CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 21, 2021
AGENDA

BRIEFINGS*:	(Videoconference)	10:00 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.
** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by 5:00 p.m., **Tuesday, January 19, 2021**. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall. The following videoconference links are available to the public to listen to the meeting WebEx link below:

https://bit.ly/CPC012121

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

BRIEFINGS:

The Bottom - Z178-307(MK) – A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations on property generally located east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.
Mike King, Senior Planner, Sustainable Development and Construction Department

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
Waivers
Minutes

ACTION ITEMS:

Subdivision Docket — Planner: Mohammad Bordbar

Consent Items:

(1) **S190-229R** (CC District 6)
An application to revise a previously approved plat (S190-229) to create 4 lots ranging in size from 1.148-acres to 8.770-acres from a tract of land in City Block 8463 on property located on Olympus Boulevard, west of Water Mill Road.
Applicant/Owner: CW Shoreline Land, LTD; Cypress Water Land A, LTD; Trammell Crow Company No. 43, LTD.
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: December 23, 2020
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S201-552** (CC District 7)
An application to replat a 0.597-acre tract of land containing part of Lot 2B in City Block G/7380 to create one lot on property located on Buckner Boulevard, north of Peavey Road.
Applicant/Owner: Ling-Buckner, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: December 23, 2020
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S201-553** (CC District 13)
An application to create a 6.908-acre lot from a tract of land in City Block 6149 on property located on Midway Road at Killion Drive, Southwest corner.
Applicant/Owner: Dallas Independent School District
Surveyor: ARS Engineers, Inc.
Application Filed: December 23, 2020
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S201-554**
(CC District 6)

An application to replat a 22.774-acres tract of land containing part of Lot 1 in city block 8796 to create 3 lots ranging in size from 2.477-acres to 15.445-acrs on property located on Storey Lane, south of Stemmons Freeway/Interstate Highway No. 35E.
Applicant/Owner: Cowperwood Dallas, LP, HTH Property Company, LLC. 3MB, LP.
Surveyor: Burnes Surveying
Application Filed: December 23, 2020
Zoning: IR, CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S201-556**
(CC District NA)

An application to create a 175 single family lot subdivision with lots ranging in size from 4,878-square feet to 11,950-square feet and 6 common areas from a 42.731-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on FM 548 at University Drive, northwest corner.
Applicant/Owner: Devonshire Annex (Horton) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: December 23, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S201-557**
(CC District NA)

An application to create a 132 single family lot subdivision with lots ranging in size from 4,800-square feet to 12,368-square feet from a 21.94-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Belman Lane, south of University Drive.
Applicant/Owner: Devonshire Annex (Horton) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: December 23, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S201-558**
(CC District NA)

An application to create a 156 single family lot subdivision with lots ranging in size from 4,759-square feet to 10,831-square feet and 2 common areas from a 27.380-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on University Drive, north of FM 548.
Applicant/Owner: Devonshire Annex (Horton) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: December 23, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S201-559**
(CC District 2)

An application to replat a 0.2465-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, northwest of Munger Avenue.
Applicant/Owner: 1921 Lydia LLC, A Texas Limited Liability Company
Surveyor: CBG Surveying Texas, LLC
Application Filed: December 24, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(9) **S201-555**
(CC District 11)

An application to replat a 1.906-acre tract of land containing all of Lot 8A in City Block C/8212 to create three lots ranging in size from 0.521-acre to 0.701-acre on property located on Abbey Woods Lane, west of Braewood Place.
Applicant/Owner: Raymond and Susan Doshier
Surveyor: BGE, Inc.
Application Filed: December 23, 2020
Zoning: PD 562 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M201-002
Abraham Martinez
(CC District 3)

An application for a minor amendment to the Traffic Management Plan for Specific Use Permit No. 1929 for an open-enrollment charter school use on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District with Deed Restrictions [Z890-143], on the northwest corner of Camp Wisdom Road and Westmoreland Road.
Staff Recommendation: **Approval.**
Applicant: A.W. Brown Leadership Academy
Representative: Karl Crawley, Masterplan

W201-101
Neva Dean
(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. 372, in an area generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south.
Staff Recommendation: **Denial.**
Applicant/Representative: Luke Franz, Jackson Walker

Zoning Cases – Consent:

1. **Z190-281(CT)**
Carlos Talison
(CC District 2)

An application for an amendment to Tract 1 within Planned Development District No. 324, on the west corner of West Carroll Avenue and Bryan Street.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.
Applicant: Carroll & Bryan, LLC
Representative: Rob Baldwin, Baldwin Associates

2. **Z190-344(CT)**
Carlos Talison
(CC District 1)

An application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the southeast corner of Phinney Avenue and Kernack Street.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan

3. **Z201-103(CT)**
Carlos Talison
(CC District 7)

An application for an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street.
Staff Recommendation: **Approval.**
Applicant: Kashif Riaz

4. **Z190-369(CT)**
Carlos Talison
(CC District 3)

An application for a CR Community Retail District on property zoned an LO-1 Limited Office District, on the southwest corner of West Illinois Avenue and South Franklin Street.
Staff Recommendation: **Approval.**
Applicant: Good Cluck, LLC
Representative: Rolando Leal

5. **Z190-336(JK)**
Janna Keller
(CC District 7)

An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of Pemberton Hill Road and south of Lake June Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Diana & David Jasso
Representative: Evo Sadowsky

6. **Z190-353(LG)** La'Kisha Girder (CC District 3)
An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the west corner of Mountain Creek Parkway and Sorcey Road.
Staff Recommendation: **Approval**, subject to a revised development plan, a landscape plan, and staff's recommended conditions.
Applicant: Palladium Mountain Creek, Ltd.
Representative: Maxwell Fisher, Masterplan

7. **Z190-363(LG)** La'Kisha Girder (CC District 2)
An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the southeast side of East Grand Service Road, east of Tenison Memorial Road.
Staff Recommendation: **Approval.**
Applicant: 7140 E Grand LLC
Representative: Rob Baldwin, Baldwin Associates

8. **Z190-368(LG)** La'Kisha Girder (CC District 2)
An application for the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, between North Malcolm X Boulevard and North Walton Street.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant: 2911 Main, Ltd
Representative: Roger Albright

Zoning Cases – Under Advisement:

9. **Z190-262(LG)** La'Kisha Girder (CC District 7)
An application to amend Planned Development District No. 369, in an area generally south of South 2nd Avenue and east of the Southern Pacific Railroad right-of-way.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Atomic Auto Crushers & Parts, Inc.
Representative: Jonathan Vinson, Jackson Walker LLP
UA From: January 7, 2021

10. **Z190-324(LG)** La'Kisha Girder (CC District 14)
An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Lemmon Avenue and Douglas Avenue.
Staff Recommendation: **Denial.**
Applicant: JHS Partners, LP
Representative: Rob Baldwin, Baldwin Associates
UA From: November 19, 2020 and December 17, 2020

11. **Z190-158(PD)** Pamela Daniel (CC District 6)
An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised streetscape exhibit, and staff's recommended conditions.
Applicant: West Dallas Investments, L.P.
Representative: Laura Hoffman & Tommy Mann, Winstead PC
UA From: November 5, 2020, December 3, 2020, and December 17, 2020

12. **Z190-188(PD)** Pamela Daniel (CC District 14)
An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.
Applicant: 2700 McKinney Dallas Partners, Ltd.
Representative: Laura Hoffmann & Tommy Mann, Winstead PC
UA From: December 17, 2020

13. **Z178-250(AM)** Abraham Martinez (CC District 2)
An application to amend Planned Development District No. 539 to allow for CR Community Retail District uses and MU-1 Mixed Use District uses with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment on the southeast corner of Graham Avenue and Philip Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan, a landscape plan, and staff's recommended conditions.
Applicant: Krishikesh Shinde
Representative: Robert Baldwin, Baldwin Associates
UA From: January 7, 2021

14. **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: **Denial without prejudice.**
Applicant: Urban Smart Growth, LP. and JPI Companies
Representative: Rob Baldwin, Baldwin Associates
UA From: May 14, 2020, July 9, 2020, and October 1, 2020

15. **Z190-292(CT)** Carlos Talison (CC District 6)
An application for a Specific Use Permit for a refuse transfer station on property zoned an IM Industrial Manufacturing District, on the south line of Singleton Boulevard, east of Shadrack Drive.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Gary Bartels, Waste Connections
Representative: Dallas Cothrum, Masterplan
UA From: December 3, 2020

16. **Z190-193(NN)** Nabila Nur (CC District 8)
An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District on the northeast corner of South Lancaster Road and Mojave Drive.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Cityview Tacos, LLC
Representative: Bruce Burns
UA From: January 7, 2021

17. **Z190-122(AU)** Andreea Udrea (CC District 8)
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, on the south line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: SAI Sanjit Inc.
Representative: Ryan Hughes, Griffith Firm PLLC
UA From: December 17, 2020

18. **Z190-230(AU)** Andreea Udrea (CC District 13)
An application for a P(A) Parking District on property zoned an R-16(A) Single Family District and an MF-2(A) Multifamily District, on the east line of Inwood Road, north of Lovers Lane.
Staff Recommendation: **Denial.**
Applicant: Intercity Investment Properties, Inc.
Representative: Dallas Cothrum, Masterplan
UA From: October 1, 2020, November 5, 2020, and December 3, 2020

Zoning Cases – Individual:

19. **Z190-143(AU)** Andreea Udrea (CC District 8)
An application for an MH(A) Manufactured Home District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street with consideration being given to a Planned Development District for manufactured home uses.
Staff Recommendation: **Denial.**
Applicant: First Step Homes
Representative: David Zulejlkic

20. **Z201-101(CT)** Carlos Talison (CC District 14)

An application for a Specific Use Permit for a late-hour establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Prospect Avenue.
Staff Recommendation: **Approval** for a two-year period excluding the patio, subject to a site plan and conditions.
Applicant: Andres Family Trust
Representative: Santos Martinez, La Sierra Planning

21. **Z201-106(LG)** La'Kisha Girder (CC District 1)

An application for a Specific Use Permit for a commercial surface parking lot on property zoned Subdistrict F (WMU 12) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the northwest corner of East 11th Street and South Ewing Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant/Representative: Ryan Companies

Other Matters:

FY2019-20 City Plan Commission Annual Report

Minutes: January 7, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 21, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, January 21, 2021, via videoconference, at 8:30 a.m., to consider (1) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link:

http://bit.ly/ZOAC01212021

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 JANUARY 21, 2021**

FILE NUMBER: S190-229R **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: Olympus Boulevard, west of Water Mill Road

DATE FILED: December 23, 2020 **ZONING:** PD 741 (Subarea A)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20741.pdf

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 24.496-acres **MAPSCO:** 11A-K

OWNERS: CW Shoreline Land, LTD; Cypress Water Land A, LTD; Trammell Crow Company No. 43, LTD.

REQUEST: An application to revise a previously approved plat (S190-229) to create 4 lots ranging in size from 1.148-acres to 8.770-acres from a 24.496-acre tract of land in City Block 8463 on property located on Olympus Boulevard, west of Water Mill Road.

SUBDIVISION HISTORY:

1. S178-284 was a request northeast of the present request to create three lots ranging in size from 0.417-acre to 8.198-acre from a 13.625-acre tract of land in City Block K/8466 on property located on Olympus Boulevard and Rambler Road, northwest corner. The request was approved September 6, 2018. Phase A S167-284A was recorded September 9, 2020 but Phase B S167-284B has not been recorded.

2. S167-270 was a request east of the present request to replat an 8.155-acre tract of land containing all of Lot 1 in City Block D/8466 to create 3 lots ranging in size from 0.660-acre to 6.716-acres on property bounded by Olympus Boulevard, Rombauer Road, Bleecker Street, and Wharf Road. The request was approved September 7, 2017 and recorded May 29, 2019. S167-270APM was submitted and recorded August 1, 2019.

3. S167-229 was a request northeast of the present request to replat a 9.221-acre tract of land containing part of Lot 1 in City Block G/8466 to create one 3.338-acre lot and one 3.521-acre lot on property located on Rombauer Road at Byron Bay Street, northeast corner. The request was approved August 3, 2017 and recorded December 17, 2018.

4. S156-203 was a request north of the present request to create one 15.717-acre lot from a tract of land in City Block 8466 on property located on Olympus Boulevard at Rombauer Road. The request was approved June 16, 2016 and recorded August 3, 2018.

5. S156-137A was a request east of the present request to create four lots ranging in size from 1.3475-acres to 8.1548-acres from a 22.0703-acre tract of land in City

Block 8466 on property located north of Hackberry Road and east of Belt Line Road. The request was approved April 7, 2016 and was recorded April 27,2017.

6. S156-129R was a request southeast of the present request to revise a 19.213-acre tract of land containing a previously approved plat (S156-129) to create one 8.406-acre lot, one 9.66-acre lot, and to create 1.541-acres of right-of-way dedication on property located on Olympus Boulevard between Cypress Waters Boulevard and Water Mill Road, to be extended. This request was approved April 7, 2016. Phase A S156-129RA was recorded June 17, 2019 and Phase B S156-129RB was recorded February 21, 2020.

7. S145-032 was a request northwest of the present request located at Cypress Waters Boulevard and Olympus Boulevard to dedicate an 8.192-acre tract of land in part of City Blocks 8463 and 8466 for right-of-way. The request was approved on December 18, 2014 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 741 (Subarea 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, may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is four.

12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

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

15. On the final plat, dedicate a 5 foot by 5 foot corner clip (via fee simple or Street easement) at the intersection of Water Mill Road and Olympus Boulevard. Section 51A 8.602(d)(1).

16. Prior to final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

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

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. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

19. On the final plat, include additional paragraph in Owner’s Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

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

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

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 recording information on all existing easements within 150 feet of the property.

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

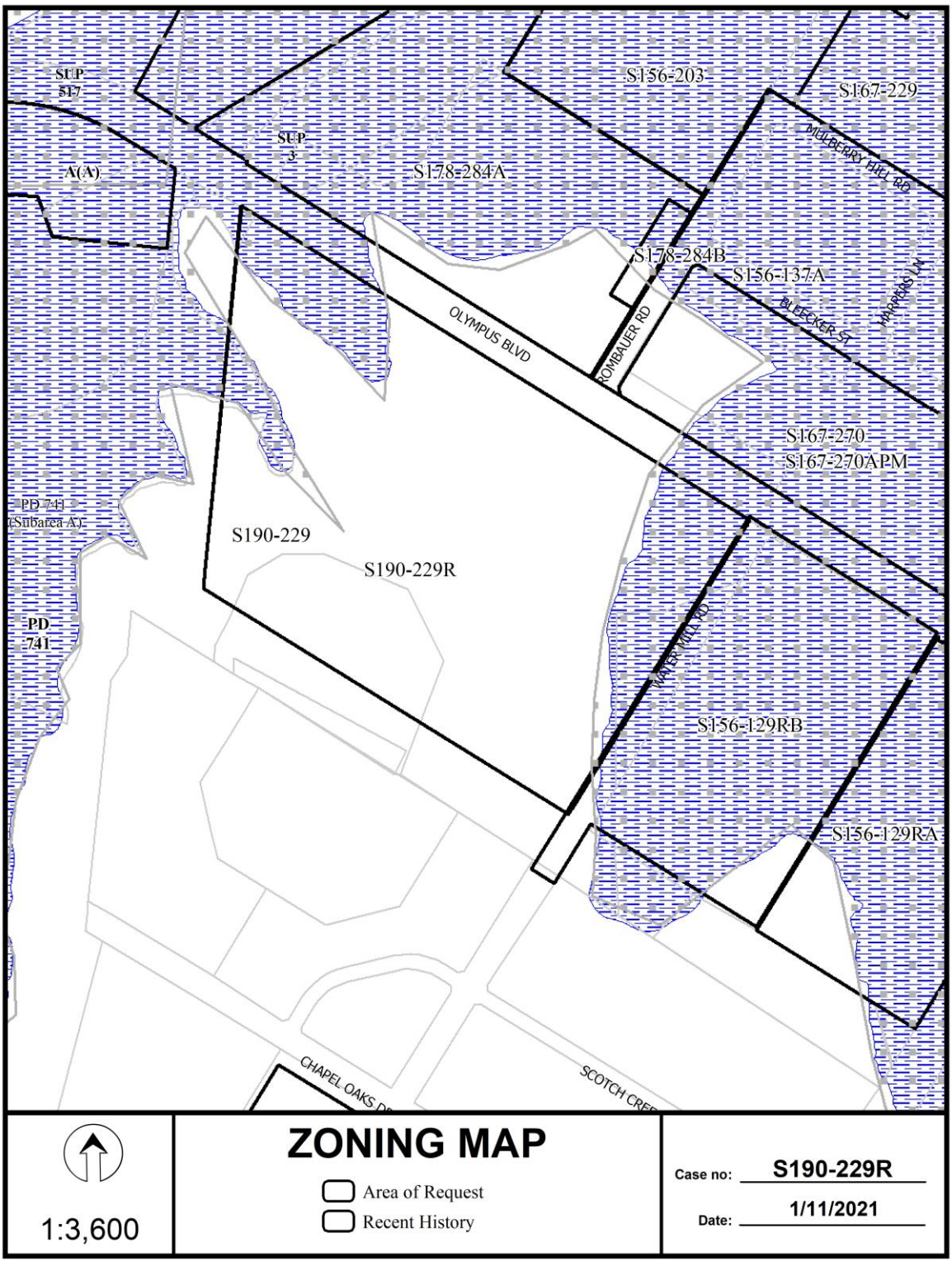
26. On the final plat, chose a new or different addition name. Platting Guidelines.

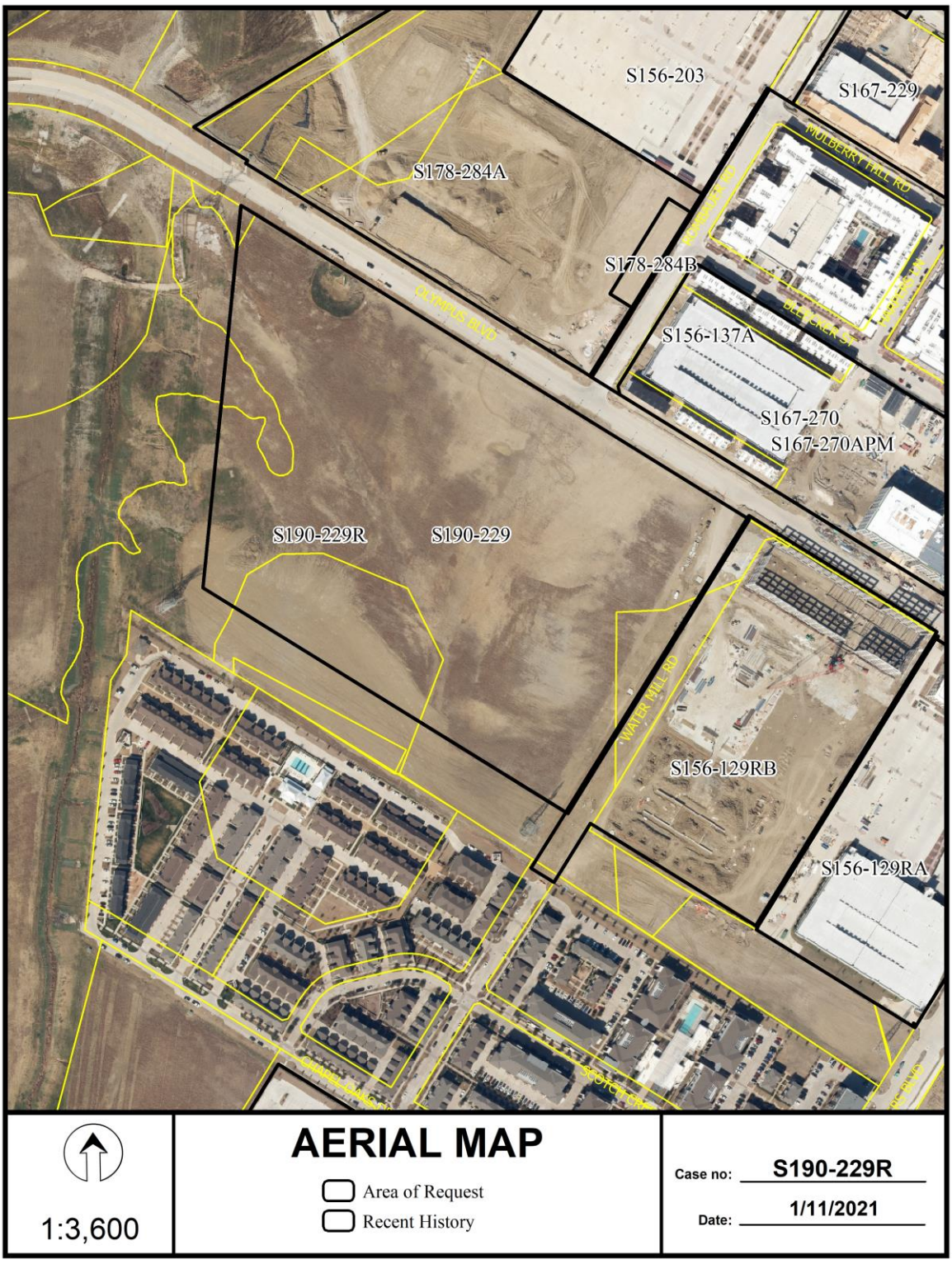
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

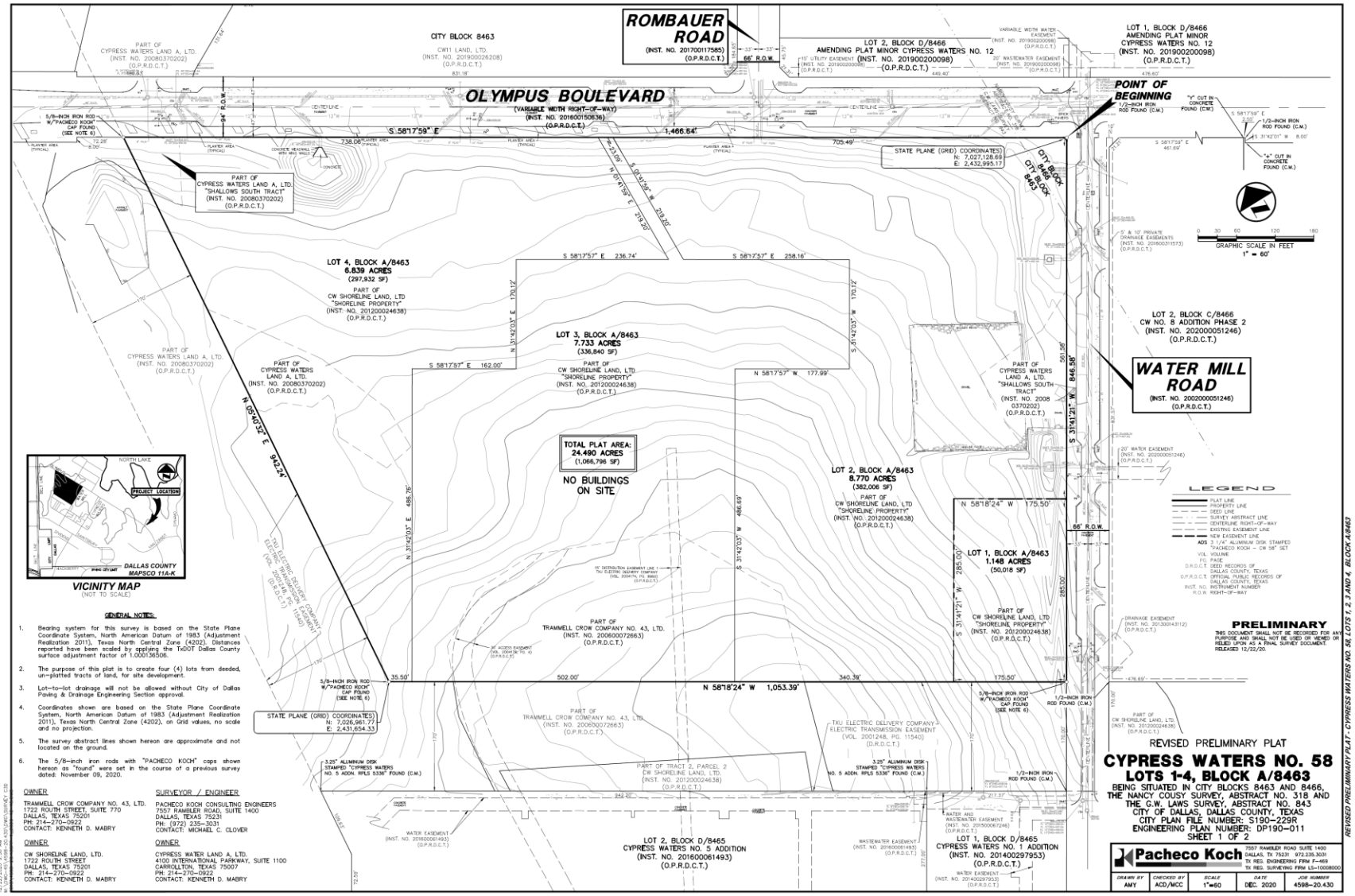
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

30. On the final plat, identify the property as Lots 1 through 4 in City Block A/8463. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


SUP 517
A(A)
SUP 3
S156-203
S167-229
MULBERRY HILL RD
S178-284A
S178-284B
S156-137A
HARPERS LN
BLEECKER ST
OLYMPUS BLVD
ROMBAUER RD
S167-270
S167-270APM
PD 741 (Subarea A)
S190-229
S190-229R
PD 741
WATER MILL RD
S156-129RB
S156-129RA
CHAPEL OAKS DR
SCOTCH CREEK
1:3,600
ZONING MAP
Area of Request
Recent History
Case no: S190-229R
Date: 1/11/2021


S156-203
S167-229
S178-284A
MULBERRY HILL RD
S178-284B
OLYMPUS BLVD
BEE CREEK CT
S156-137A
S167-270
S167-270APM
S190-229R
S190-229
WATER MILL RD
S156-129RB
S156-129RA
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S190-229R
Date: 1/11/2021



S190-229R

1(g)

City Plan Commission Date: 01/21/2021

MCLOVER
12/22/2020 9:57 AM
M:\DWG-FILES\4598-20.430\DWG\SURVEY 030

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That CW SHORELINE LAND, LTD., CYPRESS WATERS LAND A, LTD., AND TRAMMELL CROW COMPANY NO. 43, does hereby adopt this plat, designating the herein above described property as **CYPRESS WATERS NO. 58, LOTS 1-4, BLOCK A/8463**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire lane easements may also be used for the mutual use and accommodation of all public utilities desiring or using the same, subject to the following:

The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths may be constructed or placed upon, over or across the utility and fire lane easements as described above. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these utility and fire lane easements. Any public utility shall have the right of ingress and egress to and from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Additional easement for the installation and maintenance of utilities may be required by the City Engineer.

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

CW SHORELINE LAND, LTD.

By: _____
Kenneth D. Mabry
Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kenneth D. Mabry 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

CYPRESS WATERS LAND A, LTD.

By: _____
Kenneth D. Mabry
Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kenneth D. Mabry 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

TRAMMELL CROW COMPANY NO. 43, LTD.

By: _____
Kenneth D. Mabry
Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kenneth D. Mabry 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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CW SHORELINE LAND, LTD., CYPRESS WATERS LAND A, LTD. and TRAMMELL CROW COMPANY NO. 43, LTD. are the owners of a tract of land situated in the Nancy Cousy Survey, Abstract No. 318 and the William G. Lewis Survey, Abstract No. 843, Dallas County, Texas and all of Blocks 8463 and 8466, Official Block Numbers of the City of Dallas, Texas, said tract being part of those certain tracts of land described in Limited General Warranty Deed to TRAMMELL CROW COMPANY NO. 43, LTD., recorded in Instrument No. 20080370202, and part of those certain tracts of land described in Limited General Warranty Deed to CYPRESS WATERS LAND A, LTD., recorded in Instrument No. 20080370202, and part of Reservation and Restrictive Covenants (Cypress Waters Land A, Ltd. Tracts) to Cypress Waters Land A, Ltd. recorded in Instrument No. 20090470202, and part of Reservation and Restrictive Covenants (Cypress Waters Land A, Ltd. Tracts) to Cypress Waters Land A, Ltd. recorded in Instrument No. 20100024636, all in the Official Public Records of Dallas County, Texas, said 24.490 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner on the intersection of the southwest right-of-way line of Olympus Boulevard (a variable width right-of-way) and the northeast right-of-way line of Water Mill Road (a 66-foot wide right-of-way);

THENCE, South 31 degrees, 41 minutes, 21 seconds West, departing the said southwest line of Olympus Boulevard and along the said northeast line of Water Mill Road a distance of 846.59 feet to a 1/2-inch aluminum disk stamped "PACHECO KOCH – FS 58" set for corner in a northeast line of that certain tract of land conveyed by Special Warranty Deed to TXU Electric Delivery Company LP, TXU Generation Company LP, TXU Mountain Creek Company LP and TXU Electric Delivery Company recorded in Instrument 20070261, Page 11540 in the said Records of Dallas County, Texas;

THENCE, departing the said northeast line of Water Mill Road and along the said northeast line and an east line of said TXU Electric Delivery Company Transmission easement, the following two (2) calls:

North 58 degrees, 18 minutes, 24 seconds West, a distance of 1,053.39 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH – FS 58" set for corner; said point being a reentrant corner of said TXU Electric Delivery Company transmission easement;

North 05 degrees, 40 minutes, 32 seconds East, a distance of 942.24 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH – FS 58" set for corner in the said southwest line of Olympus Boulevard;

THENCE, South 58 degrees, 17 minutes, 59 seconds East, departing the said east line of the TXU Electric Delivery Company Transmission easement and along the said southwest line of Olympus Boulevard, a distance of 1,466.64 feet to the POINT OF BEGINNING;

CONTAINING, 1,066,796 square feet or 24.490 acres of land, more or less.

SURVEYOR'S STATEMENT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That I, Michael C. Clover, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the platting rules and regulations of the City of Dallas, Texas, Chapter 212 of the Texas Local Government Code (as amended), and Texas Local Government Code, Chapter 212.1 further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5125

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, known to me to be the person whose name is subscribed to this 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

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

OWNER:
TRAMMELL CROW COMPANY NO. 43, LTD.
1722 ROUTH STREET, SUITE 700
DALLAS, TEXAS 75201
PH. 214-270-0922
CONTACT: KENNETH D. MABRY

OWNER
CYPRESS WATER LAND A, LTD.
4100 INTERNATIONAL PARKWAY, SUITE 1100
CARROLLTON, TEXAS 75007
PH. 214-270-0922
CONTACT: KENNETH D. MABRY

OWNER
CW SHORELINE LAND, LTD.
1722 ROUTH STREET, SUITE 700
DALLAS, TEXAS 75201
PH. 214-270-0922
CONTACT: KENNETH D. MABRY

REVISED PRELIMINARY PLAT

CYPRESS WATERS NO. 58
LOTS 1-4, BLOCK A/8463

BEING SITUATED IN CITY BLOCKS 8463 AND 8466, THE NANCY COUSY SURVEY, ABSTRACT NO. 318 AND THE G.W. LEWIS SURVEY, ABSTRACT NO. 843 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S190-229R
ENGINEERING PLAN NUMBER: DP190-011

SHEET 2 OF 2

Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10000900
SCALE: 1" = 400'	DRAWN BY: AMT
CHECKED BY: MCC	DATE: NOV 2020
JOB NO: 4598-20.430	

REVISED PRELIMINARY PLAT - CYPRESS WATERS NO. 58, LOTS 1, 2, 3 AND 4, BLOCK A/8463

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

FILE NUMBER: S201-552 **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: Buckner Boulevard, north of Peavey Road.

DATE FILED: December 23, 2020 **ZONING:** RR

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 0.597-acre **MAPSCO:** 38Y

APPLICANT/OWNER: Ling-Buckner, LLC

REQUEST: An application to replat a 0.597-acre tract of land containing part of Lot 2B in City Block G/7380 to create one lot on property located on Buckner Boulevard, north of Peavey Road.

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

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

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

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

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

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

12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

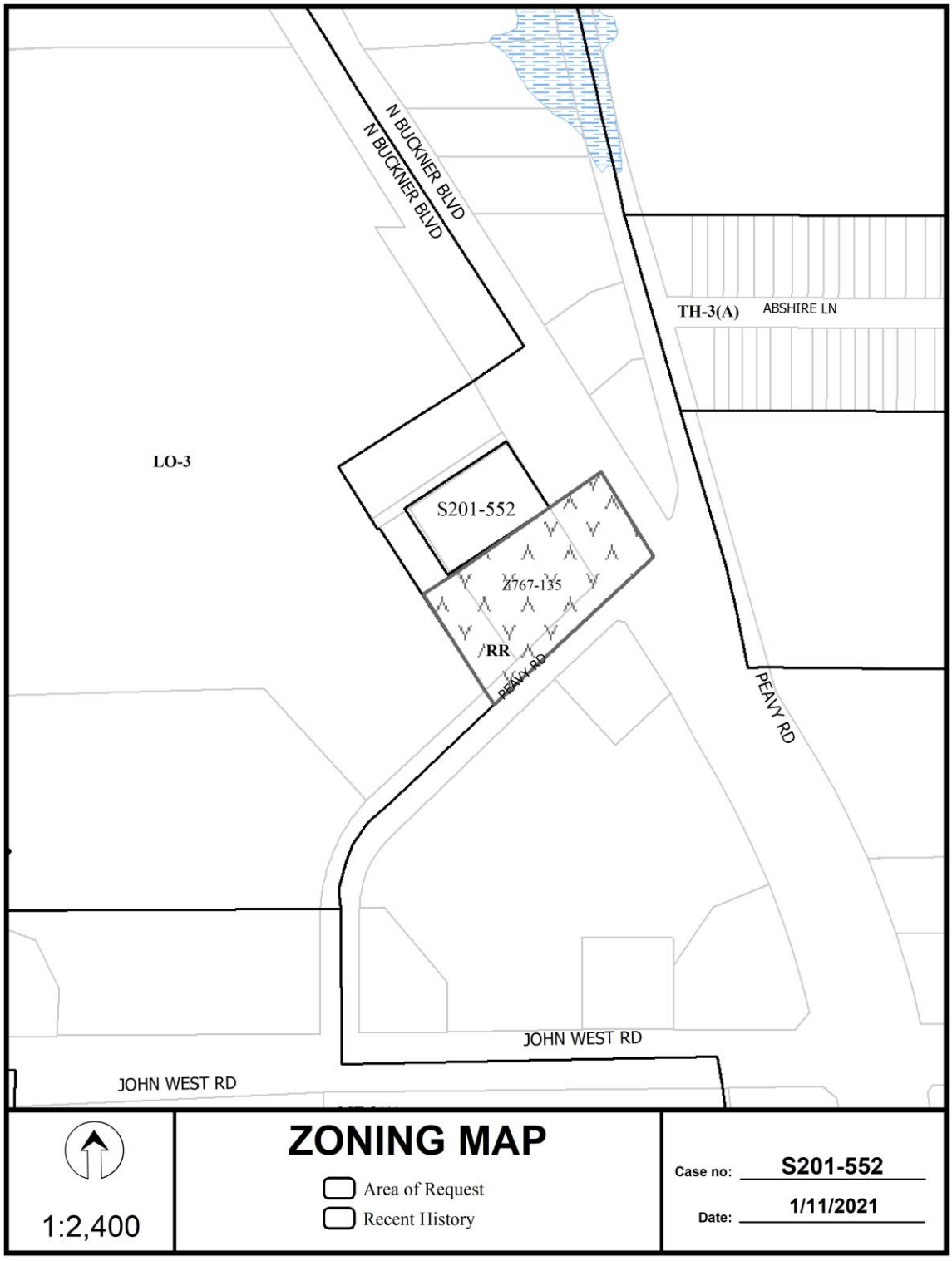
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

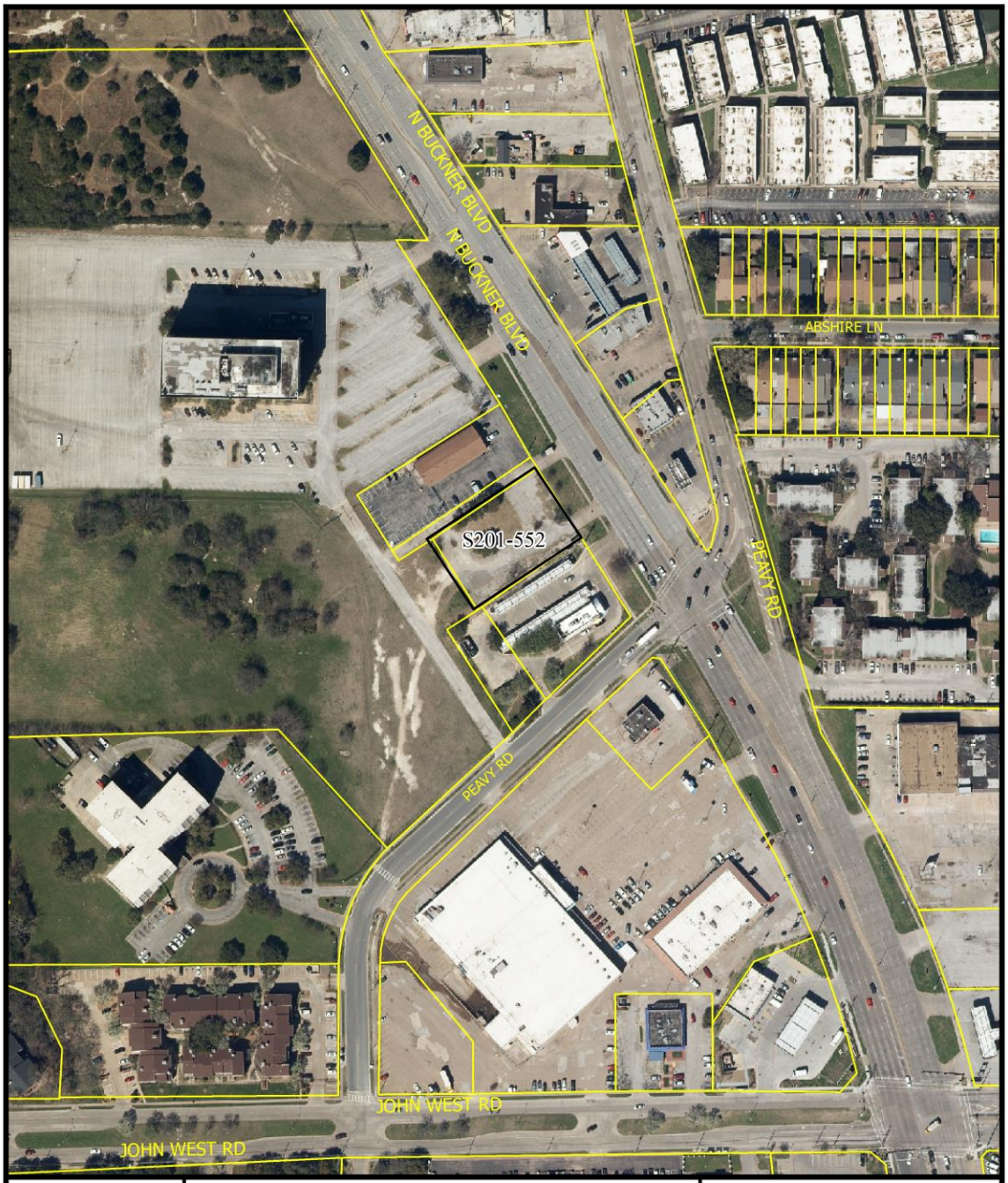
14. Place a note on the final plat stating “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e).

