



**CITY OF DALLAS**  
**CITY PLAN COMMISSION**  
 Thursday, June 4, 2020  
 AGENDA

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

\* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.  
 \*\* The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, June 2, 2020. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 or 96 and the WebEx link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e5ac86c3cdeb12ff0f61885fe15de4c12>.

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

**BRIEFINGS:**

Z167-311 - Briefing to include Land Use Plans for area and proposed zoning regulations for proposed Subdistricts 1 and 5 within Planned Development District No. 317. A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding PD No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of PD No. 317. The area is generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

Vasavi Pilla, Senior Planner, Sustainable Development and Construction

Forward Dallas Comprehensive Land Use Plan Update.

Peer Chacko, Director, Office of Planning and Urban Design

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Development Plans  
Waivers  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-128**  
(CC District 2)  
An application to replat a 1.013-acre tract of land containing all of Lot 35 in City Block 5743 and part of City Block 5743 to create one lot on property located on Lucas Drive at Production Drive, west corner.  
Owner: Shelter Ministries of Dallas  
Surveyor: Votex Surveying Company  
Application Filed: May 6, 2020  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S190-130**  
(CC District 8)  
An application to replat a 2.9877-acre tract of land containing all of Lot 1A in City Block 6275 to create two lots on property located on Jim Miller Road at Great Trinity Forest Way, northeast corner.  
Owner: Sanabel Investment, LP  
Surveyor: JDJR Engineers and Consultants, Inc.  
Application Filed: May 6, 2020  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S190-131**  
(CC District 5)  
An application to replat a 0.276-acre tract of land containing part of Lots 22, 23, and 24 in City Block K/6301 to create one lot on property located on Dell Garden Avenue, west of Buckner Boulevard.  
Owner: Jose H. Contreras  
Surveyor: A & W Surveyors, Inc.  
Application Filed: May 7, 2020  
Zoning: PD 366 (Subarea 2A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S190-132**  
(CC District 2) An application 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.  
Owner: One Mad OX, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 7, 2020  
Zoning: PD 298 (Subarea 9)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-134**  
(CC District 6) An application to replat an 8.606-acre tract of land in City Block 4423 to create one lot on property located on Bachman Drive, east of Webb Chapel Extension.  
Owner: City of Dallas  
Surveyor: ARS Engineers, Inc.  
Application Filed: May 7, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-137**  
(CC District 8) An application to create 117 residential lots and 3 common areas from a 17.75-acre tract of land in City Block 7862 on property located on Fireside Drive, east of Dowdy Ferry Road.  
Owners: Dallas Dowdy Partners, LLC  
Surveyor: Joel C. Howard  
Application Filed: May 11, 2020  
Zoning: CH  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-138**  
(CC District 2) An application to replat a 2.2159-acre tract of land containing all of Lots 1 through 11 in City Block 6/849 and part of City Block 851 to create one 0.5797-acre lot and one 1.6362-acre lot on property located between Commerce Street and Canton Street, east of Murray Street.  
Owners: Commerce-Canton Investors, LLC, Westdale Futura Lofts, LTD, Westdale Properties America I, LTD  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: May 8, 2020  
Zoning: PD 269 (Tract A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S190-140**  
(CC District 5)
- An application to replat a 3.588-acre tract of land containing all of Lots 10A through 10D, abandoned Love Joy Street, and a portion of an abandoned alley in City Block 6280 to create one lot on property located on Elam Road, southwest of US Highway 175.
- Owner: DFW Oil, Inc.  
Surveyor: Davis Land Surveying Co., Inc.  
Application Filed: May 11, 2020  
Zoning: CR, PD 533 (Subdistrict 5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat/Building Line Removal:

- (9) **S190-127**  
(CC District 13)
- An application to replat a 0.284-acre tract of land containing all of Lot 13 in City Block 2/5498 to create one lot and to remove an existing 50-foot platted Building Line on property located on Tulip Lane, east of Tibbs Road.
- Owners: Victor Toledo, Thomy Sue Toledo  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: May 6, 2020  
Zoning: R-16(A)  
Staff Recommendation: **Denial**

Residential Replats:

- (10) **S190-129**  
(CC District 12)
- An application to replat a 2.437-acre tract of land containing all of Lots 23, 51, and 52 in City Block 1/8757 to create one 0.923-acre lot and one 1.513-acre lot on property located at 17415 Pauma Valley Circle.
- Owners: Sherry Sue Staber Holland, Julie Hildebrand, Brody Hildebrand, Pauma Valley Ranch, LLC  
Surveyor: Votex Surveying Company  
Application Filed: May 6, 2020  
Zoning: R-1/2ac(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-133**  
(CC District 13)
- An application to replat a 7.6230-acre tract of land containing all of Lots 1B, 1C, 1D, and 1E in City Block 5516 to create a 4-lot Shared Access Development ranging in size from 79,979 square feet (1.8361-acre) to 84,397 square feet (1.9375-acre) on property located on Walnut Hill Lane, west of Dallas North Tollway.
- Owner: MM Crespi Estates, LLC  
Surveyor: Miller Surveying, Inc.  
Application Filed: May 7, 2020  
Zoning: R-1ac(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S190-135**  
(CC District 6) An application to replat a 1.39-acre tract of land containing all of Lot 1 in City Block 4/3965 to create 5 residential lots ranging in size from 7,509 square feet to 14,497 square feet on property located on Stafford Avenue at Edgefield Avenue, northeast corner.  
Owner: Williejaxon V, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 8, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S190-136**  
(CC District 8) An application to replat a 0.46-acre tract of land containing all of Lot 23 in City Block A/7580 to create two 10,000 square foot lots on property located at 9407 Newhall Street.  
Owner: Confia Capital, Inc.  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: May 8, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S190-139**  
(CC District 5) An application to replat a 5.106-acre tract of land containing all of Tract 6 and part of Tract 7 in City Block 1/6682 to create 23 residential lots ranging in size from 7,500 square feet to 15,360 square feet on property located on Masters Drive at the terminus of Budtime Lane.  
Owner: Dalview Investments, LLC  
Surveyor: O'Neal Surveying Company  
Application Filed: May 8, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D190-001**  
Abraham Martinez  
(CC District 10) An application for a development plan and landscape plan on a portion of property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Skillman Street.  
Staff Recommendation: **Approval**.  
Applicant: GRI Lake Highlands, LLC  
Representative: Sree Ravipati; Cumulus Design
- W190-006**  
Jeremy Tennant  
(CC District 14) An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 619, between Pacific Avenue and Elm Street, east of North Akard Street.  
Staff Recommendation: **Denial**.  
Applicant: 1601 Elm Holdings, L.P.  
Representative: Big Outdoor Texas, LLC

Zoning Cases – Consent:

1. **Z190-219(JT)**  
Jeremy Tennant  
(CC District 2)  
An application for the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, west of North Crowds Street.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Off the Record  
Representative: Audra Buckley, Permitted Development
  
2. **Z190-187(CT)**  
Carlos Talison  
(CC District 4)  
An application to amend deed restrictions [Z834-109] on property zoned an RR Regional Retail District and a NO(A) Neighborhood Office District, on the northwest corner of West Ledbetter Drive and South Polk Street.  
Staff Recommendation: **Approval.**  
Applicant: Jason Morahan  
Representative: Drew Dubolq
  
3. **Z190-173(PD)**  
Pamela Daniel  
(CC District 1)  
An application for a Specific Use Permit for an auto service center on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the east side of North Westmoreland Road, north of Fort Worth Avenue.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Applicant: Pro Quick Lube  
Representative: Rob Baldwin, Baldwin Planning

Zoning Cases – Under Advisement:

4. **Z189-366(PD)**  
Pamela Daniel  
(CC District 7)  
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and Samuell Boulevard.  
Staff Recommendation: **Hold under advisement until July 9, 2020.**  
Applicant: BZ Mart  
Representative: Malik Parvez, Business Zoom LLC  
UA From: May 14, 2020

5. **Z190-123(JM)**  
Jennifer Muñoz  
(CC District 1)
- An application for 1) a new subdistrict for a private event and entertainment venue and Subdistrict 6 uses; and 2) a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a private event and entertainment venue, on property zoned Subdistrict 6 within Planned Development District No. 830, on the east side of North Tyler Street, between West Davis Street and Fouraker Street with consideration for: A) a new subdistrict for a commercial amusement (inside) use limited to an amusement center and Subdistrict 6 uses; and B) for a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) use limited to an amusement center.
- Staff Recommendation: **Denial.**
- Applicant: Good Space X, LLC - David Spence, Sole Owner
- Representative: Santos Martinez, La Sierra Planning Group
- UA From: May 14, 2020
6. **Z190-145(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application for an amendment to Planned Development District No. 889, on the southeast corner of North Central Expressway and Carroll Avenue.
- Staff Recommendation: **Approval**, subject to a revised conceptual plan, a mixed-use development (MUD) parking chart, and staff's recommended conditions.
- Applicant: Urban Smart Growth, LP. and JPI Companies
- Representative: Rob Baldwin, Baldwin Associates
- UA From: May 14, 2020
7. **Z190-202(JT)**  
Jeremy Tennant  
(CC District 2)
- An application for the renewal of Specific Use Permit No. 2019 for a bar, lounge, or tavern with live music and a commercial amusement inside use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.
- Staff Recommendation: **Approval** for a three-year period, subject to conditions.
- Applicant: Twilite on Elm, LLC, Twilite Lounge
- Representative: Jason Marshall, Marshall Firm, PC
- UA From: May 21, 2020

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Other Matters:

Minutes: May 21, 2020

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None



### 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 4, 2020****FILE NUMBER:** S190-128**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lucas Drive at Production Drive, west corner**DATE FILED:** May 6, 2020**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.013-acre**MAPSCO:** 34Y**OWNER:** Shelter Ministries of Dallas

**REQUEST:** An application to replat a 1.013-acre tract of land containing all of Lot 35 in City Block 5743 and part of City Block 5743 to create one lot on property located on Lucas Drive at Production Drive, west corner.

**SUBDIVISION HISTORY:**

1. S145-114 was a request northwest of the present request to create one lot from a 2.295-acre tract of land in City Block 5744 on property located at 2505 Elm Street. The request was approved March 19, 2015 and recorded April 19, 2017.
2. S145-061 was a request north of the present request to replat a 5.508-acre Shared Access Development containing all of Lots 1 through 71 and all public utility/common areas in City Block A/2301 into a new Shared Access Development with 117 lots and three common areas on property located on Hawthorne Avenue, between Kings Road and Afton Street. The request was approved January 8, 2015 and recorded May 8, 2015.

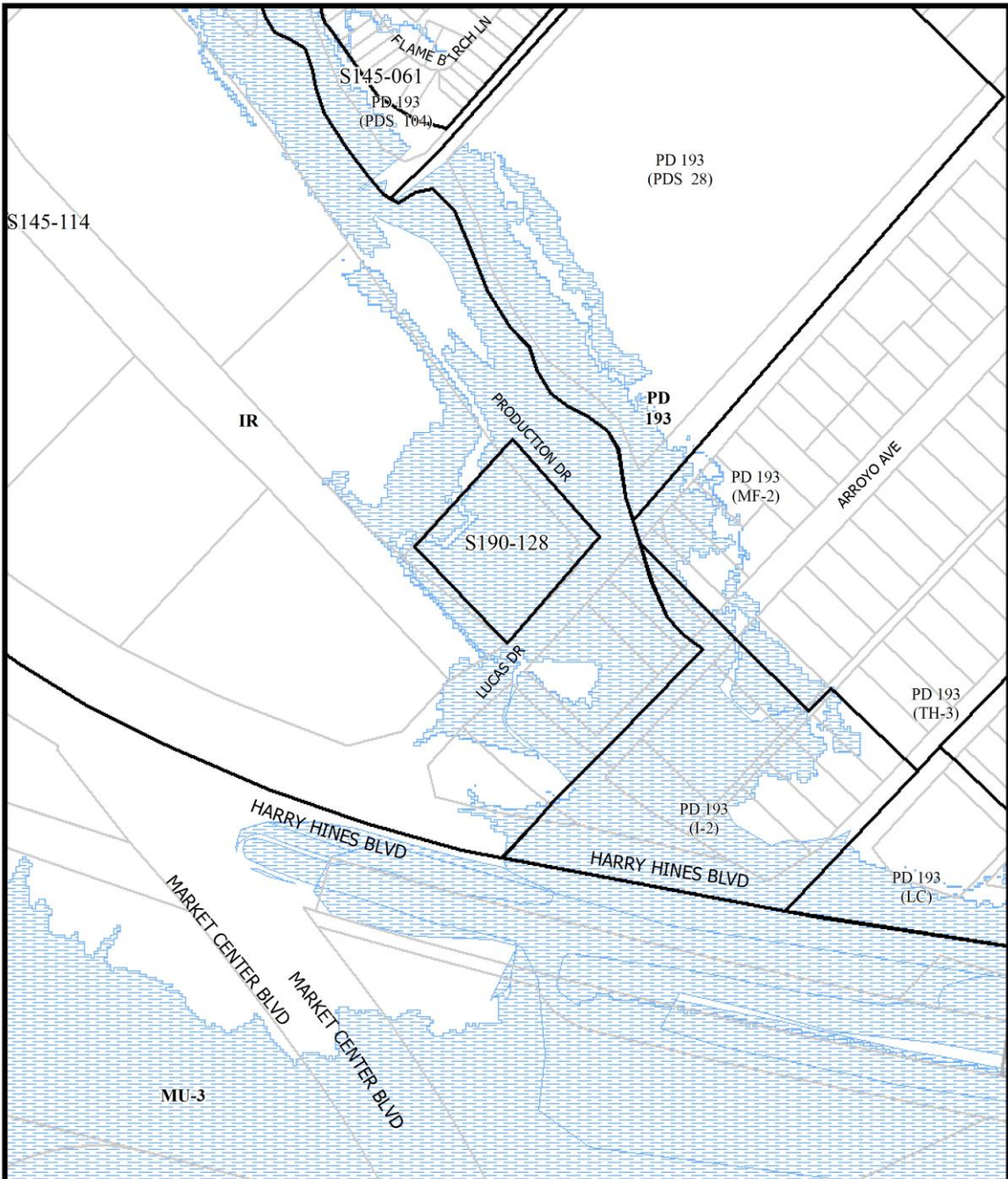
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the IR Industrial Retail District; therefore, staff recommends approval subject to compliance with the following conditions:




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 structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
  8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
  9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
  10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
  11. The number of lots permitted by this plat is one.
  12. Submit 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 Lucas Drive & Production Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
  16. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Lucas Drive & Production Drive. 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, determine the 100-year water surface elevation across this addition.
  19. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement


statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.

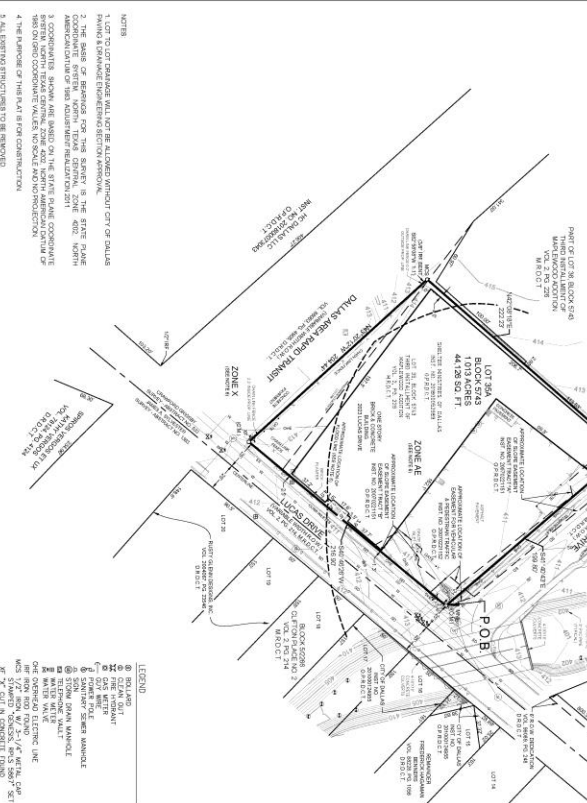
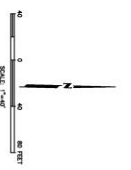
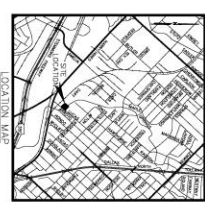
20. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
21. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
22. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. On the final plat, change "Production Drive" to "Production Drive (F.K.A. Creek Drive) per Ordinance 15582. Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, identify the property as Lot 35A in City Block 5743. 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> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>      <b>S190-128</b>      </u> Date: <u>      <b>5/18/2020</b>      </u>
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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>S190-128</b>    </u> Date: <u>    <b>5/18/2020</b>    </u>
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- NOTES
1. LOT TO LOT DIMENSIONS WILL NOT BE ALLOWED UNLESS CITY OF DALLAS PLANNING & ZONING DEPARTMENT APPROVES.
  2. THE BASIS OF DIMENSIONS FOR THE SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NAD 83, WITH THE DATUM ADJUSTMENT RELATIONSHIP 1800 ON GRID COMPONENT VALUES, NO CURVE AND NO PROJECTION.
  3. THE BASIS OF DIMENSIONS FOR THE SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NAD 83, WITH THE DATUM ADJUSTMENT RELATIONSHIP 1800 ON GRID COMPONENT VALUES, NO CURVE AND NO PROJECTION.
  4. THE NUMBER OF THIS PLAN IS 010-CONSTRUCTION.
  5. ALL EXISTING UTILITIES TO BE REMOVED.
  6. SELECT PROPERTY IN ZONE X AND ZONE RE, ACCORDING TO THE APPLICABLE ZONING ORDINANCES, SHALL BE REMOVED TO THE APPOINTMENT OF THE CITY OF DALLAS.
  7. ZONE X, ZONE RE, AND ZONE RM, SHALL BE REMOVED TO THE APPOINTMENT OF THE CITY OF DALLAS.
  8. FLOOD HAZARD AREAS SHOWN BY 100-YEAR FLOOD MAPS SHALL REMAIN AS SHOWN.

- LEGEND
- 1. SOLID LINE
  - 2. DASHED LINE
  - 3. DOTTED LINE
  - 4. DASH-DOTTED LINE
  - 5. SOLID LINE WITH DASHES
  - 6. SOLID LINE WITH DOTS
  - 7. SOLID LINE WITH SHORT DASHES
  - 8. SOLID LINE WITH LONG DASHES
  - 9. SOLID LINE WITH SHORT DASHES AND DOTS
  - 10. SOLID LINE WITH LONG DASHES AND DOTS
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**OWNER'S CERTIFICATION**

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

I, **GENESIS ADDITION**, the owner of the above described property, do hereby certify that the above described property is located within the City of Dallas, Texas, and is subject to the jurisdiction of the City of Dallas. I further certify that the above described property is not subject to any other jurisdiction, and that I am the owner of the property. I further certify that the above described property is not subject to any other jurisdiction, and that I am the owner of the property. I further certify that the above described property is not subject to any other jurisdiction, and that I am the owner of the property.

**OWNER'S DECLARATION**

I, the undersigned, hereby declare that I am the owner of the above described property, and that I am the owner of the property. I further certify that the above described property is not subject to any other jurisdiction, and that I am the owner of the property. I further certify that the above described property is not subject to any other jurisdiction, and that I am the owner of the property.

**SUBMITTER'S STATEMENT**

I, the undersigned, hereby declare that I am the owner of the above described property, and that I am the owner of the property. I further certify that the above described property is not subject to any other jurisdiction, and that I am the owner of the property. I further certify that the above described property is not subject to any other jurisdiction, and that I am the owner of the property.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

**PRELIMINARY PLAT**  
**GENESIS ADDITION**  
 BEING A REPLAT OF  
 PART OF LOT 35A, BLOCK 5743  
 THIRD INSTALLMENT OF THE GENESIS ADDITION  
 CRAWFORD GROSSER SIMPSON, ABSTRACT NO. 333  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 BEING PREPARED BY  
 [Name and Address of Surveyor]  
 SURVEYOR  
 [Name and Address of Surveyor]



**CITY PLAN COMMISSION**

**THURSDAY JUNE 4, 2020**

**FILE NUMBER:** S190-130

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Jim Miller Road at Great Trinity Forest Way, northeast corner

**DATE FILED:** May 6, 2020

**ZONING:** CR

**CITY COUNCIL DISTRICT:** 8    **SIZE OF REQUEST:** 2.9877-acres

**MAPSCO:** 58S

**OWNER:** Sanabel Investment, LP

**REQUEST:** An application to replat a 2.9877-acre tract of land containing all of Lot 1A in City Block 6275 to create two lots on property located on Jim Miller Road at Great Trinity Forest Way, northeast corner.

**SUBDIVISION HISTORY:**

1. S189-316 was a request northwest of the present request to create one 0.947-acre lot from a tract of land in City Block 6262 on property located on Jim Miller Road, north of Great Trinity Forest Way. The request was approved October 17, 2019 but has not been recorded.

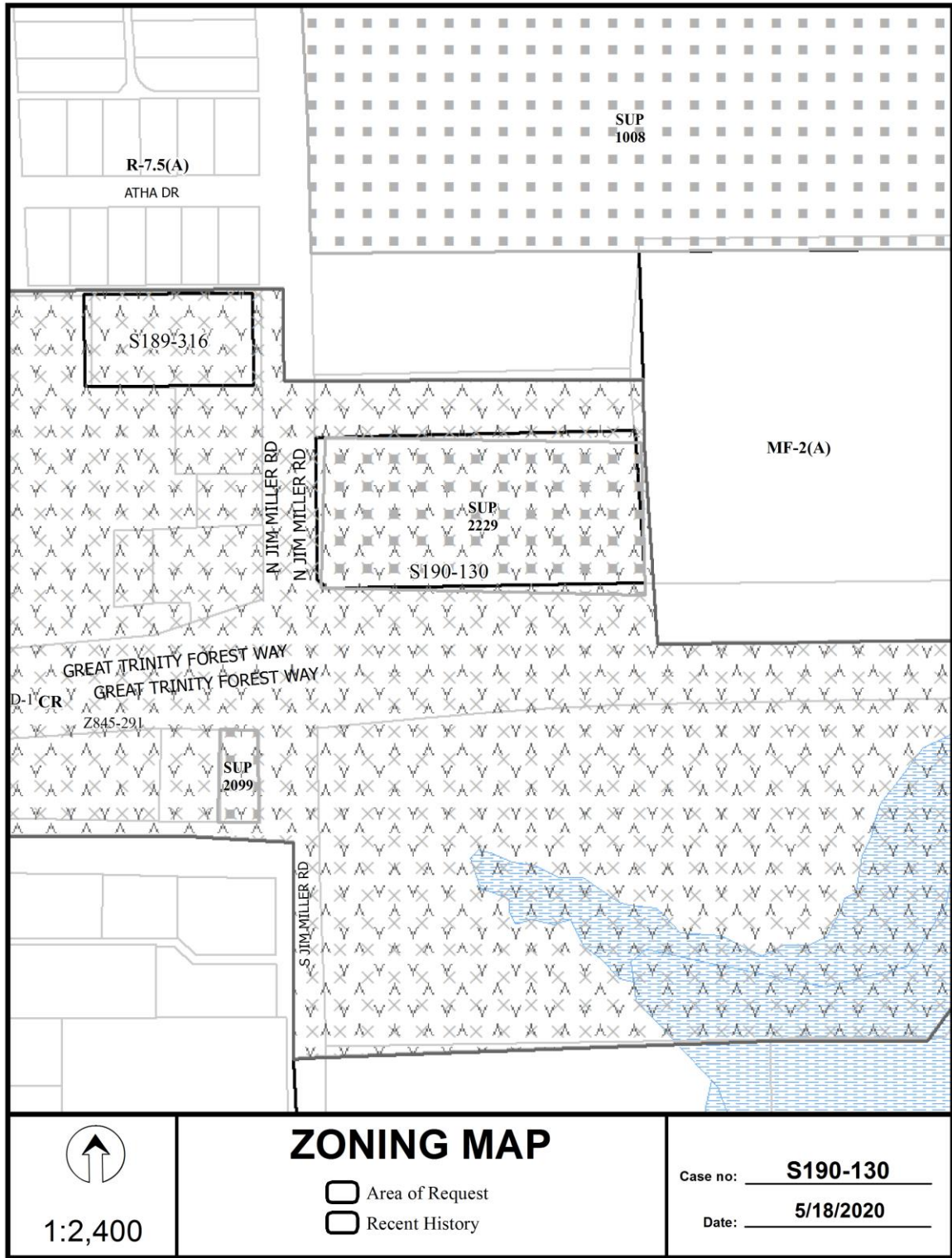
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the CR Community Retail District; therefore, staff recommends approval subject to compliance with the following conditions:

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 structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments


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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit 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. 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).
14. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Great Trinity Forest Way & Jim Miller Road. Section 51A 8.602(d)(1).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, chose a new or different addition name. Platting Guidelines.
20. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. On the final plat, change "(State Highway No. 12)" to "(State Highway Loop No. 12)". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lots 1B and 1C in City Block 6275. 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>	Case no: <u>          <b>S190-130</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY JUNE 4, 2020****FILE NUMBER:** S190-131**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Dell Garden Avenue, west of Buckner Boulevard**DATE FILED:** May 7, 2020**ZONING:** PD 366 (Subarea 2A)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2049/ARTICLE%20366.pdf>**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 0.276-acre**MAPSCO:** 58Q**OWNER:** Jose H. Contreras

**REQUEST:** An application to replat a 0.276-acre tract of land containing part of Lots 22, 23, and 24 in City Block K/6301 to create one lot on property located on Dell Garden Avenue, west of Buckner Boulevard.

**SUBDIVISION HISTORY:**

1. S190-008 was a request northeast of the present request to replat a 2.138-acre tract of land containing all of Lot 2 in City Block 6339 and a tract of land in City Block 6339 to create one lot on property located on Buckner Boulevard at Alto Garden Drive, southeast corner. The request was approved November 7, 2019 but has not been recorded.
2. S178-245 was a request east of the present request to replat an 18.376-acre tract of land containing all of Lots 5 through 9 in City Block 1/6338, all of Lots 5 through 9 in City Block 1/6339, and part of Lot 2 in City Block 6337 to create one lot on property located between Alto Garden Drive and Condon Drive, east of Buckner Boulevard. The request was approved July 19, 2018 but has not been recorded.
3. S167-020 was a request northeast of the present request to create a 1.46-acre lot from a tract of land in City Block 6339 on property located on Buckner Boulevard, south of Alto Garden Drive. The request was approved December 1, 2016 and recorded June 11, 2018.

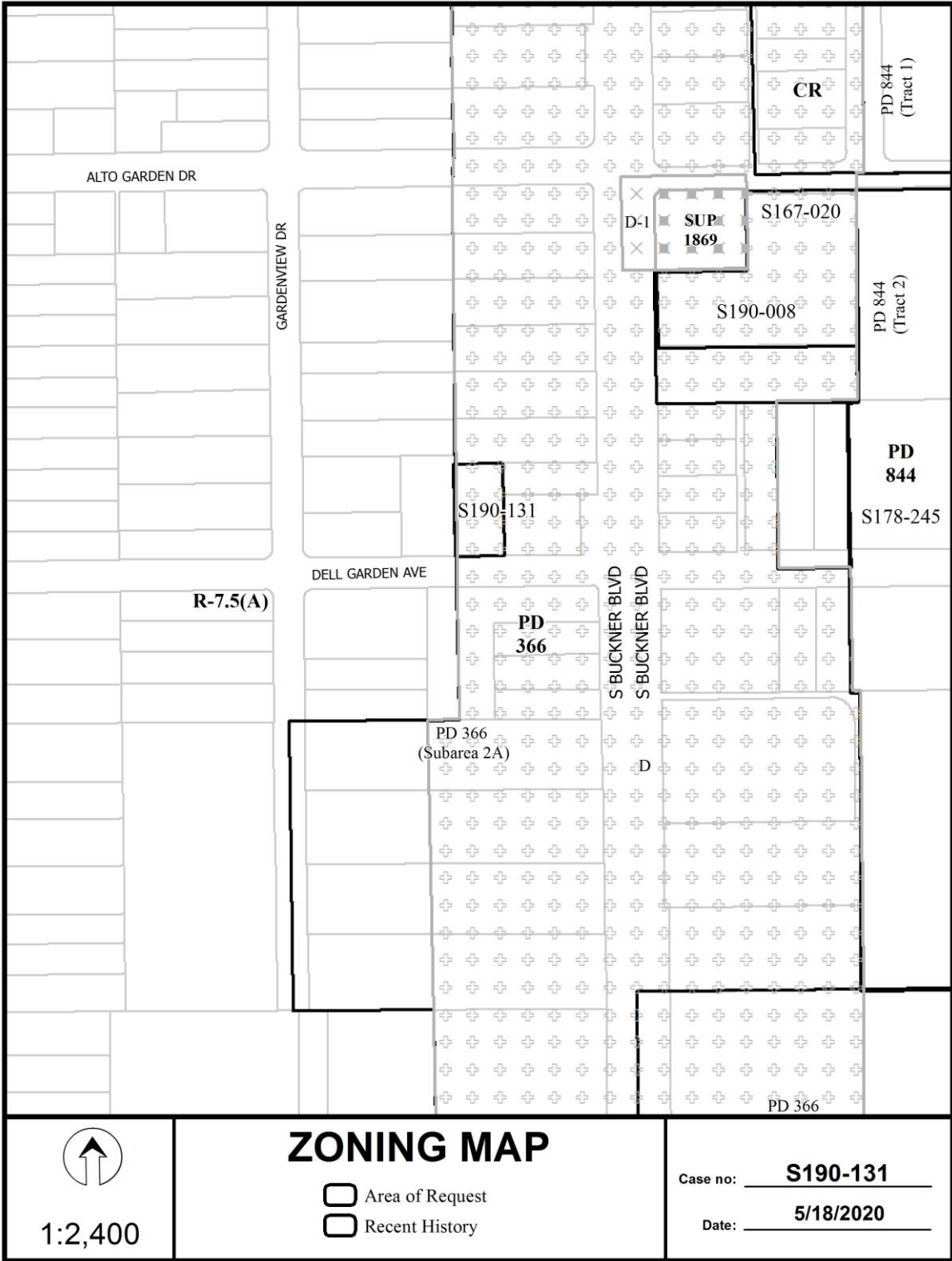
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 366 (Subarea 2A); therefore, staff recommends approval subject to compliance with the following conditions:

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 structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. 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).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c), 8.601 (b)(4), (5), (6), (7), (8), (9)
14. On the final plat, dedicate 56 feet of right-of-way (via fee simple or street easement) from the established centerline of Dell Garden Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

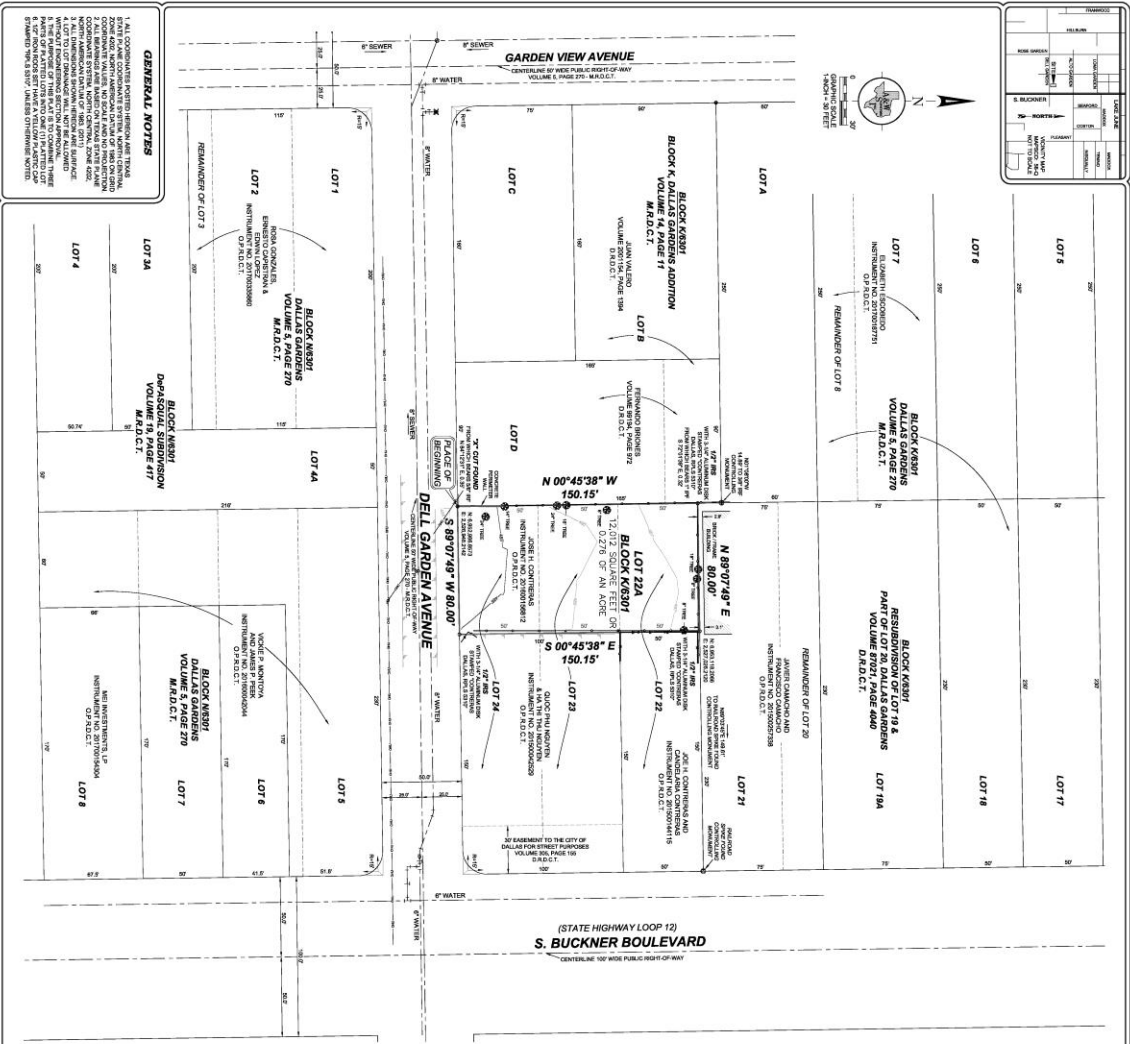


18. On the final plat, change "S. Buckner Boulevard (State Highway Loop 12)" to "Buckner Boulevard (State Highway Loop No. 12)". Section 51A-8.403(a)(1)(A)(xii)
19. On the final plat, identify the property as Lot 22A in City Block K/6301. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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**STATE OF TEXAS**  
**COUNTY OF DALLAS**

Know all men by these presents, that I, \_\_\_\_\_, of the County of Dallas, State of Texas, do hereby certify that the above described premises are the property of the undersigned and that the same have been lawfully acquired and are now being conveyed to the undersigned for the purposes intended by the undersigned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Owner

**PRELIMINARY PLAT**  
**CONTRERAS DALLAS**  
LOT 22A, BLOCK K/501

THIS PLAT IS SUBJECT TO THE PLAT OF THE BLOCK K/501, DALLAS GARDENS, VOLUME 5, PAGE 279, INSTRUMENT NO. 2018022730, DATED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk

**CITY PLAN COMMISSION****THURSDAY JUNE 4, 2020****FILE NUMBER:** S190-132**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Scurry Street at Burlew Street, south corner**DATE FILED:** May 7, 2020**ZONING:** PD 298 (Subarea 9)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2052/ARTICLE%20298.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.550-acre**MAPSCO:** 46A**OWNER:** One Mad OX, LLC

**REQUEST:** An application 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.

**SUBDIVISION HISTORY:**

1. S190-118 was a request north 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 April 9, 2020 but has not been approved.
2. S189-274 was a request north 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 August 15, 2019 but has not been recorded.
3. S189-002 was a request northwest 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 November 1, 2018 but has not been recorded.
4. S167-269 was a request northwest 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.
5. S167-105 was a request southwest of the present request to replat a 1.930-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, Lot 43B in City Block 14/717 and part of an abandon 20-Foot alley to create one lot on property located on McKell Street at San Jacinto Street, southeast corner. The request was approved March 2, 2017 but has not been recorded. S167-105R was a request to revise plat S167-105 to replat a 2.046-acre tract of land containing all

of Lots 25 through 30, all of Lots 46 through 48, all of Lots 43A and 43B in City Block 14/717; and part of an abandoned 20-foot alley to create one lot on property located on McKell Street between Bryan Street and San Jacinto Street. The request was approved September 7, 2017 but has not been recorded.

6. S167-087 was a request east of the present request to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner. The request was approved February 16, 2017 and recorded May 21, 2019.
7. S167-018 was a request west 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 December 1, 2016 and recorded October 28, 2019.
8. S156-178 was a request northeast of the present request to create one lot from a 0.680-acre tract of land in City Block 2/648 and City Block 712 on property located on Carroll Avenue east of San Jacinto Street. The request was approved April 21, 2016 and recorded December 27, 2018.
9. S145-209 was a request northwest of the present request to replat a 1.0277-acre tract of land containing all of Lot 4A, and part of Lots 1, 2, 3, and 5 in City Block 2/650 to create one lot on property located on 4301 through 4315 Ross Avenue between Peak Street and Ashby Street. The request was approved June 22, 2015 and recorded January 22, 2016.

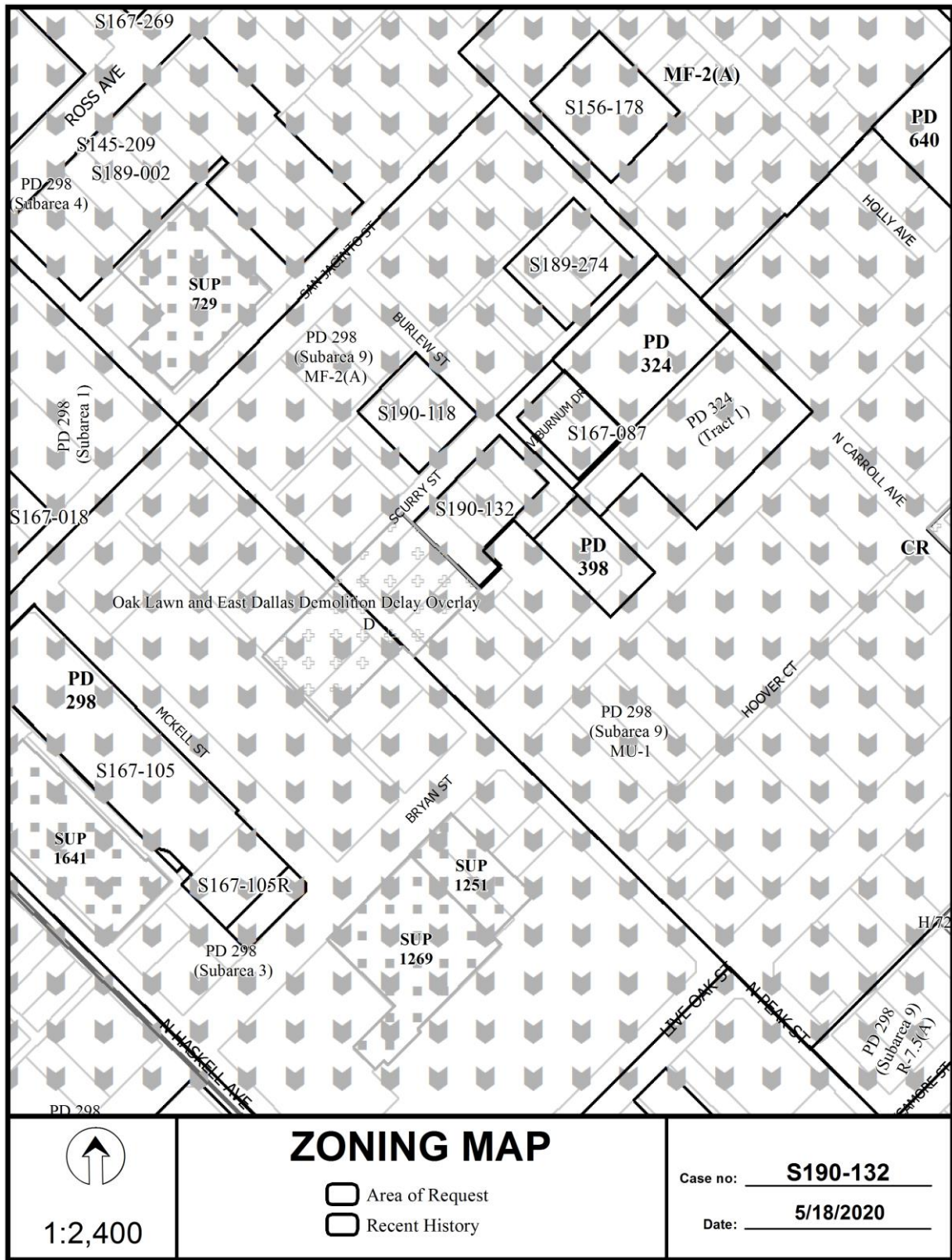
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 298 (Subarea 9); therefore, staff recommends approval subject to compliance with the following conditions:

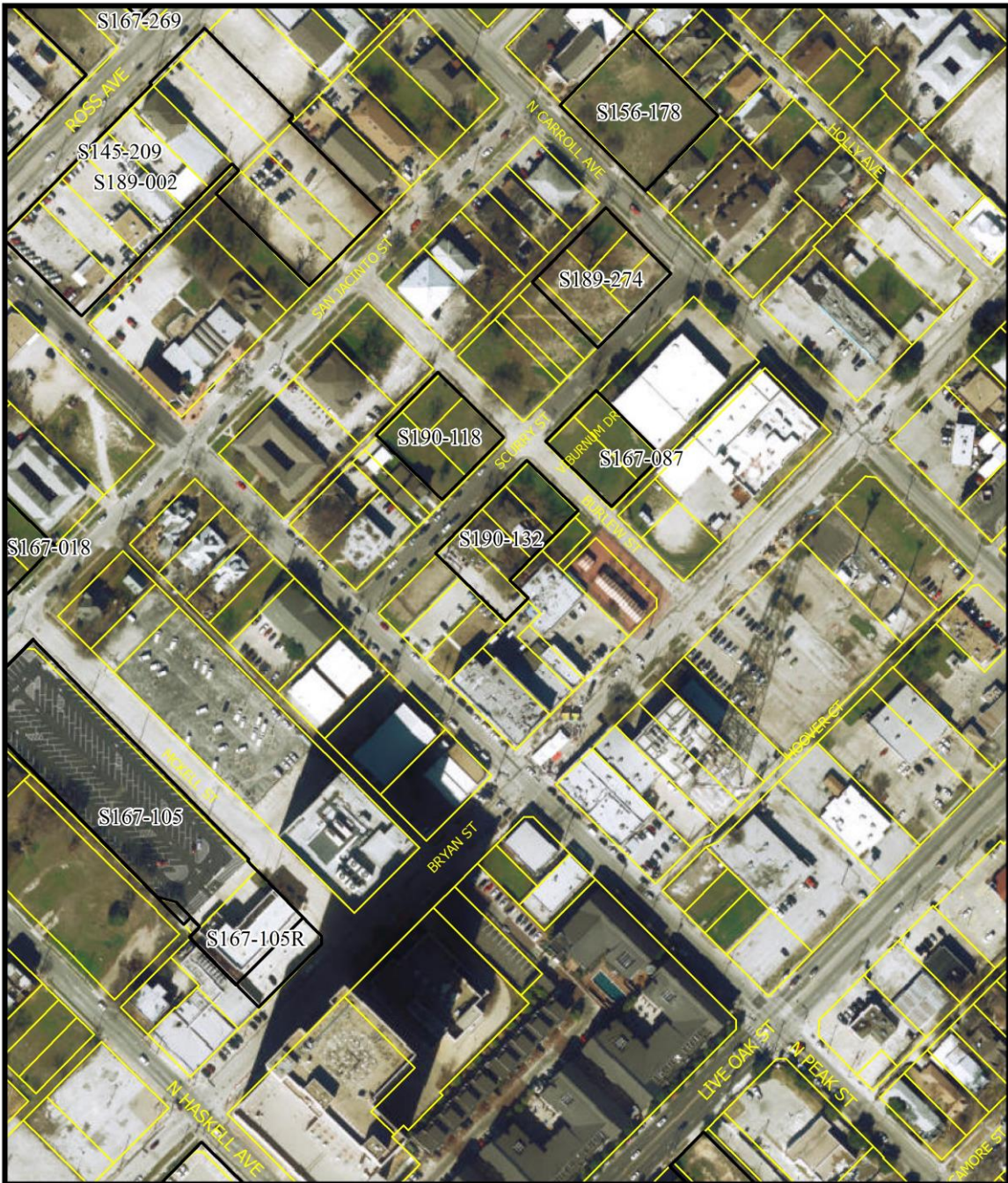
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 structure may not extend across new property lines. Section 51A-8.503(e)




6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit 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 Scurry Street & Burlew Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Scurry Street & Burlew Street. 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, show distances/width across all adjoining right-of-way. Platting Guidelines.

19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. Engineer 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. Fence encroachment shown along Scurry Street. Prior to the final plat, provide written confirmation and/or pictures to Real Estate that encroachment has been removed.
26. Prior to the final plat, Real Estate release is required.
27. On the final plat, identify the property as Lot 3A in City Block 2/715. 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> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S190-132</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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**CITY PLAN COMMISSION**

**THURSDAY JUNE 4, 2020**

**FILE NUMBER:** S190-134

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Bachman Drive, east of Webb Chapel Extension

**DATE FILED:** May 7, 2020

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 8.606-acres

**MAPSCO:** 33C

**OWNER:** City of Dallas

**REQUEST:** An application to replat an 8.606-acre tract of land in City Block 4423 to create one lot on property located on Bachman Drive, east of Webb Chapel Extension.

**SUBDIVISION HISTORY:**

1. S189-104 was a request northeast of the present request to replat a 2.792-acre tract of land containing all of Lots 9,10, and 11 in City Block A/5789 to create one lot on property located on Ovella Avenue at Overlake Drive, east of Webb Chapel Extension (F.K.A. Cridelle Drive). The request was approved February 7, 2019 but has not been recorded.
2. S145-190 was a request north of the present request to replat a 0.375-acre tract of land containing part of Lot 7A in City Block A/5789 to create one lot on Northwest Highway at Webb Chapel Extension, east corner. The request was administrative approved but has not been recorded.
3. S145-172 was a request northwest of the present request to replat a 7.104-acre tract of land containing all of Lots 1-8 in City Block B; all of Lot 5 and part of Lot 6 in City Block A, and a portion of an abandoned 50-foot right-of-way (Straightway Drive) into two lots on property located at Community Drive and Overlake Drive, south corner. The request was approved on May 21, 2015 but has not been recorded.

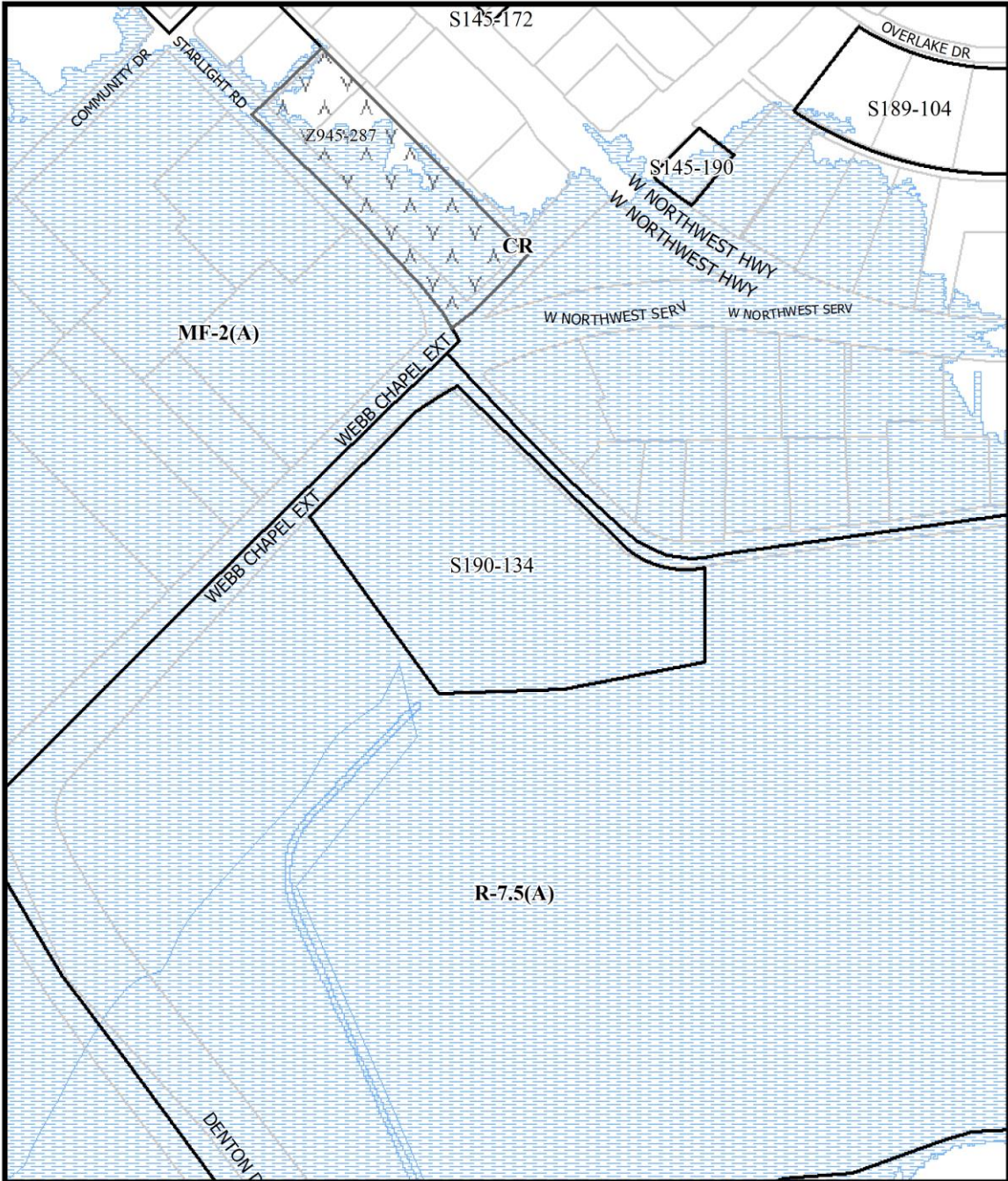
**STAFF RECOMMENDATION:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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




It is a policy of the City that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

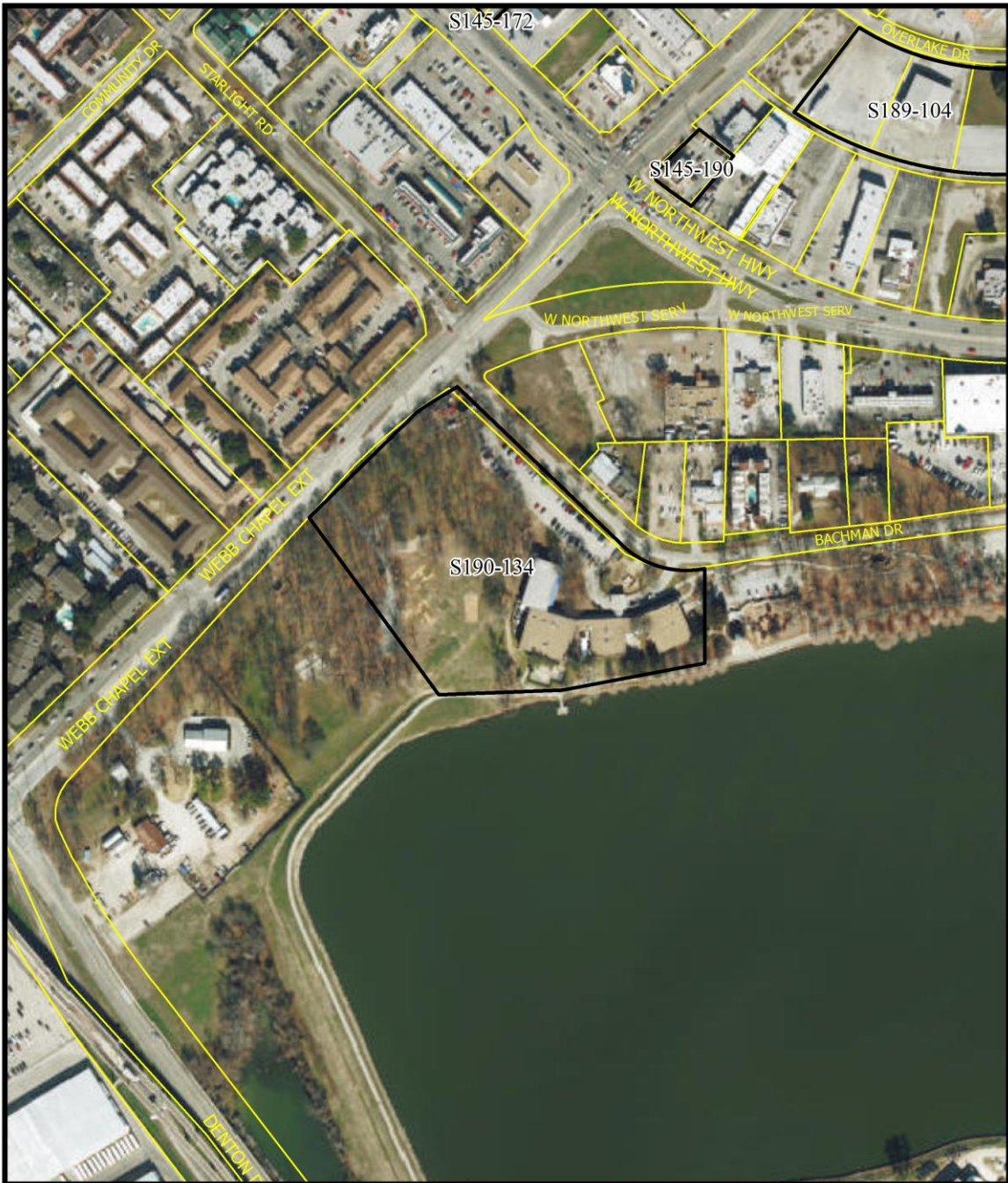
15. Comply with 65 LDN Contour Noise requirements.
16. On the final plat, determine the 100-year water surface elevation across this addition.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show two control monuments. Section 51A-8.617.
27. On the final plat, provide deed for current owner referenced with complete recording information and type of conveyance (warranty deed) in general description of legal.
28. On the final plat, reference adjoiner calls around plat boundary with recording information and source of recordation.
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.




30. Water main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum 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.
32. On the final plat, provide documentation of the former names of "Webb Chapel Extension". Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, change "Bachman Boulevard" to "Northwest Highway (State Highway Loop No. 12)" per Ordinance 19457. Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, add a label for "Starlight Road (F.K.A. Witt Street)" per ordinance 4049. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lot 1 in City Block A/4423. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

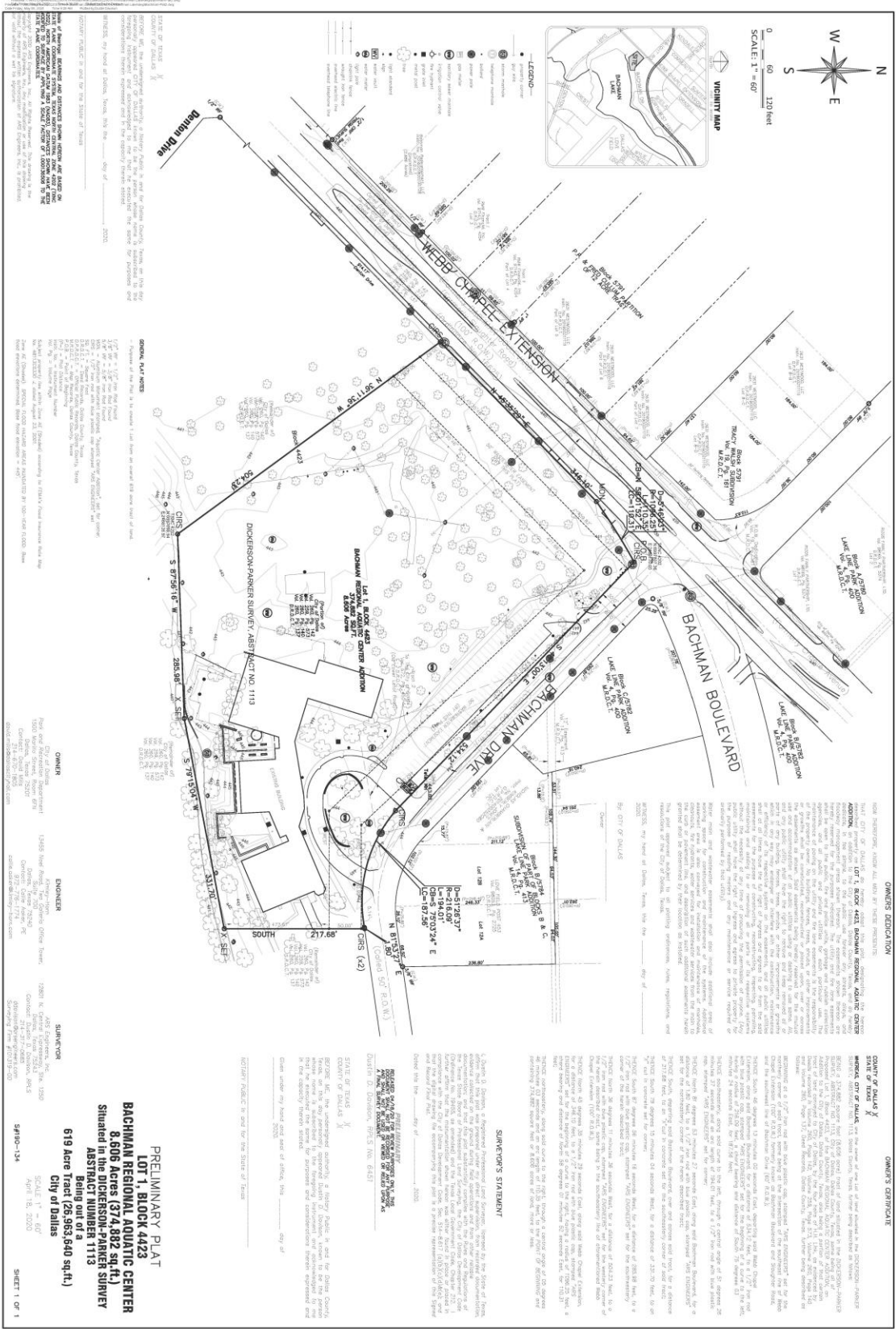


 1:3,600	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S190-134</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S190-134</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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**LEGEND**

- 1. Easement
- 2. Utility Line
- 3. Right of Way
- 4. Survey Boundary
- 5. Proposed Structure
- 6. Proposed Access
- 7. Proposed Easement
- 8. Proposed Right of Way
- 9. Proposed Right of Way Extension
- 10. Proposed Right of Way Extension
- 11. Proposed Right of Way Extension
- 12. Proposed Right of Way Extension
- 13. Proposed Right of Way Extension
- 14. Proposed Right of Way Extension
- 15. Proposed Right of Way Extension
- 16. Proposed Right of Way Extension
- 17. Proposed Right of Way Extension
- 18. Proposed Right of Way Extension
- 19. Proposed Right of Way Extension
- 20. Proposed Right of Way Extension

**VICINITY MAP**

SCALE: 1" = 60'

0 60 120 Feet

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**GENERAL NOTES**

1. This plat is based on the survey of the City of Dallas, Texas, for the BACHMAN REGIONAL AQUATIC CENTER, located at the intersection of Webb Chapel Extension, Bachman Boulevard, and Chisham Drive, in the City of Dallas, Texas. The survey was conducted by the City of Dallas, Texas, in 2019.

2. The survey was conducted by the City of Dallas, Texas, in 2019, and the results are shown on this plat. The survey was conducted by the City of Dallas, Texas, in 2019, and the results are shown on this plat.

3. The survey was conducted by the City of Dallas, Texas, in 2019, and the results are shown on this plat. The survey was conducted by the City of Dallas, Texas, in 2019, and the results are shown on this plat.

4. The survey was conducted by the City of Dallas, Texas, in 2019, and the results are shown on this plat. The survey was conducted by the City of Dallas, Texas, in 2019, and the results are shown on this plat.

5. The survey was conducted by the City of Dallas, Texas, in 2019, and the results are shown on this plat. The survey was conducted by the City of Dallas, Texas, in 2019, and the results are shown on this plat.

**OWNER**

City of Dallas, Texas

**OWNER**

City of Dallas, Texas

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City of Dallas, Texas

**FILE NUMBER:** S190-137**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Fireside Drive, east of Dowdy Ferry Road**DATE FILED:** May 11, 2020**ZONING:** CH**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 17.75-acres**MAPSCO:** 68D**OWNER:** Dallas Dowdy Partners, LLC

**REQUEST:** An application to create 117 residential lots and 3 common areas from a 17.75-acre tract of land in City Block 7862 on property located on Fireside Drive, east of Dowdy Ferry Road.

**SUBDIVISION HISTORY:**

1. S190-027 was a request north of the present request to create one 1.751-acre lot from a tract of land in City Block 7863 on property located on Dowdy Ferry Road, north of Fireside Drive. The request was approved November 21, 2019 but has not been recorded.
2. S178-239 was a request south of the present request to create 4 lots ranging in size from 0.447 acre to 1.162 acres from a 2.834-acre tract of land in City Block 7850 on property located at 8440 Fireside Drive, east of Dowdy Ferry Road. The request was approved July 19, 2018 but has not been recorded.
3. S178-227 was a request southwest of the present request to create one 2.00-acre lot from a tract of land on property located on Fireside Drive at Dowdy Ferry Road, northeast corner. The request was approved July 19, 2018 and withdrawn January 21, 2020.
4. S167-011 was a request northwest of the present request to create one 0.514-acre lot, and one 0.530-acre lot from a 1.044-acre tract of land in City Block 7861 on property located on Cabot Drive and Dowdy Ferry Road, north of Queensway Drive. The request was approved November 10, 2016 but has not been recorded.

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

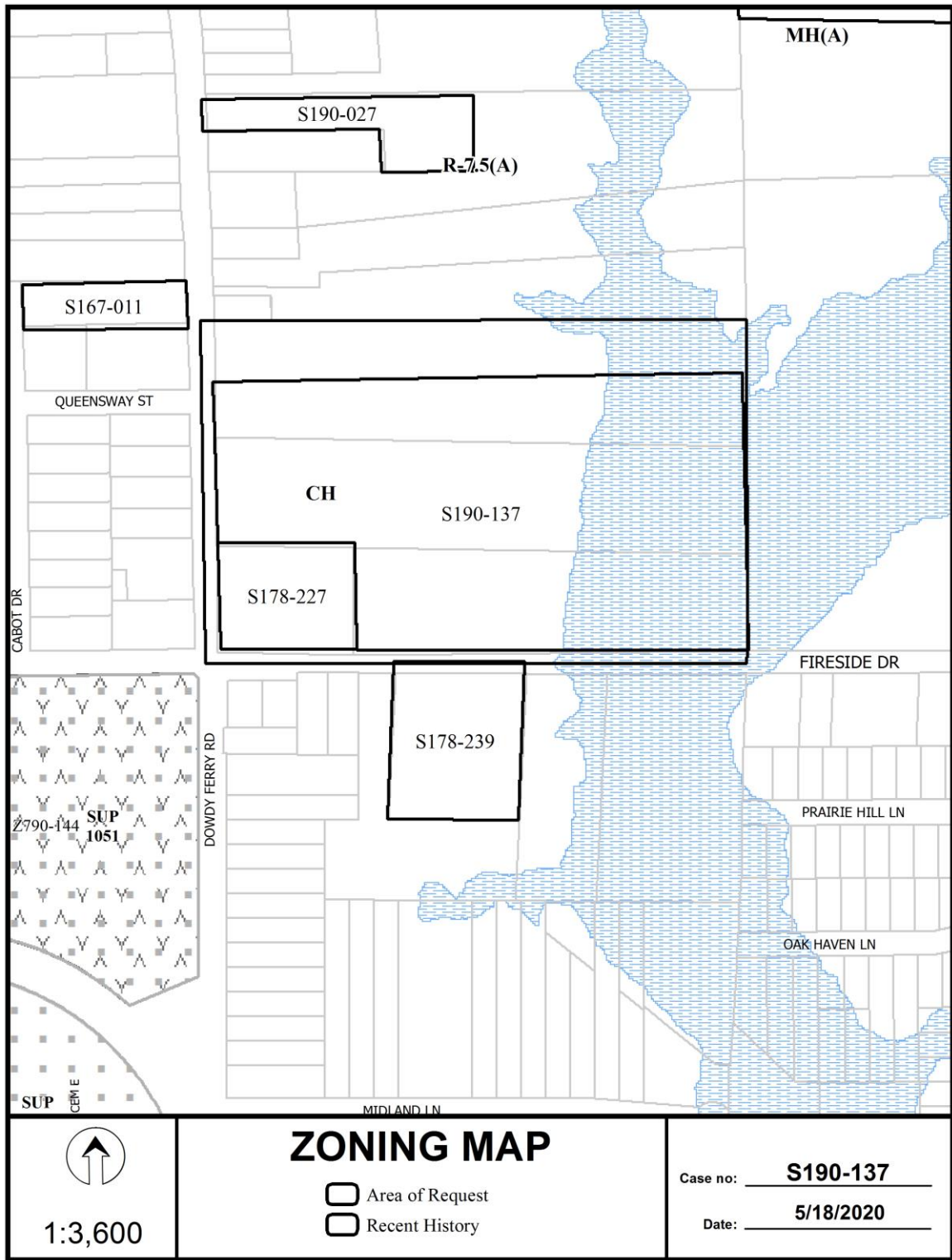
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

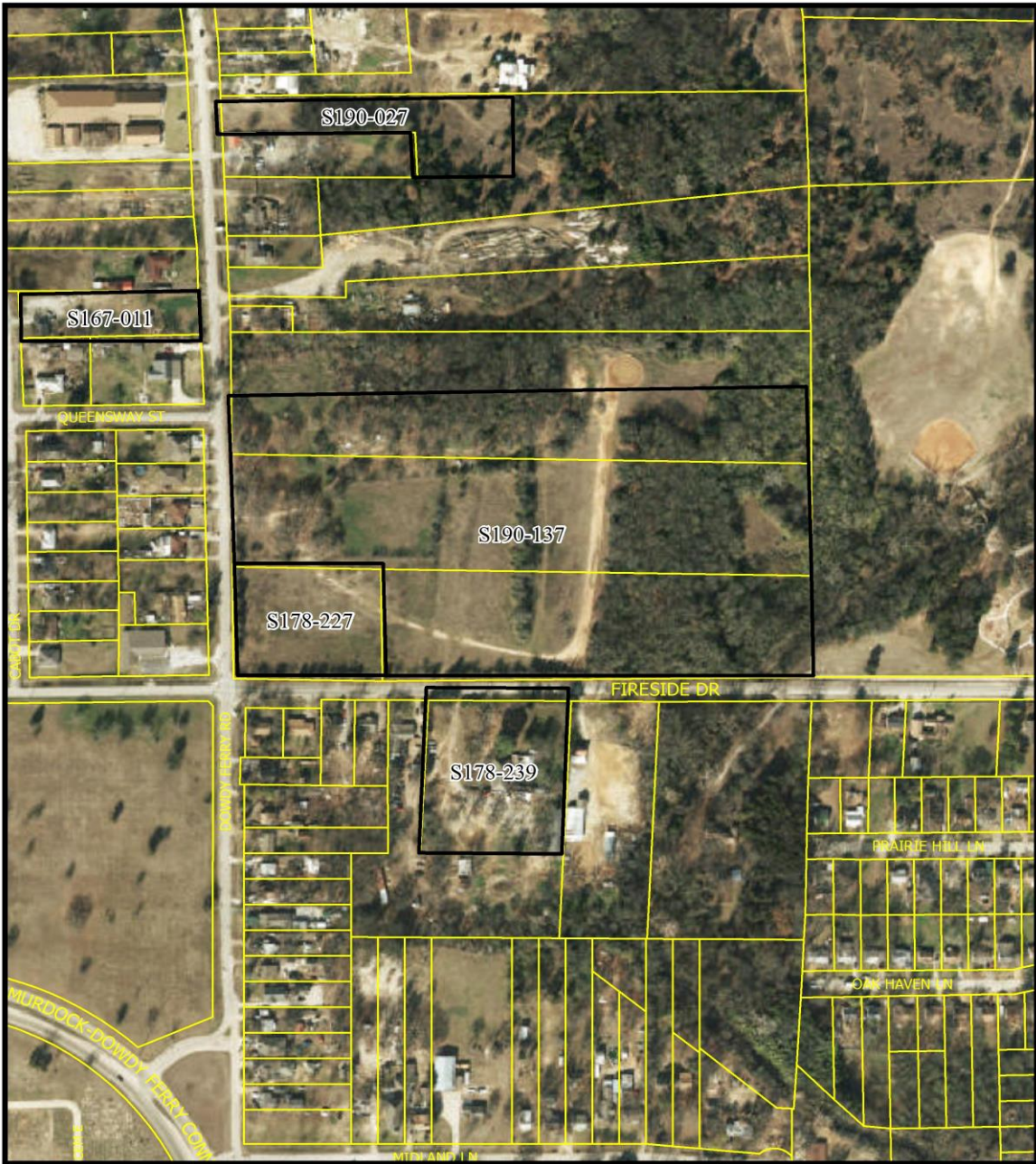
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 117 and 3 common areas.
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. Provide right-of-way, design and construction for a Deceleration/Acceleration Lane if the Traffic Impact Study (TIS) justifies this need for both entrances.
16. Provide 20-foot of all-weather pavement for street perimeter. Section 51A-8.604 (b)(2)
17. On the final plat, determine the 100-year water surface elevation across this addition.




18. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
19. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
20. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
21. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
28. On the final plat, show two control monuments. Section 51A-8.617.
29. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
30. 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.
31. 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.
32. 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.

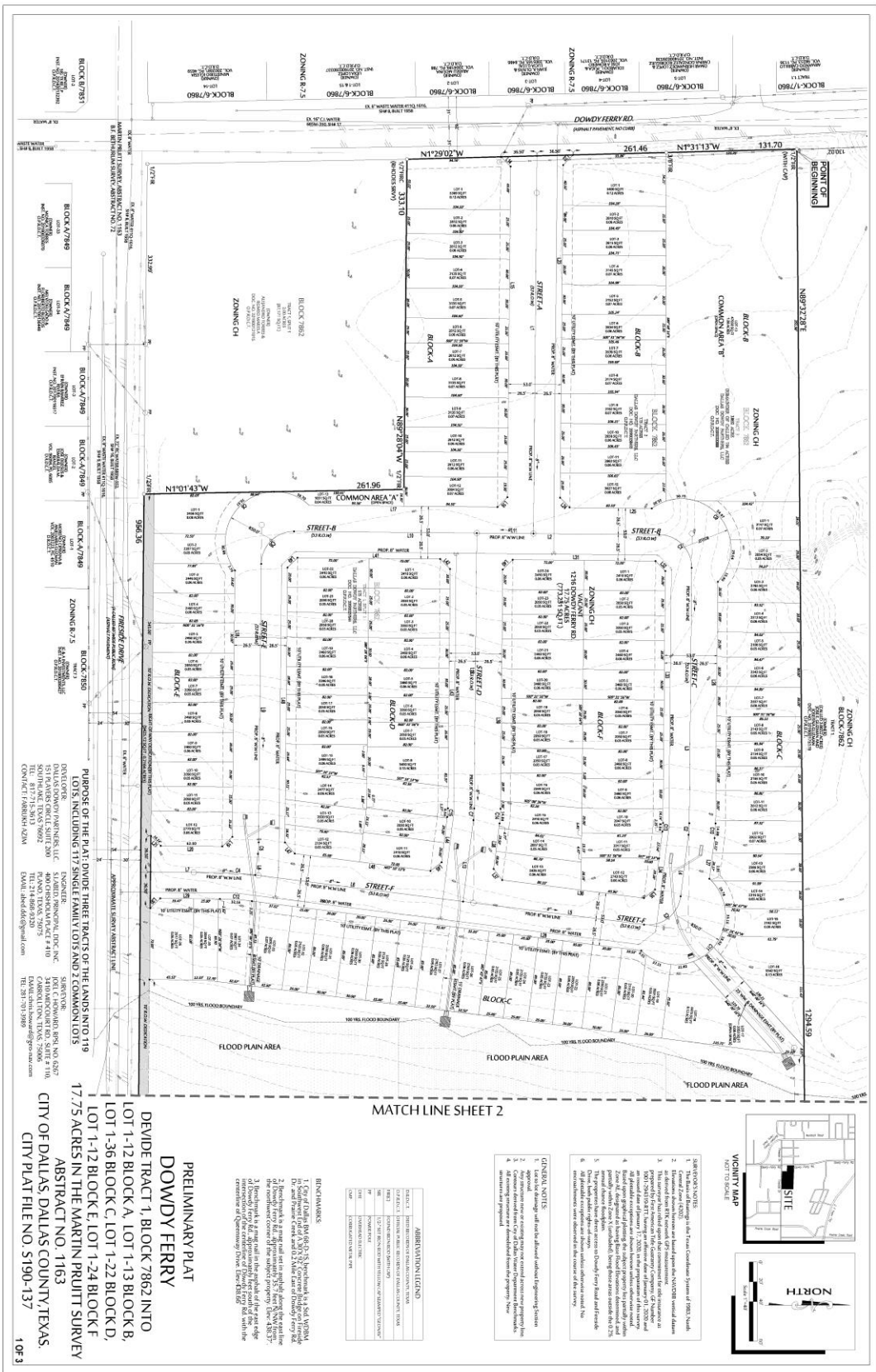
33. Prior to the final plat, contact the Addressing division for help selecting appropriate names for the proposed public streets. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
34. On the final plat, add a label for "Fireside Drive" on page 2. Section 51A-8.403(a)(1)(A) (xii)
35. On the final plat, add a label for "Queensway Street (A.K.A. Queensway Drive)". Section 51A-8.403(a)(1)(A) (xii)
36. On the final plat, change "Dowdy Ferry Rd." to "Dowdy Ferry Road". Section 51A-8.403(a)(1)(A) (xii)
37. On the final plat, identify the property as Lots 1 through 12 in City Block A/7862, Lots 1 through 47 in City Block B/7862, Lots 1 through 24 in City Block C/7862, Lots 1 through 22 in City Block D/7862, and Lots 1 through 12 in City Block E/7862. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

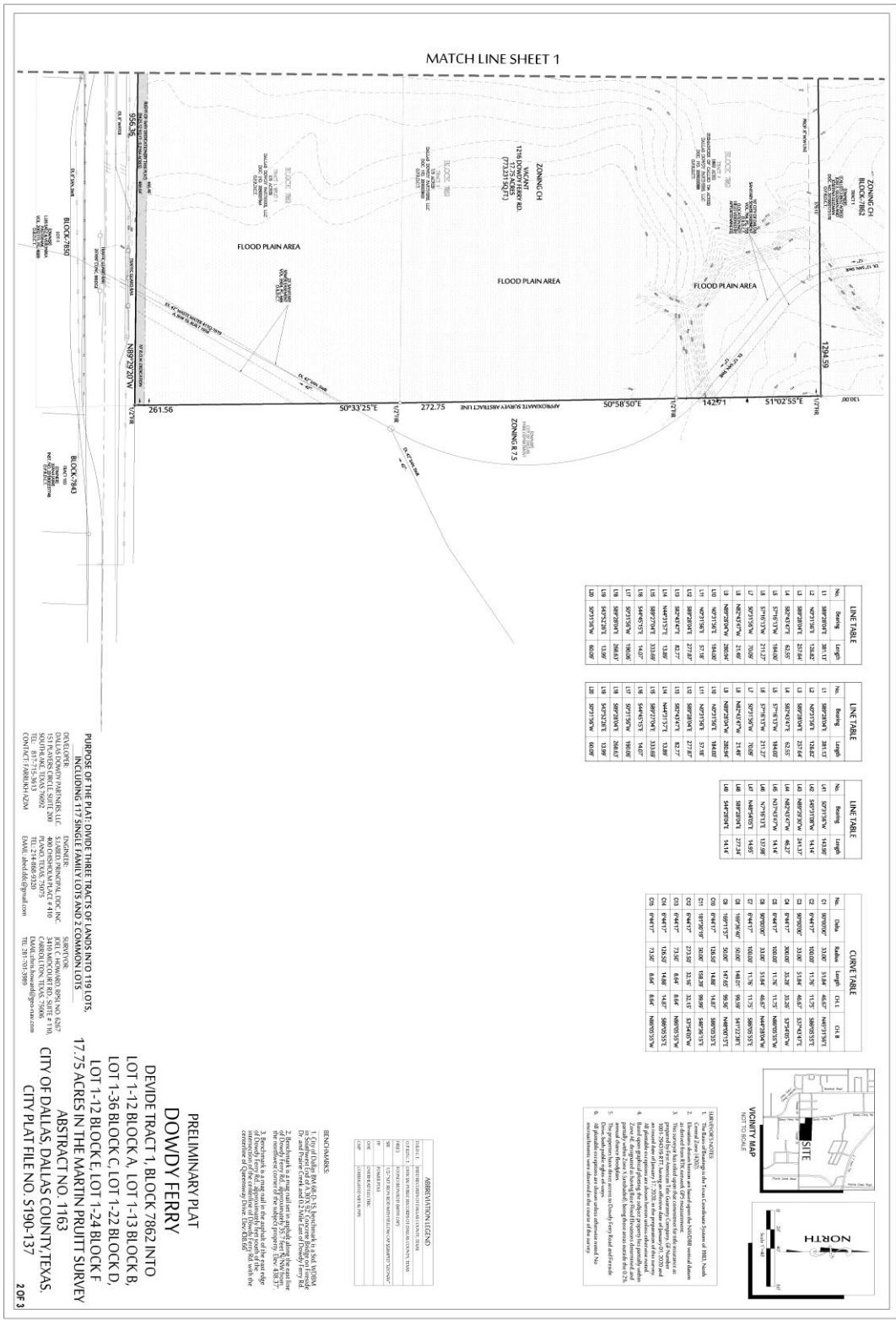




 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S190-137</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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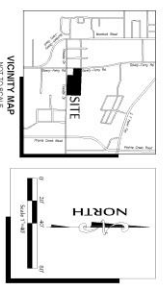


No.	Bearing	Length
11	S89°28'01"E	381.13
12	N07°15'31"E	126.82
13	S89°28'01"E	272.64
14	S89°24'47"E	62.55
15	S79°15'31"W	194.68
16	S79°15'31"W	212.27
17	S27°15'31"W	70.89
18	N07°15'31"E	184.68
19	N07°15'31"E	184.68
20	S89°28'01"E	272.64
21	S89°24'47"E	62.55
22	N46°15'31"E	134.89
23	S46°15'31"E	142.27
24	S27°15'31"W	194.68
25	S27°15'31"W	194.68
26	S27°15'31"W	62.55

No.	Bearing	Length
11	S89°28'01"E	381.13
12	N07°15'31"E	126.82
13	S89°28'01"E	272.64
14	S89°24'47"E	62.55
15	S79°15'31"W	194.68
16	S79°15'31"W	212.27
17	S27°15'31"W	70.89
18	N07°15'31"E	184.68
19	N07°15'31"E	184.68
20	S89°28'01"E	272.64
21	S89°24'47"E	62.55
22	N46°15'31"E	134.89
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24	S27°15'31"W	194.68
25	S27°15'31"W	194.68
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No.	Bearing	Length
11	S89°28'01"E	381.13
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18	N07°15'31"E	184.68
19	N07°15'31"E	184.68
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21	S89°24'47"E	62.55
22	N46°15'31"E	134.89
23	S46°15'31"E	142.27
24	S27°15'31"W	194.68
25	S27°15'31"W	194.68
26	S27°15'31"W	62.55

No.	Circle	Radius	Length	Chord	Chord
11	S89°28'01"E	3.00'	5.04'	4.65'	N46°15'31"E
12	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
13	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
14	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
15	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
16	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
17	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
18	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
19	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
20	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
21	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
22	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
23	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
24	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
25	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E
26	S89°28'01"E	3.00'	5.04'	4.65'	S89°28'01"E



1. The plat is being prepared by the Texas Commission on State Lands.
2. The plat is being prepared by the Texas Commission on State Lands.
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4. The plat is being prepared by the Texas Commission on State Lands.
5. The plat is being prepared by the Texas Commission on State Lands.
6. The plat is being prepared by the Texas Commission on State Lands.

Block	Area	Acres
7862	Block 7862	1.12
7863	Block 7863	1.12
7864	Block 7864	1.12
7865	Block 7865	1.12
7866	Block 7866	1.12
7867	Block 7867	1.12
7868	Block 7868	1.12
7869	Block 7869	1.12
7870	Block 7870	1.12
7871	Block 7871	1.12
7872	Block 7872	1.12
7873	Block 7873	1.12
7874	Block 7874	1.12
7875	Block 7875	1.12
7876	Block 7876	1.12
7877	Block 7877	1.12
7878	Block 7878	1.12
7879	Block 7879	1.12
7880	Block 7880	1.12
7881	Block 7881	1.12
7882	Block 7882	1.12
7883	Block 7883	1.12
7884	Block 7884	1.12
7885	Block 7885	1.12
7886	Block 7886	1.12
7887	Block 7887	1.12
7888	Block 7888	1.12
7889	Block 7889	1.12
7890	Block 7890	1.12
7891	Block 7891	1.12
7892	Block 7892	1.12
7893	Block 7893	1.12
7894	Block 7894	1.12
7895	Block 7895	1.12
7896	Block 7896	1.12
7897	Block 7897	1.12
7898	Block 7898	1.12
7899	Block 7899	1.12
7900	Block 7900	1.12

**PRELIMINARY PLAT**  
**DOWDY FERRY**  
 DEVIDE TRACT 1, BLOCK 7862 INTO  
 LOT 1-12 BLOCK A, LOT 1-13 BLOCK B,  
 LOT 1-36 BLOCK C, LOT 1-22 BLOCK D,  
 LOT 1-12 BLOCK E, LOT 1-24 BLOCK F  
 17.75 ACRES IN THE MARTIN PRUITT SURVEY  
 ABSTRACT NO. 1163  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
 CITY PLAT FILE NO. S190-137

**CITY PLAN COMMISSION****THURSDAY JUNE 4, 2020****FILE NUMBER:** S190-138**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Commerce Street and Canton Street, east of Murray Street**DATE FILED:** May 8, 2020**ZONING:** PD 269 (Tract A)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.2159-acres **MAPSCO:** 46J**OWNERS:** Commerce-Canton Investors, LLC, Westdale Futura Lofts, LTD, Westdale Properties America I, LTD**REQUEST:** An application to replat a 2.2159-acre tract of land containing all of Lots 1 through 11 in City Block 6/849 and part of City Block 851 to create one 0.5797-acre lot and one 1.6362-acre lot on property located between Commerce Street and Canton Street, east of Murray Street.**SUBDIVISION HISTORY:**

1. S178-268 was a request north of the present request to replat a 2.044-acre tract of land containing part of Lot 1 in City Block 833 and abandoned Trunk Avenue to create one lot on property located on Elm Street, east of Hall Street. The request was approved August 16, 2018 but has not been recorded.
2. S178-224 was a request southeast of the present request to create one 0.493-acre lot and one 2.888-acre lot from a 3.373-acre tract of land in City Block 6/828 on property located on Hickory Street, between Second Avenue and Canton Street. The request was approved July 19, 2018 but has not been recorded.
3. S167-228 was a request north of the present request to replat a 0.205-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 6/849 to create one lot on property located on Murray Street, south of Commerce Street. The request was approved August 3, 2017 and was withdrawn August 20, 2017.
4. S145-271 was a request northwest of the present request to replat part of Lot 1 and a tract of land in City Block 844 into one 1.944-acre lot on property located at 334 North Hall Street between North Trunk Avenue and Elm Street. The request was approved October 1, 2015 and has not been recorded.
5. S145-093 was a request northwest of the present request to replat a 2.037-acre tract of land containing all of Lots 1 through 7 in City Block 847, part of Lots 1 and 10, and all of Lots 2 through 6, and 8 in City Block 847 into one 2.037-acre lot on property bounded by Main Street, Hall Street, Elm Street and North Trunk Avenue. The request was approved March 5, 2015 and recorded April 25, 2018.

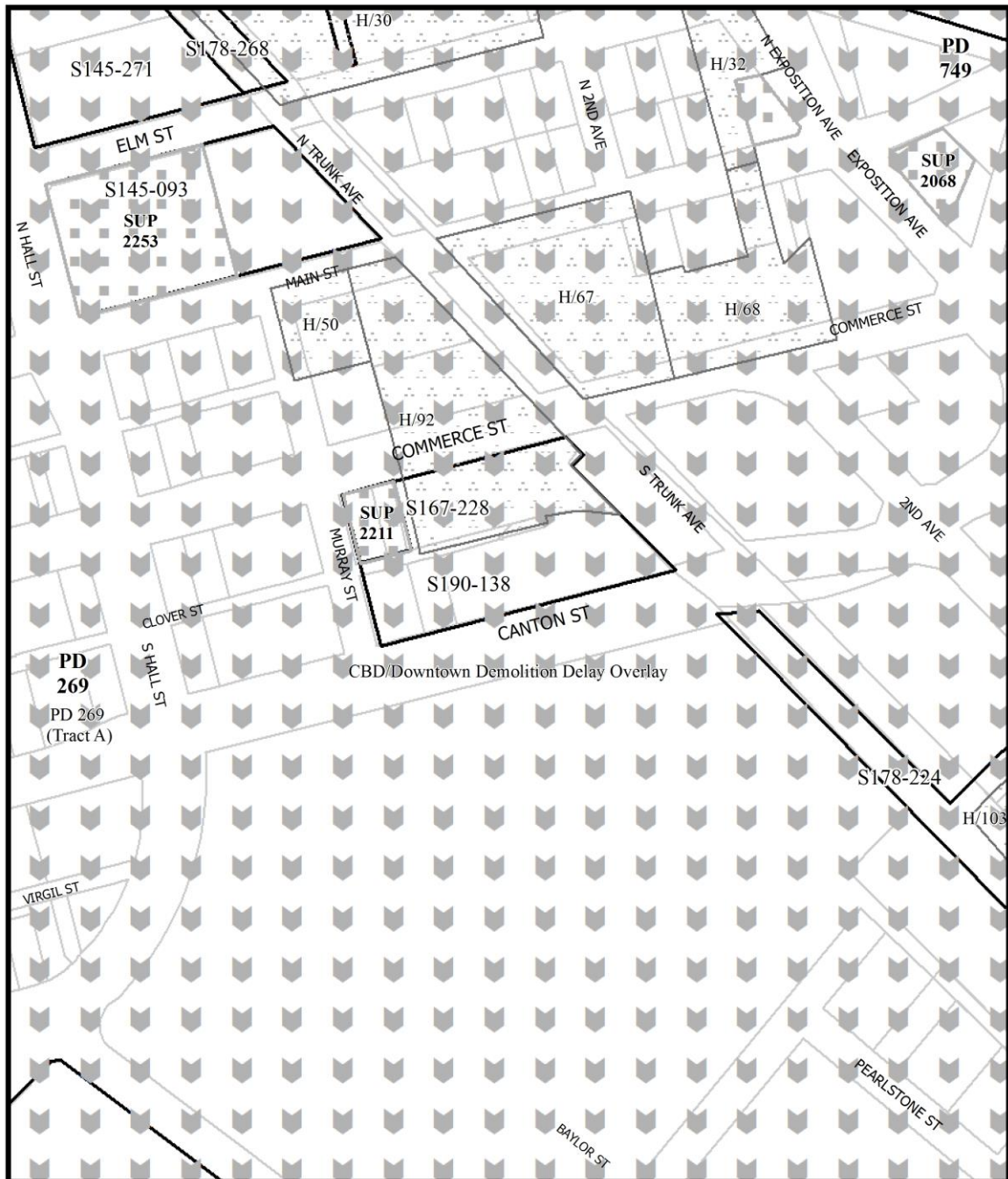
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 269 (Tract A); therefore, staff recommends approval subject to compliance with the following conditions:




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 structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit 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 Murray Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Murray Street & Canton Street. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Murray Street & Commerce Street. Section 51A 8.602(d)(1).
18. 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)
19. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
24. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
26. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
27. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering


plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

29. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum 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.
31. Encroachments on Murray Street and Canton Street need to be removed from right-of-way. Prior to final plat, provide written confirmation to Real Estate.
32. On the final plat, change "(Formerly Gonzales Street)" to "(F.K.A. Ganzer Street)" per Volume 12 Page 307. Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, change all "Trunk Street" labels to "Trunk Avenue". Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, remove the western "Trunk Street" label north of "Commerce Street". Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lots 1A and 2A in City Block M/8734. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

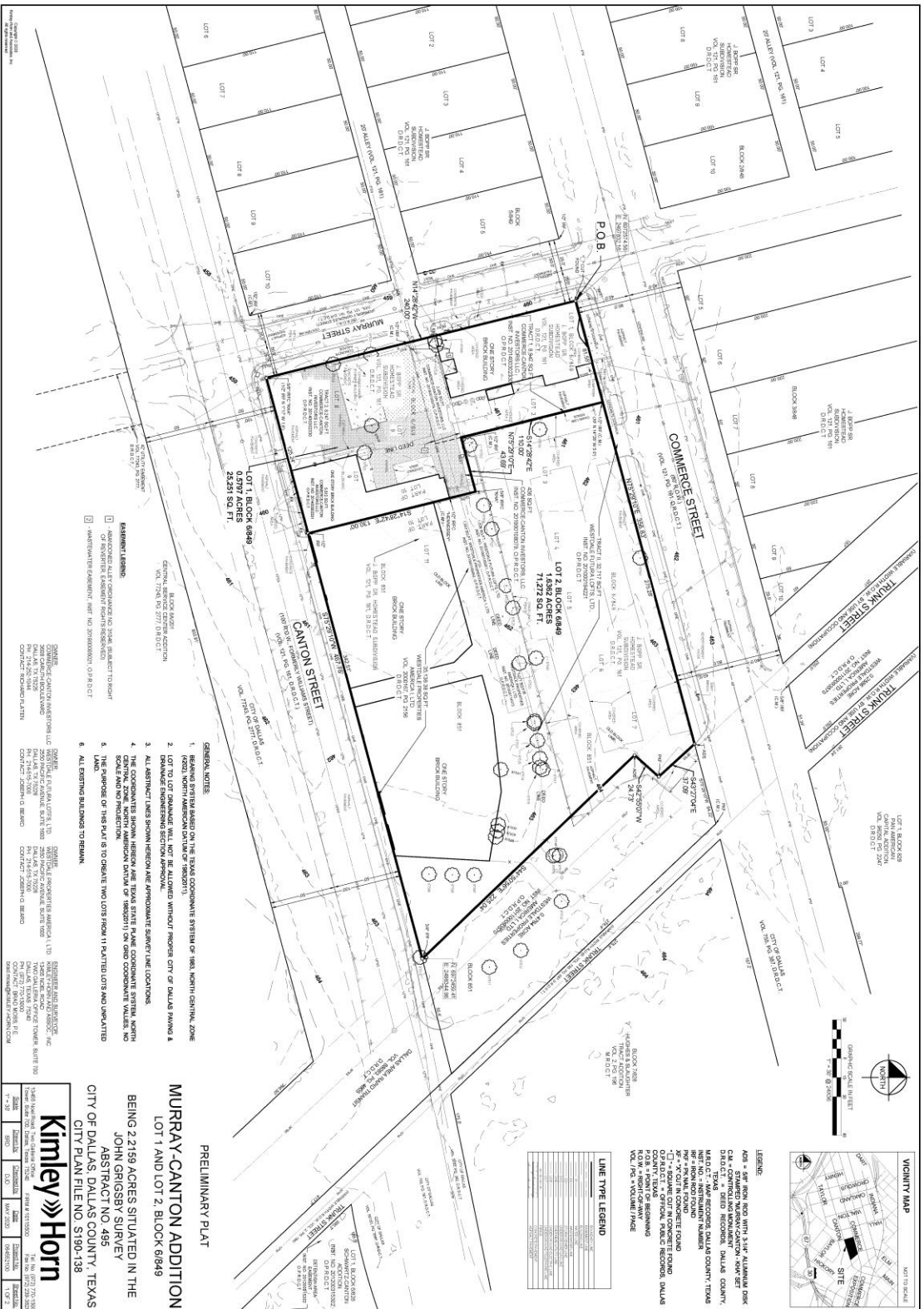


 1:2,400	<h2>ZONING MAP</h2> <p>  Area of Request   Recent History         </p>	Case no: <u>          <b>S190-138</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S190-138</b>    </u> Date: <u>    <b>5/18/2020</b>    </u>
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**PRELIMINARY PLAN**  
**MURRAY-CANTON ADDITION**  
 LOT 1 AND LOT 2, BLOCK 61949

BEING 2.2159 ACRES SITUATED IN THE  
 JOHN GRIGSBY SURVEY  
 ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-138

**Kimley-Horn**

REGISTERED PROFESSIONAL ENGINEERS  
 1833 WEST FAULSTICH DRIVE, SUITE 100  
 DALLAS, TEXAS 75247  
 TEL: 214.646.4500 FAX: 214.646.4501  
 WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL SURVEYORS  
 1833 WEST FAULSTICH DRIVE, SUITE 100  
 DALLAS, TEXAS 75247  
 TEL: 214.646.4500 FAX: 214.646.4501  
 WWW.KIMLEY-HORN.COM

- GENERAL NOTES:**
1. BOUNDARY SURVEY BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (2022) NORTH AMERICAN DATUM OF 1983 (NAD83).
  2. LOT TO LOT DIMENSIONS WILL NOT BE ALLOWED WITHOUT APPROVAL FROM THE CITY OF DALLAS PLANNING & DEVELOPMENT DEPARTMENT SECTION APPROVAL.
  3. ALL DIMENSIONS SHOWN SHOW NEAREST APPROPRIATE SURVEY DATUM LOCATIONS.
  4. THE CONDOMINIUM SHALL BE DIVIDED INTO TWO FLAT UNITS PER CONDOMINIUM ACT, NORTH AND SOUTH FLAT UNITS PER CONDOMINIUM ACT, WITH SEPARATE VESTING AND UNITS.
  5. THE PURPOSE OF THIS PLAN IS TO CREATE TWO LOTS FROM 11 PLATTED LOTS AND UNPLATTED LOTS.
  6. ALL EXISTING BUILDINGS TO REMAIN.

- EXHIBIT LEGEND:**
- ▣ EXHIBIT 1 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 2 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 3 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 4 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 5 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 6 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 7 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 8 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 9 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 10 - CONDOMINIUM UNIT
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  - ▣ EXHIBIT 98 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 99 - CONDOMINIUM UNIT
  - ▣ EXHIBIT 100 - CONDOMINIUM UNIT

**FILE NUMBER:** S190-140**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Elam Road, southwest of US Highway 175**DATE FILED:** May 11, 2020**ZONING:** CR, PD 533 (Subdistrict 5)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2015/Article%20533.pdf>**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 3.588-acres**MAPSCO:** 58T**OWNER:** DFW Oil, Inc.

**REQUEST:** An application to replat a 3.588-acre tract of land containing all of Lots 10A through 10D, abandoned Love Joy Street, and a portion of an abandoned alley in City Block 6280 to create one lot on property located on Elam Road, southwest of US Highway 175.

**SUBDIVISION HISTORY:**

1. S189-277 was a request northeast of the present request to replat a 0.79-acre (34,412-square feet) tract of land containing all of Lots 8A and 8B in City Block C/6284 to create one lot on property located on Southwest Drive, north of C.F. Hawn Freeway U.S. Highway 175. The request was approved September 5, 2019 but has not been recorded.
2. S178-263 was a request north of the present request to create a 0.075-acre lot from a tract of land containing part of City Block 6280 on property located on C F Hawn Service Road, east of Jim Miller Road. The request was approved August 16, 2018 but has not been recorded.
3. S145-013 was a request southeast of the present request to replat a 3.424-acre tract of land containing all of Lots 1 and 16 and part of Lots 14 and 15 in City Block 6278 into three lots ranging in size from 0.541 acre to 2.112 acres on property located at 7505 C.F. Hawn Freeway (US Highway 175). The request was approved November 6, 2014 and withdrawn April 6, 2020.

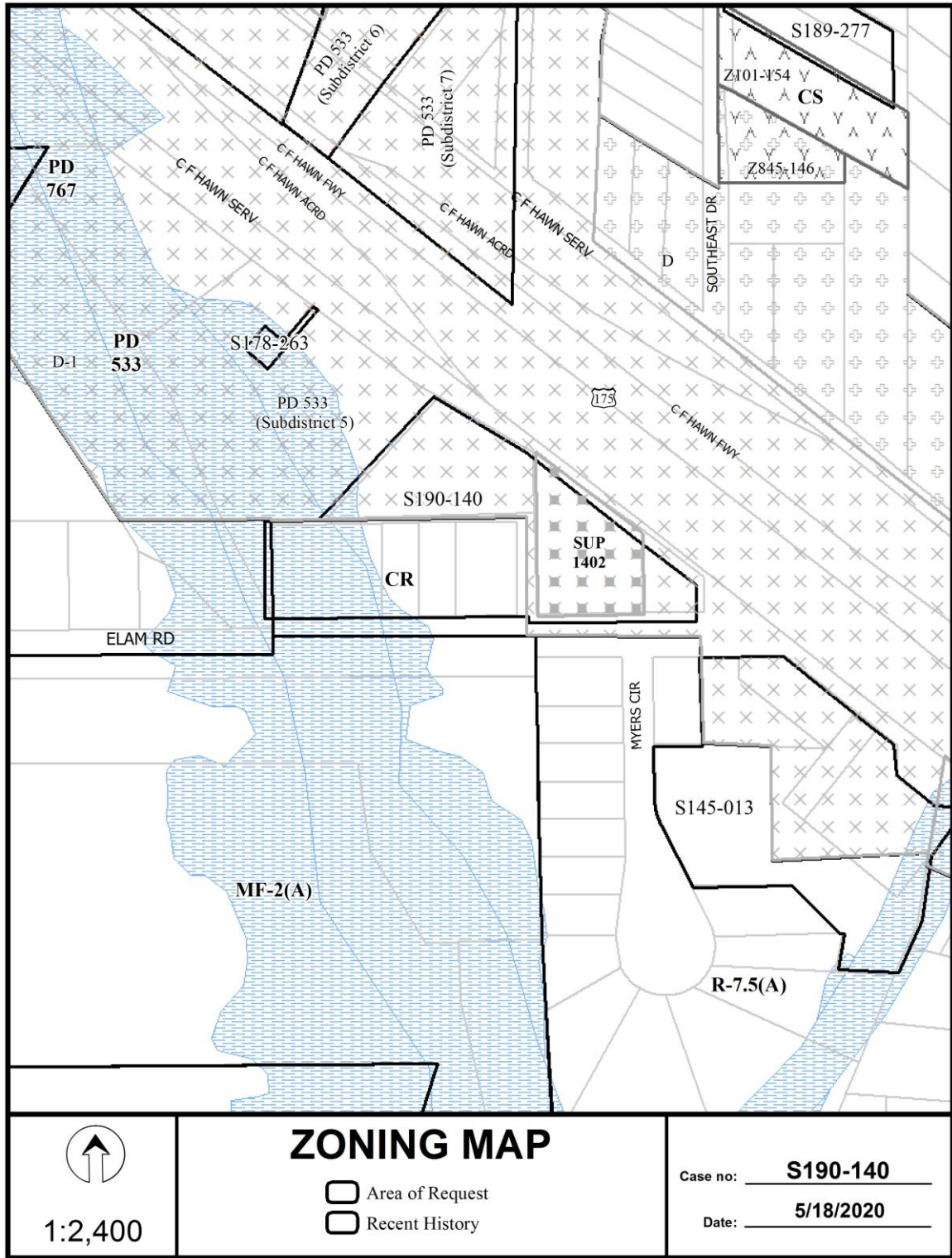
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the CR Community Retail District and the requirements of PD 533 (Subdistrict 5); therefore, staff recommends approval subject to compliance with the following conditions:

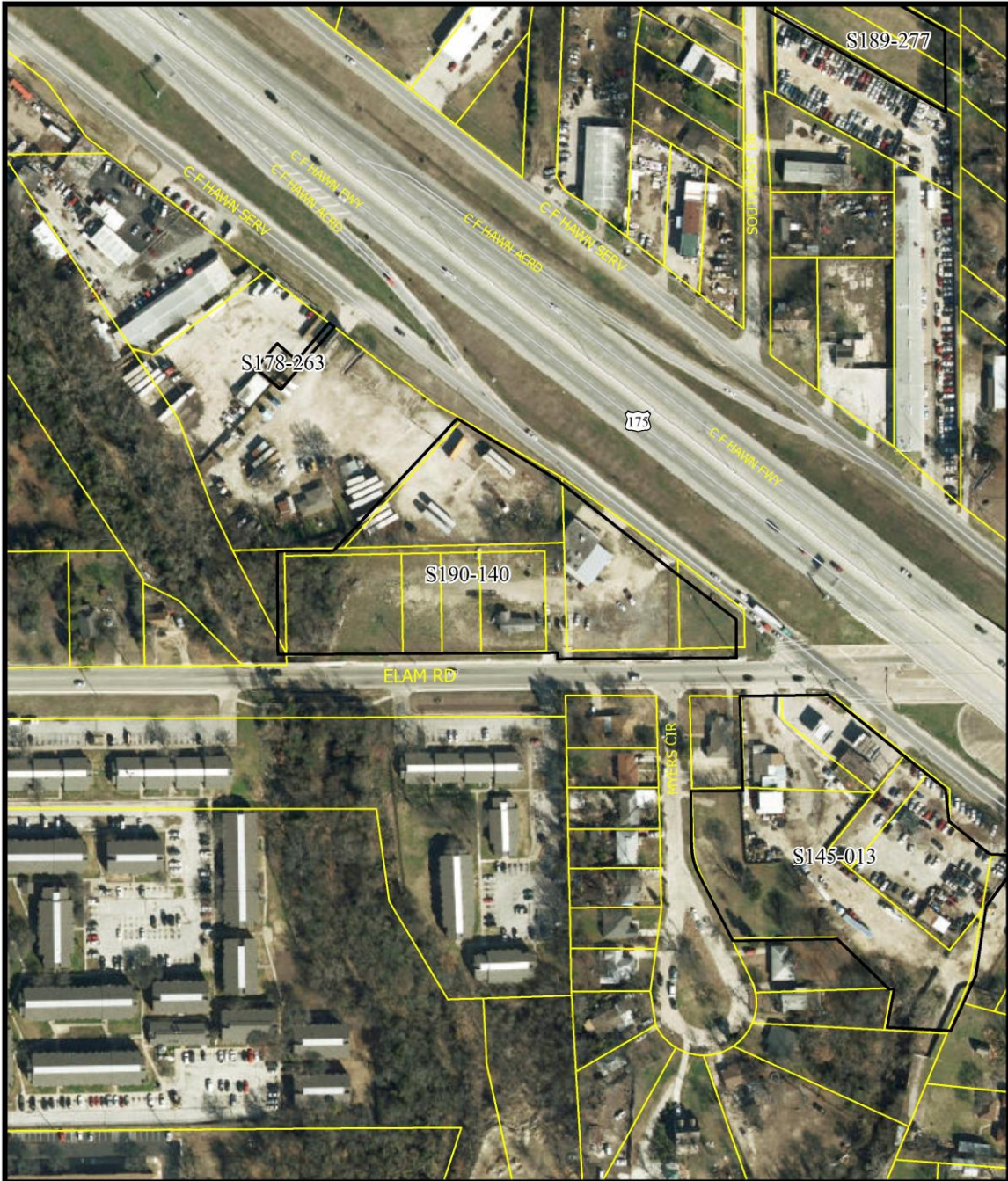
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit 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 center line of Elam Road. Section 51A 8.602(c).
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access."
17. On the final plat, determine the 100-year water surface elevation across this addition.

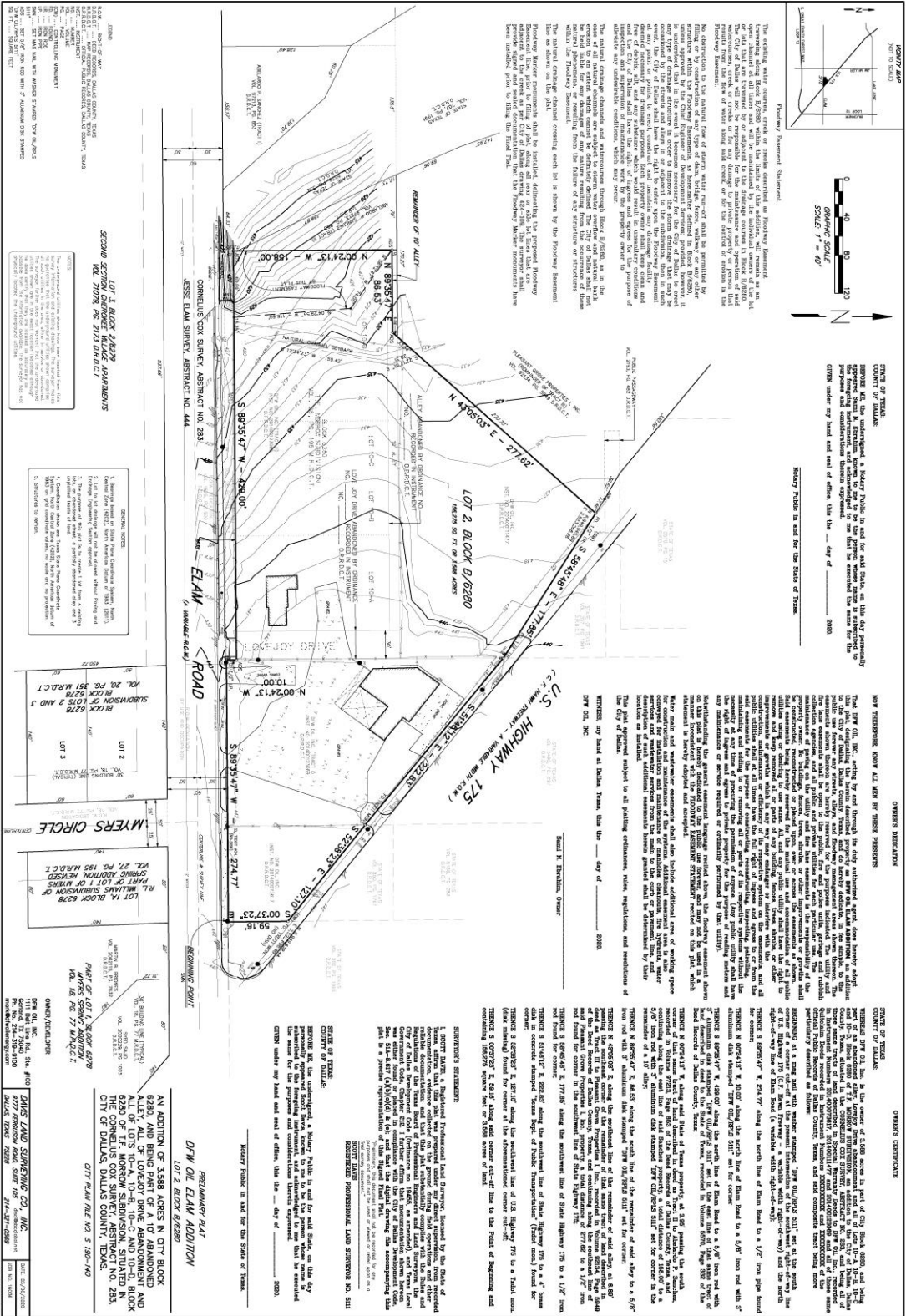
18. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
19. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
20. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
21. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
24. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
27. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
29. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
30. 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.
31. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

32. 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.
33. On the final plat, label the abandonments as "Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Instrument No. \_\_\_\_\_. Utility Easements retained."
34. On the final plat, change "U.S. Highway 175 (C.F. Hawn Freeway)" to "C F Hawn Freeway/ U.S. Highway No. 175". Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, change "Lovejoy Drive" to "Lovejoy Street". Section 51A-8.403(a)(1)(A)(xii)
36. On the final plat, change "Myers Circle" to "Myers Circle (A.K.A. Myers Circle Drive)". Section 51A-8.403(a)(1)(A)(xii)
37. On the final plat, identify the property as Lot 3 in City Block A/6280. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S190-140</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given under my hand and seal of office, this day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**Boundary Assessment Statement**

The existing water courses, creek or course described as boundary assessment... (text continues with legal description of water courses and boundaries)

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Given under my hand and seal of office, this day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas



**CITY PLAN COMMISSION**

**THURSDAY JUNE 4, 2020**

**FILE NUMBER:** S190-127

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Tulip Lane, east of Tibbs Road

**DATE FILED:** May 6, 2020

**ZONING:** R-16(A)

**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.284-acre

**MAPSCO:** 25G

**OWNERS:** Victor Toledo, Thomy Sue Toledo

**REQUEST:** An application to replat a 0.284-acre tract of land containing all of Lot 13 in City Block 2/5498 to create one lot and to remove an existing 50-foot platted Building Line on property located on Tulip Lane, east of Tibbs Road.

**SUBDIVISION HISTORY:**

1. S178-068 is a request north of the present request to replat a 0.553-acre tract of land containing Lot 4A in City Block B/5500 to reduce a portion of the existing platted 30-foot building line along Lavendale Avenue on property located at 6480 Royalton Drive. The request was approved January 18, 2018 and recorded August 21, 2018.

**PROPERTY OWNER NOTIFICATION:** On May 19, 2020, 18 notices were sent to property owners within 200 feet of the proposed plat.

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

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
  - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
    - The platted building line is 50-foot. Minimum front yard setback for single family dwelling is 35 feet in the R-16(A) Single Family District. The request is to remove the existing platted 50-foot Building.
  - (ii) “be contrary to the public interest;”
    - 18 notices were sent on May 19, 2020 to owners within 200 feet of the plat boundaries.
  - (iii) “adversely affect neighboring properties; and”
    - The removal of the existing platted 50-foot Building Line will allow for construction of structures to be built in compliance with the zoning

setbacks. Some of the buildings along Tulip Lane within the block are encroaching within the existing 50-foot building line. The 50-foot building line was created by the plat "Pemberton Addition No.3" (*refer plat map*). Per research from Central Files, approved site plans of the buildings that are encroaching the platted building line do not have the 50-foot platted building line shown; however, there is no evidence that the existing platted 50-foot building line was ever removed or reduced. The permits for the buildings encroaching into the existing 50-foot building line were issued in error.

(IV) "adversely affect the plan for the orderly development of the subdivision."

- The removal of the existing platted 50-foot Building Line will significantly impact the adjoining properties; however, some existing buildings are encroaching into the existing platted 50-foot building line. Those building permits were issued in error. Most of the buildings within the subdivision are aligned with the platted 50-foot building line.

**STAFF RECOMMENDATION ON BUILDING LINE REMOVAL:** The request is to remove the existing platted 50-foot building line along Tulip Lane. Staff finds that the request complies with the R-16(A) Single Family District, Section 51A-4.601(d), but does not comply with Section 51A-8.505 of the Dallas Development code; therefore, staff recommend denial of the removal of the building line.


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

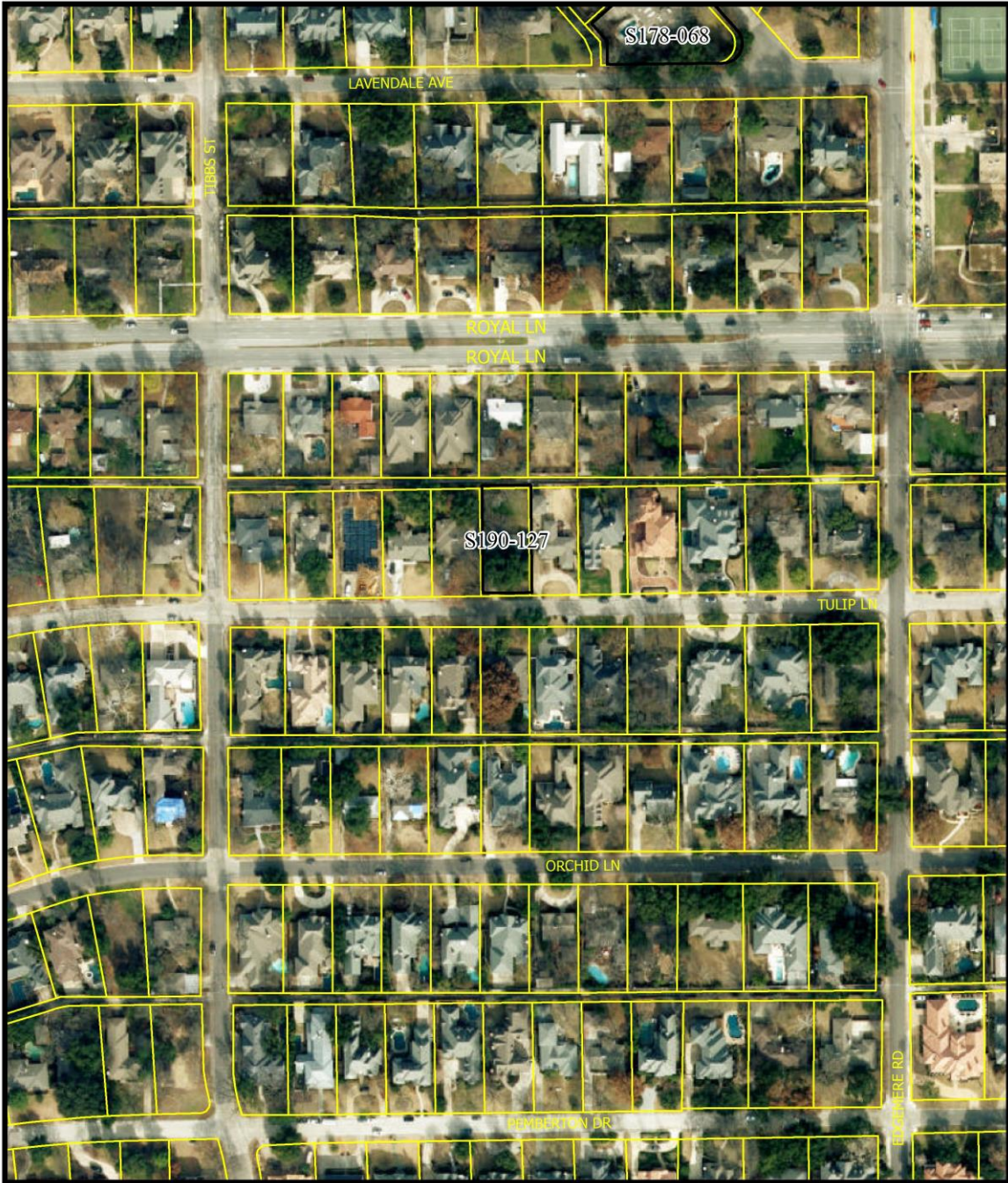
The size of the existing lot will remain the same. The request complies with the requirements of Section 51A-8.503 and the R-16(A) Single Family District Section 51A-4.601(d); However, the request will be the only property in this subdivision without the platted 50-foot Building Line, therefore, staff recommends denial of the request; However, should the request be approved, we recommend the approval be subject to compliance with the following conditions:


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

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. 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).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c); 8.601 (b)(4), (5), (6), (7), (8), (9)
14. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
17. On the final plat, indicate the recording information on all existing easements within 150 feet of the property.
18. On the final plat, state that the building line is removed by this plat.
19. On the final plat, identify the property as Lot 13 in City Block 2/5498. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

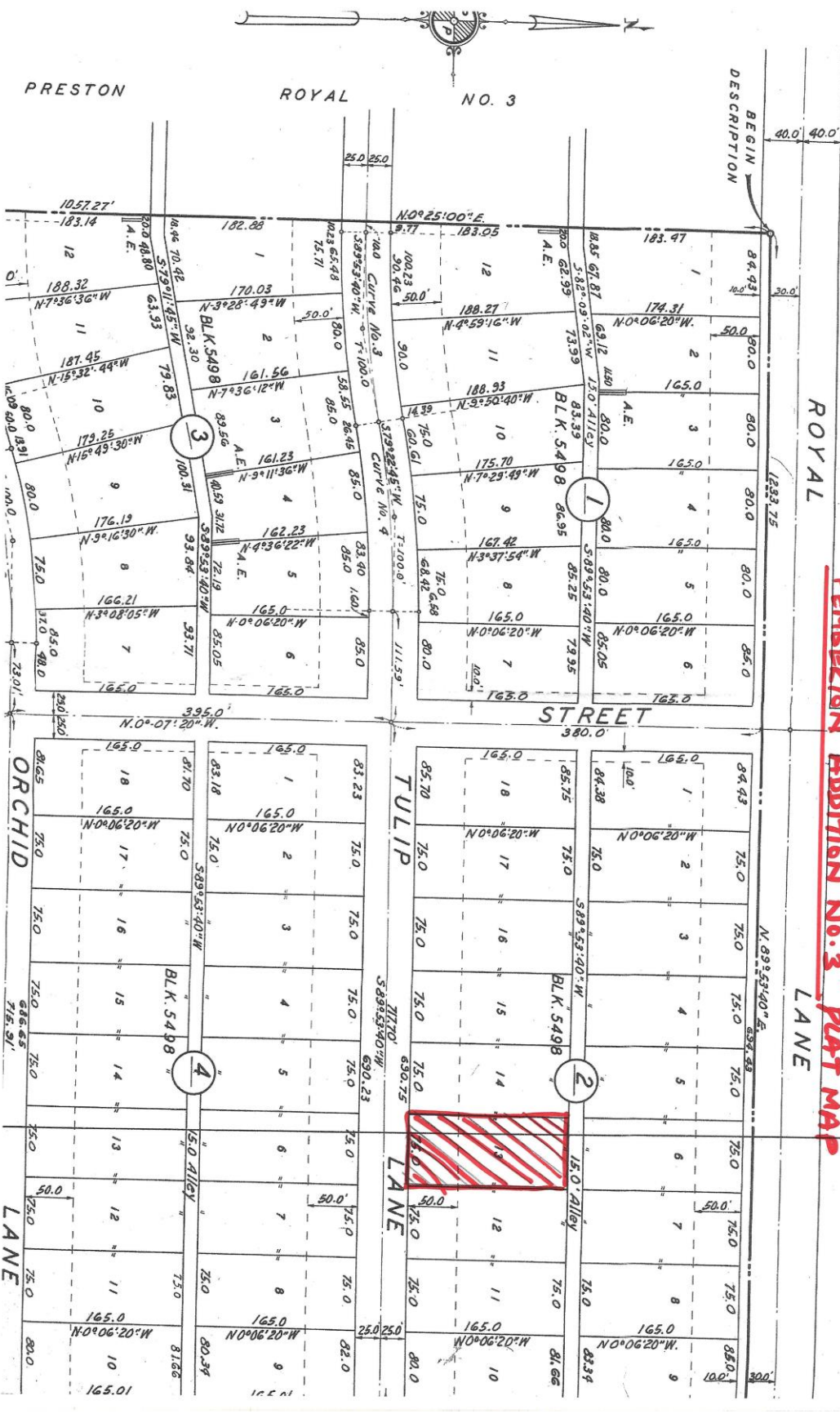


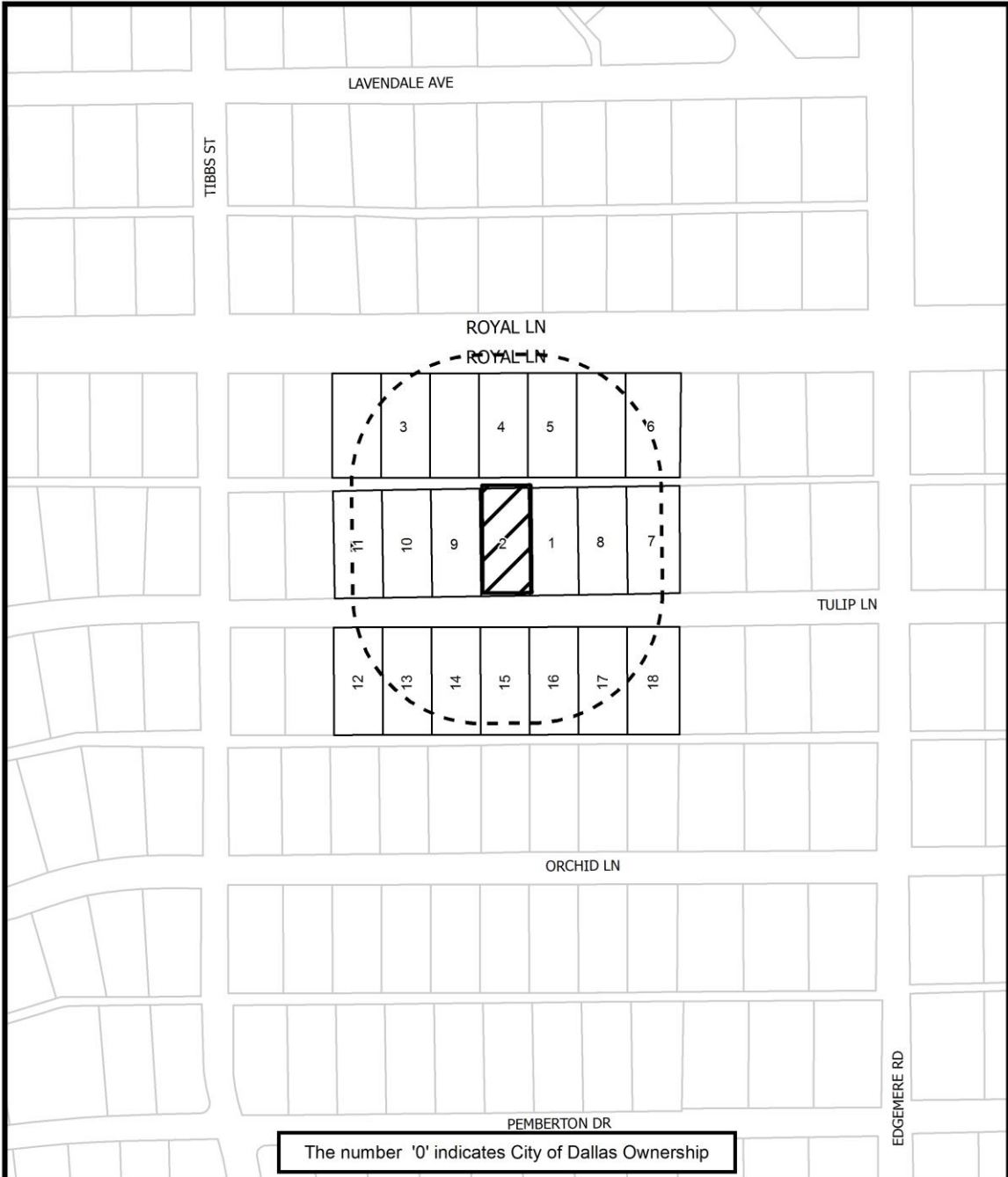
 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>    <b>S190-127</b>    </u> Date: <u>    <b>5/18/2020</b>    </u>
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 1:2,400	<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>S190-127</b>    </u> Date: <u>    <b>5/18/2020</b>    </u>
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POWELL & POWELL,  
ENGINEERS  
**PERMISSION ADDITION NO. 3 PLAT MAP**  
MARCH, 1950  
758 - 781





 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>18</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>18</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u><b>S190-127</b></u> Date: <u><b>5/18/2020</b></u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>18</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

05/13/2020

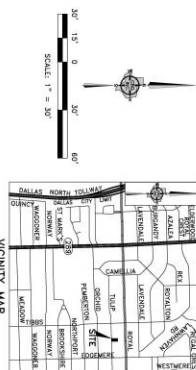
## ***Notification List of Property Owners***

***S190-127***

***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6441 TULIP LN	SHATTERED SLIPPERS INV LLC
2	6435 TULIP LN	WORTLEY JEAN T
3	6422 ROYAL LN	ZHAO HUI DAVID & XI FANG
4	6434 ROYAL LN	ALMASRI SAM & SHAZA ALALOUL
5	6440 ROYAL LN	K H EQUITY INVESTMENTS LLC
6	6452 ROYAL LN	VEETIL VINESH KAVASSERY &
7	6453 TULIP LN	BAGGETT KELVIN A
8	6447 TULIP LN	RO FAMILY TRUST
9	6429 TULIP LN	WDR LEGACY TRUST
10	6423 TULIP LN	GRIFFIN MASON & JENNIFER
11	6417 TULIP LN	CORONA BENJAMIN R & LAURA
12	6416 TULIP LN	LANDRY THOMAS W JR &
13	6422 TULIP LN	CARLSON LARRY D
14	6428 TULIP LN	GRUNER ROBERT III & KATHRYN ARGO
15	6434 TULIP LN	FUSCH BLAKE A & LINDSEY L
16	6440 TULIP LN	MIFF STEVE C & JENNIFER M
17	6446 TULIP LN	ZHOU LI & XIN DONG &
18	6452 TULIP LN	COCHRAN CYNTHIA J

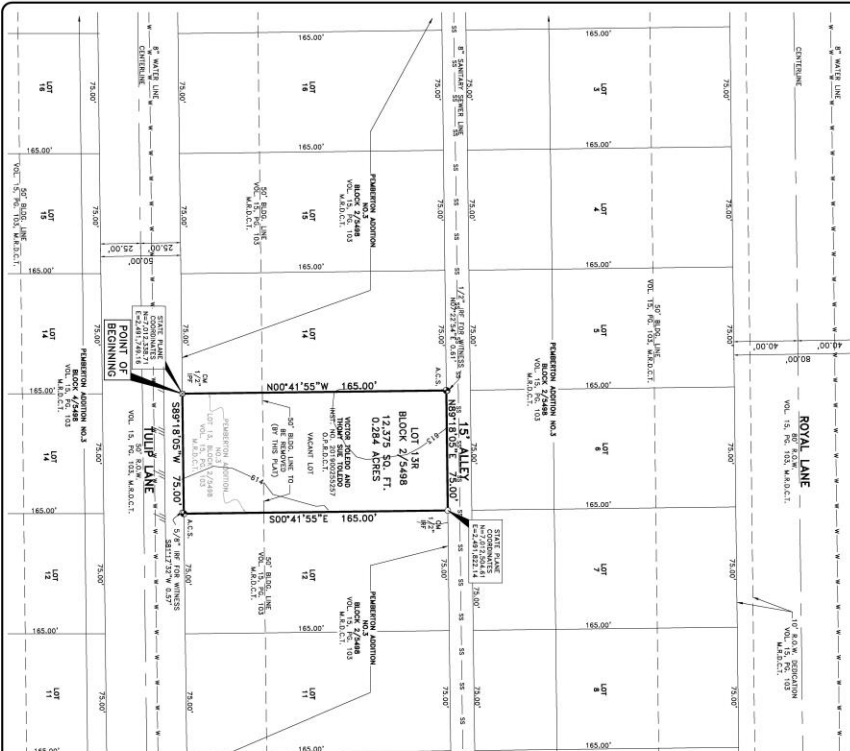




**GENERAL NOTES**

- 1) CONDUITS SHOWN WERE AMERICAN DAUGHTER OF 1983 ON GRID COORDINATE SYSTEM, NORTH SCALE AND NO BENCHMARK.
- 2) THE PURPOSE OF THIS PLAN IS TO REMOVE THE 50 FEET BUILDING LINES.
- 3) THE 1/2 INCH ALUMINUM DIM STAMPS WILL BE PLACED IN THE CENTER OF EACH OF THE BOUNDS OF THE ADDITION.
- 4) THE 1/2 INCH ALUMINUM DIM STAMPS WILL BE PLACED IN THE CENTER OF EACH OF THE BOUNDS OF THE ADDITION.
- 5) THIS PLAN IS A STATE PLANNING INSTRUMENT, TEXAS NORTH CENTRAL ZONE.

DATE: 06/21/2020  
DRAWN BY: JTS  
CHECKED BY: JTS



**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, being of legal age and of sound mind, do hereby certify that I am the owner of the land hereinafter described and that I have executed this Certificate for the purposes and in the manner herein stated.

My hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
OWNER

**OWNER'S DECLARATION**

I, the undersigned, being of legal age and of sound mind, do hereby certify that I am the owner of the land hereinafter described and that I have executed this Declaration for the purposes and in the manner herein stated.

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\_\_\_\_\_  
OWNER

**FILE NUMBER:** S190-129

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** 17415 Pauma Valley Circle

**DATE FILED:** May 6, 2020

**ZONING:** R-1/2ac(A)

**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 2.437-acres

**MAPSCO:** 5J

**OWNERS:** Sherry Sue Staber Holland, Julie Hildebrand, Brody Hildebrand, Pauma Valley Ranch, LLC

**REQUEST:** An application to replat a 2.437-acre tract of land containing all of Lots 23, 51, and 52 in City Block 1/8757 to create one 0.923-acre lot and one 1.513-acre lot on property located at 17415 Pauma Valley Circle.

**SUBDIVISION HISTORY:**

1. S189-164 was a request of the same property to replat a 2.437-acre tract of land containing all of Lots 23, 51, and 52 in City Block 1/8757 to create one 0.923-acre lot and one 1.513-acre lot on property located at 17415 Pauma Valley Circle. The request was withdrawn March 29, 2019.

**PROPERTY OWNER NOTIFICATION:** On May 19, 2020, 16 notices were sent to property owners within 200 feet of the proposed plat.

