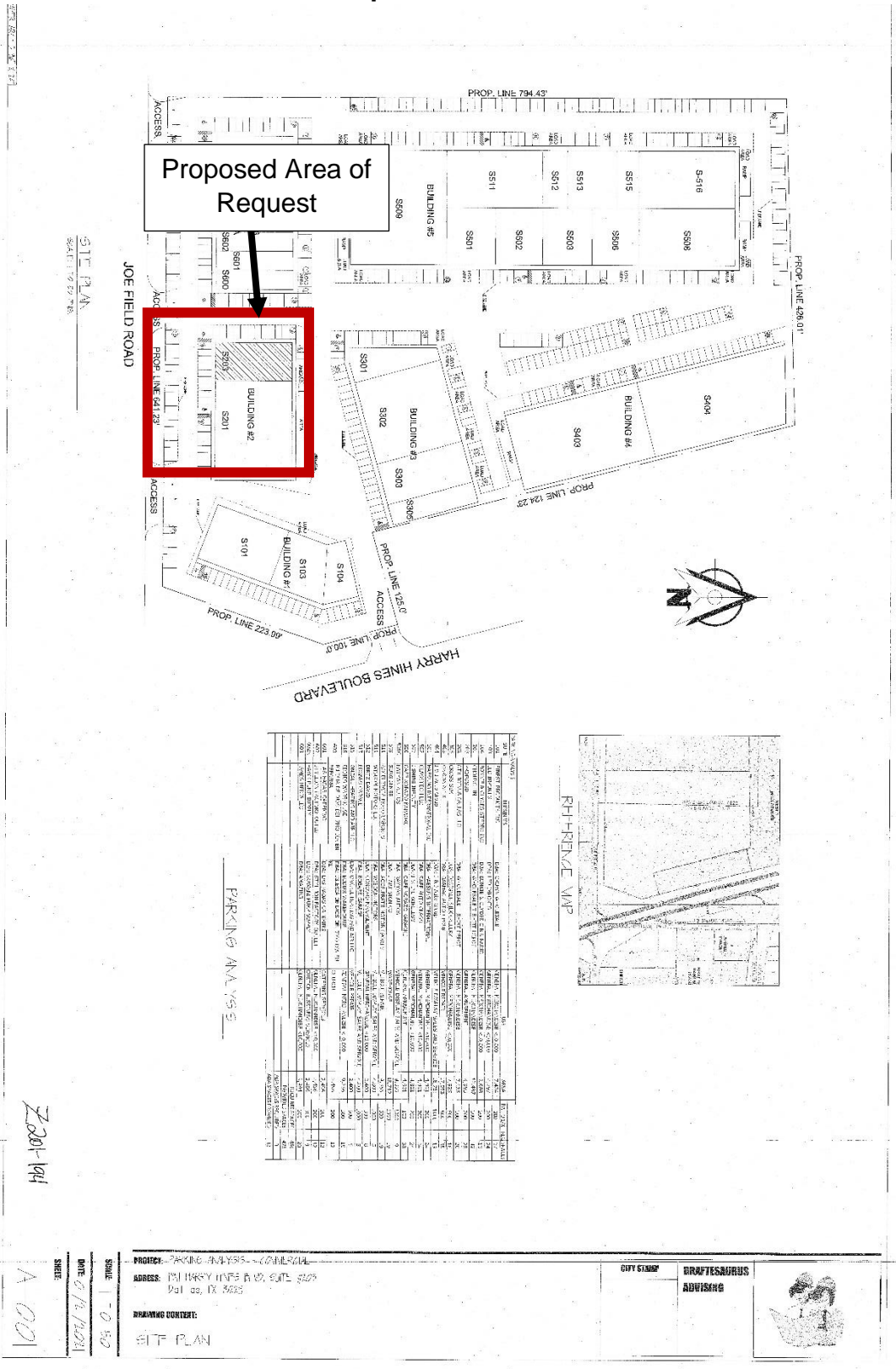
David Deitz, sole owner



**Proposed SUP Conditions**

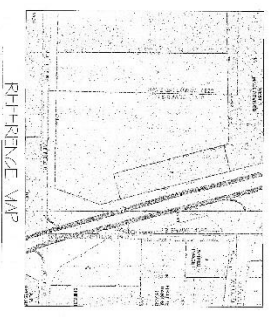
1. USE: The only use authorized by this specific use permit is a commercial amusement inside limited to a dance hall and an alcoholic beverage establishment limited to a private-club bar
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_ (three-year period from the passage of this ordinance).
4. FLOOR AREA:
  - a. Maximum floor area for the private-club bar is 4,000 square feet.
  - b. Maximum floor area for the dance floor is 900 square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# Proposed Site Plan



**PARKING ANALYSIS**

NO.	DESCRIPTION	AREA (SQ. FT.)	NO. OF SPACES	TYPE
1	EXISTING ASPHALT PAVED	10,000	200	STANDARD
2	EXISTING CONCRETE PAVED	5,000	100	STANDARD
3	PROPOSED ASPHALT PAVED	15,000	300	STANDARD
4	PROPOSED CONCRETE PAVED	7,500	150	STANDARD
5	PROPOSED BIKE SPACES	100	50	BIKE
6	PROPOSED ADA SPACES	100	10	ADA
7	PROPOSED TOTAL	47,500	800	TOTAL