15. On the final plat, add the note: “TxDOT approval may be required for any driveway modification or new access point(s).” No citation.

16. On the final plat, change “N. Buckner Boulevard” to “Buckner Boulevard State Highway loop no. 12”. Section 51A-8.403(a)(1)(A)(xii)

17. On the final plat, identify the property as Lot 2C in City Block G/7380. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


N BUCKNER BLVD
N BUCKNER BLVD
TH-3(A)
ABSHIRE LN
LO-3
S201-552
Z767-135
RR
PEAVY RD
PEAVY RD
JOHN WEST RD
JOHN WEST RD
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S201-552
Date: 1/11/2021



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S201-552

Date: 1/11/2021

OWNER'S CERTIFICATE
STATE OF TEXAS }(
COUNTY OF DALLAS }(
BEING LOT 2-B, BLOCK G/7380 OF THE BORDER OF LAND SITUATED IN THE WILLIAM CHENAULT SURVEY, ABSTRACT NO. 280, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND TO LINC-BUCKNER, LLC, BY WARRANTY DEED RECORDED IN INSTRUMENT NO. 20120222299, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING ALL OF LOT 2-B, BLOCK G/7380, RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98187, PAGE 5041, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 2-B, SAME BEING THE SOUTH CORNER OF LOT 2-A, BLOCK G/7380, RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5, SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BUCKNER BOULEVARD (A CALLED 150' RIGHT-OF-WAY);
THENCE SOUTH 60 DEG. 36 MIN. 08 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 2-B AND SAID LOT 2-A, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED LTD.A FOUND FOR THE SOUTH CORNER OF SAID LINC-BUCKNER TRACT, SAME BEING AN ELL CORNER OF LOT 1, BLOCK G/7380, RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5, DEED RECORDED IN VOLUME 20050104, PAGE 321, DEED RECORDS DALLAS COUNTY, TEXAS;
THENCE NORTH 29 DEG. 23 MIN. 52 SEC. WEST, THROUGH THE INTERIOR OF SAID LOT 2-B, AND ALONG THE COMMON LINE OF SAID LINC-BUCKNER TRACT AND SAID DALLAS INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 130.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE NORTH LINE OF SAID LOT 2-B, SAME BEING IN THE SOUTH LINE OF LOT 3, BLOCK G/7380, RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98187, PAGE 5041, MAP RECORDS OF DALLAS COUNTY, TEXAS;
THENCE NORTH 60 DEG. 36 MIN. 08 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 2-B, AND SAID LOT 2-A, SAME BEING THE COMMON LINE OF SAID LINC-BUCKNER TRACT, AND SAID SOUTHWEST RIGHT-OF-WAY LINE OF BUCKNER BOULEVARD, PASSING AT A DISTANCE OF 50.00 FEET A 5/8 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 2-A AND SAID LOT 2-B, SAME BEING THE SOUTH CORNER OF AFOREMENTIONED DALLAS INDEPENDENT SCHOOL DISTRICT TRACT, SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AFOREMENTIONED N. BUCKNER BOULEVARD;
THENCE SOUTH 29 DEG. 23 MIN. 52 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 2-B, SAME BEING THE COMMON LINE OF SAID LINC-BUCKNER TRACT AND SAID SOUTHWEST RIGHT-OF-WAY LINE OF BUCKNER BOULEVARD, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,000 SQUARE FEET OR 0.597 ACRE OF COMPUTED LAND, MORE OR LESS.
GENERAL NOTES:
1. BEARINGS ARE BASED ON GRID BEARINGS - OBSERVATIONS OF LINES SHOWN HEREON, NEEDED TO ORIENT TO THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83 (2011) EPOCH 2010), AS DERIVED LOCALLY FROM ALLTERRA CENTRAL'S CONTINUOUSLY OPERATING REFERENCE STATION NETWORK. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
2. THIS PLAT COMPLIES WITH THE CITY OF DALLAS SUBDIVISION ORDINANCE AND THE TEXAS LOCAL GOVERNMENT CODE. NO DRAINAGE ENGINEERING SECTION APPROVAL ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF A PORTION OF A PLATTED LOT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 DATUM, GRID COORDINATE VALUES; NO SCALE AND NO PROJECTION.
5. TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
LEGEND
O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. – MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO. – INSTRUMENT NUMBERS
D.R.D.C.T. – DEED RECORDS, DALLAS COUNTY, TEXAS
VOL. – VOLUME
PG. – PAGE
SQ. FT. – SQUARE FEET
FND. – FOUND
IRF – IRON ROD FOUND
PCRF – IRON ROD FOUND WITH RED CAP
OWNER:
LINC-BUCKNER, LLC
1717 MAIN STREET, SUITE 2000
FRISCO, TEXAS 75034
ENGINEER:
NORMAN PATTEN & ASSOC.
P.O. BOX 1984
CEDAR HILL, TEXAS 75104
CONTACT: NORMAN PATTEN
NPATTEN@FLASH.NET
PRELIMINARY PLAT
BUCKNER PALACE ADDITION
LOT 2-B-1, BLOCK G/7380
A REPLAT OF LOT 2-B, BLOCK G/7380
RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5
WM. CHENAULT SURVEY, ABSTRACT NO. 280
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. _____
PEISER & MANKIN SURVEYING, LLC
SURVEYOR:
1604 WEST FIRST STREET
FORNEY, TEXAS 75126
(972) 564-7867 (O)
www.peisersurveying.com
TBPLS FIRM No. 10009600
SHEET
1
OF
2
DATE: 11/9/2020
FIELD DATE: 10/30/2020
SCALE: 1" = 30'
DRAWN: JR
CHECKED: JR
JOB #: 17-2-04
DWG: 17-2-4
VICINITY MAP
NOT TO SCALE
SITE
BOEING
RAMBLING
BRITA WAY
GRANDBROOK
GALLBROOK
WESTCREST
SWEETWATER
DUNAWAY
JOHN
WEST
PEAVY
WONDERLIGHT
ASHARE
CADENZA
CAPRIOLA
DOE
FARM WAY
FARM LOS
FEED LAND
PIPER
FREEPORT
LEROSS
BELTH
GLOBE
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
NORTH
N. BUCKNER BOULEVARD
(A 150' RIGHT-OF-WAY)
POINT OF BEGINNING
LOT 2-A, BLOCK G/7380
RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5
VOL. 98187, PG. 5041
D.R.D.C.T.
LOT 2-B-1, BLOCK G/7380
BUCKNER PALACE ADDITION
26,000 SQ. FT.
0.597 ACRE
NO STRUCTURES ON SITE
INST. NO. 20120222299
LINC-BUCKNER, LLC
PORTION OF LOT 2-B, BLOCK G/7380
RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5
VOL. 98187, PG. 5041
D.R.D.C.T.
PORTION OF LOT 3, BLOCK G/7380
RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5
VOL. 98187, PG. 5041
D.R.D.C.T.
REMAINDER OF LOT 1, BLOCK G/7380
RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5
VOL. 98187, PG. 5041
D.R.D.C.T.
LOT 2-A, BLOCK G/7380
RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5
VOL. 98187, PG. 5041
D.R.D.C.T.
DALLAS INDEPENDENT SCHOOL DISTRICT
VOL. 20050104, PG. 321
D.R.D.C.T.
LOT 3, BLOCK G/7380
RESUBDIVISION OF PART OF EAST TOWN PARK ADDITION NO. 5
VOL. 98187, PG. 5041
D.R.D.C.T.
N29°23'52"W 130.00'
S29°23'52"E 130.00'
S60°36'08"W 200.00'
N60°36'08"E 200.00'
5/8" IRF
5/8" IRF LTD.A
1/2" IRF
5/8" IRF
PCRF
CITY MONUMENT
CITY MONUMENT
CITY MONUMENT

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **LING-BUCKNER, LLC**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **2-B-1, BLOCK G/7380, BUCKNER PALACE ADDITION,** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANYWAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS; AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL MAKE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL MAKE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THE CITY OF DALLAS AND ITS PUBLIC UTILITY PARTNERS SHALL ALSO HAVE THE RIGHT TO CLOSE, REMOVE, RELOCATE, OR PERMANENTLY CHANGE THE GRADE OF ANY EASEMENT SHOWN ON THIS PLAT AS NECESSARY AT ANY TIME WITHOUT THE NECESSITY AT THAT TIME OF OBTAINING THE CONSENT OF ANY EASEMENT OR PUBLIC UTILITY. ALL PUBLIC UTILITIES SHALL ALSO HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS ON THE EASEMENTS; AND ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ALL PUBLIC UTILITIES SHALL HAVE THE RIGHT TO CUT TREES AND TRIM ANY LIMBS AND BRANCHES THAT OVERHANG THEIR EASEMENTS SHOWN ON THIS PLAT TO THE EXTENT DEEMED NECESSARY BY SUCH UTILITY FOR THE SAFE AND REGULAR OPERATION OF ITS SYSTEMS. ALL PUBLIC UTILITIES SHALL ALSO HAVE THE RIGHT TO ALLOW THE ATTACHMENT OF WIRES AND CABLES BY OTHER PUBLIC UTILITIES CROSSING ANY OF THE EASEMENTS SHOWN ON THIS PLAT AT ANY LOCATION DEEMED NECESSARY BY THE PUBLIC UTILITY OWNING THE EASEMENT. ALL PUBLIC UTILITIES SHALL ALSO HAVE THE RIGHT TO ALLOW THE ATTACHMENT OF WIRES AND CABLES BY OTHER PUBLIC UTILITIES CROSSING ANY OF THE EASEMENTS SHOWN ON THIS PLAT AT ANY LOCATION DEEMED NECESSARY BY THE PUBLIC UTILITY OWNING THE EASEMENT.

ALL PUBLIC UTILITY EASEMENTS IN THE PROPERTY OWNER'S PROPERTY SHALL ALSO BE FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF DALLAS AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. THE CITY OF DALLAS AND PUBLIC UTILITIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ALL PUBLIC UTILITIES SHALL ALSO HAVE THE RIGHT TO CUT TREES AND TRIM ANY LIMBS AND BRANCHES THAT OVERHANG THEIR EASEMENTS SHOWN ON THIS PLAT TO THE EXTENT DEEMED NECESSARY BY SUCH UTILITY FOR THE SAFE AND REGULAR OPERATION OF ITS SYSTEMS. ALL PUBLIC UTILITIES SHALL ALSO HAVE THE RIGHT TO ALLOW THE ATTACHMENT OF WIRES AND CABLES BY OTHER PUBLIC UTILITIES CROSSING ANY OF THE EASEMENTS SHOWN ON THIS PLAT AT ANY LOCATION DEEMED NECESSARY BY THE PUBLIC UTILITY OWNING THE EASEMENT.

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THE CITY OF DALLAS AND ITS PUBLIC UTILITY PARTNERS SHALL ALSO HAVE THE RIGHT TO CLOSE, REMOVE, RELOCATE, OR PERMANENTLY CHANGE THE GRADE OF ANY EASEMENT SHOWN ON THIS PLAT AS NECESSARY AT ANY TIME WITHOUT THE NECESSITY AT THAT TIME OF OBTAINING THE CONSENT OF ANY EASEMENT OR PUBLIC UTILITY. ALL PUBLIC UTILITIES SHALL ALSO HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON THE EASEMENTS; AND ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

FILE NUMBER: S201-553 **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: Midway road at Killion Drive, South west corner.

DATE FILED: December 23, 2020 **ZONING:** R-16(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 6.908-acre **MAPSCO:** 24K

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to create a 6.908-acre lot from a tract of land in City Block 6149 on property located on Midway Road at Killion Drive, Southwest corner.

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

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets." The proposed lot is larger than most of the residential lots to the west, east, and south. The proposed lot is similar to lots to the north that have nonresidential uses.

The request is to replat property that has been utilized as an institutional use for many years. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements the R-16(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 a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

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

12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

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

15. On the final plat, dedicate 50-feet of right-of-way (via fee simple) from the established center line of Midway Road. 51A 8.602(c).

16. On the final plat, dedicate 28-feet feet of right-of-way (via fee simple or Street easement) from the established centerline of Killion drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

17. On the final plat, dedicate 28-feet of right-of-way (via fee simple or Street easement) from the established centerline of Fieldfare Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

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

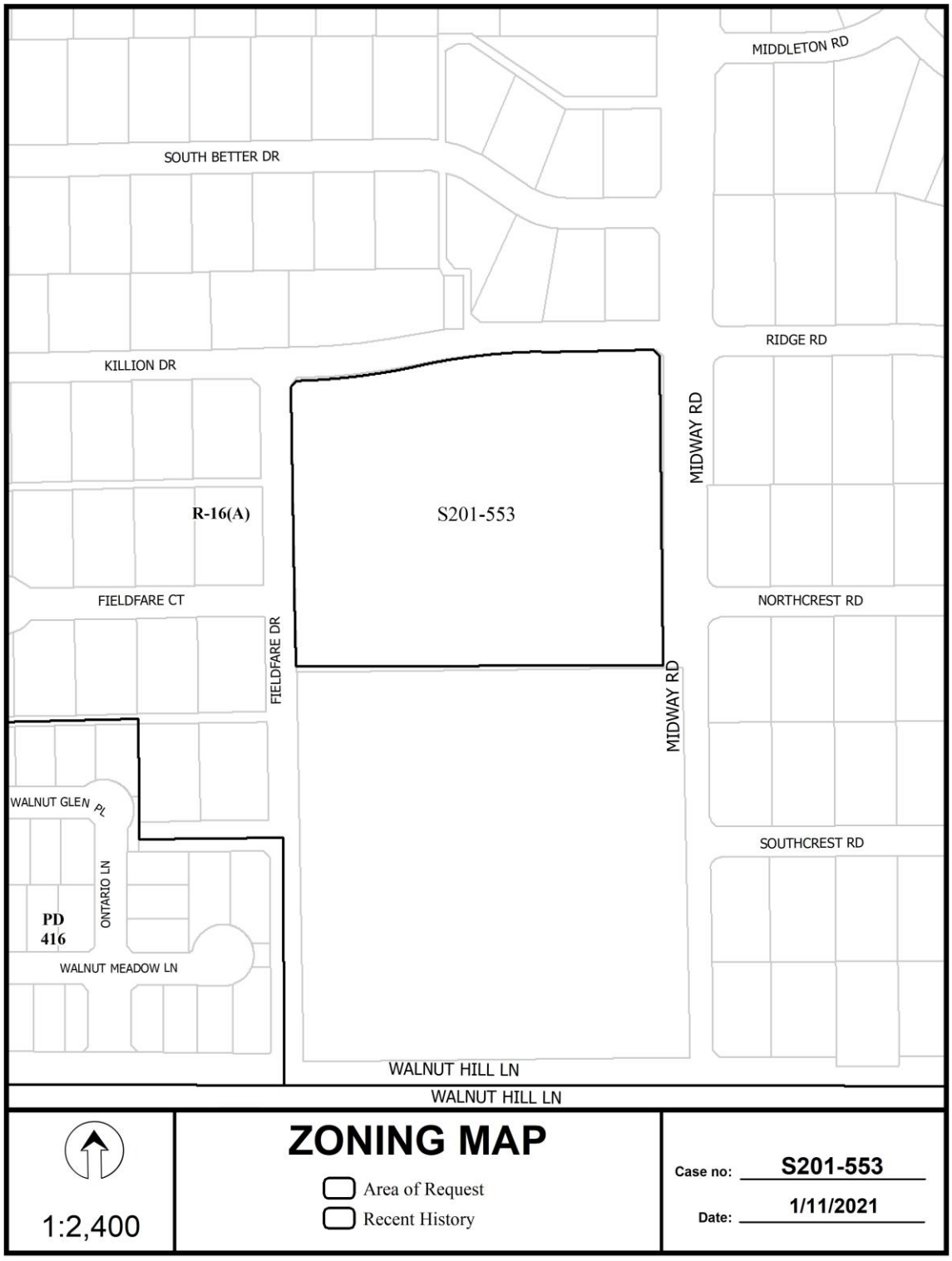
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

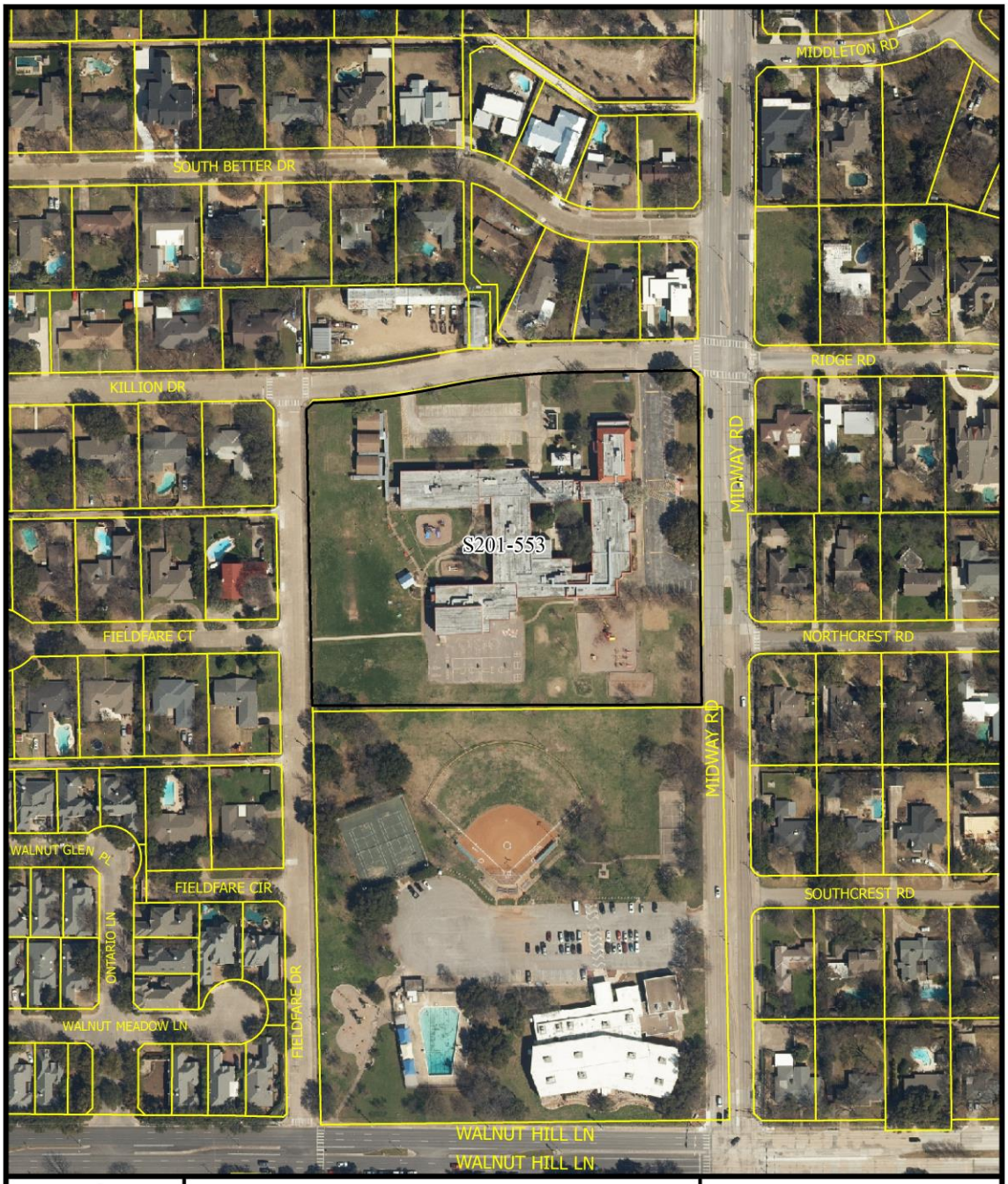
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

21. 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, identify the property as Lot 1 in City Block A/6149. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


MIDDLETON RD
SOUTH BETTER DR
RIDGE RD
KILLION DR
MIDWAY RD
R-16(A)
S201-553
FIELDFARE CT
NORTHCREST RD
FIELDFARE DR
MIDWAY RD
WALNUT GLEN PL
SOUTHCREST RD
ONTARIO LN
PD 416
WALNUT MEADOW LN
WALNUT HILL LN
WALNUT HILL LN
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S201-553
Date: 1/11/2021



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AERIAL MAP

Area of Request

Recent History

Case no: S201-553

Date: 1/11/2021

PRELIMINARY PLAT
WALNUT HILL ELEMENTARY ADDITION
PROPOSED LOT 1, BLOCK 1/6149
Being all of City of Dallas Block No. 6149
PART OF THE BENJAMIN MERRIL SURVEY, ABSTRACT NO. 933,
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S201-553
OWNER'S DEDICATION
OWNER'S CERTIFICATE
SURVEYOR'S STATEMENT
GENERAL NOTES
VICINITY MAP
KILLION DRIVE
FIELDFARE DRIVE
FIELDFARE COURT
MIDWAY ROAD
NORTHCREST ROAD
RIDGE ROAD
WALNUT HILL ELEMENTARY
BENJAMIN MERRILL SURVEY
ABSTRACT NUMBER 933
M E FORTNER SURVEY
ABSTRACT NUMBER 478
P.O.B.
Curve Data
C1
C2
Δ=9°49'50"
Δ=10°28'19"
R=1100.00'
R=1050.00'
L=188.73'
L=191.91'
CBeN 83°27'25" E
CBeN 83°46'40" E
LC=188.50'
LC=191.64'
SURVEYOR
DEVELOPER/OWNER

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

FILE NUMBER: S201-554 **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: Storey Lane, south of Stemmons Freeway/Interstate Highway No. 35E.

DATE FILED: December 23, 2020 **ZONING:** IR, CS

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 22.774-acres **MAPSCO:** 33A

APPLICANT/OWNER: Cowperwood Dallas, LP, HTH Property Company, LLC. 3MB, LP.

REQUEST: An application to replat a 22.774-acre tract of land containing part of Lot 1 in City Block 8796 to create 3 lots ranging in size from 2.477-acres to 15.445-acres on property located on Storey Lane, south of Stemmons Freeway/Interstate Highway No. 35E.

SUBDIVISION HISTORY:

1. S190-222 was an application on the same property as the present request to replat a 4.853-acre tract of land containing part of Lot 1 in City Block C/5796 to create one lot on property located on Storey Lane, south of Clifford Drive. The request was withdrawn September 14, 2020.

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

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is three.

12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

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

15. On the final plat, dedicate 53.5-feet of right-of-way (via fee simple) from the established center line of Storey lane. 51A 8.602(c).

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

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

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. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

19. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain*).* 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

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

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

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, chose a new or different addition name. Platting Guidelines.

26. On the final plat, show abstract line locations.

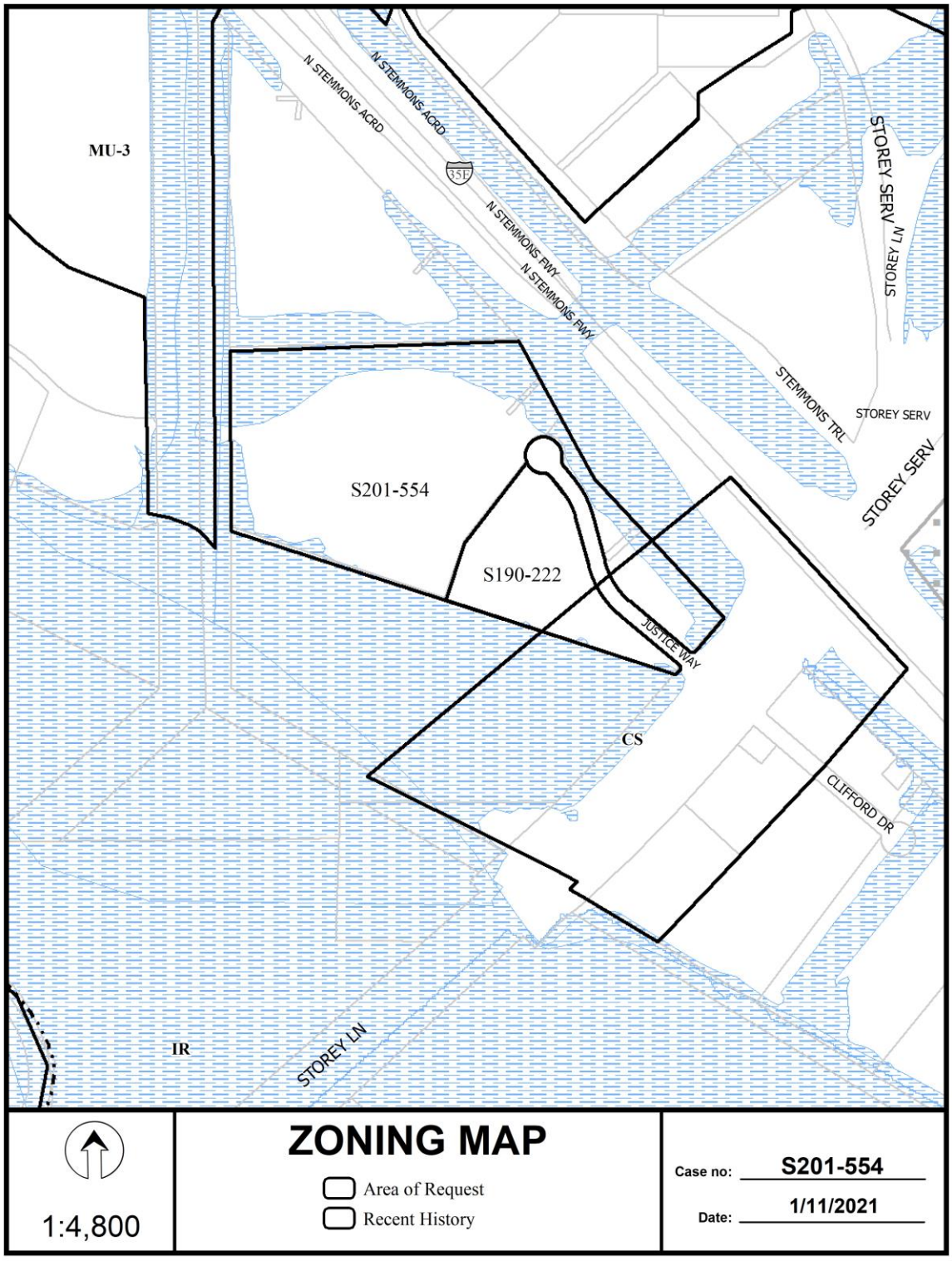
27. Prior to final plat, provide TxDOT right-of-way map.

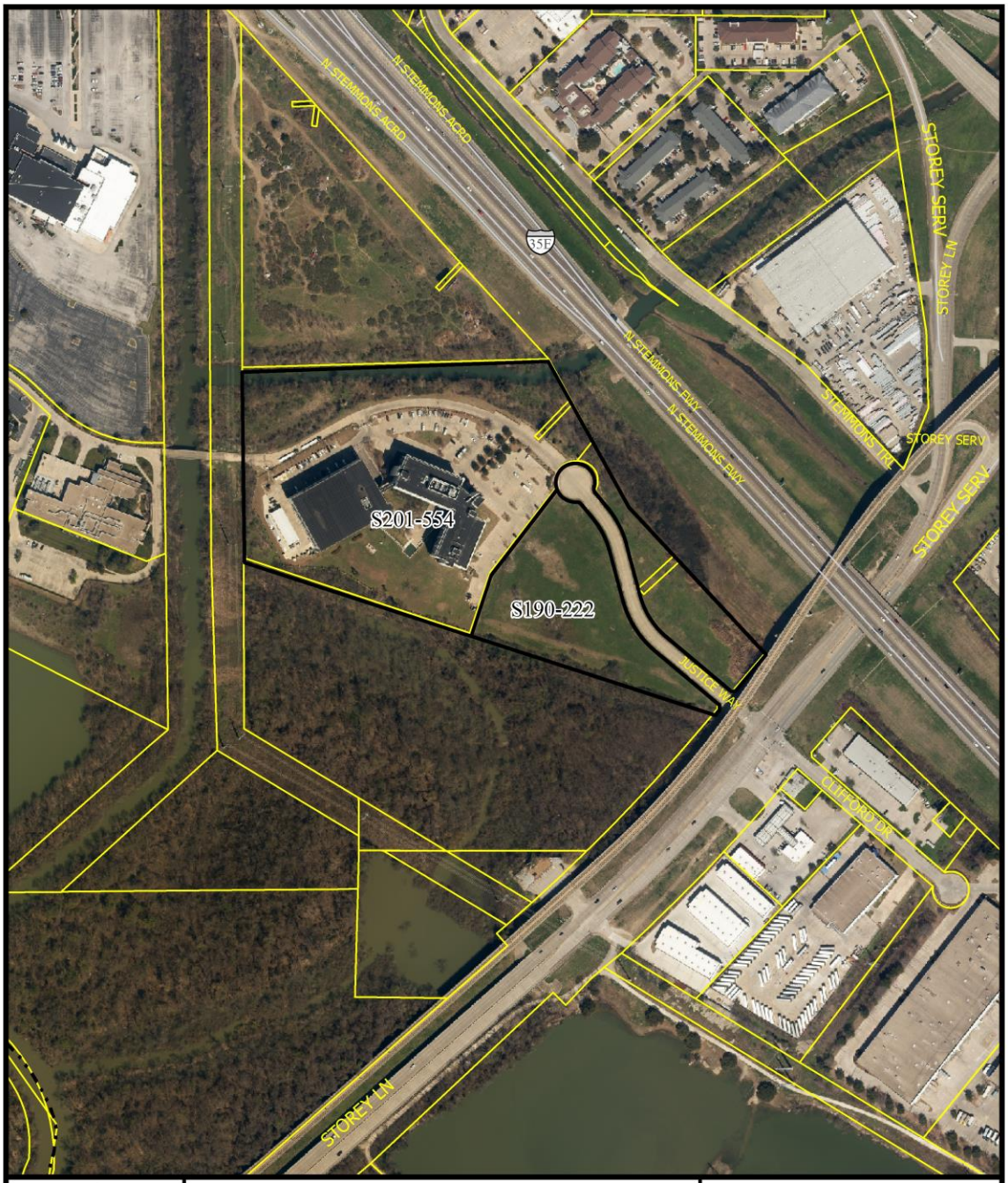
28. On the final plat, change “Clifford Drive” to “Justice Way”. Section 51A-8.403(a)(1)(A)(xii)

29. On the final plat, change “I.H. 35-E (Stemmons Freeway)” to “Stemmons Freeway / Interstate Highway No. 35E”. Section 51A-8.403(a)(1)(A)(xii)

30. On the final plat, change “spur 482” to “State Highway SPUR NO. 482”. Section 51A-8.403(a)(1)(A)(xii)

31. On the final plat, identify the property as Lot 1A through 1C in City Block C/5796. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


MU-3
N STEMMONS ACRD
N STEMMONS ACRD
35E
N STEMMONS FWY
N STEMMONS FWY
STOREY SERV
STOREY LN
STEMMONS TRL
STOREY SERV
STOREY SERV
S201-554
S190-222
JUSTICE WAY
CS
CLIFFORD DR
IR
STOREY LN
1:4,800
ZONING MAP
Area of Request
Recent History
Case no: S201-554
Date: 1/11/2021



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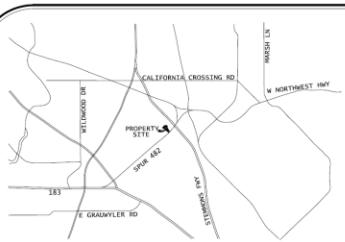
AERIAL MAP

Area of Request

Recent History

Case no: S201-554

Date: 1/11/2021



VICINITY MAP: NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 SEPARATE LOTS FROM 1 PREVIOUSLY PLATTED PROPERTY.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
3. ** = TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. ALL EXISTING STRUCTURES WILL REMAIN.

SURVEYOR'S CERTIFICATE:

COUNTY OF DALLAS:
STATE OF TEXAS:

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

Dated this the ___ day of _____, 20___

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Barry S. Rhodes
Registered Professional Land Surveyor No. 3691

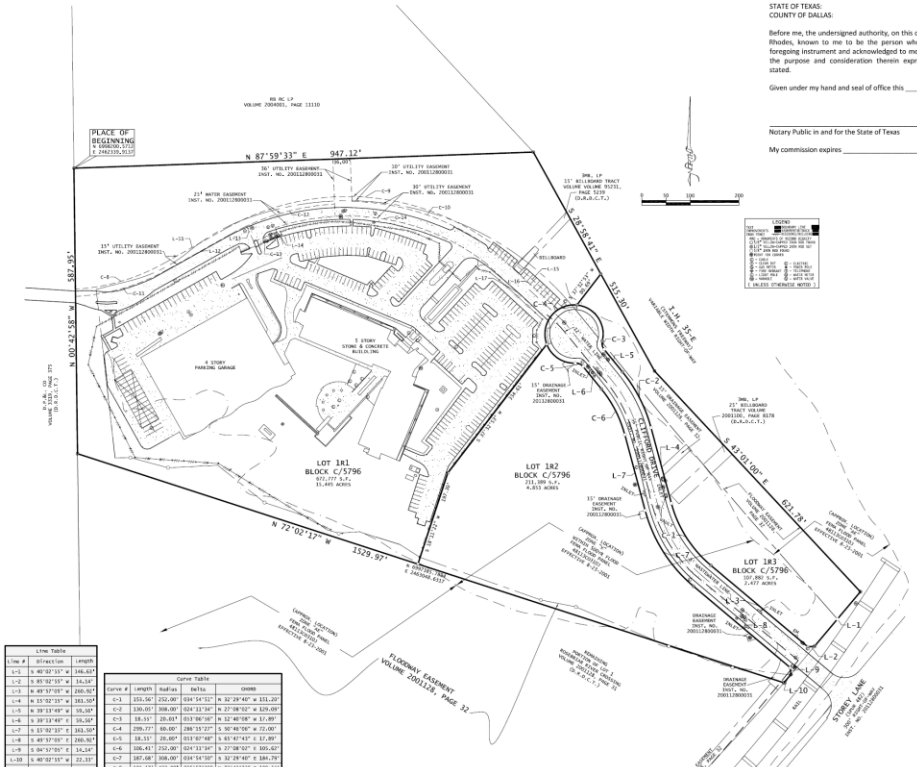
STATE OF TEXAS:
COUNTY OF DALLAS:

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

Given under my hand and seal of office this ___ day of _____, 20___.

_____
Notary Public in and for the State of Texas

My commission expires _____



Line Table		
Line #	Direction	Length
L-1	N 40°02'55" W	146.61'
L-2	S 85°02'55" E	14.14'
L-3	N 49°57'05" E	260.92'
L-4	N 31°02'25" W	161.55'
L-5	N 39°13'49" W	59.56'
L-6	S 39°13'49" E	59.56'
L-7	S 31°02'25" E	163.55'
L-8	S 49°57'05" E	260.92'
L-9	S 04°57'05" E	14.14'
L-10	S 40°02'55" W	22.33'
L-11	S 40°43'53" W	148.83'
L-12	S 40°43'53" W	148.83'
L-13	S 24°14'48" E	35.50'
L-14	S 18°29'46" E	35.50'
L-15	S 47°28'38" E	182.11'
L-16	S 47°28'38" E	138.24'
L-17	N 47°28'38" W	177.18'

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C-1	153.56'	252.00'	034°54'52"	N 32°29'40" W 151.20'
C-2	130.01'	308.00'	024°11'34"	N 27°08'02" W 129.09'
C-3	18.15'	20.63'	013°06'16"	N 32°40'08" W 17.89'
C-4	299.77'	66.00'	285°15'27"	S 36°46'06" W 72.00'
C-5	18.15'	20.00'	013°07'48"	S 83°47'43" E 17.89'
C-6	106.41'	252.00'	024°11'34"	S 27°08'02" E 105.62'
C-7	187.08'	308.00'	034°47'10"	S 32°29'40" E 184.79'
C-8	191.17'	422.00'	025°57'20"	N 73°42'13" E 189.56'
C-9	551.78'	508.00'	086°44'42"	N 85°53'46" W 558.88'
C-10	331.75'	458.00'	038°35'10"	N 00°44'55" W 310.44'
C-11	198.65'	437.00'	026°02'41"	N 73°45'13" E 196.94'
C-12	188.11'	491.00'	021°57'08"	S 76°01'11" W 187.01'
C-13	51.24'	457.50'	006°25'02"	S 68°17'43" W 51.21'
C-14	455.45'	468.00'	055°45'34"	N 80°38'59" W 437.69'

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Cowperwood Dallas I, LP., & HTH Property Company, LLC., & 3MB, LP., are the owners of all that tract of land situated in the City of Dallas, Dallas County, Texas, being part of City Block 8796 in the City of Dallas, Dallas County, Texas, being portions of a tract of land situated in the Benjamin Merrell Survey, Abstract No. 1761 and situated in the Absalon Smith Survey, Abstract No. 1347, and in the S. Lockhard Survey, Abstract No. 1761, a portion being described in deed to HTH Property Company, LLC., as recorded in 202000237158, D.R.D.C.T., and a portion being described in deed to Cowperwood Dallas I, LP., as recorded in Volume 20011131, Page 1347, D.R.D.C.T, and a portion being described in deed to 3MB, LP., as recorded in Volume 2001100, Page 8178, and Volume 95231, Page 5239, D.R.D.C.T., as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow-capped iron rod set for corner, being the Southwest corner of attract of land conveyed to RB RC LP., as recorded in Volume 2004001, Page 11310, of the Deed Records of Dallas County, Texas, being on the East line of a tract of land conveyed to D.F.&L. Co, as recorded in Volume 3319, Page 375, of the Deed Records of Dallas County, Texas, and being the Northwest corner of said Rosebriar River Crossing tract;

THENCE North 87 degrees 59 minutes 33 seconds East, a distance of 947.12 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being on the Southwest right-of-way line of I.H. 35-E;

THENCE South 28 degrees 58 minutes 41 seconds East, a distance of 515.30 feet to a 1/2 inch yellow-capped iron rod found for corner;

THENCE South 43 degrees 01 minutes 00 seconds East, a distance of 209.32 to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 46 degrees 59 minutes 02 seconds West, a distance of 621.78 feet to a point for corner along the Northwest right-of-way line of Storey Lane;

THENCE South 40 degrees 02 minutes 55 seconds West, a distance of 346.63 feet to a point for corner at the intersection of said Storey Lane and the North right-of-way line of Clifford Drive;

THENCE South 85 degrees 02 minutes 55 seconds West, a distance of 14.14 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 49 degrees 57 minutes 05 seconds West, a distance of 260.92 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being at the beginning of a curve to the right having a radius of 252.00 feet;

THENCE along said curve to the right having a chord bearing and distance of North 32 degrees 29 minutes 40 seconds West, 151.20 feet, and having a central angle of 034 degrees 54 minutes 51 seconds, an arc length of 153.56 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 15 degrees 02 minutes 15 seconds West, a distance of 161.50 feet to a 1/2 yellow-capped iron rod set for corner, said point being at the beginning of a curve to the left having a radius of 308.00 feet;

THENCE along said curve to the left having a chord bearing and distance of North 27 degrees 08 minutes 02 seconds West, 129.09 feet, and having a central angle of 024 degrees 11 minutes 34 seconds, an arc length of 130.05 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 39 degrees 13 minutes 49 seconds West, a distance of 59.56 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being at the beginning of a curve to the right having a radius of 20.01 feet;

THENCE along said curve to the right having a chord bearing and distance of North 12 degrees 40 minutes 08 seconds West, 17.89 feet, and having a central angle of 053 degrees 06 minutes 56 seconds, an arc length of 18.55 to a 1/2 inch yellow-capped iron rod set for corner, said point being at the beginning of a curve to the left having a radius of 60.00 feet;

THENCE along said curve to the left having a chord bearing and distance of South 50 degrees 46 minutes 06 seconds West, 72.00 feet and having a central angle of 286 degrees 15 minutes 27 seconds, an arc length of 299.77 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being at the beginning of a curve to the right having a radius of 20.00 feet;

THENCE along said curve to the right having a chord bearing and distance of South 65 degrees 47 minutes 43 seconds East, 17.89 feet and having a central angle of 053 degrees 07 minutes 48 seconds an arc length of 18.55 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 39 degrees 13 minutes 49 seconds East, a distance of 59.56 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being at the beginning of a curve to the right having a radius of 252.00 feet;

THENCE along said curve to the right having a chord bearing and distance of North 27 degrees 08 minutes 02 seconds West, 105.62 feet, and having a central angle of 024 degrees 11 minutes 34 seconds and length of 106.41 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 15 degrees 02 minutes 15 seconds East, a distance of 161.50 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being at the beginning of a curve to the left having a radius of 308.00 feet;

THENCE along said curve to the left having a chord bearing and distance of South 32 degrees 29 minutes 40 seconds East, 184.79 feet and having a central angle of 034 degrees 54 minutes 50 seconds, and length of 187.68 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 49 degrees 57 minutes 05 seconds East, a distance of 260.92 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 04 degrees 57 minutes 05 seconds East, a distance of 14.14 feet to a point for corner, said point being on the Northwest right-of-way line of said Storey Lane;

THENCE South 40 degrees 02 minutes 55 seconds West, a distance of 22.33 feet to a point for corner;

THENCE North 72 degrees 02 minutes 17 seconds West, a distance of 1,529.97 feet to a 1/2 inch yellow-capped iron rod set for corner, said point being on the West line of said D.F.&L. tract;

THENCE North 00 degrees 42 minutes 58 seconds West, a distance of 587.95 feet to the PLACE OF BEGINNING and containing 988,048 square feet or 22.774 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, HTH Property Company, LLC., & Cowperwood Dallas I, LP., & 3MB, LP., do hereby adopt this plat, designating the herein described property as **Rosebriar River Crossing, Lot 1R1, 1R2 & 1R3, Block C/5796**, an addition to the City of Dallas, Dallas County, Texas,and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the____ day of_____, 20___

By: _____
John M. Gardner, Owner

By: _____
Wade Gibbons, Owner

By: _____
3MB, LP., Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

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

Given under my hand and seal of office this ___day of _____, 20___.