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

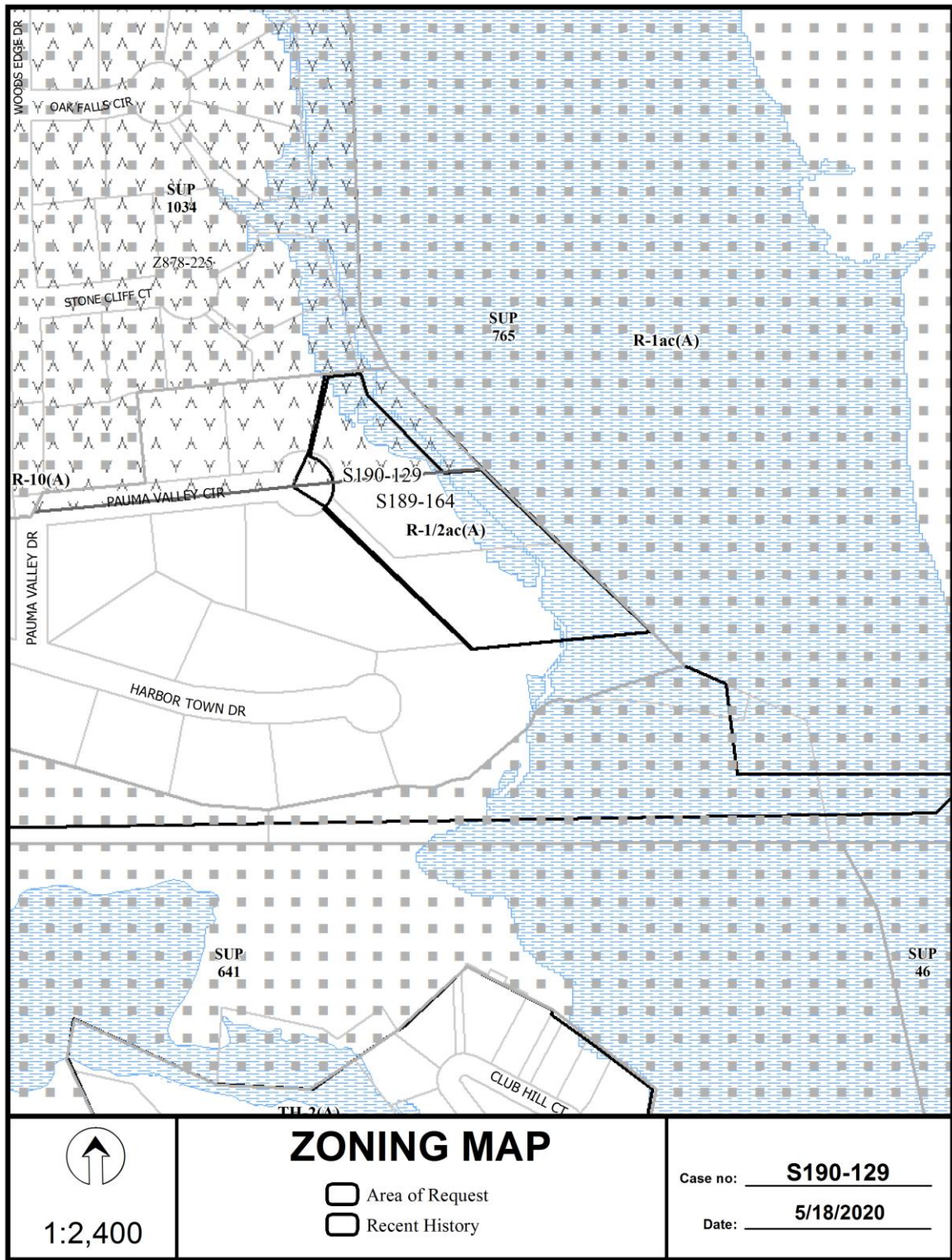
- The properties to the north and northwest of the request have widths ranging in size from 98 feet to 162 feet and areas ranging in size from 12,978 square feet to 23,293 square feet and are zoned R-10(A) Single Family District. *(please refer to the existing area analysis map)*
- The property to the east and southeast of the request is 54.51-acres open area and is zoned R-1ac(A). *(please refer to the existing area analysis map)*
- The properties to the south and southwest of the request have widths ranging in size from 135 feet to 327 feet and areas ranging in size from 20,595 square feet to 77,556 square feet and are zoned R-10(A) Single Family District. *(please refer to the existing area analysis map)*
- The request is to create one 40,230-square foot lot and one 65,923-square foot lot with lot widths of 87.48 feet and 20.30 feet respectively. *(please refer to the existing area analysis map)*

The request is in R-1/2ac(A) Single Family District with minimum lot requirement of 21,780 square feet. Staff finds that there is no uniform lot widths or lot areas within the immediate vicinity of the request; therefore, there is no established lot pattern and the request complies with the requirements of Section 51A-8.503 and the R-1/2ac(A) Single Family District. Staff recommends approval of the request subject to compliance with the following conditions:

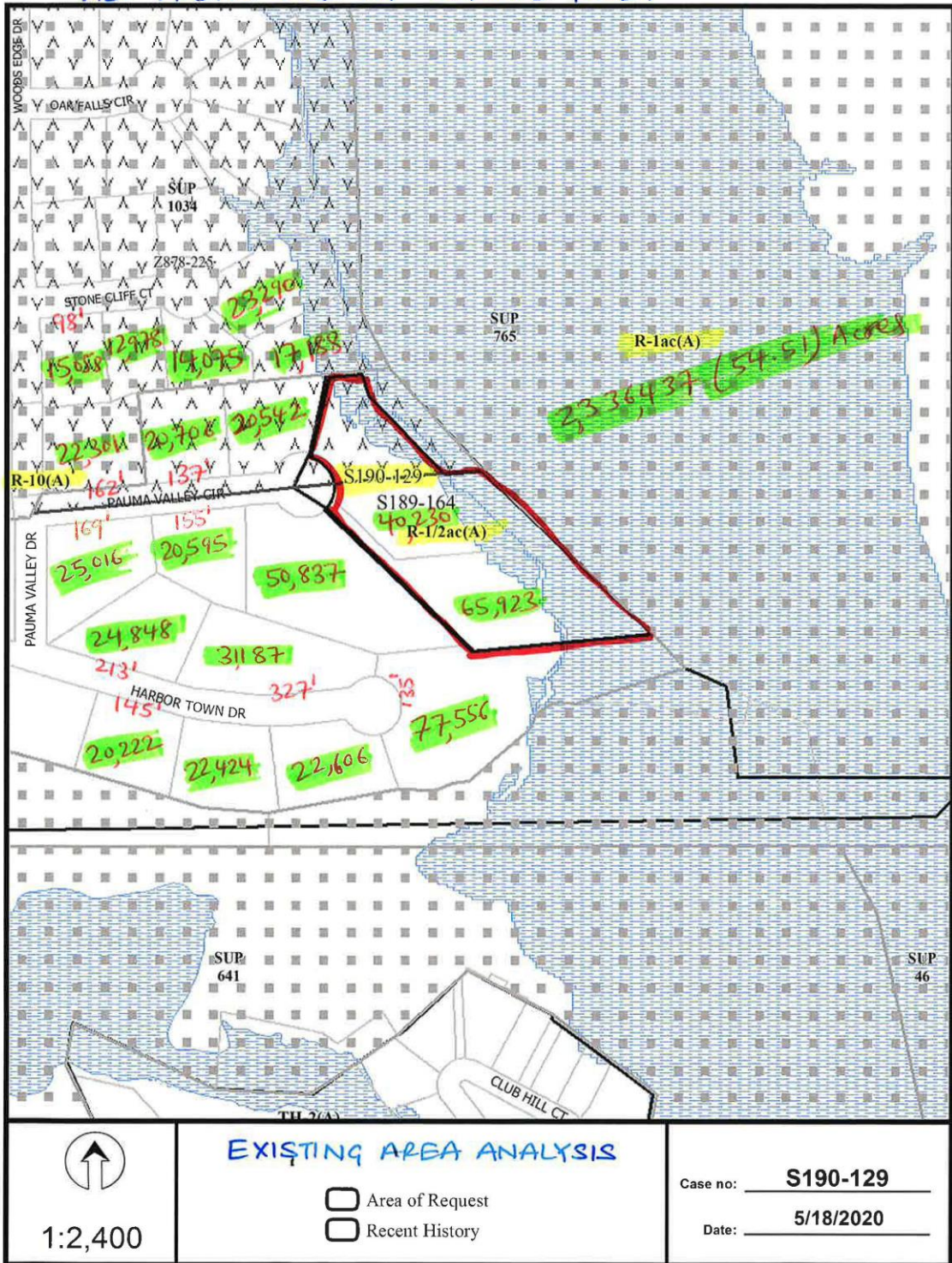
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit 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, determine the 100-year water surface elevation across this addition.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
18. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
25. On the final plat, chose a new or different addition name. Platting Guidelines.
26. On the final plat, show two control monuments. Section 51A-8.617.
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. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Prior to the final plat, remove fireplace encroachment from Floodway Management Area and provide photo confirmation to Real Estate.
30. Prior to the final plat, contact Real Estate to discuss retaining wall in Floodway Management Area.
31. Prior to the final plat, Real Estate release is required.
32. On the final plat, identify the property as Lots 23A and 51A in City Block 1/8757. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



ALL AREAS ARE IN SQUARE FEET





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S190-129</b>    </u> Date: <u>    <b>5/18/2020</b>    </u>
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 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">16</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u>      <b>S190-129</b>      </u> Date: <u>      <b>5/18/2020</b>      </u>
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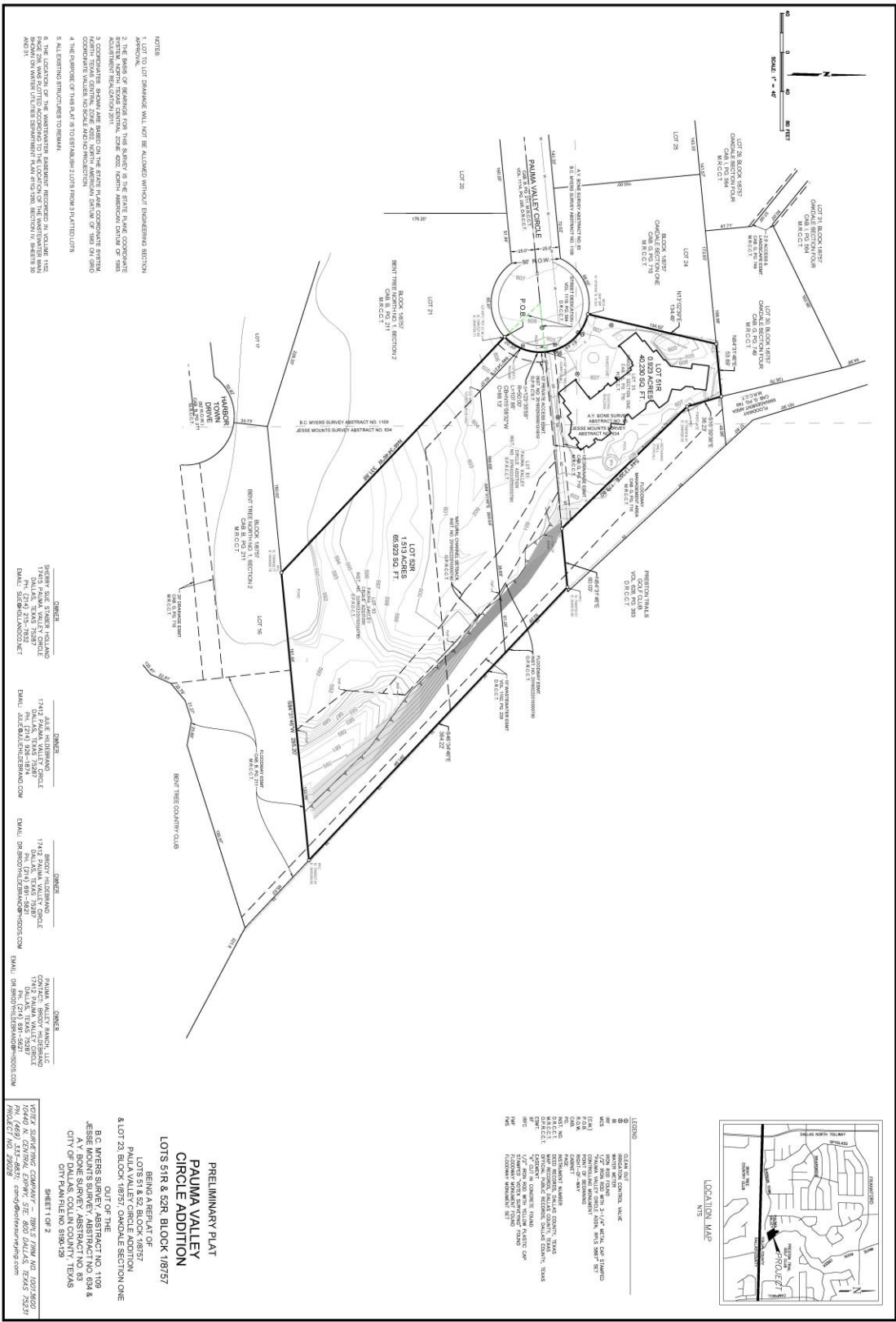
05/07/2020

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

***S190-129***

***16 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	17412 PAUMA VALLEY DR	HILDEBRAND BRODY J & JULIE
2	17415 PAUMA VALLEY CIR	HOLLAND ROYCE J
3	PAUMA VALLEY CIR	HOLLAND SHERRIE SUE STABER &
4	PAUMA VALLEY CIR	PAUMA VALLEY RANCH LLC
5	5618 HARBOR TOWN DR	SEDBERRY ERICA PITMAN &
6	5622 HARBOR TOWN DR	ALBERT CARY L & JACQUELYN B - LE
7	5615 HARBOR TOWN DR	CHAMPION ROBERT I &
8	17201 PRESTON TRAIL DR	PRESTON TR GOLF CLUB
9		BENT TREE COUNTRY CLUB INC
10	17411 PAUMA VALLEY CIR	HUSTON ALLAN S &
11	17407 PAUMA VALLEY CIR	EICHHORN ERIC J
12		OAKDALE RESIDENTIAL ASSOC INC
13	5612 STONE CLIFF CT	BECKER MARC &
14	5616 STONE CLIFF CT	DICKENS NANCEE & ERIK A H
15	5615 STONE CLIFF CT	YAKER NATAN
16	17408 PAUMA VALLEY DR	PIDGEON STEVEN



- NOTES:
1. LOT TO LOT DIMENSIONS WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION.
  2. THE BASIS OF RECORDING FOR THIS SURVEY IS THE STATE PLAT COMPASS SYSTEM NORTH TO THE CENTRAL ZONE AND NORTH AMERICAN DATUM OF 1983.
  3. CONSIDERABLE SURVEY WAS BASED ON THE STATE PLAT COMPASS SYSTEM NORTH TO THE CENTRAL ZONE AND NORTH AMERICAN DATUM OF 1983 ON GRID.
  4. THE SURVEY WAS CONDUCTED BY JESSE MOUNTS SURVEYING, L.P. ON 04/10/2020.
  5. ALL DIMENSIONS SHOWN ARE TO CORNER.
  6. THE CORNER OF THE PROPERTY IS IDENTIFIED BY A 1/2" DIA. IRON PIPE 1/2" DEEP SET IN CONCRETE TO THE LOCATION OF THE SURVEYOR'S MARK AND IS ON WHICH THE SURVEY WAS RUN ON 04/10/2020.

OWNER	ADDRESS	PHONE	EMAIL
JACKSON	1742 PAUMA VALLEY CIRCLE	PH: (214) 924-4834	EMAIL: JACKSON@JACKSON.COM
...	...	...	...

**PRELIMINARY PLAT  
PAUMA VALLEY  
CIRCLE ADDITION**

LOTS 518 & 528, BLOCK 118757

OUT OF THE TRACT NO. 1198  
JESSE MOUNTS SURVEY, ABSTRACT NO. 694 &  
A-Y BONE SURVEY, ABSTRACT NO. 83  
CITY OF DALLAS, TEXAS

SHEET 1 OF 2

PAUMA VALLEY CIRCLE ADDITION  
1742 PAUMA VALLEY CIRCLE  
DALLAS, TEXAS 75228  
PH: (214) 924-4834  
EMAIL: JACKSON@JACKSON.COM

**FILE NUMBER:** S190-133**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Walnut Hill Lane, west of Dallas North Tollway**DATE FILED:** May 7, 2020**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 7.6230-acres**MAPSCO:** 25N**OWNER:** MM Crespi Estates, LLC

**REQUEST:** An application to replat a 7.6230-acre tract of land containing all of Lots 1B, 1C, 1D, and 1E in City Block 5516 to create a 4-lot Shared Access Development ranging in size from 79,979 square feet (1.8361-acre) to 84,397 square feet (1.9375-acre) on property located on Walnut Hill Lane, west of Dallas North Tollway.

**SUBDIVISION HISTORY:**

1. S178-140 was a request at the same location of the present request to replat a 25.221-acre tract of land containing part of Lot 1 and Lot 2 in City Block 5516 to create 9 lots ranging in size from 1.164 acre to 12.045 acres on property located on Walnut Hill Lane at Hollow Way Road, west of Dallas North Tollway. The request was approved April 5, 2018 and recorded June 7, 2019.
2. S156-261 was a request west of the present request to replat a 2.142-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 1/5517 to create one lot on property located on 10036 & 10048 Hollow Way, north of Walnut Hill Lane. The request was approved September 1, 2016 and recorded August 3, 2017.

**PROPERTY OWNER NOTIFICATION:** On May 19, 2020, 12 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the west of the request have widths ranging in size from 141 feet to 262 feet and areas ranging in size from 46,960 square feet to 92,091 square feet and are zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the south of the request have widths ranging in size from 98 feet to 117 feet and areas ranging in size from 22,466 square feet to 27,301 square feet and are zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*

- The property to the east of the request has width of 156 feet and area of 122,741 square feet and is zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*
- The property to the north of the request has width of 120 feet and area of 520,250 square feet and are zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*

The request is to create a 4-lot Shared Access Development with lots ranging in size from 79,979 square feet to 84,397 square feet. The lots in the immediate vicinity of this request are varied in lot width, lot area and street frontage. The proposed lots are similar in size as some existing lots and larger than others in the area. A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern.

Staff concludes that the request is in compliance with Section 51A-8.503; and with requirements of the R-1ac(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

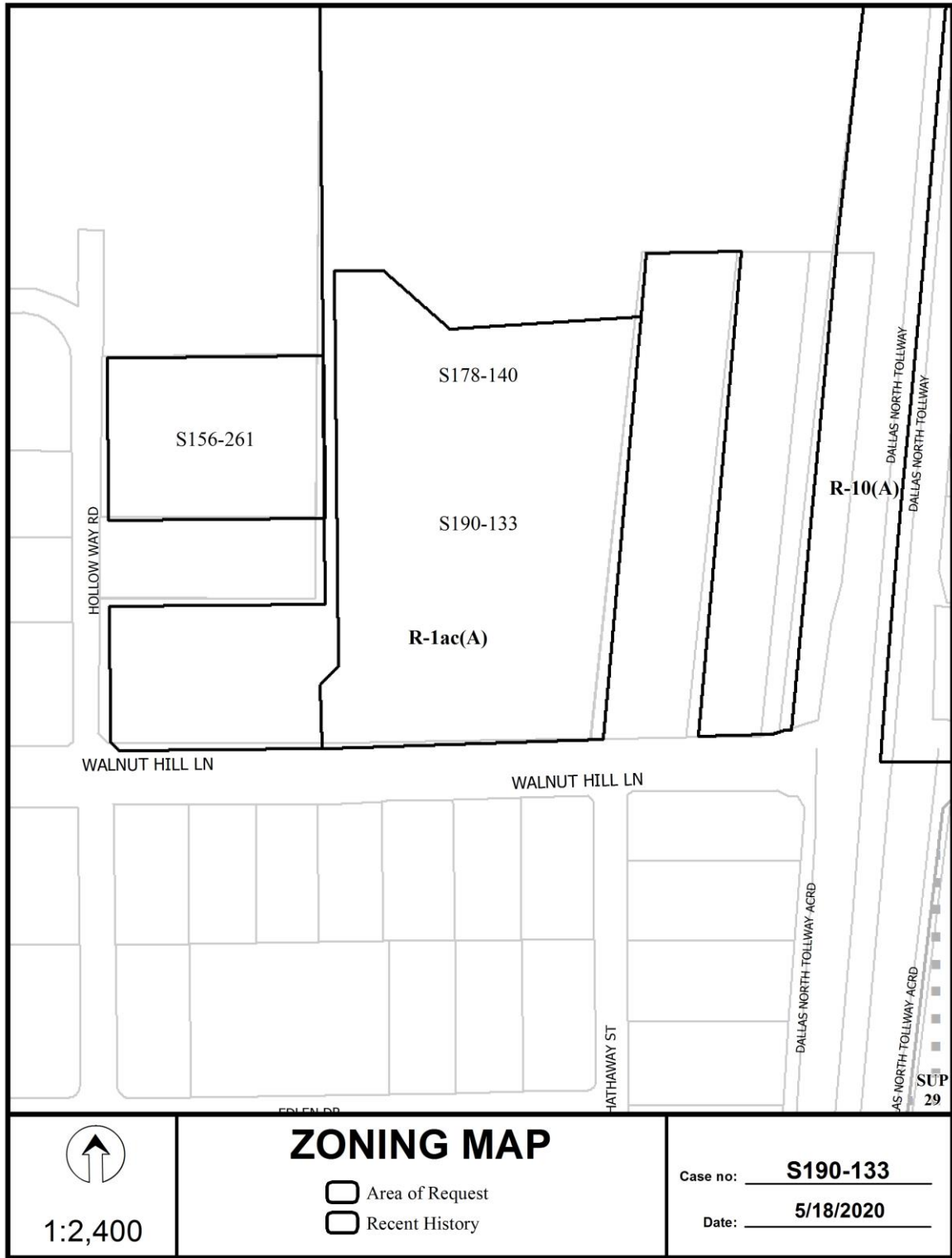
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

10. Prior to the final plat, submit tree survey to the Arborist. A release from the Arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is four.
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, provide 40 feet flare from private driveway easement to Walnut Hill Lane.
16. On the final plat, determine the 100-year water surface elevation across this addition.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
24. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.

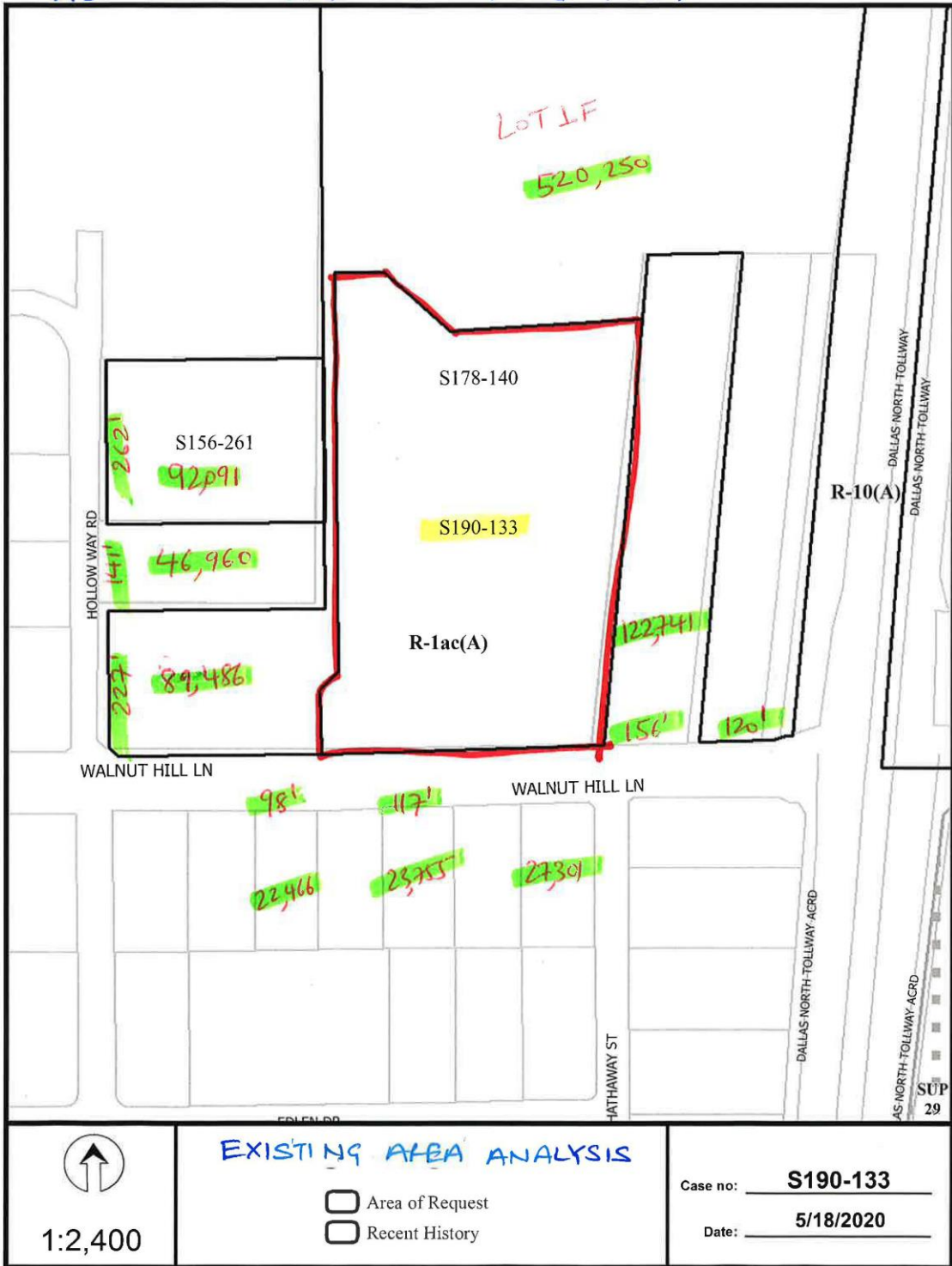
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
28. On the final plat, chose a new or different addition name. Platting Guidelines.
29. On the final plat, provide deed for current owner referenced with complete recording information and type of conveyance (warranty deed) in general description of legal and provide a copy of the recorded deed/deeds for platted property.
30. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
31. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
32. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
33. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
34. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
35. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
36. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
37. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines

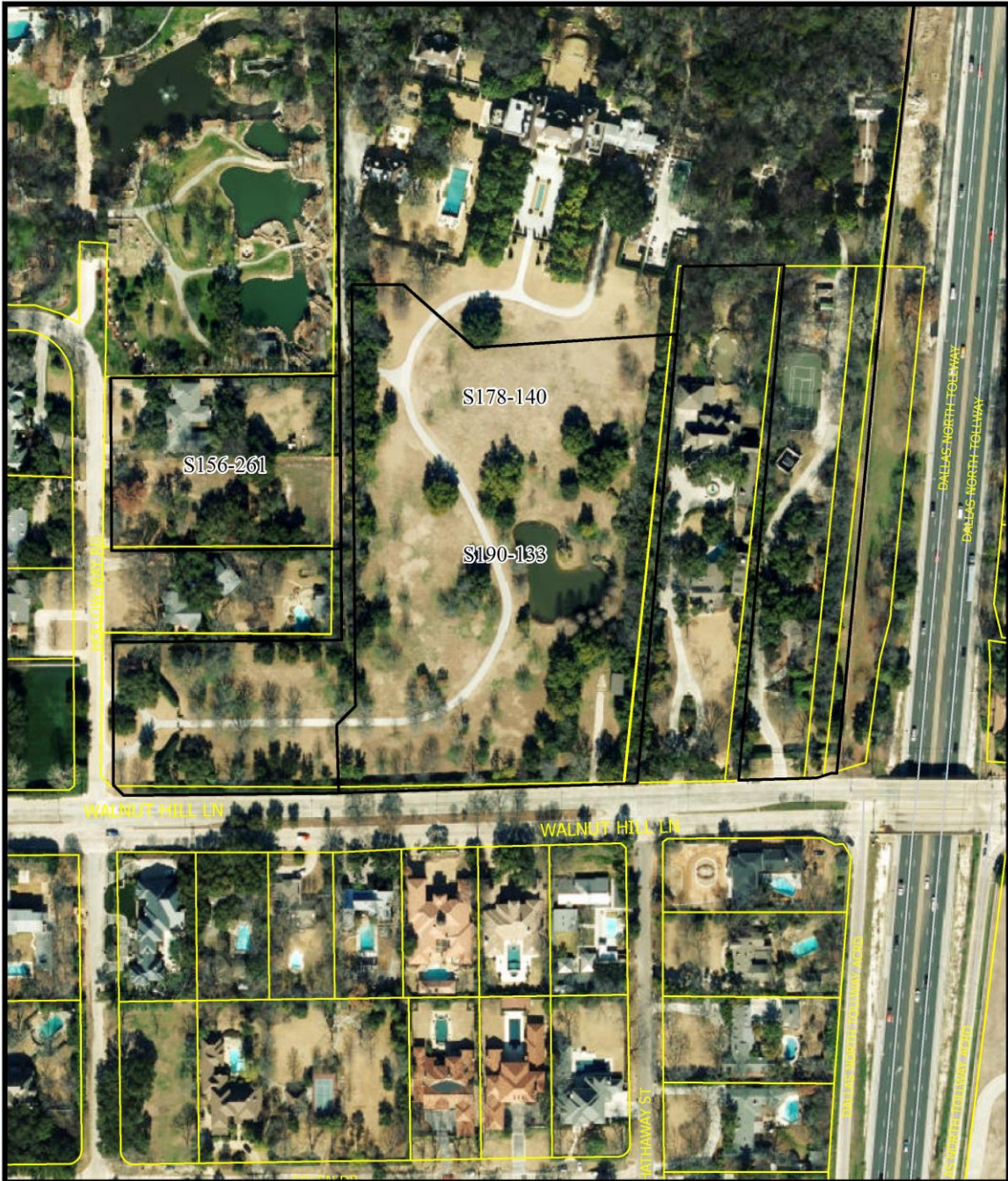
38. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
39. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
40. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
41. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
42. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
43. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2.
44. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
45. 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.
46. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
47. On the final plat, change "Hathaway Street" to "Hathaway Street (A.K.A. Hathaway Road)". Section 51A-8.403(a)(1)(A)(xii)
48. On the final plat, identify the property as Lots 1K, 1L, 1M, and 1N in City Block 5516. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).






ALL AREAS ARE IN SQUARE FEET





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S190-133</b>    </u> Date: <u>    <b>5/18/2020</b>    </u>
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 1:3,600	<h2>NOTIFICATION</h2>	Case no: <b>S190-133</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">12</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>5/18/2020</b>

05/12/2020

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

***S190-133***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5611 WALNUT HILL LN	GUPTA SATISH & YASMIN
2	10000 HOLLOW WAY RD	MM CRESPI ESTATES LLC
3	10300 GAYWOOD RD	PHILLIPS GENE E &
4	10010 HOLLOW WAY RD	WOODWARD STANLEY M &
5	5514 WALNUT HILL LN	PRICHARD MARSHALL & JENNIFER
6	5522 WALNUT HILL LN	SETHI MANINDER S &
7	5534 WALNUT HILL LN	MALONEY ROBERT B &
8	5542 WALNUT HILL LN	MARTINEZ DEE L
9	5550 WALNUT HILL LN	BLUM GARY L &
10	9925 HATHAWAY ST	LYNCH GEORGE & JULIE
11	9934 HATHAWAY ST	GAMBREL WILLIAM CROCKETT
12	10040 HOLLOW WAY RD	RAY JOEL & TERRY



**CITY PLAN COMMISSION****THURSDAY JUNE 4, 2020****FILE NUMBER:** S190-135**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Stafford Avenue at Edgefield Avenue, northeast corner**DATE FILED:** May 8, 2020**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.39-acre**MAPSCO:** 44T**OWNER:** Williejaxon V, LLC

**REQUEST:** An application to replat a 1.39-acre tract of land containing all of Lot 1 in City Block 4/3965 to create 5 residential lots ranging in size from 7,509 square feet to 14,497 square feet on property located on Stafford Avenue at Edgefield Avenue, northeast corner.

**SUBDIVISION HISTORY:**

1. S189-218 was a request on the same properties as the present request to replat a 1.377-acre tract of land containing all of Lots 1 and 2A in City Block 4/3965 to create six lots, with lots ranging in size from 7,556-square feet to 17,206-square feet on property located on Stafford Avenue at Edgefield Avenue, northeast corner. The request was denied by City Plan Commission June 20, 2019.
2. S189-178 was a request on the same properties as the present request to replat a 1.377-acre tract of land containing all of Lot 1 and Lot 2A in City Block 4/3965 to create 7 residential lots ranging in size from 7,500 square feet to 10,004 square feet on property located on Edgefield Avenue at Stafford Avenue, northeast corner. The request was withdrawn April 18, 2019.
3. S189-045 was a request on the same properties as the present request to replat a 1.032-acre tract of land containing all of Lot 1 in City Block 4/3965 to create one 11,675-square foot lot, and three 11,098-square foot lots on property located on Edgefield Avenue at Stafford Avenue, northeast corner. The request was withdrawn December 12, 2018.
4. S178-329 was a request south of the present request to replat a tract of land containing all of Lot 1 in City Block 5/3966 to create four lots ranging in size from 7,500-square feet to 11,477.3-square feet in size on property located on Edgefield Avenue at Stafford Avenue, southeast corner. The request was approved October 18, 2018 but has not been recorded.
5. S178-328 was a request located on the present request to replat a 1.032-acre tract of land and containing all of Lot 1 in City Block 4/3965 to create 5 lots ranging in size from 0.189-acre to 0.275-acre on property located on Edgefield

Avenue and Stafford Avenue, northeast corner. The request was denied by City Plan Commission on October 18, 2018.

6. S178-327 was a request southwest of the present request to replat a 0.818-acre tract of land containing all of Lot 4, City Block 3/3964 to create three 0.204-acre lots and one 0.206-acre lot on property located on Edgefield Avenue at Stafford Avenue, northwest corner. The request was approved October 18, 2018 but has not been recorded.
7. S178-135 was a request southwest of the present request to replat a 0.818-acre tract of land containing all of Lot 3 in City Block 3/3964 to create one 7,799 square foot lot, one 8,058 square foot lot, and one 19,765 square foot lot on property located on Stafford Avenue at Edgefield Avenue, southwest corner. The request was approved March 22, 2018 but has not been recorded.
8. S145-220 was a request northeast of the present request to replat a 5.095-acre tract of land containing all of City Blocks 22/3396, 23/3997, part of City Block 38/7263, part of abandoned Mabel Street, and part of Seale Street to be abandoned to create a Shared Access Development with 53 residential lots and 3 common areas on property located between North Willomet Avenue and Edgefield Avenue, north of Stafford Avenue. The request was approved July 23, 2015 and recorded March 26, 2018.

**PROPERTY OWNER NOTIFICATION:** On May 19, 2020, 18 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the east of the request have widths ranging in size from 50 feet to 135 feet and areas ranging in size from 14,498 square feet to 40,493 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the south of the request have widths ranging in size from 50 feet to 100 feet and areas ranging in size from 7,500 square feet to 14,993 square feet and are zoned R-7.5(A) Single Family District. S178-329 is an active plat with 4 lots ranging in widths from 50 feet to 76 feet and ranging in areas from 7,500 square feet to 11,477 square feet. *(please refer to the existing area analysis map)*
- The properties to the southwest of the request have widths ranging in size from 50 feet to 110 feet and areas ranging in size from 7,799 square feet to 19,765 square feet.



feet and are zoned R-7.5(A) Single Family District. S178-135 is a recorded plat with 3 lots ranging in widths from 50 feet to 110 feet and ranging in areas from 7,799 square feet to 19,765 square feet. S178-327 is a recorded plat with 4 lots with average width of 59 feet and average area of 8,890 square feet. *(please refer to the existing area analysis map)*.

- The Properties to the west of the request have widths ranging in size from 58 feet to 168 feet and areas ranging in size from 16,180 square feet to 51,115 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The property to the north of the request is a 35-lot Shared Access Development with lot widths ranging in size from 25-feet to 48-feet and areas ranging in size from 2,221 square feet to 5,254 square feet and is zoned PD 935. *(please refer to the existing area analysis map)*

The request is in R-7.5(A) Single Family District with a minimum lot requirement of 7,500 square feet. The request is to create five residential lots with four lots fronting Stafford Avenue and one lot fronting Edgefield Avenue. Lots with Stafford Avenue frontage have widths of 50 feet and areas ranging in size from 9,011 square feet to 14,497 square feet. Lot with Edgefield Avenue has width of 10 feet and area of 7,509 square feet.

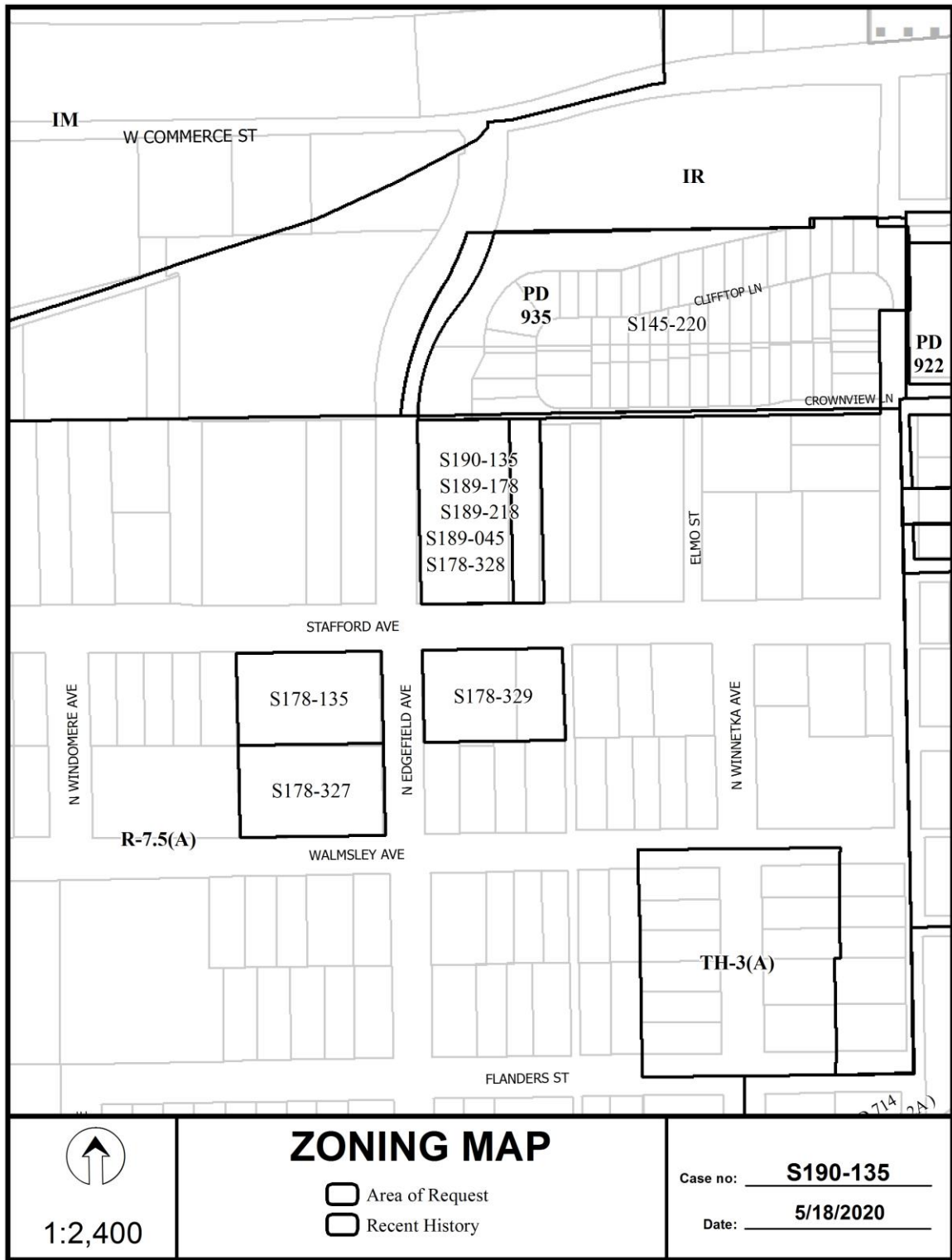
Staff finds that there is no established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

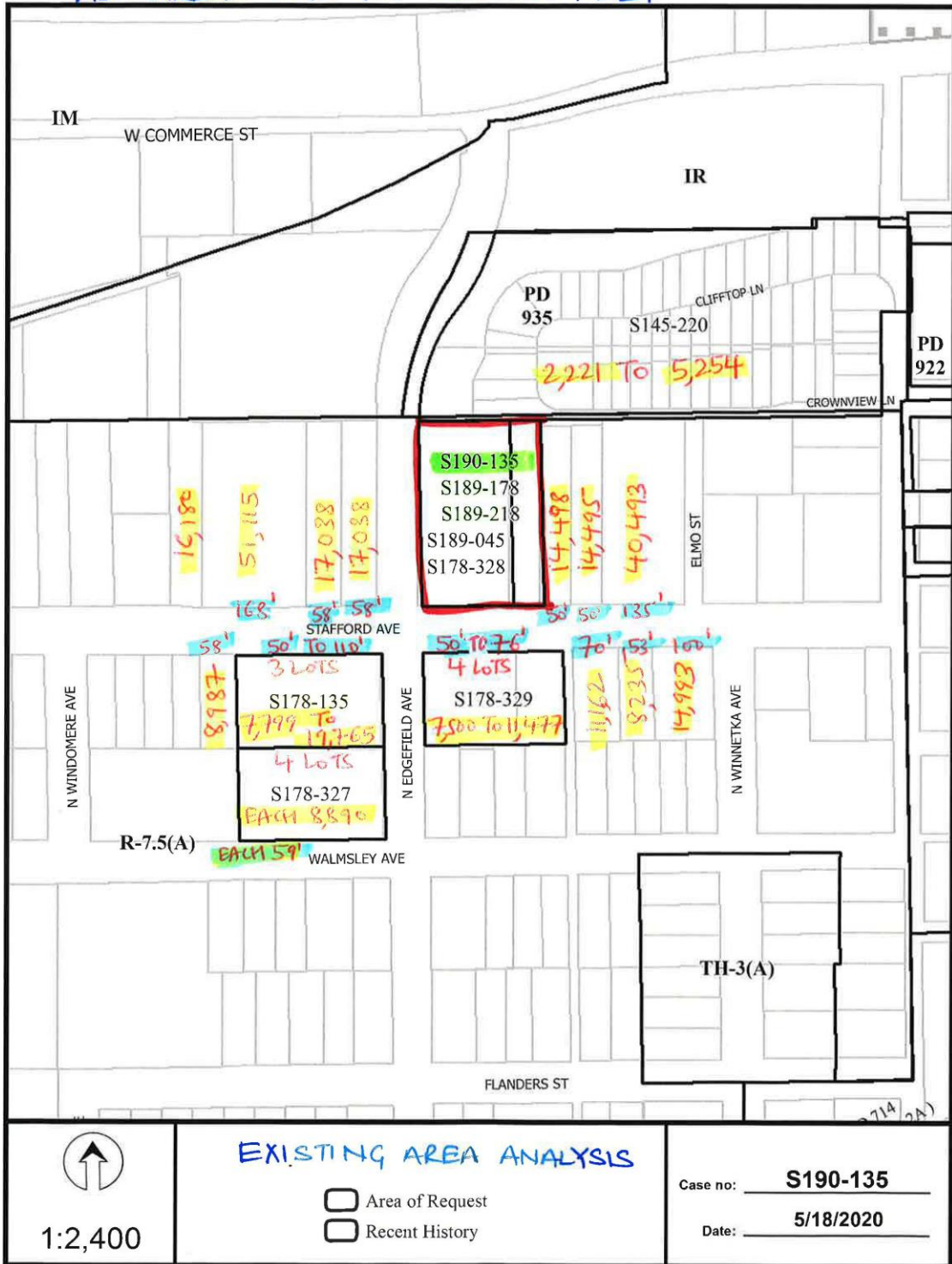
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is five.
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 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Edgefield Avenue & Stafford Avenue. Section 51A 8.602(d)(1).
16. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.


21. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. On the final plat, add labels for “Clifftop Lane” & “Crownview Lane” per final recorded plat S145-220. Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, change “Edgefield Avenue” to “Edgefield Avenue (F.K.A. Waite Street)” per Ordinance 1773.
24. On the final plat, identify the property as Lots 1A, 1B, 1C, 1D, and 1E in City Block 4/3965. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

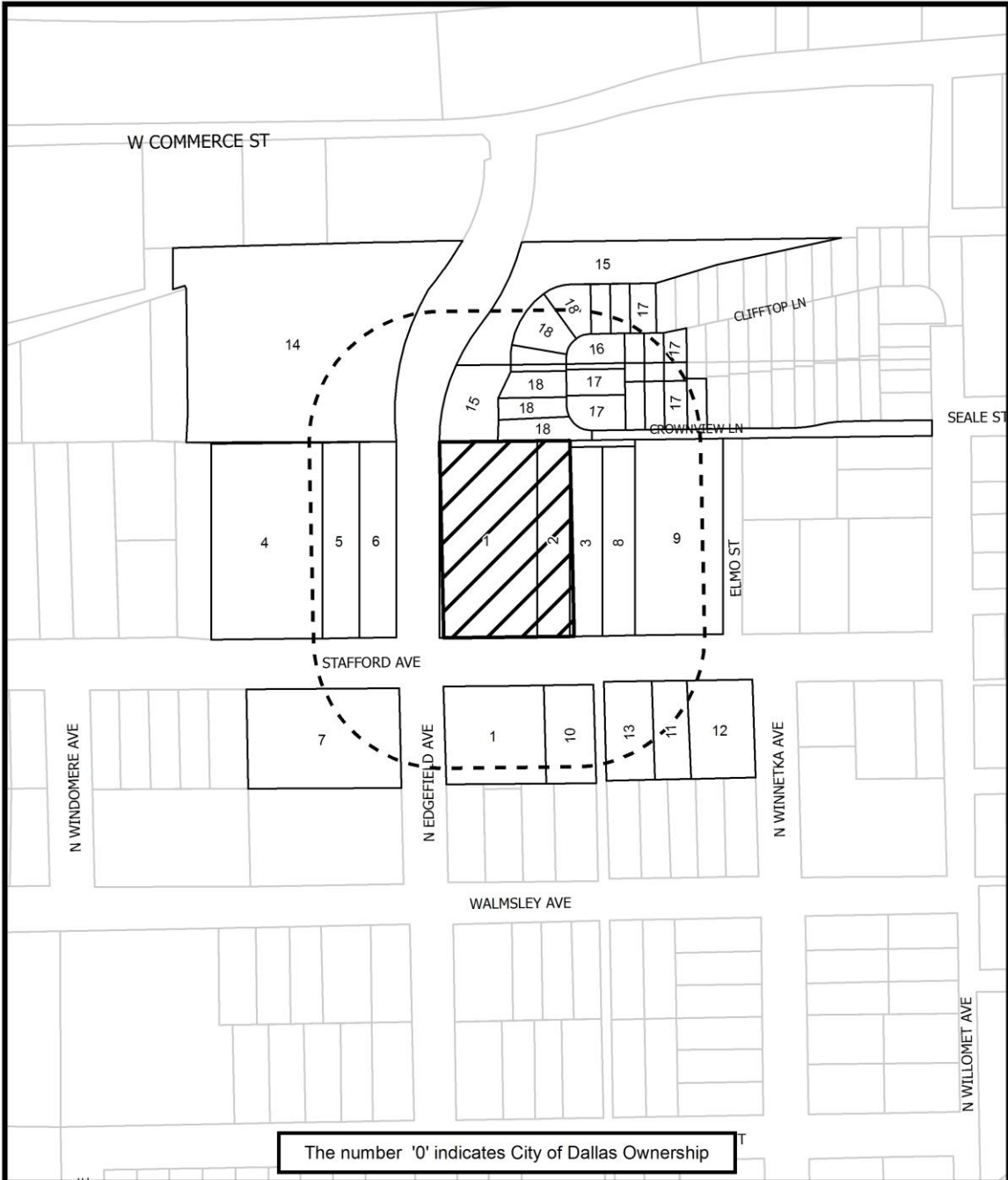


ALL AREAS ARE IN SQUARE FEET





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S190-135</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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 1:2,400	<h2>NOTIFICATION</h2>	Case no: <b>S190-135</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">18</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>5/18/2020</b>

05/12/2020

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

***S190-135***

***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1227 STAFFORD AVE	WILLIEJAXON V LLC
2	1223 STAFFORD AVE	WILLIEJAXON V LLC
3	1219 STAFFORD AVE	SANCHEZ MARIA
4	1319 STAFFORD AVE	ORDAZ JOSE LUIS & LYDIA
5	1307 STAFFORD AVE	MCCOMAS BRAU ADA NELL
6	1303 STAFFORD AVE	MCCOMAS ADA NELL B
7	1923 N EDGEFIELD AVE	SUNSET MANOR LLC
8	1215 STAFFORD AVE	COUCH JUANITA LANETTE
9	1207 STAFFORD AVE	RAMIREZ JUANITA P
10	1222 STAFFORD AVE	MARTINEZ SILVERIO
11	1210 STAFFORD AVE	GUTIERREZ FIDENCIO &
12	1206 STAFFORD AVE	CHAVEZ RUTH
13	1218 STAFFORD AVE	SANTOYO MANUEL &
14	2107 N EDGEFIELD AVE	RIOS MARTIN E
15	1124 CROWNVIEW LN	SEALE WILLOMET LAND LP
16	1217 CROWNVIEW LN	PSW URBAN HOMES LP
17	1225 CROWNVIEW LN	PSW URBAN HOMES LP
18	1253 CLIFFTOP LN	PSW URBAN HOMES LP





**CITY PLAN COMMISSION**

**THURSDAY JUNE 4, 2020**

**FILE NUMBER:** S190-136

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** 9407 Newhall Street

**DATE FILED:** May 8, 2020

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.46-acre

**MAPSCO:** 74K

**OWNER:** Confia Capital, Inc.

**REQUEST:** An application to replat a 0.46-acre tract of land containing all of Lot 23 in City Block A/7580 to create two 10,000 square foot lots on property located at 9407 Newhall Street.

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

**PROPERTY OWNER NOTIFICATION:** On May 19, 2020, 20 notices were sent to property owners within 200 feet of the proposed plat.

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

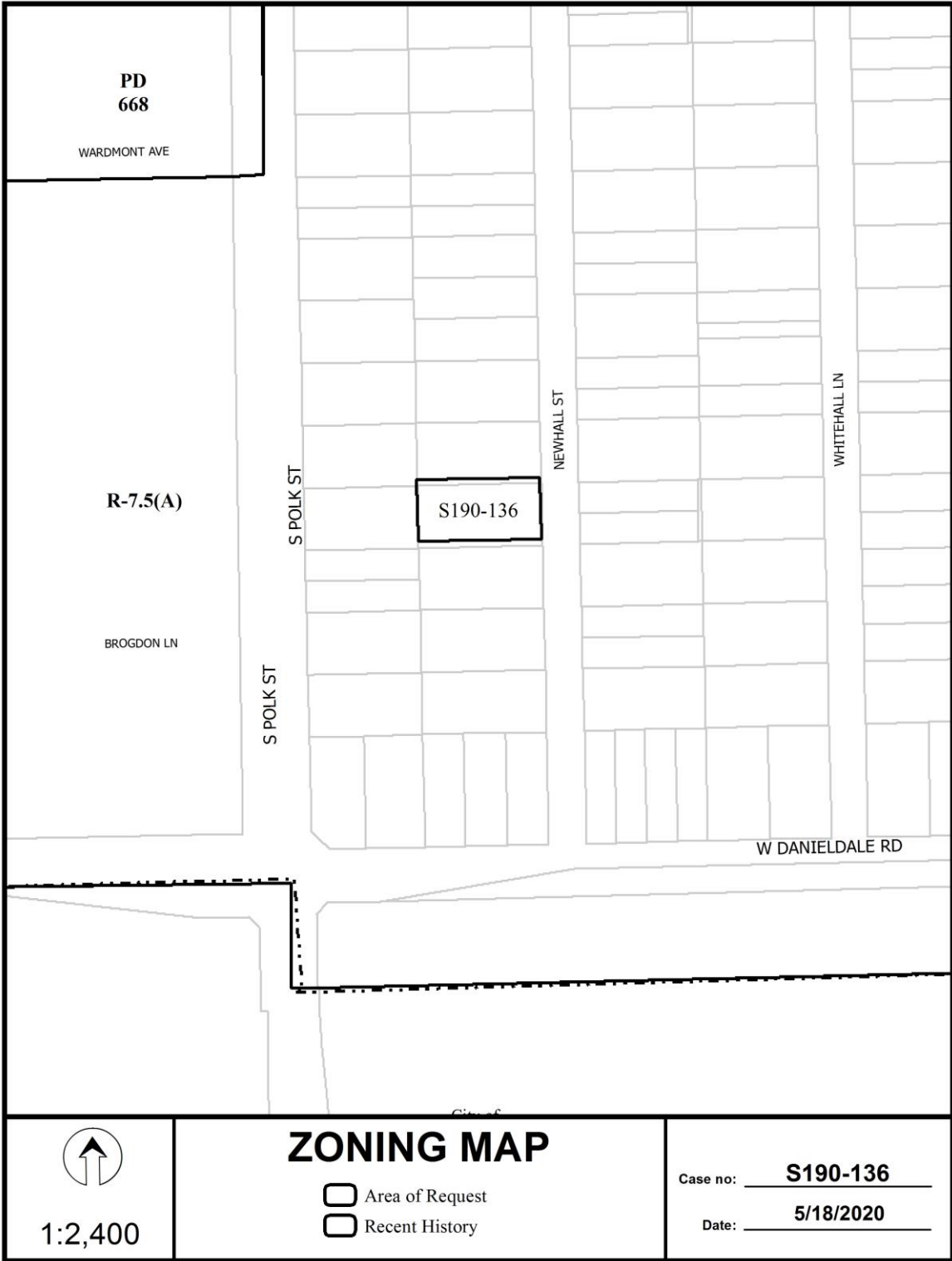
- The properties to the north of the request have widths ranging in size from 50 feet to 100 feet and areas ranging in size from 9,977 square feet to 20,313 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the east of the request have widths ranging in size from 50 feet to 100 feet and areas ranging in size from 9,678 square feet to 20,283 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the south of the request have widths ranging in size from 66 feet to 100 feet and areas ranging in size from 12,207 square feet to 20,285 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the west of the request have widths ranging in size from 50 feet to 100 feet and areas ranging in size from 9,312 square feet to 18,531 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*

The request is to create two 10,000 square foot with lots widths of 50 feet. The request is in an R-7.5(A) Single Family District with minimum lot size requirement of 7,500 square feet. Staff finds that there is no uniform lot widths or lot areas within the immediate

vicinity of the request; therefore, staff has determined that there is no established lot pattern and the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District. Staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit 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. 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).
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
16. On the final plat, provide deed for current owner referenced with type of conveyance (warranty deed) in general description of legal.
17. On the final plat, change “(AKA Bosque Street)” to “(F.K.A. Bosque Street)” per Ordinance 7571.
18. On the final plat, identify the property as Lots 23A and 23B in City Block A/7580. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



1:2,400

### ZONING MAP

- Area of Request
- Recent History


Case no:     **S190-136**    

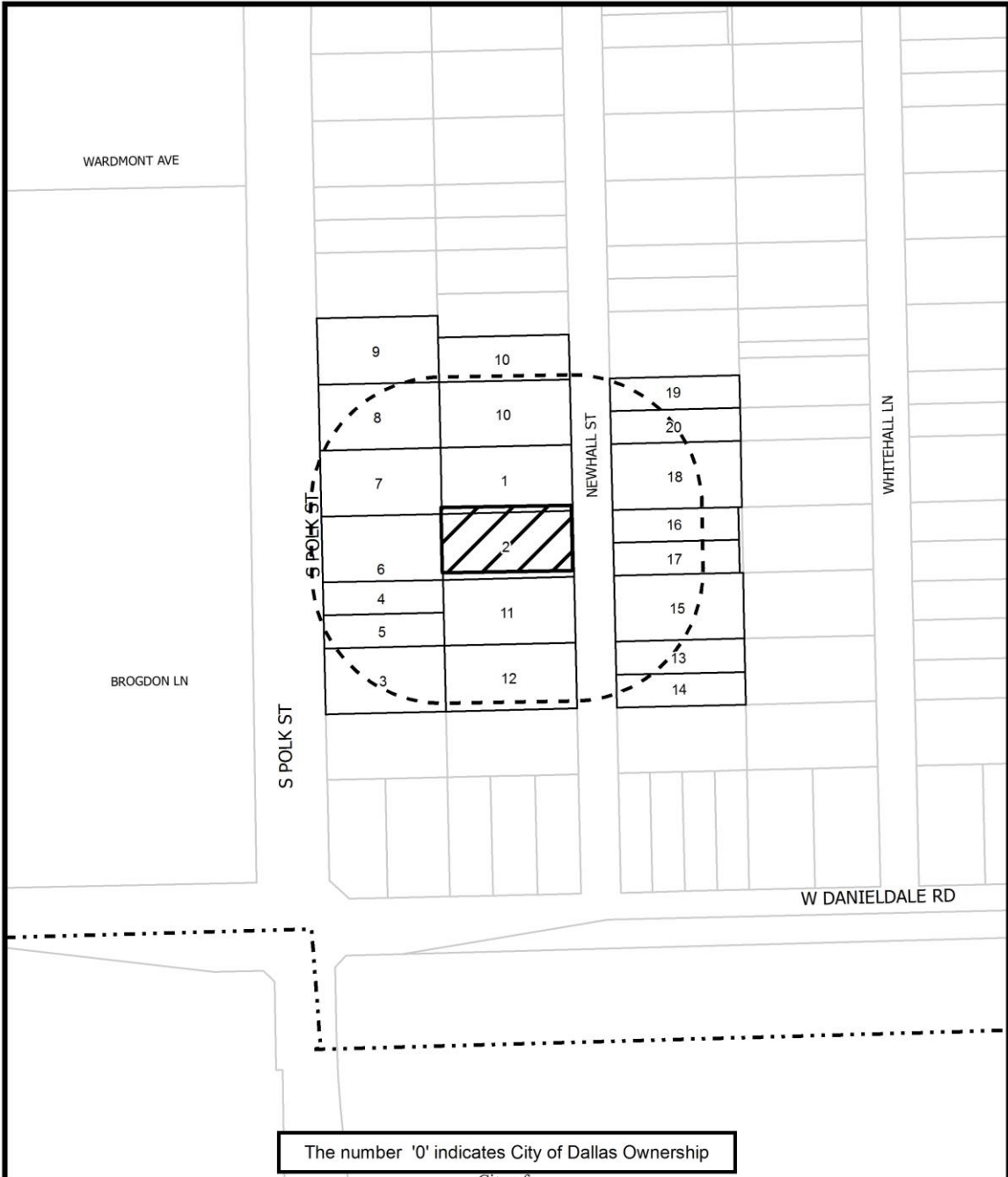
Date:     **5/18/2020**

ALL AREAS ARE IN SQUARE FEET





 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>S190-136</b>    </u></p> <p>Date: <u>    <b>5/18/2020</b>    </u></p>
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 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px;">20</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u>      <b>S190-136</b>      </u> Date: <u>      <b>5/18/2020</b>      </u>
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05/12/2020

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

***S190-136***

***20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9325 NEWHALL ST	DELGADO JESUS RIVERA
2	9407 NEWHALL ST	GONZALEZ ABEL B
3	9408 S POLK ST	ADORNO JOSE ANGEL
4	9402 S POLK ST	GUTIERREZ CIRIACO &
5	9406 S POLK ST	PEREZ VICTOR & ESTELA
6	9330 S POLK ST	PORTILLO JORGE &
7	9326 S POLK ST	PORTILLO JORGE B &
8	9314 S POLK ST	GARCIA ELENA
9	9310 S POLK ST	ZUNIGA FRANCISCO & JOANN RANGEL
10	9311 NEWHALL ST	ESPARZA ANTONIO
11	9415 NEWHALL ST	ANGUIANO GILBERT & HELEN
12	9423 NEWHALL ST	HIDALGO RAUL & GRISELDA
13	9420 NEWHALL ST	RODRIGUEZ MARIO
14	9424 NEWHALL ST	RODRIGUEZ MARIO &
15	9418 NEWHALL ST	CURIEL SANTOS
16	9404 NEWHALL ST	CORONADO JUAN CARLOS &
17	9408 NEWHALL ST	HERNANDEZ TOMAS
18	9326 NEWHALL ST	ZMOLEK JERRY
19	9316 NEWHALL ST	MALDONADO BENITO
20	9320 NEWHALL ST	2018 1 IH BORROWER LP



**CITY PLAN COMMISSION**

**THURSDAY JUNE 4, 2020**

**FILE NUMBER:** S190-139

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Masters Drive at the terminus of Budtime Lane

**DATE FILED:** May 8, 2020

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 5    **SIZE OF REQUEST:** 5.106-acres

**MAPSCO:** 59L

**OWNER:** Dalview Investments, LLC

**REQUEST:** An application to replat a 5.106-acre tract of land containing all of Tract 6 and part of Tract 7 in City Block 1/6682 to create 23 residential lots ranging in size from 7,500 square feet to 15,360 square feet on property located on Masters Drive at the terminus of Budtime Lane.

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

**PROPERTY OWNER NOTIFICATION:** On May 19, 2020, 24 notices were sent to property owners within 200 feet of the proposed plat.

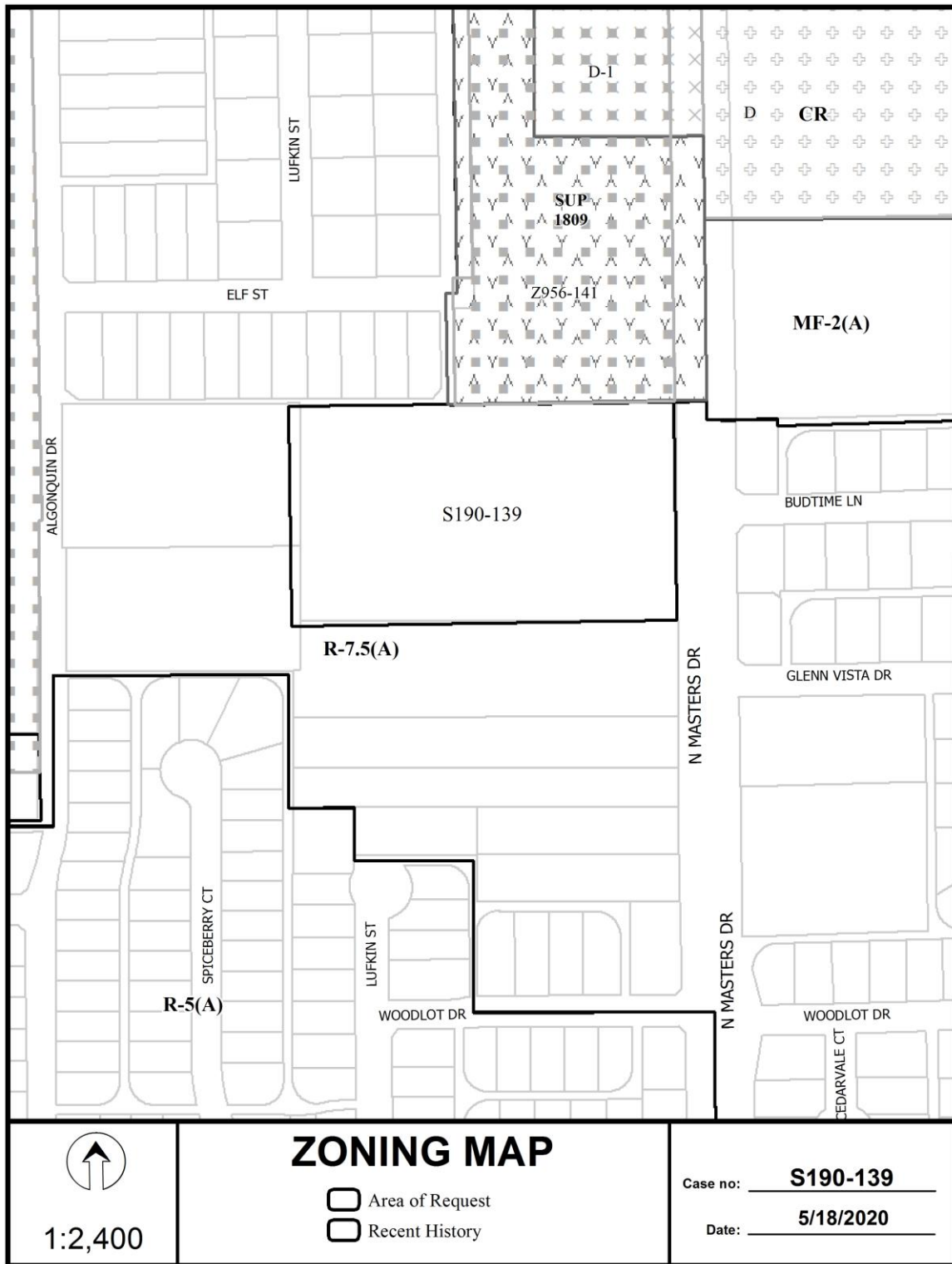
**STAFF RECOMMENDATION:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The lots in the immediate vicinity of this request are varied in lot width, lot area and street frontage. The proposed lots are similar in size as some existing lots to the northwest of the request and smaller than the existing properties to the south of the request. A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern. Staff concludes that the request is in compliance with Section 51A-8.503; and with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

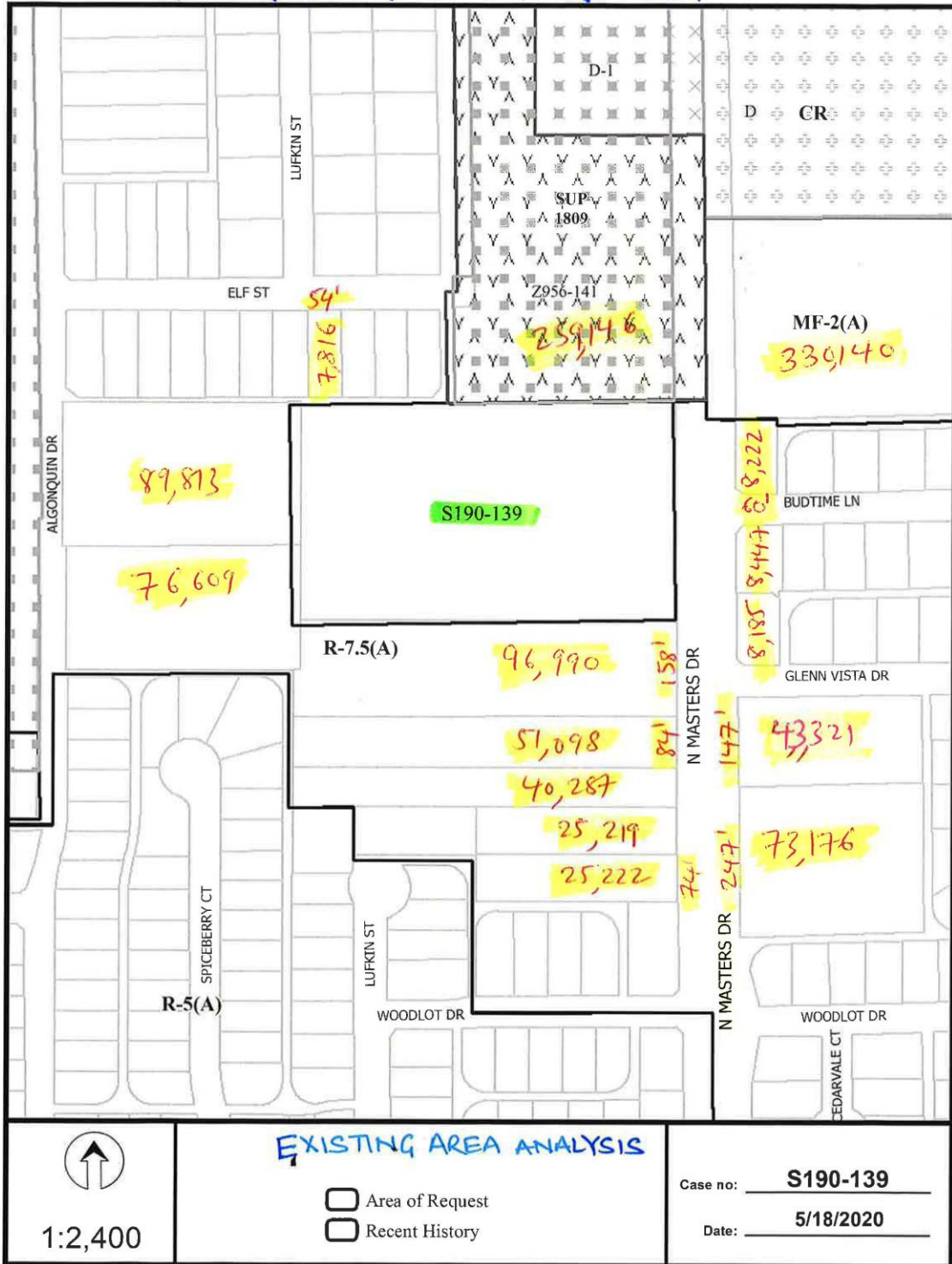
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

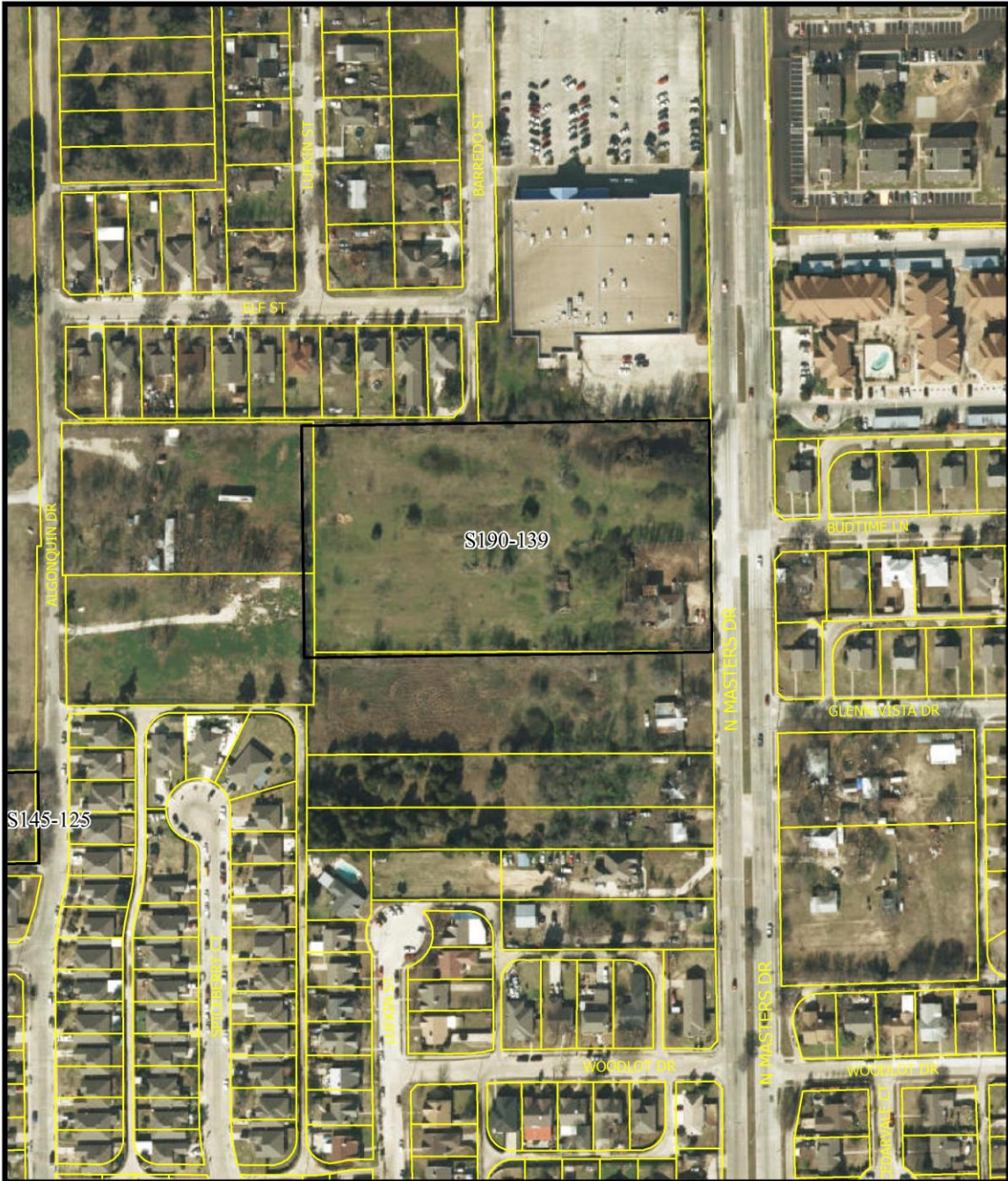
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 23.
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 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Budtime Lane & Masters Drive. Section 51A 8.602(d)(1).
16. 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)
17. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).