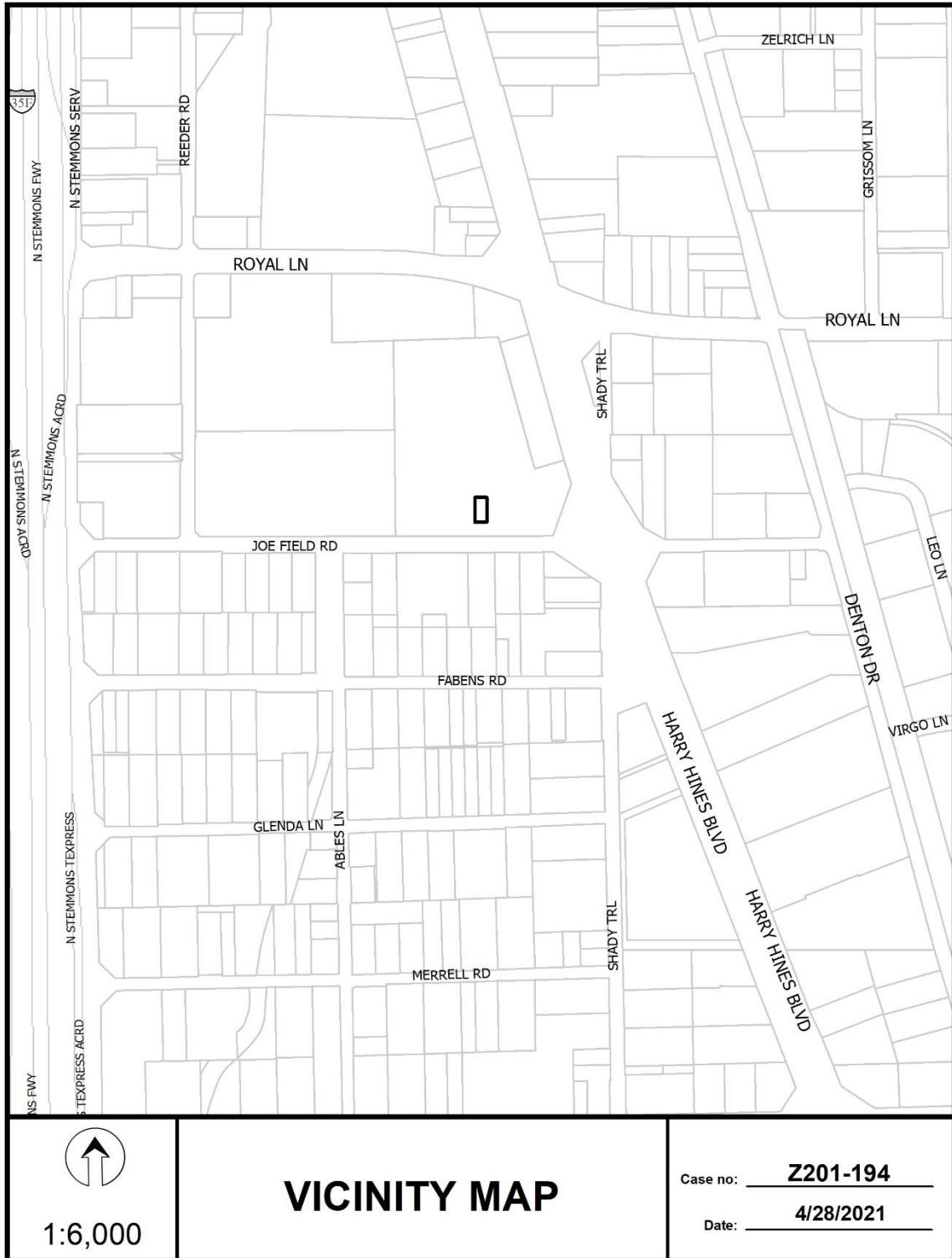
Z201-194

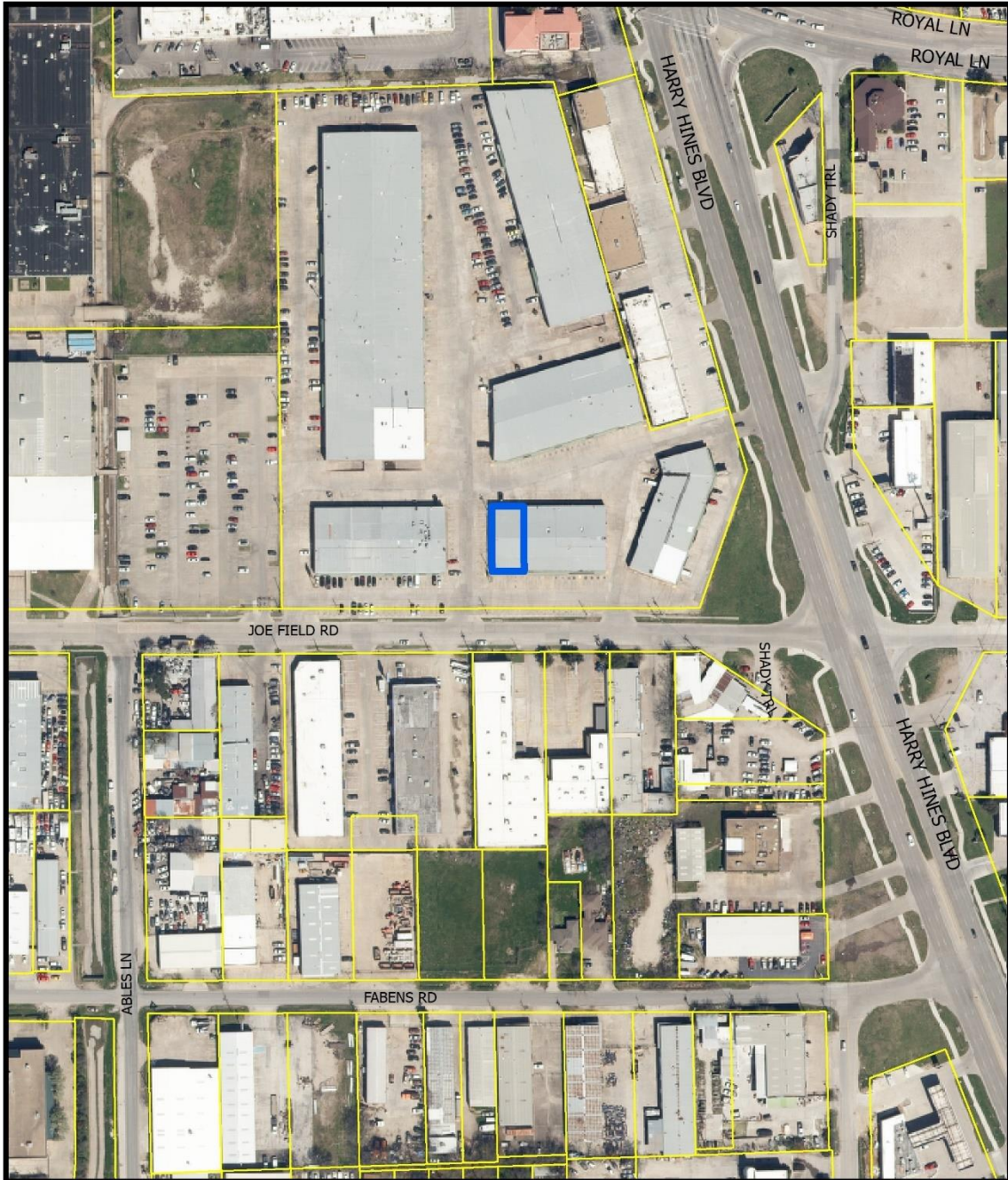
SCALE: 1" = 40'  
 DATE: 07/16/2004  
 SHEET: A-001