_____
Notary Public in and for the State of Texas

My commission expires _____

STATE OF TEXAS:
COUNTY OF DALLAS:

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

Given under my hand and seal of office this ___day of _____, 20___.

_____
Notary Public in and for the State of Texas

My commission expires _____

STATE OF TEXAS:
COUNTY OF DALLAS:

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

Given under my hand and seal of office this ___day of _____, 20___.

_____
Notary Public in and for the State of Texas

My commission expires _____

PRELIMINARY PLAT
ROSEBRIAR RIVER CROSSING
LOT 1R1, 1R2, & 1R3
BLOCK C/5796

BEING A PART OF CITY BLOCK 8796
GROSS - 992,048 SQ.FT. - 22.774 ACRES
NET - 992,048 SQ.FT. - 22.774 ACRES
BENJAMIN MERRELL SURVEY, ASBTRACT NO. 1761
ABSALON SMITH SURVEY, ABSTRACT NO. 1347
S. LOCKHARD SURVEY, ABSTRACT NO. 1761
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER: COWPERWOOD DALLAS I, LP. - PO BOX 36673, CHARLOTTE, NORTH CAROLINA 28236
OWNER: HTH PROPERTY COMPANY, LLC. - 8400 AMBASSADOR ROW, DALLAS, TEXAS 75247
OWNER: 3MB, LP. - PO BOX 541208, DALLAS, TEXAS, 75354

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090
FIRM NO. 10194366

DATE 8-4-2020
DRAWN BY: MSO - PROJECT NO. 202003803-01

CITY PLAN FILE NO. S201-554

BURNS SURVEYING

SHEET 1 OF 1

S201-554

4(f)

City Plan Commission Date: 01/21/2021

CITY PLAN COMMISSION **THURSDAY JANUARY 21, 2021**

FILE NUMBER: S201-556 **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: FM 548 at University Drive, northwest corner

DATE FILED: December 23, 2020 **ZONING:** NA

CITY COUNCIL DISTRICT: NA **SIZE OF REQUEST:** 42.731-acres **MAPSCO:**127-5F

OWNER: Devonshire Annex (Horton) ASLI VIII-IX, LLC

REQUEST: An application to create a 175 single family lot subdivision with lots ranging in size from 4,878-square feet to 11,950-square feet and 6 common areas from a 42.731-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on FM 548 at University Drive, northwest corner.

SUBDIVISION HISTORY:

1. S201-558 is a request north of the present request to create a 156 single family lot subdivision with lots ranging in size from 4,759-square feet to 10,831-square feet and 2 common areas from a 27.380-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on University Drive. The request is scheduled for City Plan Commission hearing January 21, 2021.

2. S201-557 is a request north of the present request to create a 132 single family lot subdivision with lots ranging in size from 4,800-square feet to 12,368-square feet from a 21.94-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Belman Lane, south of University Drive. The request is scheduled for City Plan Commission hearing January 21, 2021.

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

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

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

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is 175 and 6 common areas.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

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

14. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or Street easement) at the intersection of FM 548 and Street G. Section 51A 8.602(d)(1).

15. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or Street easement) at the intersection of FM 548 and University Drive. Section 51A 8.602(d)(1).

16. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or Street easement) at the intersection of University Drive and street F. Section 51A 8.602(d)(1).

17. Prior to final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

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

19. Prior to final plat, coordinate with Department of Transportation for any ingress and egress requirements.

20. Design and construct University Drive per City of Dallas standard.

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

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

23. On the final plat, chose a new or different addition name. Platting Guidelines.

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

25. On the final plat, clarify Common Area “A”.

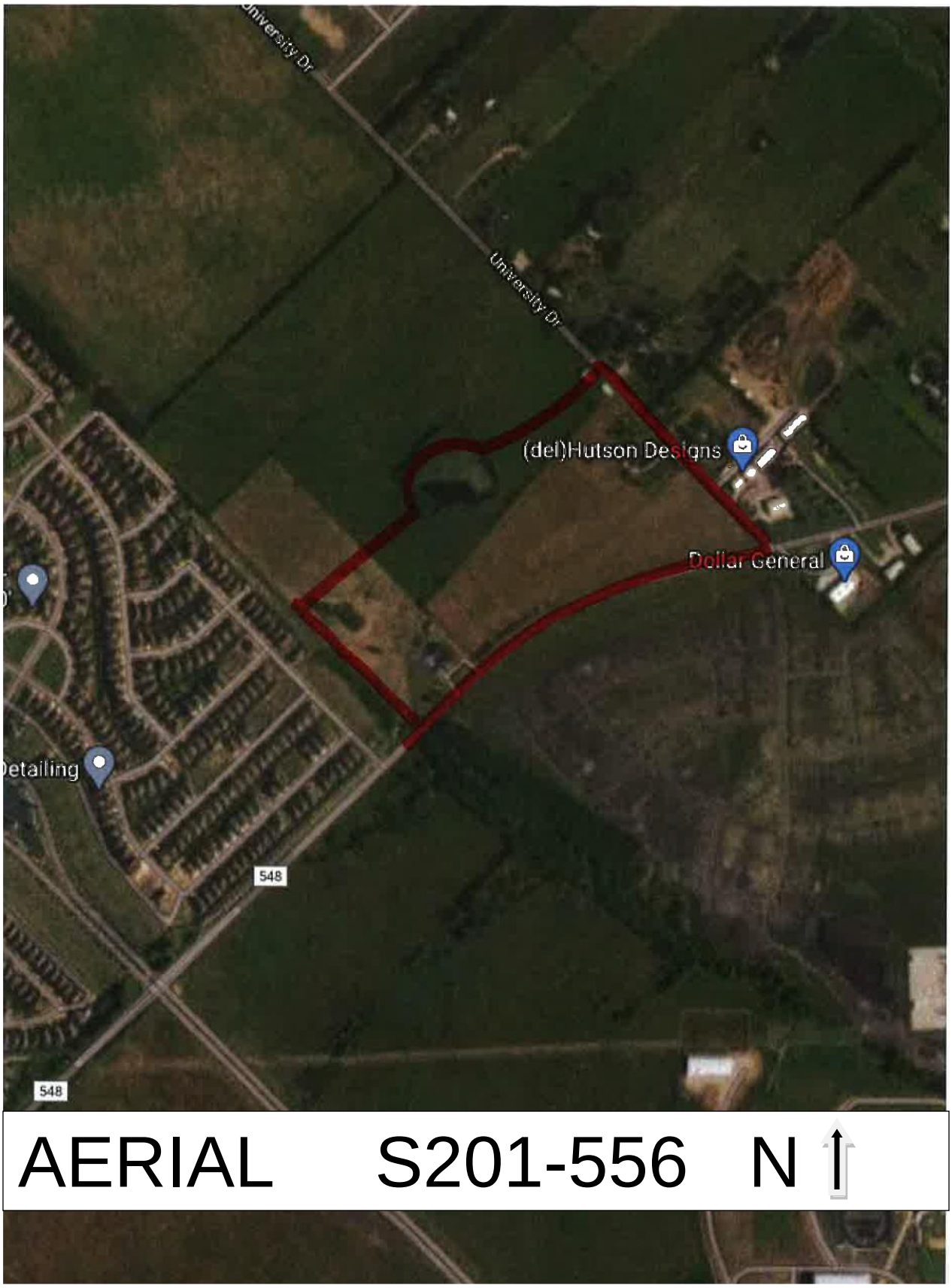
26. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

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.

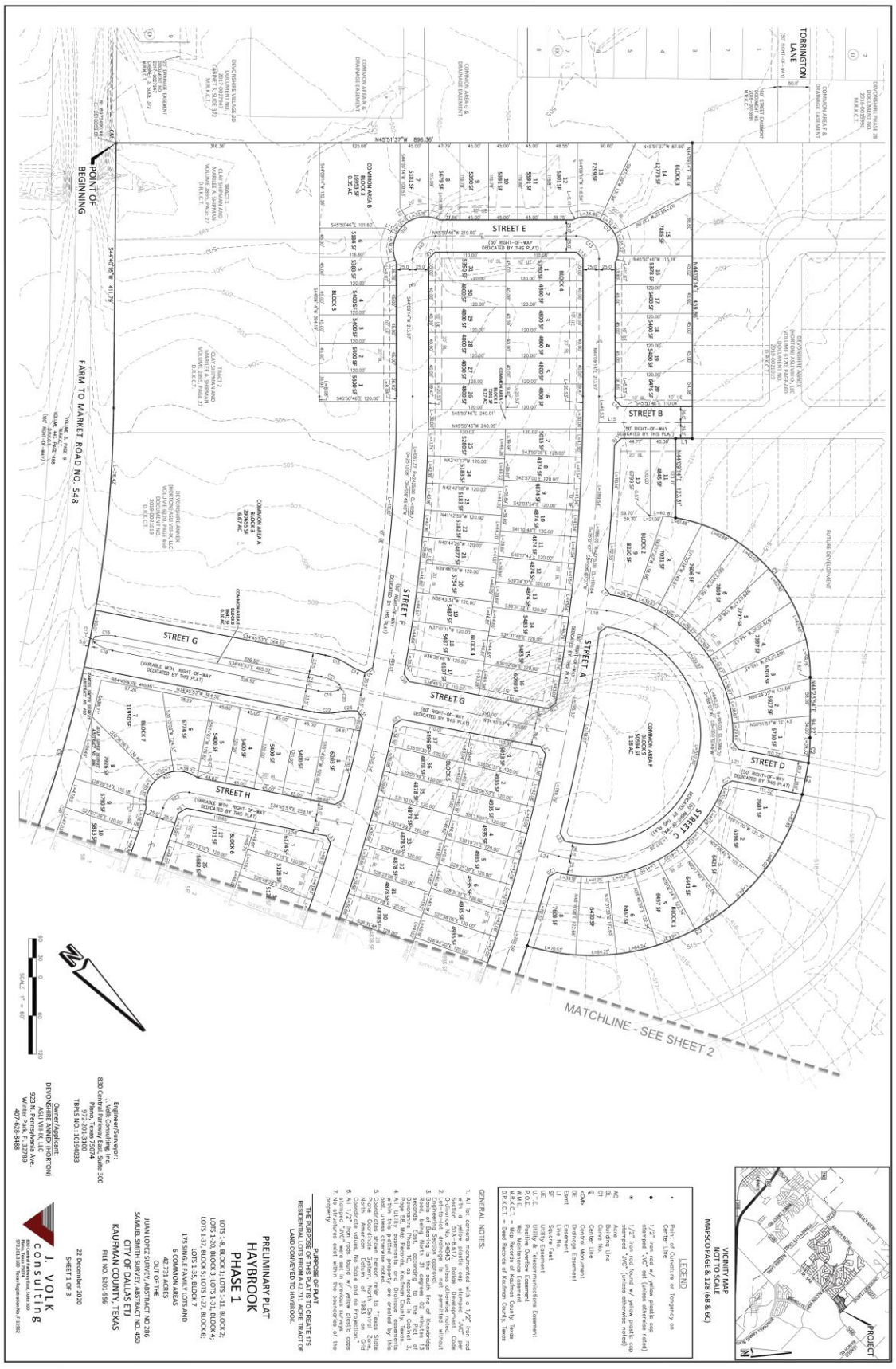
28. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

29. Must comply with DWU regulations construction of utilities in Dallas ETJ.

30. Contact the City of Dallas Addressing Manager and Kaufman County 9-1-1 Addressing Coordinator for help determining whether the street name and numbers shown are correct. Sections 51A-8.403(a)(1)(A)(xii)



AERIAL S201-556 N


PRELIMINARY PLAT
HAYBROOK
PHASE 1
LOTS 1-8, BLOCK 1; LOTS 1-11, BLOCK 2; LOTS 1-20, BLOCK 3; LOTS 1-32, BLOCK 4; LOTS 1-37, BLOCK 5; LOTS 1-27, BLOCK 6; LOTS 1-35, BLOCK 7
175 SINGLE FAMILY LOTS AND 6 COMMON AREAS
42.731 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO. 286
SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-556
22 December 2020
SHEET 1 OF 3
Owner/Applicant:
DEVONSHIRE ANNEX (HORTON)
923 N. Pennsylvania Ave.
Winter Park, FL 32789
407-628-8488
Engineer/Surveyor:
J. VOLK consulting, inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.781.1333
TBPELS NO.: 10194033
J. VOLK consulting
POINT OF BEGINNING
FARM TO MARKET ROAD NO. 548
TORRINGTON LANE
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
MATCHLINE - SEE SHEET 2
PROJECT
VICINITY MAP
NOT TO SCALE
MAPSCO PAGE & 128 (68 & 6C)
LEGEND
GENERAL NOTES:
PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CREATE 175 RESIDENTIAL LOTS FROM A 42.731 ACRE TRACT OF LAND CONVEYED TO HAYBROOK.

MATCHLINE - SEE SHEET 1
FARM TO MARKET ROAD NO. 548
STREET K
STREET A
STREET F
STREET I
STREET J
UNIVERSITY DRIVE
S45°28'11"E 1067.82'
N45°28'11"W 867.34'
S45°28'11"E 705.00'
N45°28'11"W 579.72'
S45°28'11"E 240.00'
N45°28'11"W 273.94'
S45°28'11"E 109.98'
S45°28'11"E 110.02'
S45°28'11"E 109.86'
S45°28'11"E 110.14'
S45°28'11"E 109.98'
N45°28'11"W 290.00'
S45°28'11"E 290.00'
N45°28'11"W 289.98'
S45°28'11"E 175.00'
N45°28'11"W 175.00'
50' RIGHT-OF-WAY DEDICATED BY THIS PLAT
COMMON AREA D BLOCK 7 7.115 AC 310,000 SF
BLOCK 1 5613 SF
BLOCK 2 5400 SF
BLOCK 3 5400 SF
BLOCK 4 5400 SF
BLOCK 5 5400 SF
BLOCK 6 5400 SF
BLOCK 7 7397 SF
BLOCK 8 5400 SF
BLOCK 9 5400 SF
BLOCK 10 5400 SF
BLOCK 11 5400 SF
BLOCK 12 5400 SF
BLOCK 13 5400 SF
BLOCK 14 5400 SF
BLOCK 15 5400 SF
BLOCK 16 5400 SF
BLOCK 17 5400 SF
BLOCK 18 5400 SF
BLOCK 19 5400 SF
BLOCK 20 5400 SF
BLOCK 21 5400 SF
BLOCK 22 5400 SF
BLOCK 23 7823 SF
BLOCK 24 5400 SF
BLOCK 25 5400 SF
BLOCK 26 5400 SF
BLOCK 27 5400 SF
BLOCK 28 5400 SF
BLOCK 29 5400 SF
BLOCK 30 5400 SF
BLOCK 31 5400 SF
BLOCK 32 5400 SF
BLOCK 33 5400 SF
BLOCK

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEING a tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 298 and the SAMUEL SMITH SURVEY, ABSTRACT NO. 450, Kaufman County, Texas, and being all of Tract 1 and Tract 2 in Deed to Clay Shipman and Marilee A. Shipman, as recorded in Volume 2895, Page 27, Deed Records, Kaufman County, Texas and being part of that tract of land described in Deed to Kaufman County Municipal Utility District No. 3, as recorded in Document No. 2019-00021010, Deed Records, Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of Farm to Market Road No. 548, a 100' right-of-way, for the common south corner of said Tract 1 and east corner of DEVONSHIRE VILLAGE 20, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2017-002947 (Cabinet 3, Slide 372), Map Records, Kaufman County, Texas;

THENCE North 45 degrees 51 minutes 37 seconds West, leaving said northwest line and with the common southwest line of said Tract 1 and northeast line of said DEVONSHIRE VILLAGE 20, at 1,046.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 09 minutes 14 seconds East, leaving said common line, a distance of 459.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 50 minutes 46 seconds East, a distance of 26.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 09 minutes 14 seconds East, a distance of 123.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 09 minutes 45 seconds, a radius of 5,040.00 feet and a chord bearing and distance of North 03 degrees 56 minutes 44 seconds East, 324.41 feet;

THENCE Northerly, with said curve to the right, an arc distance of 353.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 23 minutes 54 seconds East, a distance of 94.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 27 minutes 40 seconds East, 39.30 feet and a chord bearing and distance of North 47 degrees 37 minutes 43 seconds East, 39.30 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 39.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 54 degrees 14 minutes 26 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 91 degrees 44 minutes 16 seconds, a radius of 340.00 feet and a chord bearing and distance of South 79 degrees 49 minutes 28 seconds East, 488.07 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 544.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 18 minutes 07 seconds, a radius of 2,740.00 feet and a chord bearing and distance of North 63 degrees 28 minutes 30 seconds East, 110.08 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 110.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 17 degrees 57 minutes 47 seconds East, a distance of 13.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 41 minutes 34 seconds, a radius of 460.00 feet and a chord bearing and distance of North 29 degrees 46 minutes 28 seconds West, 5.56 feet;

THENCE Northerly, with said curve to the left, an arc distance of 5.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 52 minutes 45 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 45 seconds, a radius of 500.00 feet and a chord bearing and distance of South 29 degrees 32 minutes 23 seconds East, 10.35 feet;

THENCE Southerly, with said curve to the right, an arc distance of 10.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 71 degrees 12 minutes 19 seconds East, a distance of 14.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 38 minutes 15 seconds, a radius of 2,740.00 feet and a chord bearing and distance of North 67 degrees 38 minutes 15 seconds East, 147.85 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 147.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 03 degrees 32 minutes 58 seconds, a radius of 2,775.00 feet and a chord bearing and distance of North 67 degrees 29 minutes 58 seconds East, 171.54 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 171.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 16 minutes 57 seconds West, a distance of 14.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 28 minutes 11 seconds West, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 49 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 28 minutes 11 seconds East, a distance of 16.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 49 seconds East, a distance of 175.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southwest line of University Drive, a variable width right-of-way;

THENCE South 45 degrees 28 minutes 11 seconds East, with said southwest line, a distance of 1,067.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the most easterly northeast corner of the above mentioned Farm to Market Road No. 548 for the most easterly southeast corner of the above mentioned Descriptive Annex (Horton) ASLI VIII-IX, LLC tract;

THENCE Southwesterly, with said northwest line, the following three (3) courses and distances:

South 75 degrees 16 minutes 16 seconds West, a distance of 964.05 feet to a concrete monument found for corner at the beginning of a curve to the left having a central angle of 30 degrees 36 minutes 12 seconds, a radius of 1,545.00 feet and a chord bearing and distance of South 59 degrees 58 minutes 12 seconds West, 1,034.38 feet;

Southwesterly, with said curve to the left, an arc distance of 1,046.78 feet to a concrete monument found for corner;

South 44 degrees 40 minutes 16 seconds West, a distance of 411.79 feet to the POINT OF BEGINNING and containing 42.731 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Devonshire (Dallas) ASLI VIII, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as **HAYBROOK, PHASE 1** an addition to the City of Kaufman, Texas, and does hereby dedicate in fee simple to the public use forever the streets, alleys, and common areas shown thereon to Kaufman County Municipal Utility District No. 3. The streets and alleys are dedicated for street purposes. The easements and public use areas shown, as the purposes thereof are indicated, for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the district's use thereof. If approved by Kaufman County Municipal Utility District No. 3, public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of their respective systems on any of these easements; and all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone. Every public utility shall have the right of ingress and egress to and from its easements for the purpose of reading meters and for making any maintenance or service required or contracted for regarding the facilities located in the easements.

Kaufman County Municipal Utility District No. 3 shall have the right to construct, maintain and efficiently operate its water and wastewater facilities in the streets and alleys which are dedicated by this plat, subject to the rights of the public utilities therein. Kaufman County Municipal Utility District No. 3 shall also have the right to construct and maintain the necessary manholes, cleanouts, fire hydrants, water services and wastewater services across all lots in this addition to serve adjacent areas, subject to the additional easements herein granted shall be determined by their location as installed.

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

Witness, my hand at Dallas, Texas, this _____ day of _____, 20__.

DEVONSHIRE ANNEX (HORTON) ASLI VIII-IX, LLC, a Delaware limited liability company

By: Devonshire Annex (Dallas) ASLI VIII-IX, GP, LLC
a Delaware limited liability company, its sole Member

By: APC ASLI VIII GP, LLC
a Delaware limited liability company, its Managing Member

By: Ansell Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APC III GP, LLC
a Florida limited liability company, its sole General Partner

By: Ansell Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

CITY PLAN COMMISSION **THURSDAY JANUARY 21, 2021**

FILE NUMBER: S201-557 **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: Belman Lane, south of University Drive

DATE FILED: December 23, 2020 **ZONING:** NA

CITY COUNCIL DISTRICT: NA **SIZE OF REQUEST:** 21.94-acres **MAPSCO:**127-5F

OWNER: Devonshire Annex (Horton) ASLI VIII-IX, LLC

REQUEST: An application to create a 132 single family lot subdivision with lots ranging in size from 4,800-square feet to 12,368-square feet from a 21.94-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Belman Lane, south of University Drive.

SUBDIVISION HISTORY:

1. S201-558 is a request north of the present request to create a 156 single family lot subdivision with lots ranging in size from 4,759-square feet to 10,831-square feet and 2 common areas from a 27.380-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on University Drive. The request is scheduled for City Plan Commission Hearing January 21, 2021.

2. S201-556 is a request south of the present request An application to create a 175 single family lot subdivision with lots ranging in size from 4,878-square feet to 11,950-square feet and 6 common areas from a 42.731-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on FM 548 at University Drive. The request is scheduled for City Plan Commission Hearing January 21, 2021.

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

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

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

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is 132.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

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

14. Provide a turn-around per the City of Dallas Standards at the end of Street O. Section 51A-8.506(b).

15. Prior to final plat, coordinate with Department of Transportation for any ingress and egress requirements.

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

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

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

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

20. On the final plat, chose a new or different addition name. Platting Guidelines.

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

22. Prior to final plat, S201-556 (Haybrook Addition Phase 1) must be recorded in order to provide adequate ingress/egress to this currently proposed plat.

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

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. Must comply with DWU regulations for construction of utilities in the Dallas ETJ.

27. Contact the City of Dallas Addressing Manager and Kaufman County 9-1-1 Addressing Coordinator for help determining whether the street name and numbers shown are correct. Sections 51A-8.403(a)(1)(A)(xii)

AERIAL S201-557 N

PRELIMINARY PLAT
HAYBROOK
PHASE 2
LOTS 12-28, BLOCK 2; LOTS 27-55, BLOCK 3; LOTS 1-26, BLOCK 12; LOTS 1-30, BLOCK 13; LOTS 1-13, BLOCK 14; LOTS 1-12, BLOCK 16
133 SINGLE FAMILY LOTS
21.942 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO. 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-557
22 December 2020
SHEET 1 OF 2
PURPOSE OF PLAT
TO CREATE 133 RESIDENTIAL LOTS FROM A 21.942-ACRE TRACT OF LAND CONVEYED TO HAYBROOK
GENERAL NOTES:
1. All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" per Section 51A-8.617(i) of the Dallas Development Code Ordinance No. 24843 unless otherwise noted.
2. Easements abutting property lines are hereby established unless otherwise noted. Encroaching easements approved by the City of Dallas are permitted without separate instrument.
3. Basis of Bearing is the south line of Knochridge Phase 2B, according to the Plat thereof recorded in Document No. 20190100001, Official Public Records, Kaufman County, Texas.
4. All Utility Easements and Drainage easements shall be kept clear of fences, buildings, plantings and other obstructions that may interfere with the operation of the utility, unless otherwise noted.
5. Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83). Said coordinates may be brought to ground by applying the following combined scale factor: 1.00013.
6. All 1/2" iron rods found w/ yellow plastic caps are controlling monuments.
7. No structures exist within the boundaries of the property.
LEGEND
Point of Curvature or Tangency on Center Line
1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
1/2" iron rod found (unless otherwise noted)
Acre
Building Line
Center Line
Control Monument
Drainage Easement
Easement
Line No.
Square Feet
Utility & Telecommunications Easement
Water Easement
Positive Overflow Easement
Official Public Records, Kaufman County, Texas
Map Records, Kaufman County, Texas
Deed Records of Kaufman County, Texas
VICINITY MAP
NOT TO SCALE
MAPSCO PAGE 8, 128 (68 & 6C)
PROJECT
Owner/Applicant:
DEVONSHIRE ANNEX (HORTON) ACQUISITIONS, LLC
923 N. Pennsylvania Ave.
Winter Park, FL 32789
407-628-8488
Engineer/Surveyor:
J. VOLK CONSULTING, INC.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.1100
TBPLS No.: 10194033
J. VOLK consulting
SCALE: 1" = 60'
REMAINDER OF
DEVONSHIRE ANNEX (HORTON) ACQUISITIONS, LLC
DOCUMENT NO. 20150227215
VOLUME 2, PAGE 24
D.R.K.C.T.
DEVONSHIRE ANNEX (HORTON) ACQUISITIONS, LLC
DOCUMENT NO. 20150227215
VOLUME 2, PAGE 24
D.R.K.C.T.
DEVONSHIRE PHASE 2B
DOCUMENT NO. 20190100001
M.R.K.C.T.
DEVONSHIRE PHASE 2A
DOCUMENT NO. 20180100001
M.R.K.C.T.
DEVONSHIRE VILLAGE 2D
DOCUMENT NO. 20180100001
CABINET A, SLIDE 377
M.R.K.C.T.
POINT OF BEGINNING
POINT OF COMMENCING
BELMAN LANE
BIDEFORD WAY
TORRINGTON LANE
STREET A
STREET B
STREET C
STREET D
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
FUTURE DEVELOPMENT
BLOCK 2
BLOCK 3
BLOCK 8
BLOCK 9
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 16
COMMON AREA G & DRAINAGE EASEMENT
COMMON AREA F & DRAINAGE EASEMENT
S45°51'37"E 1056.97'
N45°50'46"W 695.09'
S45°50'46"E 810.11'
N45°36'06"W 120.00'
N45°36'06"W 170.00'
N44°23'54"E 771.00'
N44°19'38"E 1924.47'
N34°45'53"W 110.24'
N34°45'53"W 220.20'
N32°08'10"W 134.80'
N44°19'38"E 458.86'
N44°19'38"E 123.31'
S45°50'46"E 117.30'
S45°50'46"E 117.30'
S45°50'46"E 117.30

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEING a tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286, Kaufman County, Texas and being part of those tracts of land described as Tract 1 and Tract 2 in Deed to Chip Shipman and Martha A. Shipman, as recorded in Volume 4120, Page 450 (Document No. 2019-00201910), Deed Records, Kaufman County, Texas and being more particularly described as follows:

COMMENCING at a fence corner post found in the northeast line of DEVONSHIRE VILLAGE 2B, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2016-0015991, Map Records, Kaufman County, Texas, at the most westerly corner of said Tract One in Deed to Devonshire Annex (West) ASLI VIII-1K, LLC, as recorded in Volume 4053, Page 26 (Document No. 2019-00214715), Deed Records, Kaufman County, Texas;

THENCE South 45 degrees 51 minutes 37 seconds East, with the common northeast line of said Addition and southwest line of said Devonshire Annex (Norton) ASLI VIII-1K, LLC tract, a distance of 19.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land described herein;

THENCE North 44 degrees 23 minutes 54 seconds East, leaving said common line, a distance of 713.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 36 minutes 06 seconds East, a distance of 170.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds West, a distance of 6.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 36 minutes 06 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds West, a distance of 384.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 52 degrees 37 minutes 46 seconds East, a distance of 76.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 32 degrees 08 minutes 10 seconds East, a distance of 134.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 34 degrees 26 minutes 27 seconds East, a distance of 50.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 06 minutes 17 seconds, a radius of 750.00 feet and a chord bearing and distance of South 57 degrees 57 minutes 30 seconds West, 1.37 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 1.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 57 degrees 49 minutes 37 seconds West, a distance of 13.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 34 degrees 48 minutes 53 seconds East, a distance of 229.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 78 degrees 04 minutes 36 seconds East, a distance of 14.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 35 minutes 48 seconds, a radius of 510.00 feet and a chord bearing and distance of North 59 degrees 28 minutes 14 seconds East, 5.31 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 5.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE Northwesterly, with said curve to the left, an arc distance of 1.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 10 minutes 08 seconds, a radius of 460.00 feet and a chord bearing and distance of South 59 degrees 41 minutes 05 seconds West, 1.36 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 1.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 12 degrees 06 minutes 24 seconds West, a distance of 13.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 34 degrees 45 minutes 53 seconds East, a distance of 110.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE Southwesterly, with said curve to the left, an arc distance of 65.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 340.00 degrees and a chord bearing and distance of South 47 degrees 42 minutes 40 seconds West, 39.30 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 39.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds West, a distance of 94.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 80 degrees 54 minutes 22 seconds, a radius of 250.00 feet and a chord bearing and distance of South 03 degrees 56 minutes 44 seconds West, 324.41 feet;

THENCE Southerly, with said curve to the left, an arc distance of 353.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South, 44 degrees 09 minutes 14 seconds West, a distance of 123.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 50 minutes 46 seconds West, a distance of 28.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 09 minutes 14 seconds West, a distance of 459.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common southwest line of the above mentioned Tract 1 and northeast line of a 20.000 acre tract of land described as Tract Two in the Plat thereof recorded in Document NO. 2017-0027947 (Cabinet 3, Slide 372), Map Records, Kaufman County, Texas;

THENCE North 45 degrees 51 minutes 37 seconds West, a distance of 1,056.97 feet to the POINT OF BEGINNING and containing 21.942 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Developer (Dallas) ASLI VIII-1, LLC, acting herein through its duly authorized agent, does hereby adopt this plan designating the herein described property as **HAYBROOK - PHASE 2**, an addition to the City of Kaufman, Texas, and do hereby dedicate in fee simple the streets, alleys, parks, and public use areas shown thereon. The streets and alleys are dedicated for the use of the public for all public purposes for the City of Kaufman and the public utilities, forever. The fire lanes are dedicated for the mutual use and access of all the public utilities desiring to use or using the same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements and shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Every public utility shall have the right of ingress and egress to and from its easements for the purpose of reading meters and for making repairs, servicing and other purposes ordinarily performed by that utility.

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

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

Witness, my hand at Dallas, Texas, this _____ day of _____, 20__.

DEVONSHIRE ANNEX (NORTON) ASLI VIII-1K, LLC, a Delaware limited liability company

By: Devonshire Annex (Dallas) ASLI VIII-1K JV, LLC
a Delaware limited liability company, its sole Member

By: APC ASLI VIII GP, LLC
a Delaware limited liability company, its Managing Member

By: Avanti Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APC III GP, LLC
a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

DEVONSHIRE ANNEX (DALLAS) ASLI VIII-1K JV, LLC
a Delaware limited liability company

By: APC ASLI VIII GP, LLC
a Delaware limited liability company, its Managing Member

By: Avanti Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APC III GP, LLC
a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

DEVONSHIRE VILLAGE 2B ASLI VIII-1K, LLC
a Delaware limited liability company

By: APC ASLI VIII GP, LLC
a Delaware limited liability company, its Managing Member

By: Avanti Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APC III GP, LLC
a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (or _____) 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, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this _____ day of _____, 20__.

_____
Notary public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other documentation, evidence collected on the ground during field operations and other documentation, evidence collected on the ground during field operations and other

CITY PLAN COMMISSION **THURSDAY JANUARY 21, 2021**

FILE NUMBER: S201-558 **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: University Drive, north of FM 548

DATE FILED: December 23, 2020 **ZONING:** NA

CITY COUNCIL DISTRICT: NA **SIZE OF REQUEST:** 27.380-acres **MAPSCO:**127-5F

OWNER: Devonshire Annex (Horton) ASLI VIII-IX, LLC

REQUEST: An application to create a 156 single family lot subdivision with lots ranging in size from 4,759-square feet to 10,831-square feet and 2 common areas from a 27.380-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on University Drive.

SUBDIVISION HISTORY:

1. S201-557 is a request west of the present request to create a 132 single family lots subdivision with lots ranging in size from 4,800-square feet to 12,368-square feet from a 21.94-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Belman Lane, south of University Drive. The request is scheduled for City Plan Commission Hearing January 21, 2021.

2. S201-556 is a request south of the present request An application to create a 175 single family lots subdivision with lots ranging in size from 4,878-square feet to 11,950-square feet and 6 common areas from a 42.731-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on FM 548 at University Drive. The request is scheduled for City Plan Commission Hearing January 21, 2021.

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

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

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

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is 156 and 2 common areas.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

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

14. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or Street easement) at the intersection of all interior street. Section 51A 8.602(d)(1).

15. Prior to final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

16. Provide Right–Of-Way, design, and construction for a deceleration/acceleration Lane if the Traffic Impact Study (TIS) justifies this need.

17. Provide a turn-around per the City of Dallas Standards at the end of all dead-end street. Section 51A-8.506(b).

18. Prior to final plat, coordinate with Department of Transportation for any ingress and egress requirements.

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

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

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

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

23. On the final plat, chose a new or different addition name. Platting Guidelines.

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

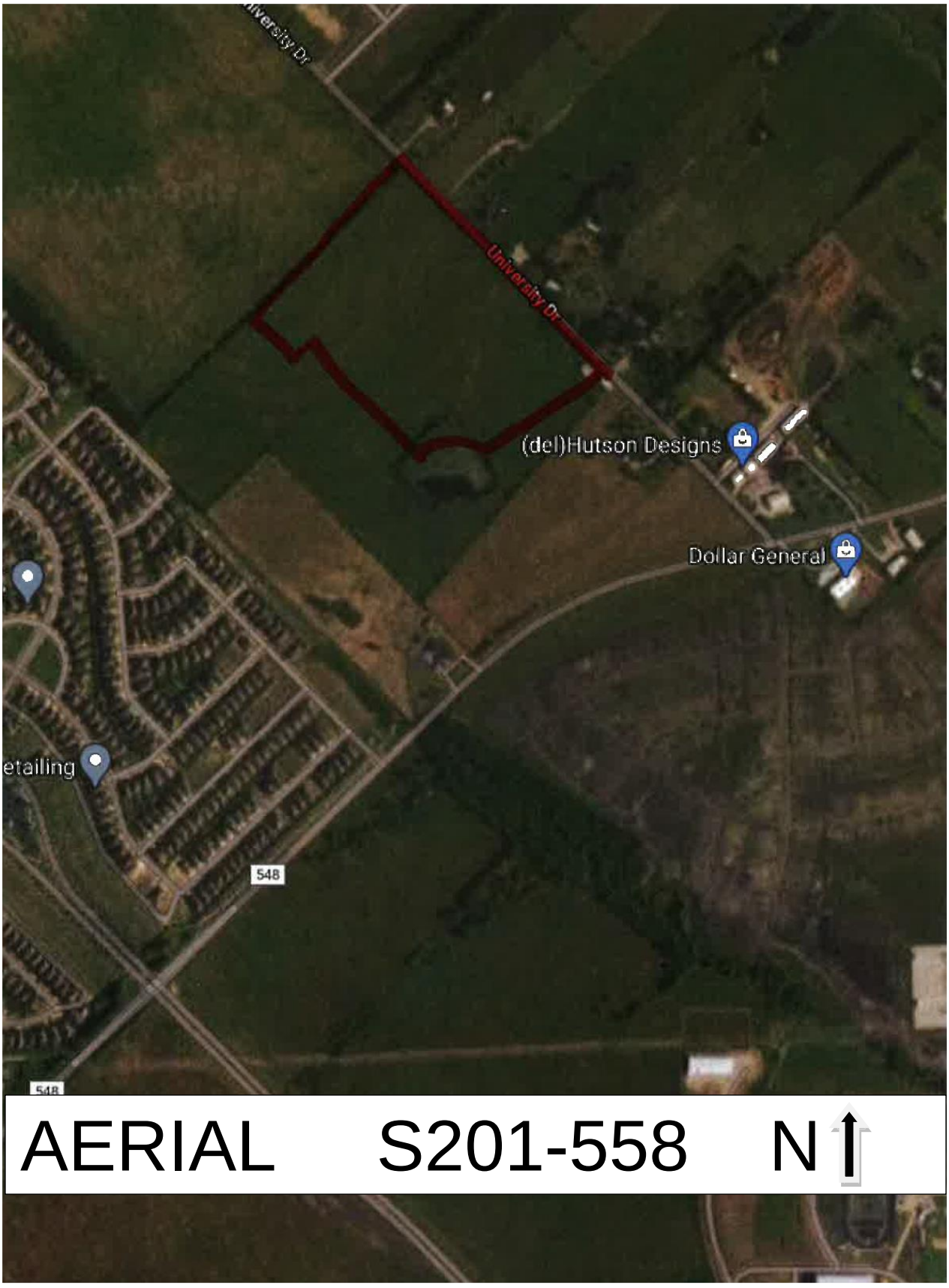
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

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

27. 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.