19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. On the final plat, change “Glenn Vista Dr.” to “Glenn Vista Drive”. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, change “Barredo St.” to “Barredo Street (Charlotte Street)” per Ordinance 5594. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, change “Lufkin St.” to “Lufkin Street”. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change “N. Masters Drive” to “Masters Drive”. Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lots 1 through 23 in City Block 1F/6682. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



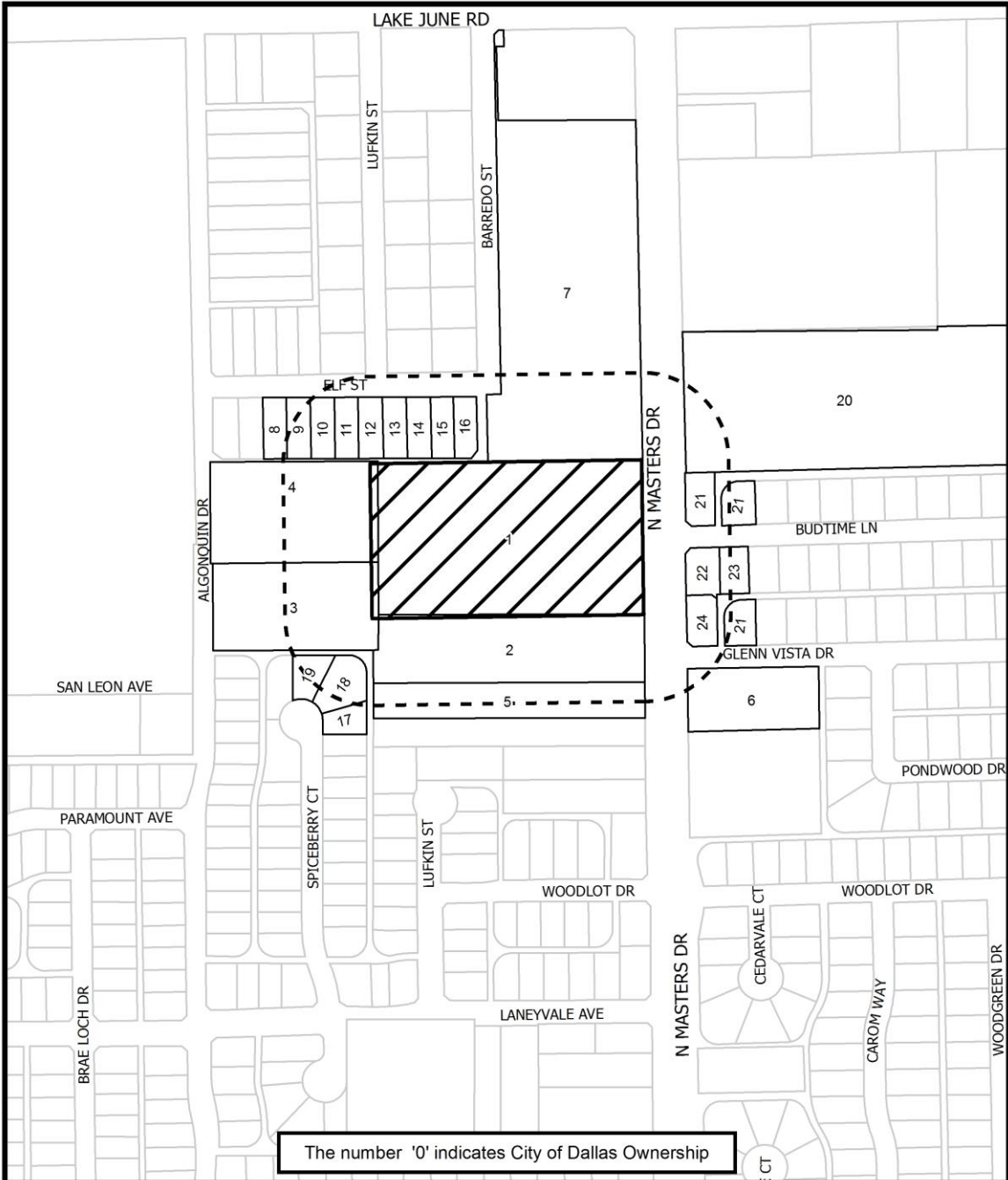
ALL AREAS ARE IN SQUARE FEET





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <b>S190-139</b> Date: <b>5/18/2020</b>
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The number '0' indicates City of Dallas Ownership

 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <p> <span style="border: 1px solid black; padding: 2px;">200'</span> AREA OF NOTIFICATION  <span style="border: 1px solid black; padding: 2px;">24</span> NUMBER OF PROPERTY OWNERS NOTIFIED         </p>	Case no: <u>          <b>S190-139</b>          </u> Date: <u>          <b>5/18/2020</b>          </u>
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05/13/2020

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

***S190-139***

***24 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1031 N MASTERS DR	PITTMAN JERRY D
2	1021 N MASTERS DR	HENSLEY ROBERT & ROSE
3	1102 ALGONQUIN DR	ESPINOZA IGNACIO
4	1046 ALGONQUIN DR	ORTEGA JOSE LUIS
5	1013 N MASTERS DR	MIRANDA HERIBERTO MIRANDA
6	1016 N MASTERS DR	HENSLEY ROBERT GLEN
7	1227 N MASTERS DR	AMERICA CAN!
8	10012 ELF ST	MENDOZA JOSE R
9	10016 ELF ST	ANTERO MONICA I & MIGUEL M
10	10020 ELF ST	ARREDONDO PATRICIA A &
11	10024 ELF ST	MAGANA FRANCSICO A &
12	10028 ELF ST	HARPER MELVIN C
13	10032 ELF ST	GUERRA RAMON ARRONA &
14	10036 ELF ST	CHAVEZ ANTIONO
15	10040 ELF ST	ORTEGA ABIXAG
16	10044 ELF ST	ARCE JOSE &
17	964 SPICEBERRY CT	SAUCEDO RUBEN &
18	968 SPICEBERRY CT	FLORES RODRIGO
19	967 SPICEBERRY CT	JUAREZ LEONARDO VALLEJO &
20	1180 N MASTERS DR	MASTERS APARTMENTS LP THE
21	10207 BUDTIME LN	CERBERUS SFR HOLDINGS II LP
22	10204 BUDTIME LN	LOPEZ MANUEL
23	10208 BUDTIME LN	SOLIS J MARCOS &
24	10203 GLENN VISTA DR	TATUM DONTREY &



**FILE NUMBER:** D190-001 **DATE FILED:** December 24, 2019

**LOCATION:** Southeast corner of Walnut Hill Lane and Skillman Street

**COUNCIL DISTRICT:** 10 **MAPSCO:** 27 P

**SIZE OF REQUEST:** ± 1.28 acres **CENSUS TRACT:** 78.26

**REPRESENTATIVE:** Sree Ravipati; Cumulus Design

**OWNER/APPLICANT:** GRI Lake Highlands, LLC

**REQUEST:** An application for a development plan and landscape plan on a portion of property zoned Subarea C within Planned Development District No. 758.

**SUMMARY:** On June 13, 2007, the Dallas City Council established Planned Development District No. 758 by Ordinance No. 26786.

This request seeks the approval of a development plan and landscape plan for a proposed one-story, approximately 4,960-square-foot financial institution with a drive-in window (Chase Bank).

Sec. 51P-758.106(e) allows for development plans to be submitted in phases.

**STAFF RECOMMENDATION:** Approval.

**PLANNED DEVELOPEMNT DISTRICT No. 758:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20758.pdf>

**PDD No. 758 Exhibits:**

<http://www.dallascityattorney.com/51P/exhibits.html#a758>

List of Officers

**GRI Lake Highlands, LLC**

Principals

Global Retail Investors, LLC, Sole Member

[*Note:* First Washington Realty, Inc. is the Manager of Global Retail Investors, LLC]

# Proposed Development Plan

**III. CANTON LINES**

EXISTING CANTON LINES AND UNDEVELOPED CANTON LINES ON THESE PLANS HAVE BEEN LOCATED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY. THE CITY ENGINEER HAS THE SOLE RESPONSIBILITY FOR THE CORRECTNESS OF THE CANTON LINES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CANTON LINES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CANTON LINES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CANTON LINES.

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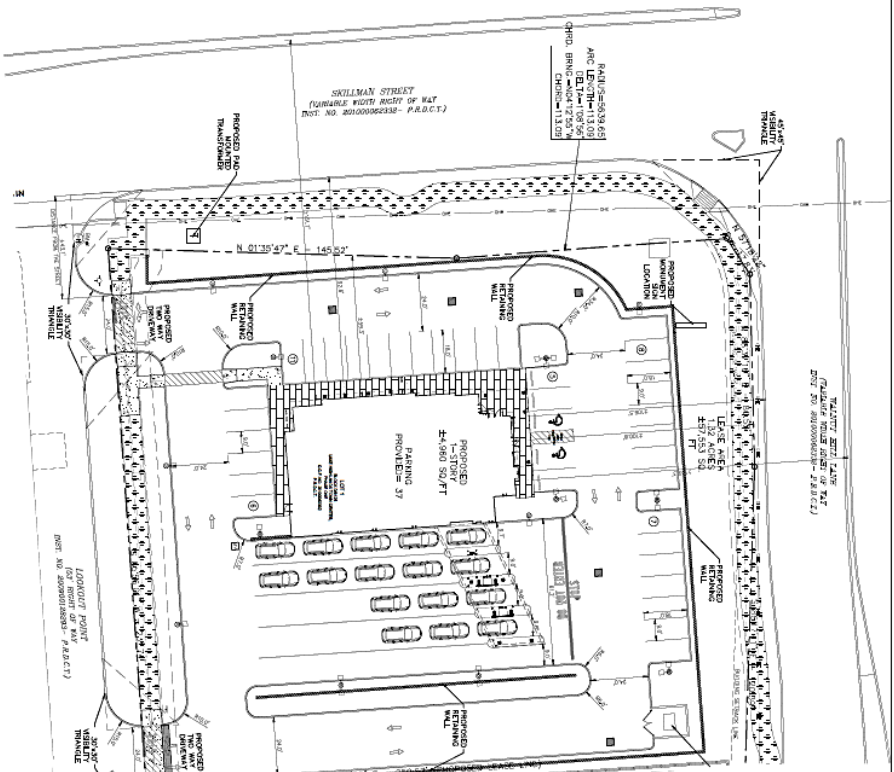
**NO. 5** - THE CANTON LINES SHALL BE LOCATED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY. THE CITY ENGINEER HAS THE SOLE RESPONSIBILITY FOR THE CORRECTNESS OF THE CANTON LINES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CANTON LINES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CANTON LINES.

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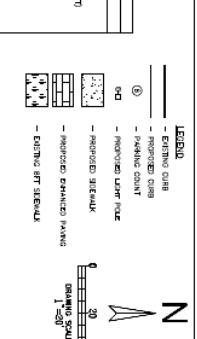
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SITE PLAN		SUMMARY											
DATE: 04/27/20	PROJECT: COMMERCIAL	NO. 1	NO. 2										
<p><b>EXISTING BUILDING (2012) SQUARE FEET</b></p> <p>1,320 SQUARE FEET (1,320 SQ. FT.)</p> <p>2 SPACES</p> <p>(1 ACCEPTABLE SPACE/225 SQUARED FEET)</p> <p>2 SPACES</p>		<p><b>PROPOSED BUILDING (2012) SQUARE FEET</b></p> <p>1,320 SQUARE FEET (1,320 SQ. FT.)</p> <p>2 SPACES</p> <p>(1 ACCEPTABLE SPACE/225 SQUARED FEET)</p> <p>2 SPACES</p>											
<p><b>COMERCIAL SQUARE FEET BASED ON CODED BY CITY</b></p> <table border="1"> <tr><td>710 SKILLMAN ST</td><td>3,445</td></tr> <tr><td>710 SKILLMAN ST</td><td>8,880</td></tr> <tr><td>710 SKILLMAN ST</td><td>8,880</td></tr> <tr><td>710 SKILLMAN ST</td><td>3,564</td></tr> <tr><td><b>TOTAL</b></td><td><b>24,769</b></td></tr> </table>	710 SKILLMAN ST	3,445	710 SKILLMAN ST	8,880	710 SKILLMAN ST	8,880	710 SKILLMAN ST	3,564	<b>TOTAL</b>	<b>24,769</b>	<p><b>EXISTING</b></p> <p>1,320 SQUARE FEET (1,320 SQ. FT.)</p> <p>2 SPACES</p> <p>(1 ACCEPTABLE SPACE/225 SQUARED FEET)</p> <p>2 SPACES</p>	<p><b>PROPOSED</b></p> <p>1,320 SQUARE FEET (1,320 SQ. FT.)</p> <p>2 SPACES</p> <p>(1 ACCEPTABLE SPACE/225 SQUARED FEET)</p> <p>2 SPACES</p>	<p><b>ALLOWED</b></p> <p>1,320 SQUARE FEET (1,320 SQ. FT.)</p> <p>2 SPACES</p> <p>(1 ACCEPTABLE SPACE/225 SQUARED FEET)</p> <p>2 SPACES</p>
710 SKILLMAN ST	3,445												
710 SKILLMAN ST	8,880												
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710 SKILLMAN ST	3,564												
<b>TOTAL</b>	<b>24,769</b>												

1. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CANTON LINES.
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14. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CANTON LINES.
15. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE CANTON LINES.



**CITY PROJ# D190-001**

**CHASEO**

**SITE PLAN**

**SKILLMAN ST AND WALNUT HILL LN**

**CITY OF DALLAS**

**DALLAS COUNTY, TEXAS**

**Cumulus Design**

1811 E. 14th St.

2080 N. Highway 360, Suite 240

Grand Prairie, Texas 75050

Tel. 214.235.0367

NO. 1: 04/27/20

NO. 2: 04/27/20

NO. 3: 04/27/20

NO. 4: 04/27/20

NO. 5: 04/27/20

NO. 6: 04/27/20

NO. 7: 04/27/20

NO. 8: 04/27/20

NO. 9: 04/27/20

NO. 10: 04/27/20

NO. 11: 04/27/20

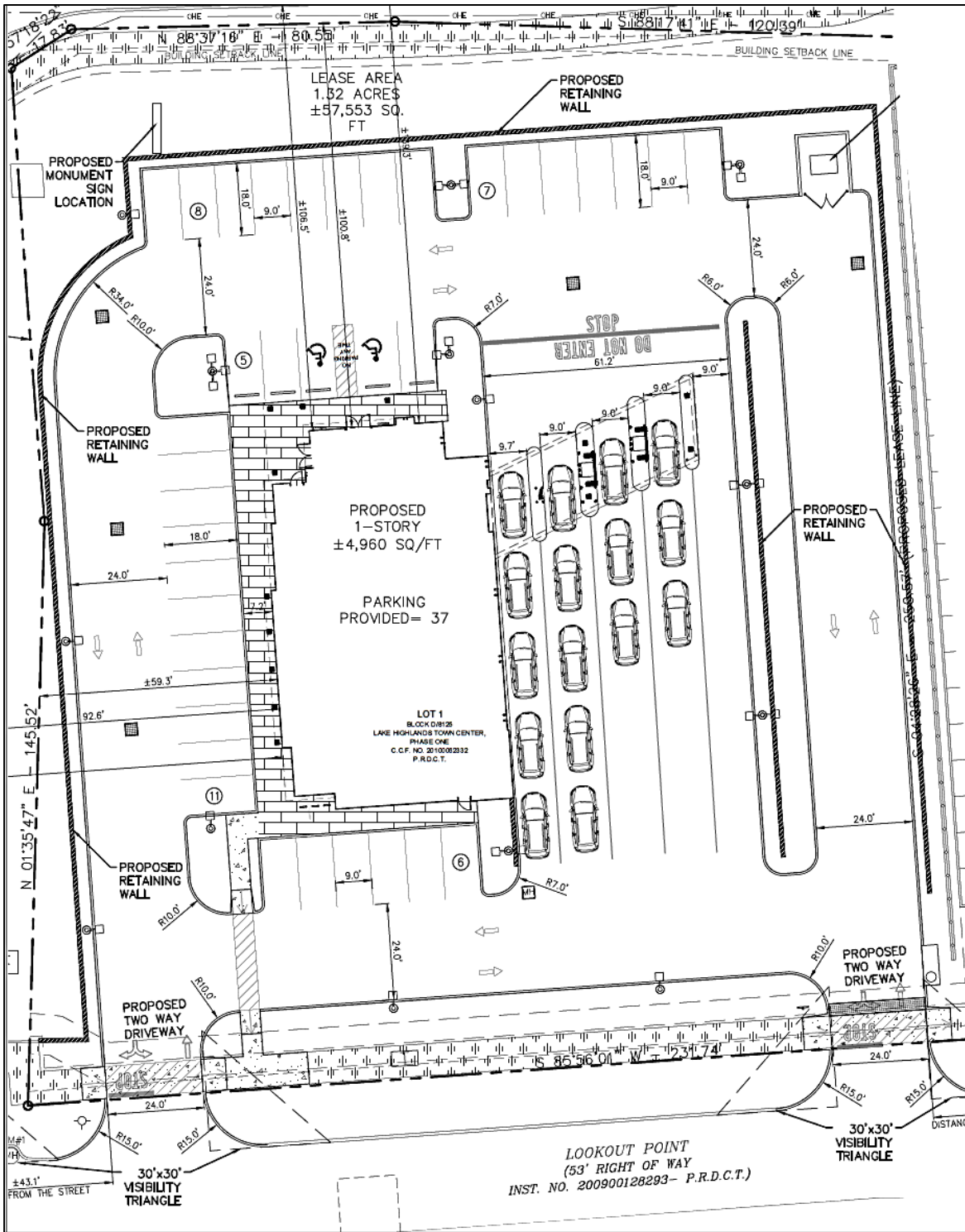
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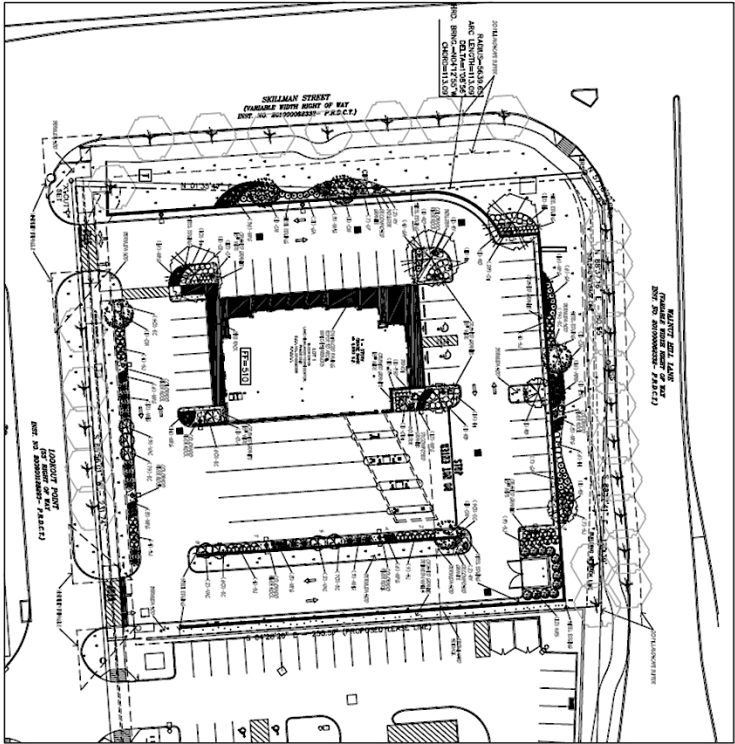
NO. 14: 04/27/20

NO. 15: 04/27/20

# Proposed Development Plan - Enlarged



# Proposed Landscape Plan



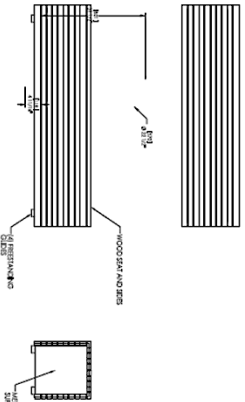
**PLAN MATERIALS**

NO.	SYMBOL	ITEM	QTY	UNIT
01	[Symbol]	GRAVEL	100	CY
02	[Symbol]	TOPSOIL	100	CY
03	[Symbol]	CONCRETE	100	CY
04	[Symbol]	ASPHALT	100	CY
05	[Symbol]	PAVING	100	CY
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17	[Symbol]	PAVING	100	CY
18	[Symbol]	CONCRETE	100	CY
19	[Symbol]	ASPHALT	100	CY
20	[Symbol]	PAVING	100	CY

**PRO DALLAS**  
**PROFESSIONAL LANDSCAPE ARCHITECTS**

3000 WEST LOOP SOUTH, SUITE 1000  
DALLAS, TEXAS 75240  
PHONE: 214.750.1234  
FAX: 214.750.1235  
WWW.PRODALLAS.COM

Parollel *Alu.* wrought bollards unit, 67in height, transoms  
Product Drawings [www.landscapeforms.com](http://www.landscapeforms.com) Date: 6/19/2015  
Rev: 001/01/2016



BACKLESS BENCH  
SCALE: 1" = 20'-0"

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**PRO DALLAS**  
PROFESSIONAL LANDSCAPE ARCHITECTS

PROFESSIONAL LANDSCAPE ARCHITECT

**ROUGH ARCHITECTS**

1701 N. MARKET STREET  
SUITE 201  
DALLAS, TEXAS 75202  
214.997.6029

REGISTERED ARCHITECT, LLC 08/19/2011 © 2015

**CHASE RETAIL BANKING CENTER**  
SEC OF WALNUT HILL LANE AND SKELLMAN STREET  
DALLAS, TEXAS 75221

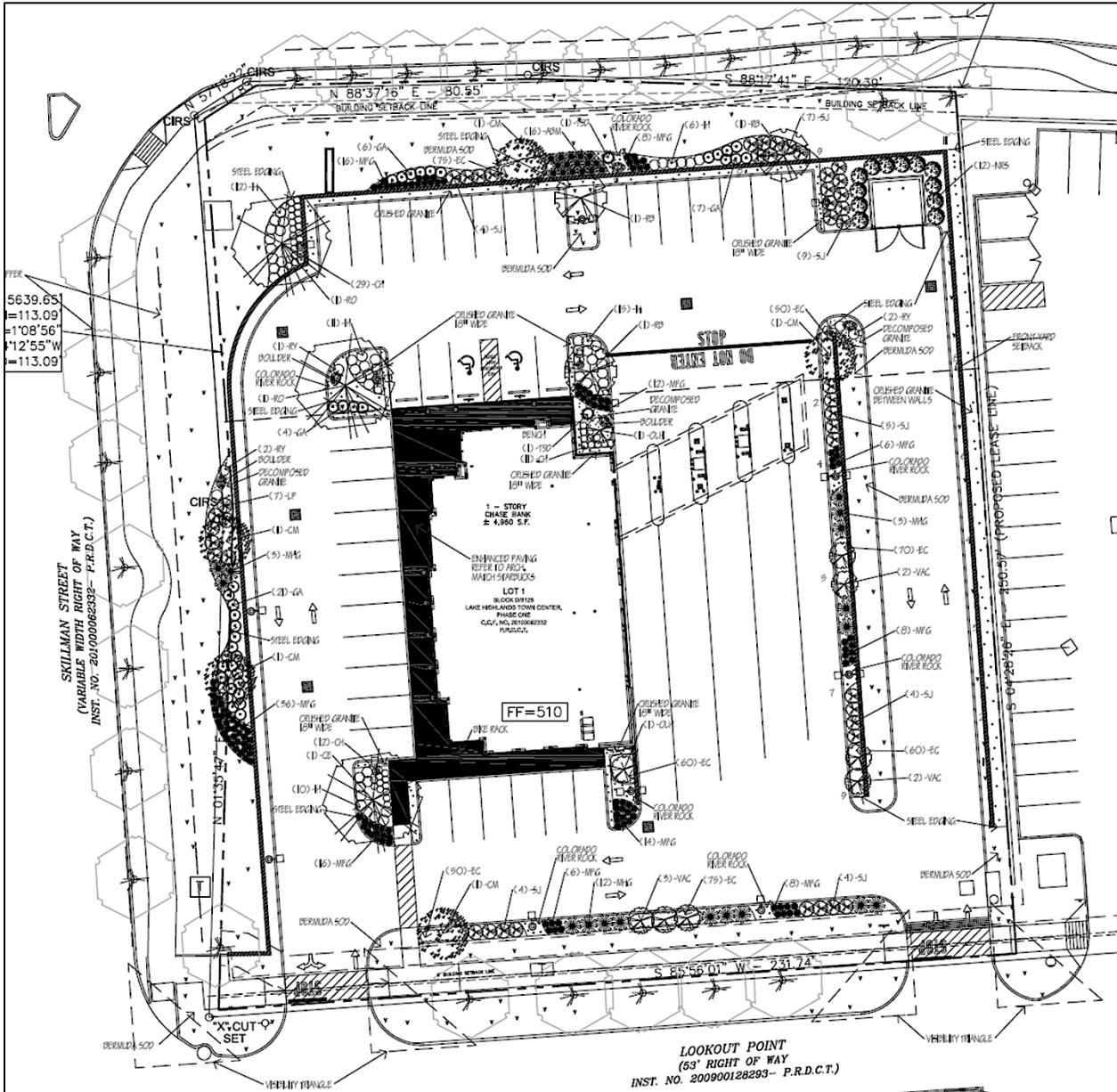
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SHEET NO.: 1  
PROJECT: CHASE RETAIL BANKING CENTER  
DATE: 06/19/2015

**L1.02**

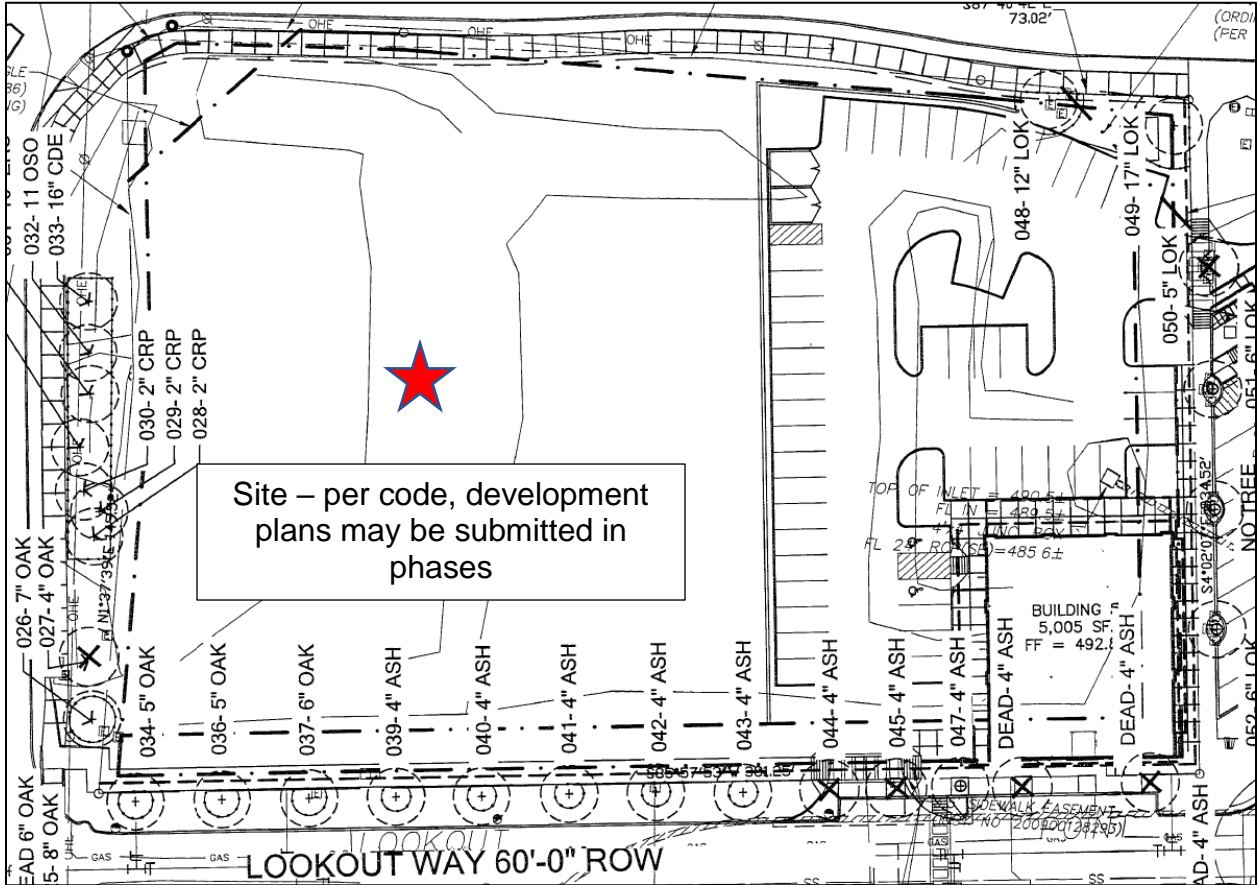
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CHECKED BY: [Name]  
APPROVED BY: [Name]



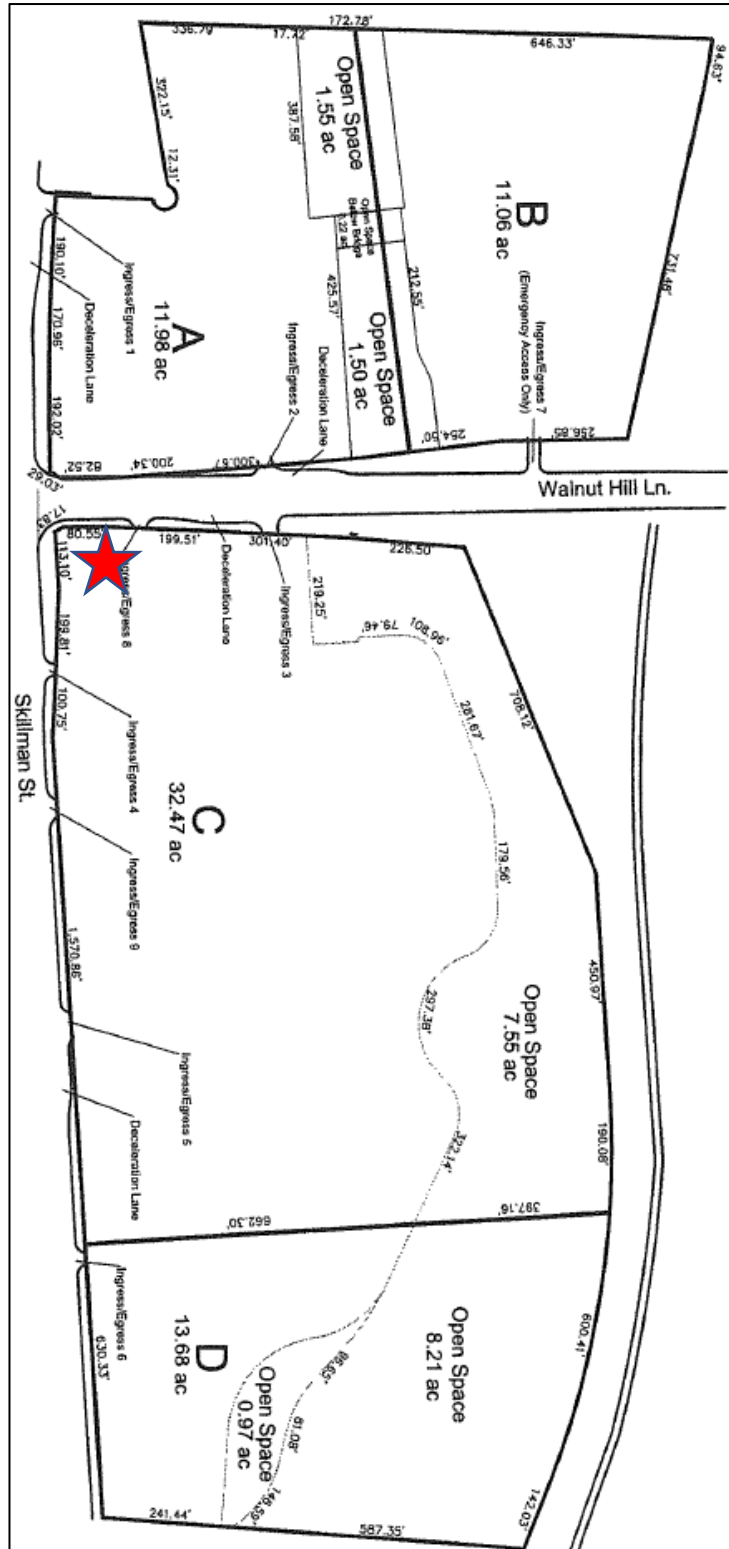
Proposed Landscape Plan - Enlarged

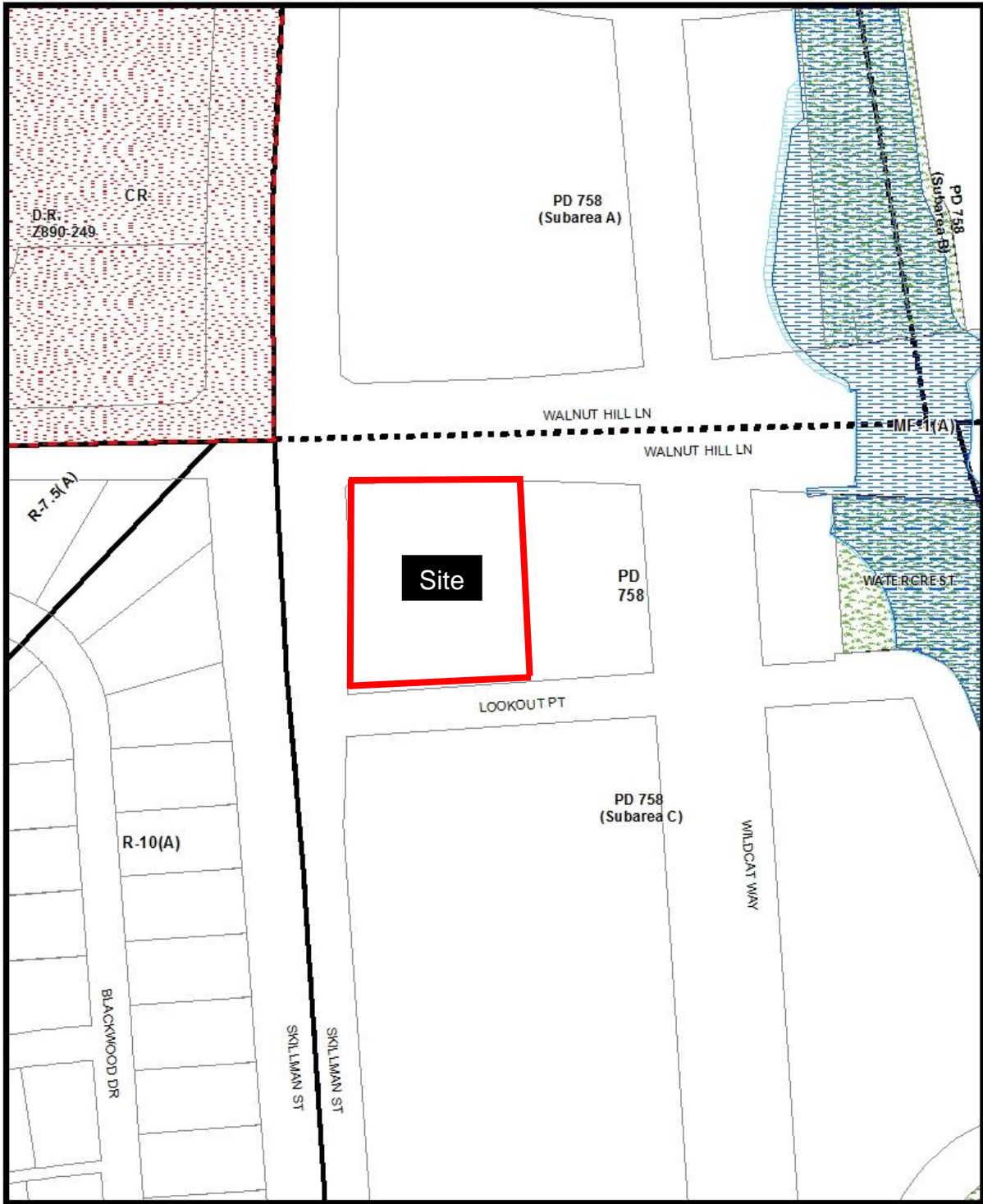


Prior Development Phase



# Conceptual Plan





 1:1,800

# Zoning Map

Printed Date: 5/20/2020



 1:1,800

# Aerial Map

Printed Date: 5/20/2020

**FILE NUMBER:** W190-006

**DATE FILED:** April 15, 2020

**LOCATION:** Between Pacific Avenue and Elm Street, east of North Akard Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 45 K

**SIZE OF REQUEST:** ± .23 acres

**CENSUS TRACT:** 31.01

---

**MISCELLANEOUS DOCKET ITEM:**

**REPRESENTATIVE:** Big Outdoor Texas, LLC

**APPLICANT/OWNER:** 1601 Elm Holdings, L.P.

**REQUEST:** An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 619.

**SUMMARY:**

On September 26, 2018, the City Plan Commission denied an application (Z178-243) for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign. The applicant has stated that the change in circumstance includes due in part that the area is currently undergoing regeneration due to increased pedestrian traffic and a number of property renovations within the area.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to September 26, 2020, without a waiver of the two-year waiting period. According to the Dallas Development Code, “the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing.” However, staff believes circumstances regarding the property have not considerably changed.

**Staff Recommendation:** Denial.

**APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD**

Zoning File No. Z178-243

Location 1511 Elm Street; East of N. Akard Street, between Pacific Ave. and Elm St.

Date of last CPC or CC Action September 26, 2018 (City Council)

Applicant's Name, Address & Phone Number Big Outdoor Texas, LLC, as successor-in-interest to Radiant Outdoor, LLC

1528 Slocum Street, Dallas, Texas 75207

Property Owner's Name, Address and Phone No., if different from above

1601 Elm Holdings LP

1601 Elm Street, Ste. 3110, Dallas, Texas 75201

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

Since the hearing, the buildings and area surrounding the Property have been revitalized to engage the public. For example, The National, located only a block away from the Property, is undergoing one of the last major historic renovations in Downtown, and recently announced that the Thompson Hotel and DDI will occupy the building. The increased pedestrian foot traffic along Pacific Ave. and the DART rail will create an opportunity for otherwise passive buildings, such as the Property, to benefit from an enhanced display wall, which will contribute to and complement the revitalization by bringing light and activity to the area.

(see attached authorization letter)

Applicant's Signature

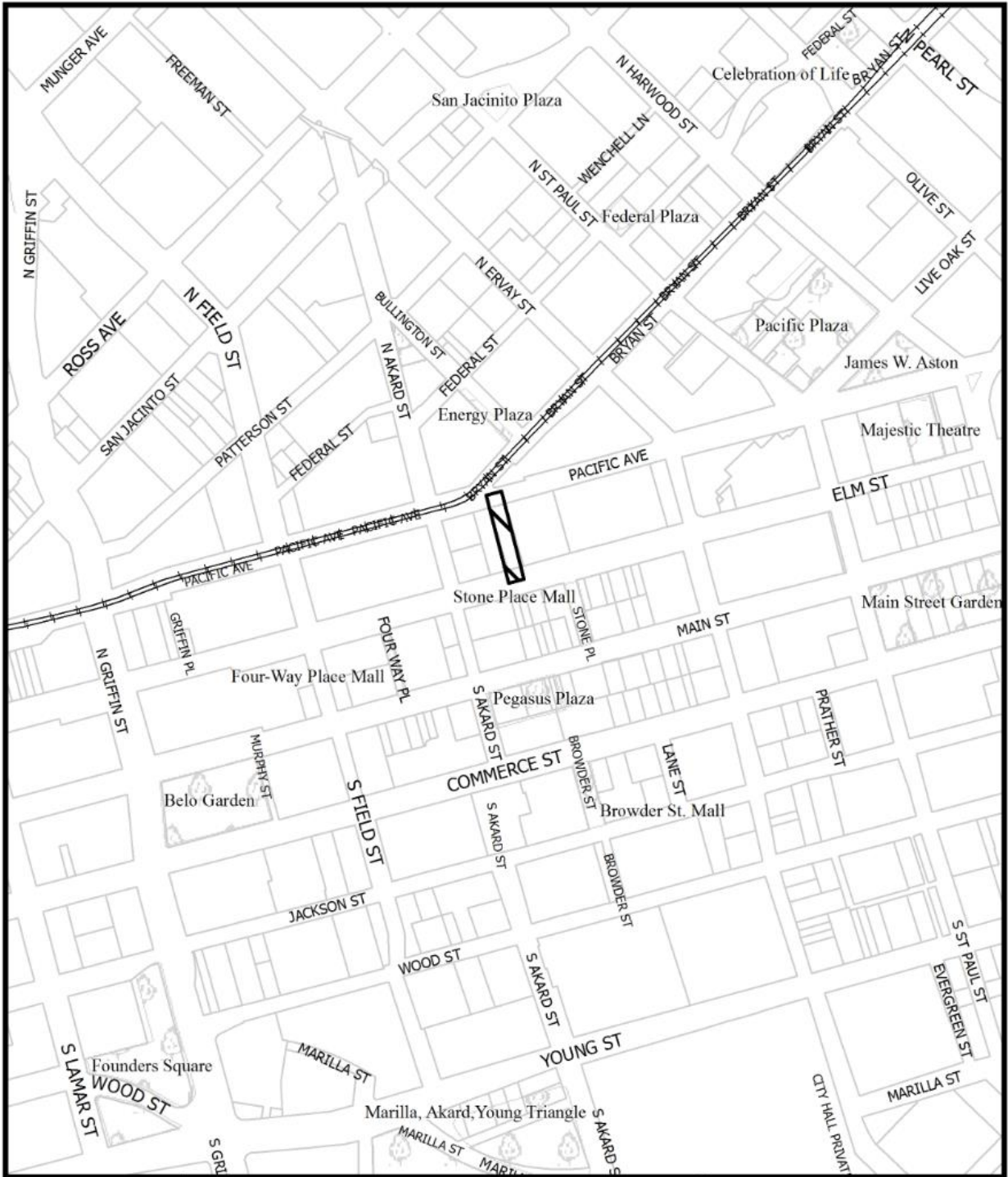
(see attached authorization letter)

Owner's Signature (if individual) or  
Letter of Authorization (from corporation/partnership)

Receipt #9815



Date Received  
Fee: \$300.00



1:4,800

# VICINITY MAP

Case no: **W190-006**

Date: **5/20/2020**



**FILE NUMBER:** Z190-219(JT)

**DATE FILED:** March 3, 2020

**LOCATION:** South line of Elm Street, west of North Crowdus Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45 M

**SIZE OF REQUEST:** Approx. 0.75 acres.

**CENSUS TRACT:** 204

---

**REPRESENTATIVE:** Audra Buckley, Permitted Development

**APPLICANT:** Off the Record

**OWNER:** Elm Street Realty, LTD

**REQUEST:** An application for the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

**SUMMARY:** The applicant proposes to continue the use of the property of a bar, lounge, or tavern. [Off the Record]

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

**PLANNED DEVELOPMENT DISTRICT No. 269:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>

**PDD No. 269 Exhibits:**

<http://www.dallascityattorney.com/51P/exhibits.html#a269>

**BACKGROUND INFORMATION:**

- The request site is currently developed with a 1,733 square feet one-story structure used as a bar, lounge or tavern with an 887 square foot open-air patio. The applicant is requesting a renewal of the existing bar, lounge or tavern.
- On June 14, 2006, the City Council approved an amendment to PDD No. 269 which requires a SUP for this use category.
- On October 8, 2013, the City Council approved SUP No. 2050 for a two-year period.
- On August 15, 2015, the City Council approved SUP No. 2050 for a two-year period.
- On August 9, 2017, the City Council approved SUP No. 2050 for a three-year period.
- No revisions or expansion of the use is being requested.
- The petitioned site is surrounded by a mixture of commercial, retail, and surface parking lot uses.
- Per 51A-4.210 a BAR, LOUNGE, OR TAVERN means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

**Zoning History:** There have been 18 zoning change requests in the area within the last five years.

1. **Z145-121** On February 11, 2015, the City Council approved the renewal of SUP No. 1783 for a bar, lounge, or tavern for a two-year period.
2. **Z156-134** On February 24, 2016, the City Council approved SUP No. 2181 for a tattoo studio for a three-year period.
3. **Z156-230** On June 22, 2016, the City Council approved the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 26, the Deep Ellum/Near East Side

Special Purpose District.

4. **Z167-142** On March 22, 2017, the City Council approved the renewal of Specific Use Permit No. 2019 for a bar, lounge or tavern use and a commercial amusement (inside) limited to a live music venue use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
5. **Z167-154** On April 12, 2017, the City Council approved the renewal of Specific Use Permit No. 2122 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
6. **Z167-233** On June 14, 2017, the City Council approved the renewal of Specific Use Permit No. 1685 for a bar, lounge, or tavern use on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
7. **Z167-275** On August 9, 2017, the City Council approved the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
8. **Z167-328** On September 27, 2017, the City Council approved the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern use and an inside commercial amusement limited to a Class A dance hall use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
9. **Z167-392** On January 10, 2018, the City Council approved the renewal of Specific Use Permit No. 1694 for a bar, lounge, or tavern use and a commercial amusement (inside) limited to a live music venue use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
10. **Z178-175** On May 9, 2018, the City Council approved the renewal of Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
11. **Z178-233** On August 8, 2018, the City Council approved Specific Use Permit No. 2303 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

12. **Z178-381** On January 23, 2019, the City Council approved Specific Use Permit No. 2319 for a commercial amusement (inside) limited to a live music venue use and terminated Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
13. **Z189-276** On September 25, 2019, the City Council approved Specific Use Permit No. 1757 for a bar, lounge, or tavern use and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
14. **Z189-289** On September 25, 2019, the City Council approved Specific Use Permit No. 2252 for a bar, lounge, or tavern use and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
15. **Z189-289** On April 8, 2020, the City Council approved Specific Use Permit No. 2144 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

**Thoroughfare/Streets**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Main Street	Minor Arterial	60 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the original SUP request and determined that the existing development would not have a negative impact on the surrounding street system and the Engineering Division maintains this recommendation.

**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.

**Urban Design Element**

**Goal 5.1** Promote a sense of Place, Safety and Walkability

*Policy 5.1.1* Promote pedestrian-friendly streetscapes

**Goal 5.3** Establishing Walk-To Convenience

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

**Economic Element**

**Goal 2.3** Build a Dynamic and Expanded Downtown

*Policy 2.3.1* Restore Downtown Dallas as the economic and cultural heart of North Central Texas

*Policy 2.3.3* Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 269 (Tract A)	Bar, lounge or tavern
<b>North</b>	PD No. 269 (Tract A)	School, Restaurant; Bar;
<b>East</b>	PD No. 269 (Tract A)	Bar; Restaurant;
<b>South</b>	PD No. 269 (Tract A)	Restaurants;
<b>West</b>	PD No. 269 (Tract A)	Restaurants; General Merchandise Food Store; Surface Parking

**Land Use Compatibility:**

The request site is located in Deep Ellum, an area which provides for a healthy balance of housing, jobs, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses.

The applicant is requesting the renewal of SUP No. 2050 in order to continue operation of an existing bar. The use incorporates an uncovered patio (500 square feet) abutting the southern façade. (see attached site plan)

The request site consists of a one-story structure that is situated in a blockface consisting of similar architectural character (structures that existed prior to June 1984), all of which have enjoyed adaptive reuse as this area has enjoyed a significant presence for entertainment venues and compatible retail uses. With the continued expansion of services provided by DART (i.e., completion of the Green Line that traverses this general area), construction and occupancy of medium-density residential projects have established that, in part, serve the hospital campus and downtown central business

district. The site is surrounded by a mix of office/retail/restaurant uses that are served by various surface parking lots and metered spaces along Elm Street.

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.

Continuation of the proposed use is consistent with not only the most recent use on the property but is similar in operational characteristics of other entertainment/retail venue uses in the immediate area. As noted above, the general land use in the immediate area provides for a significant presence of various retail and entertainment venue uses that serve the new housing stock in Deep Ellum as well as serving as a destination for patrons outside of the area.

As a result of this analysis, the request complies with the general provisions for consideration of renewal of SUP No. 2050, subject to conditions; no revisions are required to the existing site plan.

**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 site is not within an identifiable MVA category, nor is it adjacent to other MVA categories.

**Police Activity:**

<b>Date</b>	<b>Problem</b>	<b>Priority</b>	<b>Location_Name</b>
6/2/2018	09 - Theft	4 - Non Critical	OTR/CRAFT BEER BAR
7/10/2018	6X - Major Dist (Violence)	2 - Urgent	OFF THE RECORD
10/20/2018	32 - Suspicious Person	2 - Urgent	
11/10/2018	PH - Panhandler	4 - Non Critical	
12/3/2018	6X - Major Dist (Violence)	2 - Urgent	OFF THE RECORD
12/9/2018	6X - Major Dist (Violence)	2 - Urgent	CRAFT BEER AND VINYL
12/15/2018	41/25 - Criminal Aslt -In Prog	1 - Emergency	OFF THE RECORD
12/19/2018	6X - Major Dist (Violence)	2 - Urgent	
2/28/2019	09/01 - Theft	3 - General Service	OFF THE RECORD BAR
4/29/2019	6X - Major Dist (Violence)	2 - Urgent	OFF THE RECORD
9/8/2019	07 - Minor Accident	3 - General Service	fuzzy's taco
3/13/2020	09/01 - Theft	3 - General Service	ARMORY BAR

**Off-Street Parking:** PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern use on the first floor in an original building; after the first 2,500 square feet, the remainder is parked at one space per 100 square feet of floor area. The applicant occupies slightly under the required limit at 1,733 square feet of floor area.

Additionally, it should be noted that a significant number of metered on-street parking spaces exist as well as surface parking lots throughout the immediate area west of the site.

**LIST OF PARTNERS**

**Elm Street Realty, LTD – Property Owner**

JGB Ventures I, LTD, General Partner

JGB Holdings, Inc., General Partner

Westdale Real Estate Investment and Management, Chuck Hixson, General Partner

Joseph G. Beard, President

**Off the Record – Applicant**

Tim Daniels, Owner

Joshua Florence, Owner

Bryan Austin, Owner

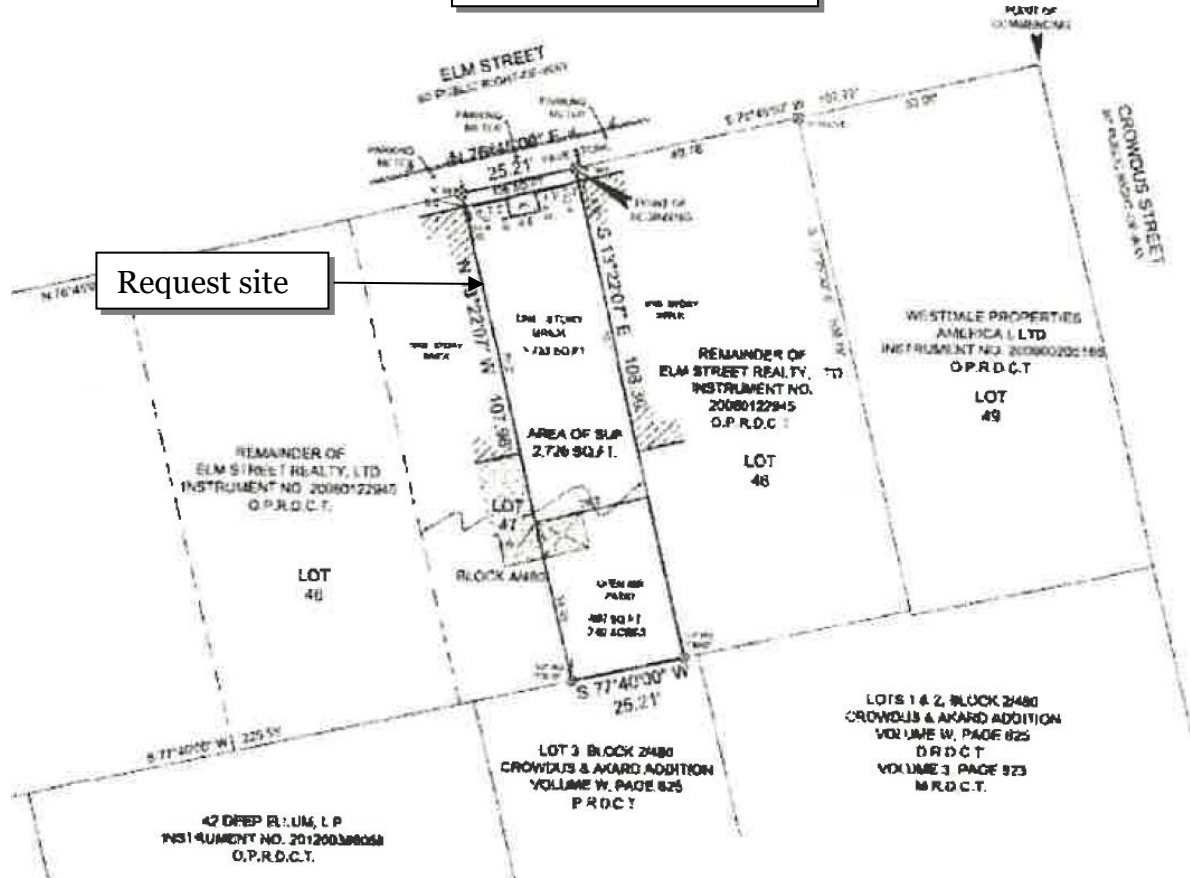
Johel Coward, Partner

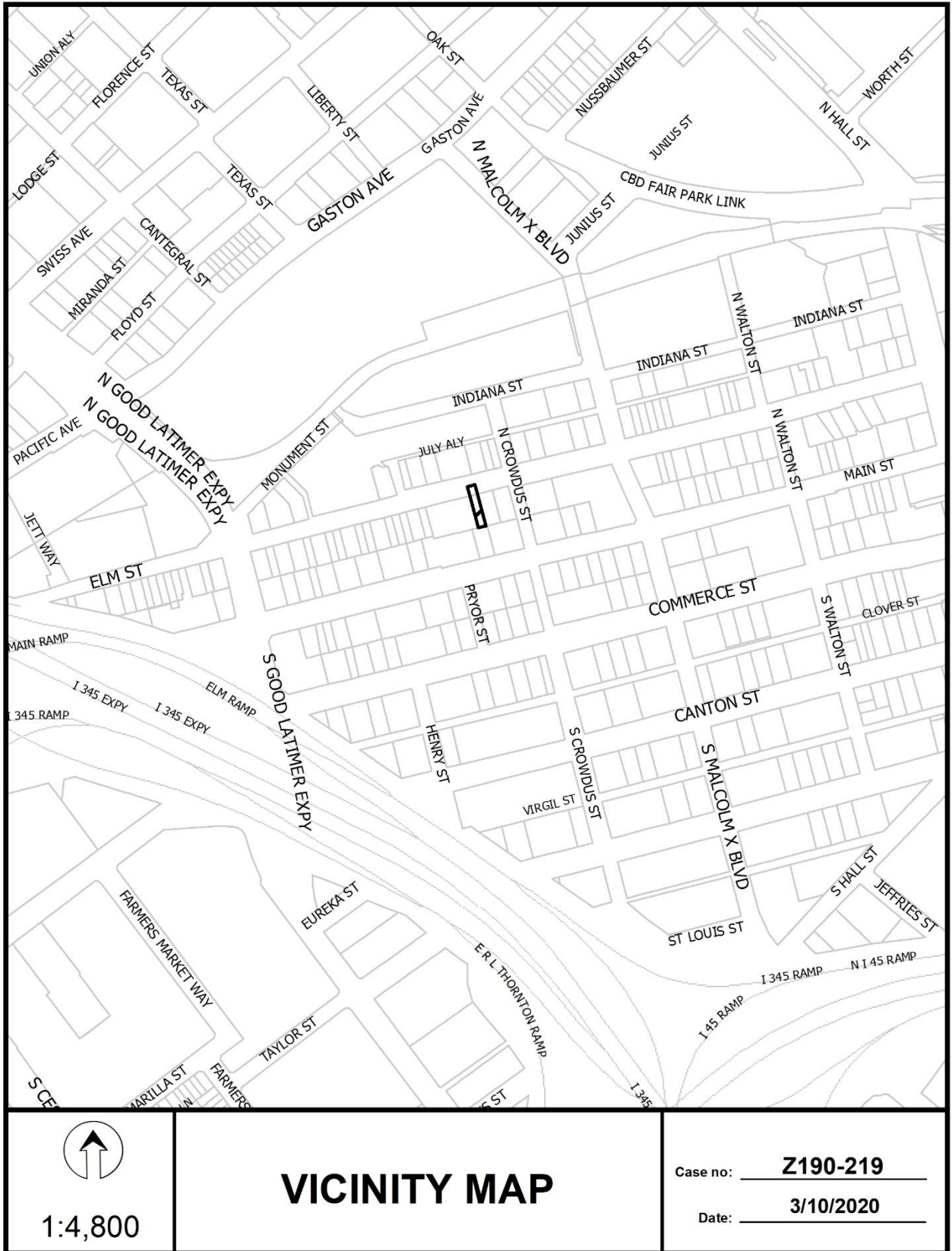


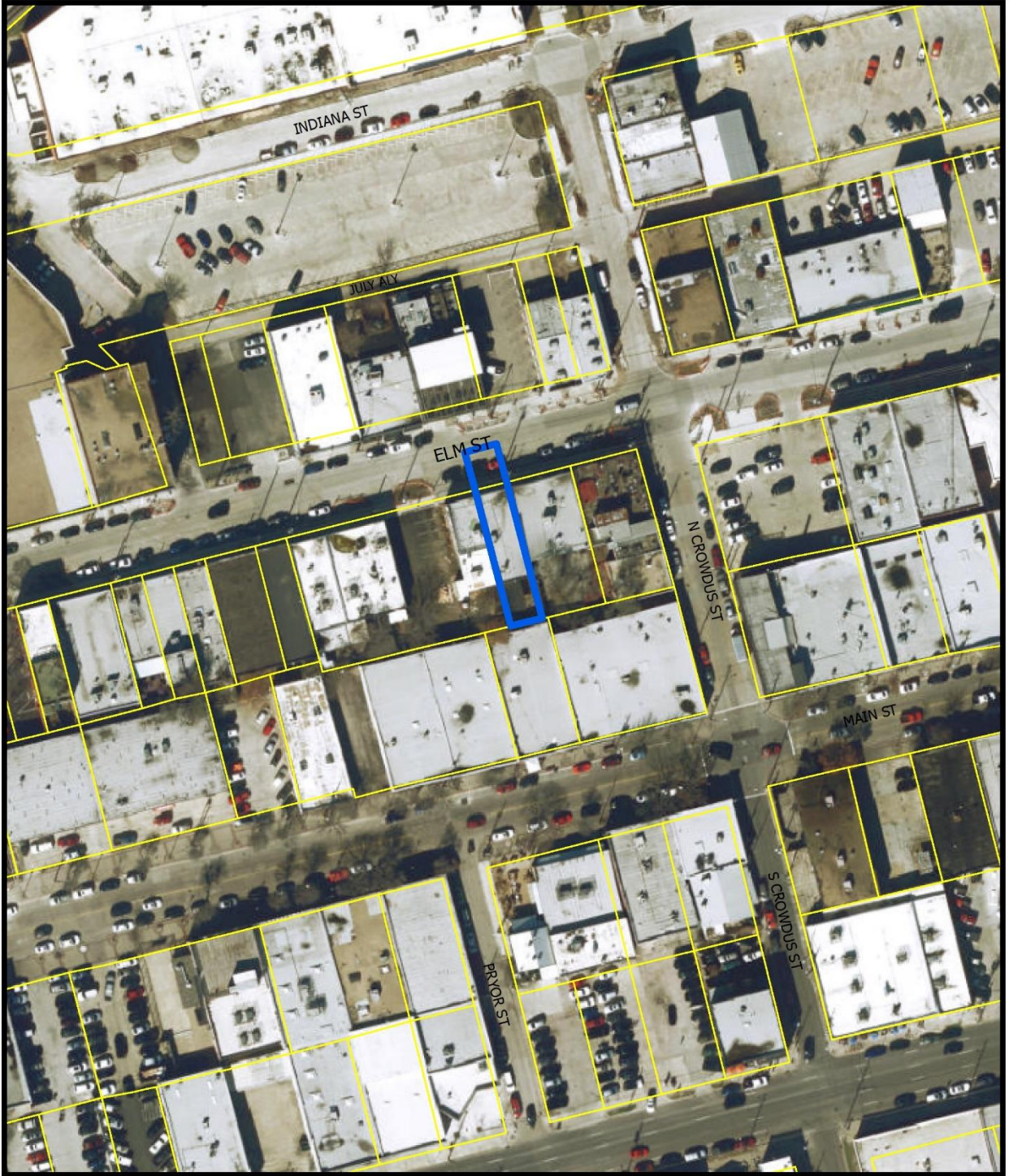
## PROPOSED SUP CONDITIONS


1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years).
4. FLOORAREA: The maximum floor area is 1,733 square feet in the location shown on the attached site plan. The maximum floor area of an open-air patio is 887 sq. ft.
5. OUTSIDE SPEAKERS: Outside speakers are prohibited.
6. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 4:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 12:00 p.m. and 2:00 a.m. (the next day), Saturday and Sunday.
7. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51AA4.704(b)(4), may not be used to meet the off-street parking requirement.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

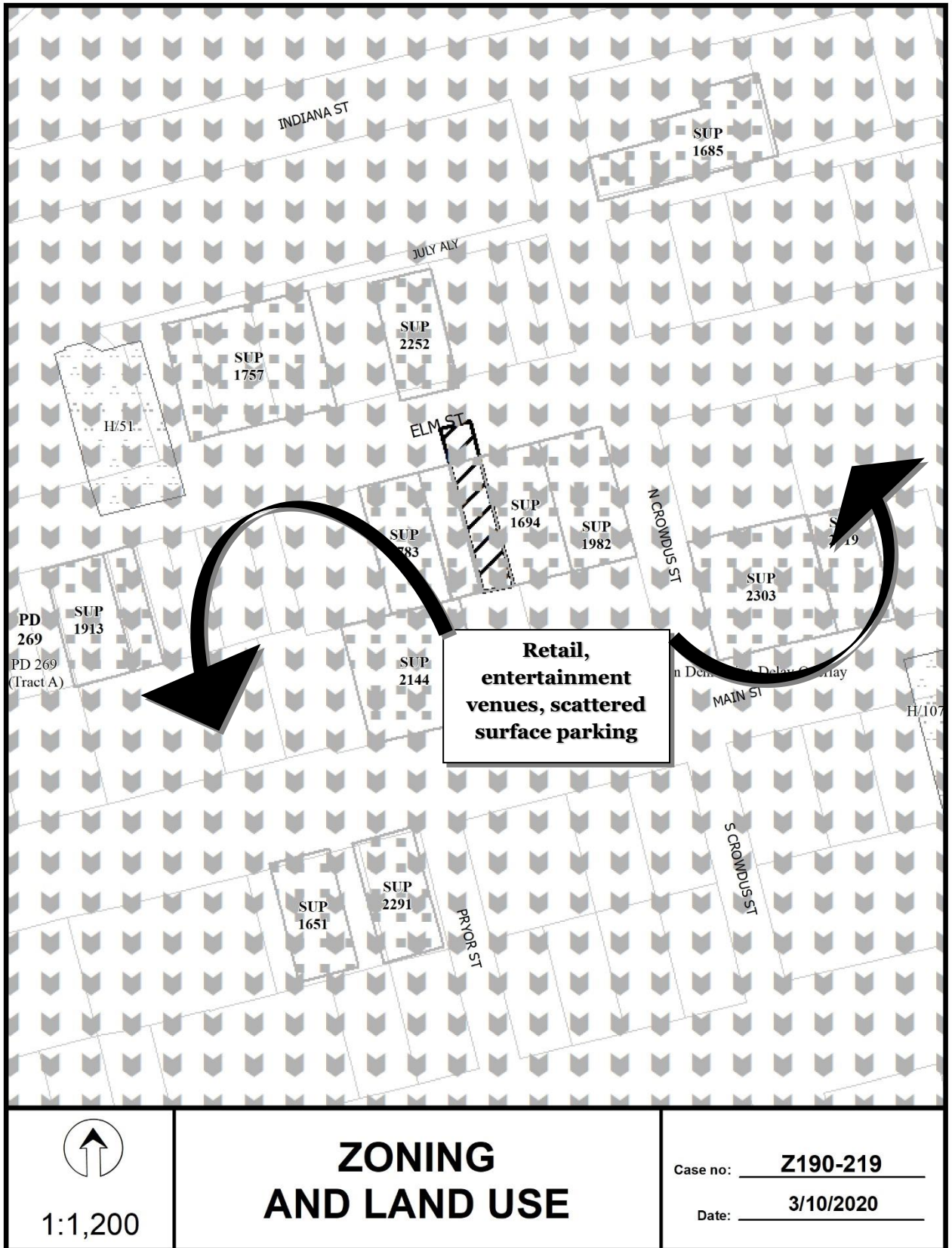
**Existing Site Plan  
(no requested revisions)**