PROJECT: PARKING ANALYSIS - COMMERCIAL  
 ADDRESS: 131 HARRY HINES BLVD, SUITE 3000  
 Dallas, TX 75225  
 DRAWING CONTENT:  
 SITE PLAN

CITY STAMP  
 DRAFTSMAN  
 ADVISOR







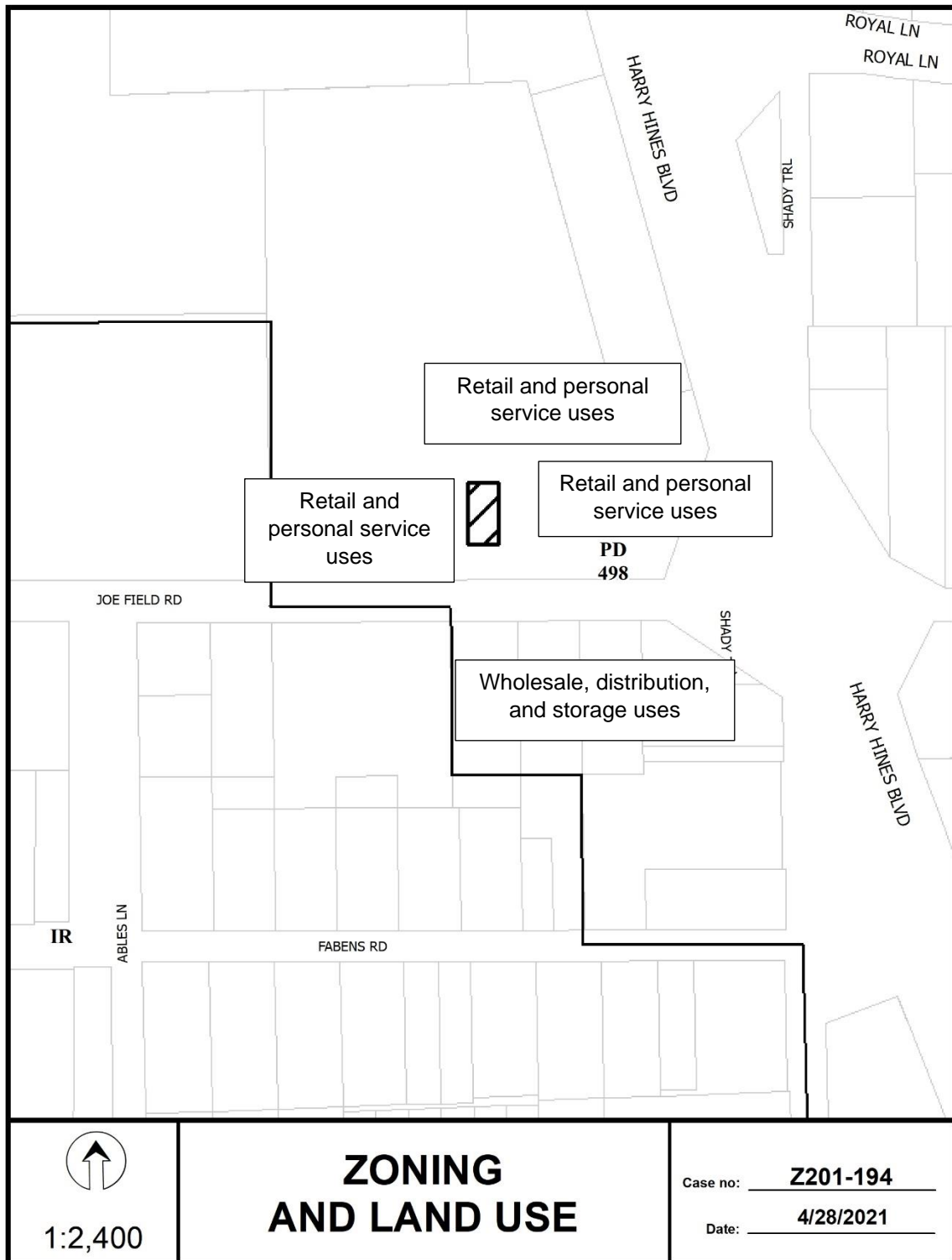
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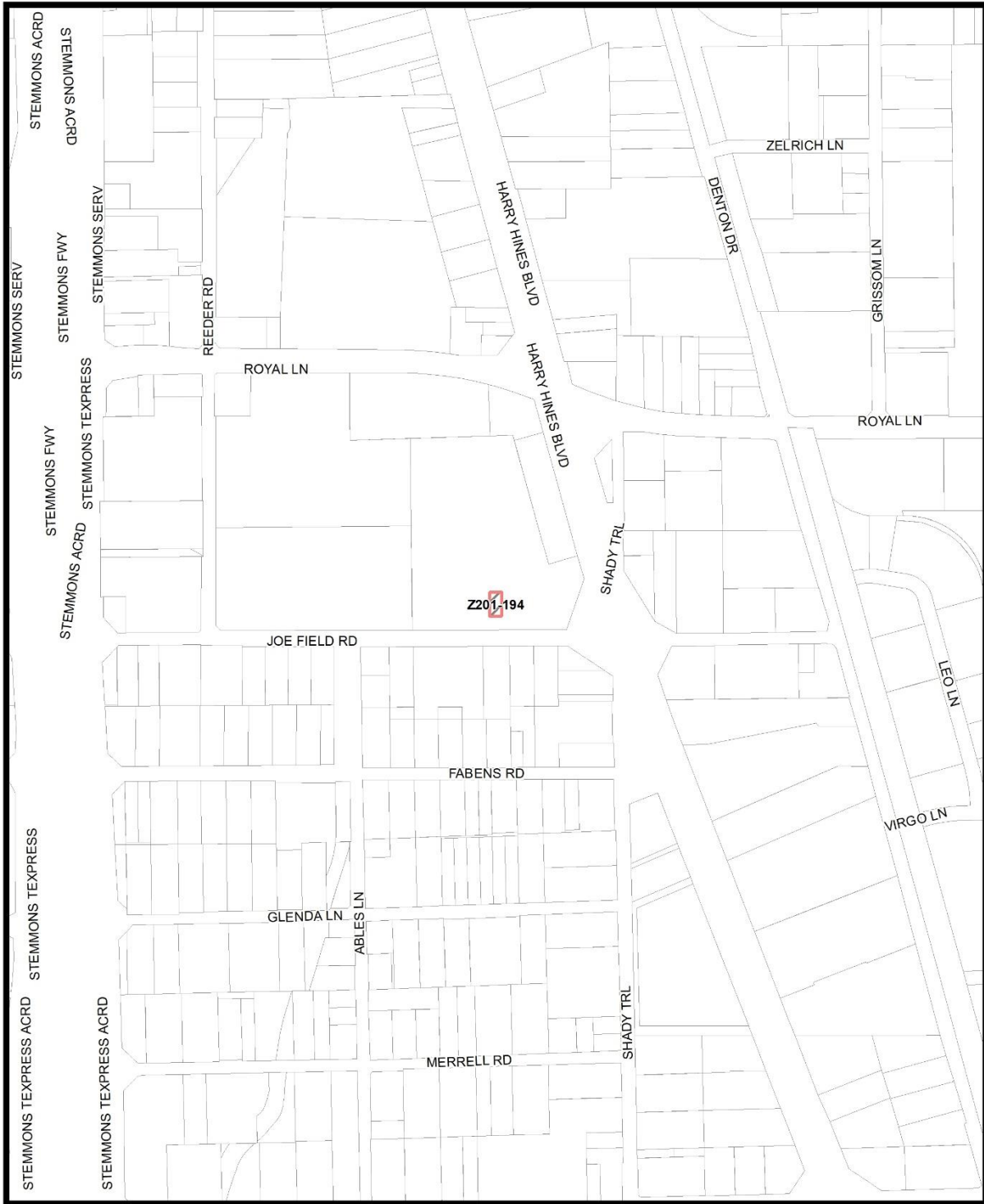
# AERIAL MAP