28. Must comply with DWU regulations construction of utilities in Dallas ETJ.

29. Contact the City of Dallas Addressing Manager and Kaufman County 9-1-1 Addressing Coordinator for help determining whether the street name and numbers shown are correct. Sections 51A-8.403(a)(1)(A)(xii)



AERIAL S201-558 N

PRELIMINARY PLAT
HAYBROOK
PHASE 3
LOTS 9-20, BLOCK 1; LOTS 7-26, BLOCK 10;
LOTS 1-22, BLOCK 11; LOTS 1-27, BLOCK 14;
LOTS 1-22, BLOCK 15; LOTS 3-27, BLOCK 16;
156 SINGLE FAMILY LOTS AND
2 COMMON AREAS
27.380 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO. 286
CITY OF DALLAS (ETJ)
KAUFMAN COUNTY, TEXAS
TXEN NO. 5503-558
22 December 2020
SHEET 1 OF 2
PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE RESIDENTIAL LOTS FROM A TRACT OF LAND CONVEYED TO HAYBROOK
GENERAL NOTES:
LEGEND
VICINITY MAP
NOT TO SCALE
MAPSCO PAGE B 128 (GB & GC)
PROJECT
POINT OF BEGINNING
POINT OF COMMENCING
UNIVERSITY DRIVE
STREET A
STREET C
STREET D
STREET J
STREET K
STREET N
STREET P
STREET Q
Owner/Applicant:
DEVONSHIRE ANNEX (HORTON) LLC
Ryan Horton
923 N. Pennsylvania Ave.
Winter Park, FL 32789
407-628-8488
Engineer/Surveyor:
J. VOLK CONSULTING, INC.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-516-0101
TBPLS NO.: 10194033
J. VOLK consulting

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEING a tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286, Kaufman County, Texas, and being all of that tract of land described as Tract One in Deed to Devonshire Annex (Horton) ASLI VIII-K, LLC, as recorded in Volume 6130, Page 460, (Document No. 2019-0201093), Deed Records, Kaufman County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the southeast line of Knoxbridge Road, (variable width right-of-way) at the most northerly corner of said Devonshire Annex (Horton) ASLI VIII-K, LLC tract and most easterly corner of that tract of land described as Tract One in Deed to Devonshire Annex (West) ASLI VIII-K, LLC, as recorded in Volume 6053, Page 26 (Document No. 2019-0201475), Deed Records, Kaufman County, Texas;

THENCE Southeasterly, with said southwest line, the following three (3) courses and distances:

South 45 degrees 52 minutes 23 seconds East, a distance of 23.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land herein described;

South 45 degrees 52 minutes 23 seconds East, a distance of 356.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 45 degrees 28 minutes 11 seconds East, a distance of 1,096.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds East, a distance of 1,191.33 feet to the POINT OF BEGINNING and containing 27.380 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Devonshire Annex (Horton) ASLI VIII-K, LLC, acting by and through the duly authorized agent, does hereby adopt this plan designating the herein described property as **HAYBROOK, PHASE 3** an addition to the City of Kaufman, Texas, and do hereby dedicate in fee simple to the public use forever, the streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utility providers shall have the right to maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding or removing all or parts of its respective systems without the necessity of any time of procuring permission from anyone. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. The easements shown shall be for mutual use and accommodation of the district and subject to its written approval, easements may be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the district's use thereof, if approved by Kaufman County Municipal Utility District No. 3. Kaufman County Municipal Utility District No. 3 shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, shown thereon reserved for the purposes indicated. All and any public utilities given the right to maintenance, or efficiency of its respective system in the easements and all public utilities private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for ingress/egress to the water main and wastewater easements. It is agreed that the placing of water and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

Witness, my hand at Dallas, Texas, this _____ day of _____, 20__.

DEVONSHIRE ANNEX (HORTON) ASLI VIII-K, LLC, a Delaware limited liability company

By: Devonshire Annex (Dallas) ASLI VIII-K JV, LLC
a Delaware limited liability company, its sole Member

By: APG ASLI VIII GP, LLC
a Delaware limited liability company, its Managing Member

By: Avanti Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC
a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

DEVONSHIRE ANNEX (RIGHTON) ASLI VIII-K, LLC, a Delaware limited liability company

By: Devonshire Annex (Dallas) ASLI VIII-K JV, LLC
a Delaware limited liability company, its sole Member

By: APG ASLI VIII GP, LLC
a Delaware limited liability company, its Managing Member

By: Avanti Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC
a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

By: APG ASLI IX GP, LLC
a Delaware limited liability company, its Managing Member

By: Avanti Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC
a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (or _____) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this _____ day of _____, 20__.

_____
Notary public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, that the corner monuments shown thereon were properly placed under my supervision, in accordance with the Platting Rules and Regulations of the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. To the best of my knowledge, this plat is true and correct and was prepared in accordance with the City of Dallas Development Code, Sec. 51A-8.617 (d)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20__.

FOR REVIEW PURPOSES ONLY. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, 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 expressed and in the capacity therein stated.

_____
Notary public for and in the State of Texas

My commission expires: _____

GENERAL NOTES:

1. All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" set for corner.
2. Development of this property is subject to the Kaufman County Municipal Utility District No. 3 Development Code Ordinance No. 24843 unless otherwise noted.
3. Basis of Bearing is the south line of Knoxbridge Road, being North 45 degrees 52 minutes 23 seconds West, according to the plat of Devonshire Phase 1C, as recorded in Cabinet A, Page 98, Map Records, Kaufman County, Texas.
4. All Utility easements and Drainage easements within this platted subdivision are hereby dedicated to the public use forever.
5. Coordinates shown hereon refer to Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinates (NAD83/2011).
6. All 1/2" iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.

PRELIMINARY PLAT
HAYBROOK
PHASE 3

LOTS 9-20, BLOCK 1; LOTS 7-26, BLOCK 10;
LOTS 1-43, BLOCK 11; LOTS 7-30, BLOCK 14;
LOTS 1-22, BLOCK 15; LOTS 1-37, BLOCK 16;
1 NON-RESIDENTIAL LOT
2 COMMON AREAS
27.380 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-558

22 December 2020
SHEET 2 OF 2

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Corporate Parkway, Suite 300
Plano, Texas 75074
972.201.3100
TBPLS NO.: 10194603

Owner/Applicant:
DEVONSHIRE ANNEX (RIGHTON)
ASLI VIII-K, LLC
923 Howell Park Ave.
Winter Park, FL 32789
407-628-8488

J. VOLK
consulting
PROFESSIONAL LAND SURVEYING
830 Corporate Parkway, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. # 10194603

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

FILE NUMBER: S201-559 **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: Prairie Avenue, northwest of Munger Avenue.

DATE FILED: December 24, 2020 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.2465-acre **MAPSCO:** 35W

APPLICANT/OWNER: 1921 Lydia LLC, A Texas Limited Liability Company

REQUEST: An application to replat a 0.2465-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, northwest of Munger Avenue.

SUBDIVISION HISTORY:

1. S201-544 was a request northwest of the present request to replat a 0.2984-acre tract of land containing all of Lots 13 and 14 in City Block A/653 to create one lot on property located on Prairie Avenue, southeast of Drees Street. The request was approved December 17, 2020 but has not been recorded.

2. S190-091 was a request northwest of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 in City Block D/653 to create a 12-lot Shared Access Development with lots ranging in size from 1,388 square feet to 1,542 square feet on property located on Prairie Avenue, north of Monarch Street. The request was approved February 20, 2020 but has not been recorded.

3. S189-224 was a request northwest of the present request to replat a 0.30-acre tract of land containing part of Lot 22 in City Block A/653 to create a seven lot Shared Access Development with lots ranging in size from 1,486-square feet to 2,603-square feet on property located on Prairie Avenue, west of Deer Street. The request was approved June 20, 2019 but has not been recorded.

4. S189-206 was a request south of the present request to replat a 0.632-acre tract of land containing part of Lot 29 and all of Lot 30 in City Block C/653 to create one lot on property located on Munger Avenue, south of North Prairie Avenue. The request was approved June 6, 2019 but has not been recorded.

5. S189-139 was a request north of the present to replat a 0.149-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, south of Monarch Street. The request was approved March 21, 2019 and recorded November 1, 2019.

6. S189-112 was a request southwest of the present request to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue. The request was approved February 21, 2019 but has not been recorded.

7. S189-087R was a request southwest of the present request to create a 14-lot Shared Access Development with lots ranging in size from 1,201.51 square feet to 2,371.98 square feet from a 0.48-acre tract of land containing all of Lot 1 in City Block C/667 on property located at Munger Avenue and Annex Avenue, north corner. The request was approved January 17, 2019 but has not been recorded.

8. S178-323 was a request northwest of the present request to replat a 0.406-acre tract of land containing all of Lot 37 and part of Lots 34 and 35 in City Block D/653 to create one lot on property located on Prairie Avenue, northwest of Monarch Street. The request was approved October 18, 2018 but has not been recorded.

9. S178-237 was a request northeast of the present request an application to replat a 2.1155-acres tract of land containing all of Lots 17 through 26 in City Block 4/673 to create one lot on property located on Monarch Street, between Bennett Avenue and Garrett Avenue. The request was approved July 19, 2018 but has not been recorded.

10. S178-236 was a request north of the present request to replat a 0.205-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Monarch Street at Prairie Avenue, southeast corner. The request was administratively approved July 2, 2018 and recorded December 17, 2019.

11. S178-206 was a request southwest of the present request to replat a 0.5004-acre tract of land containing part of Lot 3 and all of Lot 4 in City Block C/667 to create a 16-lot shared access development on property located between Munger Avenue and Monarch Street, east of Annex Avenue. The request was approved June 7, 2018 and recorded September 5, 2019.

12. S178-205 was a request northwest to replat a 0.293-acre tract of land containing part of Lots 34 and 35 to create one lot on property located on Prairie Avenue at Monarch Street, west corner. The request was administratively approved May 24, 2018 but has not been recorded.

13. S178-160 was a request east of the present request to replat a 0.29-acre tract of land containing part of Lots 6 and 7 in City Block A/653 to create an 8-lot shared access area development ranging in size from 1,500 square feet to 1,782 square feet on property located southeast of Monarch street, between Prairie Avenue and Westburg Avenue. The request was approved April 19, 2018 and recorded May 31, 2019. S178-160APM was recorded November 26, 2019.

14. S178-149 was a request northeast of the present request to replat 0.43-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block A/653 to create one lot on property located on Prairie Avenue at Monarch Street, west of Westburg Alley. The request was approved April 5, 2018 but has not been recorded.

15. S178-096 was a request west of the present request to replat a 0.149-acre tract of land containing part of Lot 32 in City Block C/653 to create one lot on Monarch Street southwest of Prairie Street. The request was approved March 1, 2018 and recorded December 26, 2018.

16. S167-278 was a request south of the present request to replat a 0.5004-acre lot containing part of Lot 3 and all of Lot 4 in City Block C/667 to create one lot on property located 4621 and 4625 Munger Avenue, north of Annex Avenue. The request was approved September 28, 2017 and was withdrawn April 26, 2018.

17. S167-088 was a request northwest of the present request to 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue. The request was approved February 16, 2017 and was recorded October 26, 2017.

18. S156-287 was a request south of the present request to replat a 0.498-acre tract of land containing part of Lots 7 and 8 in City Block B/652 to create one lot on property located on Munger Avenue, northeast of Annex Avenue. The request was approved October 6, 2016 and recorded May 21, 2018.

19. S156-284 was a request southwest of the present request to replat a 0.434-acre tract of land containing part of Lot 1 in City Block 1/700 to create one lot on property located at 4636 Ross Avenue. The request was approved October 6, 2016 and recorded October 30, 2017.

20. S156-268 was a request northwest of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue. The request was approved September 15, 2016 and withdrawn January 24, 2020.

21. S156-145 was a request north of the present request to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on Fitzhugh Avenue, between Fuqua Street and Chambers Street. The request was approved April 21, 2016 and was recorded January 20, 2017.

22. S156-027 was a request northeast of the present request to replat a 5.474-acre tract of land being four tracts of land described as follows: Tract 1 being a 2.486-acre tract of land containing all of Lots 1 through 10 and a 20-foot alley to be abandoned in City Block 2/692 to be replatted into one 2.486-acre lot. Tract 2 being a 0.431-acre tract of land containing all of Lots 4 and 5 in City Block 3/693 to be replatted into one 0.431-acre lot. Tract 3 being a tract of land containing all of Lots 7, 8, 9, 9A, 10, and 10A in City Block 3/693 to be replatted into one 1.142-acre lot. Tract 4 being a tract of land containing all of Lots 15, 16, 17, 18, 19, 20, and 21 in City Block D/1491 to be replatted into one 1.415-acre lot. All property generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue and

Monarch Street. The request was approved on December 3, 2015 and recorded January 18, 2018.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

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

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or Street easement) from the established centerline of Prairie Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

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

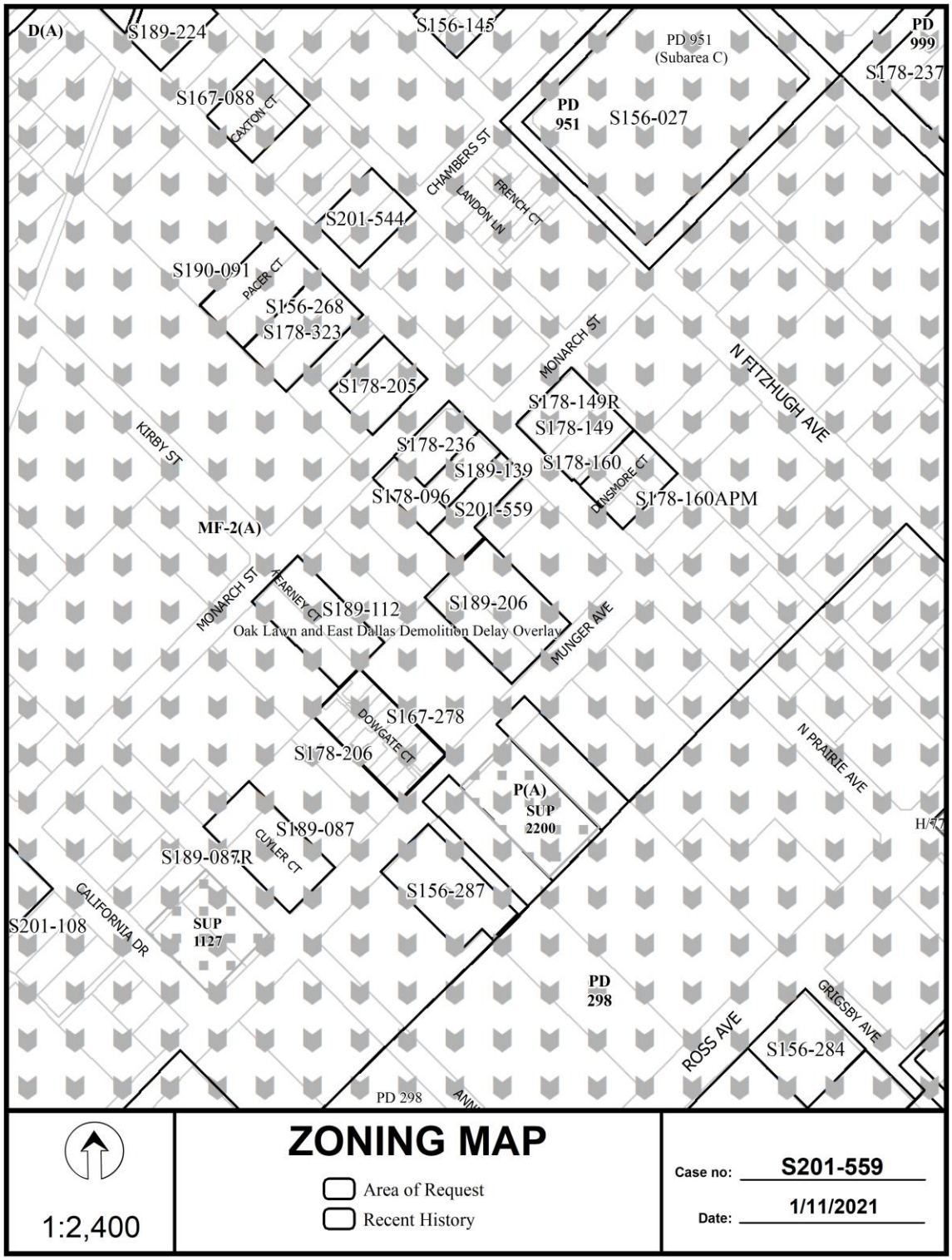
17. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

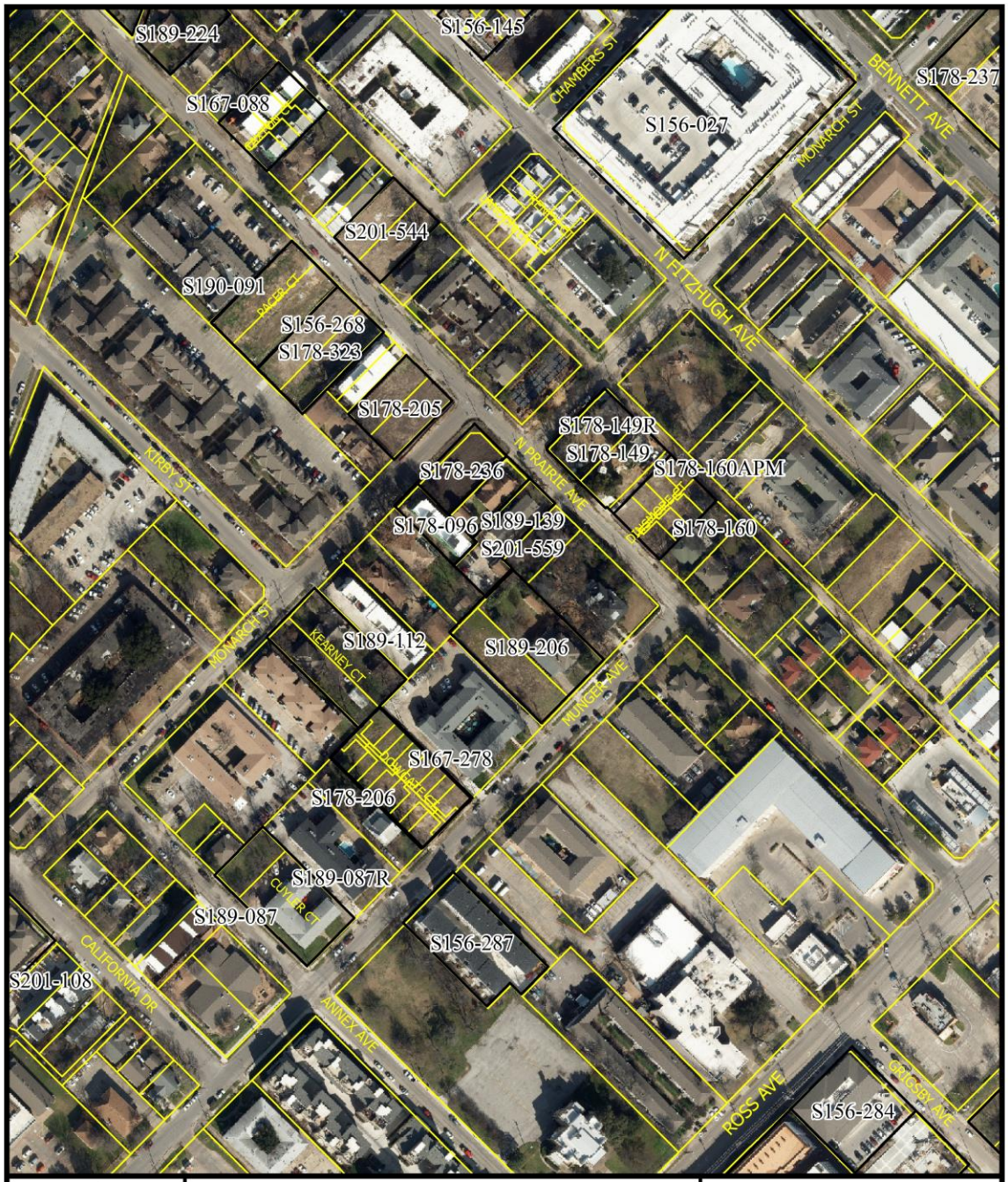
18. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

19. On the final plat, change “Harry Avenue per plat” to “F.K.A. Harry Avenue”. Section 51A-8.403(a)(1)(A)(xii)

20. On the final plat, change “Fakes avenue per plat” to “F.K.A. Fakes Avenue”. Section 51A-8.403(a)(1)(A)(xii)

21. On the final plat, identify the property as Lot 31C in City Block C/653. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


D(A)
S189-224
S156-145
PD 951
(Subarea C)
PD
999
S178-237
S167-088
CAXTON CT
PD
951
S156-027
CHAMBERS ST
FRENCH CT
LANDON LN
S201-544
S190-091
PACER CT
S156-268
S178-323
S178-205
MONARCH ST
N FITZHUGH AVE
S178-149R
S178-149
KIRBY ST
S178-236
S189-139
S178-160
DINSMORE CT
S178-096
S201-559
S178-160APM
MF-2(A)
MONARCH ST
KEARNEY CT
S189-112
S189-206
Oak Lawn and East Dallas Demolition Delay Overlay
MUNGER AVE
S167-278
DOWGATE CT
S178-206
N PRAIRIE AVE
P(A)
SUP
2200
S189-087
CUYLER CT
S189-087R
S156-287
CALIFORNIA DR
S201-108
SUP
1127
PD
298
ROSS AVE
GRIGSBY AVE
S156-284
PD 298
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S201-559
Date: 1/11/2021



AERIAL MAP

1:2,400

Area of Request

Recent History

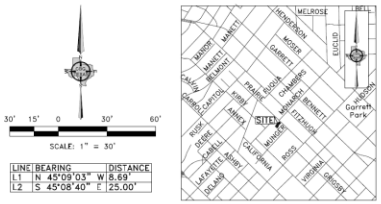
Case no: S201-559

Date: 1/11/2021

S201-559

8(h)

City Plan Commission Date: 01/21/2021



LINE	BEARING	DISTANCE
L1	N 45°09'03" W	8.69'
L2	S 45°08'40" E	25.00'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS,1921 Lydia LLC, a Texas limited liability Company is the owner of a 0.2465 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and also being a part of Lot 31 and a part of Lot 32, Block C/653, of Fakes Park Place, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 106, Map Records, Dallas County, Texas, same being that tract of land conveyed to 1921 Lydia LLC, a Texas limited liability Company, by General Warranty Deed, recorded in Instrument Number 202000191809, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found for corner, said corner being in the North corner of Yaltr North Prairie Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201900338488, Official Public Records, Dallas County, Texas, same being the intersection of the Northeast right-of-way line of Monarch Street (a 50 foot right-of-way), and the Southwest right-of-way line of Prairie Avenue (a variable width right-of-way);

THENCE South 45 degrees 08 minutes 40 seconds East, along the Southwest Right-of-Way line of said Prairie Avenue, a distance of 120.12 feet to 1/2 inch iron set with yellow cap stamped 'CBG Surveying' for corner said corner being the East corner of Acacia Prairie Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201900294049, Official Public Records, Dallas, Texas and being the POINT OF BEGINNING of that tract herein described;

THENCE South 45 degrees 08 minutes 40 seconds East, along the Southwest right-of-way line of said Prairie Avenue, a distance of 54.89 feet to a 1/2 inch iron rod set with yellow cap stamp 'CBG Surveying" for corner, said corner being the North corner of a Lot A, Block C/653, S.G. Martin Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 12, Page 175, Map Records, Dallas County, Texas, Map Records, Dallas County, Texas;

THENCE South 44 degrees 07 minutes 25 seconds West, along the Northwest line of said S.G. Martin Subdivision, a distance of 117.75 feet to a 1/2 inch iron rod set with yellow cap stamped 'CBG Surveying' said corner being the West corner of Lot A, Block C/653, of said S.G. Martin Subdivision;

THENCE South 45 degrees 09 minutes 03 seconds West, along the Southwest line of said Lot A, a distance of 25.00 feet to a 1/2 inch iron set with yellow cap stamped 'CBG Surveying' for corner, said corner being along the Southwest line of said Lot A, same being the North corner of a tract of land conveyed to YNS Services LLC, a Delaware Limited Liability Company, by Special Warranty Deed recorded in Instrument Number 202000154443, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears South degree 24 minutes 33 seconds West, a distance of 1.00 feet for witness;

THENCE South 44 degrees 28 minutes 08 seconds West, along the Northwest line of said YNS Services LLC tract, a distance of 60.28 feet to a 1/2 inch iron rod set with yellow cap stamped 'CBG Surveying' said corner being the East corner of a tract of land conveyed to Roberto Carlos Alcala and Maribel Alcala, by Special Warranty Deed, recorded in Instrument Number 201600030136, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found on-line in a Southwesterly direction, a distance of 0.43 feet for witness;

THENCE North 45 degrees 04 minutes 01 seconds West, along the Northeast line of said Alcala tract, a distance of 70.00 feet to a 1/2 inch iron set with yellow cap stamped 'CBG Surveying' for corner, said corner being the South corner of a Monarch Place Condominiums, an Addition to the City of Dallas, according to the Plat thereof recorded in Instrument Number 201800334547, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 03 minutes 16 seconds East, along the Southeast line of said Monarch Place Condominiums Addition, distance of 50.21 feet to a "x" cut set in concrete for corner, said corner being the East corner of said Monarch Place Condominiums Addition;

THENCE North 45 degrees 09 minutes 03 seconds West, along the Northeast line of said Monarch Place Condominiums Addition, a distance of 8.69 feet to a fence post found for corner, said corner being the South corner of said Acacia Prairie Addition;

THENCE North 43 degrees 46 minutes 22 seconds East, along the Northeast line of said Acacia Prairie Addition, a distance of 127.75 feet to the POINT OF BEGINNING an containing 10,736.74 square feet and or 0.2465 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, 1921 Lydia, LLC, acting by and through its duly authorized officer Aduon Olmez, does hereby adopt this plat, designating the herein described property as **PRAIRIE LYDIA ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

BY: _____
1921 Lydia, LLC (Owner)
Omer Kurt, (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Omer Kurt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

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

Dated this the _____ day of _____, 2020.

RELEASED FOR REVIEW 10/06/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

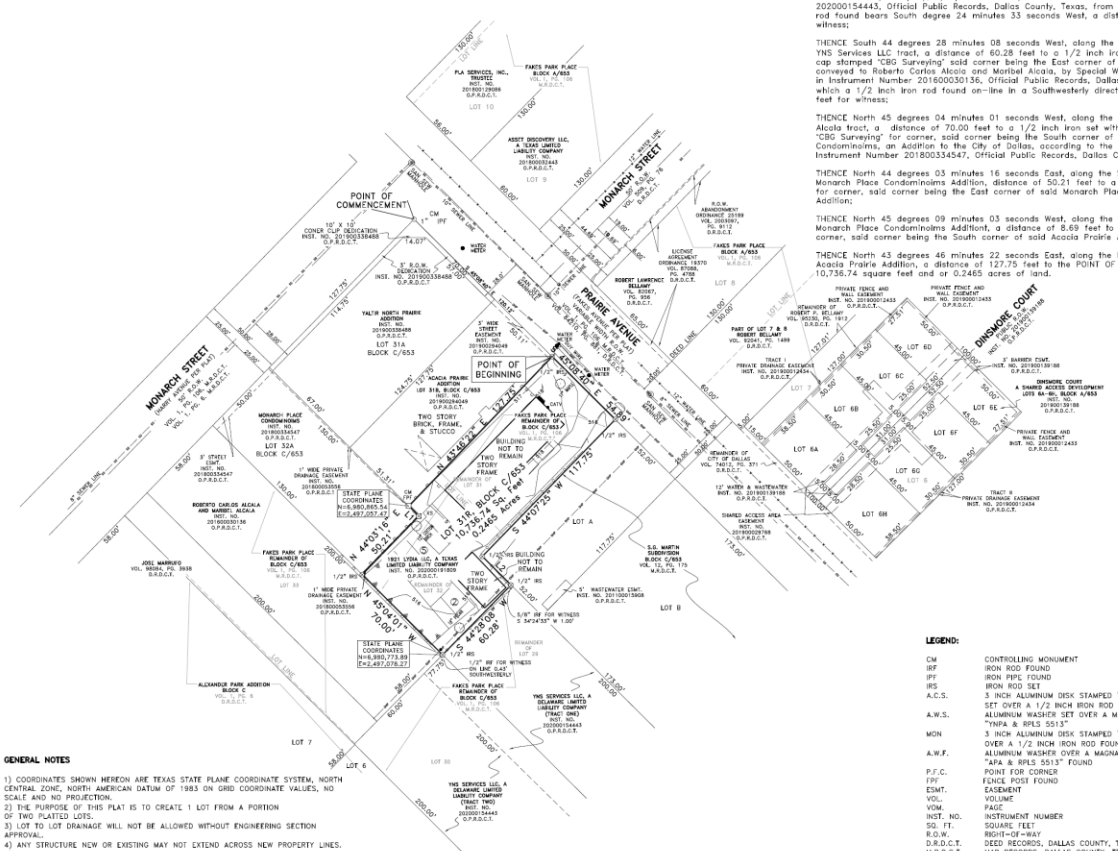
_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas



GENERAL NOTES

1) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A PORTION OF TWO PLATTED LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
A.C.S.	5 INCH ALUMINUM DISK STAMPED "YNPA" & "5513" SET OVER A 1/2 INCH IRON ROD SET
A.W.S.	ALUMINUM WASHER SET OVER A MAGNAIL STAMPED "YNPA & RPLS 5513"
MON	3 INCH ALUMINUM DISK STAMPED "APA" & "5513" OVER A 1/2 INCH IRON ROD FOUND
A.W.F.	ALUMINUM WASHER OVER A MAGNAIL STAMPED "APA & RPLS 5513" FOUND
P.F.C.	POINT FOR CORNER
FPF	FENCE POST FOUND
ESMT.	EASEMENT
VOL.	VOLUME
VOM.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER: 1921 LYDIA LLC,
A TEXAS LIMITED LIABILITY COMPANY
REPRESENTATIVE: OMER KURT
14300 N. CENTRAL EXPRESSWAY
CITY OF DALLAS, DALLAS COUNTY, TEXAS, 75206
205-826-6387

PRELIMINARY PLAT
PRAIRIE LYDIA ADDITION
LOT 31R, BLOCK C/653
BEING A REPLAT OF
PART OF LOTS 31 & 32, BLOCK C/653, FAKES PARK PLACE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-559

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgllctx.com

SCALE: 1"=30' / DATE: 09/30/2020 / JOB NO. 2016009 / DRAWN BY: JLA

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

FILE NUMBER: S201-555 **SENIOR PLANNER:** Mohammad H. Bordbar

LOCATION: Abbey Woods Lane, west of Braewood place

DATE FILED: December 23, 2020 **ZONING:** PD 562 (Tract 2)

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 1.906-acre **MAPSCO:** 5S

APPLICANT/OWNER: Raymond and Susan Doshier

REQUEST: An application to replat a 1.906-acre tract of land containing all of Lot 8A in City Block C/8212 to create three lots ranging in size from 0.521-acre to 0.701-acre on property located on Abbey Woods Lane, west of Braewood place.

SUBDIVISION HISTORY:

1. S023-084 was a request on the same property as the present request to replat a 1.906-acre tract of land containing all of Lots 8, 9, and 12 in City Block C/8212 to create one lot on property located on Abby Wood Lane, east of Glen Abbey Drive. The request was approved February 13, 2003 and recorded August 29, 2003.

2. S190-231 was a request northeast of the present request to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street).The request was approved October 1, 2020 but has not been recorded.

3. S190-202 was a request northeast of the present request to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street). The request was withdrawn before City Plan Commission Hearing on September 3, 2020.

PROPERTY OWNER NOTIFICATION: On January 5, 2021, 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 in the immediate area of the request have lot widths ranging from 95 feet to 175 feet and lot areas ranging from 21,623 square feet to 46,960 square feet. The request creates 3 lots with widths of 80 feet, 185 feet, and 138

feet and lot areas of 30,562 square feet, 29,765 square feet, and 22,697 square feet, respectively. (*please refer to the existing area analysis map*)

- The request is to subdivide the previously recorded plat (S023-084) which was to replat a 1.906-acre tract of land containing all of Lots 8, 9, and 12 in City Block C/8212 to create one lot on property located on Abby Wood Lane, east of Glen Abbey Drive and recorded August 29, 2003. *(History NO. 1).* This request creates 3 lots which bring the property to the original lot pattern prior to recordation of the mentioned plat.

- The request is in PD 562 (Tract 2), the minimum lot area for this Tract is 15,000 square feet and maximum number of dwelling is 54.

Staff concludes that the requested widths and areas are within the range of the properties in the immediate vicinity of the request and complies with Section 51A-8.503 and PD 562 (Tract 2); 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.

1. 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.

2. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

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

4. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

5. 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.

6. 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.”

7. 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

8. 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.

9. 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.

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

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).

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

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

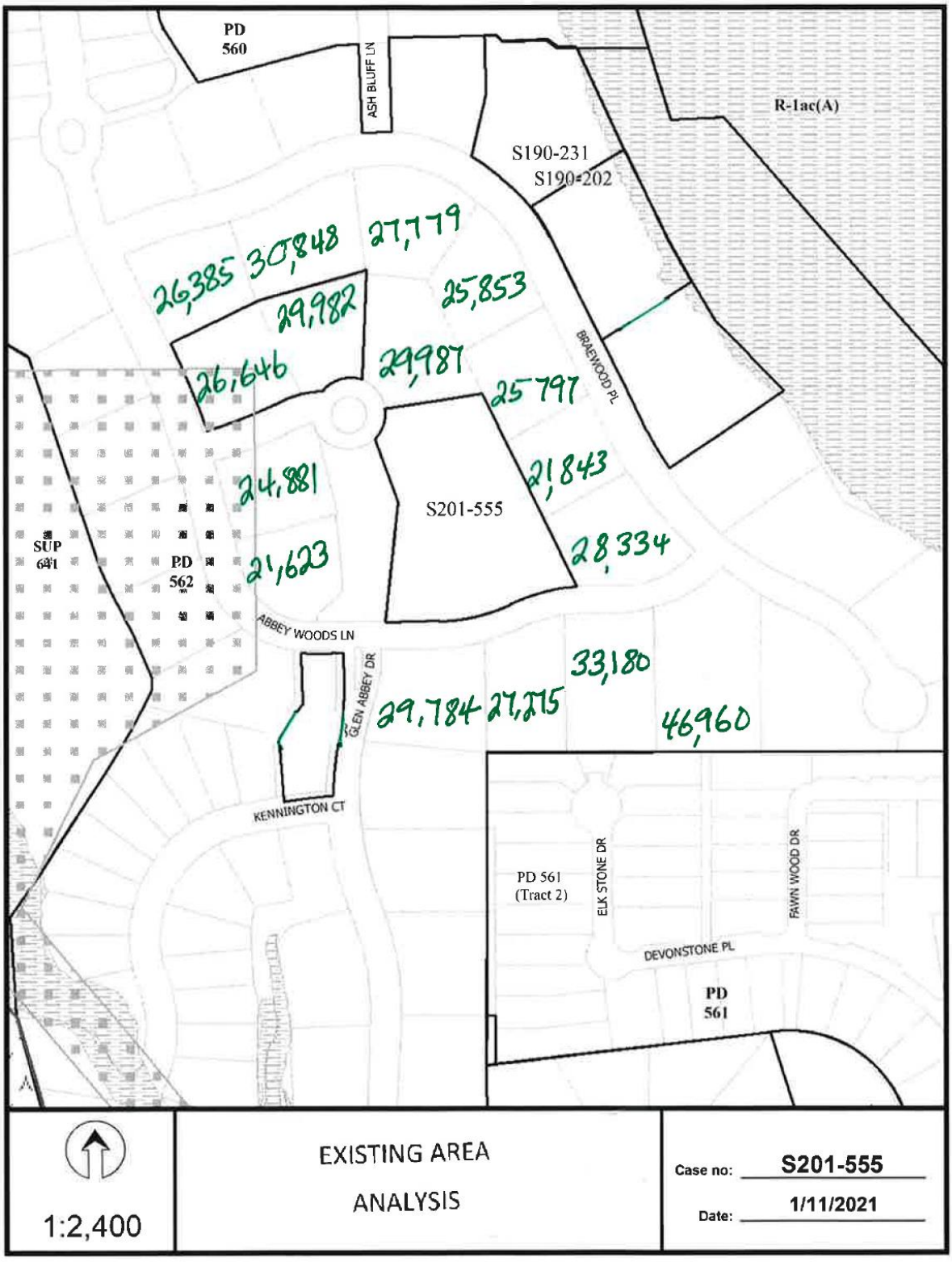
14. On the final plat, chose a new or different addition name. Platting Guidelines.

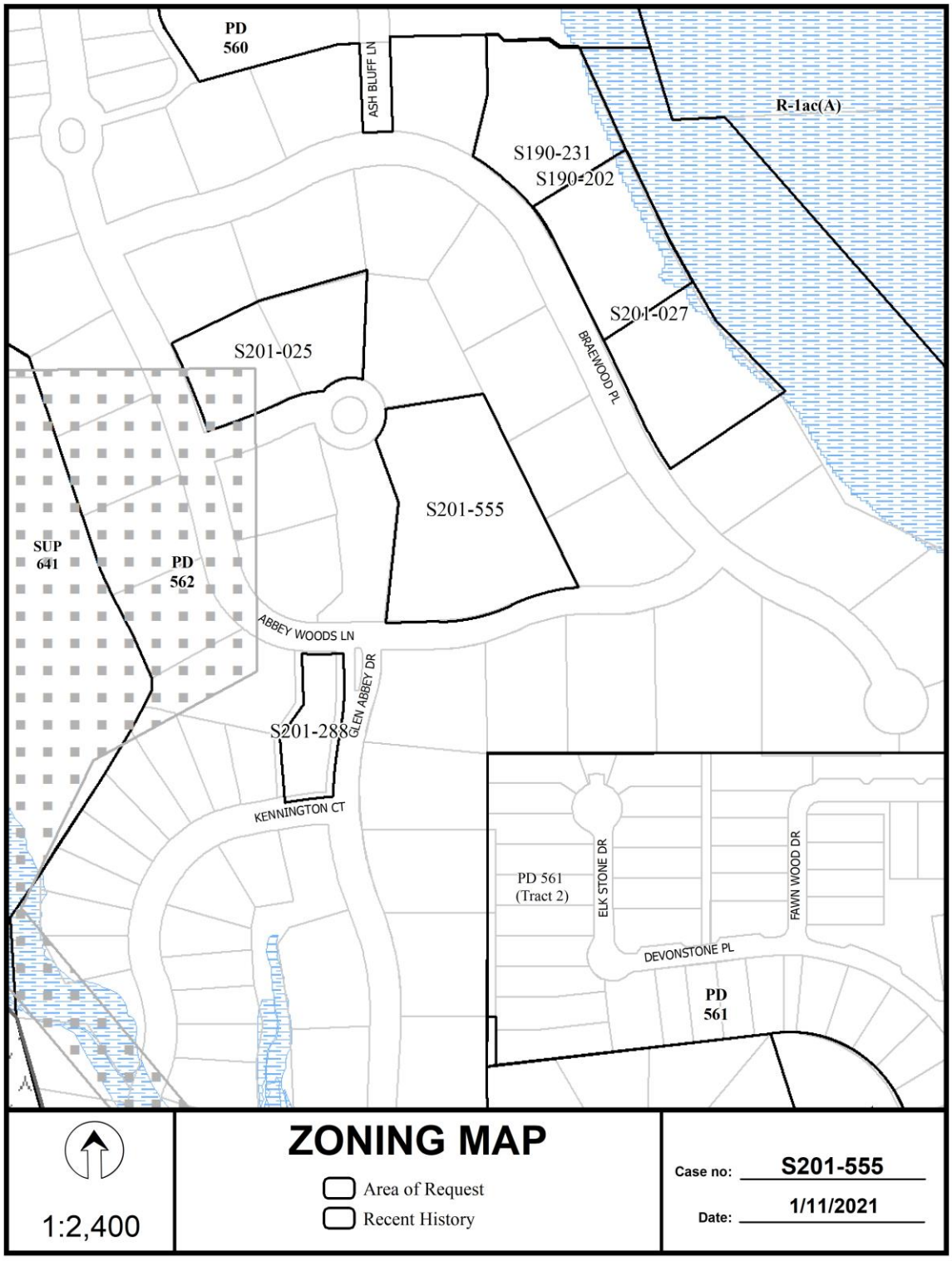
15. On the final plat, show abstract line location.