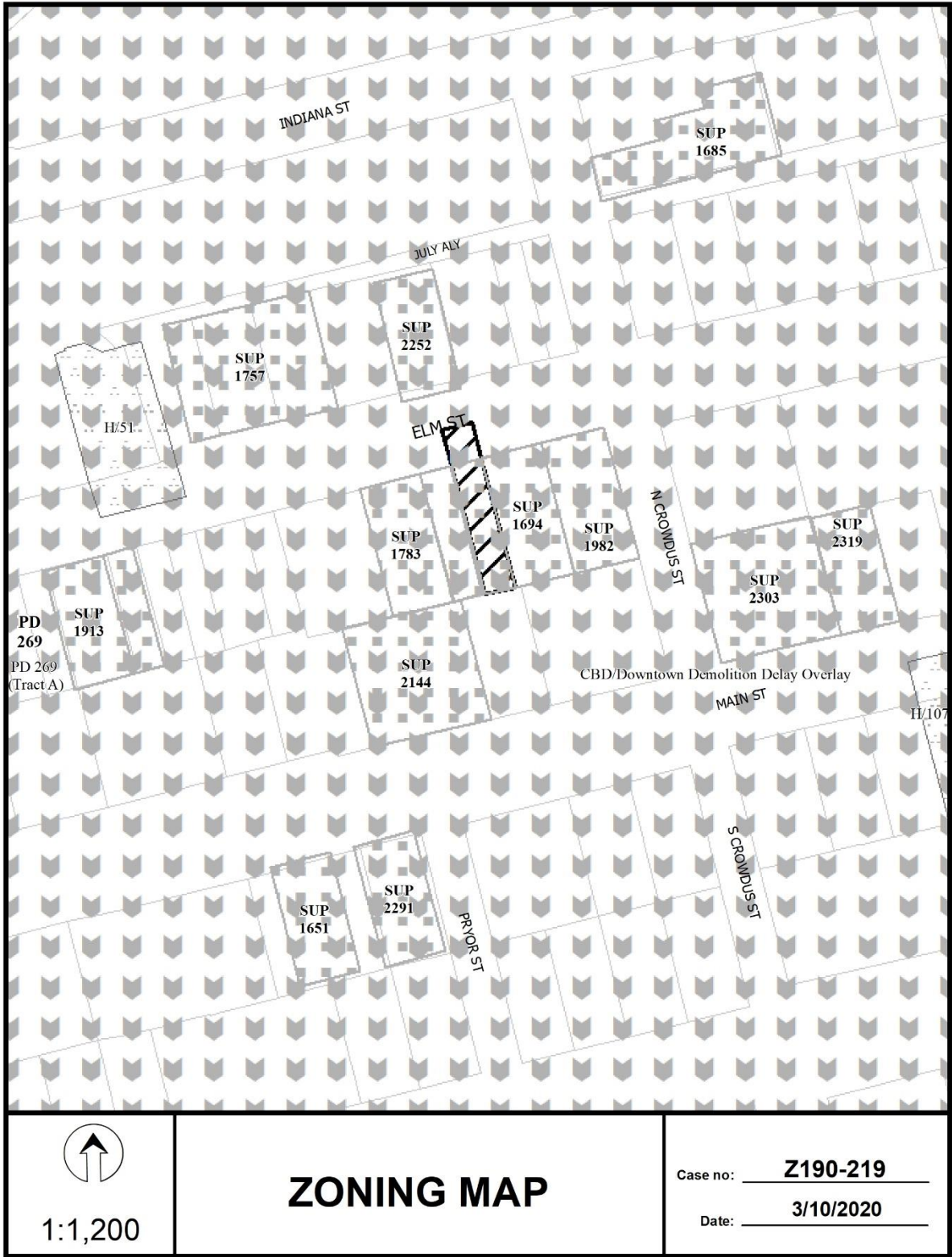






 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>          Z190-219          </u> Date: <u>          3/10/2020          </u>
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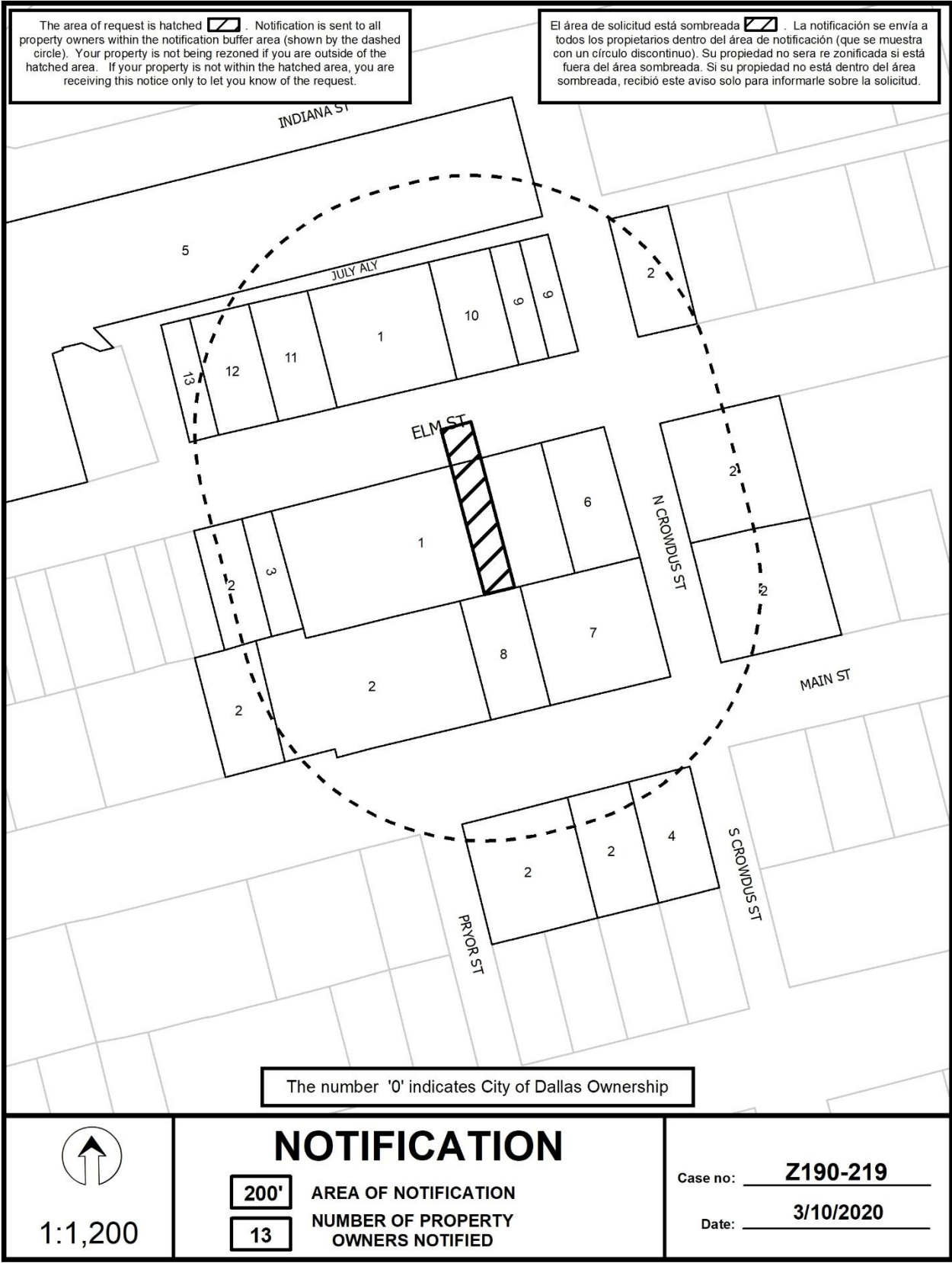


Market Value Analysis A B C D E F G H I NA

 1:4,800

# Market Value Analysis

Printed Date: 3/10/2020



The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

The number '0' indicates City of Dallas Ownership

1:1,200

**NOTIFICATION**

**200'** AREA OF NOTIFICATION  
**13** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z190-219**  
Date: **3/10/2020**



Z190-219(JT)

03/10/2020

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

### ***Z190-219***

#### ***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2704 ELM ST	ELM STREET REALTY LTD
2	2647 MAIN ST	AP DEEP ELLUM LLC
3	2650 ELM ST	ELM ELM LLC
4	2712 MAIN ST	CASS DON E TR
5	2625 ELM ST	UPLIFT EDUCATION
6	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
7	2715 MAIN ST	MAIN PROPERTIES LLC
8	2707 MAIN ST	AP 2707 MAIN ST LLC
9	2723 ELM ST	2723 ELM STREET JV
10	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
11	2707 ELM ST	BELMOR CORP
12	2703 ELM ST	BELMOR CORP
13	2701 ELM ST	BELMOR CORP

**FILE NUMBER:** Z190-187(CT)

**DATE FILED:** January 27, 2020

**LOCATION:** Northwest corner of West Ledbetter Drive and South Polk Street

**COUNCIL DISTRICT:** 4

**MAPSCO:** 64 F

**SIZE OF REQUEST:** approx. 13.295 acres

**CENSUS TRACT:** 61.00

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**REPRESENTATIVE:** Drew Dubolq

**OWNER/APPLICANT:** Jason Morahan

**REQUEST:** An application to amend deed restrictions (Z834-109) on property zoned an RR Regional Retail District and NO(A) Neighborhood Office District.

**SUMMARY:** The purpose of the request is to remove the deed restriction requiring a City Plan Commission approved landscape plan in Tract 1.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The 13.295-acre area of request is zoned an RR Regional Retail District and is currently developed with three commercial structures.
- Volunteered deed restrictions were in April 18, 1984

**Zoning History:** There have been no zoning changes in the vicinity during the last five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Required ROW</b>
Polk Street	Community Collector	90 feet	90 feet
Ledbetter Drive	Community Collector	107 feet	107 feet

**Traffic.**

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

**STAFF ANALYSIS:**

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RR Regional Retail District NO(A) Neighborhood Office District Deed Restriction (Z834-109)	Retail/Personal Service
<b>North</b>	NO(A) Neighborhood Office District	Undeveloped
<b>East</b>	R-7.5(A) Single Family District CR Community Retail	Single Family Auto Service Center
<b>South</b>	R-7.5(A) Single Family District	Undeveloped Single Family
<b>West</b>	NO(A) Neighborhood Office District Deed Restriction – Z834-109	Medical Clinic or Ambulatory Surgical Center

**Land Use Compatibility:**

The subject site is developed with a shopping center which houses retail and personal service uses. The surrounding area is comprised of single-family neighborhoods to the east and south of the subject site. West of the site is a medical center and north is an undeveloped tract of land.

The proposed addition of a retail structure and medical office would trigger landscaping for the property. The site was permitted for the construction of large retail use, but the plan was not fully developed. The applicant's request is to remove one deed restriction (Restriction No. 1), from existing deed restriction Z834-109. The current restriction states that the property owners agree not to seek a building permit for any development on the Subject Tract until a landscape plan is submitted to the City of Dallas and is approved by the City Plan Commission. There is an approved landscape plan, but the applicant seeks to deviate from the previously approved plan. The applicant seeks to remove the condition and intends to abide by Article X.

**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 a part of an MVA cluster, there is a "C" MVA cluster to the east of the site and an "F" MVA Cluster to the south.

**Landscaping:**

Currently, there is an approved landscape plan. This plan was created to support an incomplete development. Without deed restrictions, the proposed development must provide landscaping in accordance with Article X of the Dallas Development Code, as amended.

Existing Deed Restrictions

841374

34K 6037  
DEED RESTRICTIONS 8321 13.00 DEED 1/24/75/8

THE STATE OF TEXAS |  
COUNTY OF DALLAS | KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, CLIFF VIEW CROSSING VENTURE, a joint venture, is the owner of the following described property situated in Dallas County, Texas, being in particular a 17.5165 acre tract of land out of the Hamilton McDowell Survey, Abstract No. 873, being that same tract of land conveyed to CLIFF VIEW CROSSING VENTURE, a joint venture, by Vernon S. Smith and James W. Smith, by Cash Deed dated February 15, 1984, being recorded in Vol. 84035, Page 0445, in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "A" (attached hereto and incorporated herein for all purposes) and hereinafter referred to as the "Subject Tract."

That the undersigned does hereby impress the Subject Tract with the following deed restrictions, to-wit:

1. The undersigned, their successors and/or assigns, do hereby agree that there shall be no multiple family dwelling units constructed or multiple family uses conducted on the property; and,

2. The undersigned, their successors and/or assigns, do hereby agree not to seek a building permit for any development on the Subject Tract until a landscape plan is submitted to the City of Dallas and is approved by its City Plan Commission.

That the undersigned does hereby impress 10.157 acres of the Subject Tract, being more particularly described in Exhibit "B" (attached hereto and incorporated herein for all purposes) with the following deed restrictions, to-wit:

1. The undersigned, their successors and/or assigns, do hereby agree to limit development on the property to one story construction with a maximum height of forty (40) feet; and,

2. The undersigned, their successors and/or assigns, do hereby agree to limit development on the property to a 0.25:1 Floor Area Ratio (FAR), as defined by the Dallas Development Code, as amended.

DEED RESTRICTIONS - Page 1 of 3

84080 4437 2834-105/4159-3

841374

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon the persons acquiring property within the described tract, and any person by acceptance of title to any of the described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

CLIFF VIEW CROSSING VENTURE

BY: Charles C. Carey  
CHARLES C. CAREY, Vice President  
of Finance of Great Southwest  
Commercial, Inc., Managing Venturer  
of Cliff View Crossing Venture

THE STATE OF TEXAS |  
                          |  
COUNTY OF DALLAS |

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared CHARLES C. CAREY, Vice President of

DEED RESTRICTIONS - Page 2 of 3

84080 4438

**Proposed Deed Restrictions**

**SECOND AMENDMENT TO DEED RESTRICTIONS**

THE STATE OF TEXAS            )  
  )     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DALLAS            )

I.

The undersigned, Dockside Threading Inc., a Delaware corporation ("**the Owner**"), is the owner of the following described property ("**the Property**"), being in particular a tract of land out of the Hamilton McDowell Survey, Abstract No. 873, part of City Block 6037, City of Dallas ("**City**"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Federal Deposit Insurance Corporation, as Manager of the FSLIC Resolution Fund, as Receiver for Key Savings and Loan Association, Englewood, Colorado, by deed dated February 23, 1993, and recorded in Volume 93038, Page 2586, in the Deed Records of Dallas County, Texas, and being more particularly described in **Exhibit A**, attached hereto and made a part hereof for all purposes.

II.

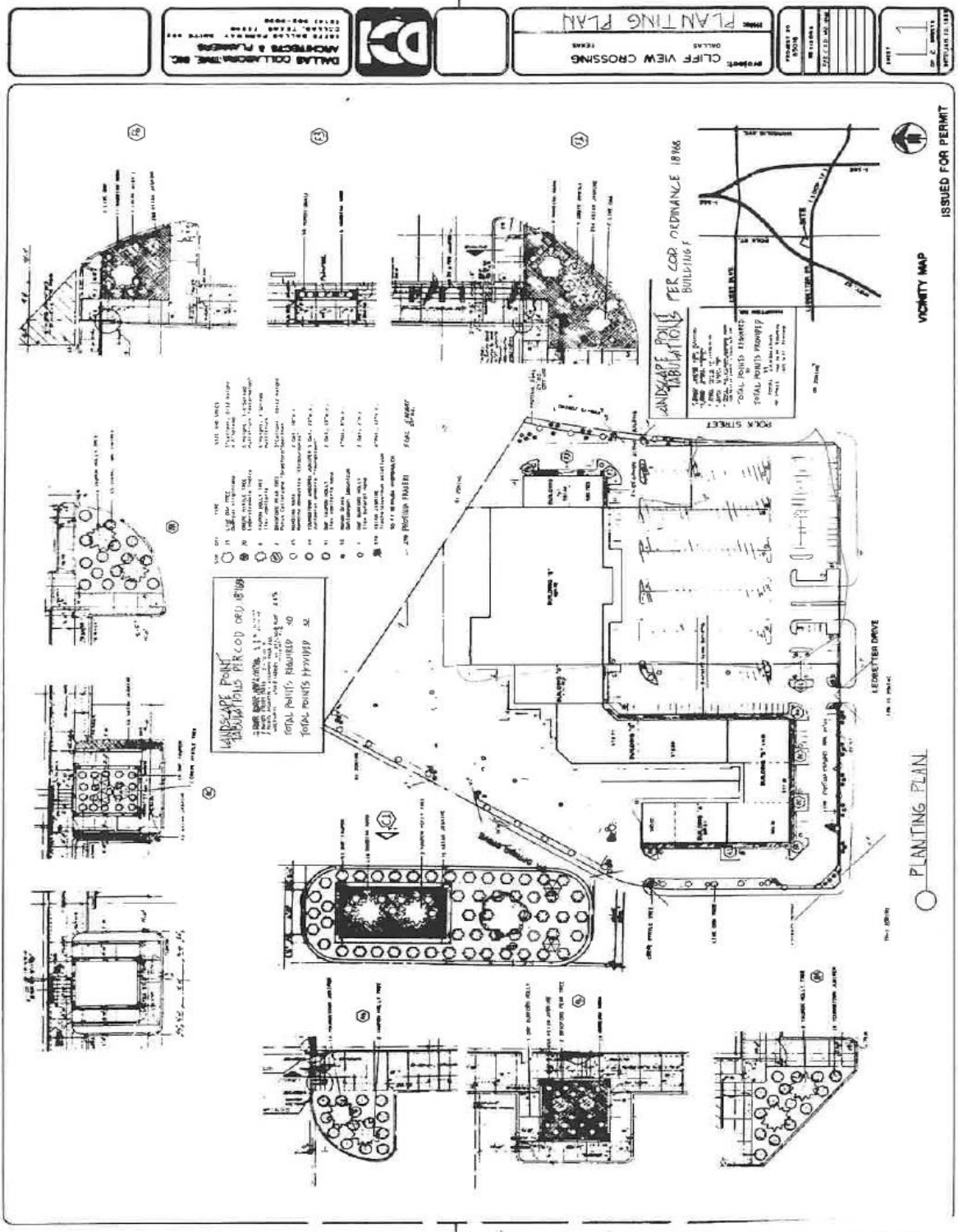
That the Property was impressed with certain deed restrictions ("**Original Restrictions**") as shown in an instrument dated March 29, 1984, signed by Cliff View Crossing Venture, and recorded in Volume 84080, Page 4437, of the Deed Records of Dallas County, Texas, as amended by a certain First Amendment to Deed Restrictions Dated March 29, 1984, executed on November 6, 1996, signed by Dockside Threading Inc., and recorded in Volume 97051, Page 1478 of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as **Exhibit B** and made a part of this instrument.

III.

That the Owner does hereby amend the Original Restrictions as follows:

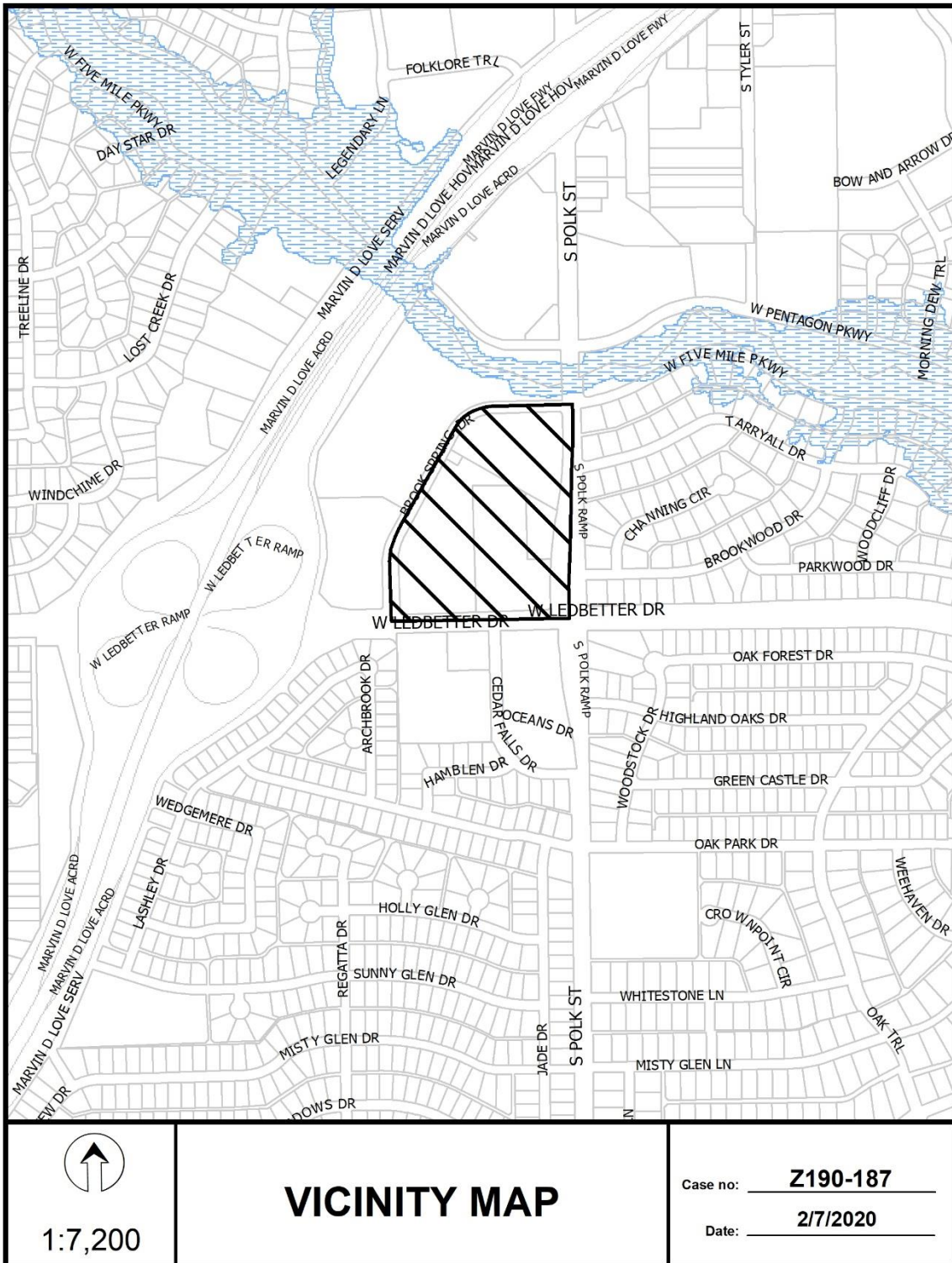
The paragraph 2 in the Original Restrictions that reads, "[t]he undersigned, their successors and/or assigns, do hereby agree not to seek a building permit for any development on the Subject Tract until a landscape plan is submitted to the City of Dallas and is approved by its City Plan Commission" is ***hereby deleted in its entirety.***

# EXISTING LANDSCAPING PLAN

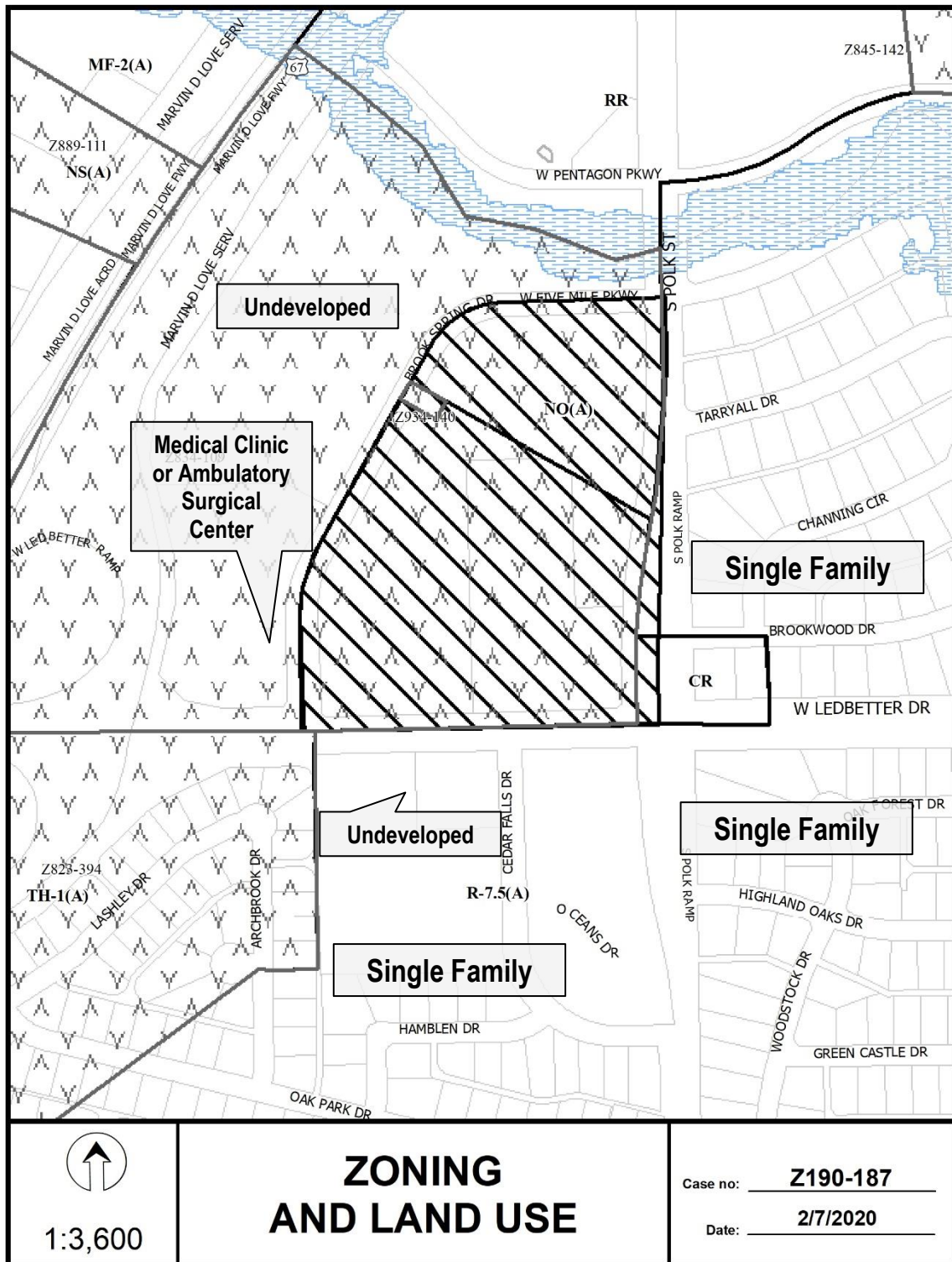


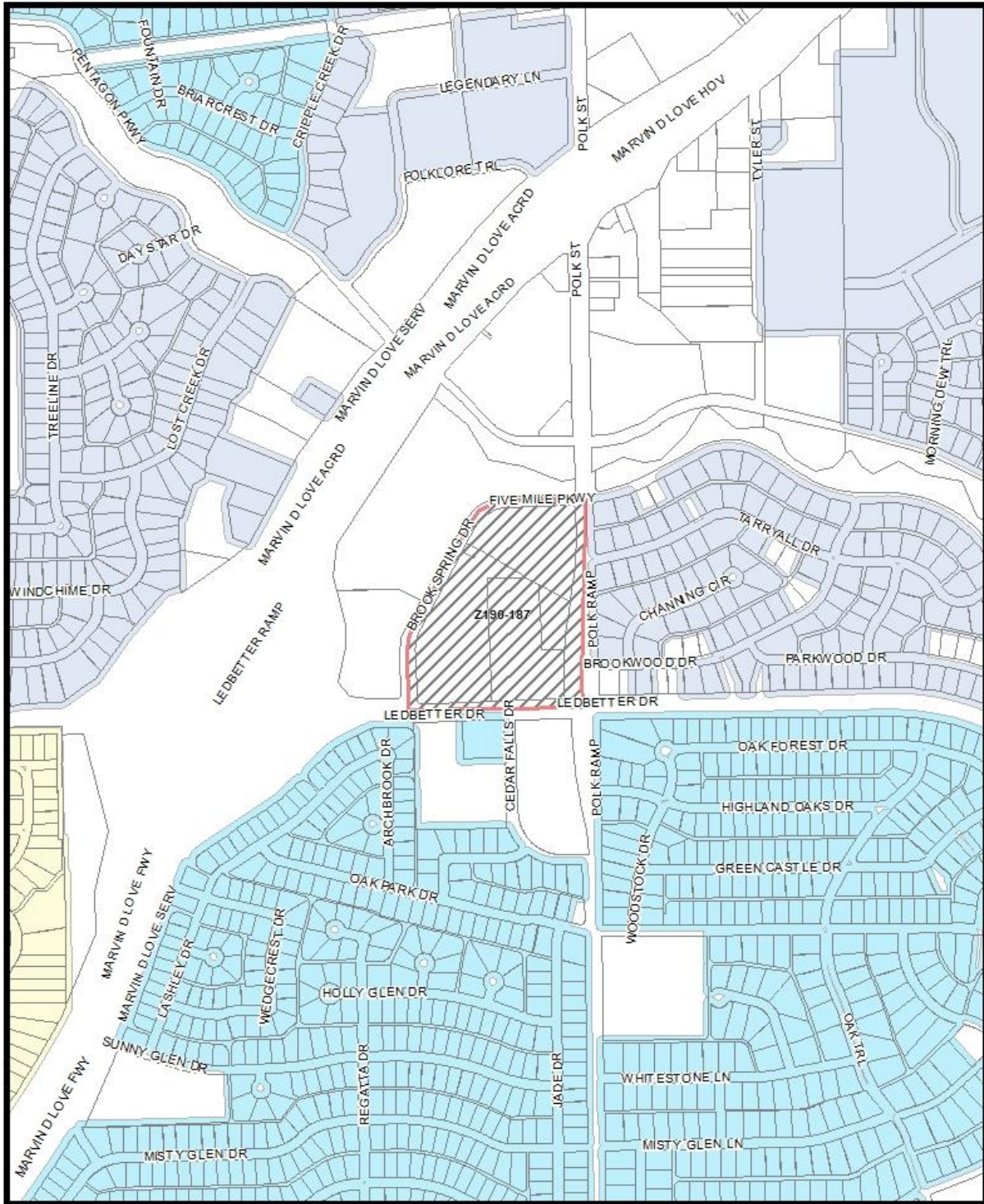
Revised plan based on CPC action 02-27-86.  
CPC APPROVED 02-27-86









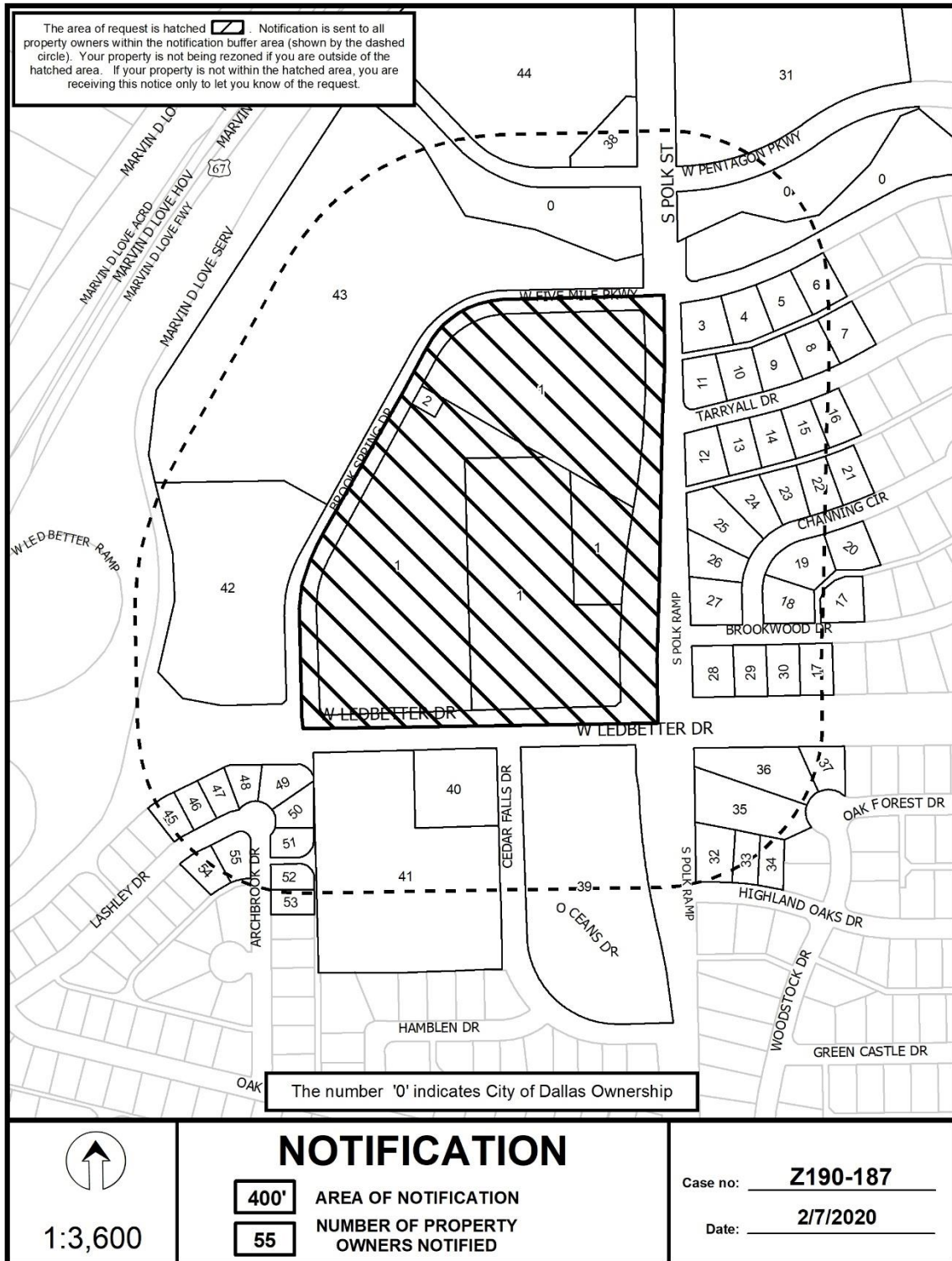


Market Value Analysis A B C D E F G H I NA

1:7,200

# Market Value Analysis

Printed Date: 2/7/2020



02/07/2020

***Notification List of Property Owners******Z190-187******55 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4243 S POLK ST	DOCKSIDE THREADING INC
2	4100 BROOK SPRING DR	DOCKSIDE THREADING INC
3	1038 W FIVE MILE PKWY	HURST NISSA L & MICHAEL SHANE
4	1030 W FIVE MILE PKWY	WATSON LONZIE L &
5	1022 W FIVE MILE PKWY	MARROQUIN JORGE L
6	1014 W FIVE MILE PKWY	BEHARRY HOMES
7	931 TARRYALL DR	CARRINGTON VICKIE
8	1005 TARRYALL DR	GARNER WILLIE A &
9	1011 TARRYALL DR	POWELL LARRY RANDALL
10	1019 TARRYALL DR	ANDRADE MARIO &
11	1027 TARRYALL DR	HOLDINGS CHAMPION INC
12	1028 TARRYALL DR	BOGLE JAMES MICHAEL
13	1022 TARRYALL DR	A & R TEXAS PROPERTIES LLC
14	1016 TARRYALL DR	BROWN MERVIN S
15	1010 TARRYALL DR	WINSOR JAMES L III
16	1004 TARRYALL DR	COLEMAN REGINALD
17	929 BROOKWOOD DR	ADIA PARTNERSHIP LLC
18	952 CHANNING CIR	MADELEINE RESIDENTIAL LLC
19	942 CHANNING CIR	PARSONS ALICE ANN
20	932 CHANNING CIR	WILLIAMS CLARENCE M
21	927 CHANNING CIR	RANGEL MARIA &
22	933 CHANNING CIR	GOMEZ JOSE E &
23	939 CHANNING CIR	CURRY WILLIE
24	943 CHANNING CIR	GREER DIANA
25	947 CHANNING CIR	ESQUIVEL JOSE H
26	951 CHANNING CIR	HARRIS ROBBYE ANN

02/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	957 CHANNING CIR	VILLANUEVA IRENE O
28	1015 W LEDBETTER DR	DALLAS TEN PEAKS LLC
29	1006 BROOKWOOD DR	JEZARI ARMIN J
30	942 BROOKWOOD DR	ROLLING LINCOLN C JR
31	4008 S POLK ST	OAK GARDENS CHURCH OF CHRIST
32	1023 HIGHLAND OAKS DR	TATE LINDA MARIE
33	1017 HIGHLAND OAKS DR	PEREZ EVANGELINA &
34	1011 HIGHLAND OAKS DR	KENNEDY JOANNE E
35	973 OAK FOREST DR	SUTTON JAMES E
36	969 OAK FOREST DR	METROCARE SERVICES
37	965 OAK FOREST DR	YOVONIE JEREMIAH &
38	4101 S POLK ST	SERVIN JOSE CARMEN
39	4483 N POLK ST	QUIRINOCONTRERAS OSCAR OMAR
40	1140 W LEDBETTER DR	PHILLIPS C A & ARNELL
41	1150 W LEDBETTER DR	TRINIDAD PETE M
42	4201 BROOK SPRING DR	DALLAS COUNTY HOSPITAL DISTRICT
43	4201 BROOK SPRING DR	TRIMURTHY HOLDINGS LLC
44	3939 S POLK ST	DILBECK COURT LTD
45	4319 LASHLEY DR	SIMPSON BOBBY & JOYCE E
46	4315 LASHLEY DR	MOORE CRESHUNDA RENA
47	4311 LASHLEY DR	THOMAS CHARLOTTE A
48	4307 LASHLEY DR	NORMAN BRENETTA
49	4303 LASHLEY DR	MARSHALL ARCHIE
50	4304 ARCHBROOK DR	MCCALLISTER PATRICIA A
51	4308 ARCHBROOK DR	BROADWAY JEANETTE
52	4312 ARCHBROOK DR	POLK JAMES JR & JOAINER
53	4316 ARCHBROOK DR	MARCH ROY E & LATONYA L
54	4318 LASHLEY DR	RICHARDSON ELIZA ANN EST OF
55	4314 LASHLEY DR	ROJAS ALVARO ROCHA &

**FILE NUMBER:** Z190-173(PD)

**DATE FILED:** December 3, 2019

**LOCATION:** East side of North Westmoreland Road, north of Fort Worth Avenue

**COUNCIL DISTRICT:** 1

**MAPSCO:** 43 X

**SIZE OF REQUEST:** ± 0.5578 acres

**CENSUS TRACT:** 69.00

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Planning

**OWNER/APPLICANT:** Pro Quick Lube

**REQUEST:** An application for a Specific Use Permit for an auto service center on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses.

**SUMMARY:** The purpose of this request is to allow the construction of an approximately 2,745 square foot structure to operate an auto service center use.

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

**Planned Development District No. 714:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20714.pdf>

**Planned Development District No. 714 Exhibits:**

<http://www.dallascityattorney.com/51P/exhibits.html#a714>



**BACKGROUND INFORMATION:**

- Planned Development District No. 714 was approved by City Council on February 23, 2005. The PD consists of five subdistricts for mixed use districts balanced with residential, multifamily, and retail uses. Additionally, PD No. 714 requires compliance of Architectural Design Standards for all new construction.
- The PD allow an auto service center use in Subdistrict 5 only by a Specific Use Permit.
- The .5578-acre request site is undeveloped. The request is to allow the construction of an approximately 2,745 square foot structure to operate an auto service center use.
- The Dallas Development Code defines an auto service center use as a facility for the servicing or minor mechanical repair of motor vehicles. The use may include the retail sale of lubricant oils, tires, or parts for use in motor vehicles. This use does not include as its primary function the disassembly, rebuilding, and replacement of motor vehicle engines, transmissions, or other major machinery components, nor auto body repair or painting.

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
N. Westmoreland Road	Principal Arterial	100 ft.
Fort Worth Avenue	Principal Arterial	100 ft.

**Traffic:**

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	Subdistrict 5 w/in PDD No. 714	Undeveloped
North	Subdistrict 5 w/in PDD No. 714	Shopping Center
East	Subdistrict 5 w/in PDD No. 714	Shopping Center
South	Subdistrict 5 w/in PDD No. 714	Auto-related
West	RR, IR, Subarea E w/in PDD No. 811	Undeveloped & Electric Substation

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTRE BALANCED GROWTH**

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

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

**GOAL 5.2**                    **STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.4 Enhance retail, industrial and business operations.

The request site lies within an area considered Urban Mixed Use. The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide additional uses for residents to patronize within a closely defined area.

**Land Use Compatibility:**

PD No. 714 was approved by the City Council on February 23, 2005 and encompasses approximately 245 acres (north and south lines of West Commerce Street and Fort Worth Avenue, between North Beckley Avenue and Westmoreland Road). Developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of the PD, have begun to transition the area by providing residential options, both multifamily and single family dwellings.

In creating the vision for PD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 5, contains a mixed-use subdistrict that balances residential, commercial and retail uses. New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. Buildings should have minimum or no setbacks. However, the area of request is not within a residential neighborhood. Rather the request site lies within the Kessler Hills Shopping Center with adjacency to a surface parking lot that serves the shopping center to the north, undeveloped tracts and an electric substation to the west, and an auto-related use to the south

The architectural design standards created for PD No. 714 are designated because this area is an area of historical, cultural, and architectural importance and significance. The architectural design standards are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20<sup>th</sup> century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance. While the floor plan and elevations are not required with submittal of this request, the applicant provided these plans to ensure compliance which staff verified.

The approximately 0.5578-acre area of request is zoned Subdistrict 5 within PD No. 714 and is currently undeveloped.

The proposed plan intends to provide for one one-story structure, totaling approximately 2,745 square feet, fronting along the N. Westmoreland Road frontage. The attached site plan has been provided by the applicant to show the relationship of the existing and proposed development across the property.

The site is surrounded by a mix of uses, heavily influenced by office and retail along the Fort Worth Avenue alignment through this area with scattered development seen along N. Westmoreland Road.

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

The applicant's request for a Specific Use Permit for an auto service center is consistent with the provisions for granting a SUP and with the non-residential uses along N. Westmoreland Road. Staff recommends approval of the request due to the compatibility of the use and its minimal impact to the surrounding area.

### **Parking:**

The off-street parking requirements for an auto service center in PD No. 714, are in accordance with the Dallas Development Code, as amended. At a parking ratio of one space for each 500 square feet of floor area, the proposed 2,745-square-foot auto service center will require 5 spaces, as depicted in the proposed site plan, 14 spaces will be provided with two bicycle spaces.

### **Landscaping:**

Landscaping of any development is required to comply with Sec.51P-714.114.

### **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

Z190-173(PD)

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 not within an identifiable MVA Category.

Z190-173(PD)

**List of Partners/Principals/Officers**

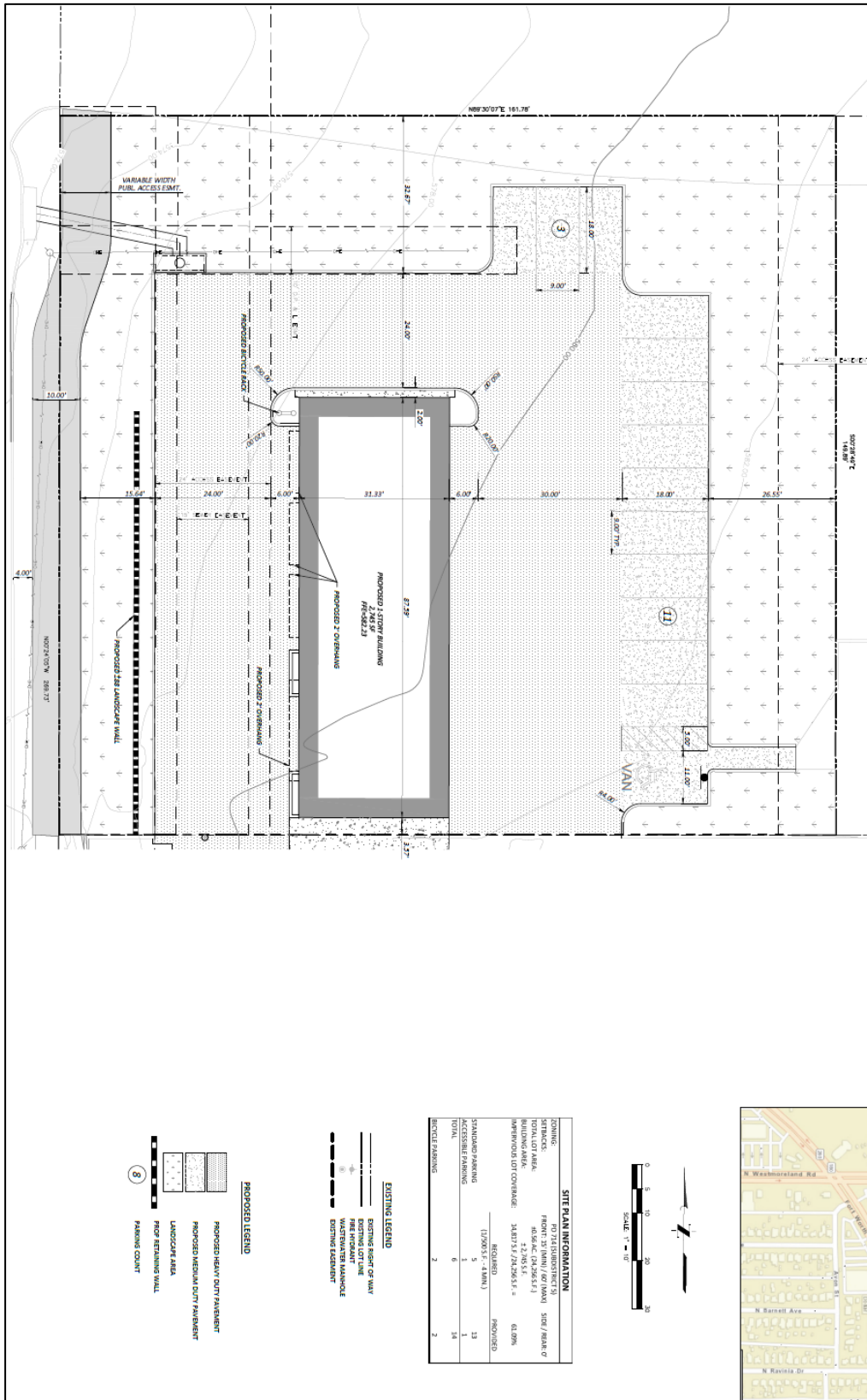
**Pro Quick Lube**

Ibrahim Ballout, President

### PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an auto service center use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a \_\_\_\_\_ (five-year period).
4. HOURS OF OPERATION: The auto service center may only operate between 8:00 a.m. and 7:00 p.m., Monday through Saturday.
5. MAXIMUM FLOOR AREA: The maximum floor area is 2,745 square feet.
6. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# PROPOSED SITE PLAN



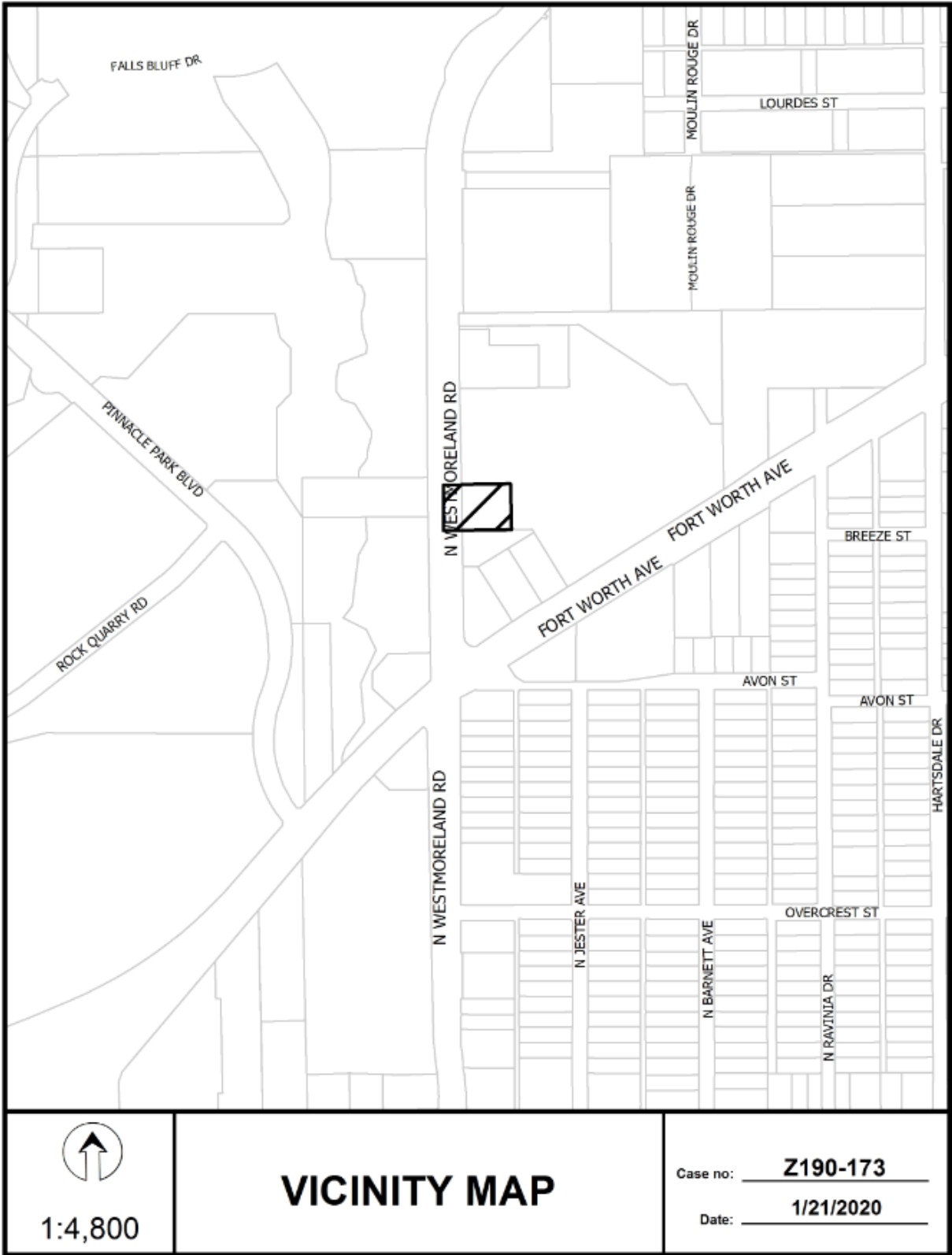
**SITE PLAN INFORMATION**

ZONING:	PD 714 SUBORDINATING TO	SPD / PAD-07
PROPOSED LOT AREA:	PROPOSED LOT AREA:	PROPOSED LOT AREA:
EXISTING LOT AREA:	EXISTING LOT AREA:	EXISTING LOT AREA:
BUILDING AREA:	1,279.5 S.F.	61.09%
IMPERVIOUS LOT COVERAGE:	14,813.51 / 24,296 S.F. =	
REQUIRED:	(12,903 S.F. - 1 MIN.)	
PROVIDED:		
STANDARD PARKING:	5	13
STANDARD BICYCLE PARKING:	5	14
TOTAL:	6	14
PROPOSED PARKING:	2	2

- EXISTING LEGEND**
- EXISTING RIGHT OF WAY
  - EXISTING LOT LINE
  - EXISTING DRIVEWAY
  - EXISTING MANHOLE
  - EXISTING EASEMENT

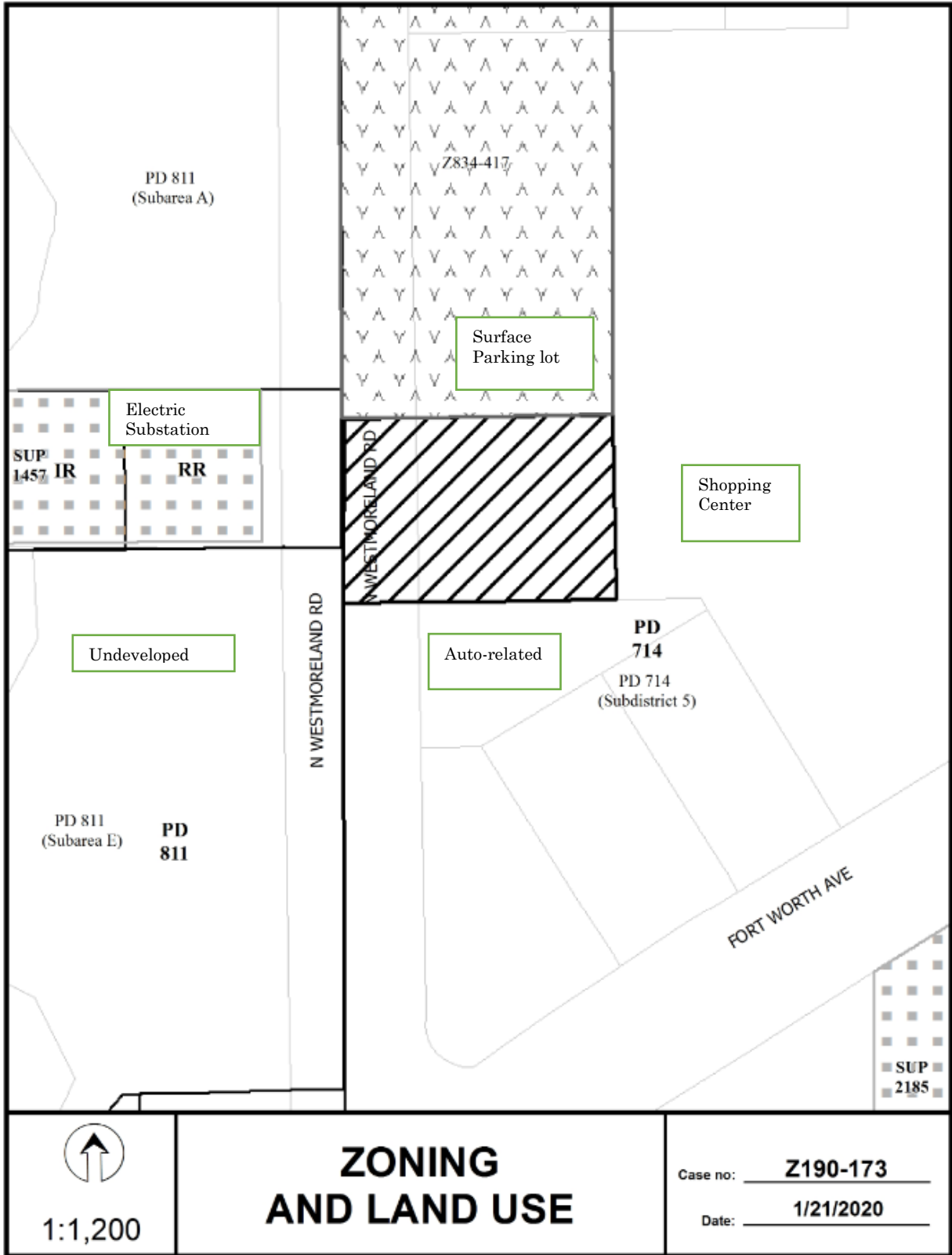
- PROPOSED LEGEND**
- [Hatched] PROPOSED HEAVY DUTY PAVEMENT
  - [Hatched] PROPOSED MEDIUM DUTY PAVEMENT
  - [Hatched] LANDSCAPE AREA
  - [Hatched] FOOT RETAINING WALL
  - [Hatched] PARKING COUNT

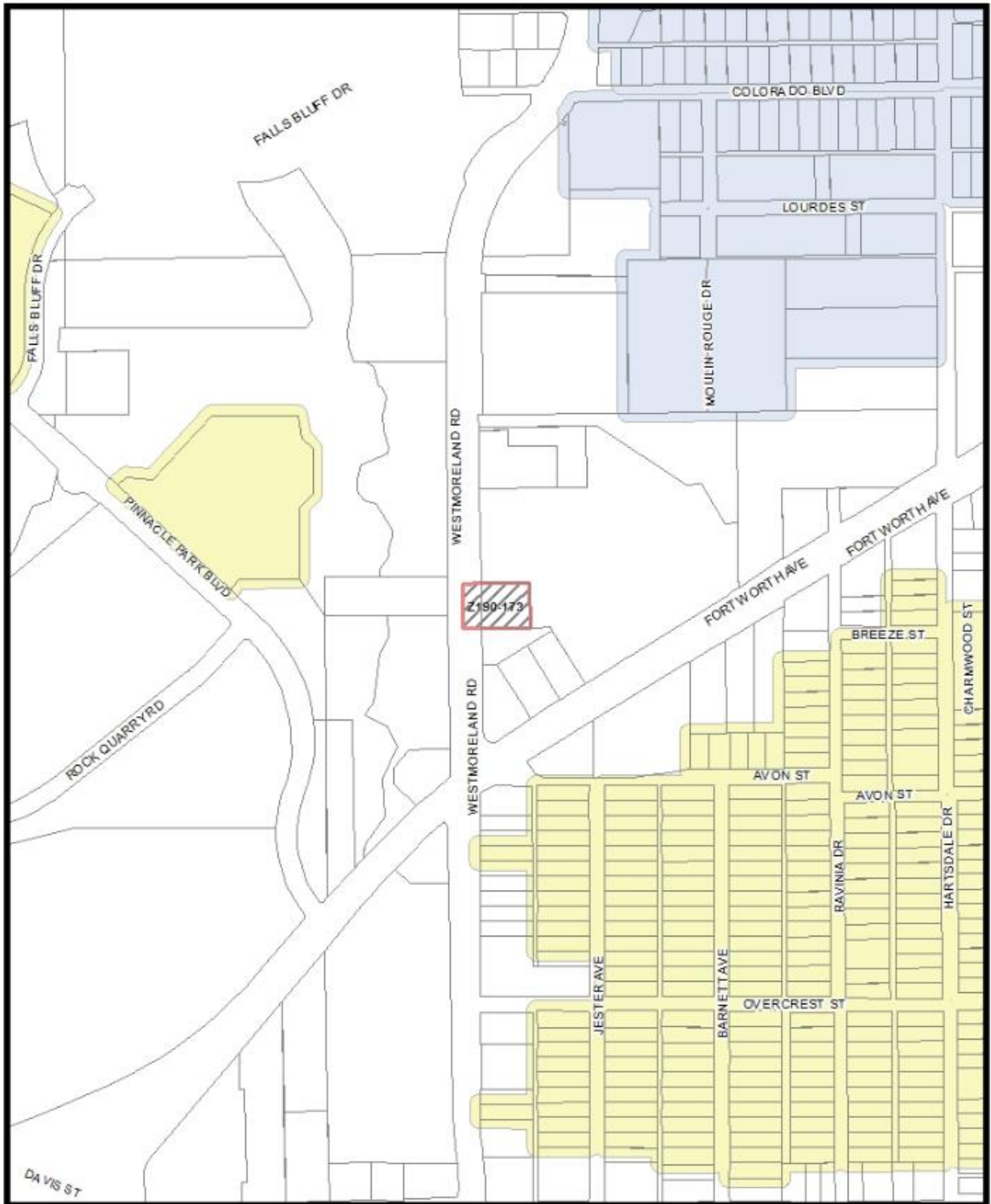






 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>    Z190-173    </u> Date: <u>    1/21/2020    </u>
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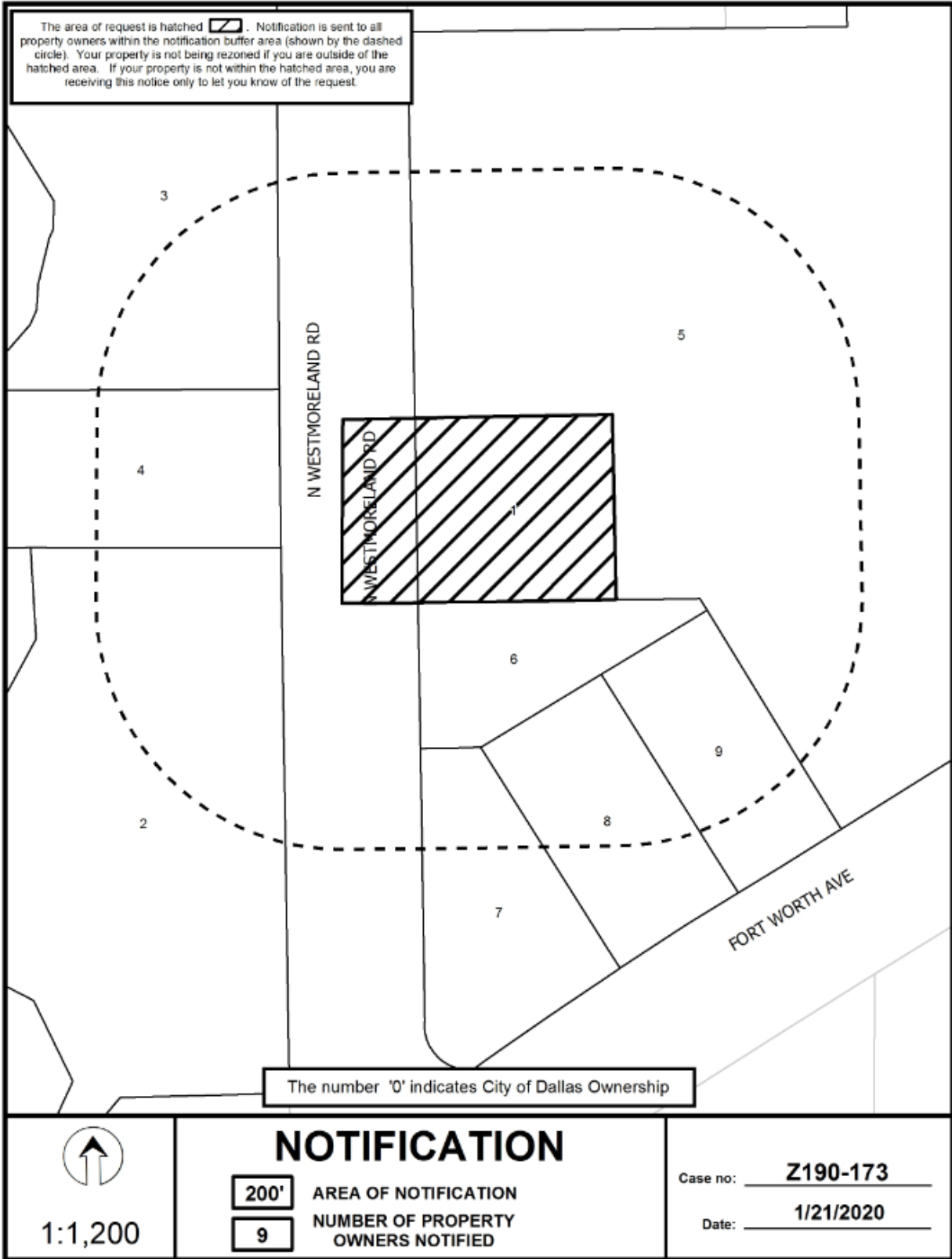


Market Value Analysis A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 1/22/2020



Z190-173(PD)

01/21/2020

## *Notification List of Property Owners*

*Z190-173*

*9 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1030 N WESTMORELAND RD	PRO QUICK LUBE
2	3319 FORT WORTH AVE	SLF III THE CANYON IN OAK CLIFF LP
3	1135 N WESTMORELAND RD	ADBRTAIN REALTY LLC
4	1045 N WESTMORELAND RD	ONCOR ELECRTIC DELIVERY COMPANY
5	1050 N WESTMORELAND RD	LIAM LTD
6	1020 N WESTMORELAND RD	PRO QUICK LUBE LLC
7	3233 FORT WORTH AVE	EQUITY TRUST COMPANY CUSTODIAN
8	3225 FORT WORTH AVE	FORT WORTH AVENUE PLAZA LLC
9	3223 FORT WORTH AVE	STREET PROPERTIES INC

**FILE NUMBER:** Z189-366(PD)

**DATE FILED:** September 26, 2019

**LOCATION:** Southwest corner of North Jim Miller Road and Samuell Boulevard

**COUNCIL DISTRICT:** 7

**MAPSCO:** 48 E

**SIZE OF REQUEST:** ± .157 acres

**CENSUS TRACT:** 122.06

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**REPRESENTATIVE:** Malik Parvez, Business Zoom LLC

**APPLICANT:** BZ Mart

**OWNER:** Jim Miller Ctr, LP

**REQUEST:** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing ±2,300-square-foot food store [BZ Mart].

**STAFF RECOMMENDATION:** Hold under advisement until July 9, 2020.

**PRIOR CITY ACTION:** On May 14, 2020, the Commission held the request under advisement until June 4, 2020. The case was originally advertised for the April 9, 2020, City Plan Commission meeting, which was cancelled due to the COVID-19 State of Emergency.

**BACKGROUND:**

- The request site is developed within a multi-tenant, one-story, retail building with approximately 44,849 square feet overall and is in a D-1 Liquor Control Overlay.
- On January 13, 2016, City Council approved 1) a D-1 Liquor Control Overlay and 2) Specific Use Permit No. 2169 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less for a one-year period, subject to a site plan and conditions. Per the representative, the sale of alcohol ceased after SUP No. 2169 expired on January 13, 2017.
- The applicant proposes to use the 2,300-square-foot suite for a general merchandise use. The use is permitted by right within the existing zoning district however the D-1 Liquor Control Overlay requires a Specific Use Permit to serve alcoholic beverages.