Case no: Z201-194

Date: 4/28/2021







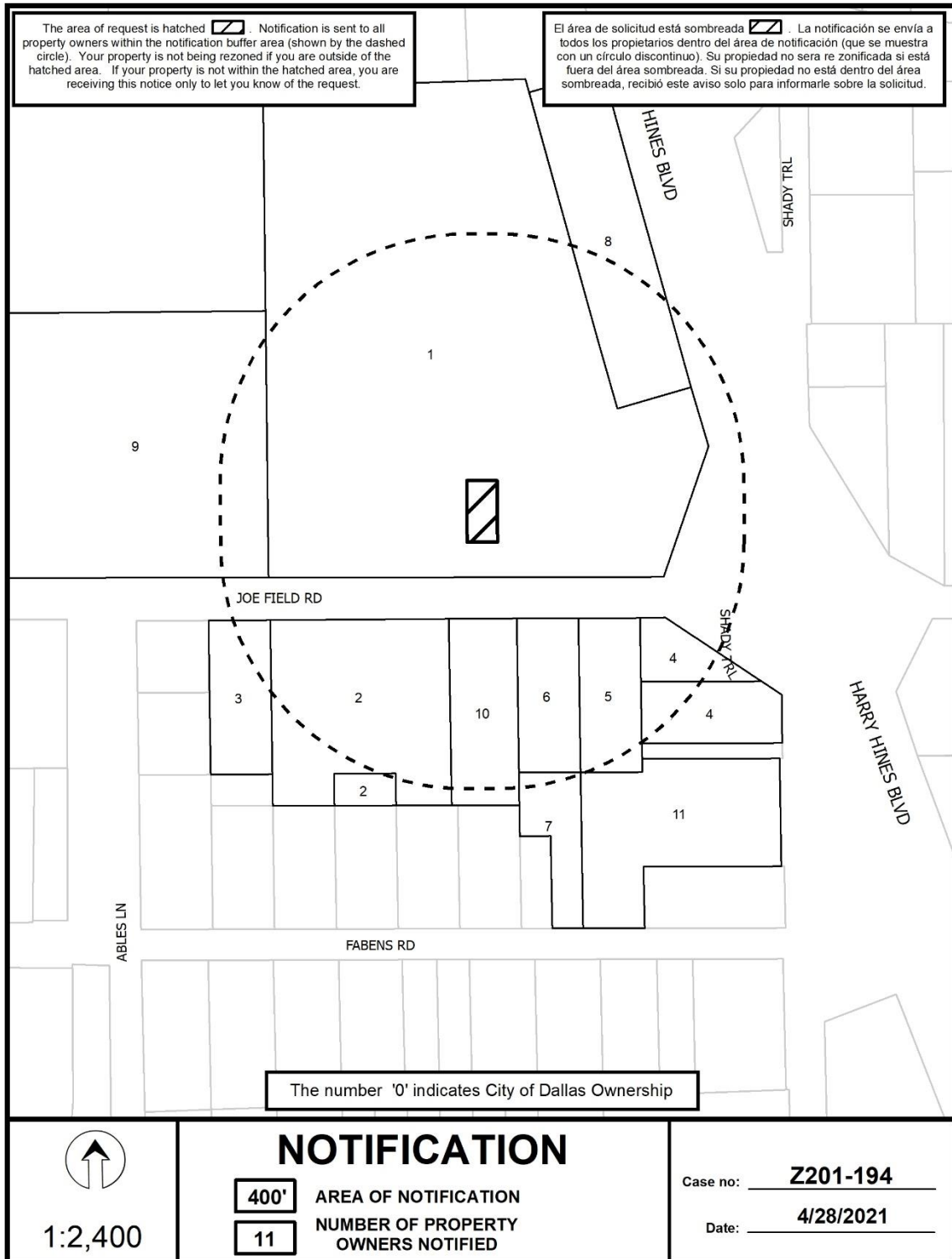
Market Value Analysis A B C D E F G H I NA