16. Prior to final plat, Verify Abbey Woods Lane is private street and provide copy of conveyance instrument Vol. 2000201, Page 1. Cited as Access, Service and Utility Easement. If public street, will need to address stone retaining wall in street.

17. On the final plat, add a label for “Glen Abbey Drive”. SEC. 51A-8.403. (a)(1)(A)(xii)

18. On the final plat, identify the property as Lot 8B through 8D in City Block C/8212. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 560
ASH BLUFF LN
R-1ac(A)
S190-231
S190-202
26,385
30,848
27,779
29,982
25,853
26,646
29,987
25,797
BRAEWOOD PL
24,881
21,843
S201-555
SUP 641
PD 562
21,623
28,334
ABBEY WOODS LN
33,180
GLEN ABBEY DR
29,784
27,215
46,960
KENNINGTON CT
PD 561 (Tract 2)
ELK STONE DR
FAWN WOOD DR
DEVONSTONE PL
PD 561
1:2,400
EXISTING AREA ANALYSIS
Case no: S201-555
Date: 1/11/2021


PD
560
ASH BLUFF LN
R-1ac(A)
S190-231
S190-202
S201-027
BRAEWOOD PL
S201-025
S201-555
SUP
641
PD
562
ABBEY WOODS LN
GLEN ABBEY DR
S201-288
KENNINGTON CT
PD 561
(Tract 2)
ELK STONE DR
FAWN WOOD DR
DEVONSTONE PL
PD
561
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S201-555
Date: 1/11/2021

ASH BLUFF LN
9
10
17
16
18
11
BRAEWOOD PL
SAGECLIFF CT
1
12
15
2
1
13
14
ABBEY WOODS LN
GLEN ABBEY DR
3
5
6
7
8
1
4
KENNINGTON CT
ELK STONE DR
FAWN WOOD DR
DEVONSTONE PL
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: S201-555
Date: 1/11/2021

12/29/2020

Notification List of Property Owners

S201-555

18 Property Owners Notified

Label #	*Address*		*Owner*
1	10	ABBEY WOODS LN	GLEN ABBEY HOMEOWNERS ASSOCIATION INC
2	2	ABBEY WOODS LN	Taxpayer at
3	19	ABBEY WOODS LN	ALLEN ORVILLE G & SHERRI G
4	40	GLEN ABBEY DR	ASCHENBRENNER THOMAS H &
5	44	GLEN ABBEY DR	MIDYETT BOB & VICKI A
6	7	ABBEY WOODS LN	COREY JAMES R & MISTY M
7	5	ABBEY WOODS LN	Taxpayer at
8	1	ABBEY WOODS LN	CASEY THEODORE &
9	51	BRAEWOOD PL	ROBERSON JOHN B & ELIZABETH A
10	47	BRAEWOOD PL	CONLEE LARRY
11	43	BRAEWOOD PL	MCELHATTON REGIS C &
12	39	BRAEWOOD PL	DASARI NEERAJA &
13	35	BRAEWOOD PL	BRADFORD MARK &
14	14	ABBEY WOODS LN	CHERRY ZACKRY S & ASHLEE L
15	30	SAGECLIFF CT	SHALABI MAYSAR M &
16	41	SAGECLIFF CT	GLOVER PAUL &
17	37	SAGECLIFF CT	MCCOLLUM MARK A & JENNIFER L
18	33	SAGECLIFF CT	BROCK JEAN ANN

SAGECLIFF COURT
ABBEY WOODS LANE
TOTAL AREA
1.906 ACRES
(83,024 SQ.FT.)
RAYMOND DOSHIER AND
SUSAN DOSHIER
(INST. NO. 201100310747)
0.701 ACRES
(30,562 SQ. FT.)
LOT 12R
0.683 ACRES
(29,765 SQ. FT.)
LOT 9R+
0.521 ACRES
(22,697 SQ. FT.)
LOT 8R
P.O.B.
N 20°08'50" W 109.95'
N 06°14'10" E 198.05'
N 80°35'17" E 162.29'
S 26°12'15" E 353.00'
S 85°55'23" W 88.00'
R=500.00'
CB=S 77°12'16" W
CH=27.76'
L=27.83'
R=500.00'
CB=S 74°47'06" W
CH=112.91'
L=113.41'
R=60.00'
CB=S 17°38'31" E
CH=52.04'
L=53.83'
GLEN ABBEY
(VOL 20020I, PG. 1)
D.R.D.C.T.
BLOCK C/8212
BLOCK A/8212
BLOCK B/8212
COMMON AREA NO. 9
(VOL 20020I, PG. 1)
D.R.D.C.T.
COMMON AREA NO. 5
& DRAINAGE EASEMENT
(VOL 20020I, PG. 1)
D.R.D.C.T.
LOT 8A, BLOCK C/8212
GLEN ABBEY, PHASE 6
(VOL 20020I, PG. 12)
D.R.D.C.T.
LOT 8B
BLOCK A/8212
GLEN ABBEY, PHASE 6
(VOL 20020I, PG. 12)
D.R.D.C.T.
Edward Cook Survey
Abstract No. 327
Al Childs Survey
Abstract No. 300
BC Moore Survey
Abstract No. 1113
TREE TABLE
POINT NUMBER
DESCRIPTION
VICINITY MAP
(NOT TO SCALE)
DALLAS NORTH TOLLWAY
KNOLL TRAIL DR
KELLER SPRINGS RD
BENT TRAIL
GLENN ABBEY DR
LEGEND
SCALE: 1" = 30'
GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS CREATE THREE (3) LOTS FROM ONE (1) PREVIOUSLY PLATTED LOT.
2. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.
3. COORDINATES SHOWN HEREON ARE GRID VALUES IN THE TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (NA 2011) COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
LOT AREA TABLE
PRELIMINARY PLAT
LOTS 8R, 9R, & 12R, BLOCK C/8212
GLEN ABBEY, PHASE 7
BEING A REPLAT OF LOT 9A, BLOCK C/8212
GLEN ABBEY, PHASE 5 ADDITION
EDWARD COOK SURVEY, ABSTRACT NO. 327
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-555
DECEMBER 2020
SHEET 1 OF 2
OWNER
RAYMOND DOSHIER AND SUSAN DOSHIER
2 ABBEY WOODS LANE
Dallas, TX 75248
SURVEYOR
BGE, Inc.
Contact: Mark Peters, R.P.L.S.
Telephone: (972) 484-0304 • Email: mpeters@bgeinc.com
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Released for review: 12/23/2020

G:\TXN\Projects\Wade_Doshier\8453-00-2_Abbey_Woods_Dallas_TX\SV\04_CAD\8453-00_PPLT.dwg 2020-12-23-13:19 jlondon

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Raymond Doshier and Susan Doshier, husband and wife, are the owners of a 1.906-acre (83,024-square-foot) tract of land situated in the Edward Cook Survey, Abstract No. 327, City of Dallas, Dallas County, Texas, and all of Lot 9A, Block C/812, Glen Abbey, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2003173, Page 317, of the Deed Records of Dallas County, Texas, and all of Lot 9A, Block C/812, Glen Abbey, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2003173, Page 317, of the Deed Records of Dallas County, Texas, and all of that certain tract of land described in General Warranty Deed to Raymond Doshier and Susan Doshier, husband and wife, recorded in Instrument No. 201100210747 of the Official Public Records of Dallas County, Texas, said 1.906-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with "BGE" cap found for corner at the intersection of the northeast line of said Lot 9A, the northwest corner of Lot 7, Block C/812, Glen Abbey, an addition to the City of Dallas according to the plat recorded in Volume 2003231, Page 1 of said Deed Records, and the beginning of a non-tangent curve to the left;

THENCE, with the said north line of Abbey Woods Lane, the following three (3) calls:

In a southeasterly direction, with said curve to the left, having a central angle of 18 degrees 33 minutes 54 seconds, a radius of 300.00 feet, a chord bearing and distance of South 77 degrees 17 minutes 48 seconds West, 96.75 feet, and an arc distance of 97.22 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

In a southeasterly direction, with said curve to the right, having a central angle of 23 degrees 28 minutes 14 seconds, a radius of 300.00 feet, a chord bearing and distance of South 77 degrees 17 minutes 48 seconds West, 121.78 feet, and an arc distance of 122.93 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

South 88 degrees 50 minutes 23 seconds West, a distance of 68.00 feet to a 5/8-inch iron rod with "EGA" cap found for corner, said point being the northeast corner of said Lot 6A and the southeast corner of Common Area No. 5 and Drainage Easement, an addition to the City of Dallas according to the plat recorded in Volume 2003231, Page 1 of said Deed Records;

THENCE, North 00 degrees 14 minutes 10 seconds East, departing said north line of Abbey Woods Lane and with a northeast line of said Lot 6A and the southeast line of said Common Area No. 5 and Drainage Easement, a distance of 186.00 feet to a 5/8-inch iron rod with "WISE" cap found for corner;

THENCE, North 20 degrees 58 minutes 09 seconds West, with the southeast line of said Lot 6A and the northeast line of said Common Area No. 5 and Drainage Easement, a distance of 113.41 feet to a 5/8-inch iron rod with "WISE" cap found for corner, said point being the southernmost northwest corner of said Lot 6A, the northeast corner of said Common Area No. 5 and Drainage Easement, and the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction with said curve to the left, having a central angle of 51 degrees 24 minutes 01 seconds, a radius of 60.00 feet, a chord bearing and distance of North 64 degrees 40 minutes 51 seconds East, 52.04 feet, and an arc distance of 53.82 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve, said point being the northernmost northwest corner of said Lot 6A and the southernmost southwest corner of Lot 13 of the second referenced Glen Abbey addition;

THENCE, North 39 degrees 10 minutes 53 seconds East, departing said northeast line of said Lot 6A and with the northwest line of said Lot 6A and the southeast line of said Lot 13, a distance of 82.20 feet to a PK Nail found for corner in the southwest line of Lot 5 of the second referenced Glen Abbey addition, said point being the northeast corner of said Lot 6A and the southeast corner of said Lot 13;

THENCE, South 29 degrees 12 minutes 15 seconds East, with the northeast line of said Lot 6A and the southwest lines of said Lot 5, Lot 6 of the second referenced Glen Abbey addition, and said Lot 7, a distance of 353.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 1.906 acres or 83,024 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Gregory Mark Peace, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that the plat was prepared under my direct supervision, with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with Section 51A-8.617 (d)(3)(A)(i)(ii) & (iii), and that the original drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2020

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
release date 12/23/2020

Gregory Mark Peace
Texas Registered Professional Land Surveyor No. 6069

STATE OF TEXAS §
COUNTY OF FOLLIN §

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

Given under my hand and seal of office, this the ____ day of _____, 2020

Notary Public in and for the State of Texas

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That **RAYMOND DOSHIER AND SUSAN DOSHIER, HUSBAND AND WIFE**, acting by and through its duly authorized agent, (they, hereby, collectively, the said designation) the owners described property as **LOTS 9R, 9R-A 12R, BLOCK C/812, GLEN ABBEY, PHASE 7** an addition to the City of Dallas, Dallas County, Texas, and do hereby make such subdivision of the said property according to the plat and designation hereon shown and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated for the use of the public, the said streets and alleys are dedicated for public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, unless otherwise specified on this plat. Said easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water and wastewater easements shall also include additional area of working space for construction and maintenance of the systems.

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

Witness, my hand this the ____ day of _____, 2020

By: Raymond Doshier

Raymond Doshier, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this the ____ day of _____, 2020

Notary Public in and for the State of Texas

By: Susan Doshier

Susan Doshier, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this the ____ day of _____, 2020

Notary Public in and for the State of Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
release date 12/23/2020

PRELIMINARY PLAT
LOTS 9R, 9R, & 12R, BLOCK C/8212
BEING A REPLAT OF LOT 9A, BLOCK C/812
GLEN ABBEY, PHASE 2 ADDITION
EDWARD COOK SURVEY, ABSTRACT NO. 327
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-555
DECEMBER 2020

SHEET 2 OF 2

OWNER
RAYMOND DOSHIER AND
SUSAN DOSHIER
2 Abbey Woods Ct
Dallas, TX 75248

SURVEYOR
BGE, Inc.
2477 N. Stemmons Freeway, Suite 1101 Dallas, TX 75207
Tel. 972-484-4800 ● www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502
Copyright 2020

Contact: Mark Peace, R.P.L.S.
Telephone: (972) 484-4264 ● Email: mpeace@bgeinc.com

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Abraham Martinez

FILE NUMBER: M201-002 **DATE FILED:** November 13, 2020

LOCATION: Northwest corner of Camp Wisdom Road and Westmoreland Road

COUNCIL DISTRICT: 3 **MAPSCO:** 63 S

SIZE OF REQUEST: ± 8.95 acres **CENSUS TRACT:** 109.03

REPRESENTATIVE: Karl Crawley; Masterplan

OWNER/APPLICANT: A.W. Brown Leadership Academy

REQUEST: An amendment to the existing Traffic Management Plan for Specific Use Permit No. 1929 for an open-enrollment charter school use on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District with Deed Restrictions [Z890-143].

SUMMARY: On June 17, 2017, the Dallas City Council approved Specific Use Permit No. 1929 by Ordinance No. 30499.

The purpose of the request is to amend the existing traffic management plan for an open-enrollment charter school [A.W. Brown-Fellowship Early Childhood Campus] to modify traffic operations during student drop-off and school dismissal, as well as to update the plan to show Pre-K student release.

Deed Restrictions [Z890-143] restrict the maximum height of any structure on the specific lot to 36-feet and limit the floor area ratio to a 0.5:1.

The Traffic Management Plan provides a graphical summary of specific recommendations and proposed conditions of traffic operations during student drop-off and school dismissal. The traffic operations as approved in SUP No. 1929 continue, with the exception that the school no longer proposes to install a fence in the perimeter of the property to inhibit off-site student pick up. The report also updates the plan to show Pre-K student release on the south side of the building.

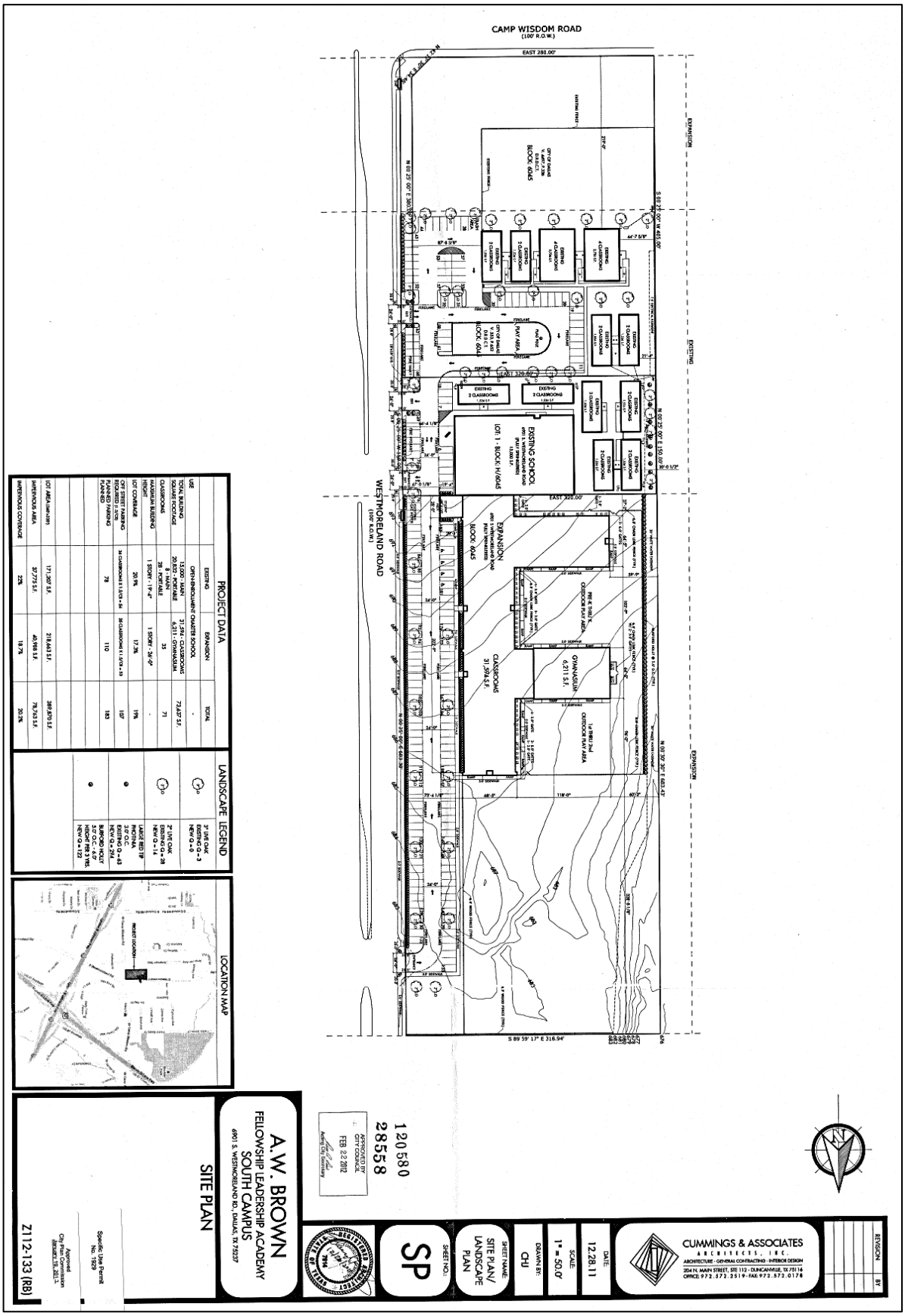
STAFF RECOMMENDATION: **Approval.**

List of Officers

A.W. Brown Leadership Academy

Anthony Jefferson – Superintendent
Lou-Ann Phillips – Board President
Jonathan Parker – Board Director
Susie Temple – Board Secretary
Virginia Terry – Board Treasurer
Judy Carroll – Chief Operations Officer

Existing Site Plan

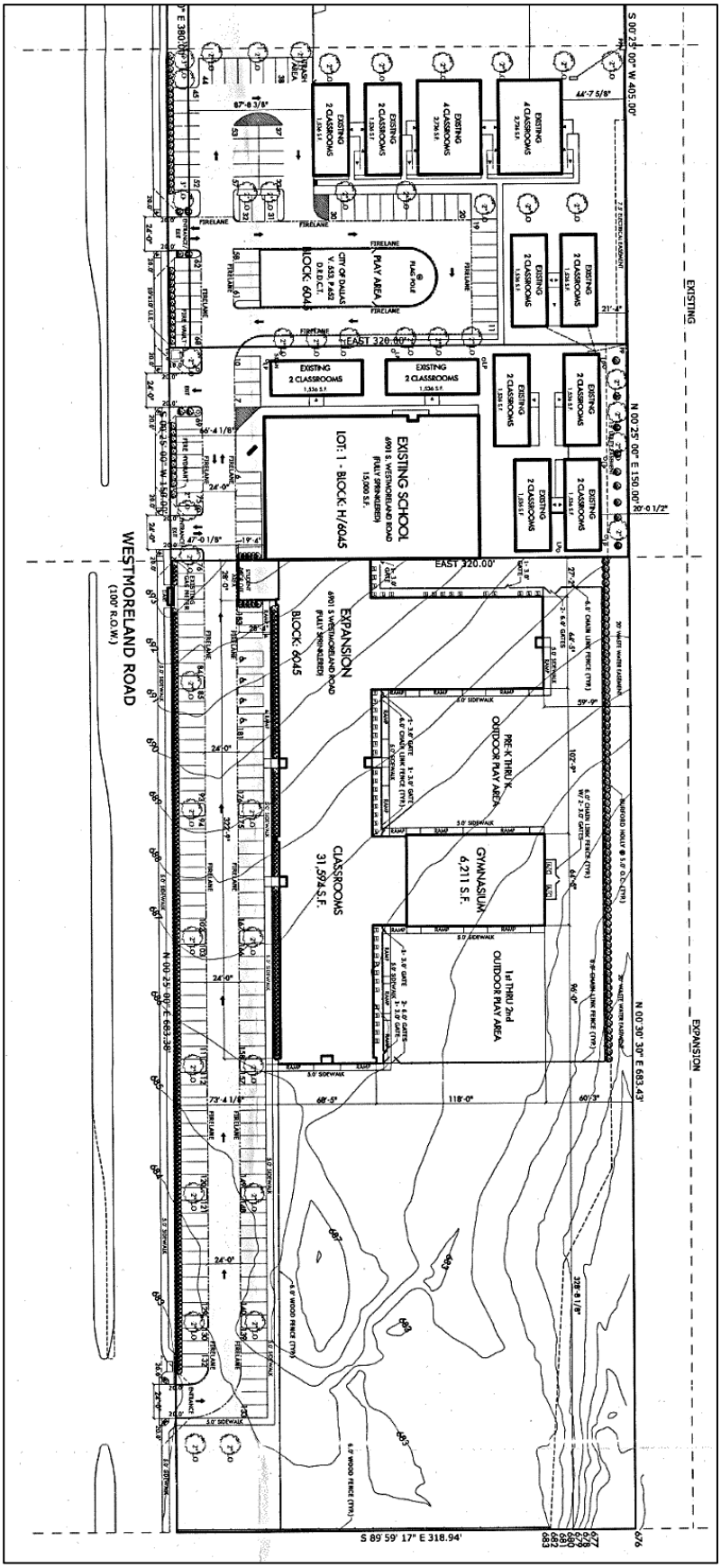


PROJECT DATA			
USE	EXISTING	EXPANSION	TOTAL
	OPEN ENROLLMENT CHARTER SCHOOL	-	
TOTAL BUILDING SQUARE FOOTAGE	20,832 - PORTABLE 31,211 - GYM/MAIN	73,637 S.F.	
CLASSROOMS	28 - PORTABLE 8 - MAIN	35	71
MAXIMUM BUILDING HEIGHT	1 STORY - 14'-4"	1 STORY - 30'-0"	-
LOT COVERAGE	20.9%	17.2%	19%
OFF STREET PARKING REQUIRED 2.5/CR.	30 CLASSROOMS X 2.5/CR = 75	35 CLASSROOMS X 2.5/CR = 88	163
PARKING PROVIDED PLANTED PARKING	78	110	188
LOT AREA (SQ.FT.)	171,307 S.F.	210,663 S.F.	381,970 S.F.
IMPERVIOUS AREA	37,773 S.F.	40,980 S.F.	78,753 S.F.
IMPERVIOUS COVERAGE	22%	19.7%	20.5%

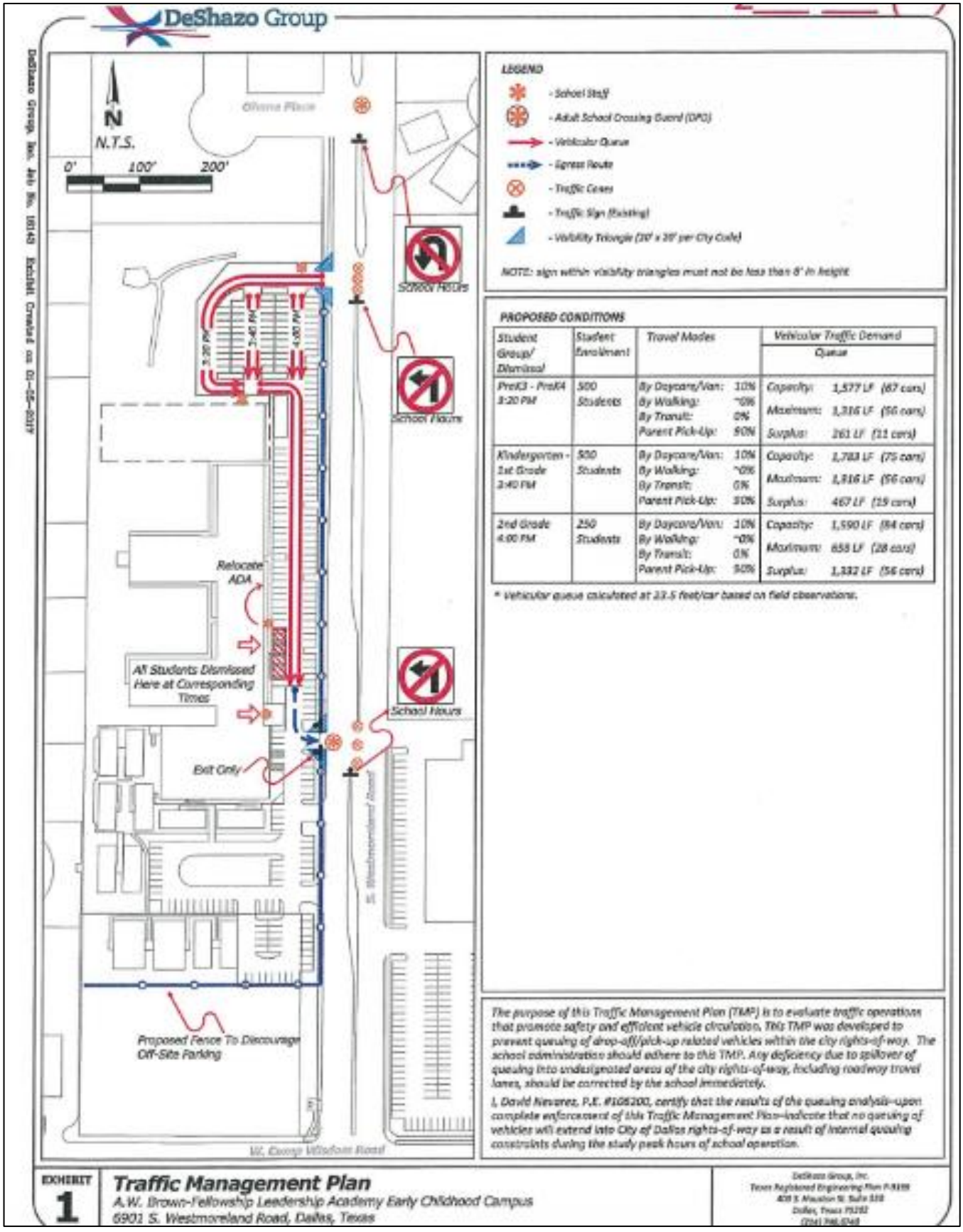
LANDSCAPE LEGEND		
	3" LIVE OAK EXISTING Q = 3	
	3" LIVE OAK NEW Q = 6	
	2" LIVE OAK NEW Q = 14	
	CRAPE MYRTLE NEW Q = 28	
	LARGE RED TIP PHOTINIA 3.0' O.C. NEW Q = 43	
	RED TIP PHOTINIA 3.0' O.C. NEW Q = 254	
	BURFORD HOLLY 3.0' O.C.- 4.0' NEW Q = 123	

REVISION BY

Existing Site Plan - Enlarged



Existing Traffic Management Plan



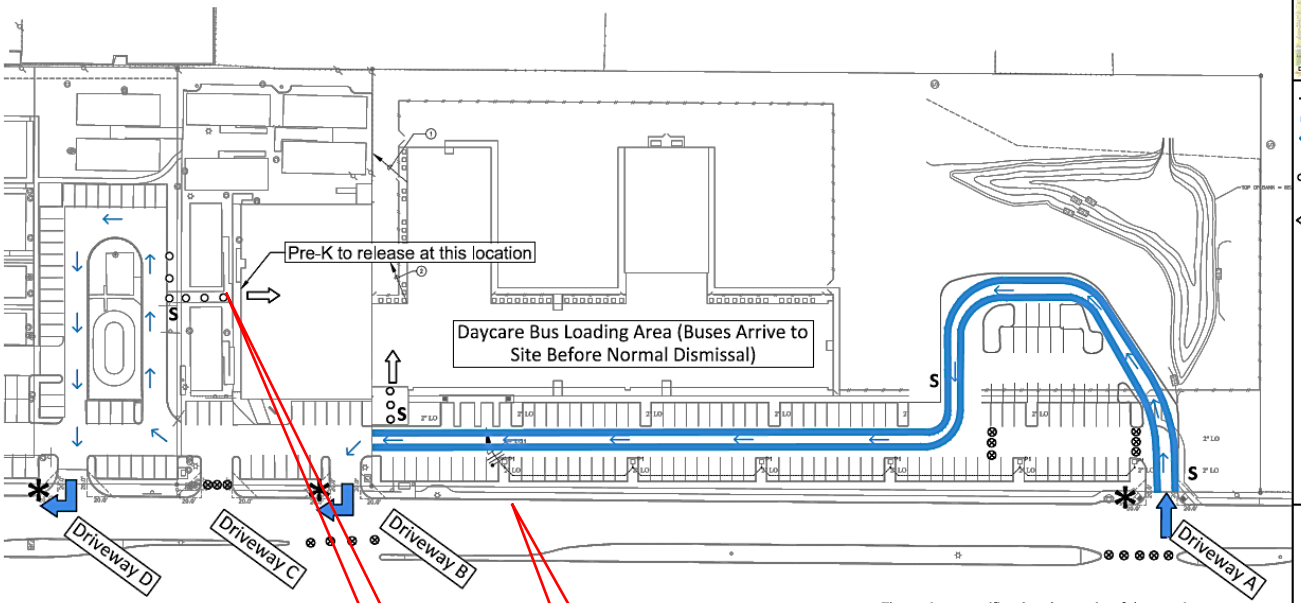
GENERAL NOTES:

1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
2. Front of queue must begin at the edge of pavement as shown on the plan, thus requiring students to walk to the front of the driveways. This is to maximize on-site queuing.
3. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.
4. Off-Duty officers to be on campus for the diration of the first week of school. Off-Duty officers to be on campus randomly, as needed, after the first week of school.

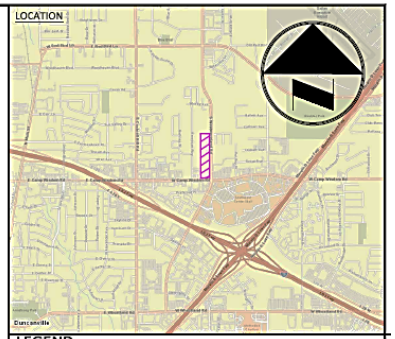
ADJACENT ROADWAYS:
S Westmoreland Road: 6-lane, Major Arterial

TMP MANAGEMENT STRATEGIES
Student ID System: *Conventional Loading System*
# of Staff Assistance: *8-10 Members*
# of Crossing Guards: *None*
# of Off-Duty Officers: *2-4 Officers*

Dismissal Times
Pre-K: 3:00 PM
K-2nd: 3:30 PM
2nd-5th: 3:50 PM



LOCATION



LEGEND
- Queue Area (Managed Loading)
- Circulation/Flow
- Parent Access Point
- Pedestrian Route
- Traffic Cone
- Pedestrian Access Point
- Off-Duty Deputized Officer
- Staff Assistance

The engineer certifies that the results of the queuing analysis—upon complete enforcement of the traffic management plan and its recommendations—indicate that no queuing of vehicles is expected to extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation

Vehicle Accumulation/Capacity	Pre-K	K-2	3-5	Notes
Projected Enrollment	304	295	187	Students
Deductions:				
By Daycare Van/Bus (10%)	30	30	19	Students (School Estimated)
By Walking (0%)	0	0	0	Students (School Estimated)
Other (0%)	0	0	0	Students (School Estimated)
Students by Pick-up/Drop-off	274	265	168	Students
Engineer Recommended Rate:	5.12	5.12	5.12	lf of max. queue per student
Average Length of Vehicle:	23.5	23.5	23.5	lf/veh (Pacheco Koch Observed)
"Projected Maximum Vehicle Accumulation":	60	58	37	Vehicles (1,387 lf, 1,363 lf, 870 lf)
Projected On-Site Capacity:	60	71	71	Vehicles (1387 lf, 1,670 lf, 1,670 lf)
DEFICIT	0	+13	+34	

BACKGROUND:
Approving Agency: City of Dallas
Event/Type: Charter School (Elementary School)
Event Organizer: A. W. Brown Leadership Academy
On-Site Contact: Ms. Wylie/Principal/(972) 709-4700

NOTE: This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.

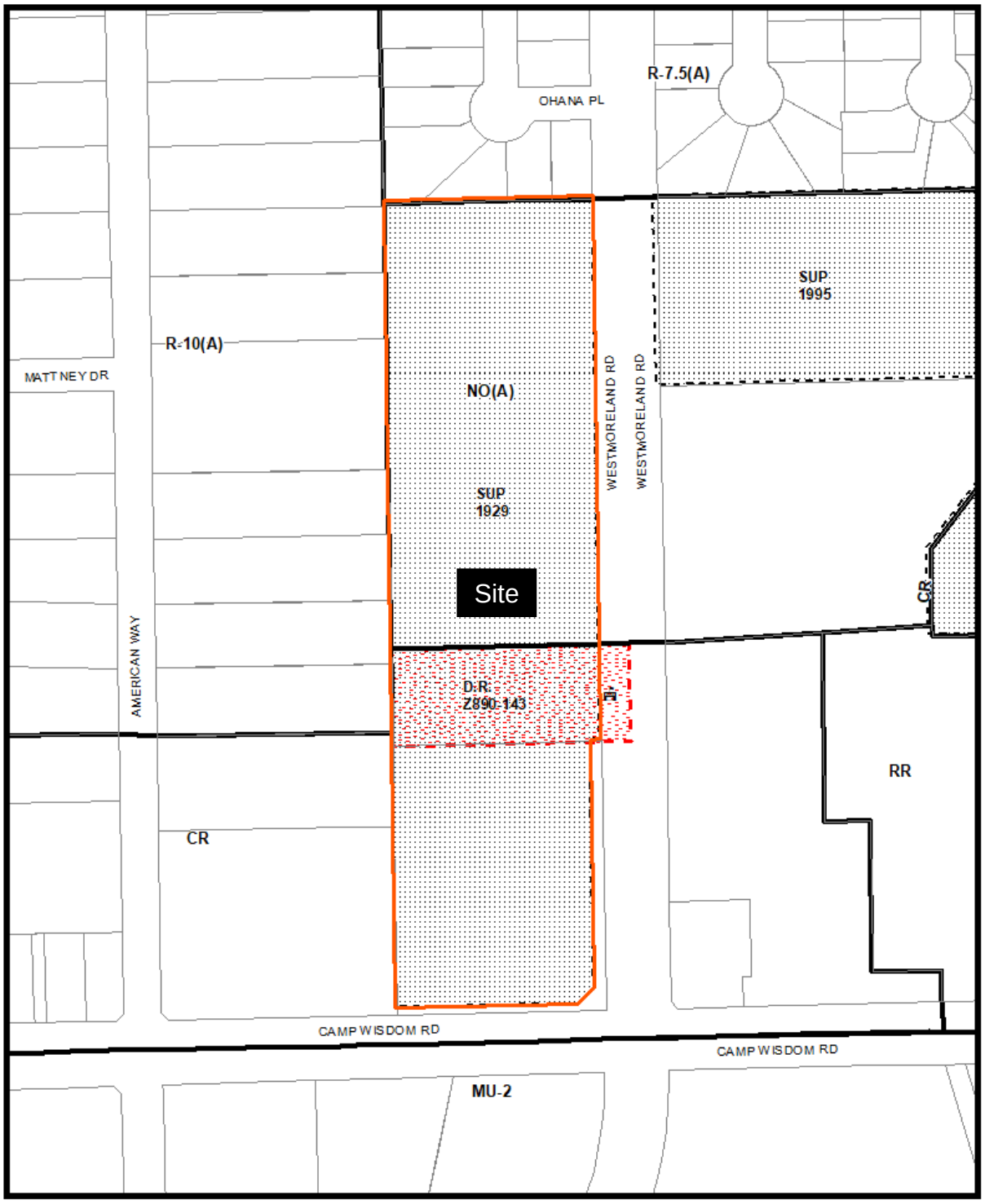
TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00
PK #3962-20.453
(HWL: 10/09/20)

STATE OF TEXAS
HUNTER W. LEMLEY
125343
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLEY, P.E. 125343 ON 10/09/2020. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

RECOMMENDATIONS
1. Students to be Prohibited From Crossing S Westmoreland Mid-block Unaccompanied. Students Registered as Walkers May Cross at Intersection of S Westmoreland Road and Camp Wisdom Road.
2. Students May Only Be Picked Up at the Entrance of the School Building. (NOTE: Students will not be released by school other than via parent vehicle at the beginning of the queue line)
3. Queuing Vehicles May Not Be Prohibited by Gates to Enter Site Before Dismissal.