**Surrounding Zoning History:** There have been two zoning requests in the vicinity within the last two years.

1. **Z134-181** On January 13, 2016, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a RR-D Regional Retail District with a D Liquor Control Overlay on the southeast corner of Samuell Boulevard and N. Jim Miller Road.
2. **Z156-314** On November 9, 2016, the n City Council approved a renewal of SUP No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overly on the southeast corner of Samuell Boulevard and North Jim Miller Road

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
North Jim Miller Road	Principal Arterial	100 feet
Samuell Boulevard	Principal Arterial	100 feet



**Traffic:**

The Engineering 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.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RR-D-1	General merchandise/Cstore
<b>North</b>	RR-D	Retail uses, auto related use
<b>East</b>	RR-D,	Retail uses, shopping center
<b>South</b>	RR-D	Retail uses, shopping center
<b>West</b>	RR-D	Retail uses, shopping center

**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 because it is retaining the existing zoning regulations while allowing an additional use that is compatible and allowed within the zoning district with an added layer of regulation.

**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 with the region.

**URBAN DESIGN**

**GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE**

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

The existing general merchandise or food store does not have residential adjacency and is consistent with the above goals and policies of the Comprehensive Plan.

Additionally, the sale of alcoholic beverages in conjunction with the main does not directly impact the compatibility.

**Land Use Compatibility:**

The .157 acre request site is developed with four separate buildings that approximately 44,849 square-feet of floor area that house several retail uses, office uses, a general merchandise store use, a medical clinic or ambulatory service use, a day child-care facility, and church office uses.

There is a child-care facility within the same shopping center. The Development Code permits retailers that will hold or intends to hold a Chapter 26 license that permits the sale of beer and wine for off-premise consumption to operate within proximity of this protected use.

The surrounding land uses consist of an auto-related use immediately to the north, retail uses to the north across Samuell Boulevard, and to the east along North Jim Miller Road. Single family uses exist further west with a multifamily use to the southeast across N. Jim Miller Road.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- Surveillance camera systems,
- Video recording and storage systems,

Z189-366(PD)

- Alarm systems,
- Drop safes,
- Security signs,
- Height markers,
- Store visibility,
- Safety training programs, and
- Trespass affidavits.

The request conforms to 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 general merchandise or food store and is not anticipated to negatively impact the adjacent properties. Based on site evaluation, presence of gaming machines without obtaining the necessary permits, and expiration of the Chapter 12B license on April 23, 2019, staff recommends holding the request under advisement to allow the operator an opportunity to obtain the license, staff recommends holding the request under advisement until June 4, 2020.

### **Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the ±2,300-square-foot convenience store requires 12 parking spaces. As depicted on the site plan, 251 spaces are provided to serve the retail uses located on-site.

### **Landscaping:**

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X, as amended of the Dallas Development Code.

### **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). Although the area of request is not within an identifiable MVA cluster, it is adjacent to an “F” MVA cluster to the west and south and an “E” MVA cluster to the east across Jim Miller Road.

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**Crime Statistics:**

Crime statistics covering the period from January 13, 2017 to April 30, 2020 follows. The crime statistics reflect 5 incidences, 4 calls, and 5 arrests within a three-year period.

**Incidences:**

093703-2017	17-017112	4/27/2017	11:15	5455 N JIM MILLER RD	75227	WARRANT HOLD (OUTSIDE AGENCY)
093703-2017	17-017114	4/27/2017	11:10	5455 N JIM MILLER RD	75227	DRUG/ NARCOTIC VIOLATIONS
093703-2017	17-017114	4/27/2017	11:10	5455 N JIM MILLER RD	75227	WARRANT HOLD (OUTSIDE AGENCY)
093703-2017	17-017114	4/27/2017	11:10	5455 N JIM MILLER RD	75227	WARRANT HOLD (OUTSIDE AGENCY)
077039-2018	18-012174	4/13/2018	4:55	5455 N JIM MILLER RD	75227	WARRANT HOLD (OUTSIDE AGENCY)

**Calls:**

RMS/NIBRS	131332-2019	2019	131332-2019-01	3	20 - ROBBERY	ROBBERY OF BUSINESS (AGG)
RMS/NIBRS	154919-2018	2018	154919-2018-01	3	41/20 - ROBBERY - IN PROGRESS	ROBBERY OF INDIVIDUAL
RMS	219244-2017	2017	219244-2017-01	3	09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
RMS/NIBRS	261447-2019	2019	261447-2019-01	3	41/20 - ROBBERY - IN PROGRESS	ROBBERY OF BUSINESS

**Arrests:**

DRUG/ NARCOTIC VIOLATIONS	1
WARRANT HOLD (OUTSIDE AGENCY)	4

Z189-366(PD)

**LIST OF OFFICERS**  
Jim Miller Ctr, LP

PAA Enterprises Inc.

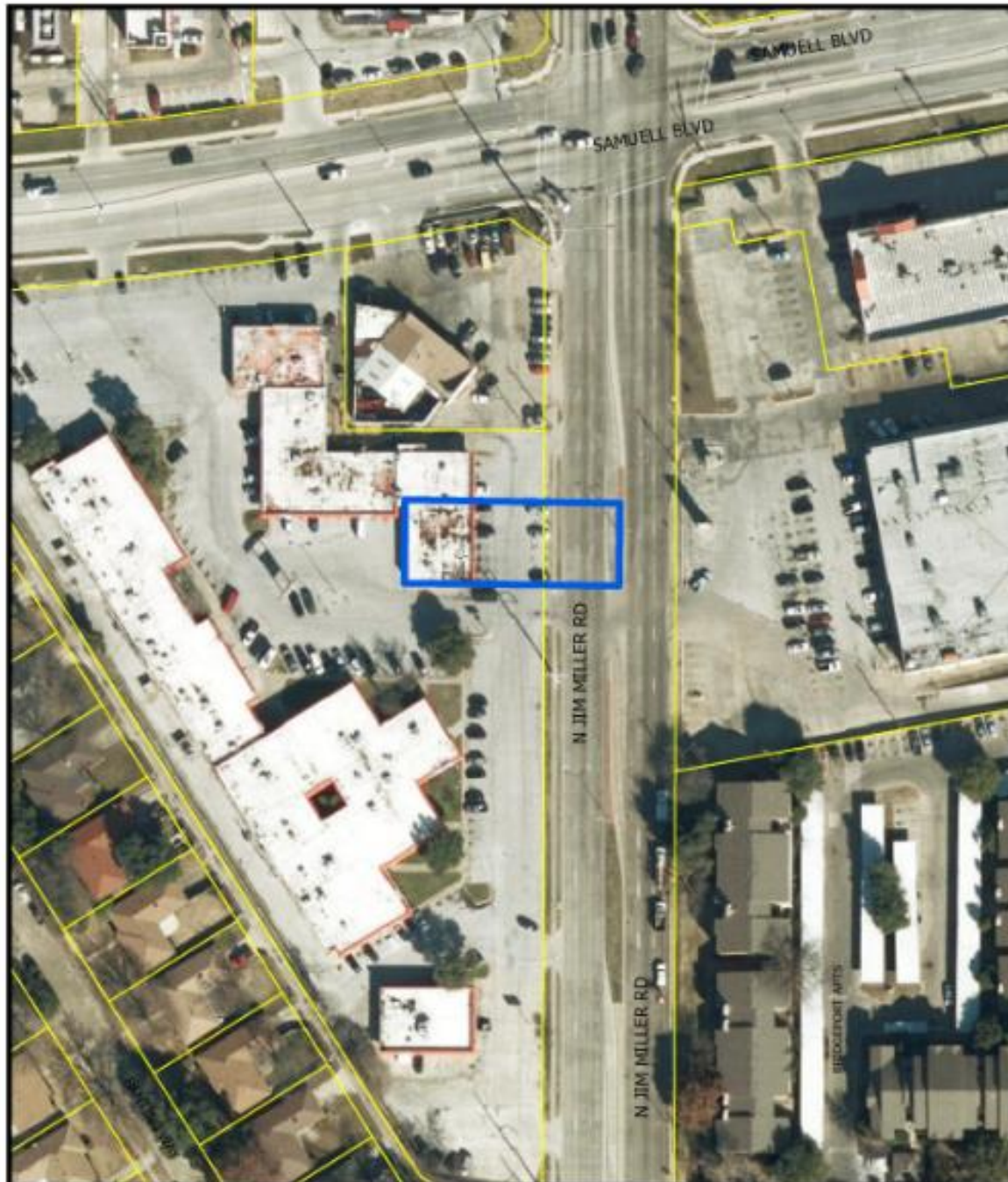
### **Proposed SUP Conditions**

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 \_\_\_\_\_ (**three year**).
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.







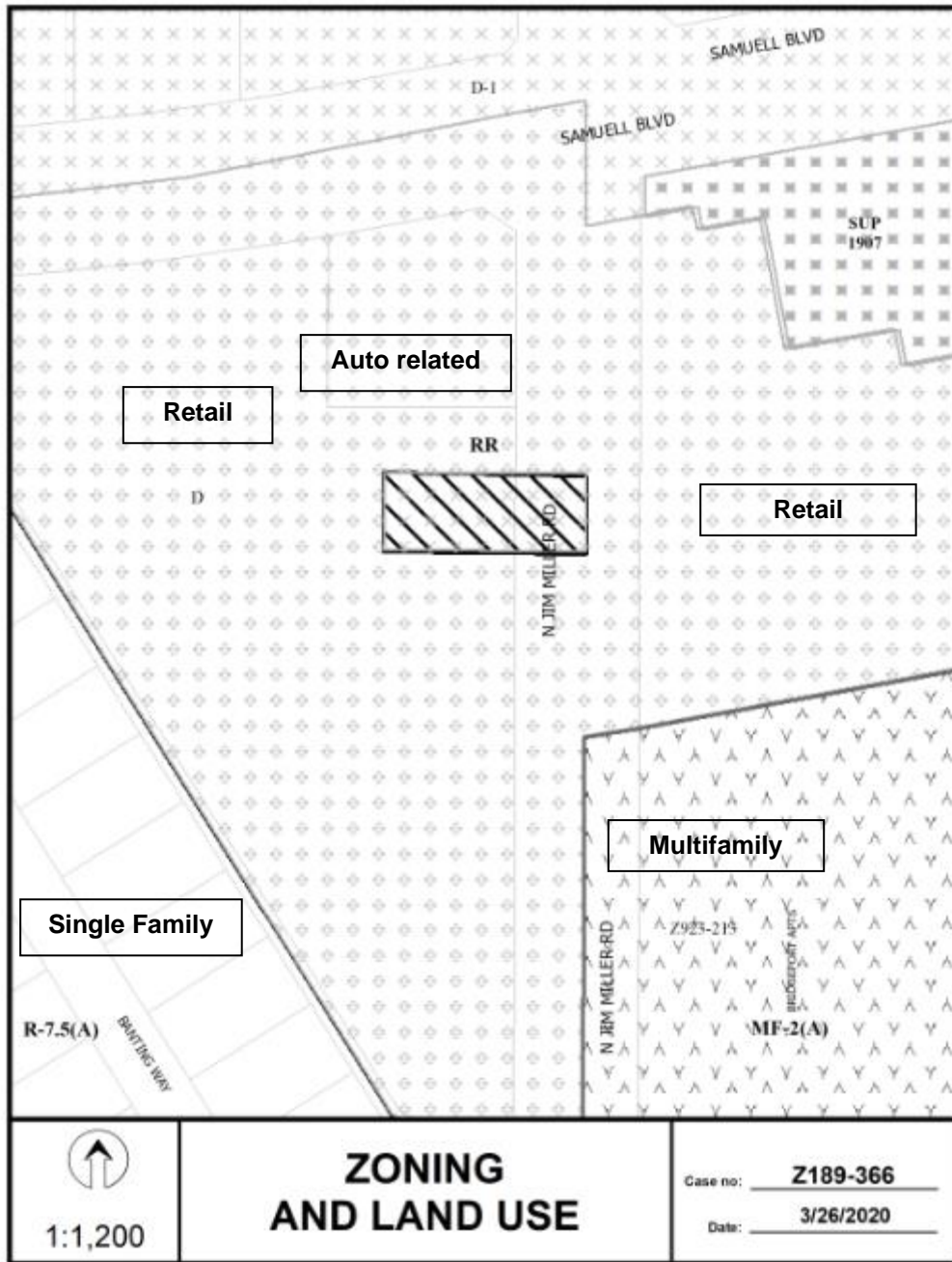


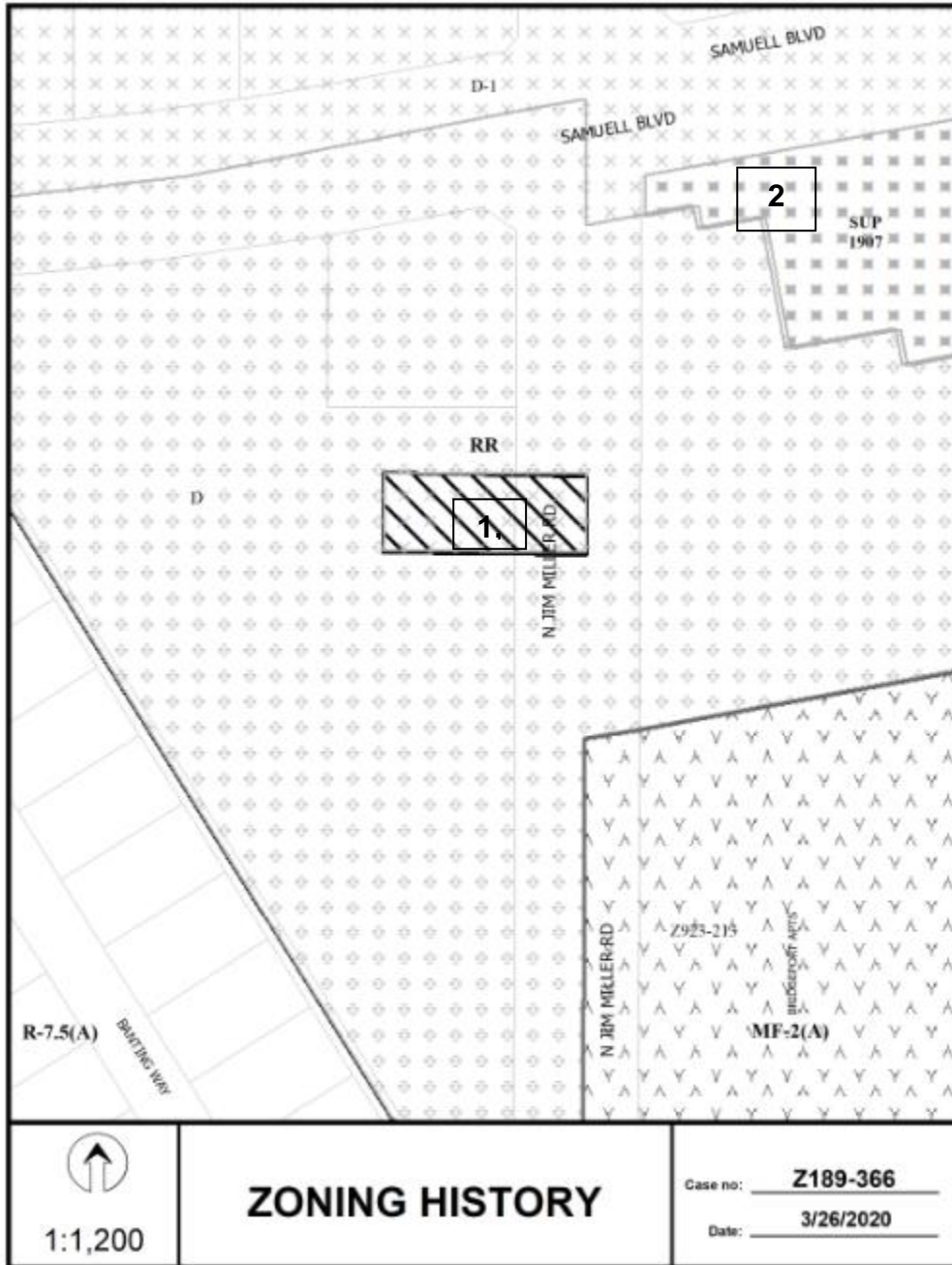
1:1,200

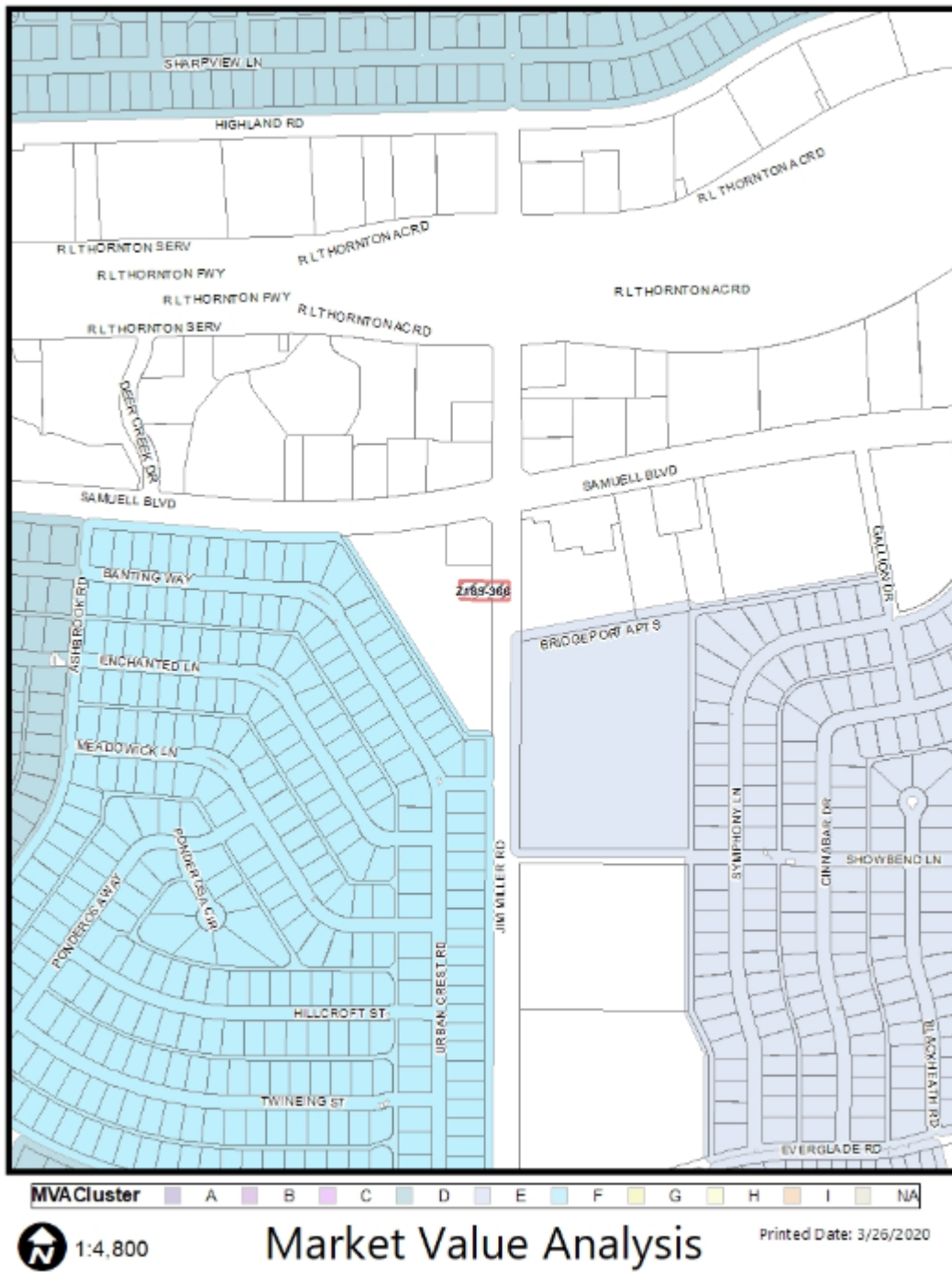
# AERIAL MAP

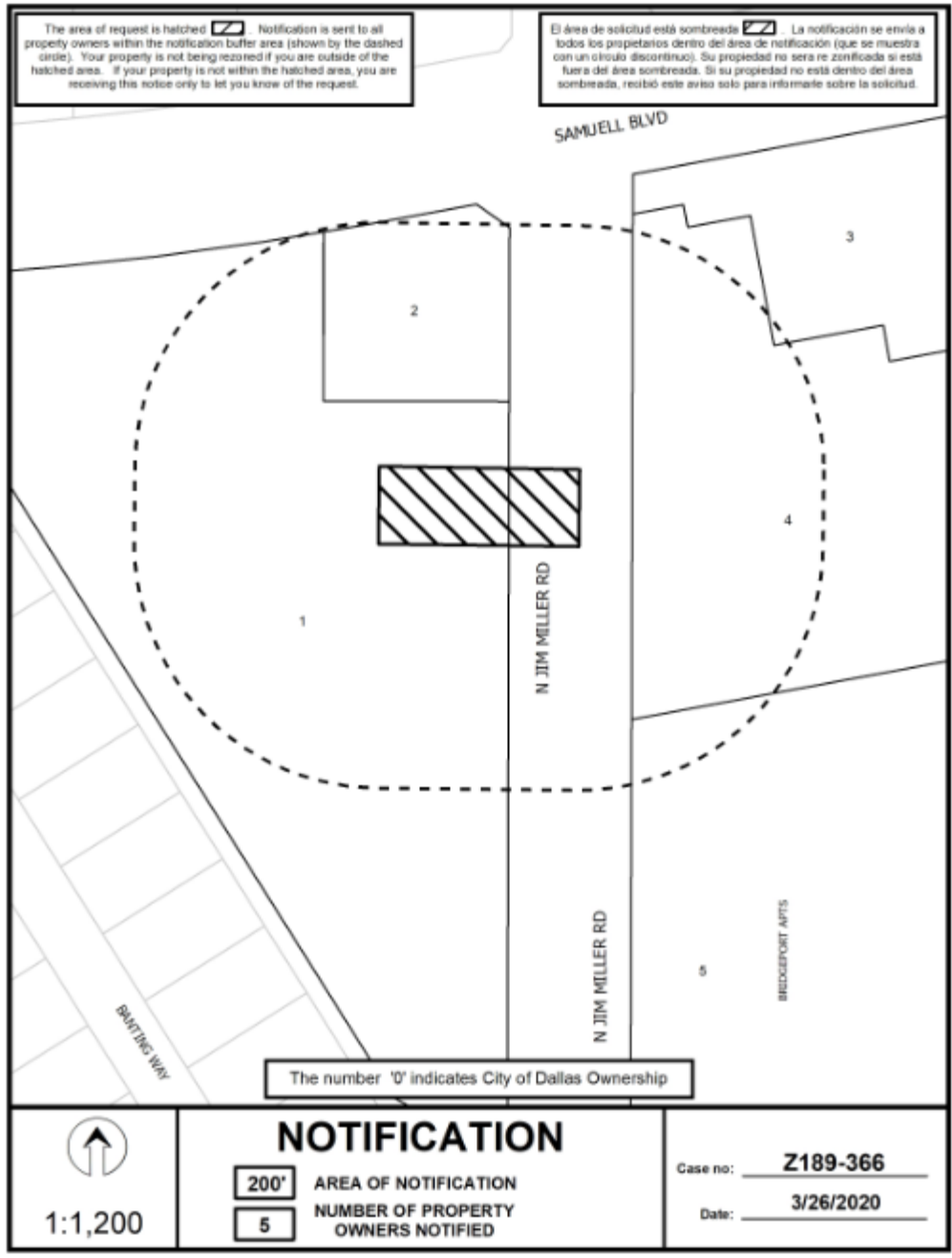
Case no:     Z189-366    

Date:     3/26/2020









Z189-366(PD)

03/26/2020

***Notification List of Property Owners***

***Z189-366***

***5 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5409N JIM MILLER RD	JIM MILLER SHOPPING CENTER LP
2	5475N JIM MILLER RD	ISSA DAVID
3	6004SAMUELL BLVD	JM CHOU INVESTMENTS LLC &
4	5470N JIM MILLER RD	CFIC LLC
5	5440N JIM MILLER RD	MCAF07 BRIDGEPORT LLC

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**FILE NUMBER:** Z190-123(JM)                      **DATE FILED:** October 30, 2019  
**LOCATION:** East side of North Tyler Street, between West Davis Street  
and Fouraker Street  
**COUNCIL DISTRICT:** 1                                      **MAPSCO:** 54 B  
**SIZE OF REQUEST:** ± 0.88 acres                      **CENSUS TRACT:** 42.01

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**REPRESENTATIVE:** Santos Martinez  
La Sierra Planning Group

**APPLICANT/OWNER:** Good Space X, LLC  
David Spence, Sole Owner

**REQUEST:** An application for 1) a new subdistrict for a private event and entertainment venue and Subdistrict 6 uses; and 2) for a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a private event and entertainment venue, on property zoned Subdistrict 6 within Planned Development District No. 830, on the east side of North Tyler Street, between West Davis Street and Fouraker Street with consideration for: A) a new subdistrict for a commercial amusement (inside) use limited to an amusement center and Subdistrict 6 uses; and B) for a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) use limited to an amusement center.

**SUMMARY:** The purpose of this request is to **1)** create a new subdistrict with a new use: private event and entertainment venue, allowed by SUP; **2)** to permit new roof-top signage; and, **3)** to allow a private-club bar and private event and entertainment venue to operate from an existing suite, ***with additional consideration for: A) a new subdistrict for a commercial amusement (inside) use limited to an amusement center and Subdistrict 6 uses; and B) for a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) use limited to an amusement center.***

**STAFF RECOMMENDATION:** Denial.

**PLANNED DEVELOPMENT DISTRICT No. 830:**

Z190-123(JM)

<http://www.dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20830.pdf>

**PLANNED DEVELOPMENT DISTRICT No. 830 EXHIBITS:**

[http://www.dallascityattorney.com/51P/exhibits\\_cont.html#a830](http://www.dallascityattorney.com/51P/exhibits_cont.html#a830)

**PREVIOUS CPC ACTION:** On May 14, 2020, the City Plan Commission held this case under advisement to June 4, 2020 and instructed staff to re-advertise the request to include a commercial amusement (inside) use limited to an amusement center by SUP.



**BACKGROUND INFORMATION:**

- On May 22, 2020, the representative submitted revised conditions requesting a commercial amusement (inside) limited to an amusement center to be allowed by SUP rather than proposing the new land use, a private event and entertainment venue. The parking reduction is the same for the new use, one space per 220 square feet of floor area, but subject to providing ride share drop off within private property. The parking study was not updated. The applicant has offered to prohibit roof-top patios. The two proposed roof signs are being maintained in the request. No other changes are proposed.
- Planned Development District No. 830 was established by City Council on August 11, 2010 and comprises approximately 290.5 acres divided into 13 subdistricts.
- The request site contains 0.88 acres of land. The overall building site is developed with two structures defined as “legacy buildings” in PD No. 830 Exhibit B: 1) a 12,000-square-foot multi-tenant which was built in 1935 and is located on the northeast corner North Tyler Street and West Davis Street and 2) a church building that was constructed in 1949, is on the northwest corner of North Tyler Street and Fouraker Street, and was converted into a restaurant use on May 9, 2018.
- The request is to create a new subdistrict to allow a commercial amusement (inside) limited to an amusement center by SUP (previously a new land use, a private event and entertainment venue); reduce required parking for three land uses, the commercial amusement limited to an amusement center (newly proposed private event and entertainment venue), restaurant without drive-in or drive-through service, and alcoholic beverage establishment—with ride share; and, allow two 60 square-foot roof-top signs for a legacy building.

**Zoning History:** There have been five recent zoning and Board of Adjustment requests in the area within the last five years.

1. **Z167-164:** On April 12, 2017, the City Council granted Specific Use Permit No. 2238 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a private-club bar on property zoned Subdistrict 6 (Davis Corridor) within Planned Development District No. 830, located on the east side of North Tyler Street, between Fouraker Street and West Davis Street (the subject site).
2. **BDA189-044** On April 16, 2019, the Board of Adjustment granted a special exception to the visual obstruction regulations on property on the northeast corner of North Tyler Street and West Davis Street (the subject site).

3. **Z134-308 & Z178-234:** On August 15, 2015, the City Council approved a renewal of Specific Use Permit No. 2016 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a microbrewery, microdistillery or winery on property zoned Subdistrict 6 within Planned Development District No. 830, located on the northeast corner of West 7th Street and North Tyler Street. *The SUP expired on August 12, 2018 and the autorenewal is still pending.*
4. **Z189-224:** On June 20, 2019, the City Plan Commission recommended denial of an application for the termination of existing deed restrictions [Z778-181] on property zoned Subdistrict 6 within Planned Development District No. 830, on the south side of Fouraker Street, between North Vernon Avenue and North Van Buren Avenue.
5. **Z178-185:** On April 25, 2018, City Council approved a Demolition Delay Overlay for nearby properties to the south of the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
North Tyler Street	Major Arterial	100 feet	100 feet
West Davis Street	Minor Arterial	100 feet	Study
Fouraker Street	Local	50 feet	60 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and parking analysis provided by the applicant and recommends denial of the existing request. No update was provided on May 22<sup>nd</sup> along with revised conditions and land use other than providing a ride share drop off requirement on private property. The following comments were provided to the applicant on March 11, 2020 with no further changes or information provided by the applicant:

1. **Request of one space per 220 SF for a proposed use “Private Event and Entertainment Venue”—update: this would now apply to the commercial amusement (inside) limited to an amusement center.**

The parking study does not support a reduced parking rate. Observations from data collected quantify a difference greater than 100 parked vehicles during and after the special event on February 1, 2020.

## **2. Available Parking Capacity**

The report incorrectly quantifies parking capacity. On-street parking restrictions are typically based on sight distances—a different parameter than *visibility triangles* defined in the report. Sight distances are evaluated based on roadway conditions independent from visibility triangles. Stipulations from the Texas Transportation Code include prohibiting parking within 15 feet from a fire hydrant, 20 feet from a crosswalk, and 30 feet from a stop sign. The inventory of on-street parking in the study area is effectively less than the tabulated capacity.

Off-street parking lots referenced in the report are private and would only be available through parking agreements.

Right-of-way width of local roads in the vicinity of the site do not meet minimum standards, restricting adequate maneuvering and access for emergency vehicles.

The planned conversion of N. Tyler Street to two-way operations will remove existing on-street parking to accommodate bike lanes, as approved by City Council.

## **3. Parking challenges create needs for alternative modes of transportation.**

Alternative modes of transportation must be coupled with adequate infrastructure and management. While reducing parking demand, ride-sharing services also create traffic congestion, increase vehicle miles traveled, and therefore vehicle-pedestrian conflicts. Ride-sharing services also do not necessarily interface with pedestrians in areas without adequate roadway infrastructure (e.g., ADA-compliant sidewalks, setbacks, barrier free ramps at corners, crosswalks, passenger loading zones).

No further information was provided on the request to reduce parking for a restaurant without drive-in or drive-through service or an alcoholic beverage establishment. Overall, the parking study was not performed by a licensed traffic engineer and the data provided was insufficient to garner staff support.

Furthermore, staff would recommend the addition of a SUP condition requiring an update every other year to summarize traffic/parking operations over time.

## **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 *does not comply* with the following goals and policies of the Comprehensive Plan.

## **LAND USE**

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

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

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

1.1.5.3 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.

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

## **URBAN DESIGN**

### **GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.1 Maintain neighborhood scale and character.

## **BISHOP-DAVIS LAND USE STUDY (2010)**

The Bishop-Davis Land Use Study<sup>1</sup> was created in 2009 and revised in 2010 and provided recommendations that were later taken into consideration to create Planned Development District No. 830, the Davis Street Special Purpose District. Section 51P-830.107 indicates that this study should be consulted for goals and recommendations for development of this district.

The goals of this land use study<sup>2</sup> focused on the desired results envisioned for the area, which among other aspects included: stimulating reinvestment in the area, encouraging density (in the right places), creating incentives to increase open space and provide public art, and to create a set of land uses for each subarea.

The Bishop/Davis Land Use Study identified the area of request within Subarea 6 and established characteristics and objectives that included the beautification and

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<sup>1</sup> See the [Bishop/Davis Land Use Study](#).

<sup>2</sup> Goals and Strategies, p. 12.

rehabilitation of Davis Street streetscape, creating a desirable pedestrian experience and a pleasant walkable environment, street trees, sidewalks and other amenities. The study also proposed for this subarea uses that included a mix of residential and light to medium density commercial uses which are consistent with the uses allowed in the existing Subdistrict 6 within PD No. 830.

A few of the goals of the study included:

- To protect the stability of neighborhoods in the corridor and avoid unwanted encroachment of parking;
- Look carefully at transitions to stabilize residential uses; and,
- Include signage standards.

While the proposed private-club bar and commercial amusement (inside) limited to an amusement center (private event and entertainment venue) would support the goal to stimulate reinvestment in the area, overall the proposed subdistrict would not support the goals of the study. Proposed reductions in parking for three intensive uses would push more cars to park within the surrounding residential neighborhoods. The project includes a request to allow unlit roof-top signage, which was not a part of the original sign regulations developed in consideration of the land use study. Ultimately, as the area continues to take-on more intensive uses and provide elements to support the transition to these uses, the residential areas could destabilize.

**Land Use:**

<b>Area</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subdistrict 6 within PD No.830 with SUP No. 2238	Private-club bar; restaurant; and, general merchandise or food store 3,500 square feet or less
<b>North</b>	Tract 1A within PD No. 160 and Subarea 2 within CD No. 1	Single family and multifamily
<b>East</b>	Subdistrict 6 within PD No.830	Restaurant, general merchandise or food store 3,500 square feet or less, surface parking, and undeveloped
<b>South</b>	Subdistrict 6 within PD No.830 with SUP No. 2016	Personal service, restaurant, alcoholic beverage establishment, and general merchandise or food store 3,500 square feet or less
<b>West</b>	Subdistrict 6 within PD No.830 and Subarea 2 within CD No. 1	Single family, auto service center, and restaurant

**Land Use Compatibility:**

The request site contains 0.88 acres of land. The overall building site is developed with two structures: 1) a 12,000-square-foot multi-tenant which was built in 1935 and is located on the northeast corner North Tyler Street and West Davis Street, and 2) a church building with 4,250 square feet of floor area originally constructed in 1949, on the northwest corner of North Tyler Street and Fouraker Street, which was converted to a restaurant use on May 9, 2018. These structures meet the criteria to be classified as legacy buildings<sup>3</sup> in accordance PD No. 830 because the structures were built before 1957 and front along Davis Street and Tyler Street.

The current request is to create a new subdistrict to allow a commercial amusement (inside) limited to an amusement center (formerly a new land use, a private event and entertainment venue) by SUP; reduce required parking for three land uses; and, allow two 60 square-foot roof-top signs for a legacy building. Other parking reductions are also requested and further elaborated in the parking section of this report.

Surrounding land uses consist of single family and multifamily uses to the north; restaurant, general merchandise or food store 3,500 square feet or less, surface parking, and undeveloped uses to the east; personal service, restaurant, alcoholic beverage establishment, and general merchandise or food store 3,500 square feet or less uses to the south; and, single family, auto service center, and restaurant uses to the west.

The SUP request site is a 4,000 square-foot suite located within the one-story, 12,000 square-foot, multi-tenant retail development. The purpose of this SUP request is to operate an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center (formerly a new land use, a private event and entertainment venue). The applicant had previously proposed the new use as a tailored version of a commercial amusement (inside) use to allow a video arcade that has free games and serves alcohol. In addition, the venue will be available for rent to host parties. A private event and entertainment venue is defined as a use that includes receptions, live music or private events, games of chance, and ceremonies. Originally, this use seemed to fit into the city's existing commercial amusement (inside) land use classification. However, the applicant requested an official land use determination for the arcade, which classified the use as a private-club bar. Certain elements of the proposed land use, as described to the building official, did not match the commercial amusement (inside) use exactly. Furthermore, the building official determination letter states that, "the arcade-style games, which are free to patrons, and rental for the space for private parties are considered ancillary to the private-club bar and are not considered a private main use." However, the applicant still elected to create

the new land use for a private event and entertainment venue. As of May 22<sup>nd</sup>, the applicant has now elected to strike the new land use and request a commercial amusement (inside) limited to an amusement center.

A private-club bar is “an establishment holding a private-club permit under Chapter 32 and 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. Private-Club bar does not include the holder of a food and beverage certificate, as defined in the Texas Alcoholic Beverage Code.”

The private-club bar use is allowed by SUP to operate within Subdistrict 6 of PD No. 830. The proposed private event and entertainment venue is requested without a SUP, but the applicant stated they were open to allowing the use with a SUP. Staff believes if the use is to operate, a SUP should be required to allow continuous public input to ensure compatibility with the neighborhood over time. Proposed SUP conditions indicate the two uses would share the same standards, including have operation hours Monday through Wednesday from 5:00 pm to 12:00 am the next day, Thursday and Friday from 5:00 pm to 2:00 am the next day, and Saturday and Sunday from 8:00 am to 12:00 am the next day. The only other condition provided by the applicant is a time period of three years with eligibility for automatic renewal for additional five-year periods.

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.

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<sup>3</sup> See SEC. 51P-830.118. p. 49 of [PD No. 830](#)

Staff recommends denial of the SUP request(s). While the area is diverse and maintains a variety of uses, consideration for the existing residential neighborhood should take precedence as new uses are proposed in the area. The addition of uses by ratifying significant parking reductions for typically more intensive uses and for a set of structures which are already afforded significant parking reductions could ultimately negatively affect the residential aspect of the neighborhood. The charm and sustainability of the area is maintained through the mix of uses. The retail and entertainment uses will not be better patronized with less parking and less residential uses in the vicinity. Staff believes a continued reduction in parking and introduction of more intensive uses will aid in the degradation of existing residential neighborhoods in the area.

If the uses were to be considered for approval, staff suggests limiting the hours of operation to Monday through Wednesday from 5:00 pm to 10:00 pm, Thursday and Friday from 5:00 pm to 11:00 pm, and Saturday 8:00 am to 12:00 am the next day, and Sunday from 8:00 am to 10:00 pm. Additionally, the initial time period should be for a maximum of two years with no automatic renewals. Finally, the site plan should be updated to show the most accurate parking and add a north arrow.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Cover- age</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	Front	Side/Rear					
PD No. 830 Subdistrict 6	0'	0'/0'	none	75'	100%	Proximity Slope Visual Intrusion	Retail & personal service, office
PD No. 830 New Subdistrict	0'	0'/0'	none	75'	100%	Proximity Slope Visual Intrusion	Retail & personal service, office, private club-bar, and private event and entertainment venue, <del>commercial</del> <b>amusement (inside) limited to an amusement center</b>

The development standards are not being changed with this request. The changes are related to land uses, required parking, and allotted signage.

**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. While the area of request is not located within an MVA cluster, surrounding properties are categorized as being within a “C” MVA cluster to the northwest and a “D” MVA cluster to the northeast.

### **Parking:**

PD No. 830 identifies the retail development and church building as legacy buildings. Legacy buildings have no required parking for retail-related and office uses. The existing 12,000 square-foot retail center accommodates mostly general merchandise or food store, or office uses, which do not require parking. However, there are a few suites that require parking. The existing church building with 4,250 square feet of floor area was converted to a restaurant use on May 9, 2018. A restaurant is not a retail-related use and requires one off-street parking space per 125 square feet of floor area. This restaurant use requires 34 parking spaces, which are currently provided on-site.

The off-street parking regulations also apply to alcoholic beverage establishment uses. An alcoholic beverage establishment requires one off-street parking space per 100 square feet of floor area. There is one existing alcoholic beverage establishment with 1,357 square feet of floor area operating under SUP No. 2238. The proposed 4,000 square-foot alcoholic beverage establishment combined with the floor area for the alcoholic beverage establishment under SUP No. 2238, will create a total of 5,357 square feet of alcoholic beverage establishment floor area requiring 54 parking spaces.

Just counting these three venues, the site requires 87 parking spaces. The property still has an additional 6,700 square feet of floor area, largely used under the retail-related and office uses which do not require parking for the legacy buildings. If the 6,700 square feet of additional floor area were leased as regular general merchandise or food store 3,500 square feet or less and not considered an exempt legacy building, one off-street parking space would be required per 200 square feet of floor area for a total requirement of about 33 parking spaces. This is an incentive to maintain existing structures. Add this scenario to the 88 required for a total of 121 required off-street parking spaces. These scenarios are intended to help consider the existing parking reductions with those being proposed through this amendment.

The applicant has requested parking reductions for three uses: a commercial amusement (inside) limited to an amusement center (the new private event and

entertainment venue), an alcoholic beverage establishment, and restaurant without drive-in or drive-through service would all be reduced to requiring one off-street parking space per 220 square feet of floor area. For those same three establishments, parking would reduce from 87 spaces to 44 required off-street parking spaces.

The May 22<sup>nd</sup> amendment added a ride share drop off requirement on private property.

Additional reductions in parking are proposed. These changes are subtle from what exists for the current Subdistrict No. 6 including:

- 1) If an outdoor dining area, whether covered or not, is within 20 feet of and had direct access to, a street, sidewalk, or publicly accessible **pedestrian way** (*instead of open space*), the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance to **a restaurant use without drive thru service** (*instead of per the code*).
- 2) Off-street parking spaces required for a use may be reduced by one space for each four bicycle parking stations provided for that use, up to a maximum of **twelve** (*instead of three*) off street parking spaces within the district.

At minimum, these additional changes produce an additional eight space reduction in parking.

The applicant is showing 41 spaces for the building site according to the proposed site plan. The parking study provided to support these reductions in parking did not produce the proper data to garner approval from the Engineering Division. No revisions were made to the parking study; therefore, staff cannot support these parking reductions. Furthermore, staff is supportive of the valet/ride-hailing drop off but only if shown on the site plan. Although, the site plan only controls two of the proposed uses with proposed reductions in parking. Finally, if these reductions are to be approved, a SUP and/or PD condition requiring review of parking/traffic operations every other year should be required to ensure efficient operations on-site over time.

**Signs:**

PD No. 830 allows for business signage for lots fronting on Davis Street. Lots fronting Tyler Street are non-business. The subject site has multiple addresses on both Tyler and Davis Streets; however, it would be counted as an establishment fronting on Davis Street, subject to business rules. The applicant has requested two 60-square-foot, roof-top signs. Roof-top signs are prohibited<sup>4</sup>. The applicant would like for the signs to serve as district identifiers; however, this is something which has been done in other places in

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<sup>4</sup> See [Section 51A-7.203\(a\)](#).

the city through the creation of a special provision sign district. Otherwise, staff cannot require district identification. Additionally, staff cannot provide a permit for a “Typo” business to receive a sign permit since it is not an existing business on-site.

The largest concerns over the proposed roof signs are:

- 1) The adjacency to residential/non-business districts including CD No. 1 and PD No. 160.
- 2) The excessiveness to have two roof-top signs on a one-story building.
- 3) The safety of installing a roof-top sign on a legacy building originally constructed in 1935. Engineering would be required, and the fire marshal would have to approve of the signs.

Staff does not support the requested roof-top signs.

On May 28<sup>th</sup>, the applicant submitted an engineering statement claiming the two proposed roof-top signs could be attached to the building according to code requirements. Further engineering would be required at permitting, as well as review of 2015 International Building Code requirements, and fire safety from the city fire marshal. Ultimately, the final concerns regarding residential adjacency and overall excessiveness of having two roof-top signs for the building still remain.

**Landscaping:**

The renovation of a portion of the existing structure will not increase the impervious coverage and, as a result, will not trigger any landscaping requirements.

**REVISED Proposed Subdistrict Conditions**

**ARTICLE 830.**

**PD 830.**

**SEC. 51P-830.101. LEGISLATIVE HISTORY.**

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010. (Ord. 27944)

**SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.**

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District No. 7. The size of PD 830 is approximately 290.623 acres. (Ord. Nos. 27944; 31161)

**SEC. 51P-830.103. CREATION OF SUBDISTRICTS.**

This district is divided into the following subdistricts:

- (1) Subdistricts 1 and 1A: Bishop Avenue.
- (2) Subdistrict 2: **Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.**
- (3) Subdistrict 3: East Garden District [and], Subdistrict 3A: Bishop Arts Branch Library, and Subdistrict 3B: Bishop Arts Mixed Use District.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6, 6A, ~~and 6B~~ **and XX**: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.
- (8) Subdistricts 8 and 8A: West Garden District. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161)

**SEC. 51P-830.104. DEFINITIONS.**

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

(a) *Omitted for brevity.*

*Staff's Suggestion (Recommended for denial)*

(a) None.
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*Applicant's Request*

(21) <del>PRIVATE EVENT AND ENTERTAINMENT VENUE means a use that includes receptions, live music or private events, games of chance, and ceremonies.</del>
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(a) *Omitted for brevity.*

**SEC. 51P-830.105. INTERPRETATIONS.**

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

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

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

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

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

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

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review, see Division 51A-4.800, "Development Impact Review.")

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be

submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review, see Division 51A-4.800, “Development Impact Review.”)

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

(f) Subdistricts 1, 1A, 3, 4, 8, and 8A of this district are considered to be residential zoning districts. Subdistricts 3A, 3B, 5, 6, 6A, 6B, and 7 are considered to be nonresidential zoning districts. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161)

**SEC. 51P-830.106. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 830A: Subdistrict maps.
- (2) Exhibit 830B: Legacy buildings list.
- (3) Exhibit 830C: Mixed use development parking chart.
- (4) Exhibit 830D: Subdistrict 3A building corner marker elevation.
- (5) Exhibit 830E: Subdistrict 6B conceptual plan. (Ord. Nos. 27944; 28745; 31161)

**SEC. 51P-830.107. CONCEPTUAL PLAN.**

- (a) Except as provided in this section, there is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.
- (c) In Subdistrict 6B, for single family uses, development and use of the property must comply with the Subdistrict 6B conceptual plan (Exhibit 830E). If there is a conflict between the text of this article and the Subdistrict 6B conceptual plan, the text of this article controls. (Ord. Nos. 27944; 31161)

**SEC. 51P-830.108. DEVELOPMENT PLAN.**

- (a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) In Subdistrict 6B, for single family uses, a final plat may serve as the Subdistrict 6B development plan. If there is a conflict between the text of this article and the Subdistrict 6B development plan, the text of this article controls. (Ord. Nos. 27944; 31161)

**SEC. 51P-830.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 1, 1A, AND 1B: BISHOP AVENUE.**

(a) *Omitted for brevity.*

**SEC. 51P-830.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 2: THE BISHOP ARTS-EIGHTH STREET CONSERVATION DISTRICT.**

Subdistrict No. 2 is not part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area. (Ord. 27944)

**SEC. 51P-830.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 3: EAST GARDEN DISTRICT.**

(a) *Omitted for brevity.*

**SEC. 51P-830.111.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 3A: BISHOP ARTS BRANCH LIBRARY.**

(a) *Omitted for brevity.*

**SEC. 51P-830.111.2. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 3B: BISHOP ARTS MIXED USE DISTRICT.**

(a) *Omitted for brevity.*

**SEC. 51P-830.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 4: KIDD SPRINGS PARK.**

(a) *Omitted for brevity.*

**SEC. 51P-830.113. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 5: KINGS HIGHWAY GATEWAY.**

(a) *Omitted for brevity.*

**SEC. 51P-830.114. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 6 and XX: DAVIS CORRIDOR.**

(a) Uses. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Child-care facility.
- Church.
- Community service center. *[SUP]*

(5) Lodging uses.

- Bed and breakfast.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*



- Antique shop.
- Art gallery.
- **Commercial amusement (inside); limited to an amusement center (SUP)(6XX)**
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store. *[By right if 50,000 square feet of floor area or less; otherwise by SUP.]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- **Private event and entertainment venue (6XX)**
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) For lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard.

(A) Except as provided in this paragraph, no minimum rear yard.

(B) If abutting or across the alley from a single family district, minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph and Section 51P-830.122(g)(2), maximum structure height is 75 feet.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum structure height is 50 feet.

(C) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6 with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. No minimum or maximum lot width.

(10) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is five.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum number of stories above grade is four. (Ord. 27944)

**SEC. 51P-830.114.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 6A: DAVIS CORRIDOR.**

(a) Omitted for brevity.

**SEC. 51P-830.114.2. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 6B: DAVIS CORRIDOR.**

(a) Omitted for brevity.

**SEC. 51P-830.115. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 7: WINNETKA HEIGHTS VILLAGE.**

(a) Omitted for brevity.

**SEC. 51P-830.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 8 AND 8A: WEST GARDEN DISTRICT.**

(a) Omitted for brevity.

**SEC. 51P-830.117. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For the purpose of this section, Subdistrict 6A shall be considered one lot.

(1) Multifamily use. A minimum of one off-street parking space per bedroom is required with a maximum of two off-street parking spaces per dwelling unit.

(2) Restaurant use.

(A) A minimum of one off-street parking space per 125 square feet of floor area is required.

(B) If an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance with Section 51P-830.117(a)(2)(A).

*Staff's Suggestion (Recommended for denial)*

(a) None.

*Applicant's Request*

(3) Subarea XX. The following uses shall provide one parking space per 220 square feet of floor area if located within a legacy building and **if a customer drop-off location for carpooling or hired transport is designated on private property:** alcoholic beverage establishment or private club, **commercial amusement (inside)** ~~private event or entertainment venue,~~ or restaurant without drive thru service. If an outdoor dining area, whether covered or not, is within 20 feet of and had direct access to, a street, sidewalk, or publicly accessible pedestrian way, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance to a restaurant use without drive thru service.

(b) Parking reductions.

- (1) Bicycle parking. Off-street parking spaces required for a use may be reduced by one space for each four bicycle parking stations provided for that use, up to a maximum of three off-street parking spaces per lot.

*Staff's Suggestion (Recommended for denial)*

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|-----------|
| (a) None. |
|-----------|

*Applicant's Request*

- |  |
|--|
| (a) <u>Subarea XX. Off-street parking spaces required for a use may be reduced by one space for each four bicycle parking stations provided for that use, up to a maximum of twelve off-street parking spaces within the district.</u> |
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- (2) Legacy building.

- (A) For residential uses within a legacy building, off-street parking requirements may be reduced an additional 25 percent.

- (B) For retail-related uses and office uses within a legacy building, off-street parking is not required.

- (3) Mixed use development parking.

- (A) In general. The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 830C).

- (B) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

- (i) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

- (ii) The parking demand for each use is determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

- (iii) The “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(C) Minimum parking requirement. If one or more of the main uses in a mixed use development is a nonresidential use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the nonresidential uses in the mixed use development.

(4) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

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

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ( $8 / 24 = 1/3$ ). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(5) Tree preservation. Off-street parking spaces required for a use may be reduced by one space for each protected tree (as defined in Article X) retained on site that would otherwise have to be removed to provide the required off-street parking for that use.

(c) Remote parking.

(1) For nonresidential uses and mixed use developments, remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met, including the landscape requirements, except that the remote parking may be within a walking distance of 1,000 feet from the use served.

(2) An agreement authorizing a nonresidential use or a mixed use development to use remote parking for nonresidential uses may be based on a lease of the remote parking spaces only if the lease:

- (A) is in writing;
- (B) contains legal descriptions of the properties affected;
- (C) specifies the special parking being provided and the hours of operation of any use involved;
- (D) is governed by the laws of the state of Texas;
- (E) is signed by all owners of the properties affected;

(F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(G) is for a minimum term of three years; and

(H) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(3) The remote parking provisions of this subsection and Division 51A-4.320 shall not affect or cause the reduction of delta credits.

(4) In Subdistrict 3A, remote parking may account for one-hundred percent of the off-street parking requirement during a phased construction period.

(d) Subdistrict 3B.

(a) Omitted for brevity.

**SEC. 51P-830.118.**

**LEGACY BUILDING AMENDMENTS.**

If the director finds that the following standards apply to a building within this district, the director is authorized to add the building to the legacy building list (Exhibit 830B):

(1) the building was constructed before 1957 if fronting on Davis Street, Tyler Street, Polk Street, or 7<sup>th</sup> Street east of Madison Avenue and before 1945 if fronting on Bishop Avenue;

(2) for buildings with frontage on Davis Street or Bishop Avenue, the primary street-facing facade of the building is within 10 feet of the right-of-way line of Davis Street or within five feet of the 25-foot front yard setback line on Bishop Avenue;

(3) the building's main entrance faces Davis Street, Tyler Street, Polk Street, 7<sup>th</sup> Street, or Bishop Avenue;

(4) the building facade with the main entrance must have window and door openings that total at least 20 percent of the facade area; and

(5) off-street parking is not located in the required front yard. (Ord. Nos. 27944; 29210)

**SEC. 51P-830.119. ENVIRONMENTAL PERFORMANCE**

**STANDARDS.** See Article VI. (Ord. 27944)

**SEC. 51P-830.120. LANDSCAPING.**

(a) Omitted for brevity.

**SEC. 51P-830.121. SIGNS.**

(a) In general.

(1) Except as provided in this subsection, for lots fronting on Bishop Avenue in Subdistricts 3 and 3B, Davis Street, Zang Boulevard, Hampton Road, Jefferson Boulevard, or 7th Street east of Madison Avenue, signs must comply with the provisions for business zoning districts in Article VII.

(2) For all other lots, signs must comply with the provisions for the non-business zoning districts in Article VII.

(3) Except for A-frame signs, movement control signs used for parking, and monument signs in Subdistricts 1, 1A, and 1B detached signs are prohibited.

(b) Signs in the right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(c) A-frame signs. The following regulations apply:

(1) A-frame signs may identify a business use.

(2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(3) An A-frame sign may only be displayed when the business it identifies is open.



(4) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(5) Only one A-frame sign is permitted for each business use.

(6) A-frame signs must be separated by a minimum of 50 feet.

(7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(d) Blade signs. The following regulations apply:

(1) Blade signs must be attached premise signs.

(2) Blade signs may not be internally illuminated.

(3) There is no limit on the number of blade signs.

(4) The maximum effective area for blade signs is 30 square feet.

(5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.

(6) A blade sign may not project more than three feet into the right-of-way.

(7) A blade sign may not be located closer than 15 feet to another projecting sign.

(e) Monument signs. The following regulations apply:

(1) Monument signs are only permitted in Subdistricts 1, 1A, 1B, and 6A. In Subdistrict 6A, the entire property is considered one lot.

(2) Monument signs must be premise signs.

(3) Monument signs may not be internally illuminated.

(4) Except as provided in this paragraph, one monument sign is permitted per premise. In Subdistrict 3A, one monument sign is permitted per street frontage; applied signage on exterior planters is permitted and not considered a monument sign. In Subdistrict 6A, two monument sign are permitted per premise.

(5) Except as provided in this paragraph, monument signs must be setback five feet from the right-of-way. In Subdistrict 3A, there is no setback requirement for monument signs.

- (6) The maximum height for a monument signs is four feet.
- (7) The maximum effective area for a monument sign is 40 square feet.

(f) Building corner markers with graphic identification in Subdistrict 3A.

(1) “Building corner marker with graphic identification” means “a vertical architectural element on the corner of a project site for graphic identification of a civic project.”

(2) The maximum height for building corner markers with graphic identification is equal to the maximum building height set by the subdistrict regulations.

(3) Building corner markers with graphic identification may be internally illuminated.

(4) Design of the building corner marker with graphic identification must comply with Exhibit 380D. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374)

*Staff’s Suggestion (Recommended for denial)*

(a) None.

*Applicant’s Request*

(g) District identification signs and roof top signs in Subarea XX.

(1) District identification sign means a roof sign bearing the name, logo, or other marker of the subdistrict.

(a) Shall not exceed 12 feet in width

(b) Shall not exceed 5 feet in height.

(c) Shall have a **maximum elevation of** ~~minimum~~ **5 feet elevation** off of the roof deck.

(d) Shall have a maximum effective area of 60 square feet.

(e) Shall be attached to or supported by the roof of the building.

(f) Shall not be internally illuminated.

(g) Shall only be mounted on Legacy Buildings

(h) No more than two (2) signs are allowed within this subdistrict.

(2) Roof sign: means a sign that is attached to or supported by the roof of a building.

**SEC. 51P-830.122. ARCHITECTURAL DESIGN STANDARDS.**

(a) Omitted for brevity.

**SEC. 51P-830.123. STREET AND SIDEWALK STANDARDS.**

(a) Davis Street and Bishop Avenue (South of Davis).

(1) A minimum 10-foot-wide sidewalk, with a minimum seven-foot-wide unobstructed sidewalk must be provided.

(2) Where the existing right-of-way width does not allow for the required sidewalk width, an additional sidewalk easement must be provided at the time of platting to achieve a 10-foot-wide sidewalk, unless a building exists as of August 11, 2010 does not allow for the required sidewalk width.

(3) On-street parallel parking with curbed neck-downs is required in accordance with Article XIII, "Form Districts."

(b) All other streets. A minimum six-foot-wide unobstructed sidewalk must be provided.

(c) Pedestrian amenities.

(1) In general.

(A) Pedestrian amenities must be accessible to the public.

(B) Pedestrian amenities must be located at least seven feet away from a transit stop.

(C) Canopies, awning, and streetlamps must have a minimum clearance above a sidewalk of eight feet.

(D) Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaires that direct lighting downward.

(E) Except as provided in this subsection, pedestrian amenities must be provided on each building site with a minimum street frontage of 100 feet and must be located within the curb-to-building area but may not be located within the unobstructed sidewalk width.

(2) Davis Street and Bishop Avenue.

(A) The following pedestrian amenities must be provided:

(i) At least one bench per 100 feet of street frontage.

(ii) At least one trash receptacle per 100 feet of street frontage.

(iii) Free-standing or wall-mounted streetlamps as specified in Article XIII, "Form Districts."

(B) At least one of the following pedestrian amenities must be provided on each building site:

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(ii) At least one five-bicycle parking unit per 100 feet of street frontage.

(iii) Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.

(3) All other streets. The following pedestrian amenities must be provided:

(A) At least one free-standing streetlamp, streetlight suspended between structures, or wall mounted streetlamp per 60 feet of street frontage.

(B) At least one trash receptacle per 100 feet of street frontage.

(4) Maintenance. Pedestrian amenities must be maintained in a state of good repair and neat appearance.

(5) Driveway design.

(A) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.

(B) Curb cuts for driveways must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage.

(C) In Subdistrict 3A, ingress/egress is prohibited on Bishop Avenue. Primary ingress/egress is permitted on Madison Avenue. Secondary ingress/egress is permitted on the alley south of the subdistrict running between Bishop Avenue and Madison Avenue. (Ord. Nos. 27944; 28745)

**SEC. 51P-830.124. ADDITIONAL PROVISIONS.**

(a) For purposes of platting, structures that exist as of August 11, 2010 that are nonconforming as to the zoning setback regulations or that encroach upon a setback line are not subject to the setback provisions in Sections 51A-8.501(a) or 51A-8.503(e)(1).

(b) If Ninth Street is abandoned, an access easement must be dedicated in the approximate location of the former street to provide pedestrian and vehicular access. Except for maintenance, the access easement may only be closed to public access a maximum of 15 days per month.

(c) In Subdistrict 6B:

(1) Street cross section dimensions for the proposed public road shown on the Subdistrict 6B conceptual plan along the eastern boundary of the subdistrict are to be determined based on standard roadway sections with traffic control operations determined at engineering plans review.

(2) All sidewalks and pedestrian pathways must remain clear of obstruction during construction.

(d) In Subdistrict 6XX: No roof top patios are permitted on legacy buildings.

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

~~(e)~~(f) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 27944; 30374; 31161)

**SEC. 51P-830.125. COMPLIANCE WITH CONDITIONS.**

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27944)

**REVISED PROPOSED SUP CONDITIONS**

1. **USE:** The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a private-club bar and/or a ~~private event and entertainment venue~~ **commercial amusement (inside) (limited to an amusement center)**
  
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

**Staff's Suggestion (Recommendation is for Denial)**

- |  |
|--|
| 3. <b>TIME LIMIT:</b> This specific use permit expires on _____, (two-year period from the passage of this ordinance). |
|--|

**Applicant's Proposal**

- |   |
|---|
| 3. <b>TIME LIMIT:</b> This specific use permit expires on _____, (three-year period from the passage of this ordinance), but is eligible for automatic renewals 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:** Maximum floor area is 4,000 square feet.