# Market Value Analysis

Printed Date: 4/28/2021





04/28/2021

***Notification List of Property Owners***

***Z201-194***

***11 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11325 HARRY HINES BLVD	JBP LAND LTD
2	2528 JOE FIELD RD	MANNY MIKE INC
3	2516 JOE FIELD RD	SOHAEE NASSIM &
4	11273 HARRY HINES BLVD	DENTEX LAND CATTLE &
5	2560 JOE FIELD RD	ISSA ANWAR &
6	2552 JOE FIELD RD	KIM PETER ET AL
7	2557 FABENS RD	HA CLIFFORD S
8	11333 HARRY HINES BLVD	ROYAL HINES LTD
9	2505 JOE FIELD RD	Taxpayer at
10	2544 JOE FIELD RD	Taxpayer at
11	11261 HARRY HINES BLVD	Taxpayer at

# Memorandum



CITY OF DALLAS

DATE June 3, 2021

TO Tony Shidid, Chair and  
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Commissioners Schwope, Blair, and Shidid request that the City Plan Commission authorize a public hearing to consider amending Chapter 51A of the Dallas Development Code with consideration to be given to requiring a specific use permit for commercial amusement (inside) limited to a poker room.

This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.

A handwritten signature in blue ink that reads "Donna P. Moorman".

Donna Moorman, Chief Planner  
Current Planning Division  
Sustainable Development and Construction Department

**PRIOR CPC ACTION:** This item was held under advisement on May 20, 2021.

# Memorandum



City of Dallas

DATE [DATE]

TO Kris Sweckard, Director  
Sustainable Development and Construction Department

SUBJECT **Request for an Agenda Item for an Authorized Hearing**

We respectfully request the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the Dallas Development Code.

Consideration of a hearing to authorize a public hearing to amend Chapter 51A of the Dallas City Code to require a specific use permit for a commercial amusement (inside) limited to a poker room.

Thank you for your attention to this matter.

Kristine Schwope (D12)  
Kristine Schwope, Commissioner

Loni [Signature] (D8)  
Commissioner

Tony [Signature] (D5)  
Commissioner