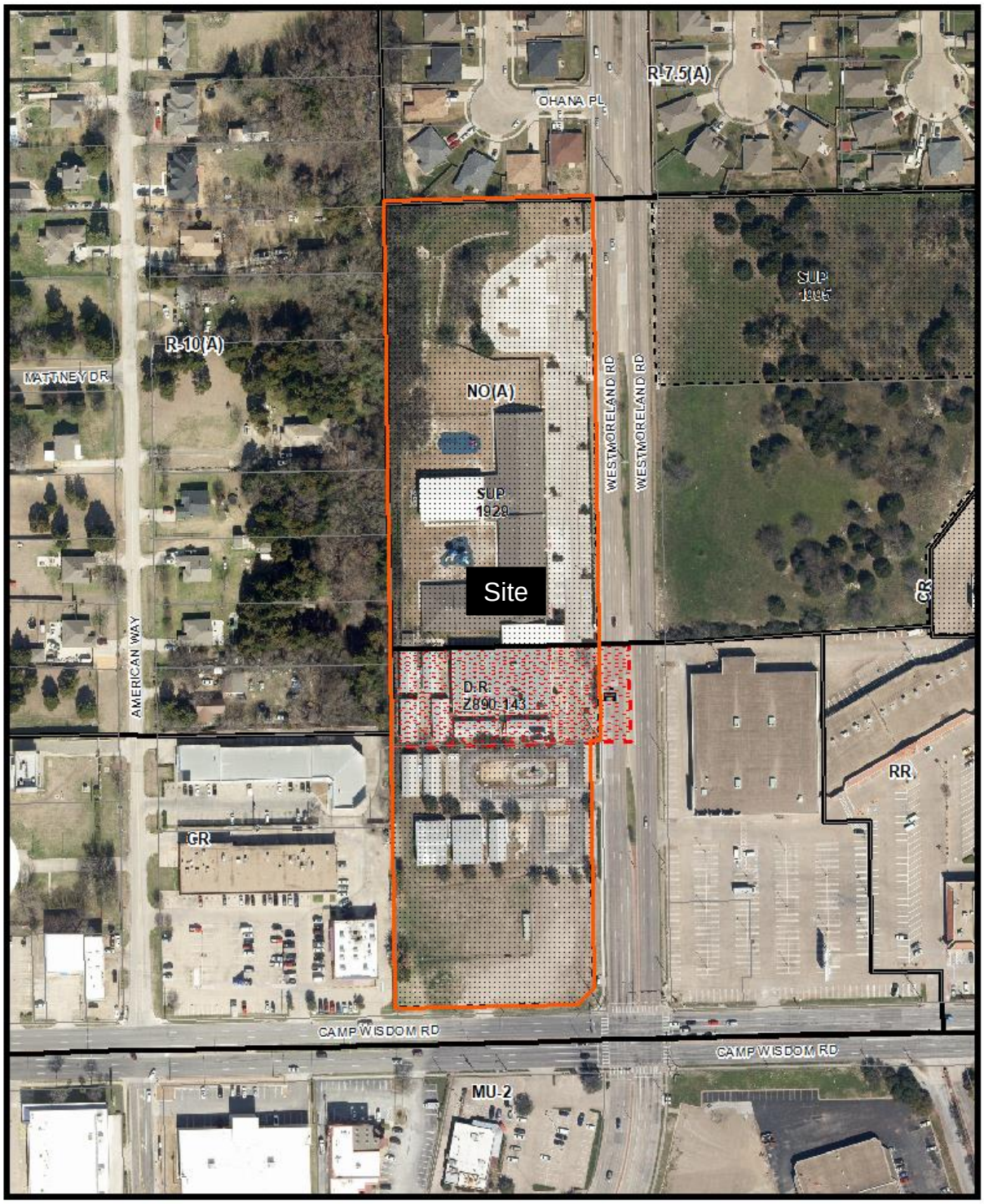
EXHIBIT 1
Traffic Management Plan
A.W. Brown Leadership Academy, Dallas, Texas
Pacheco Koch



1:2,200

Zoning Map

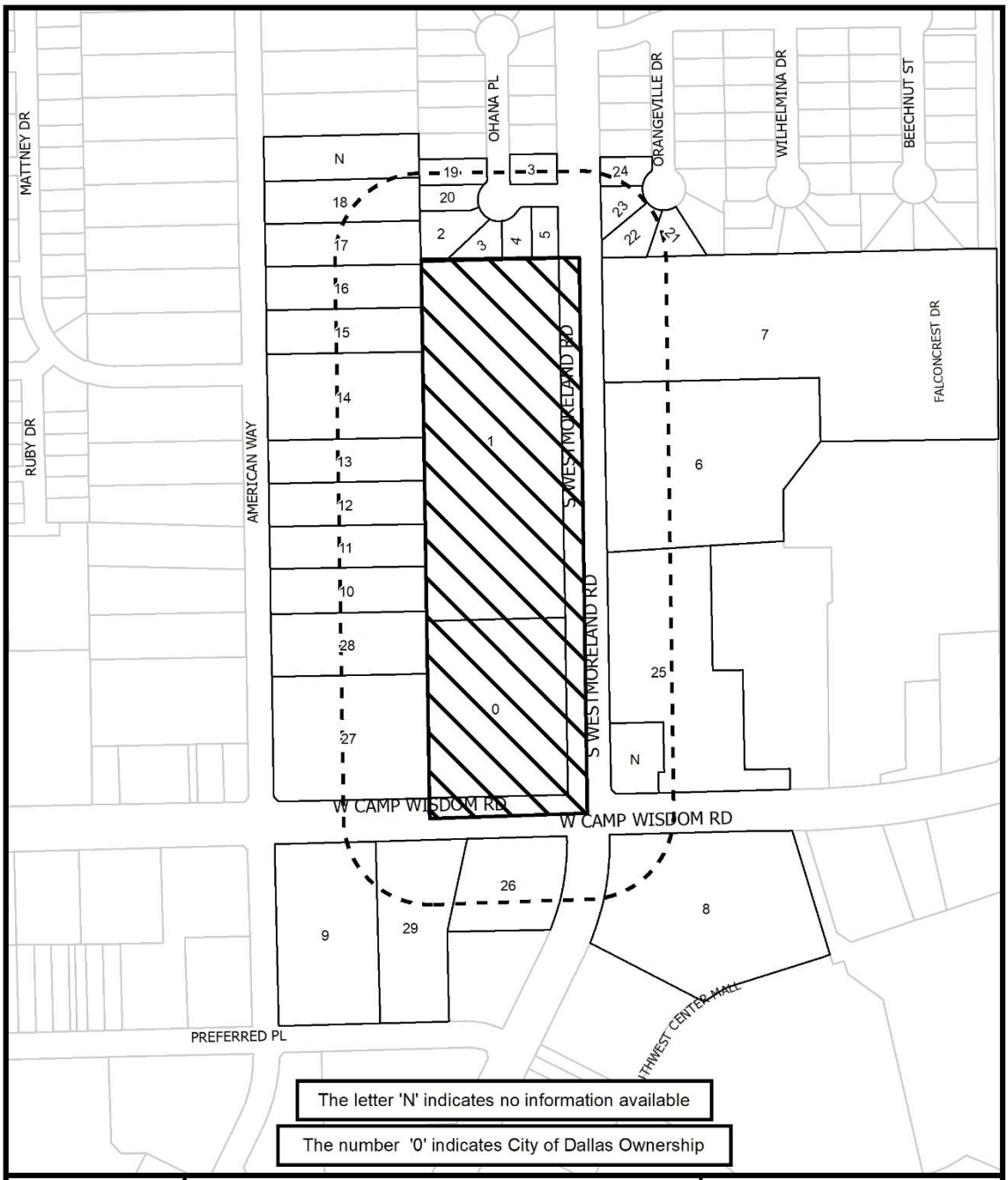
Printed Date: 1/4/2021



Printed Date: 1/4/2021

1:2,200

Aerial Map



NOTIFICATION

1:3,600

200' AREA OF NOTIFICATION

29 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M201-002

Date: 11/23/2020

11/23/2020

Notification List of Property Owners

M201-002

29 Property Owners Notified

Label #	*Address*		*Owner*
1	6891	S WESTMORELAND RD	AW BROWN FELLOWSHIP LEADERSHIP ACADEMY
2	6739	OHANA PLC	MORINHERNANDEZ MARTHA ALICIA
3	6728	OHANA PLC	BT HARBOR ONE LLC
4	6747	OHANA PLC	TIJERINA ALBERTO V &
5	6751	OHANA PLC	VILLA PEDRO & GARCIA DORA
6	6900	S WESTMORELAND RD	TA PROPERTIES II LTD &
7	6900	S WESTMORELAND RD	KIPP DALLAS FORT WORTH INC
8	3720	W CAMP WISDOM RD	CWRD PROPERTIES LLC
9	3910	W CAMP WISDOM RD	BAILEYS FURNITURE INC
10	6938	AMERICAN WAY	CONTRERAS ALEJANDRO &
11	6930	AMERICAN WAY	DELACRUZ MARIA E
12	6922	AMERICAN WAY	GAYTAN ALBERTO A &
13	6914	AMERICAN WAY	GAYTAN JOSEFINA &
14	6906	AMERICAN WAY	GARCIA CONNIE
15	6830	AMERICAN WAY	MORGAN DAVID RAY
16	6822	AMERICAN WAY	RUBIO OSCAR
17	6814	AMERICAN WAY	MENDOZA YERI CANDI &
18	6806	AMERICAN WAY	RIVERA MELCHOR &
19	6731	OHANA PLC	BARRERAAYALA JUAN C
20	6735	OHANA PLC	HERNANDEZREYES JOSE ANGEL &
21	6832	ORANGEVILLE DR	COX NETTIE F
22	6831	ORANGEVILLE DR	PEDDOMO EDGARDO
23	6827	ORANGEVILLE DR	PMC SFR BORROWER LLC
24	6823	ORANGEVILLE DR	BREWER ERNEST &
25	3777	W CAMP WISDOM RD	3777 WEST CAMP WISDOM LTD
26	3904	W CAMP WISDOM RD	Taxpayer at

Label #	*Address*		*Owner*
27	3907	W CAMP WISDOM RD	RED BIRD TRINITY LLC
28	7010	AMERICAN WAY	NORTH AMERICAN WAY LLC
29	3906	W CAMP WISDOM RD	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Neva Dean

FILE NUMBER: W201-001 **DATE FILED:** December 18, 2020

LOCATION: Generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south

COUNCIL DISTRICT: 14 **MAPSCO:** 45 C

SIZE OF REQUEST: Approx. 6.04 acres **CENSUS TRACT:** 7.01

MISCELLANEOUS DOCKET ITEM:

REPRESENTATIVE/ APPLICANT: Luke Franz, Jackson Walker

OWNER: Pan Coastal Limited Partnership

REQUEST: An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 372.

SUMMARY: On June 12, 2019, the City Council approved an amendment to an expansion of Planned Development District No. 372 on property zoned Planned Development District No. 372 and Planned Development Subdistrict No. 6 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for an amendment to PD No. 372 to allow an increase in the maximum number of dwelling units. The applicant indicates the change in circumstance is - "the unexpected COVID-19 pandemic has decimated commercial real estate financing and eliminated KDC's planned 156-room Marriott AC Hotel and 500,000-square-foot Class A office building. In order to continue to develop a project under the currently approved zoning and its intended massing, height, and density / FAR, KDC respectfully requests that KDC's McKinney & Lemmon project, which includes a flagship Central Market, be allowed to seek a zoning change to increase the maximum allowable dwelling units to offset the COVID impacts."

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to June 12, 2021, 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.

List of Officers

List of Officers and Directors of Applicant

Steven W. Van Amburgh, Chief Executive Officer

Tobin C. Grove, President

Scott M. Ozymy, Chief Investment Officer

Michael Kaufman, Chief Financial Officer

Don Mills, Executive Vice President

Walter J. Mountford, Executive Vice President

List of Officers and Directors of Owner

Uday (Don) Shenoy, Corporate Vice President

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z189-141

Location Southeast corner of Lemmon Avenue East and McKinney Avenue

Date of last CPC or CC Action 6-11-2019

Applicant's Name, Address & Phone Number Jackson Walker [redacted]

2323 Ross Avenue, Suite 600, Dallas, TX 75206 - 214-538-4472

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

Pan Coastal Limited Partnership

605 E. Robertson St., Suite 400, Orlando, FL 32801

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

The unexpected COVID-19 pandemic has decimated commercial real estate financing and eliminated KDC's planned 156-room Marriott AC Hotel and 500,000-square-foot Class A office building. In order to continue to develop a project under the currently approved zoning and its intended massing, height, and density / FAR, KDC respectfully requests that KDC's McKinney & Lemmon project, which includes a flagship Central Market, be allowed to seek a zoning change to increase the maximum allowable dwelling units to offset the COVID impacts.

Applicant's Signature

Receipt #D0632615

RECEIVED

DEC 18 2020

BY:.....

See Letter Attached.

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

Date Received
Fee: **$300.00**

PAN COASTAL LIMITED PARTNERSHIP

----------A Delaware Limited Partnership----------

605 E. Robinson St., Suite 400, Orlando, Florida 32801, Telephone: 407-843-1187 Fax: 407-843-6368

December 16, 2020

Ms. Neva Dean
Current Planning Division
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

RE: ***Owner's Authorization for a Request for a Waiver of Two-Year Waiting Period for Application to Amend Planned Development 372; Property Located at the Southeast Corner of McKinney Avenue and Lemmon Avenue East.***

Dear Ms. Dean:

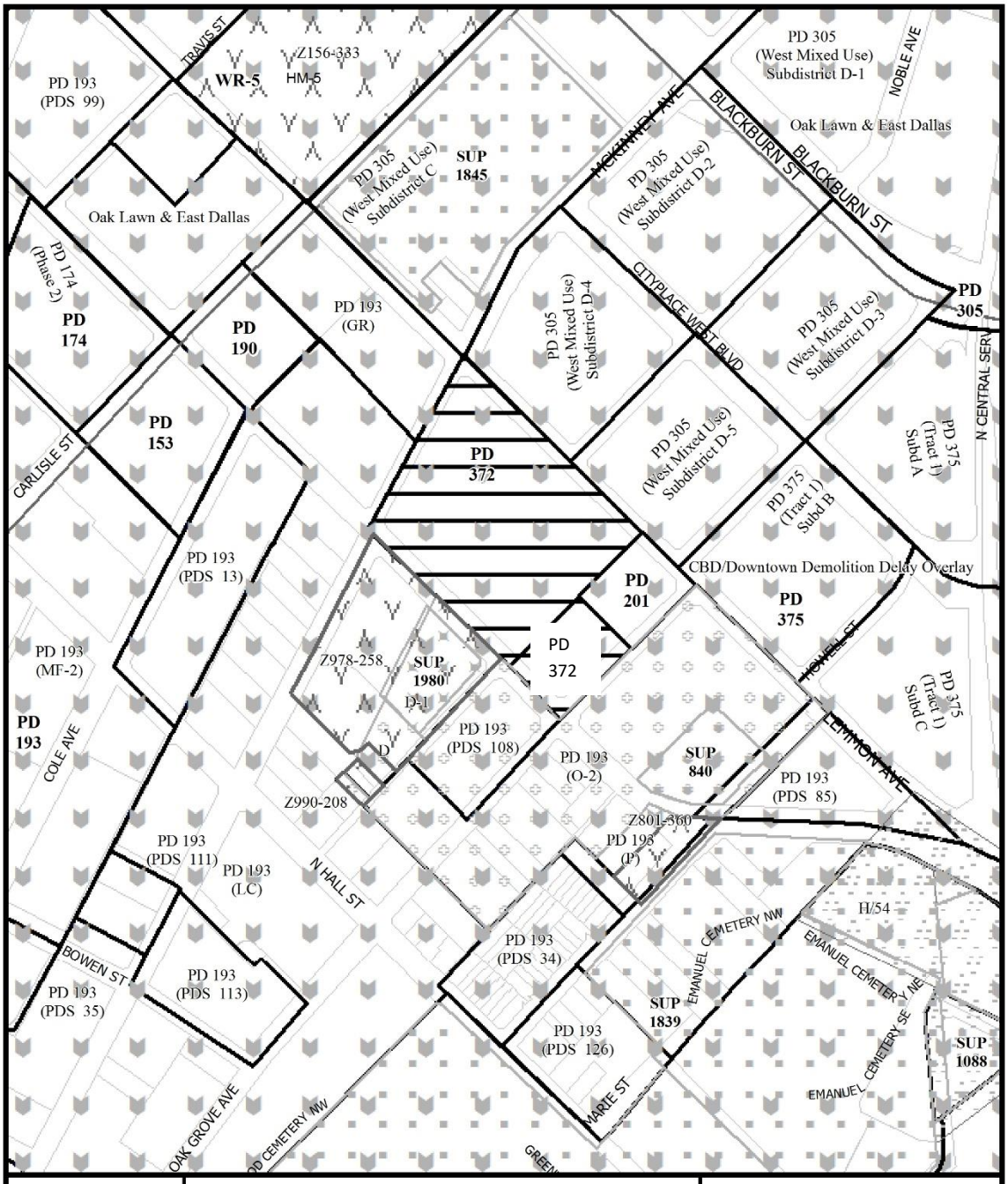
This letter will authorize Jackson Walker L.L.P. to act as our representative in connection with filing and processing of a request for a zoning change on the above-referenced property and for any other City of Dallas applications or requests in connection therewith. This application is requested on behalf of the Owner as listed below.

PAN COASTAL LIMITED PARTNERSHIP

By: _____

Name: Uday Shenoy

Date: 12-12-2020


TRAVIS ST
Z156-333
WR-5
HM-5
PD 193
(PDS 99)
PD 305
(West Mixed Use)
Subdistrict D-1
NOBLE AVE
MCKINNEY AVE
BLACKBURN ST
Oak Lawn & East Dallas
SUP
1845
PD 305
(West Mixed Use)
Subdistrict C
PD 305
(West Mixed Use)
Subdistrict D-2
Oak Lawn & East Dallas
PD 174
(Phase 2)
PD
174
PD
190
PD 193
(GR)
CITYPLACE WEST BLVD
PD 305
(West Mixed Use)
Subdistrict D-4
PD 305
(West Mixed Use)
Subdistrict D-3
PD
305
N CENTRAL SERV
CARLISLE ST
PD
153
PD
372
PD 305
(West Mixed Use)
Subdistrict D-5
PD 375
(Tract 1)
Subd A
PD 375
(Tract 1)
Subd B
PD 193
(PDS 13)
CBD/Downtown Demolition Delay Overlay
PD
201
PD
375
PD 193
(MF-2)
Z978-258
SUP
1980
D-1
PD
372
HOWELL ST
PD 375
(Tract 1)
Subd C
PD
193
COLE AVE
D
PD 193
(PDS 108)
PD 193
(O-2)
SUP
840
LEMMON AVE
PD 193
(PDS 85)
Z990-208
Z801-360
PD 193
(P)
PD 193
(PDS 111)
PD 193
(I.C)
N HALL ST
H/54
BOWEN ST
PD 193
(PDS 34)
EMANUEL CEMETERY NW
EMANUEL CEMETERY NE
PD 193
(PDS 113)
PD 193
(PDS 35)
SUP
1839
EMANUEL CEMETERY SE
SUP
1088
PD 193
(PDS 126)
EMANUEL
OAK GROVE AVE
MARIE ST
1:3,600
ZONING MAP
Case no: W201-001
Date: 1/21/2021

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER: Z190-281(CT) **DATE FILED:** June 8, 2020

LOCATION: West corner of West Carroll Avenue and Bryan Street.

COUNCIL DISTRICT: 2 **MAPSCO:** 46 A

SIZE OF REQUEST: ±0.874 acres **CENSUS TRACT:** 15.03

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Carroll & Bryan, LLC

REQUEST: An application for an amendment to Tract 1 within Planned Development District No. 324

SUMMARY: The purpose of the request is to allow for the adaptive reuse of an existing building to allow for multifamily uses and live/work units.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.

PLANNED DEVELOPMENT DISTRICT NO. 324:
http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20324.pdf

PLANNED DEVELOPMENT DISTRICT NO. 324 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a324

BACKGROUND INFORMATION:

- The property is currently developed with an approximately 22,531-square-foot structure. The structure served as the former bakery for Mrs. Baird's Bread Company. Is it vacant now? If, please indicate.

- The purpose of the request is to create a mixed-use development to include multifamily uses and live/work units on the subject site.

Zoning History: There has been five zoning requests in the surrounding area in the past five years:

1. **Z167-160:** On June 14, 2017, City Council approved a Planned Development District No. 987 for MF-2(A) uses.
2. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue; and containing approximately 3,277.30 acres.

3. **Z189-353:** A pending application for a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District.

4. **Z190-104:** On February 26, 2020, City Council approved a general zoning change from a MF-2(A) District to a P(A) District with the termination of Specific Use Permit Nos. 600 and 1568 with deed restrictions volunteered by the applicant.

5. **Z190-237:** On December 17, 2020, the City Plan Commission approved an application for an amendment to Planned Development District No. 298, the Bryan Area Special Purpose District. [Scheduled for City Council on February 24, 2021]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Carroll Avenue	Local	60'
Bryan Street	Local	90'
Burlew Street	Local	45'

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

GOAL 1.1 Align land use strategies with economic development priorities.

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

NEIGHBORHOOD PLUS PLAN

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

BRYAN PLACE (Planned Development District 298 Bryan Area Study), (2004)

Vision:

The recommendations were developed to help improve PD 298's development potential, increase the appeal of the district, and encourage investment into the area. They were also given to help improve the pedestrian activity throughout the district and create a more vibrant community.

Sub-area 9: Carroll, Swiss, Peak, San Jacinto area — Residential and retail development, cultural enhancement area.

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 324, Tract 1	Vacant
Northwest	Planned Development District No. 324, Tract 2 and Tract 3	Retail, Multifamily
Northeast	Planned Development District No. 298 Subarea 9 – MU-1	Undeveloped Retail
Southwest	Planned Development District No. 398 Planned Development District No. 298 Subarea 9 – MU-1	Bar, Undeveloped
Southwest	Planned Development District No. 298 Subarea 9 – MU-1	Undeveloped

Land Use Compatibility:

The subject site is zoned Tract 1 within Planned Development District No. 324. The purpose of the request is to amend the PD to allow for the adaptive reuse of the former bakery. The PD conditions seek to incentivize maintaining the original building through parking reductions for the multifamily uses within the Planned Development District to allow multifamily uses. The proposed amendment would allow for a mix of multifamily units and live/work units with surface parking and proposed off-street parking along Bryan Street.

Surrounding land uses include a bar to the southeast, undeveloped tracts to the southwest, multifamily developments to the northwest, and retail uses to the northeast.

The conditions for Tract I allow for MU-1 Mixed Use District uses and add the uses of custom architectural detailing fabrication and live/work unit. The maximum floor area within the tract is 45,000 square feet and the maximum number of dwelling units is 38. Parking for the legacy building in Tract 1 is as follows: one per 1,000 square feet for a custom architectural detailing fabrication, one space per live/work unit, one space per dwelling unit for multifamily, and one per 500 square feet for office uses, which deviates from city code parking.

The applicant also seeks add legacy building designation for the existing building and to define and add the custom architectural detailing fabrication and live/work unit uses for the site.

Staff supports the mixed-use development in the area and anticipates this development to be an asset to the surrounding community, which is comprised of residential and retail uses. The previous warehouse uses allowed on the subject site no longer fit within the scope of development within the area.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PD No. 324, Tract 1	5’	No Minimum	Max Floor Area: 43,820 sq. ft.	36’	80%	N/A	Office, Industrial (Inside), Warehouse
Proposed: PD No. 324, Tract 1	5’	No minimum	Max Floor Area: 45,000 sq. ft	36’	80%	N/A	Multifamily, Office, Live/work

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 except for the following: one per 1,000 square feet

for a custom architectural detailing fabrication, one space per live/work unit, one space per dwelling unit for multifamily, and one per 500 square feet for office uses.

Landscaping:

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

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and 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 subject site is uncategorized. Properties to the north are within Category “H” and properties south are within Category “E.”

List of Partners/Principals/Officers

Carroll & Bryan, LLC

NPMAM, LLC, Manager

Neal Morris, Manager

Mickey's Ventures, LLC, Manager

Grant Guest, Manager

PROPOSED CONDITIONS

ARTICLE
324.

PD 324.

SEC. 51P-324.101. LEGISLATIVE HISTORY.

PD 324 was established by Ordinance No. 20484, passed by the Dallas City Council on October 25, 1989. Ordinance No. 20484 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-324.102. PROPERTY LOCATION AND SIZE.

PD 324 is established on property generally located at the west corner of Carroll Avenue and Bryan Street. The size of PD 324 is approximately 1.914 acres.

SEC. 51P-324.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(1) CUSTOM ARCHITECTURAL DETAILING FABRICATION means the fabrication of architectural elements, such as lamps, railings, embellishments, decorative ceilings, crown moldings and architectural details. The fabrication is small scale and totally within an enclosed space. The primary materials used in the fabrication include but are not limited to, metal plaster, wood, composition, stone or similar materials. This use also contains office areas as well as a showroom to display products.

(2) LEGACY BUIDING means a building constructed prior to 1930 that maintains the original street-facing facades along North Carroll Avenue and a wraparound of at least 25 feet along Bryan Street and maintains existing solid to void ratios, except the front entrance may be modified, ~~and~~ additional entrances may be added, and void areas may be increased. Windows and doors may be replaced and repaired.

(3) LIVE/WORK UNIT means interior space that combines a residential and an office or retail and personal service use. A live/work unit is considered a residential use.

(c) Tracts I and II are considered to be a non-residential zoning district.

(d) Tract III is considered to be a residential zoning district.

SEC. 51P-324.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 324A: Tracts I and II development plan.

(2) Exhibit 324: Tract II development plan.

(3) Exhibit 324B: landscape plan.

(4) Exhibit 324C: Tract III development/landscape plan.

SEC. 51P-324.104. DEVELOPMENT PLANS.

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

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

(c) Tract III. Development and use of the Property must comply with the Tract III development/landscape plan (Exhibit 324C). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

SEC. 51P-324.105. USES.

(a) Tract I. Except as provided, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in this district; etc.

The following uses are also permitted main uses.

-- Custom architectural detailing fabrication.

-- Live/work unit.

(b) Tracts ~~I and~~ II. The following uses are the only main uses permitted:

-- Office.

-- Industrial (inside), limited to fabric sewing.

-- Warehouse, limited to a facility for the inside storage and distribution of items produced or manufactured at the industrial (inside) uses located on the Property.

(c) Tract III. The following uses are the only main uses permitted:

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-209(b)(3) is not met.]*

-- Local utilities.

-- Multifamily.

-- Single family.

SEC. 51P-324.106. MAXIMUM FLOOR AREA AND DENSITY.

(a) Maximum floor area for non-residential uses. Total floor area for non-residential uses on the Property is limited to 66,677 square feet.

(b) Maximum floor areas on Tract I.

(1) Maximum floor area permitted on Tract I is ~~43,820~~ 45,000 square feet.

(2) ~~Maximum floor areas for all uses permitted on Tract I are as follows:~~

~~Use Category~~	~~Maximum Floor Area (in square feet)~~
~~Office~~	~~800~~
~~Industrial (inside)~~	~~16,900~~
~~Warehouse~~	~~25,368~~

(2) Maximum number of dwelling units is 38.

(c) Maximum floor areas on Tract II. Maximum floor area permitted on Tract II is 15,047 square feet.

(1) Maximum floor areas for all uses permitted on Tract II are as follows:

Use Category	Maximum Floor Area (in square feet)
Office	**800**
Industrial (inside)	**15,047**
Warehouse	**14,247**

(d) Maximum density in Tract III. Maximum number of dwelling units is 10.

SEC. 51P-324.107. HEIGHT.

Maximum height for any structure on the Property is 36 feet.

SEC. 51P-324.108. LOT COVERAGE.

(a) Tracts I. Maximum lot coverage, including parking structures, is 80 percent.

(b) Tracts II. Maximum lot coverage, including parking structures, is 80 percent.

(c) Tract III. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For purposes of this subsection, Tract III is considered to be one lot.

SEC. 51P-324.109. SETBACKS.

(a) Tract I. The setbacks required for all structures on Tract I are as follows:

(1) Five-foot front yard setback. Encroachments such as awnings, balconies, ramps, retaining walls, stairs, and stoops are allowed into the required front yard and do not need to be shown on the development plan.

(2) No minimum side and rear yard setbacks.

(b) Tract II. The setbacks required for all structures on Tract II are as follows:

(1) Fifteen-foot front yard setback.

(2) Five-foot side and rear yard setbacks.

(c) Tract III. The setbacks required for all structures on Tract III are as follows:

(1) Five-foot front yard setback.

(2) Five-foot side and rear yard setbacks.

SEC. 51P-324.110. OFF-STREET PARKING.

(a) Tract I.

(1) In general. Except as provide, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) Legacy building uses. The following uses within a legacy building require the following parking.

(A) Custom architectural detailing fabrication. Minimum one space per 1,000 square feet of floor area.

(B) Live/work unit. Minimum of one space per unit is required.

(C) Multifamily. Minimum of one space per dwelling unit is required.

(D) Office. Minimum of one space per 500 square feet of floor area.

(b) Tracts ~~I and~~ II. Parking must be provided in accordance with the Tracts ~~I and~~ II development plan. Parking for any future development not shown on the Tracts ~~I and~~ II development plan and for any expansion or conversion of the existing uses must be provided in accordance with the Dallas Development Code.

(c) Tract III. Two off-street parking spaces per dwelling unit are required. In addition, 0.25 unassigned off-street parking spaces per dwelling unit must be provided for use by visitors or residents.

(3) On-street parking.

(A) 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.

(i) 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.

(ii) 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.

SEC. 51P-324.110.1. TRACT III DEVELOPMENT.

(a) Except as provided in this section, a shared access development must comply with Section 51A-4.411, "Shared Access Development."

(b) Ingress and egress from the Property must be provided in the locations shown on the Tract III development/landscape plan. No other ingress or egress is permitted.

(c) The driveway or shared access area must have a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of pavement to the edge of pavement.

SEC. 51P-324.111. LANDSCAPING.

(a) Tracts I. Landscaping must be provided as shown on the landscape plans (Exhibit 324_). ~~All landscaping must be installed within six months of October 25, 1989.~~

(b) Tracts II. Landscaping must be provided as shown on the landscape plans (Exhibit 324_).

(c) Tract III. Landscaping must be provided as shown on the Tract III development/landscape plan (Exhibit 324 C).

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

SEC. 51P-324.112. SIGNS.

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

(b) For a shared access development, monument signs are prohibited.

SEC. 51P-324.113. ADDITIONAL PROVISIONS.

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

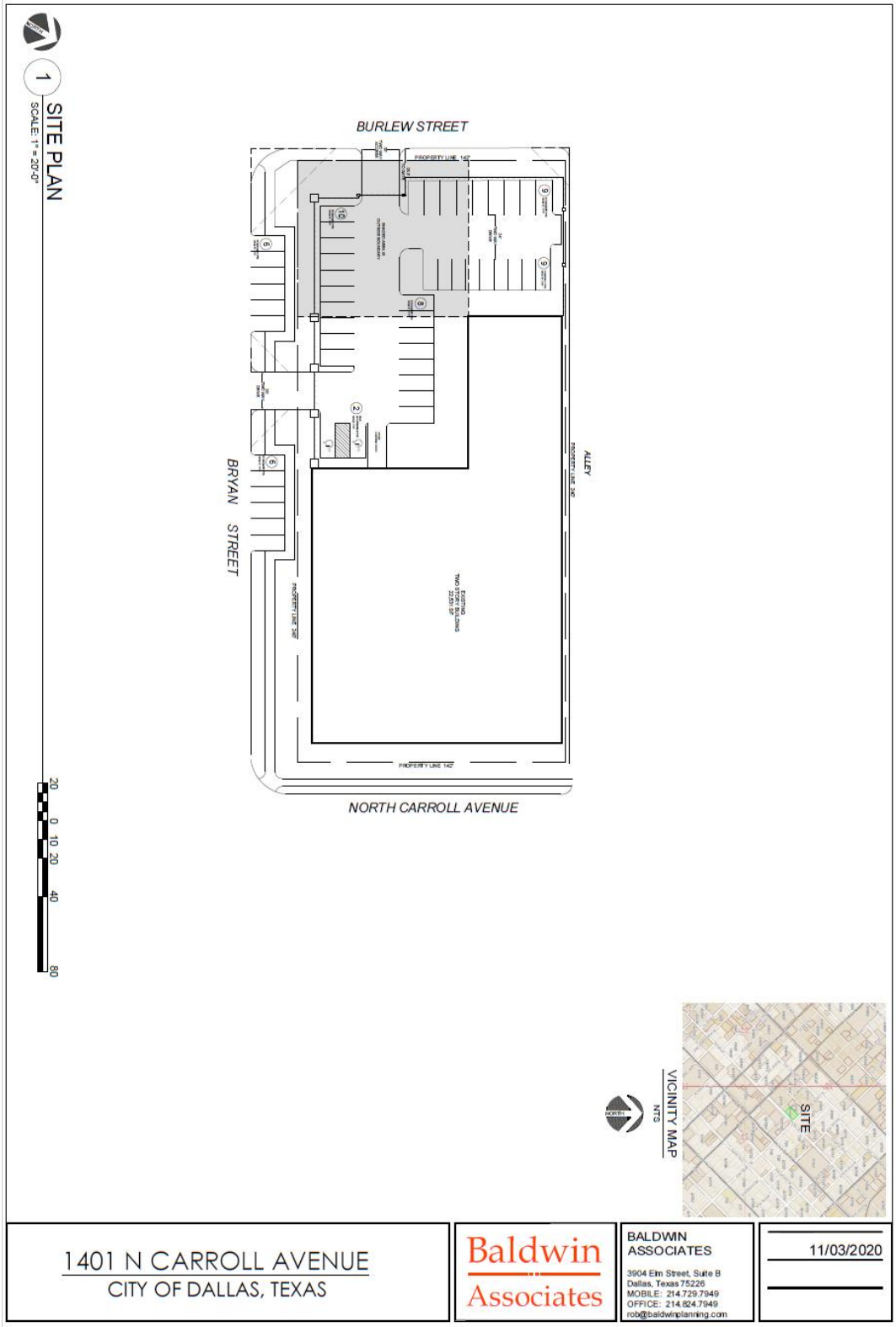
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-324.114. COMPLIANCE WITH CONDITIONS.

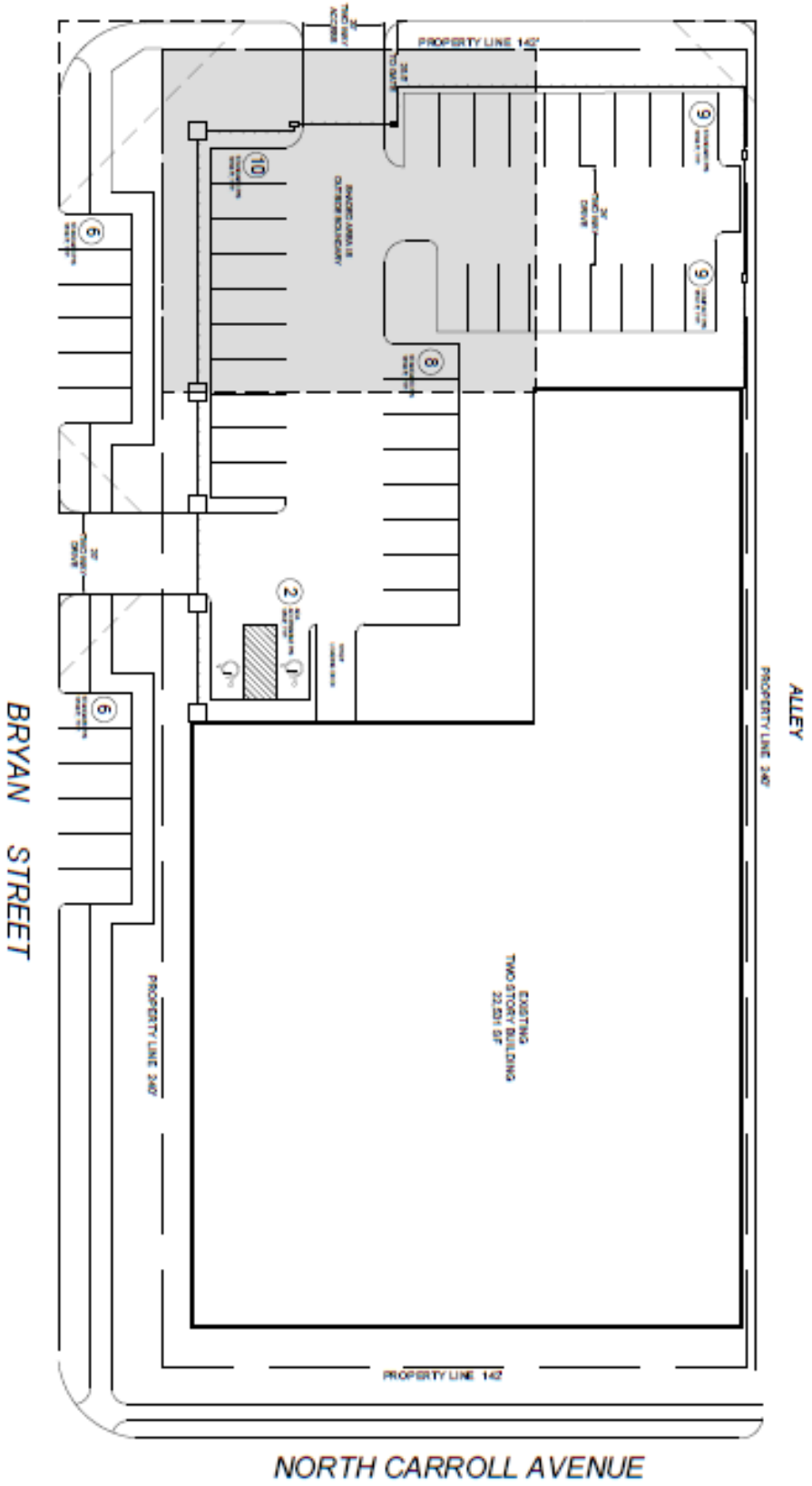
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