**Staff's Suggestion (Recommendation is for Denial)**

- |   |
|---|
| 5. <b>HOURS OF OPERATION:</b> The private-club bar and/or private event and entertainment venue may only operate Monday through Wednesday from 5:00 pm to 10:00 pm, Thursday and Friday from 5:00 pm to 11:00 pm, and Saturday 8:00 am to 12:00 am the next day, and Sunday from 8:00 am to 10:00 pm. |
|---|

**Applicant's Proposal**

- |   |
|---|
| 5. <b>HOURS OF OPERATION:</b> The private-club bar and/or <del>private event and entertainment venue</del> <b>a commercial amusement (inside) (limited to an amusement center)</b> may only operate Monday through Wednesday from 5:00 pm to 12:00 am the next day, Thursday and Friday from <b>3:00 5:00 pm</b> to 2:00 am the next day, and Saturday and Sunday 8:00 am to 12:00 am the next day. |
|---|

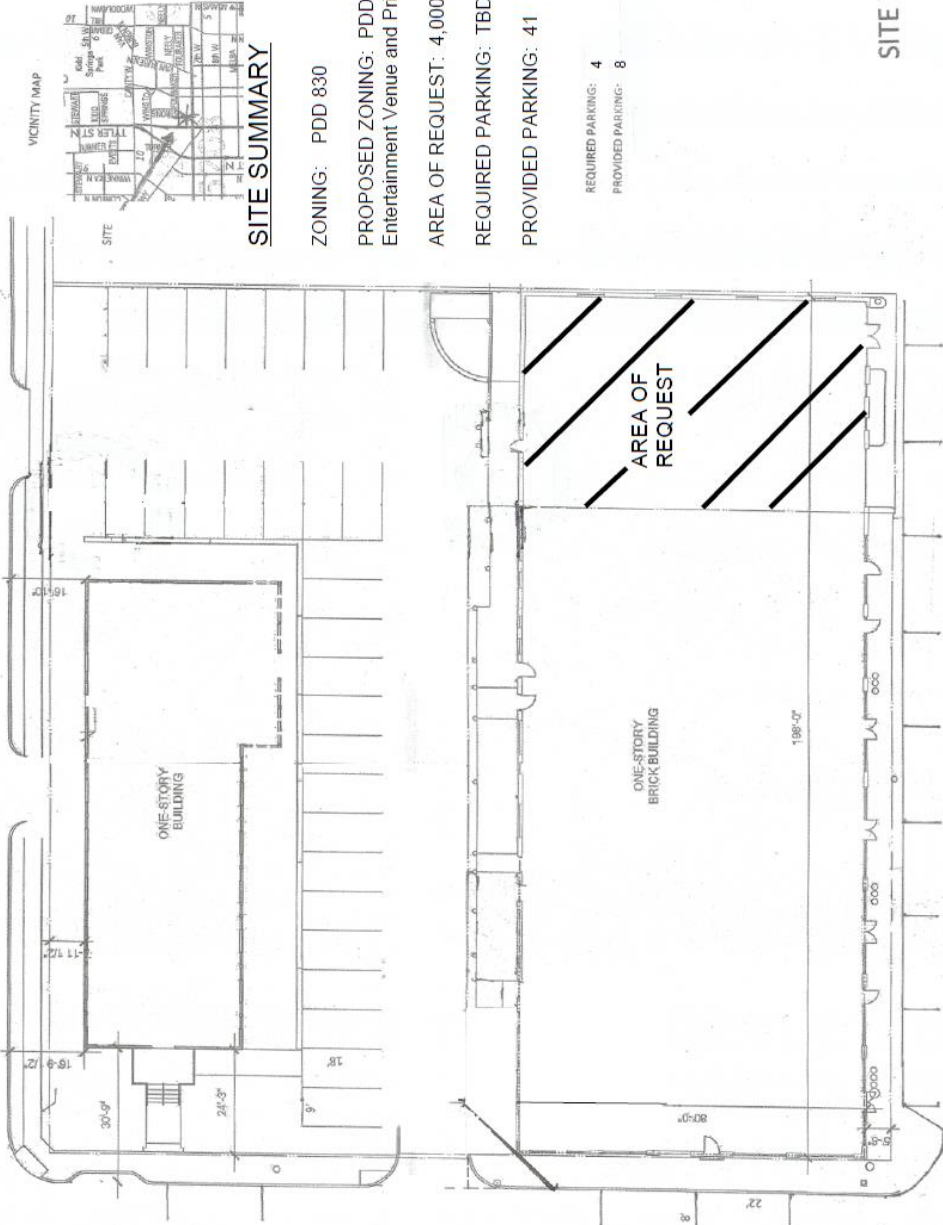
6. **No outside patios are permitted with these uses.**
  
7. **No outside speakers are permitted with these uses.**

**Staff's Suggestion** (*Recommendation is for Denial*)

8. **Add a condition relating to parking/traffic operations.**

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

**PROPOSED SITE PLAN**



**SITE SUMMARY**

ZONING: PDD 830  
PROPOSED ZONING: PDD subdistrict and Private Event and Entertainment Venue and Private Club  
AREA OF REQUEST: 4,000 square feet  
REQUIRED PARKING: TBD  
PROVIDED PARKING: 41

REQUIRED PARKING: 4  
PROVIDED PARKING: 8

SITE PLAN Z190-123

SCALE: 1"=20'



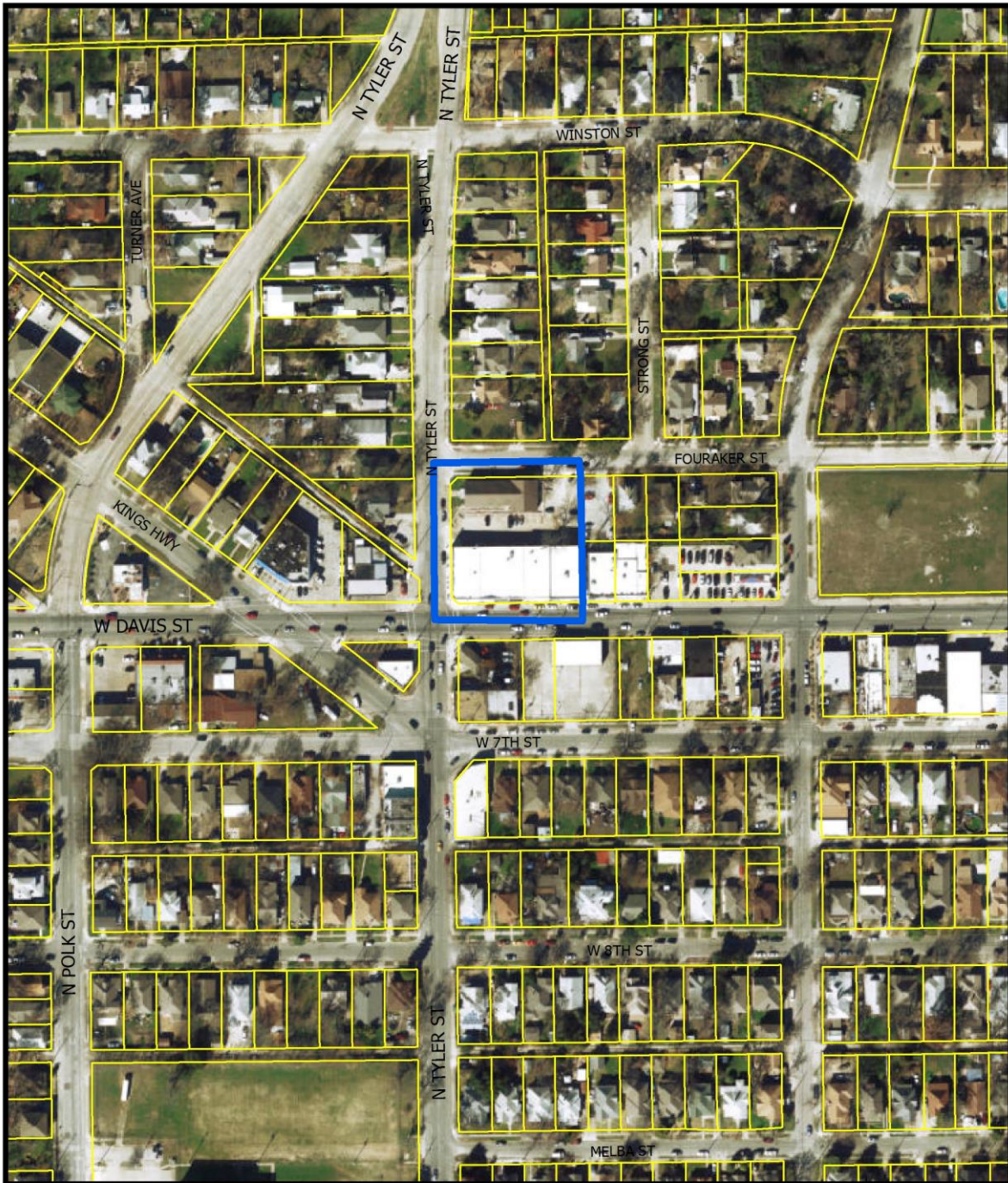


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### VICINITY MAP

Case no:           Z190-123          

Date:           12/30/2019

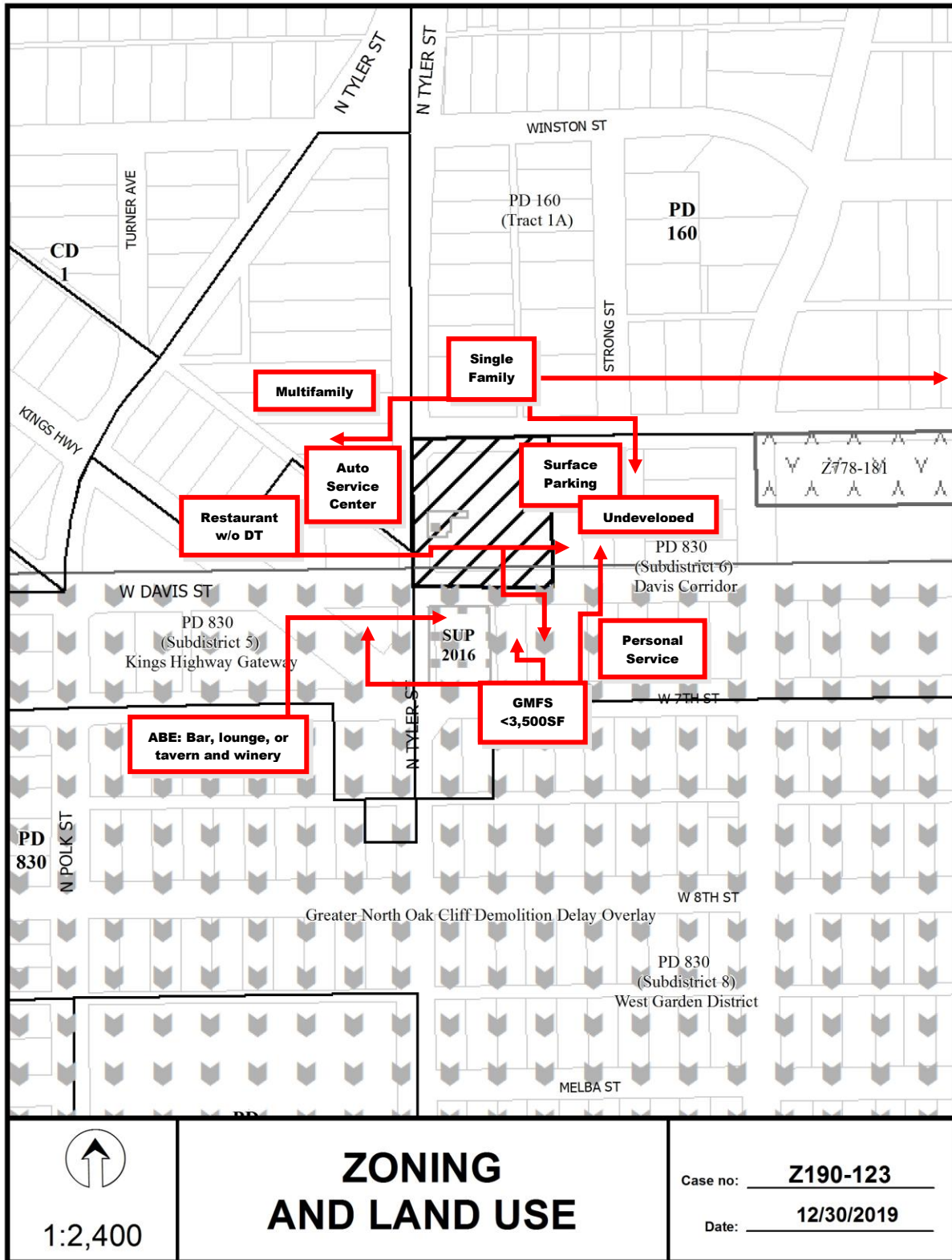


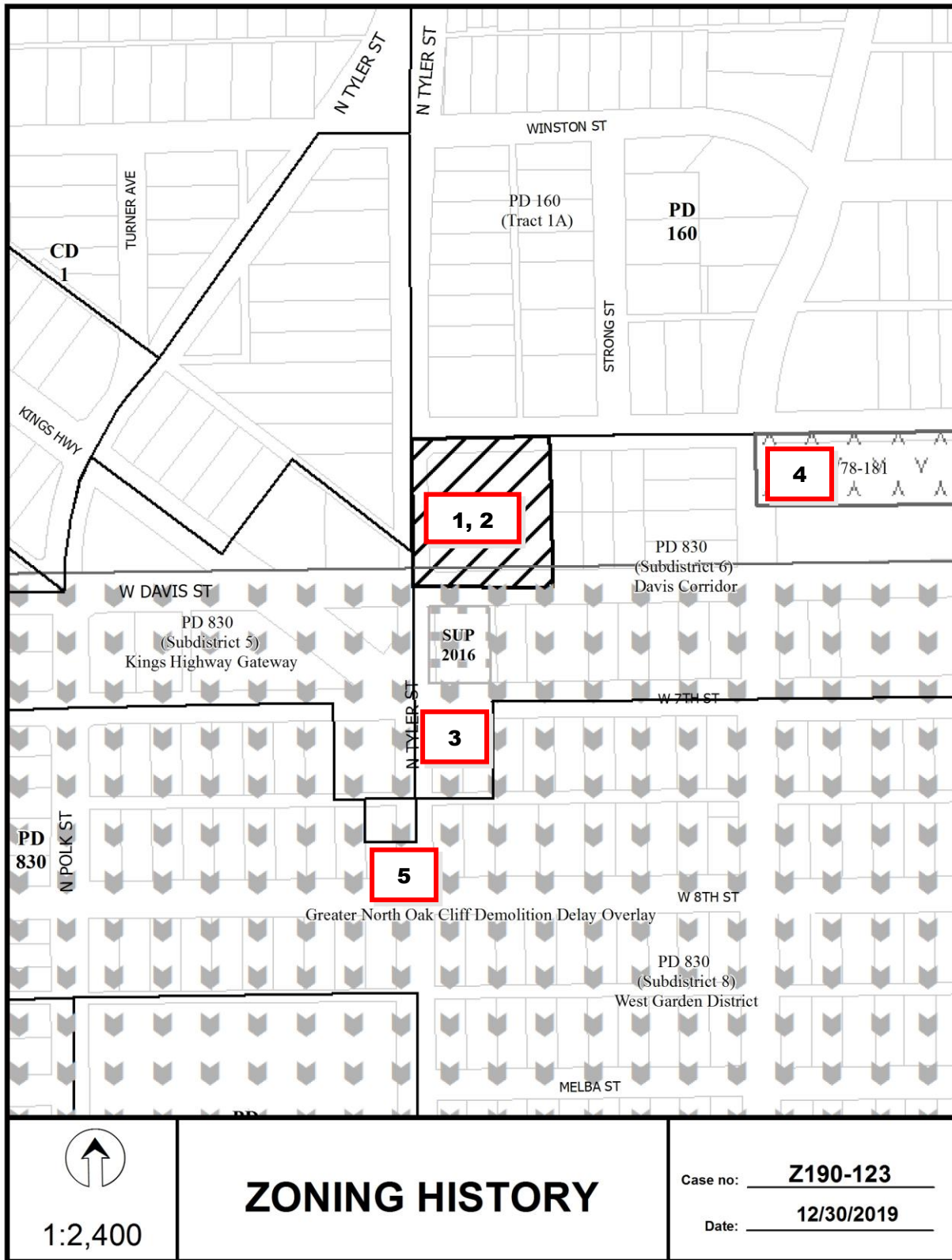
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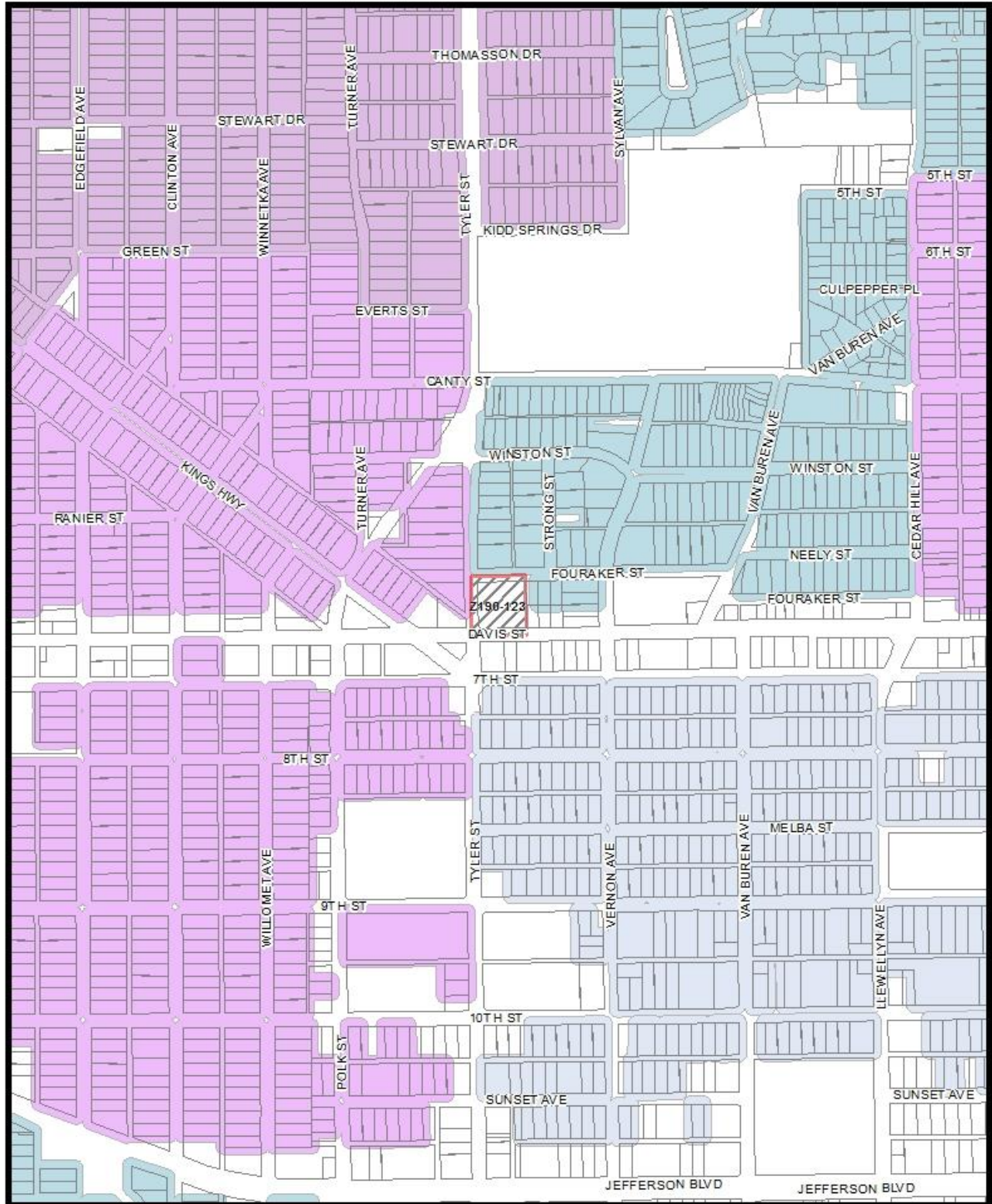
# AERIAL MAP

Case no: Z190-123

Date: 12/30/2019





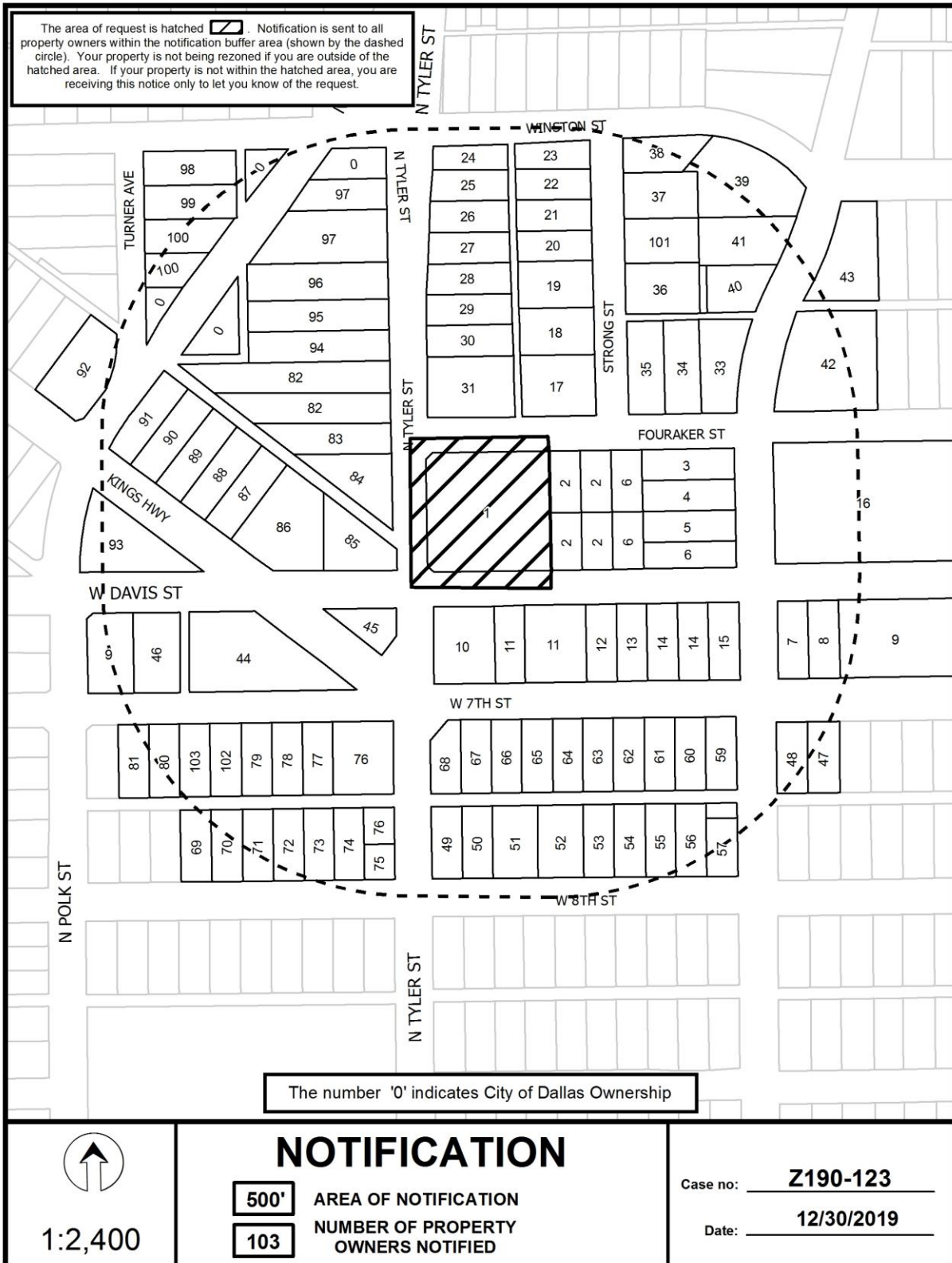


**Market Value Analysis**    A    B    C    D    E    F    G    H    I    NA

 1:6,000

# Market Value Analysis

Printed Date: 12/30/2019



12/27/2019

***Notification List of Property Owners******Z190-123******103 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	600 N TYLER ST	GOOD SPACE X LLC
2	817 W DAVIS ST	VALPARAISO HOLDINGS LLC
3	613 N VERNON AVE	ROSAS CONNIE
4	609 N VERNON AVE	ANGEL 11 11 LLC
5	605 N VERNON AVE	ANGEL 11 11 LLC
6	803 W DAVIS ST	ANGEL 11 11 LLC
7	738 W DAVIS ST	SWEET 200 LLC
8	732 W DAVIS ST	COOPER L DEWAYNE
9	722 W DAVIS ST	D MC LEASING INC
10	833 W 7TH ST	GIURA PETER
11	828 W DAVIS ST	828 DAVIS LLC
12	830 W DAVIS ST	PATTERSON RONALD M &
13	813 W 7TH ST	PATTERSON RONALD M &
14	810 W DAVIS ST	J & PD LLC
15	800 W DAVIS ST	SOLIS JOSE & MARIA
16	715 W DAVIS ST	BISHOP/DAVIS URBAN LLC
17	623 STRONG ST	TEJADA JESUS S &
18	633 STRONG ST	SHUGART ASHLEY DON &
19	639 STRONG ST	GARZA ROSA MARIA & JESUS
20	643 STRONG ST	LLANO OSCAR DEL
21	647 STRONG ST	DELLANO OSCAR &
22	651 STRONG ST	TRAVIS C L
23	655 STRONG ST	MACIAS JOSE
24	652 N TYLER ST	ALCALA JOE R
25	648 N TYLER ST	AFLALO 2014 GS TRUST
26	644 N TYLER ST	MONTIEL ALEJANDRO H & MARCELINA

12/27/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	642 N TYLER ST	CAMERON MAX FORDYCE &
28	634 N TYLER ST	PHU TIM &
29	632 N TYLER ST	RAMIREZ JESUS EST OF
30	628 N TYLER ST	RAMIREZ RICARDO
31	624 N TYLER ST	ANDREW GONZALES
32	904 WINSTON ST	SMITH DONALD PAUL
33	621 N VERNON AVE	ROSAS JOSE & MARCELINA
34	807 FOURAKER ST	GUZMAN JUAN M
35	813 FOURAKER ST	GUZMAN GUADALUPE
36	4 STRONG ST	MARTINEZ JUAN JR &
37	646 STRONG ST	QUINTERO JULISSA
38	650 STRONG ST	DELLANO LEONEL & SANJUANA
39	647 N VERNON AVE	DESALVO DAVID J &
40	633 N VERNON AVE	COLEMAN GUILLERMO &
41	641 N VERNON AVE	JARED KIEL S
42	624 N VERNON AVE	DIAZ FERNANDO &
43	734 WINSTON ST	DOHERTY DANIEL & ANGELA
44	924 W DAVIS ST	CVH 918 LLC
45	900 W DAVIS ST	TYLER ARTS DISTRICT INVESTMENTS LLC
46	936 W DAVIS ST	JONES DONALD W
47	732 W 7TH ST	DEVONSHIRE VENTURES LLC
48	736 W 7TH ST	OLIVARES RAFAEL & JULIA
49	835 W 8TH ST	BOSS E & CARLA S
50	833 W 8TH ST	BURGESS GEORGE
51	827 W 8TH ST	MEDRANO JUAN & DORA E
52	823 W 8TH ST	PORTUGAL JUAN Y &
53	817 W 8TH ST	PORTUGAL JUAN YANEZ &
54	813 W 8TH ST	F&S PROPERTIES LLC
55	809 W 8TH ST	RUBIO REYNA
56	805 W 8TH ST	RANGEL FRANCISCO J
57	801 W 8TH ST	IZAGIIRRE JUBENTINO &



12/27/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	411 N VERNON AVE	LEMLEY SHAUN
59	800 W 7TH ST	CORTEZ RICARDO & ROSIE
60	804 W 7TH ST	ZUNIGA ELDA ZAVALA & LUIS
61	808 W 7TH ST	CHANDLER JEFREY KIDD
62	812 W 7TH ST	SPARKS MITCHELL J
63	816 W 7TH ST	GULATI KUNAL
64	820 W 7TH ST	CARRION JUAN SR & MARIA
65	824 W 7TH ST	PARRAMORE DAVID W
66	828 W 7TH ST	ROMERO ENMANUEL R
67	832 W 7TH ST	832 W 7TH STREET LLC
68	410 N TYLER ST	CASARIN MINERVA &
69	927 W 8TH ST	DELGADILLO MANUEL J
70	923 W 8TH ST	S & B LAKE HOLDING LLC
71	919 W 8TH ST	MORENO ANTONIO & ANTELMA
72	915 W 8TH ST	LEFTWICH WILLIAM S
73	909 W 8TH ST	TEMPLETON JAMIE LYNN
74	905 W 8TH ST	TEMPLETON JAMIE
75	901 W 8TH ST	ARGANBRIGHT ROBERT HARVEY
76	407 N TYLER ST	WISTERIA HILLS 12 LLC
77	908 W 7TH ST	TORRES ANTONIO ARMADOR
78	912 W 7TH ST	MALDONADO JUANA
79	918 W 7TH ST	RAMIREZ HECTOR
80	928 W 7TH ST	GONZALEZ JOSE D
81	936 W 7TH ST	HENLEY HAROLD HUDSON
82	625 N TYLER ST	CENTRE LIVING CONDOS II LLC
83	617 N TYLER ST	617 N TYLER ST LLC
84	611 N TYLER ST	SALINAS SALVADOR &
85	901 W DAVIS ST	WILSON VERNON E
86	1001 KINGS HWY	RAHIM TAISER
87	1009 KINGS HWY	ESQUIVEL ANGELA D
88	1015 KINGS HWY	DAVIS RICHARD

Z190-123(JM)

12/27/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1019 KINGS HWY	WILSON ED
90	1021 KINGS HWY	ESQUIVEL MARIA
91	1025 KINGS HWY	JUREK BILL
92	1103 KINGS HWY	MILLER JEFFREY B
93	937 W DAVIS ST	AUSBROOKE LLC
94	629 N TYLER ST	TYLER STREET HOLDINGS II LP
95	631 N TYLER ST	MARTINEZ MARGARET D
96	639 N TYLER ST	MONROY JOSE C
97	645 N TYLER ST	TYLER STREET HOLDINGS LP
98	638 TURNER AVE	METHENY RICHARD
99	634 TURNER AVE	PEREZ ELIZABETH
100	630 TURNER AVE	YANEZ JOSE GUADALUPE
101	642 STRONG ST	TORRE DE LA ANTONIO &
102	922 W 7TH ST	DELLANO JAIME & MICAELA
103	926 W 7TH ST	MOLINA YECICA A &

**FILE NUMBER:** Z190-145(JM)

**DATE FILED:** November 22, 2019

**LOCATION:** Southeast corner of North Central Expressway and Carroll Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 35 Y

**SIZE OF REQUEST:** Approx. 16.158 acres

**CENSUS TRACT:** 8.00

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANTS/OWNERS:** Urban Smart Growth, LP and JPI Companies

**REQUEST:** An application for an amendment to Planned Development District No. 889.

**SUMMARY:** The purpose of the request is to amend the regulations within Planned Development District No. 889 to allow for the redevelopment of the subject site into a high-density mixed use project. The applicant proposes to amend the setbacks, height, stories, and land uses while specifically prohibiting the general merchandise or food store 100,000 square feet or more use.

**STAFF RECOMMENDATION:** Approval, subject to a revised conceptual plan, a mixed-use development (MUD) parking chart, and staff's recommended conditions.

**PD No. 889:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2032/ARTICLE%20889.pdf>

**PD No. 889 Exhibits:**

[http://www.dallascityattorney.com/51P/exhibits\\_cont.html#a889](http://www.dallascityattorney.com/51P/exhibits_cont.html#a889)

**PRIOR CPC ACTION:** On May 21, 2020, the CPC held this item under advisement to allow further development of proposed conditions. At the time of this report, no revisions had been proposed.

**BACKGROUND INFORMATION:**

- Planned Development District No. 889 was approved by City Council on May 22, 2013, and includes the entire area of request, 16.158 acres.
- The area of request is currently undeveloped. The applicant proposes to amend the setbacks, height, stories, and land uses while specifically prohibiting the general merchandise or food store 100,000 square feet or more use.
- On October 23, 2019, the City Council approved an amendment to Subdistrict E2 within PD No. 305, Cityplace, south of the subject site, to allow the development of a mix-use development including office, multifamily, hotel and retail uses.

**Zoning History:** There have been five recent zoning changes in the vicinity during the last five years.

- 1. Z178-186** On April 25, 2018, City Council approved a Demolition Delay Overlay for the subject site and surrounding areas. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
- 2. Z178-223** On August 14, 2019, City Council approved an amendment to the subdistricts and subareas within the East and West Mixed Use Subzones within PD No. 305, including the area of request.
- 3. Z178-270** On October 24, 2018, City Council approved an amendment to Subdistrict B, Tract I within Planned Development District No. 375 on property generally bounded by Lemmon Avenue East, Oak Grove Avenue, Cityplace West Boulevard and Howell Street, southwest of the area of request.
- 4. Z189-311** On October 23, 2019, City Council approved an amendment to Planned Development Subdistrict No. 102 within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the southwest corner of North Central Expressway and Cambrick Street.
- 5. Z189-354** On February 12, 2020, City Council approved Planned Development Subdistrict No. 153 for MF-2 Multifamily Subdistrict uses and a public school use and to repeal Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111 North Dallas High School, located on the north corner of McKinney Avenue and North Haskell Avenue.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
North Central Expressway	U.S. Highway	Varies	--
Carroll Avenue	Local	60 feet	--
Atoka Street	Local	50 feet	--

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed two traffic impact analyses (TIA) (2009 and 2018) submitted with this application and determined that an updated TIA is required. Due to the current reduction in typical traffic and in an effort to obtain more accurate data, an analysis will be completed as proposed in the following PD condition:

Before the issuance of a building permit for construction that will cause the total floor area to exceed 1,000,000 square feet, a traffic impact study must be submitted using the development impact review (DIR) process in Division 51A-4.800 to determine if additional traffic improvements are necessary to the extent which they are attributable to the proposed development. A copy of the traffic impact study and any required contracts must be provided to the director. Any additional traffic improvements, the contracts for those improvements, or a payment to the city in an amount equal to rough proportional share of the estimated cost of constructing the required traffic improvements, must be completed or provided prior to the issuance of the final certificate of occupancy on the Property.

While this approach is not ideal, the Engineering Division recommends approval with this condition.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 889	Undeveloped land
<b>North / Northeast</b>	WMU-8, PD No. 424, and MF-2A	Multifamily, duplex, and single family
<b>East</b>	MF-2A, CS, CR, and PD No. 698	Single family, retail, personal service, and public school
<b>Southeast / South</b>	PD No. 305, Subdistricts E1, E2, and D-2	Mixed-use project (retail, personal service, multifamily), office, and multifamily

<b>West</b>	PD No. 305, Subdistrict D-1, and PDS. Nos 65 and 102, O-2 and MF-2 within PD No. 193	Multifamily, public school, and park
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**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

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

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

The area of request is located less than a half-of-a-mile north of the DART Cityplace rail station. The Comprehensive Plan indicates that high density mixed-use development near transit centers improves DART ridership, reduces auto trips, improves air quality and efficiently uses land resources.

The *ForwardDallas! Comprehensive Plan*, also recommends that development near stations and along multi-modal corridors should respect the character of surrounding neighborhoods, when appropriate, and should always be of the highest quality.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

Since the creation of PD District No. 305 adjacent to the south of the subject site, development in the area has increased as a result of changes in the market conditions and also as a result of the initiative of developers and City efforts to promote growth in the area. Because of these efforts and incentives to promote development, the Cityplace area has transitioned from a largely undeveloped area in the 1990’s, to a vibrant mixed-use walkable neighborhood that includes a mix of residential and nonresidential uses in close proximity, this is more evident on the west side of North Central Expressway [West

Zone in PD No.305]. The applicant's request complies with this goal as the proposed development could further serve, in conjunction with the recent rezoning of property adjacent to the south in PD No. 305, as a catalyst to promote similar growth on the east side of the district.

## **TRANSPORTATION ELEMENT**

### **GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

Policy 4.2.1 Support expansion of Dallas' public transit system.

*forwardDallas!* encourages to proactively apply zoning tools around transit centers and multi-modal corridors to encourage transit oriented development at a variety of densities in a manner that is sensitive to the character of adjoining neighborhoods. The plan also recommends using economic incentives to encourage transit-oriented development catalyst projects. The applicant's request is consistent with this goal and policy as it is foreseen as a development that will promote redevelopment on the east side of North Central Expressway.

#### **Land Use Area Plan.**

##### **THE 360 PLAN.**

*The 360 Plan* is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The Downtown area has seen significant and rapid growth and has achieved many of the action items identified in the 2011 plan. Adopted by City Council in 2017, this area plan is an update to the 2011's *Downtown Dallas 360*.

*The 360 Plan* provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education and open space. The plan defines *The Urban Fabric* in which identifies a series of diverse and vibrant neighborhoods within the City Center.

Although Downtown Dallas is commonly referred to as the area within the freeway loop, this broader perspective of the entire City Center is necessary to focus on the complementary role each neighborhood has in the overall success and vibrancy of our center city.

The area of request is located within the northernmost boundary of the East Dallas neighborhood; however, the area plan does not address any specific policies or strategies for this particular area [Cityplace]. *The 360 Plan* indicates that while new development, creates an eclectic environment, it must also respect the historic significance found throughout East Dallas.

**Land Use Compatibility:**

The approximate 16.158-acre area of request is zoned Planned Development District No. 889 and currently undeveloped; however, a permit and revised development plan are on record for a proposed five-story, approximately 427,728-square-foot multifamily complex comprised of 430 dwelling units and a seven-story parking garage at the northeast five-acre portion of the site. According to Historic Aerials, the site previously contained an office building and low-density residential structures in the 1950s. By the 1970s, the residential structures were cleared from the subject site. Permit records indicate the office building with approximately 292,172 square feet of floor area was demolished in 2014. The property has since remained vacant.

Located to the north and northeast of the site are residential uses including multifamily, duplex, and single family. Single family, retail, personal service, and a public school are found to the east; a medium-density mixed-use project containing retail, personal service and a multifamily use is to the southeast; and, a proposed high-density mixed-use project containing office, multifamily, hotel and retail uses was recently approved for zoning to the south. Uses across North Central Expressway include multifamily, public school, and a park.

The applicant proposes amendments to the land use regulations including to restrict the general merchandise or food store 100,000 square feet or more; and to no longer prohibit tattoo or body piercing studio or heliport. Additionally, a convenience store with drive-through would now be allowed as a part of a mixed-use development. Staff agrees with these changes, but would also recommend restricting the home improvement center, lumber, brick or building materials sales yard use, which would allow a big-box format retail store along with outside storage limited to a maximum of 10,000 square feet.

Staff supports the amendments to the use regulations overall and with staff's recommendation to restrict the home improvement center, lumber, brick or building materials sales yard use, as they are not foreseen to have a negative impact on the surrounding areas

**Development Standards:**

PD No. 889 currently refers to the MU-3 Mixed Use District standards for yard, lot, and space regulations. The applicant's request includes modifications to the front yard regulations and maximum height. The applicant proposes to provide pedestrian connectivity to the south towards City Place Station and open space.

Considering that the recently adopted state law [HB No. 2439] prohibits a governmental entity to enforce an ordinance that regulates the use of building materials, some existing PD conditions requiring design elements are no longer enforceable and will be stricken from the PD language. Staff is awaiting final confirmation on which items to remove, but those currently highlighted in grey with red font are under consideration.



Additionally, while mixed-income housing is an effective public benefit used to justify increased development rights, the site and proposed development will not have multifamily uses added. A permit for the multifamily element of the mixed-use project was obtained prior to applying for zoning. No mixed-income housing is proposed at this site.

Instead, the applicant opted to offer fifteen percent open space and pedestrian connectivity. The pedestrian connectivity is represented as being the sidewalks located along the private drive or "circulation corridor" as labeled on the conceptual plan, which runs through the property from the north property boundary along Carroll Avenue to the proposed high-density mixed-use project proposed at City Place to the south and ultimately connecting properties north of the subject site, to the City Place Station. The sidewalks are proposed at a minimum width of eight feet with a cumulative average width of 18 feet.

This area is also intended to satisfy the open space proposed. The property is 16.158 acres or 703,842 square feet of land area. The eight percent open space proposed (or 56,307 square feet) must be a contiguous open area of not less than 10 feet in width or length. This could include the sidewalks proposed for connectivity or private amenity areas for the separately proposed multifamily project. There is no definition proposed for open space, which is not defined in Chapter 51A either. On-site open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. No more than 25 percent of the required on-site open space may be provided as door yards, colonnades, or landscaped medians.

Staff prefers to see the open space accessible to the public and in larger tracts to constitute a public benefit in support of the additional development rights requested. Staff suggests requiring a minimum of 15 percent (105,576 square feet) publicly accessible open space with a minimum contiguous open area of not less than 10,000 square feet located at grade, maintaining the proposed minimum width of eight feet with a cumulative average width of 18 feet, and with 50 percent landscaping. This is similar to the parkland dedication requirements to have a minimum of one acre provided for public use. Considering the number and type of units proposed in the multifamily development, about three acres of land would be required for parkland dedication. The park land dedication is without added development rights. However, the applicant has elected to provide the open space on the westward portion of the site since the eastward portion is already under development with a five-acre multifamily structure. The open space should be identified on the revised conceptual plan, if recommended for approval. Staff is concerned that with no definition of open space in the PD or Chapter 51A, the term will include all open areas free of structures or be left to interpretation. Ultimately, the open space needs to be well-defined, planned for public use, and engaging for pedestrians. This public benefit would justify the additional height requested.

The tallest building, up to 535 feet-in-height would only be allowed subject to providing an additional five percent open space. The difference in the applicant's request and staff's recommendation lies in the total open space provided, 15 versus 20 percent, and how the open space is accessible by the public. The applicant would prefer to count private recreation areas as open space, but staff believes that the public benefit would be lost if

not accessible to the general public. Additionally, staff proposes that 50 percent of the open space be landscaped (52, 788 square feet with 15 percent and 70,384 square feet with 20 percent for bonus height). However, 25 percent of the required on-site open space is still allowed as door yards, colonnades, or landscaped medians. This provides a relief from the tall structures and inevitable paving within and surrounding the site. The applicant proposes 50 percent landscaping for the 10,000 square-foot publicly accessible open space, or 5,000 square feet.

With regard to the maximum allowable height, the applicant proposes to maintain 270 feet as the maximum base height, but to allow for a single building of 535 feet, limiting its lot coverage for the portion over 270 feet to eight percent of the lot area; and allowing other buildings to reach 385 feet limiting the cumulative maximum lot coverage for all buildings above 270 feet to 25 percent of the lot area. The applicant does not propose providing any mixed-income housing in exchange for maximum height bonuses, instead the open space would increase by five percent.

Staff agrees with the height requested subject to keeping the tallest structure closest to North Central Expressway and providing additional publicly accessible open space. The westward positioning should limit the potential impact on the lower-density residential development in the MF-2(A) Multifamily District zoned areas to the east. This increased height area may be added to the conceptual plan to better identify the intended location. For this reason, a revised conceptual plan is needed.

The table below shows a comparison between the existing development standards regulating PD No. 889, the applicant’s request and staff’s recommendation.

DISTRICT	SETBACKS		Density (Res. FAR)	Height	Non-res. FAR	Lot Cover-age	PRIMARY Uses
	Front	Side/Rear					
<b>Existing:</b> PD No. 889	15' Urban Form additional 20' above 45' in height	20' when adjacent to res. Other, no min. Tower spacing above 45' in height	3.2-3.8 Dep. on mix in MUP	270' and 20 stories RPS	2.0-3.75 Ret. p/s 3.2-4.5 Overall w/MUP	80%	Office, retail & pers. serv.; lodging residential, general merchandise or food store 100,000 or greater and home improvement center, lumber, brick or building materials sales yard w/up to 10,000 SF of outside storage.
<b>Proposed:</b> Amended PD No. 889	15' along Carroll Ave., 5' along N. Central Expy	0' or 10' perpendicular to the terminus of Atoka Street	3.2-3.8 Dep. on mix in MUP	Base = 270' 535' for a max of 1 bldg. & 385'  Custom projections up to 30'  RPS  40 stories	2.0-3.75 Ret. p/s 3.2-4.5 Overall w/MUP	80%.	Office, retail & pers. serv.; lodging, residential, tattoo or body piercing studio, heliport, conv. Store w/drive thru with MUP—prohibit general merchandise or food store 100,000 or greater

<p><b>Staff's Rec:</b> Amended PD No. 889</p>	<p>15' along Carroll Ave., 5' along N. Central Expy  Urban form Setback from Atoka St.</p>	<p>0' or 10' perpendicular to the terminus of Atoka Street</p>	<p>3.2-3.8 Dep. on mix in MUP</p>	<p>Base = 270' 535' for a max of 1 bldg. if 20% open space provided &amp; 385'  Ordinary projections up to 12'  RPS  40 stories</p>	<p>2.0-3.75 Ret. p/s 3.2-4.5 Overall w/MUP</p>	<p>80%</p>	<p>Office, retail &amp; pers. serv.; lodging, residential, tattoo or body piercing studio, heliport, conv. Store w/drive thru with MUP—prohibit general merchandise or food store 100,000 or greater and home improvement center, lumber, brick or building materials sales yard w/up to 10,000 SF of outside storage.</p>
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**Parking:**

The applicant's request includes amending the parking regulations to provide for reduced parking ratios for office, retail and personal service and hotel uses; and to provide for a Mixed-Use Development (MUD) parking chart applicable to the PD. The parking ratios in the MUD parking chart match those of the adjoining development to the south in City Place.

In general, the purpose of mixed-use development parking charts is to allow parking to be shared amongst uses that have peak demands at different time periods. The purpose of providing a separate MUD parking chart for the PD, is to allow for the adjustments by time of day to be applied to the proposed parking ratios for multifamily units, office uses, retail and personal service uses, and bar and restaurant uses which are different from the ratios established for other PDs.

The Engineering Division requested a parking analysis to support this part of the request. While the information provided by the applicant did not provide verifiable data necessary to justify the proposed ratios, and while predicting the parking needs for such large development can be challenging, staff is in support of the proposed parking ratios because of the proximity of the site to the DART rail station and because of the nature of the proposed development that will include a mix of uses with complimentary parking demands.

**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 not within an

identifiable MVA Category; however, it is in proximity to an “E” MVA Cluster to the north, east, and southeast. Properties to the west, across North Central Expressway are within a “D” MVA Cluster.

**Landscaping:**

Landscaping will be provided in accordance with the current regulations in PD No. 889.

**List of Officers**

**Central Carroll Interests, LLC**

Artimio De La Vega, Sole Manager

**Jefferson at the Central, LLC**

**TDI REAL ESTATE HOLDINGS II, LLC**

Mark Bryan, President and Chief Executive Officer  
Kirk Motsenbocker, Senior Executive Vice President

**PROPOSED AMENDMENTS**

**ARTICLE  
889.**

**PD 889.**

**SEC. 51P-889.101. LEGISLATIVE HISTORY.**

PD 889 was established by Ordinance No. 29019, passed by the Dallas City Council on May 22, 2013.

**SEC. 51P-889.102. PROPERTY LOCATION AND SIZE.**

PD 889 is established on property located on the southeast corner of Carroll Avenue and North Central Expressway. The size of PD 889 is approximately 16.158 acres.

**SEC. 51P-889.103. DEFINITIONS AND INTERPRETATIONS.**

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

(1) BAIL BOND OFFICE means an office or other establishment any part of which consists of the issuance, brokerage, or procurement of bail bonds.

~~(2) TATOO OR BODY PIERCING STUDIO means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.~~

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

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

**SEC. 51P-889.104. EXHIBITS.**

The following exhibits ~~is~~ are incorporated into this article:

- (1) Exhibit 889A: conceptual plan.
- (2) Exhibit 889B: mixed use parking chart.

**SEC. 51P-889.105. CONCEPTUAL PLAN.**

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 889A), except that the director may approve alternate locations for ingress/egress if the Texas Department of Transportation does not approve the locations indicated on the conceptual plan. The conceptual plan shows the approximate location of main driveways to be located within the Property and the proposed ingress/egress points; the final location of the ingress/egress points and main driveways to be constructed within the Property must be shown on the development plan.

(b) If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

**SEC. 51P-889.106. DEVELOPMENT PLAN.**

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district, except that a development plan is not required before the issuance of a building permit for grading, drainage, demolition, tree removal, or utility work. Each subsequent detailed development plan must identify the pedestrian connection and provide the amount of the portion of open space. Before approval of the last phase of detailed development plan, the complete pedestrian connection and all of the required open space must be provided.

**SEC. 51P-889.107. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc.

(b) The following additional uses are permitted on the Property:

~~———— General merchandise or food store 100,000 square feet or more.~~

**Staff's Recommendation:**

~~———— Home improvement center, lumber, brick or building materials sales yard. [Outside storage is limited to a maximum of 10,000 square feet.]~~  
*\*Add this use to the prohibited uses section coming up and remove it from here altogether.*

**Applicant's Request:**

-- Home improvement center, lumber, brick or building materials sales yard. [Outside storage is limited to a maximum of 10,000 square feet.]

(c) The following uses are prohibited on the Property:

(1) Agricultural uses.

- Crop production.
- (2) Commercial and business service uses.
  - Labor hall.
- (3) Industrial uses.
  - Temporary concrete or asphalt batching plant.
- (4) Institutional and community service uses.
  - Cemetery or mausoleum.
  - College, university, or seminary
  - Community service center.
  - Convent or monastery.
  - Halfway house.
  - Open enrollment charter school.
  - Private school.
- (5) Lodging uses.
  - Overnight general purpose shelter.
- (6) Miscellaneous uses.
  - Attached non-premise sign.
  - Carnival or circus (temporary).
- (7) Office uses.
  - Alternative financial establishment.
  - Bail bond office.
- (8) Recreation uses.
  - Country club with private membership.
- (9) Residential uses.
  - College dormitory, fraternity, or sorority house.
- (10) Retail and personal service uses.
  - Car wash.
  - Commercial parking lot or garage.
  - Convenience store with drive-through, except as part of mixed use



development.

-- General merchandise or food store 100,000 square feet or more

**Staff's Recommendation:**

--	Home improvement center, lumber, brick or building materials sales yard. <i>[Outside storage is limited to a maximum of 10,000 square feet.]</i>
----	--

**Applicant's Request:**

Not to add this use to the prohibited uses section.
---

-- Mortuary, funeral home, or commercial wedding chapel.

-- Swap or buy shop.

~~----- Tattoo or body piercing studio.~~

(11) Transportation uses

~~----- Heliport.~~

-- Railroad passenger station.

-- Transit passenger station or transfer center.

(12) Wholesale, distribution, and storage uses.

-- Mini-warehouse.

-- Recycling buy-back center.

**SEC. 51P-889.108.**

**ACCESSORY USES.**

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

(b) The following accessory uses are not permitted:

~~----- Accessory helistop.~~

-- Accessory medical/infectious waste incinerator.

**SEC. 51P-889.109.**

**YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-3 District apply.

(b) ~~Carroll Avenue and North Central Expressway~~ landscape buffer. The minimum landscape buffer along Carroll Avenue ~~and North Central Expressway~~ is 20 feet. Except for signs, and as provided in this subsection, no structures or parking are allowed in this landscape buffer. The buffer may be provided in accordance with Section 51P-889.114(c) and must contain large and small trees, a minimum six-foot-wide pedestrian trail, and the following pedestrian amenities:

- (1) Benches at a minimum of one per 200 feet of pedestrian trail frontage;
- (2) Trash receptacles at a minimum of one per 200 feet of pedestrian trail frontage;
- (3) Bicycle parking at a minimum of one five-bicycle rack per 200 feet of pedestrian trail frontage; and
- (4) Pedestrian lighting at a minimum of one per 75 feet of pedestrian trail frontage.

~~(c) Buildings existing on May 22, 2013, the date of creation of this district, shall be considered to be conforming with respect to building setbacks. Any expansion of an existing building must comply with the yard, lot, and space regulations of this district.~~

**Staff Recommendation:**

(c) Front yard. Minimum front yard is 15 feet, except minimum front yard setback is five feet on North Central Expressway Service Road. On Atoka Street frontage, urban form setback per Section 51A-4.125(f)(4)(A)(ii) applies for all structures receiving a building permit after the passing of this ordinance.

**Applicant's Request:**

(c) Front yard. Minimum front yard is 15 feet, except minimum front yard setback is five feet on North Central Expressway Service Road.

(d) Side and rear yard. No side or rear yard is required, except a minimum 10 foot setback is required perpendicular to the terminus of Atoka Street.

(e) Height. Except as provided, maximum building height is 270 feet.

(i) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408 (a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

**Staff's Recommendation:**

(ii) A single building of 535 feet in height is permitted in the area of property west of the interior circulation corridor, closest to North Central Expressway, and limited to a maximum lot coverage of eight percent of the area of the Property, calculated by the portion of the building's lot coverage above 385 feet. A minimum of 20 percent open space provided in accordance with Sec.51P-898.XXX [Open Space] is required for a single building to exceed 385 feet in height.

**Applicant's Request:**

(ii) A single building of 535 feet in height is permitted in the area of property west of the interior circulation corridor, closest to North Central Expressway, and limited to a maximum lot coverage of eight percent of the area of the Property, calculated by the portion of the building's lot coverage above 385 feet. A minimum of 15 percent open space provided in accordance with Sec.51P-898.XXX [Open Space] is required for a single building to exceed 385 feet in height.

(iii) Maximum building height is 385 feet, limited to a cumulative maximum lot coverage of 25 percent of the area of the Property for all buildings above 270 feet, calculated by the portion of the building's lot coverage above 270 feet. If a building is erected to a building height above 385 feet per subparagraph (i), that lot coverage is not counted towards this paragraph.

(iv) For portions of a structure above 270 feet in height, maximum floor plate for each individual structure is 45,000 square feet.

(v) For portions of a structure below 270 feet in height, maximum floor plat for each individual structure is 79,000 square feet.

**Staff's Recommendation:**

(vi) The Property is considered one lot for calculations in this section. Parking structures are not counted towards any floor plate restriction.

**Applicant's Request:**

(vi) The Property is considered one lot for calculations in this section. Parking structures are not counted towards any floor plate restriction or lot coverage restriction in this section.

**Staff's Recommendation:**

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

**Applicant's Request:**

(vii) Mechanical equipment and ordinary height projections listed in Sec. 51A-4.408(a)(2)(A) may extend up to 30 feet above the maximum structure height.

(f) Stories. Maximum number of stories is 40.

**SEC. 51P-889.110.**

**MULTIFAMILY DESIGN STANDARD**

(a) Purpose. Continuous facades along pedestrian-oriented streets often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. These design standards apply to multifamily uses and are intended to ensure that continuous facades that are located along well-traveled pedestrian ways are compatible with the surrounding area and mitigate the

negative impact of continuous facades, while allowing creativity, flexibility, and variety in design.

(b) Facade walls. Facade walls facing a public right-of-way must incorporate at least two of the design elements listed in this subsection. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that have a relief of at least eight inches.

(2) Trim, molding, or accent elements **using decorative contrasting colors on at least five percent of the area of the facade wall.**

(3) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) Awnings or lintels.

(F) A repeating pattern of pilasters projecting from the facade wall by minimum of eight inches or architectural or decorative columns.

(G) Display windows, faux windows, or decorative windows.

(H) Arcades, awnings, canopies, covered walkways, or porticos.

(I) Any other comparable design elements approved by the building official.

(c) Facade wall changes. Facade walls must have one or more of the following:

(1) **Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.**

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(d) Materials. The exterior facade walls, exclusive of fenestration, must be constructed of at least 80 percent masonry. Masonry includes stone, brick, concrete, glass, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, wood, other similar building materials, or a combination of those materials. For purposes of this provision, Exterior Finish Insulations System (EFIS) materials are not considered masonry. Textured painted tilt wall may be used on no more than 20 percent of the area of the facade walls.

(e) Garage facades.

**Staff Recommendation:**

(1) When adjacent to or visible from a public right-of-way exterior parking structure facades must be similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.

**Applicant's Request:**

(1) When adjacent to or visible from a public right-of-way except facing North Central Expressway, exterior parking structure facades must be similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.

(2) Except as provided in this paragraph, openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Openings in parking structure facades that are visible from an adjacent public right-of-way may not exceed 45 percent of the total parking structure, excluding garage entrances and exits.

(3) The facade of an aboveground parking structure that faces the street must have solid screening at least 42 inches in height from each floor level within the parking structure to screen vehicles and vehicle headlights.

(f) Roofs.

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

~~(2) — Roofs must have at least one of the following design elements:~~

~~(A) — Parapets having a rhythmic pattern and detailing such as cornices, moldings, trim, or variations in brick coursing.~~

~~(B) — Sloping roofs with the following design elements:~~

~~(i) — Slope of at least 5:12.~~

~~(ii) — Two or more slope planes.~~

~~(iii) — Asphalt composition shingles, metal standing seam, clay tiles, concrete tiles, or similar materials.~~

~~(iv) — Overhanging eaves extending at least two feet beyond the supporting wall.~~

**SEC. 51P-889.111. NON-RESIDENTIAL DESIGN STANDARDS.**

(a) In general. These design standards apply to all non-residential uses. These design standards are in lieu of the design standards for large retail uses in Section 51A-4.605, ~~even if the use is 100,000 square feet or more.~~

(b) Relationship to Article X. The landscape requirements of these design standards may be used to satisfy any landscaping required by Article X.

(c) Conflict. If this section conflicts with any other requirements in this article, the other requirements control.

(d) Definitions. The following definitions apply to this section:

(1) COVERED MALL BUILDING means a single building enclosing 10 or more retail, personal service, and office uses that have access into a climate-controlled common pedestrian area.

(2) FACADE WALL means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered as part of a single facade wall.

(3) FRONT PARKING AREA means, for developments with a single use, the area in front of a line parallel to and extending outward from the primary facade wall to the Property lines, and means for developments with multiple uses, the area between two lines at the corners of the primary facade wall and perpendicular to the primary facade wall and extending to the Property line.

(4) PRIMARY FACADE WALL means the facade wall containing the primary entrance. If two or more facades walls have entrances of equal significance, each facade wall will be considered a primary facade wall.

(5) REAR FACADE WALL means the facade wall containing service areas.

(6) SIDE FACADE WALL means any facade wall that is not a primary facade wall or a rear facade wall.

(7) **SERVICE AREA** means any area for loading docks, outdoor storage (other than an outdoor display, sales, and storage area), trash collection or compaction, truck parking, or other similar functions.

(e) **Facade walls.** Primary, side, and rear facade walls must incorporate at least three of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that have a relief of at least eight inches.

(2) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(F) Arcades, awnings, canopies, covered walkways, or porticos.

(G) Display windows, faux windows, or decorative windows.

(H) Trim or accent elements using decorative contrasting colors or decorative neon lighting on at least 10 percent of the area of the facade wall exclusive of fenestration.

(f) **Facade wall changes.** Facade walls must have one or more of the following changes:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(g) Materials and colors.

(1) No more than 75 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color. Textured painted tilt wall may be used on no more than 25 percent of the area of the primary facade walls and 50 percent of the side facade walls.

(2) The primary facade wall and side facade walls, excluding fenestration, must have a minimum of 75 percent brick, stone, masonry, simulated brick, stucco, or stone materials.

(h) Roofs.

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

(2) Roofs must have at least one of the following design elements:

(A) Parapets with horizontal tops having height changes of at least one foot occurring horizontally no less than every 100 feet. Parapets that do not have horizontal tops must have pitched or rounded tops with a pattern that repeats or varies no less than every 100 feet. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.

(B) Sloping roofs with at least two of the following design elements:

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

(iii) Overhanging eaves extending at least three feet beyond the supporting wall.

(3) All sloping roofs, if provided, must be either metal standing seam, clay tiles, concrete tiles, or similar materials.

(i) Parking lots and landscaping.

**Staff's Recommendation:**

<p>(1) <u>For a home improvement center, lumber, brick or building materials sales yard,</u> landscaped islands of a minimum of 160 square feet per row of cars must be placed at both ends of each grouping of parking rows. Additional landscape islands of a minimum of 160 square feet are required for every 30 parking spaces located in a parking row. Landscaped islands must have ground cover and trees or shrubs. This provision does not apply to structured or below grade parking.</p>
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**Applicant's Request:**

~~(1) Landscaped islands of a minimum of 160 square feet per row of cars must be placed at both ends of each grouping of parking rows. Additional landscape islands of a minimum of 160 square feet are required for every 30 parking spaces located in a parking row. Landscaped islands must have ground cover and trees or shrubs. This provision does not apply to structured or below grade parking.~~

(2) Parking lots must be divided into sections containing no more than 120 parking spaces. Parking lot sections must be divided by landscaped dividers with a minimum width of five feet. Landscaped dividers must have trees spaced at a maximum of 30 feet on center and ground cover or shrubs. Parking lot sections may contain up to 150 parking spaces if, in addition to the landscaped divider, each grouping of parking rows is divided by a landscape island of a minimum of 20 square feet per row of cars. Landscaped islands must have ground cover and trees or shrubs. This provision does not apply to structured or below grade parking.

(3) No more than two-thirds of the off-street parking spaces may be located in the front parking area. If more than 50 percent of a parking space is within the front parking area, then that parking space shall be counted as being within the front parking area. The two-thirds limitation on off-street parking within the front parking area may be exceeded if one additional tree beyond the requirements of these design standards is provided within the front parking area for every 15 off-street additional parking spaces or fraction thereof located within the front parking area.

(4) Parking lots must have a pedestrian pathway system distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may be distinguished by paint alone. Pedestrian pathways must be a minimum of six feet wide. Pedestrian pathways must connect mass transit stops, parking areas, public sidewalks, and public rights-of-way to the primary entrance.

**Staff's Recommendation:**

(5) For a home improvement center, lumber, brick or building materials sales yard, a landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and any public right-of-way other than alleys. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right-of-way if the requirements of Chapter 43 of the Dallas City Code are met. The landscape buffer strip must have trees and a berm with a minimum height of three feet. If the topography prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. If the evergreen hedge is substituted, the hedge must reach three feet in height within 36 months of planting. The number of trees required for the landscape buffer shall be determined by dividing the length of street frontage by 30. The trees in the landscape buffer may be grouped to create "natural" stands. These trees may be spaced at a maximum of 50 feet on center and a minimum of 25 feet on center. A landscape buffer tree shall also count as a street tree. Parking lots that must be screened from Carroll Avenue and North Central Expressway may be screened with a solid hedge capable of reaching a height of three feet within three years of planting, a three-foot-high solid wall, or berm.

**Applicant's Request:**

~~(5) — A landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and any public right of way other than alleys. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right of way if the requirements of Chapter 43 of the Dallas City Code are met. The landscape buffer strip must have trees and a berm with a minimum height of three feet. If the topography prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. If the evergreen hedge is substituted, the hedge must reach three feet in height within 36 months of planting. The number of trees required for the landscape buffer shall be determined by dividing the length of street frontage by 30. The trees in the landscape buffer may be grouped to create "natural" stands. These trees may be spaced at a maximum of 50 feet on center and a minimum of 25 feet on center. A landscape buffer tree shall also count as a street tree. Parking lots that must be screened from Carroll Avenue and North Central Expressway may be screened with a solid hedge capable of reaching a height of three feet within three years of planting, a three foot high solid wall, or berm.~~

**Staff's Recommendation:**

(6) For a home improvement center, lumber, brick or building materials sales yard, Trees spaced at a maximum of 30 feet on center must be provided within 20 feet of the primary facade wall and one side facade wall for at least 50 percent of the length of each side facade wall. Trees may be located in the public right-of-way if the requirements of Chapter 43 of the Dallas City Code are met. Trees must be planted in a landscape strip with a minimum width of five feet or in tree wells with minimum dimensions of five feet by five feet.

**Applicant's Request:**

~~(6) — Trees spaced at a maximum of 30 feet on center must be provided within 20 feet of the primary facade wall and one side facade wall for at least 50 percent of the length of each side facade wall. Trees may be located in the public right of way if the requirements of Chapter 43 of the Dallas City Code are met. Trees must be planted in a landscape strip with a minimum width of five feet or in tree wells with minimum dimensions of five feet by five feet.~~

(7) Shopping cart storage areas in surface parking lots must be screened with landscaping along the length of the shopping cart storage area facing any public right-of-way.

(j) Additional design standards.

(1) Service areas must be oriented so that they are not visible from a point five-feet six-inches above grade from abutting public rights-of-way or residential zoning districts, or must be screened from abutting public rights-of-way or residential zoning districts by solid masonry screening with a minimum height of eight feet extending the entire length of the service area.

(2) Automotive service bays must be oriented away from any public right-of-way or residential zoning district, unless screened from view with solid masonry screening or solid evergreen landscape screening with a minimum height of eight feet extending the entire length of the automotive service bays.

(3) Mechanical equipment on the ground must be screened using materials matching the materials and colors used on the main building. Chain-link fence may not be used as a screening material.

(4) Except for seasonal displays for a use with less than 100,000 square feet relating to national holidays or the four seasons, merchandise may not be displayed or stored in parking areas or on sidewalks adjacent to facade walls, except in screened outdoor display, sales, and storage areas.

(5) Outdoor display, sales, and storage areas, such as nursery departments, must be enclosed by screening with a solid base with a minimum height of three feet surmounted by a wrought iron or tubular steel fence with a minimum height of five feet. The screening must be surmounted with a minimum of two feet of fascia with materials and colors matching the main building. No merchandise other than trees may be visible above the screening.

(6) Shopping cart storage areas adjacent to facade walls (not in parking lots) must be screened with landscaping or materials matching the materials of the primary facade wall. No more than two shopping cart storage areas (one on each side of an entrance) may be provided on any facade wall. Shopping cart storage areas may not exceed 30 feet in length.

(7) If the use is within 300 feet of a single family residential zoning district containing a residential use, other than this district, the following restrictions apply. For purposes of this provision, measurements are made in a straight line, without regard to intervening structures or objects, from the nearest boundary of the lot where the use is conducted to the nearest boundary of the zoning district in issue.

(A) External speakers are prohibited.

(B) Staging, loading, or idling of commercial vehicles in a service area is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Signs prohibiting staging, loading, or idling of commercial vehicles between the hours of 10:00 p.m. and 7:00 a.m. must be posted every 100 feet adjacent to the service area.

(C) An external lighting plan demonstrating compliance with all city ordinances must be submitted to and approved by the building official prior to the issuance of a building permit for new construction, a building permit to expand to 100,000 square feet or more, or a certificate of occupancy.

(8) The following driveway enhancements must be provided:

(A) Ingress/egress points to the Property must have a change in surface materials such as pavers, bricks, or patterned concrete with color. This special paving must have a minimum length of 20 feet, starting at the Property line, and must span the entire width of the driveway throat (from edge of gutter to edge of gutter). Stained concrete does not comply with this provision.

(B) The intersections of main driveways must have enhanced paving such as concrete pavers, patterned concrete with color, brick, stone, landscape islands, or similar feature or

materials.

(C) Main driveways must have one tree for every 30 linear feet of driveway. Trees must be a minimum two and one-half caliper inches at the time of planting and may be planted in naturalized clusters along the driveway. All trees must be located within 35 feet of the paved driveway.

(D) Main driveways must have a minimum six-foot-wide sidewalk on one side of the drive within 20 feet of the driveway pavement. Benches, at a minimum of one (1) per 75 linear feet of driveway length, must be located along the sidewalk.

(E) Pedestrian lighting with decorative fixtures must be installed along both sides of the main driveways, and located within 25 feet of the driveway pavement.

(9) Throughout the Property, all pedestrian walkways that cross vehicular circulation routes must be clearly marked with enhanced paving and signage or other traffic calming devices such as speed bumps. Stained concrete does comply with this provision.

(10) Awnings, canopies, arcades, or similar features must be provided at all main building entrances of buildings located on the Property. If the main building entrance is located within a parking structure this provision does not apply.

(11) Sidewalks with a minimum width of six feet must be provided along the primary facade wall of all structures with air-conditioned space.

(k) Variations and exceptions. The city plan commission, whether or not a specific use permit is required, may approve a development plan that does not comply with the requirements of these design standards provided that the city plan commission finds that:

(1) strict compliance with these design standards is impractical due to site constraints or would result in substantial hardship;

(2) the development plan complies with the spirit and intent of these design standards;

(3) the development plan furthers the purpose of design standards as stated in Paragraph 51A-4.605(a)(1); and

(4) the variation or exception from these design standards will not adversely affect surrounding properties.

(l) The city plan commission shall follow the same procedure used for approval of minor amendments to development plans and the fee for a minor amendment shall apply.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult Division 51A-4.300 for information regarding off-street parking and loading generally. For parking purposes the entire district is considered as one lot.

(b) No more than two rows of surface parking are allowed between a structure with air-conditioned floor area and North Central Expressway or Carroll Avenue if the structure is within 100 feet of North Central Expressway or Carroll Avenue.

(c) Off-street parking may utilize a mixed use shared parking reduction in accordance with the mixed use parking chart (Exhibit 889B).

**SEC. 51P-889.XXX. TRAFFIC IMPROVEMENTS.**

(a) Before the issuance of a building permit for construction that will cause the total floor area to exceed 1,000,000 square feet, a traffic impact study must be submitted using the development impact review (DIR) process in Division 51A-4.800 to determine if additional traffic improvements are necessary to the extent which they are attributable to the proposed development. A copy the traffic impact study and any required contracts must be provided to the director. Any additional traffic improvements, the contracts for those improvements, or a payment to the city in an amount equal to rough proportional share of the estimated cost of constructing the required traffic improvements, must be completed or provided prior to the issuance of the final certificate of occupancy on the Property.

**SEC. 51P-889.113. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-889.114. LANDSCAPING.**

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

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

(c) The number of street trees required for the Property is determined by dividing the length of street frontage by 30. Street trees must be planted within 25 feet of the street curb and must have a minimum caliper inch of four inches. If this 25-foot-area falls entirely within the right-of-way, the trees must be placed within the landscape buffer area. Street trees must be spaced at a maximum of 50 feet apart on center and a minimum of 25 feet apart on center, except when ingress or egress points or visibility triangles prohibit trees. A street tree may also be a landscape buffer tree.

(d) All parking lots within 100 feet of public streets must be screened by a three-foot-high vegetative screen, berm, or solid wall. Plant material must be spaced in a manner, and be planted at a

size large enough, to fulfill this requirement within three years of planting.

(e) Plant materials may not be installed until a landscape irrigation system has been installed and is operating with 100 percent coverage of the proposed landscape areas.

(f) The parking lot tree requirements in Section 51A-10.125(b)(5) do not apply to parking spaces located within a parking structure.

(g) The parking lot and landscaping requirements in Section 51P-889.111(i) do not apply to parking structures.

**SEC. 51P-889.115. TREE MITIGATION.**

(a) To preserve existing tree canopies, existing large trees with a caliper of 20 inches or greater may reduce the number of replacement inches by a factor of 1.5. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches. Trees must be protected prior to and during construction with the minimum standards approved by Article X. Any credits are subject to inspection by the arborist. To qualify for a reduction in the number of replacement trees, the Building Official must determine that the tree protection requirements in Article X have been met.

(b) If the Property owner provides the building official with a performance bond or a letter of credit in the amount of the total cost of purchasing and planting replacement trees, the building official may permit the Property owner up to 36 months to plant the replacement trees.

(c) Tree mitigation is not required for trees within 10 feet of a building wall.

**SEC.51P-889.XXX OPEN SPACE AND CONNECTIVITY.**

(a) Connectivity. A pedestrian connection is required in the approximate location shown on the Conceptual Plan (Exhibit 889A). Final location must be provided on the detailed development plan and may be provided in phases. The pedestrian connection must be a minimum width of eight feet with a cumulative average width of 18 feet.

**Staff's Recommendation:**

(b) Open space. A minimum of 15 percent of the land area of the Property must be provided as on-site open space excluding Lot 1D of Block 18/2006 and must be provided with 50 percent landscaping. ON-SITE OPEN SPACE means the portion of a building site that is accessible to all occupants of that building site including the general public and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos. The space must be a contiguous open area of not less than 10 feet in width or length. A minimum of 10,000 square feet of required open space must be located at grade. On-site open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. No more than 25 percent of the required on-site open space may be provided as door yards, colonnades, or landscaped medians.

**Applicant's Request:**

(b) Open space. A minimum of ten percent of the land area of the Property excluding Lot 1D of Block 18/2006 must be provided as on-site open space. ON-SITE OPEN SPACE means the portion of a building site that is accessible to all occupants of that building site (or to the general public if dedicated as public open space) and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos. The space must be a contiguous open area of not less than 10 feet in width or length. A minimum of 10,000 square feet of required open space must be publicly accessible open space, located at grade, and provide a minimum of 50 percent landscape area. On-site open space may be provided at or below grade, or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. No more than 25 percent of the required on-site open space may be provided as door yards, colonnades, or landscaped medians.