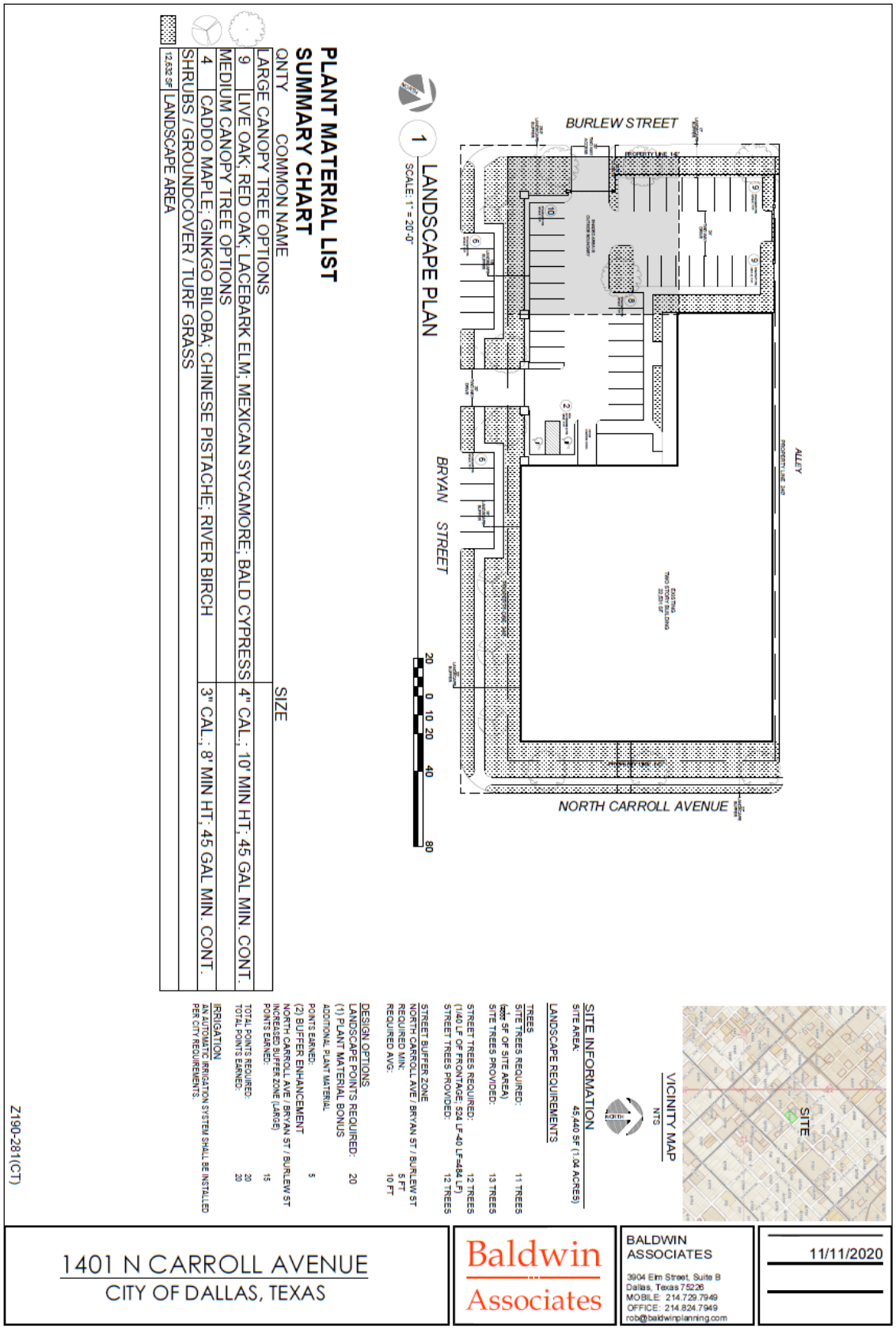
PROPOSED DEVELOPMENT PLAN

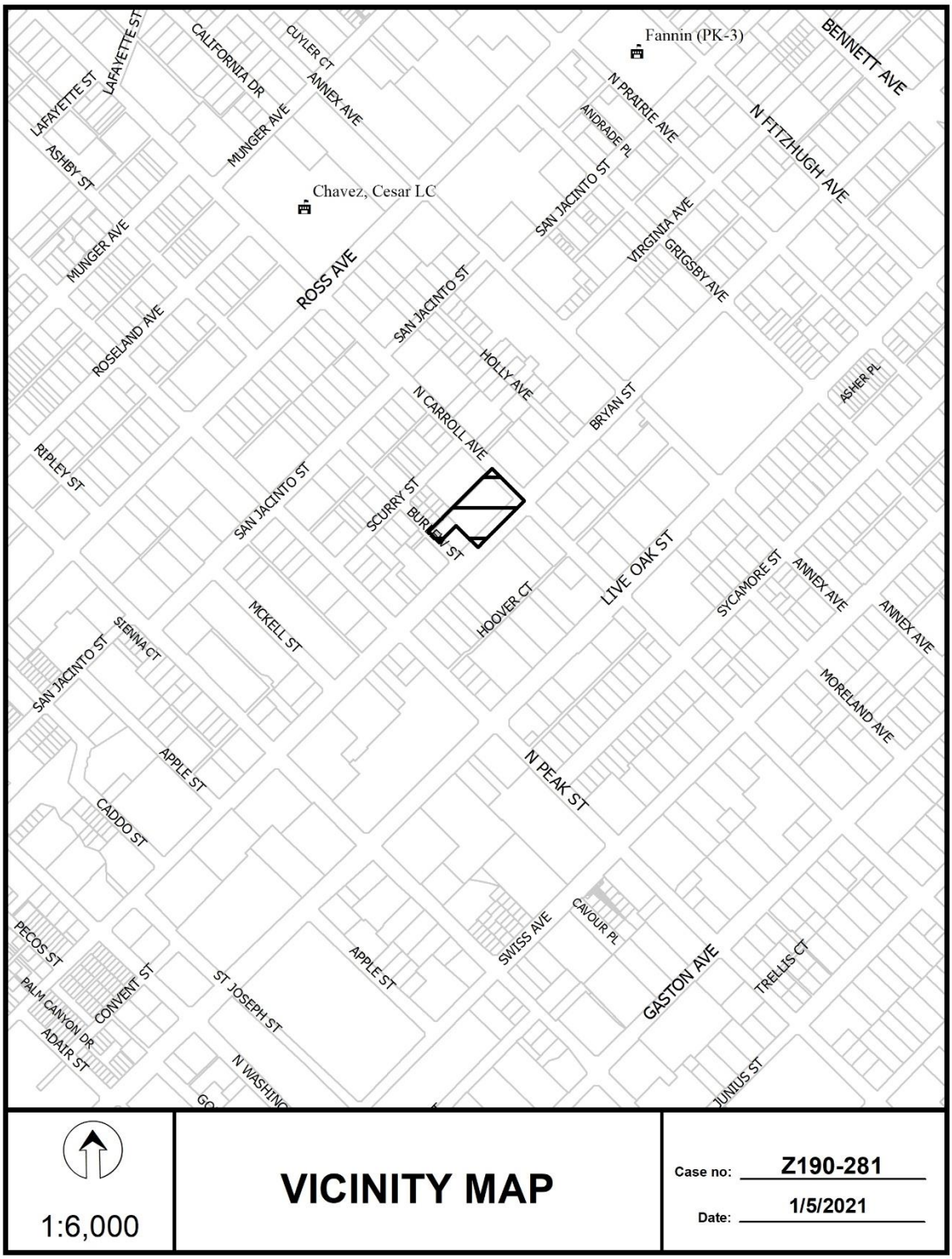


PROPOSED DEVELOPMENT PLAN
(Enlarged)



PROPOSED LANDSCAPE PLAN





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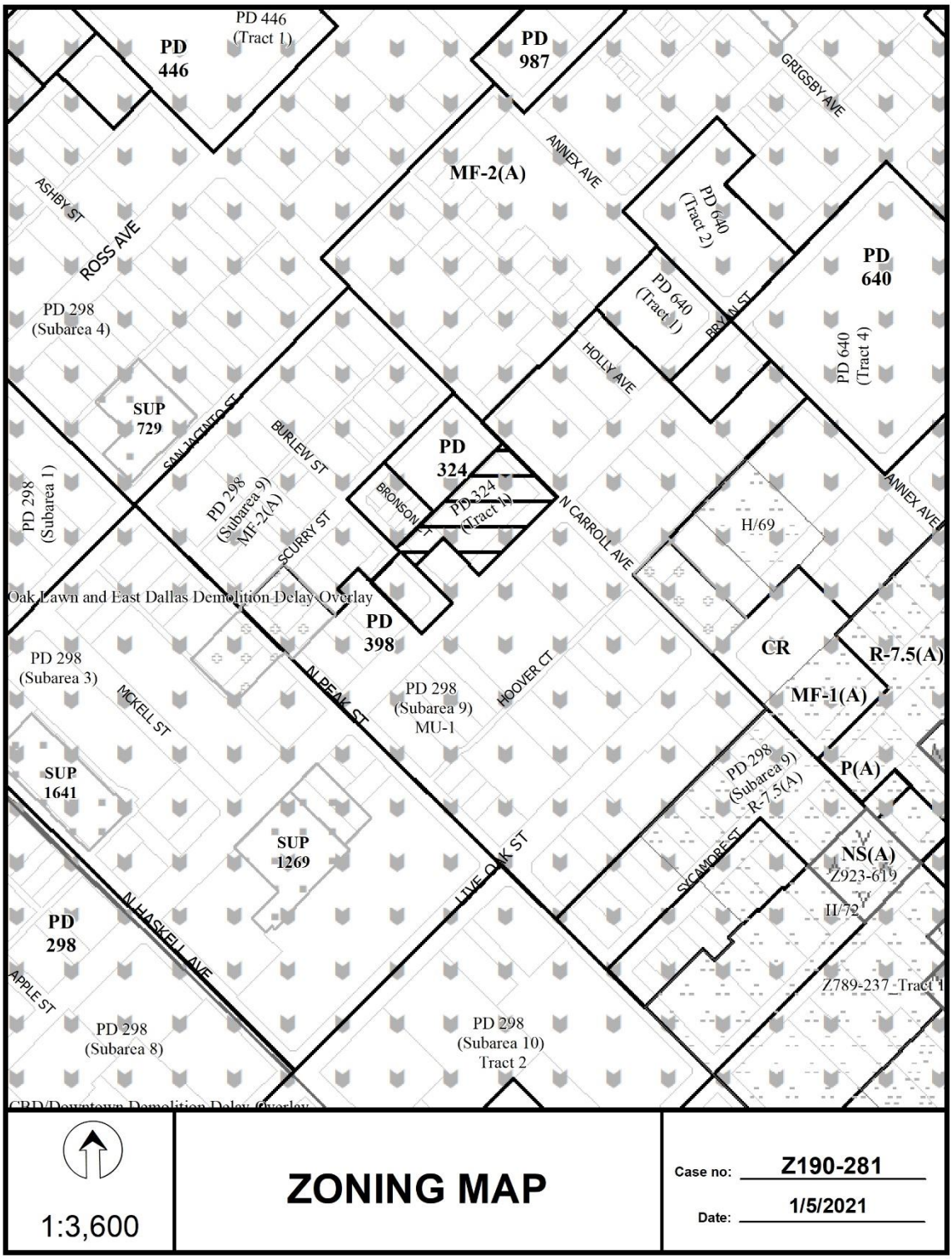
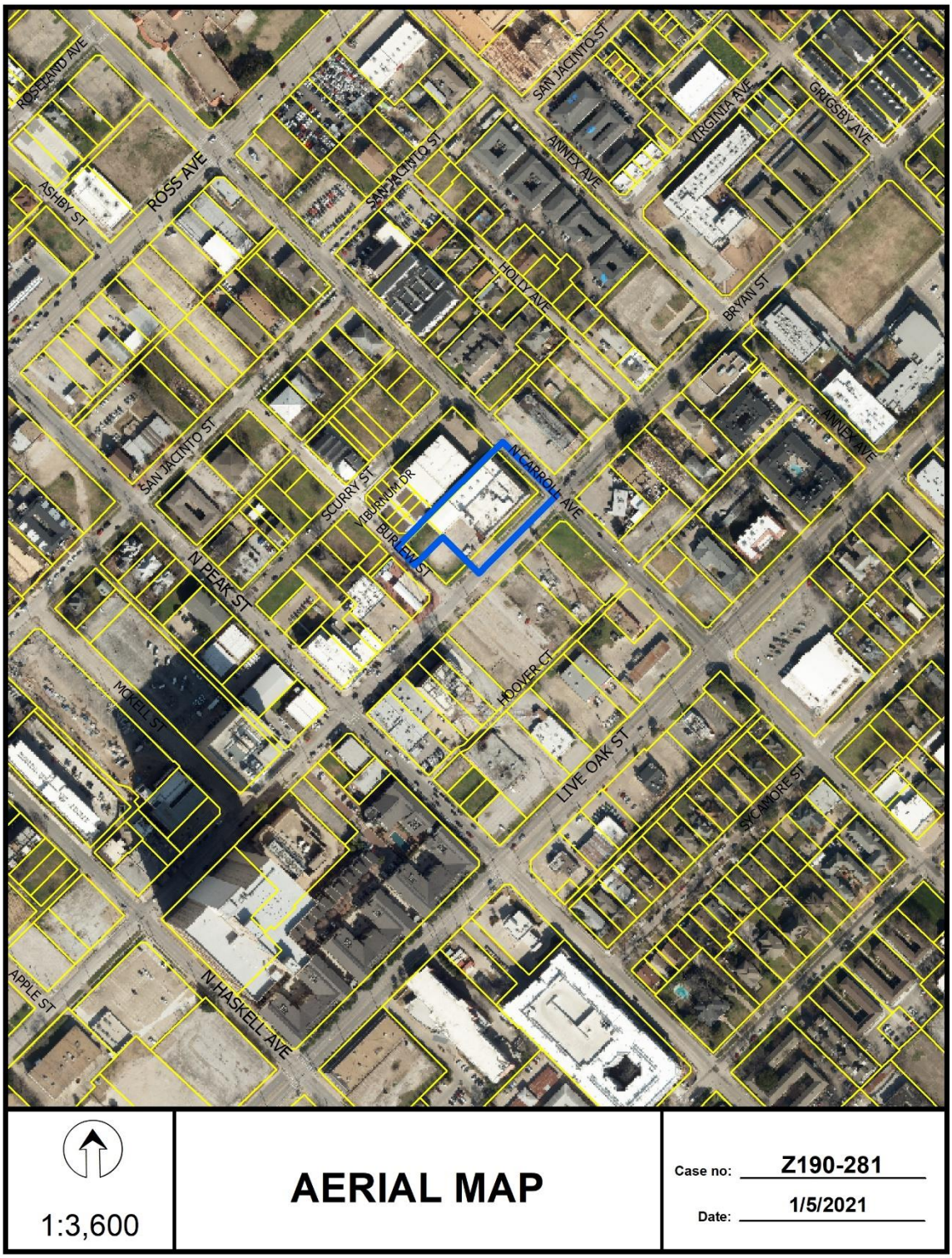
VICINITY MAP

Case no: Z190-281

Date: 1/5/2021


PD 446
(Tract 1)
PD 446
PD 987
GRIGSBY AVE
ANNEX AVE
MF-2(A)
ASHBY ST
ROSS AVE
PD 640
(Tract 2)
PD 640
PD 640
(Tract 1)
BRYAN ST
PD 640
(Tract 4)
PD 298
(Subarea 4)
HOLLY AVE
SUP
729
SAN JACINTO ST
BURLEW ST
PD
324
PD 298
(Subarea 1)
PD 298
(Subarea 9)
MF-2(A)
BRONSON ST
PD 324
(Tract 1)
N CARROLL AVE
ANNEX AVE
H/69
SCURRY ST
Oak Lawn and East Dallas Demolition Delay Overlay
PD
398
CR
R-7.5(A)
PD 298
(Subarea 3)
MCKELL ST
N PEAK ST
PD 298
(Subarea 9)
MU-1
HOOVER CT
MF-1(A)
SUP
1641
P(A)
PD 298
(Subarea 9)
R-7.5(A)
SUP
1269
SYCAMORE ST
NS(A)
Z923-619
LIVE OAK ST
H/72
PD
298
N HASKELL AVE
APPLE ST
Z789-237_Tract 1
PD 298
(Subarea 8)
PD 298
(Subarea 10)
Tract 2
CBD/Downtown Demolition Delay Overlay
1:3,600
ZONING MAP
Case no: Z190-281
Date: 1/5/2021



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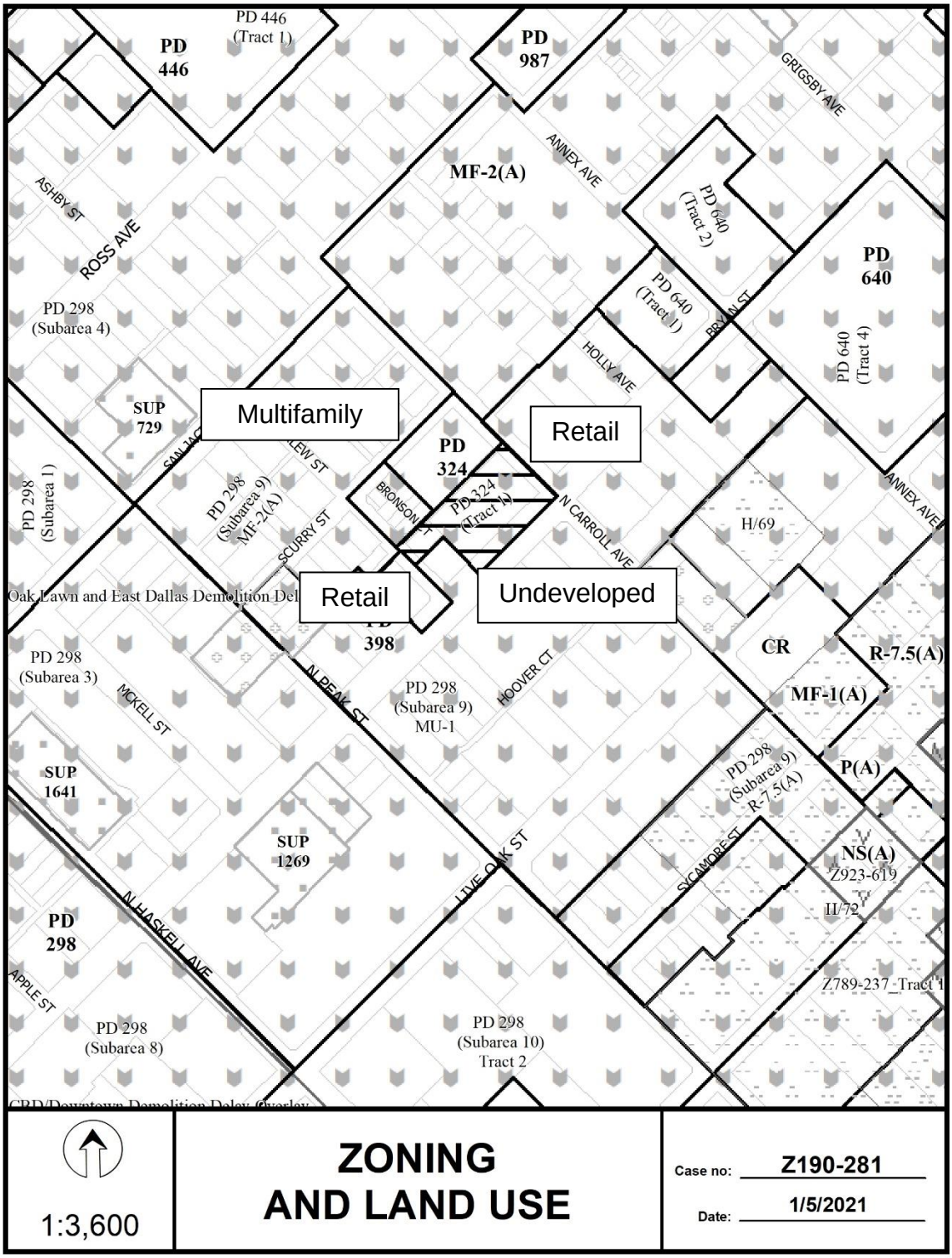
AERIAL MAP

Case no: Z190-281

Date: 1/5/2021


PD 446
(Tract 1)
PD 446
PD 987
GRIGSBY AVE
ANNEX AVE
MF-2(A)
ASHBY ST
ROSS AVE
PD 640
(Tract 2)
PD 640
(Tract 1)
PD 640
PD 640
(Tract 4)
PD 298
(Subarea 4)
HOLLY AVE
BRYAN ST
SUP
729
Multifamily
Retail
PD
324
PD 324
(Tract 1)
PD 298
(Subarea 1)
PD 298
(Subarea 9)
MF-2(A)
SCURRY ST
N CARROLL AVE
ANNEX AVE
H/69
Oak Lawn and East Dallas Demolition Del
Retail
Undeveloped
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398
CR
R-7.5(A)
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MCKELL ST
N PEAK ST
PD 298
(Subarea 9)
MU-1
HOOVER CT
MF-1(A)
SUP
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Z789-237_Tract 1
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(Subarea 10)
Tract 2
CBD/Downtown Demolition Delay Overlay
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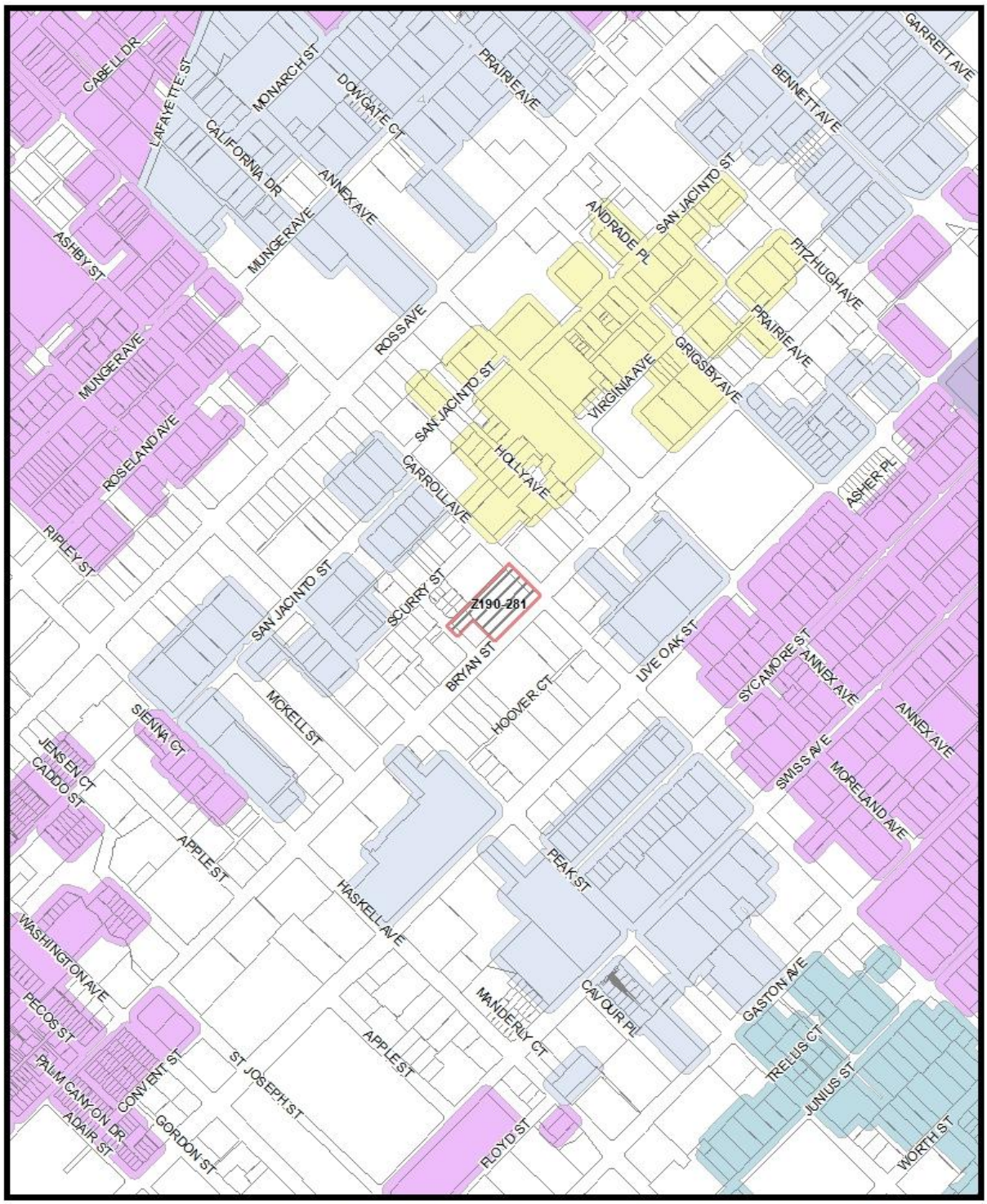
ZONING
AND LAND USE
Case no: Z190-281
Date: 1/5/2021



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

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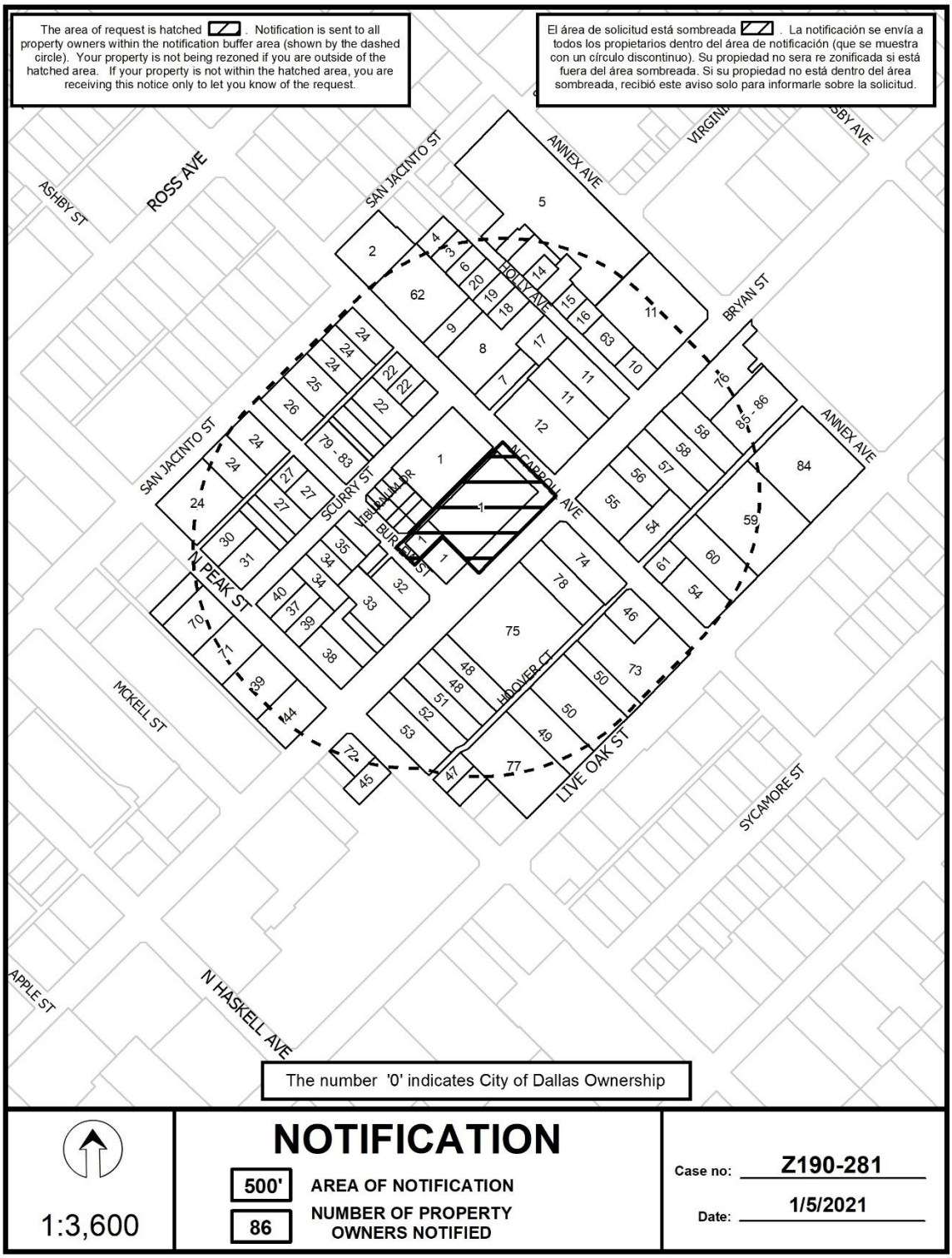
Market Value Analysis

Printed Date: 1/5/2021


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 sera 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.
ROSS AVE
ASHBY ST
SAN JACINTO ST
ANNEX AVE
HOLLY AVE
BRYAN ST
SCURRY ST
N CARROLL AVE
N PEAK ST
MCKELL ST
HOOVER CT
LIVE OAK ST
SYCAMORE ST
APPLE ST
N HASKELL AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
86
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-281
Date: 1/5/2021

01/04/2021

Notification List of Property Owners

Z190-281

86 Property Owners Notified

Label #	*Address*		*Owner*
1	1401	N CARROLL AVE	CARROLL & BRYAN LLC
2	1530	N CARROLL AVE	CITY CHURCH INTERNATIONAL
3	1519	HOLLY ST	GAMEZ SIXTO
4	1527	HOLLY ST	ROJAS JOSE GAMEZ &
5	1519	ANNEX AVE	HOLLYVALE RENTAL HOLDINGS LLC
6	1517	HOLLY ST	ESPINOZA MARICRUZ
7	1416	N CARROLL AVE	HOUSE MONEY LLC
8	1500	N CARROLL AVE	JWANG INVESTMENTS II LLC
9	1510	N CARROLL AVE	QUINTERO BERTIN
10	4521	BRYAN ST	JAC FRENCH PROPERTIES LLC
11	4515	BRYAN ST	UPLIFT EDUCATION
12	1412	N CARROLL AVE	YONG & JD INC
13	1514	HOLLY ST	HUNT ROBERT VILLAREAL &
14	1510	HOLLY ST	HUNT ROBERT V
15	1414	HOLLY ST	ROBERT B BURKS & JUDITH A
16	1410	HOLLY ST	MEDINA JOSE M &
17	1413	HOLLY ST	ESPINOZA ARMANDO SR
18	1505	HOLLY ST	MENDEZ JESUS G &
19	1511	HOLLY ST	GUAJARDO LUIS A
20	1515	HOLLY ST	PAREDES URIEL
21	1502	HOLLY ST	LAND ETEBARI HOLDINGS LLC
22	1505	N CARROLL AVE	EAST VILLAGE HEIGHTS LLC
23	4415	SCURRY ST	TWO MAD OX LLC
24	1515	N CARROLL AVE	ANA SAN JACINTO LLC
25	4406	SAN JACINTO ST	CANSTATE LLC
26	4400	SAN JACINTO ST	AFLALO TEXAS LLC

01/04/2021

Label #	*Address*		*Owner*
27	4321	SCURRY ST	SCURRY PARTNERS LLC
28	4313	SCURRY ST	PACHECO MARIA
29	4311	SCURRY ST	GOMEZ AUGUSTINE
30	1508	N PEAK ST	PEAK 1508 LLC
31	1502	N PEAK ST	BROADMINDED TEXAS LLC
32	4319	BRYAN ST	Taxpayer at
33	4315	BRYAN ST	Taxpayer at
34	4324	SCURRY ST	ONE MAD OX LLC
35	4320	SCURRY ST	ONE MAD OX LLC
36	1413	BURLEW ST	SUN LAND RESERVE OF AMERICA INC
37	1416	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
38	4301	BRYAN ST	RECONCILIATION OUTREACH MINISTRIES INC
39	1412	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
40	1420	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES
41	4305	BRYAN ST	RECONCILIATION OUTREACH MINISTRIES INC
42	4404	SCURRY ST	Taxpayer at
43	1509	N PEAK ST	WORDEN JACQUELYN M
44	4217	BRYAN ST	PICCOLA ERNEST CHARLES
45	1325	N PEAK ST	PEAK STREET DC PROPERTY LLC
46	1305	N CARROLL AVE	Taxpayer at
47	1310	N PEAK ST	LIVE OAK PEAK DC PPTY LLC
48	4318	BRYAN ST	BORDERCOMM PARTNERS LP
49	4321	LIVE OAK ST	MILLER TRIPLETS
50	4409	LIVE OAK ST	BILLINGSLY L B INV CO
51	4316	BRYAN ST	4316 BRYAN ST LP
52	4308	BRYAN ST	RISING STAR RESOURCE DEVELOPMENT CORP
53	4302	BRYAN ST	CASS DON E TR
54	1316	N CARROLL AVE	BURGER KING CORPORATION
55	4502	BRYAN ST	BOBBY DOG LLC
56	4510	BRYAN ST	QUANTUM BUILDING
57	4514	BRYAN ST	AN@5025 SAN JACINTO LLC

01/04/2021

Label #	*Address*		*Owner*
58	4518	BRYAN ST	MOJO REALTY LLC
59	4515	LIVE OAK ST	RP WALES HOTEL PARTNERSHIP
60	4509	LIVE OAK ST	SANTA MONICA CAPITAL LLC
61	4503	LIVE OAK ST	BURGER KING 202
62	1518	N CARROLL AVE	PPNC PROPERTY LLC
63	1406	HOLLY ST	WOODARD NONA S
64	4403	VIBURNUM DR	GRBK FRISCO LLC
65	4419	VIBURNUM DR	CENTRE LIVING CADDO LLC
66	4427	VIBURNUM DR	HWANG JINSUB KEVIN
67	1406	BRONSON CT	PINKERTON SAMUEL JAMIESON &
68	1421	BRONSON CT	BARGER BRIAN H
69	1413	BRONSON CT	LANDRUM EUSEBIO
70	1503	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
71	1421	N PEAK ST	RECONCILIATION OUTREACH MINISTRIES INC
72	1333	N PEAK ST	EGW LIVE OAK INVESTMENT LP
73	4423	LIVE OAK ST	LUCKY JAMAL USA LLC
74	1321	N CARROLL AVE	1250 WDT LTD
75	4408	BRYAN ST	BSDTX
76	4536	BRYAN ST	UPLIFT EDUCATION
77	4311	LIVE OAK ST	Taxpayer at
78	4416	BRYAN ST	Taxpayer at
79	4401	SCURRY ST	POEHLMAN KIRK &
80	1504	BURLEW ST	BRANAM FORREST ALLEN &
81	1504	BURLEW ST	SONG EUNJU &
82	4401	SCURRY ST	ROLGINES SHOW JUMPERS LLC
83	4401	SCURRY ST	OXER INVESTMENTS LLC
84	4535	LIVE OAK ST	VALERIO HOLDINGS LLC
85	4535	LIVE OAK ST	VALERIO HOLDINGS LLC
86	4535	LIVE OAK ST	SAMRITH CHHEAT &

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER:	Z190-344(CT)	**DATE FILED:**	August 27, 2020
LOCATION:	Southeast corner of Phinney Avenue and Kernack Street		
COUNCIL DISTRICT:	1	**MAPSCO:**	53 J
SIZE OF REQUEST:	±7.59 acres	**CENSUS TRACT:**	65.01

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the expansion of an existing public school use on the subject site with the addition of a kitchen, cafeteria, secure entry vestibule, and entry canopy. [L. O. Donald Elementary School]

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

BACKGROUND INFORMATION:

- The request site is developed with a 72,215 square feet elementary school.
- The applicant seeks to create a Planned Development District for the use. The instigator for the request is the addition of 11,332 square-foot to the school by adding kitchen, cafeteria, secure entry vestibule, and entry canopy.

Zoning History: There have been no recent zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Phinney Avenue	Local	35 ft.
Kernack Street	Local	45 ft.

Traffic:

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for the elementary school use. The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Elementary School
North	TH-3(A)	Single Family
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	City of Cockrell Hill	Single Family

Land Use Compatibility

The request site is the location of an elementary school and developed with a one-story structure with a total floor area of 72,215 -square-feet. The applicant's request is for a Planned Development District for a public school other than open-enrollment charter school and to facilitate an 11,332-square-foot building addition to accommodate for the addition of a kitchen, cafeteria, secure entry vestibule, and entry canopy. The PD conditions set the floor area for the school at 83,550 square feet, maximum height at 35 feet, light poles with a maximum height of 30 feet, and a 25-foot setback with the allowance of steps, handrails, canopies, fences and light poles, and parking within the setback.

Surrounding land uses consist of single family to the north, south, east, and west.

The proposed regulations for the public school use include a maximum floor area of 83,550 square feet, a maximum height of 36 feet with light poles allowed to 30 feet, and setback of 25 feet with steps, handrails, canopies, fences, light poles, and parking allowed in the setbacks. The PD has a base zoning of R-7.5(A), which would allow for residential uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the planned development district because the school has operated within the community at this location for many years, the expansion supports the well-being and security of the students and provides a development plan for the property. Staff considers the requested planned development district to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD

conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A) Residential	25’	5’ adjacent to residential OTHER: 10’	1 Dwelling Unit/ 7,500 Sq. ft	30’ No Maximum Stories	45%	Residential
Proposed: PD	25’	25’	1 Dwelling Unit/ 7,500 Sq. ft	36’	45%	Public School

Parking:

The requirement for off-street parking for the school is derived from three criterions: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires one and one-half spaces for each kindergarten/elementary school classroom. At this ratio, the school is required to provide 66 off-street spaces for the existing 44 classrooms. The applicant is proposing 71 parking spaces for the site, meeting the parking requirements.

Landscaping

Per the PD conditions, landscaping must be provided in accordance with Article X, as amended.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and 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 area of request is not categorized as being within an MVA cluster, surrounding properties to the north, east, and south is located within an “G” Category.

LIST OF OFFICERS

Dallas Independent School District
Board of Trustees

Edwin Flores, District 1
Dustin Marshall, District 2
Dan Micciche, District 3
Karla García, District 4
Maxie Johnson, District 5
Joyce Foreman, District 6
Ben Mackey, District 7
Joe Carreón, District 8
Justin Henry, District 9

PROPOSED PD CONDITIONS

ARTICLE XXX

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

PD XXX was established by Ordinance No. XXXX, passed by the Dallas City Council on XXXX

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

PD XXX is established on property generally located on Phinney Avenue. The size of PD XXX is approximately 7.59 acres.

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

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

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

(c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit xxxA: development plan.

(2) Exhibit xxxB: traffic management plan

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

(a) For a public school other than an open enrollment charter school, development and use of the Property must comply with the development plan (Exhibits xxxA). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

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

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

(b) The following main use is permitted by right:

-- Public school other than an open-enrollment charter school.

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

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

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

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A4.400, this section controls.)

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

(b) Setbacks.

(1) All setbacks for a public school other than an open-enrollment charter school is 25 feet.

(2) Steps, handrails, canopies, fences and light poles are allowed in the required setbacks.

(3) Parking for a public school other than an open-enrollment charter school is allowed in the required front yard setback.

(c) Floor area. Maximum floor area for a public school other than an open enrollment charter school use is 83,550 square feet.

(d) Height. Maximum height for a public school other than an open enrollment charter school is 35 feet. Light poles are allowed a maximum height of 30 feet.

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

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Public school other than an open-enrollment charter school.

(1) Screening of parking lots or loading areas is not required.

(s) A minimum of one small off-street loading space is required.

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

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

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

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

SEC. 51P-xxx.112. SIGNS.

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

SEC. 51P-xxx.113. TRAFFIC MANAGEMENT PLAN.