**SEC. 51P-889.116. SIGNS.**

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

**SEC. 51P-889.117. ADDITIONAL PROVISIONS.**

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

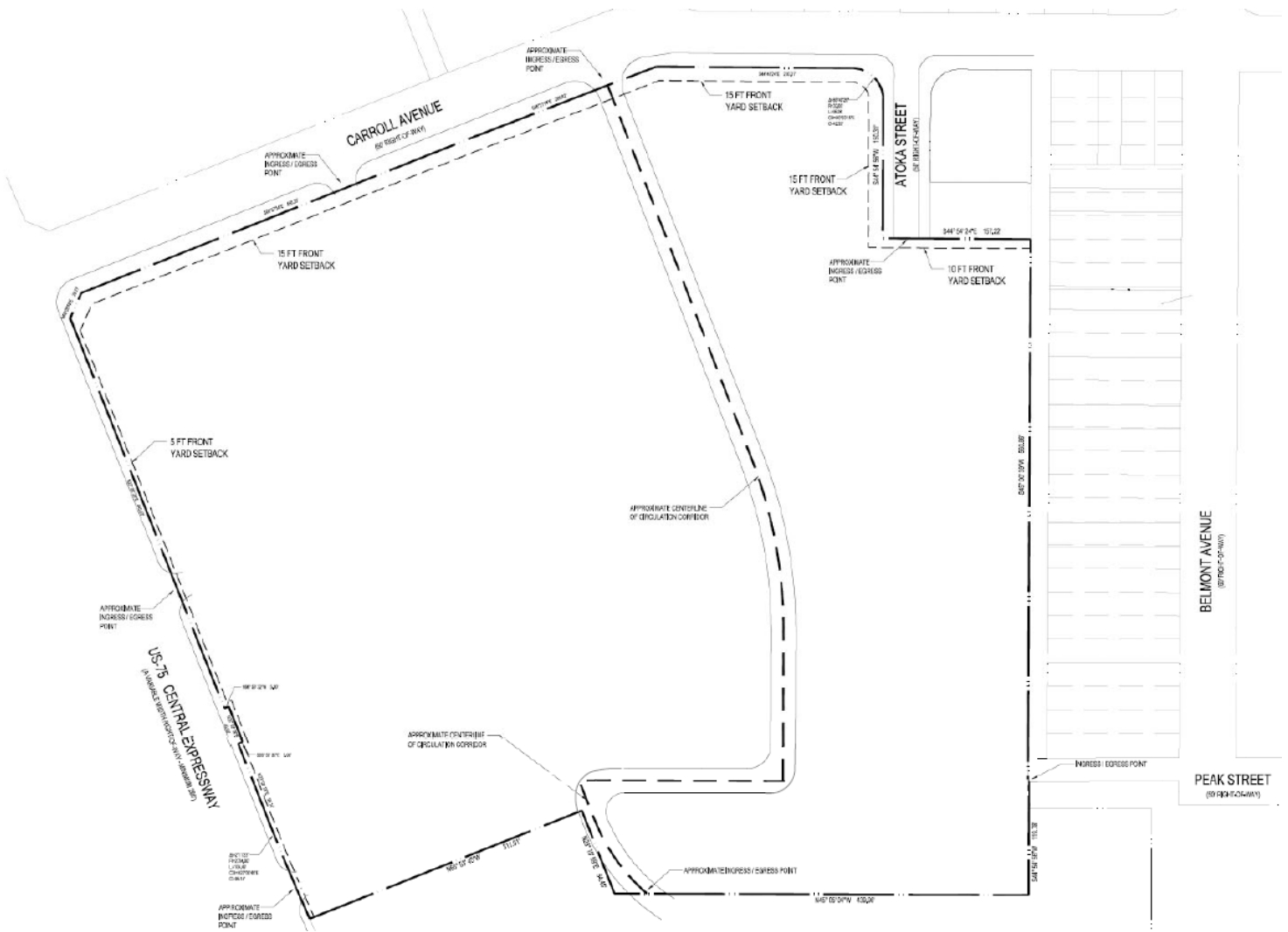
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-889.118. COMPLIANCE WITH CONDITIONS.**

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

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

**PROPOSED REVISED CONCEPTUAL PLAN**



PD NO. 889 TABULATIONS	
TOTAL SITE AREA	16.198 ACRES
LAND USE	MIXED USES
MIN. FRONT SETBACK: CENTRAL	5 FT
MIN. FRONT SETBACK: CARROLL	15 FT
MIN. FRONT SETBACK: ATOKA	15 FT
MIN. SIDE/REAR SETBACK	NONE
MIN. SURFACE PARKING SETBACK	10 FT
MAX. BUILDING HEIGHT	535 FT*
MAX. BUILDING STORIES	40
MAX. LOT COVERAGE	PER MU-3
MAX. TOTAL FAR	PER MU-3
MAX. RESIDENTIAL FAR	PER MU-3

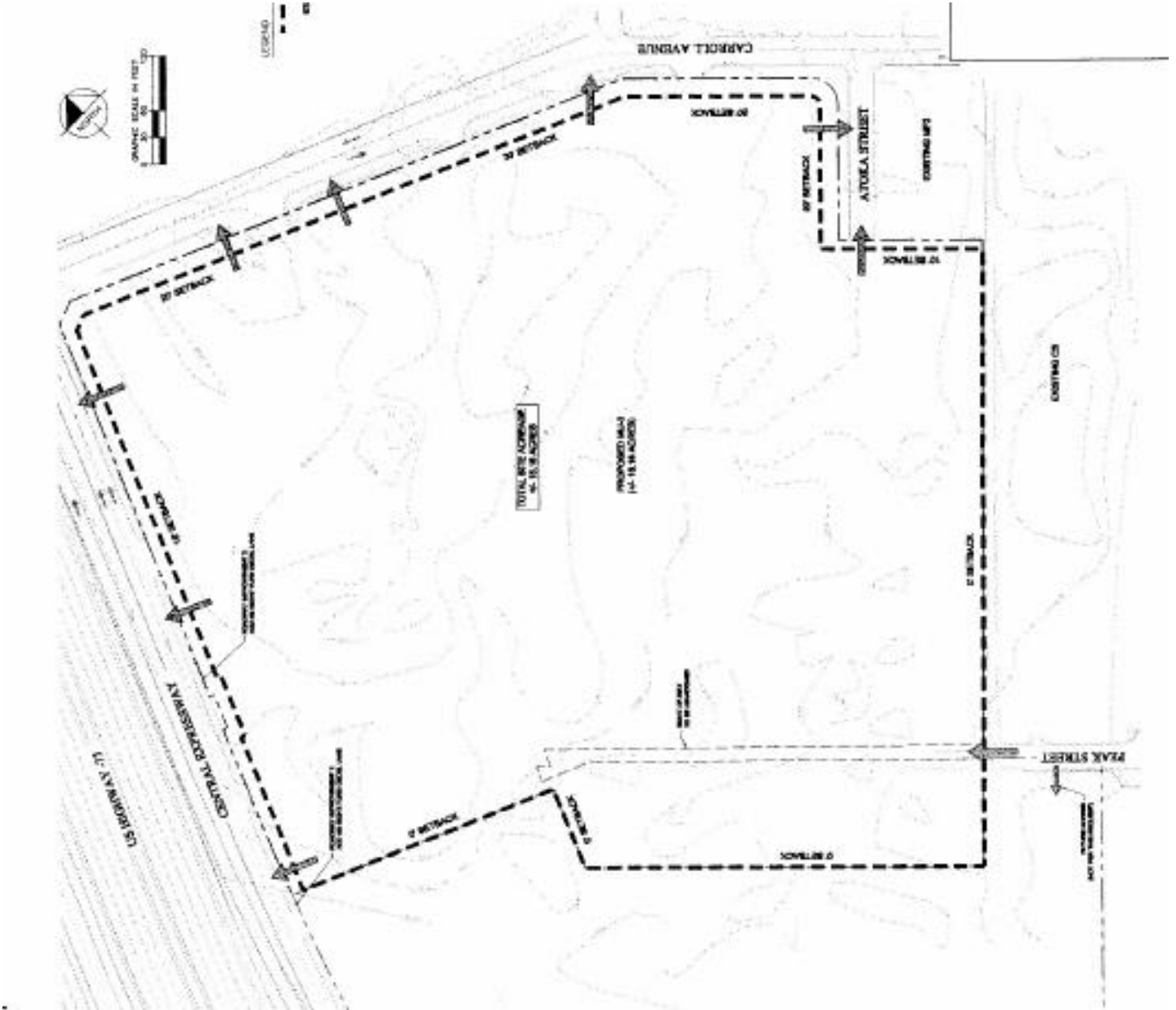
\* SEE PD 889 FOR ADDITIONAL HEIGHT RESTRICTIONS

**NOTE:** THE GROSS BUILDING AREA MAY BE DISTRIBUTED ACROSS THE SITE WITHOUT RESTRICTION AND THE F.A.R. IS CALCULATED BASED UPON THE ENTIRE 16.198 ACRES. NOT LOT BY LOT.

**NOTE:** FINAL LOCATION OF INGRESS/EGRESS POINTS ON N. CENTRAL EXPRESSWAY TO BE DETERMINED BY TxDOT APPROVAL



**EXISTING PD No. 889 CONCEPTUAL PLAN  
(EXHIBIT 889A)**



**PROPOSED MIXED-USE PARKING CHART**

**PD 889 MIXED USE PARKING CHART**  
(for calculating adjusted standard parking requirement)

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units		1	0.00	80%	-	40%	-	40%	-	70%	-	100%	-
	Office Uses*		425	0.00	100%	-	80%	-	100%	-	80%	-	35%	-
	Retail and Personal Service Uses		250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar & restaurant		200	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Lodging per room		1	0.00	70%	-	55%	-	60%	-	75%	-	85%	-
	Any other use			0	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total parking</b>				<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>

The adjusted standard off-street parking requirement for the development is the largest of the five "time of day" column sums.

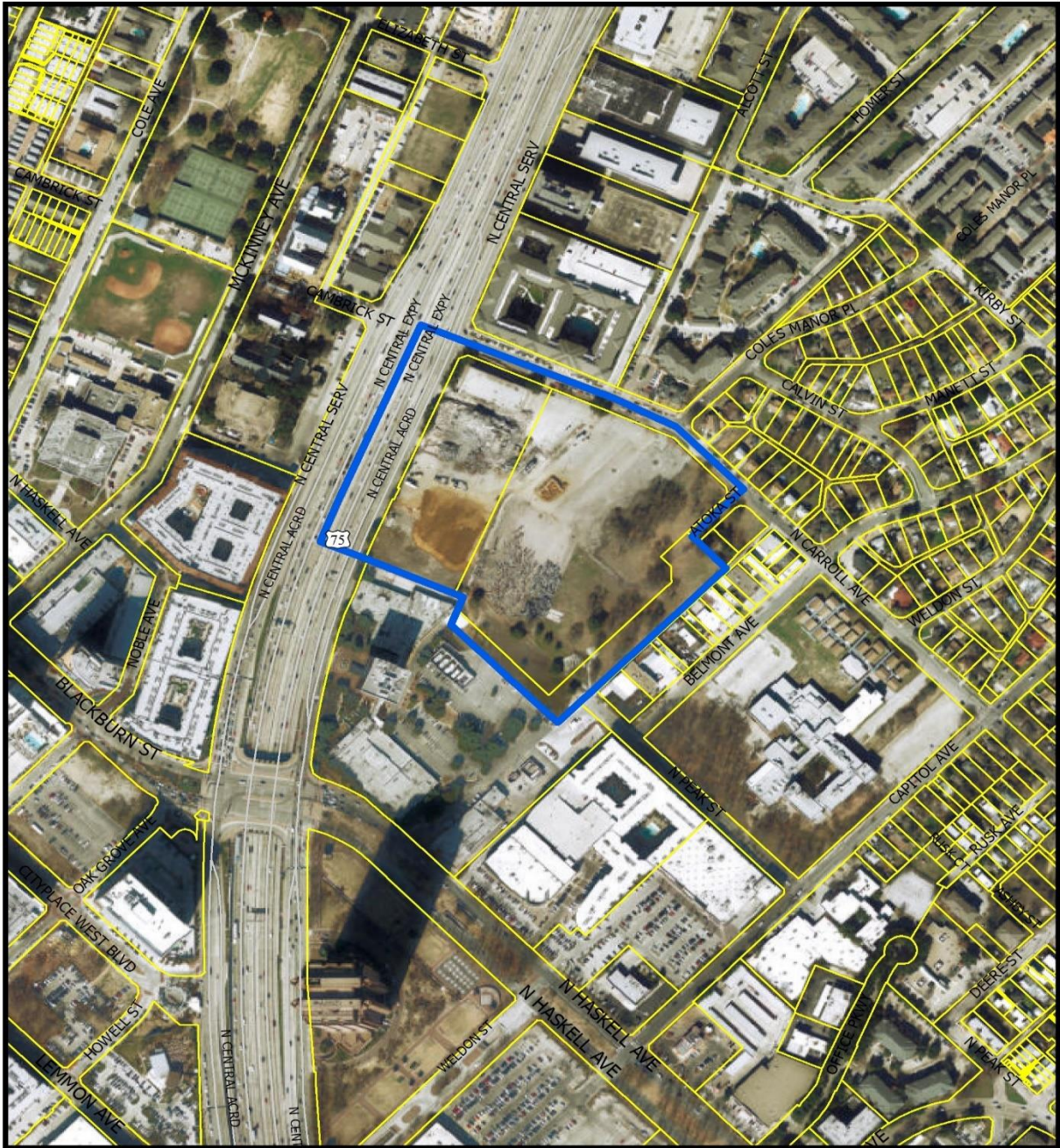
Note: If the use does not fit into one of the first five categories listed above, 100 percent assignment must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail or personal service use, the minimum parking requirements for the development under this reduced option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.



1:7,200

### VICINITY MAP

Case no:           Z190-145            
Date:           12/13/2019

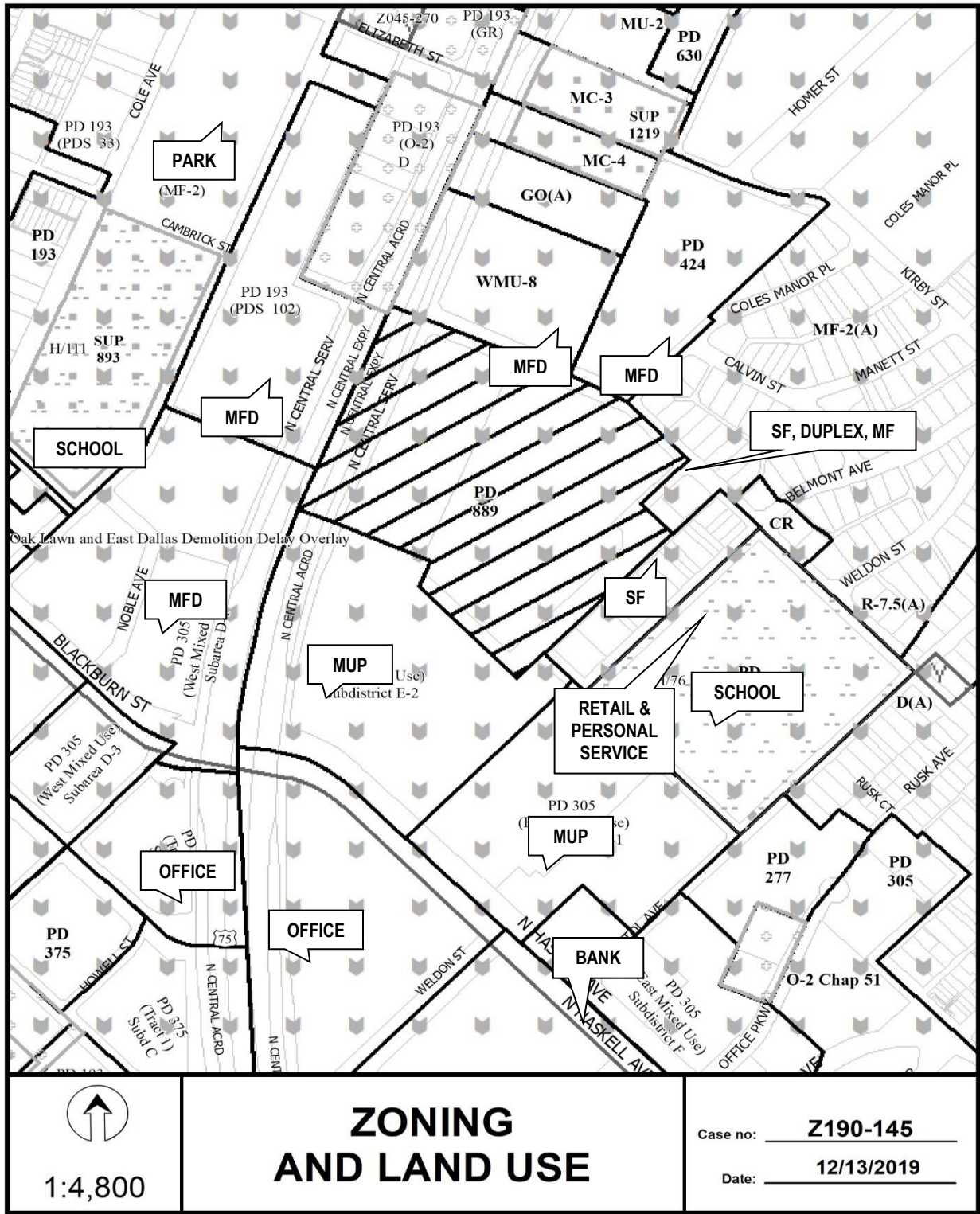


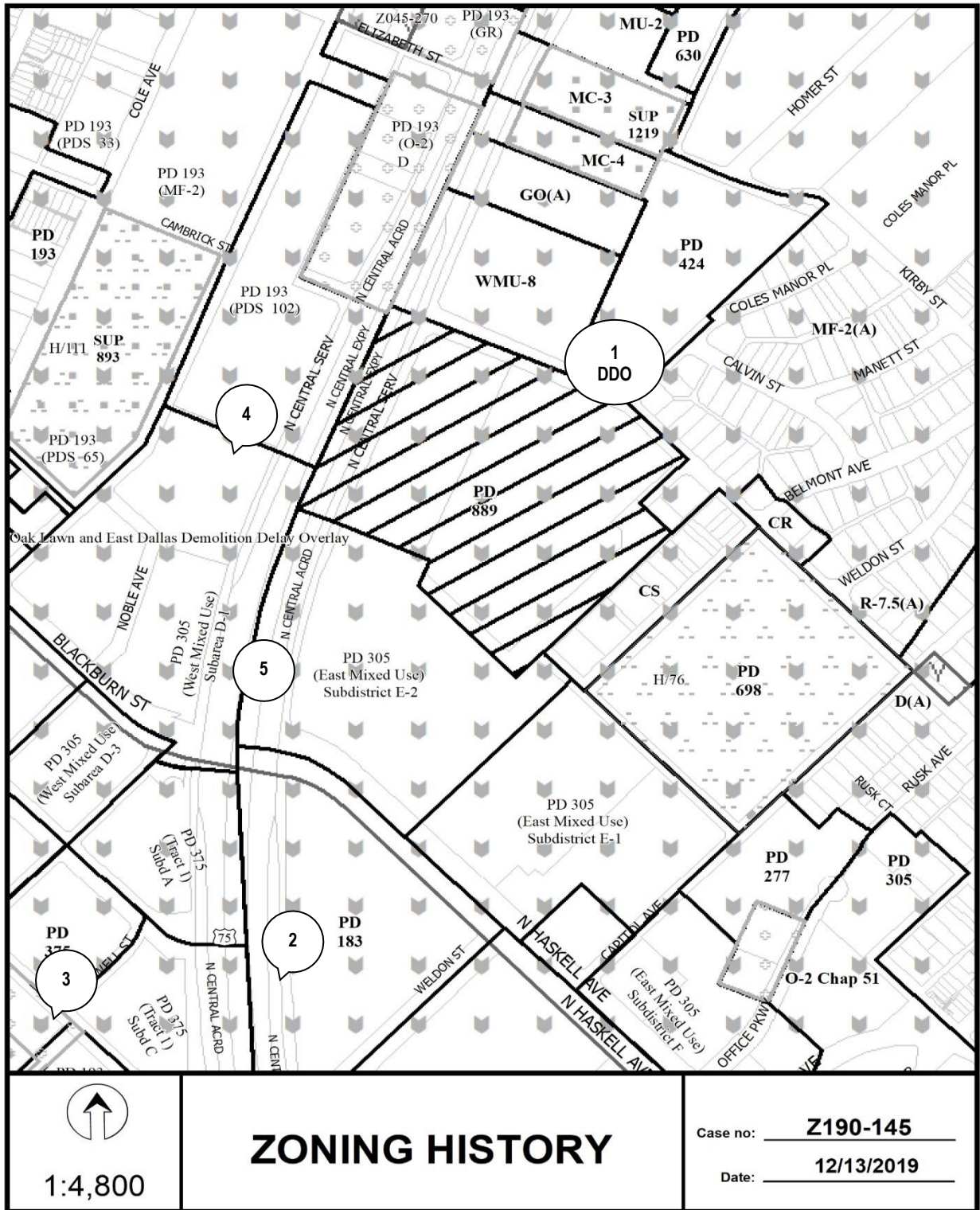
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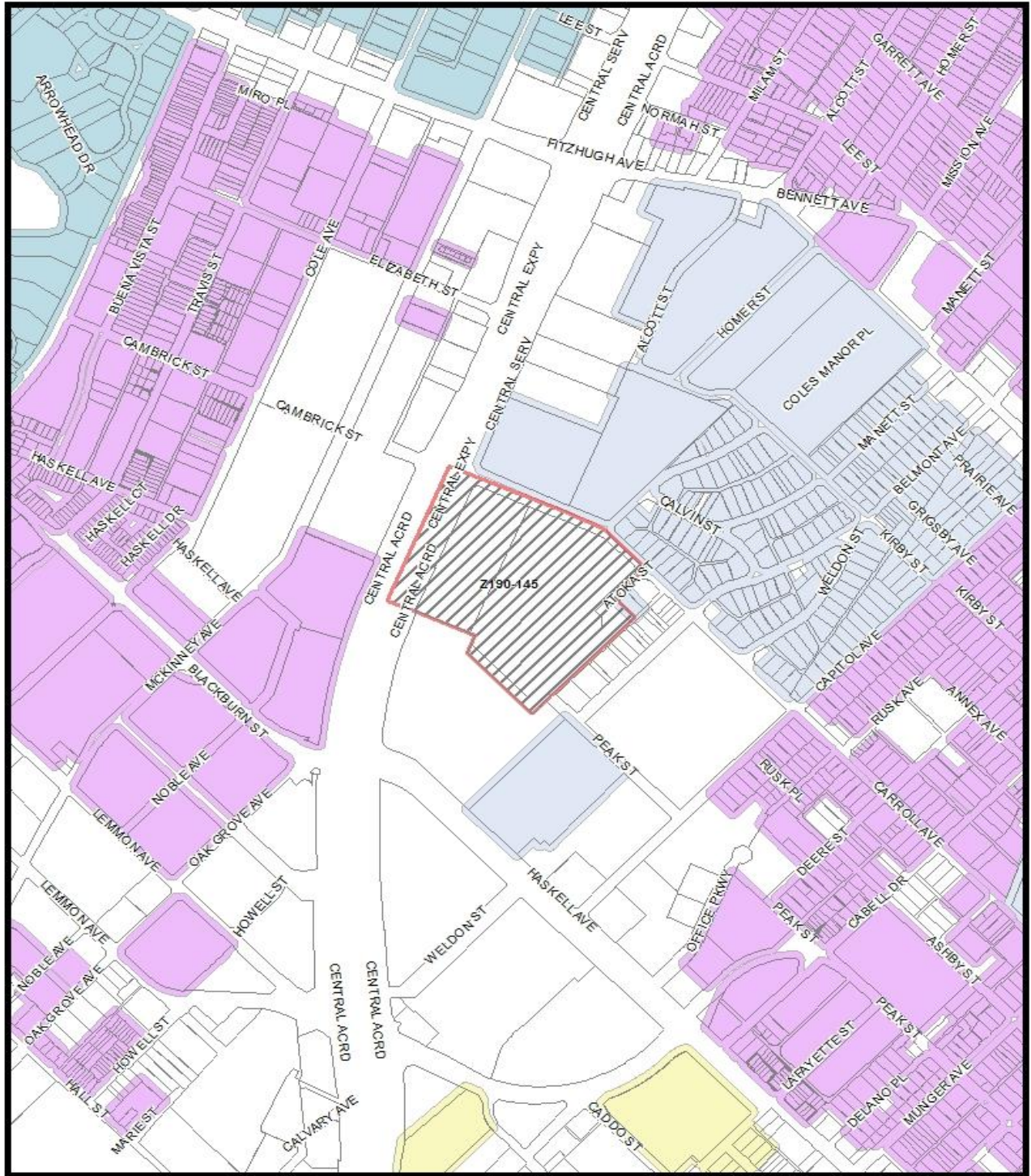
# AERIAL MAP

Case no: Z190-145

Date: 12/13/2019





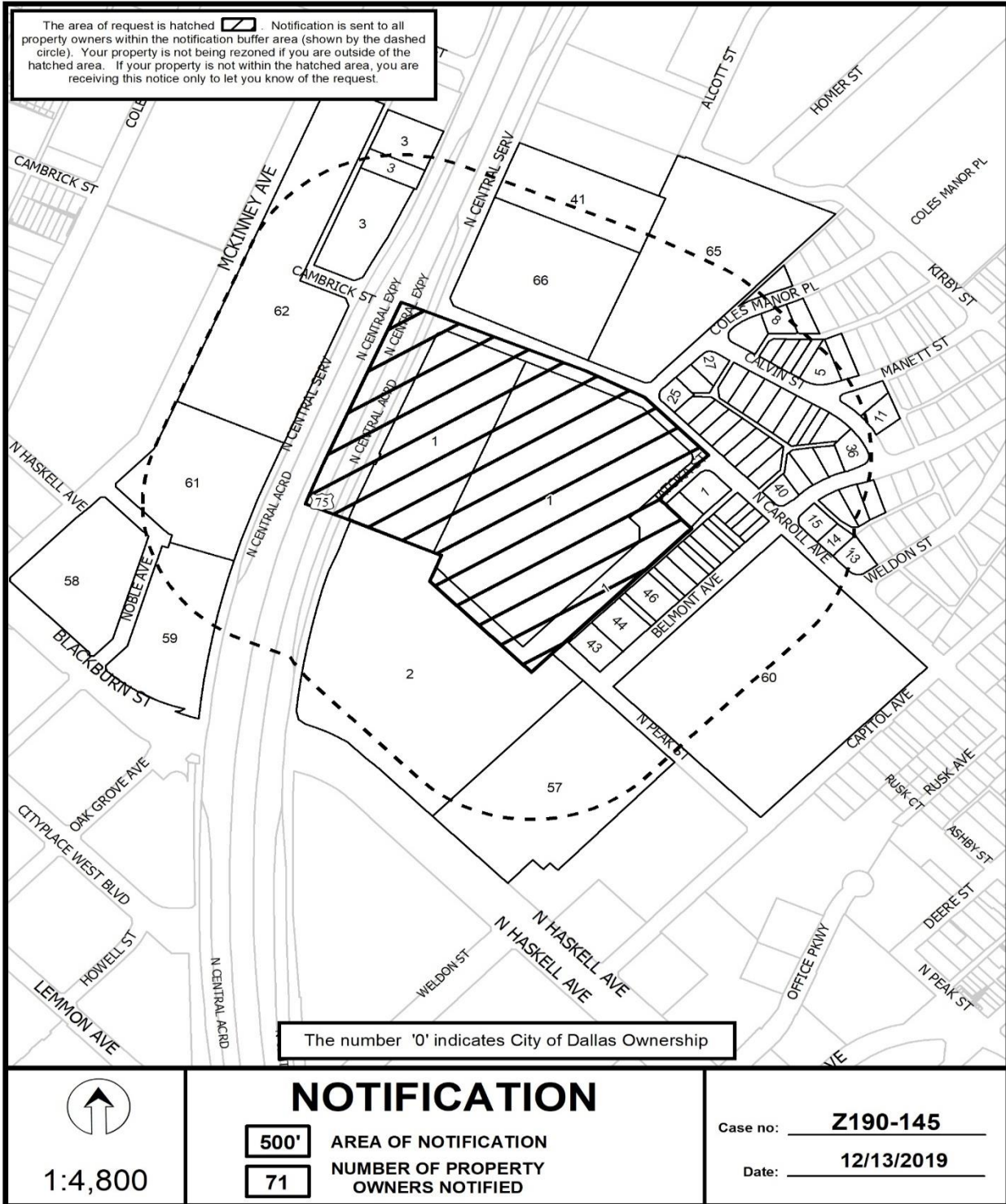


Market Value Analysis A B C D E F G H I NA

1:7,200

# Market Value Analysis

Printed Date: 5/4/2020





12/12/2019

***Notification List of Property Owners******Z190-145******71 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4420 ATOKA ST	TC CENTRAL ASSOCIATES LLC
2	3972 N CENTRAL EXPY	URBAN SMART GROWTH LP
3	4035 N CENTRAL EXPY	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
4	4619 COLES MANOR PL	DOUGLAS JOHN
5	2602 CALVIN ST	MEZA ENRIQUE M &
6	2608 CALVIN ST	MORICE DAVID
7	2608 CALVIN ST	BROWN MATTHEW
8	4616 COLES MANOR PL	ALX LAND DEVELOPMENT LLC
9	4622 COLES MANOR PL	ESCOBEDO ANDRES MARTINEZ
10	4609 MANETT ST	MONTOYA EVAN PIERCE
11	2510 CALVIN ST	MONTOYA RAMONA
12	2516 CALVIN ST	PARVEEN TAHZEEBA
13	2506 N CARROLL AVE	NGO VUI MANH &
14	2512 N CARROLL AVE	YEPEZ MARLENE
15	2520 N CARROLL AVE	VENEGAS PROPERTIES
16	4512 BELMONT AVE	MEZA GILBERT
17	4516 BELMONT AVE	RILEY PATRICIA
18	4522 BELMONT AVE	VAZQUEZ ARNULFO CORONADO
19	2610 N CARROLL AVE	HSIANG YUEHYUE &
20	2614 N CARROLL AVE	HERNANDEZ SANTIAGO DOROTEO
21	2618 N CARROLL AVE	NICHOLS M R
22	2624 N CARROLL AVE	LEWIS DORIS DIANE
23	2706 N CARROLL AVE	WORLDALLAS PPTIES INC
24	2710 N CARROLL AVE	TOLOCKO MARK & STEPHENE
25	2714 N CARROLL AVE	SHAW VICKIE DIANNE
26	4510 COLES MANOR PL	WILLIAMS VICKIE

12/12/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2629 CALVIN ST	MORE ALEXANDER &
28	2621 CALVIN ST	NGUYEN SPRING
29	2617 CALVIN ST	ROMO RICHARD G
30	2613 CALVIN ST	YEPEZ MIGUEL EDMUNDO
31	2607 CALVIN ST	GARCIA RUNDINA &
32	2603 CALVIN ST	NOVELLA INTERNATIONAL LLC
33	2521 CALVIN ST	FREDRICKSON IAN P
34	2523 CALVIN ST	PATTERSON RUSSELL TRENTON
35	2517 CALVIN ST	COLES MANOR DEVELOPMENT
36	4523 BELMONT AVE	ASTMANN ANDREW K
37	4517 BELMONT AVE	COLES MANOR DEVELOPMENT COMPANY LP
38	4513 BELMONT AVE	BELMOND HOMES LLC
39	4509 BELMONT AVE	CAPITOL ANNEX DEVELOPMENT CO LP
40	4503 BELMONT AVE	ALVAREZ REFUGIO &
41	4040 N CENTRAL EXPY	SDC 4040 N CENTRAL INC
42	4410 ATOKA ST	BRAUN LISA
43	4301 BELMONT AVE	BELMONT OFFICES LLC
44	4311 BELMONT AVE	MARCELOREED PROPERTIES LLC
45	4319 BELMONT AVE	OWEN MALLOY INVESTMENTS LLC
46	4325 BELMONT AVE	OWEN MALLOY INVESTMENTS LLC
47	4329 BELMONT AVE	BRAYNE VENTURES LLC
48	4331 BELMONT AVE	PARK JONAS J
49	4405 BELMONT AVE	REDTAIL COMMERCIAL LLC
50	4409 BELMONT AVE	5321 MAPLE LLC
51	4415 BELMONT AVE	CITY POCKET LTD
52	4417 BELMONT AVE	GIGIB IRREVOCABLE TRUST THE
53	2607 N CARROLL AVE	TEXTURE DESIGN LLC
54	2609 N CARROLL AVE	5321 MAPLE LLC
55	2611 N CARROLL AVE	JOSEY SPRINGS PARTNERS LLC &
56	2603 N CARROLL AVE	REEVES GROUP LTD

12/12/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
57	2660 N HASKELL AVE	GATEWAY CITYVILLE INC
58	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
59	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
60	4001 CAPITAL AVE	Dallas ISD
61	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP
62	3966 MCKINNEY AVE	CHURCH OF INCARNATION
63	2616 CALVIN ST	WOOTTON DEBORAH C
64	2614 CALVIN ST	MOORE STERLING PATRICK
65	2802 N CARROLL AVE	TMT MILO APARTMENTS INC
66	4030 N CENTRAL EXPY	CITYPLACE HEIGHTS LLC
67	2630 CALVIN ST	MOSS JARED M & AUDREY D
68	2630 CALVIN ST	ROGERS CRAIG E
69	2630 CALVIN ST	ADELSON PAUL A & SHARON
70	4608 COLES MANOR PL	RICCIARDI ANTHONY M &
71	4608 COLES MANOR PL	KERR JACK

**FILE NUMBER:** Z190-202(JT)                      **DATE FILED:** February 18, 2020

**LOCATION:**            South line of Elm Street, east of North Good Latimer Expressway

**COUNCIL DISTRICT:** 2                              **MAPSCO:** 45 M

**SIZE OF REQUEST:**    Approx. 0.75 acres.              **CENSUS TRACT:** 204

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**REPRESENTATIVE:**        Jason Marshall, Marshall Firm, PC

**APPLICANT:**                Twilite on Elm, LLC, Twilite Lounge

**OWNER:**                      42 Deep Ellum, LP

**REQUEST:**                      An application for the renewal of Specific Use Permit No. 2019 for a bar, lounge, or tavern with live music and a commercial amusement inside use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

**SUMMARY:**                      The applicant proposes to continue the use of the property of a bar, lounge, or tavern and commercial amusement inside use limited to a live music venue. [The Twilite Lounge]

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

**PLANNED DEVELOPMENT DISTRICT No. 269:**  
<http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>

**PDD No. 269 Exhibits:**  
<http://www.dallascityattorney.com/51P/exhibits.html#a269>

**BACKGROUND INFORMATION:**

- The request site is currently developed with a 2,500 square feet one-story structure used as bar, lounge, or tavern and a commercial amusement inside use limited to a live music venue with a 1000 square foot patio.
- On June 14, 2006, the City Council approved an amendment to Plan Development District No. 269 which requires a SUP for this use category.
- On February 27, 2013, the City Council approved Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern for a two-year period.
- The Certificate of Occupancy for the alcoholic beverage establishment limited to a bar, lounge or tavern and to add commercial amusement (inside) limited to a live music venue [Twilite Lounge] was received on April 11, 2013.
- On January 28, 2015, the City Council approved an amendment to and the renewal of SUP No. 2019 to add commercial amusement (inside) limited to a live music venue for a two-year period.
- On November 29, 2016, staff received the SUP renewal application; however, staff held the application to ensure compliance with the site plan.
- On March 22, 2017, the City Council approved Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern with live music for a three-year period.
- No revisions or expansion of the use is being requested.
- Per PD No. 269 a LIVE MUSIC VENUE means an inside commercial amusement use primarily for the performance of live (not recorded) music for an audience. A use having a dance hall license pursuant to Chapter 14 of the Dallas City Code, as amended, is not a live music venue.
- Per 51A-4.210 a BAR, LOUNGE, OR TAVERN means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

**Zoning History:** There have been 18 zoning change requests in the area within the last five years.

1. **Z145-121** On February 11, 2015, the City Council approved the renewal of SUP No. 1783 for a bar, lounge, or tavern for a two-year period.
2. **Z156-134** On February 24, 2016, the City Council approved SUP No. 2181 for a tattoo studio for a three-year period.
3. **Z156-230** On June 22, 2016, the City Council approved the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 26, the Deep Ellum/Near East Side Special Purpose District.
4. **Z167-142** On March 22, 2017, the City Council approved the renewal of Specific Use Permit No. 2019 for a bar, lounge or tavern use and a commercial amusement (inside) limited to a live music venue use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
5. **Z167-154** On April 12, 2017, the City Council approved the renewal of Specific Use Permit No. 2122 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
6. **Z167-233** On June 14, 2017, the City Council approved the renewal of Specific Use Permit No. 1685 for a bar, lounge, or tavern use on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
7. **Z167-275** On August 9, 2017, the City Council approved the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
8. **Z167-328** On September 27, 2017, the City Council approved the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern use and an inside commercial amusement limited to a Class A dance hall use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
9. **Z167-392** On January 10, 2018, the City Council approved the renewal of Specific Use Permit No. 1694 for a bar, lounge, or tavern use and a commercial amusement (inside) limited to a live music venue use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

10. **Z178-175** On May 9, 2018, the City Council approved the renewal of Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
11. **Z178-233** On August 8, 2018, the City Council approved Specific Use Permit No. 2303 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
12. **Z178-381** On January 23, 2019, the City Council approved Specific Use Permit No. 2319 for a commercial amusement (inside) limited to a live music venue use and terminated Specific Use Permit No. 1707 for a tattoo studio and a body piercing studio use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
13. **Z189-276** On September 25, 2019, the City Council approved Specific Use Permit No. 1757 for a bar, lounge, or tavern use and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
14. **Z189-289** On September 25, 2019, the City Council approved Specific Use Permit No. 2252 for a bar, lounge, or tavern use and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
15. **Z189-289** On April 8, 2020, the City Council approved Specific Use Permit No. 2144 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

**Thoroughfare/Streets**

Thoroughfares/Street	Type	Existing ROW
Main Street	Minor Arterial	60 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the original SUP request and determined that the existing development would not have a negative impact on the surrounding street system and the Engineering Division maintains this recommendation.

**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.

**Urban Design Element**

**Goal 5.1** Promote a sense of Place, Safety and Walkability

*Policy 5.1.1* Promote pedestrian-friendly streetscapes

**Goal 5.3** Establishing Walk-To Convenience

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

**Economic Element**

**Goal 2.3** Build a Dynamic and Expanded Downtown

*Policy 2.3.1* Restore Downtown Dallas as the economic and cultural heart of North Central Texas

*Policy 2.3.3* Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 269 (Tract A)	Bar, lounge or tavern
<b>North</b>	PD No. 269 (Tract A)	School, Restaurant; Bar;
<b>East</b>	PD No. 269 (Tract A)	Bar; Restaurant;
<b>South</b>	PD No. 269 (Tract A)	Restaurants;
<b>West</b>	PD No. 269 (Tract A)	Restaurants; General Merchandise Food Store; Surface Parking

**Land Use Compatibility:**

The request site is located in Deep Ellum, an area which provides for a healthy balance of housing, jobs, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses.

The applicant is requesting the renewal of SUP No. 2019 in order to continue operation of an existing bar with live entertainment. The use incorporates a patio (1000 square feet) abutting the southern façade. (see attached site plan)



The request site consists of a one-story structure that is situated in a blockface consisting of similar architectural character (structures that existed prior to June 1984), all of which have enjoyed adaptive reuse as this area has enjoyed a significant presence for entertainment venues and compatible retail uses. With the continued expansion of services provided by DART (i.e., completion of the Green Line that traverses this general area), construction and occupancy of medium-density residential projects have established that, in part, serve the hospital campus and downtown central business district. The site is surrounded by a mix of office/retail/restaurant uses that are served by various surface parking lots and metered spaces along Elm Street.

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.

Continuation of the proposed use is consistent with not only the most recent use on the property but is similar in operational characteristics of other entertainment/retail venue uses in the immediate area. As noted above, the general land use in the immediate area provides for a significant presence of various retail and entertainment venue uses that serve the new housing stock in Deep Ellum as well as serving as a destination for patrons outside of the area.

As a result of this analysis, the request complies with the general provisions for consideration of renewal of SUP No. 2019, subject to conditions; no revisions are required to the existing site plan.

**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 site is not within an identifiable MVA category, nor is it adjacent to other MVA categories.

**Police Activity:** There have been 54 reported offenses for the most recent four-year period associated near this location as noted below from the Dallas Police Department.

<b>Date</b>	<b>Time</b>	<b>Problem</b>
7/15/2016	9:06 PM	Other
7/30/2016	12:55 AM	Other
9/4/2016	9:12 AM	Major Disturbance (Violence)
9/4/2016	10:22 PM	Other
10/31/2016	8:15 PM	Robbery
12/11/2016	1:57 AM	Major Disturbance (Violence)
12/15/2016	12:17 AM	Other
1/14/2017	3:53 AM	Business Alarm
1/22/2017	5:01 PM	Other
1/25/2017	5:08 AM	Burlarized Motor Vehicle
2/4/2017	12:44 AM	Major Disturbance (Violence)
2/23/2017	2:07 AM	Major Disturbance (Violence)
3/17/2017	11:46 AM	Major Disturbance (Violence)
3/22/2017	11:57 AM	Suspicious Person
4/15/2017	9:26 PM	Major Disturbance (Violence)
4/16/2017	12:55 AM	Other
4/22/2017	1:17 PM	Suicide
4/28/2017	12:37 AM	Other
4/30/2017	11:13 PM	Major Disturbance (Violence)
5/27/2017	10:45 AM	Burlarized Motor Vehicle
5/29/2017	10:07 PM	Major Disturbance (Violence)
6/30/2017	11:04 AM	Major Disturbance (Violence)
7/21/2017	12:40 AM	Major Disturbance (Violence)
8/13/2017	11:13 PM	DAEF-Dist Armed Encounter Foot
8/25/2017	12:13 AM	Major Disturbance (Violence)
9/21/2017	9:42 PM	Major Disturbance (Violence)
9/25/2017	2:39 PM	Other
10/11/2017	12:18 AM	Major Disturbance (Violence)
11/13/2017	1:43 AM	Major Disturbance Ambulance
11/22/2017	12:51 AM	Major Disturbance (Violence)
11/22/2017	1:38 AM	Robbery
2/12/2018	8:19 PM	Major Disturbance (Violence)

3/21/2018	4:57 PM	Major Disturbance (Violence)
3/24/2018	1:08 AM	Major Disturbance (Violence)
3/30/2018	12:02 AM	Other
5/20/2018	8:13 PM	Other
7/4/2018	9:22 PM	Other
7/5/2018	12:49 AM	Major Disturbance (Violence)
7/22/2018	3:27 AM	Major Disturbance (Violence)
8/6/2018	10:16 PM	Major Disturbance (Violence)
8/8/2018	11:56 PM	Other
9/17/2018	4:06 PM	Major Disturbance (Violence)
9/30/2018	12:50 PM	Major Disturbance (Violence)
10/27/2018	11:34 PM	Robbery
11/11/2018	8:05 PM	Major Disturbance (Violence)
11/17/2018	10:32 AM	Citation
11/20/2018	3:11 PM	Major Disturbance (Violence)
12/5/2018	8:01 AM	Business Alarm
2/8/2019	2:22 AM	Other
3/3/2019	10:23 PM	Minor Accident
6/25/2019	12:51 AM	Open Air Drug Sales
7/28/2019	7:34 PM	Major Disturbance (Violence)
9/22/2019	2:22 AM	Other
10/9/2019	12:45 AM	Minor Accident

**Off-Street Parking:** PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern use on the first floor in an original building. The patio is considered part of the original building. After the first 2,500 square feet, the remainder is parked at one space per 100 square feet of floor area. The applicant occupies 2,500 square feet of floor area. Therefore, no off-street parking is required for the petitioned site. Additionally, it should be noted that a significant number of metered on-street parking spaces exist as well as surface parking lots throughout the immediate area west of the site.

**LIST OF PARTNERS**

**42 Deep Ellum, LP – Property Owner**

Scott Rohrman, Partner

Mike Geisler, Partner

**Twilite on Elm, LLC – Applicant**

Daniel A. Balis, Member

William J. Barr, Member

Benjamin Scott Meek, Member

Jason C. Marshall, Member

Barnett D. Hammond, Jr., Member

**Lone Sparrow, LLC – Applicant's Manager**

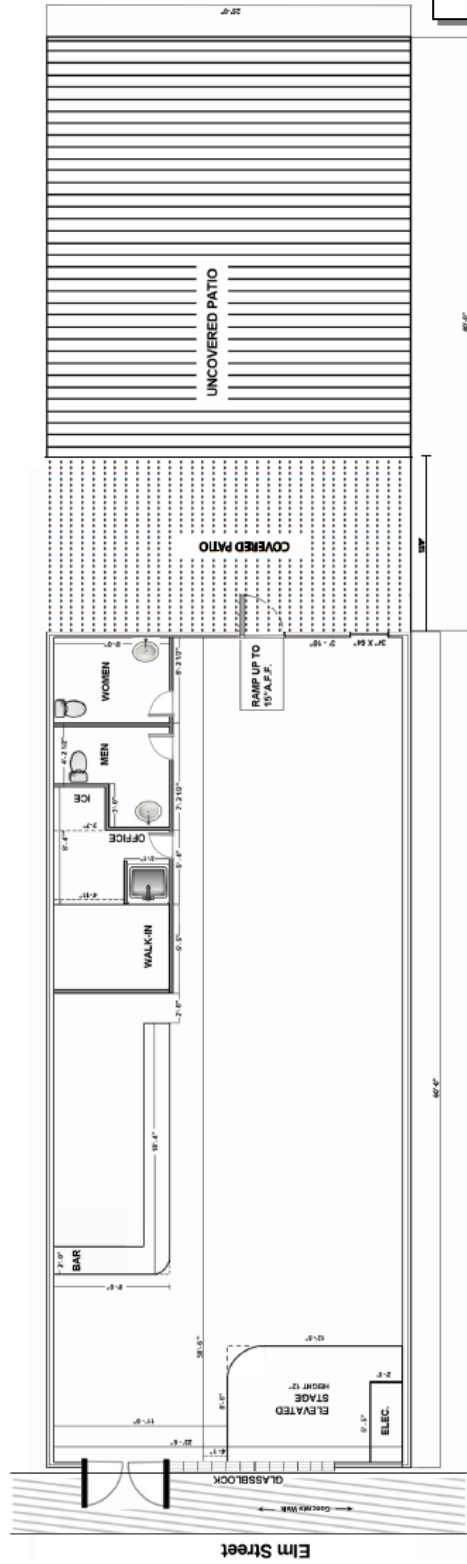
Daniel A. Balis, Member

William J. Barr, Member

## PROPOSED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires three (3) years from the date of approval.
4. FLOOR AREA: Maximum floor area for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue is 1,500 square feet in the location shown on the site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern and an inside commercial amusement limited to a live music venue may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet off-street parking requirements.
7. PATIO:
  - a. The uncovered patio may not exceed 700 square feet in the location shown on the attached site plan.
  - b. The covered patio may not exceed 300 square feet in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

**Existing Site Plan**  
(no requested revisions)



**TWILITE LOUNGE**  
2640 ELM ST  
DALLAS, TX 75226


**INDOOR SQ FT: 1500**  
**PATIO SQ FT: 1000**  
**COVERED PATIO SQ FT: 300**  
**UNCOVERED PATIO SQ FT: 700**  
**TOTAL SQ FT: 2500**

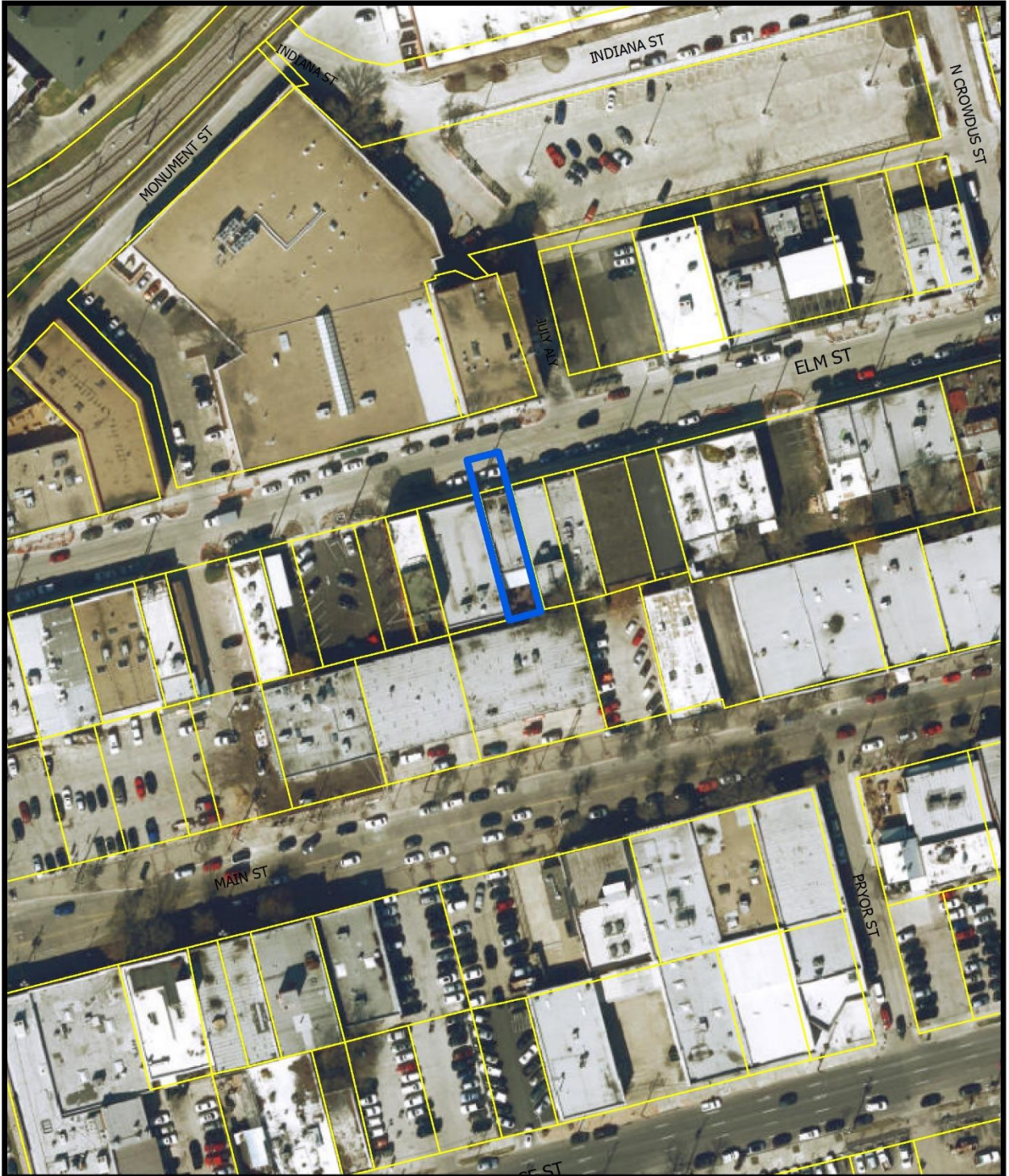
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SUP# \_\_\_\_\_ 2019



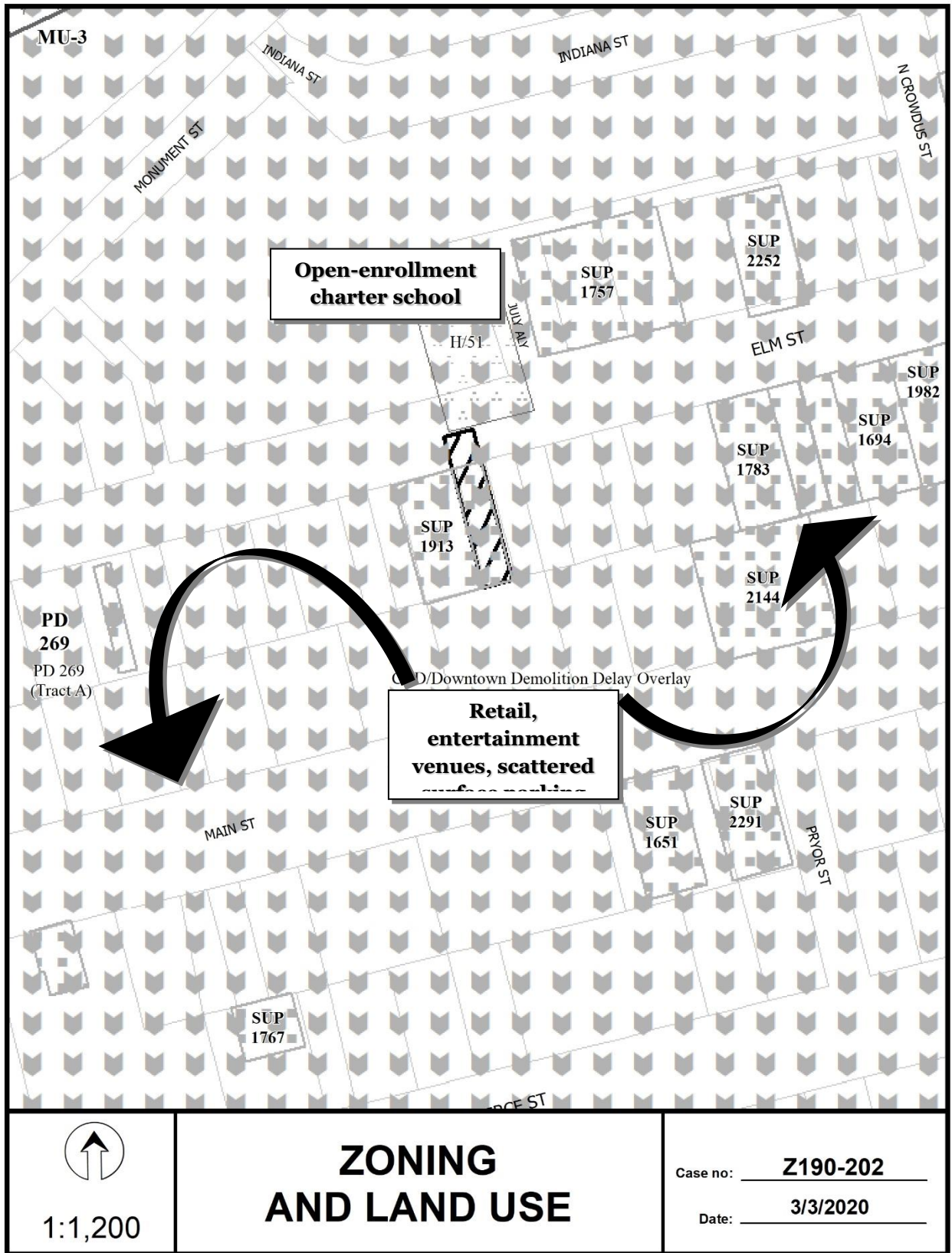


 1:4,800	<h3>VICINITY MAP</h3>	Case no: <u>          <b>Z190-202</b>          </u> Date: <u>          <b>3/3/2020</b>          </u>
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 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>          Z190-202          </u> Date: <u>          3/3/2020          </u>
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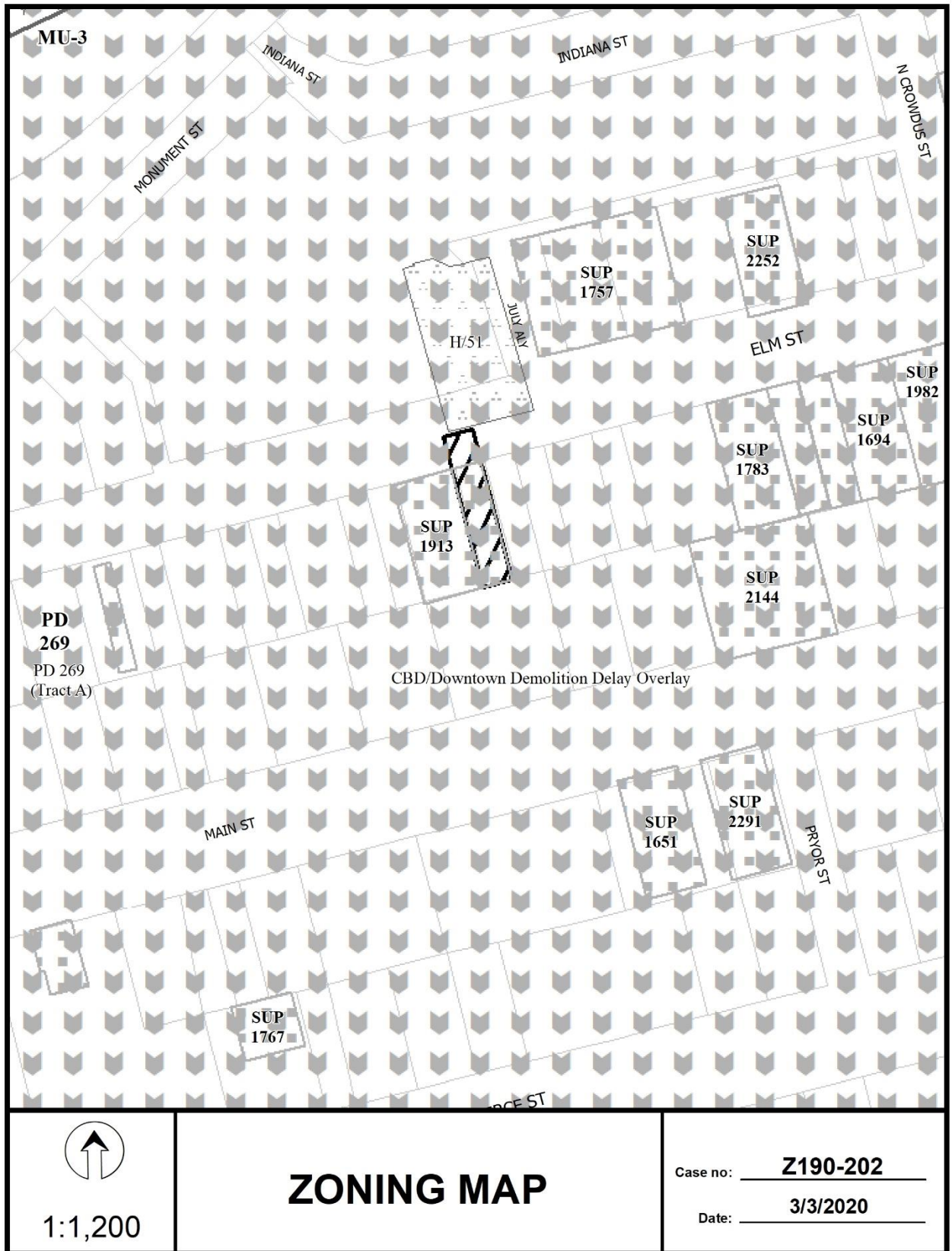


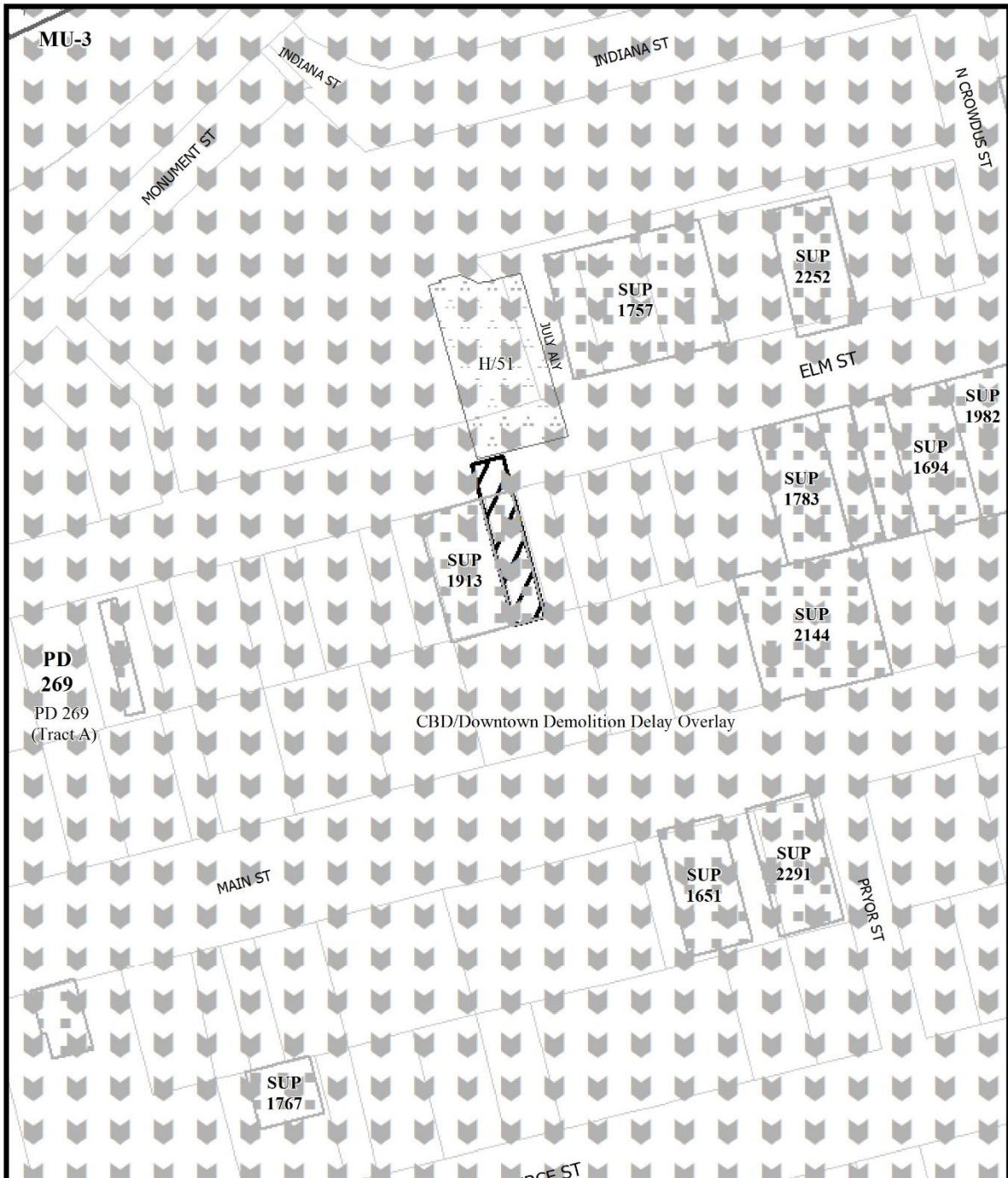


  
1:1,200

# ZONING AND LAND USE

Case no:           Z190-202            
Date:           3/3/2020





 1:1,200	<h2 style="text-align: center;">ZONING HISTORY</h2>	Case no: <u>    Z190-202    </u> Date: <u>    3/3/2020    </u>
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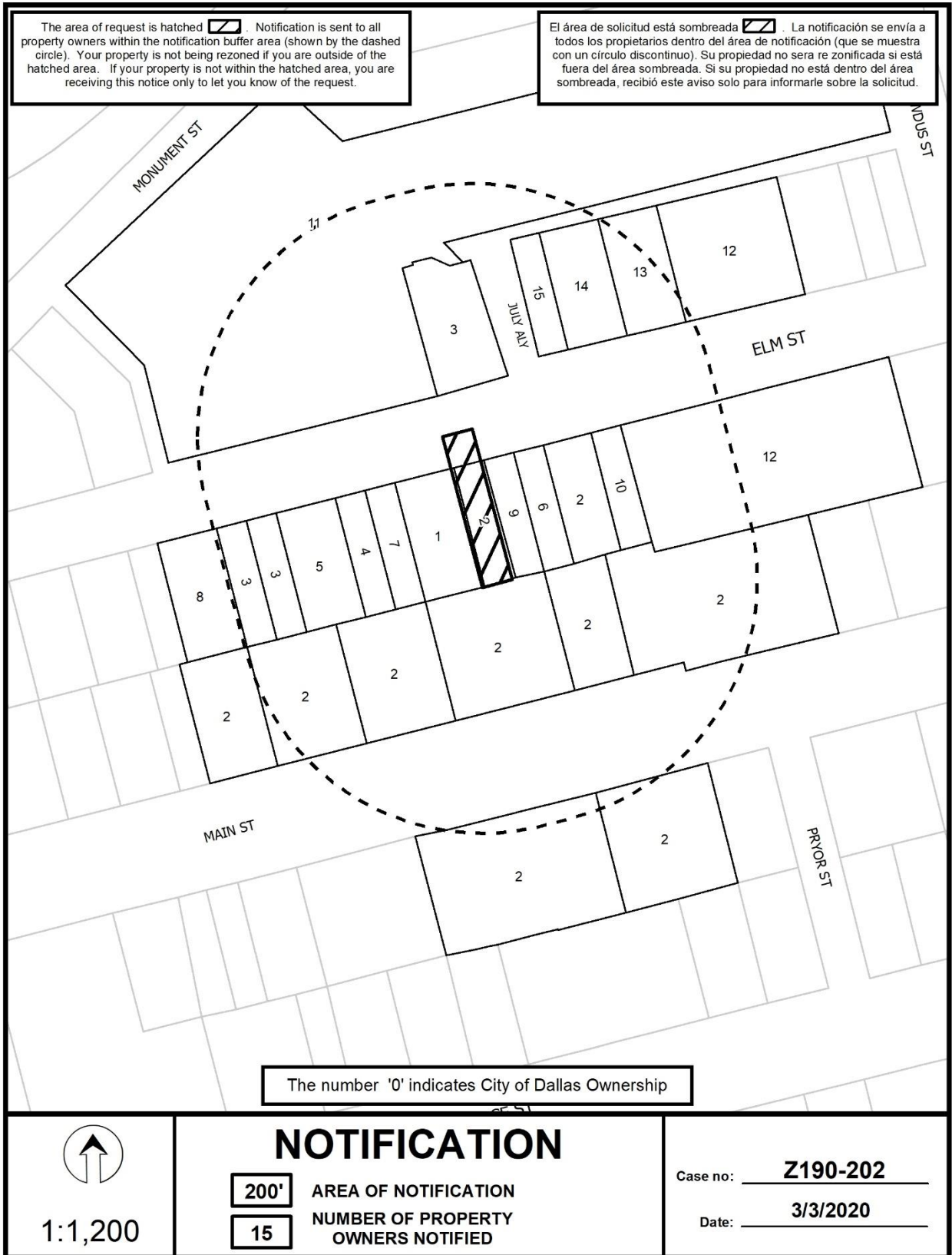


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 3/3/2020



03/03/2020

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

### ***Z190-202***

***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2638 ELM ST	MGP HOLDINGS LLC
2	2625 MAIN ST	AP DEEP ELLUM LLC
3	2626 ELM ST	ELM STREET LOFTS LTD
4	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
5	2628 ELM ST	ROSE BARSHOP RESIDUARY TR
6	2644 ELM ST	CAMERON PAUL DARREN
7	2634 ELM ST	BAZZLE S WAYNE &
8	2620 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
9	2642 ELM ST	LALCO INC
10	2650 ELM ST	ELM ELM LLC
11	2625 ELM ST	UPLIFT EDUCATION
12	2704 ELM ST	ELM STREET REALTY LTD
13	2707 ELM ST	BELMOR CORP
14	2703 ELM ST	BELMOR CORP
15	2701 ELM ST	BELMOR CORP