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

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pickup are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to

the director by November 1, 2021. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

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

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

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

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

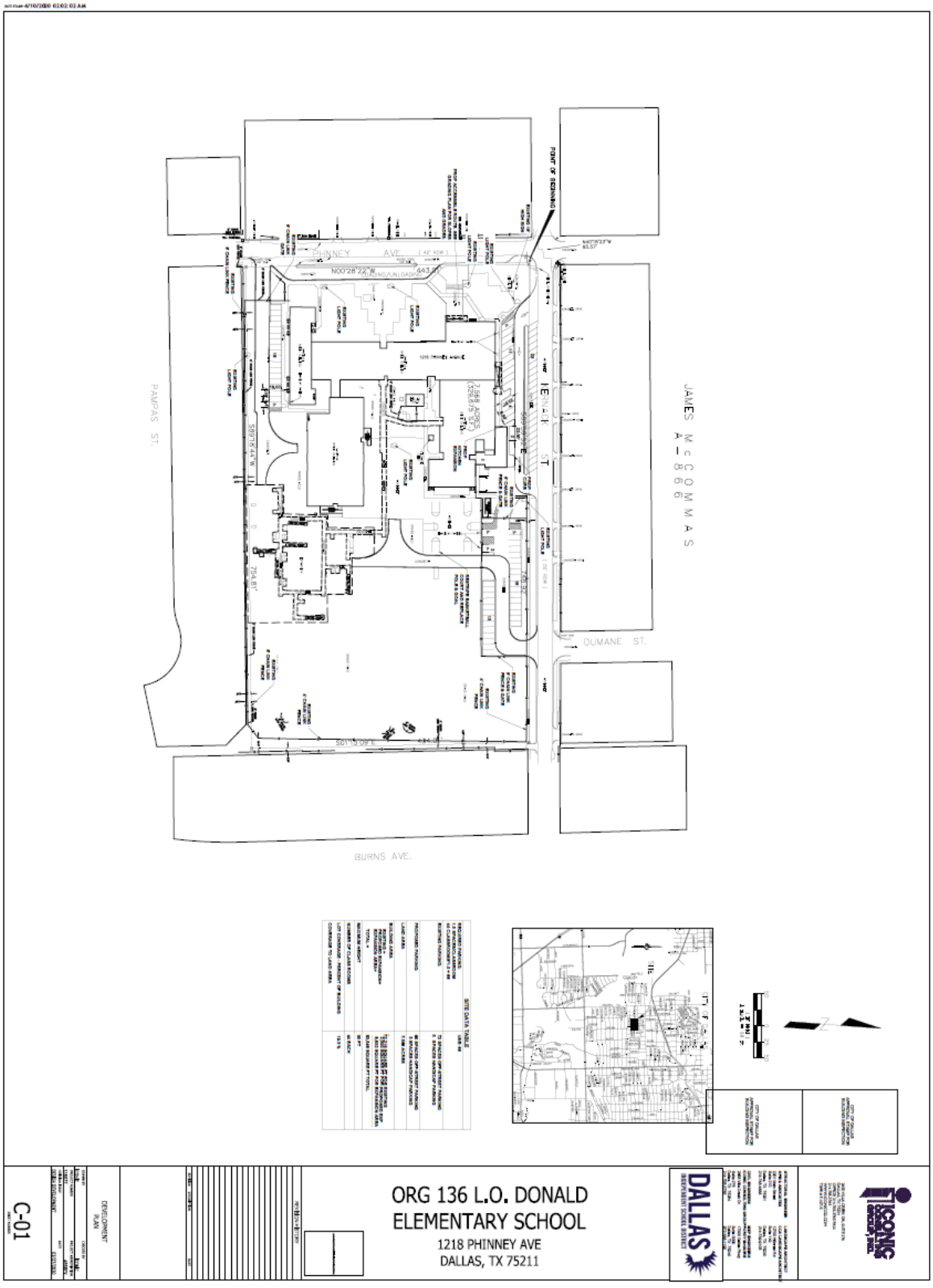
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

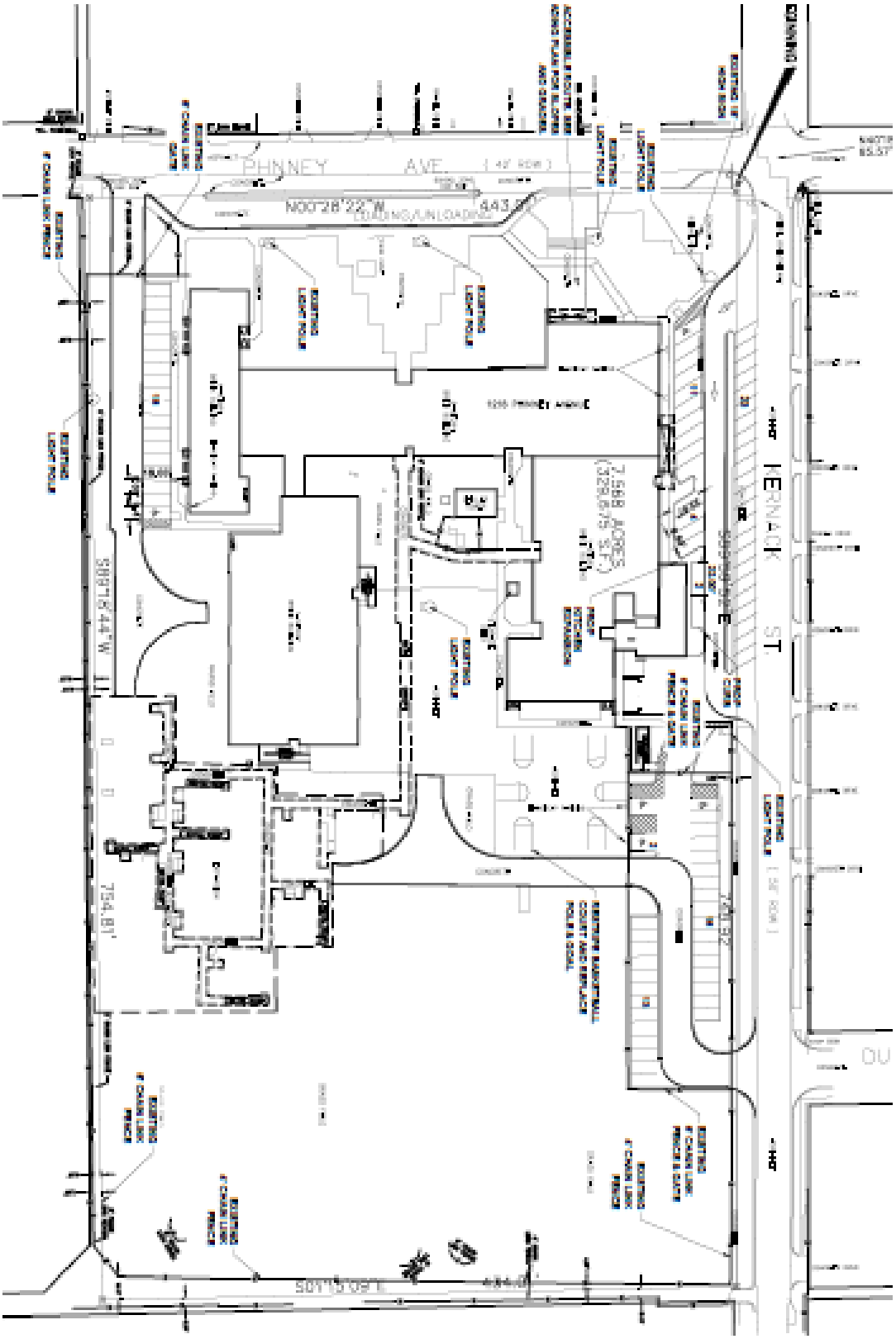
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

PROPOSED DEVELOPMENT PLAN



PROPOSED DEVELOPMENT PLAN (ENLARGED)



November 19, 2020
PK# 4551-20.087
Z190-344

TRAFFIC MANAGEMENT PLAN

DISD L.O. DONALD ELEMENTARY SCHOOL
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan Consultants, on behalf of **the Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for L.O. Donald Elementary School (the "School") located at 1218 Phinney Avenue in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Public Elementary School
- District: Dallas Independent School District
- Address: 1218 Phinney Avenue
- Grades: Pre-k – 5th
- Start/End Times: 7:45 AM – 3:00 PM

  NOTE: Dismissal consists of two separate release periods separated by approximately 15-20 minutes.
- Existing Zoning/Proposed Zoning: R-7.5(A)
- Existing Enrollment: 378

School Access

- Adjacent Streets:
  - Phinney Avenue: Two lanes, two-way operation [northbound one-way operational during school hours], no median. Sidewalk connectivity evident along frontage of school. [School Zone proposed]
  - Kernack Street: Two lanes, two-way operation [eastbound one-way operational during school hours], no median. Sidewalk

Pacheco Koch

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

connectivity evident along frontage of school. [School Zone proposed]

- Adjacent Intersections:
    - Phinney Avenue and Kernack Street - Marked crosswalks on all approaches, barrier free ramps provided on the northeast and southeast corners.
    - Phinney Avenue and Pampas Street – Marked crosswalks on the north and east legs, barrier free ramps provided on the northwest and northeast corners.
    - Burns Avenue and Kernack Street – Marked crosswalks on the west and south legs, barrier free ramps provided on the northwest and southwest corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps comply with current ADA accessibility requirements. All pavement markings, traffic signs, and school zones are recommended to meet current city standards.

- Projected Travel Modes:
    - Bus: 5%
    - Walk: 15%
    - Picked Up by Parent: 80%

*Enrollment and Travel Mode Data provided by *DISD*

TRAFFIC MANAGEMENT PLAN

On-site dismissal observations were conducted on Wednesday, November 18th, 2020. The dismissal observations that were conducted occurred during the COVID-19 pandemic, and therefore, protocols differed from normal conditions. This plan is directed to normal protocols.

Dismissal consists of two dismissal groups that practice the same dismissal protocols as mentioned below.

Traffic Management Operations

The school is surrounded by two local streets – Phinney Avenue [northbound one-way operational during school hours], and Kernack Street [eastbound one-way operational during school hours].

Parent traffic is to enter the area from the south traveling northbound on Phinney Avenue. Parent traffic is to enter the site via the southernmost

driveway and queue along the provided queuing area on-site along Phinney Avenue adjacent to the school building.

Traffic is to exit the queuing area continuing north after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site towards Kernack Street.

Students shall exit the school building from the western side of the building to approach the designated queueing area for pick-up.

Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

Staff and visitor traffic is to enter the school site from the west traveling eastbound on Kernack Street and enter the site in the parking lot north of the building.

Special Education bus loading/unloading is accessed by Phinney Avenue and is located on-site within the parking lot south of the building.

A graphical summary of specific recommendations and operations of pick-up activities is provided below and depicted in **Exhibit 1**:

1. **Crossing Guard to Assist Students at Crosswalk** – Crossing guard to be provided to assist pedestrians to cross at the shown crosswalk location.

2. **Designate Roadway as a School Zone** – Designate subject roadway as a school zone. Specific location to be determined by City of Dallas and the School District.

Pacheco Koch

Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD L.O. Donald Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

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

_____ _____
Signature Date

Name: _____

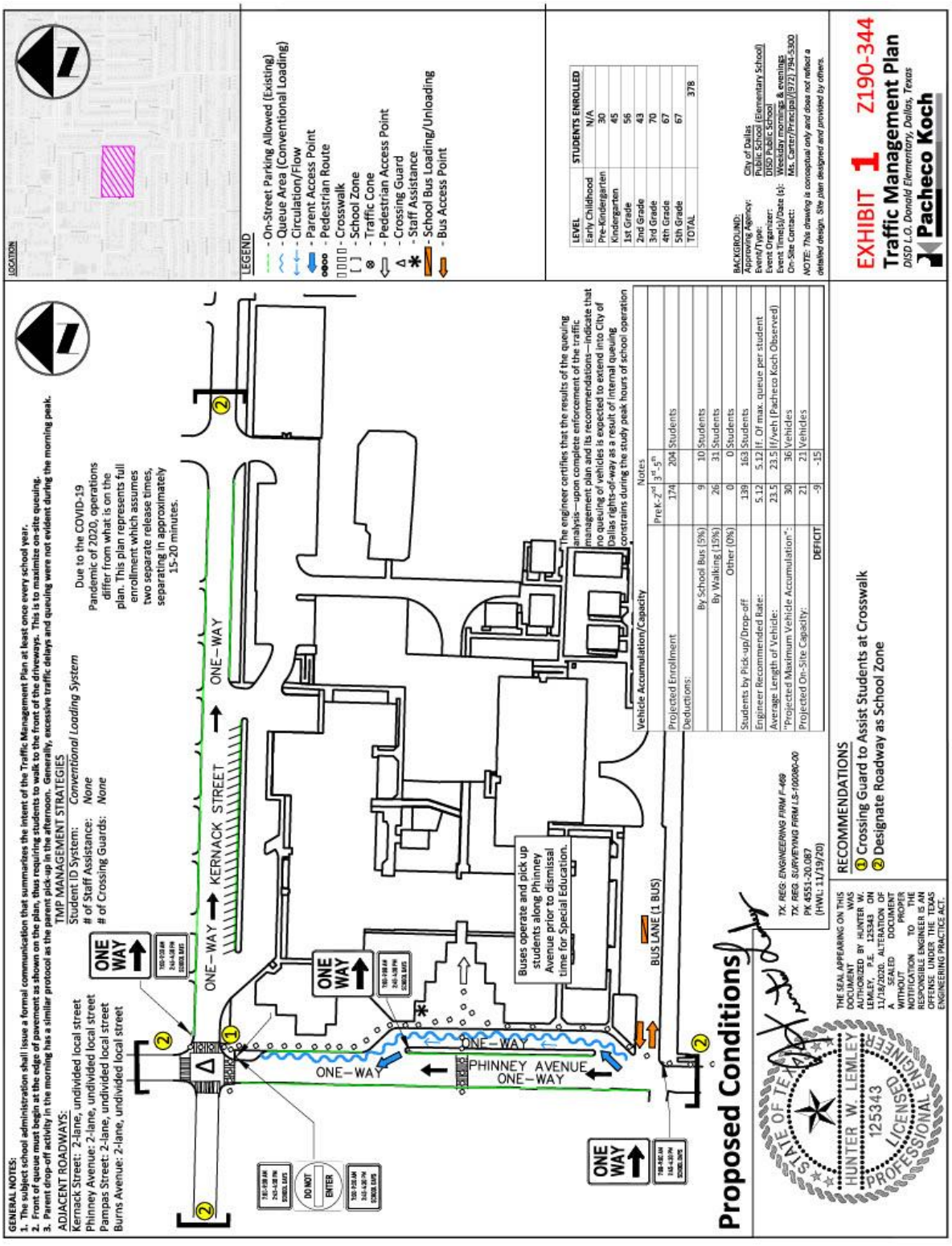
Title: _____

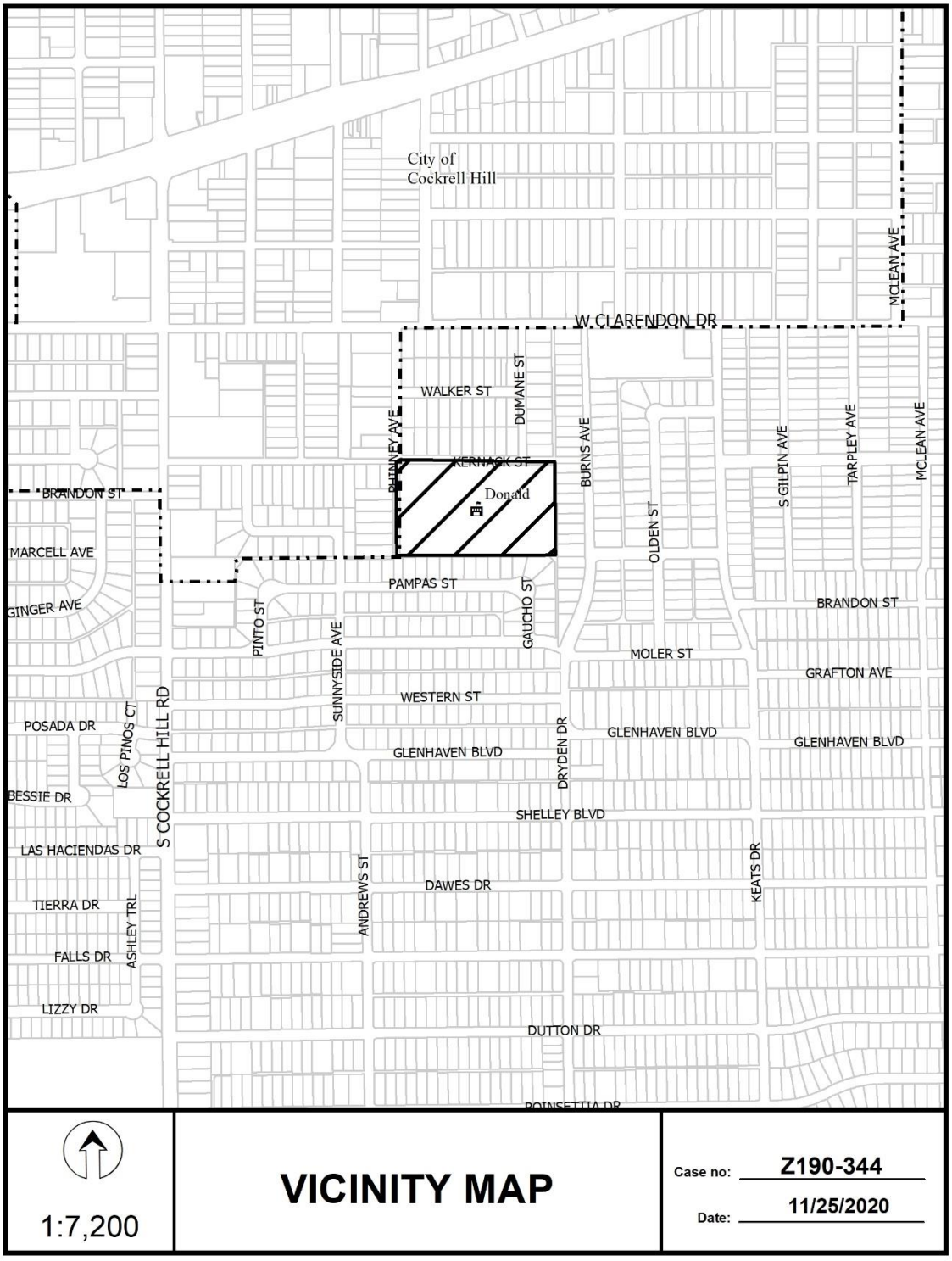
_____ _____
Police Department Signature Date

Name: _____

Title: _____

END OF MEMO


GENERAL NOTES:
1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
2. Front of queue must begin at the edge of pavement as shown on the plan, thus requiring students to walk to the front of the driveways. This is to maximize on-site queuing.
3. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.
ADJACENT ROADWAYS:
Kernack Street: 2-lane, undivided local street
Phinney Avenue: 2-lane, undivided local street
Pampas Street: 2-lane, undivided local street
Burns Avenue: 2-lane, undivided local street
TMP MANAGEMENT STRATEGIES
Student ID System: Conventional Loading System
# of Staff Assistance: None
# of Crossing Guards: None
Due to the COVID-19 Pandemic of 2020, operations differ from what is on the plan. This plan represents full enrollment which assumes two separate release times, separating in approximately 15-20 minutes.
ONE WAY
ONE-WAY
KERNACK STREET
ONE-WAY
PHINNEY AVENUE
ONE-WAY
ONE-WAY
BUS LANE (1 BUS)
DO NOT ENTER
Buses operate and pick up students along Phinney Avenue prior to dismissal time for Special Education.
Proposed Conditions
TX. REG. ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00
PK 4551-20.087
(HWL: 11/19/20)
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLEY, P.E. 125343 ON 11/19/2020. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
HUNTER W. LEMLEY
125343
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
RECOMMENDATIONS
① Crossing Guard to Assist Students at Crosswalk
② Designate Roadway as School Zone
Vehicle Accumulation/Capacity
Notes
Projected Enrollment 174 PreK-2nd 204 3rd-5th Students
Deductions:
By School Bus (5%) 9 10 Students
By Walking (15%) 26 31 Students
Other (0%) 0 0 Students
Students by Pick-up/Drop-off 139 163 Students
Engineer Recommended Rate: 5.12 5.12 lf. Of mak. queue per student
Average Length of Vehicle: 23.5 23.5 lf/veh (Pacheco Koch Observed)
"Projected Maximum Vehicle Accumulation": 30 36 Vehicles
Projected On-Site Capacity: 21 21 Vehicles
DEFICIT -9 -15
The engineer certifies that the results of the queuing analysis—upon complete enforcement of the traffic management plan and its recommendations—indicate that no queuing of vehicles is expected to extend into City of Dallas rights-of-way as a result of internal queuing constrains during the study peak hours of school operation
LOCATION
LEGEND
- On-Street Parking Allowed (Existing)
- Queue Area (Conventional Loading)
- Circulation/Flow
- Parent Access Point
- Pedestrian Route
- Crosswalk
- School Zone
- Traffic Cone
- Pedestrian Access Point
- Crossing Guard
- Staff Assistance
- School Bus Loading/Unloading
- Bus Access Point
LEVEL STUDENTS ENROLLED
Early Childhood N/A
Pre-Kindergarten 30
Kindergarten 45
1st Grade 56
2nd Grade 43
3rd Grade 70
4th Grade 67
5th Grade 67
TOTAL 378
BACKGROUND:
Approving Agency: City of Dallas
Event/Type: Public School (Elementary School)
Event Organizer: DISD Public School
Event Time(s)/Date (s): Weekday mornings & evenings
On-Site Contact: Mrs. Carter/Principal/(972) 794-5300
NOTE: This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.
EXHIBIT 1 Z190-344
Traffic Management Plan
DISD L.O. Donald Elementary, Dallas, Texas
Pacheco Koch


City of
Cockrell Hill
W CLARENDON DR
MCLEAN AVE
WALKER ST
DUMANE ST
BURNS AVE
RUTHNEY AVE
KERNAGH ST
Donald
BRANDON ST
MARCELL AVE
GINGER AVE
PAMPAS ST
GAUCHO ST
OLDEN ST
S GILPIN AVE
TARPLEY AVE
MCLEAN AVE
BRANDON ST
PINTO ST
SUNNYSIDE AVE
MOLER ST
GRAFTON AVE
WESTERN ST
POSADA DR
LOS PINOS CT
S COCKRELL HILL RD
GLENHAVEN BLVD
DRYDEN DR
GLENHAVEN BLVD
GLENHAVEN BLVD
BESSIE DR
SHELLEY BLVD
LAS HACIENDAS DR
ANDREWS ST
DAWES DR
KEATS DR
TIERRA DR
ASHLEY TRL
FALLS DR
LIZZY DR
DUTTON DR
POINSETTIA DR
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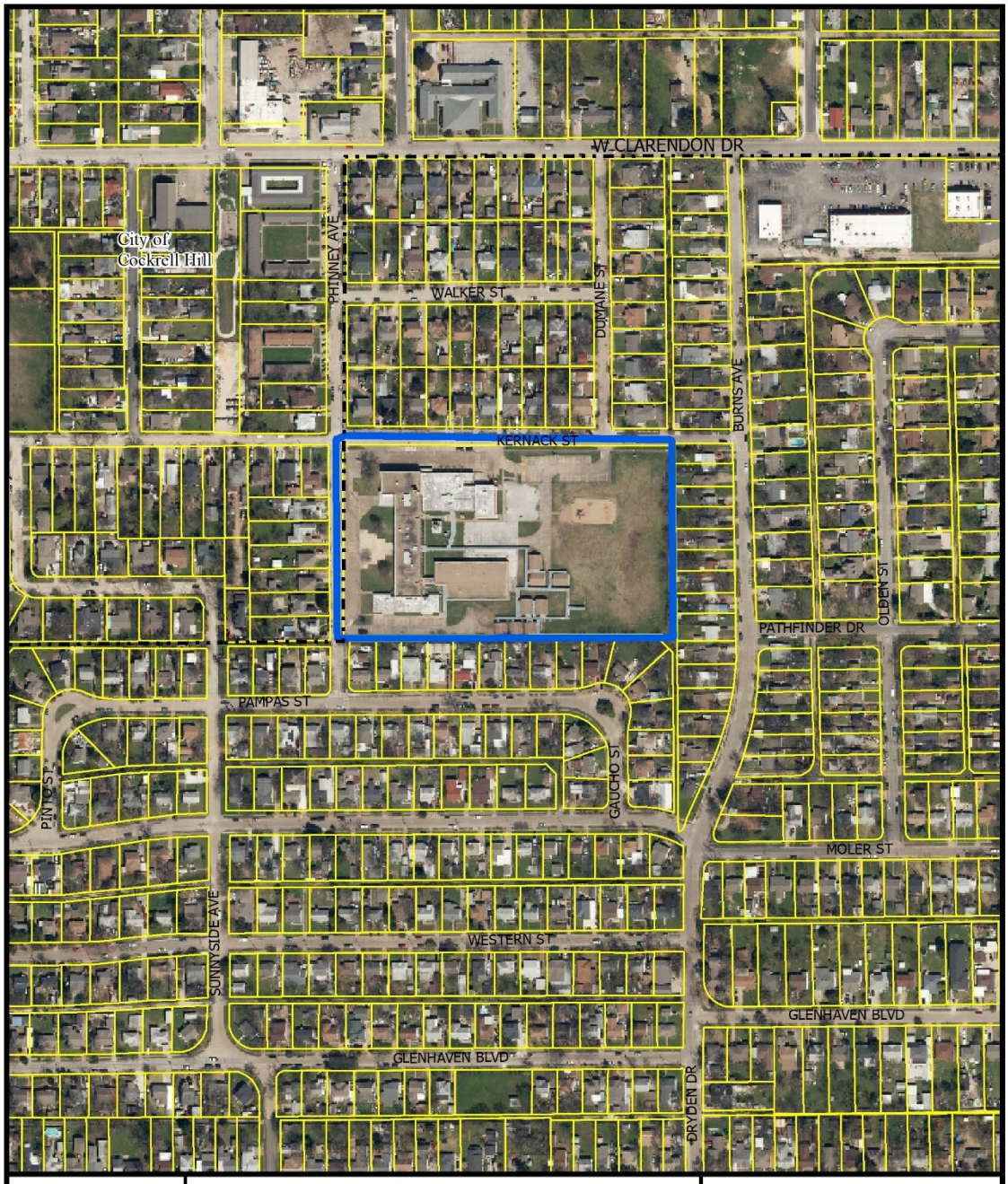
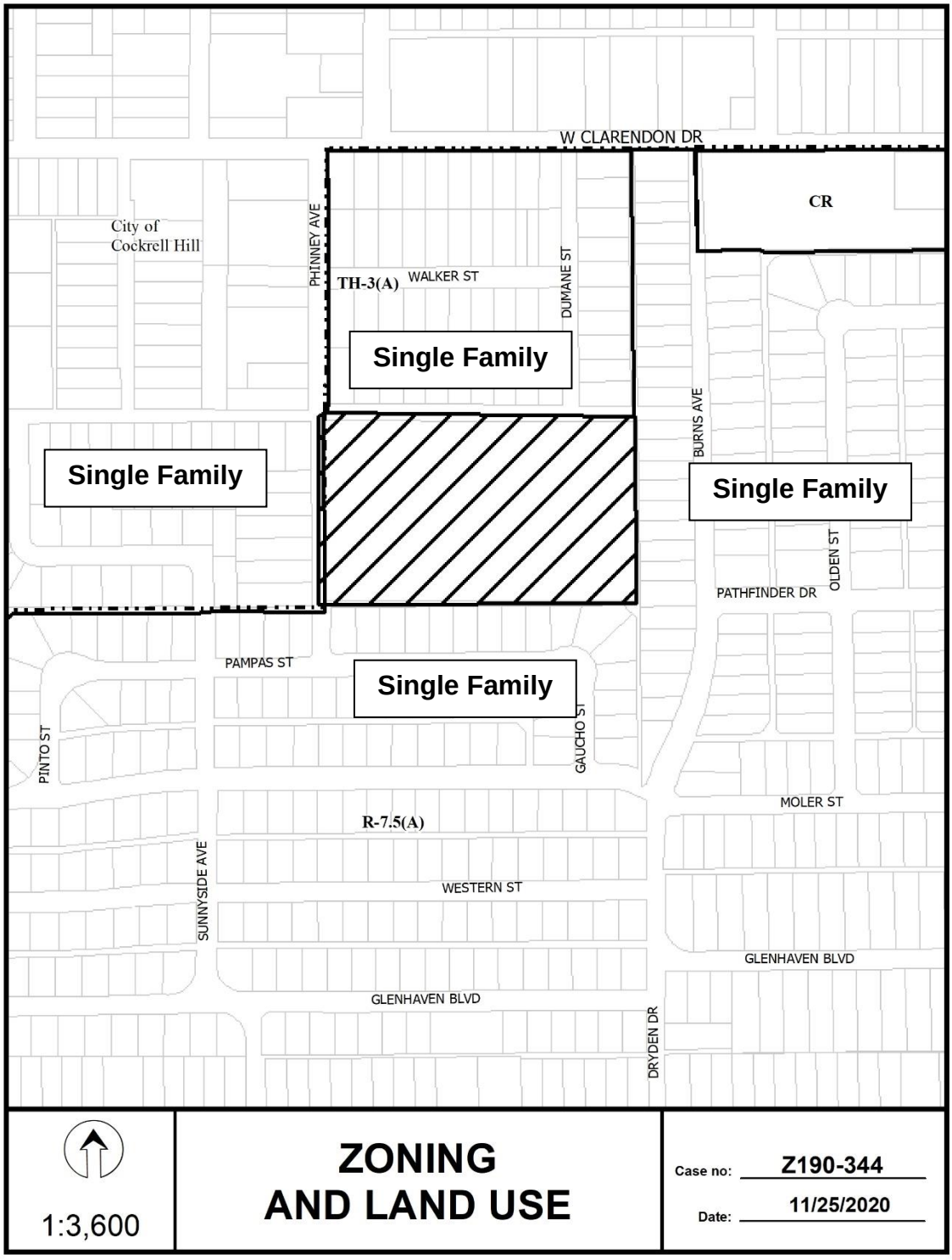
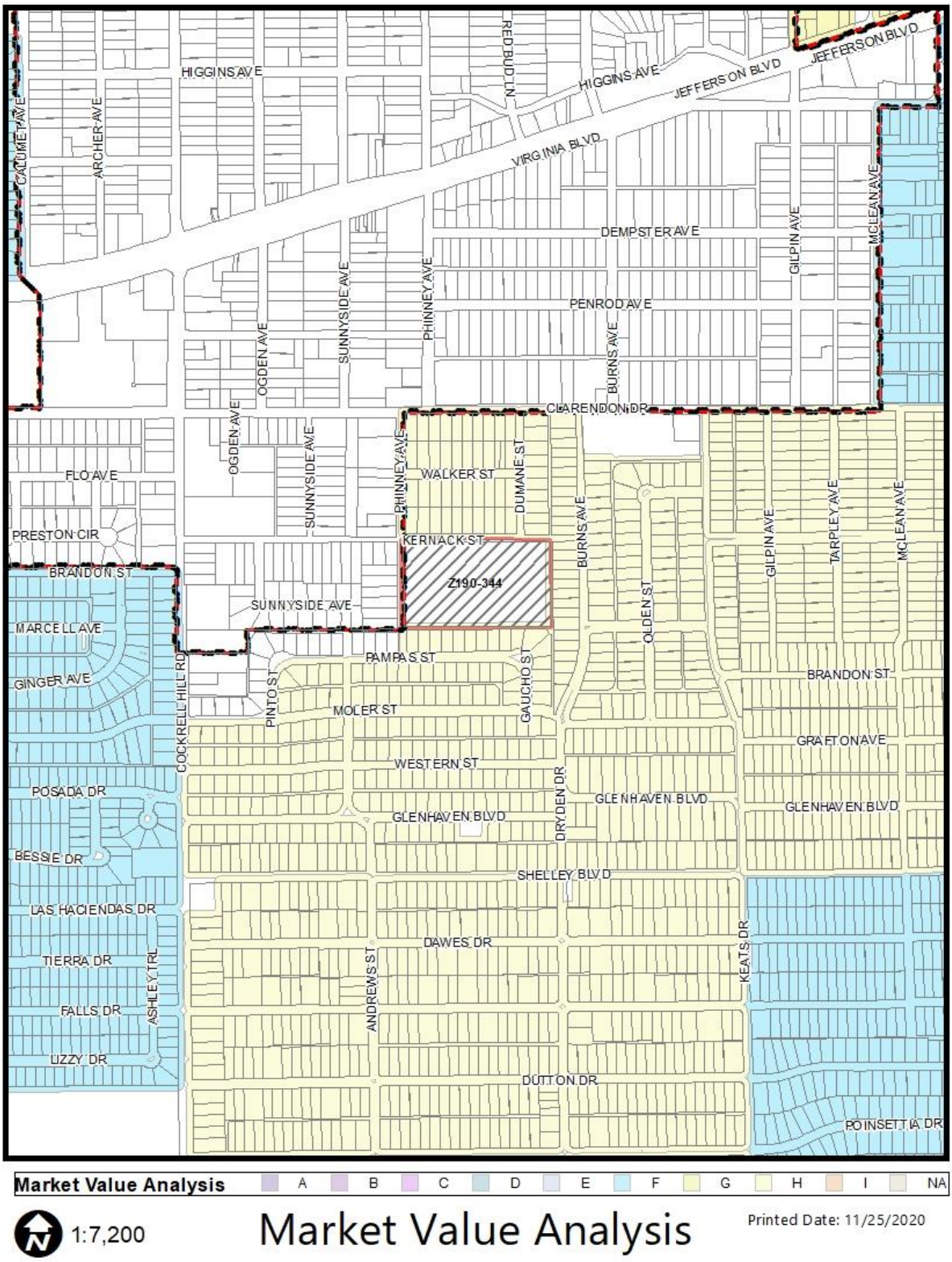
VICINITY MAP
Case no: Z190-344
Date: 11/25/2020


W CLARENDON DR
City of Cockrell Hill
PHINNEY AVE
WALKER ST
DUWANE ST
BURNS AVE
KERNACK ST
OLDEN ST
PATHFINDER DR
PAMPAS ST
PIN OAK ST
GAUCHO ST
MOLER ST
SUNNYSIDE AVE
WESTERN ST
GLENHAVEN BLVD
GLENHAVEN BLVD
DRYDEN DR
1:3,600
AERIAL MAP
Case no: Z190-344
Date: 11/25/2020


W CLARENDON DR
CR
City of
Cockrell Hill
PHINNEY AVE
TH-3(A)
WALKER ST
DUMANE ST
Single Family
Single Family
BURNS AVE
Single Family
OLDEN ST
PATHFINDER DR
PAMPAS ST
Single Family
PINTO ST
GAUCHO ST
MOLER ST
R-7.5(A)
SUNNYSIDE AVE
WESTERN ST
GLENHAVEN BLVD
GLENHAVEN BLVD
DRYDEN DR
1:3,600
ZONING
AND LAND USE
Case no: Z190-344
Date: 11/25/2020


HIGGINS AVE
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ARCHER AVE
VIRGINIA BLVD
DEMPSTER AVE
GILPIN AVE
MCLEAN AVE
PENROD AVE
OGDEN AVE
SUNNYSIDE AVE
PHINNEY AVE
BURNS AVE
CLARENDON DR
OGDEN AVE
SUNNYSIDE AVE
PHINNEY AVE
WALKER ST
DUMANE ST
FLO AVE
PRESTON CIR
KERNACK ST
BURNS AVE
GILPIN AVE
TARPLEY AVE
MCLEAN AVE
BRANDON ST
Z190-344
SUNNYSIDE AVE
OLDEN ST
MARCELLA AVE
PAMPAS ST
GINGER AVE
PINTO ST
GAUCHO ST
BRANDON ST
COCKRELL HILL RD
MOLER ST
GRAFTON AVE
WESTERN ST
POSADA DR
DRYDEN DR
GLENHAVEN BLVD
GLENHAVEN BLVD
GLENHAVEN BLVD
BESSIE DR
SHELLEY BLVD
LAS HACIENDAS DR
DAWES DR
KEATS DR
TIERRA DR
ASHLEY TRL
ANDREWS ST
FALLS DR
LIZZY DR
DUTTON DR
POINSETTIA DR
Market Value Analysis
A
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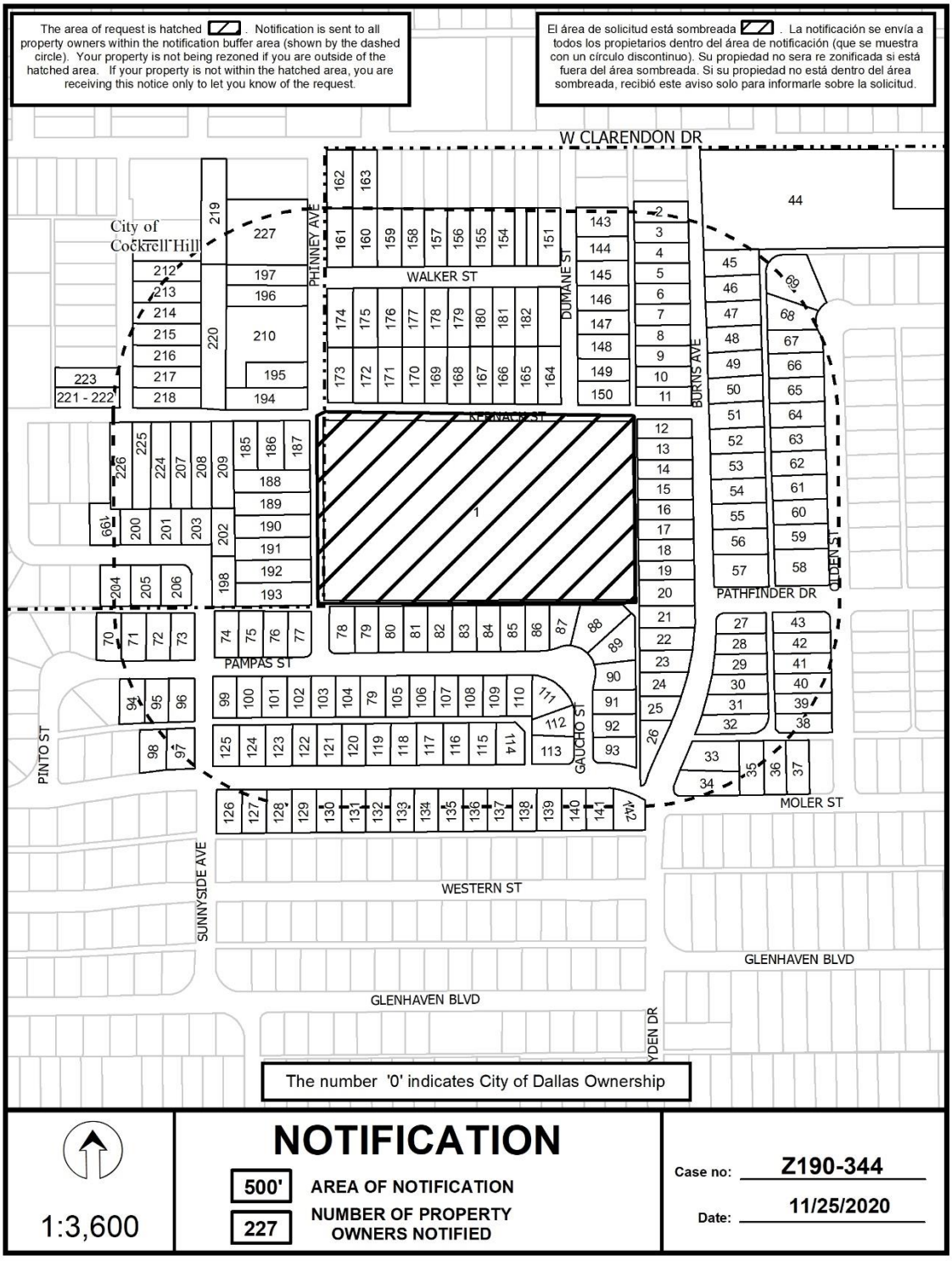
I
NA
1:7,200
Market Value Analysis
Printed Date: 11/25/2020


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 sera 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.
W CLARENDON DR
City of Cockrell Hill
PHINNEY AVE
WALKER ST
DUMANE ST
BURNS AVE
KENWICK ST
PATHFINDER DR
OLDEN ST
PAMPAS ST
GAUCHO ST
PINTO ST
MOLER ST
SUNNYSIDE AVE
WESTERN ST
GLENHAVEN BLVD
GLENHAVEN BLVD
YDEN DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
227
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-344
Date: 11/25/2020

11/24/2020

Notification List of Property Owners

Z190-344

227 Property Owners Notified

Label #	*Address*		*Owner*
1	1218	PHINNEY AVE	Dallas ISD
2	1109	BURNS AVE	CASTILLO MARIO COZAR &
3	1113	BURNS AVE	SUSTAITASANTOS ANTONIO &
4	1117	BURNS AVE	SALAS ADRIAN ORTIZ &
5	1121	BURNS AVE	RAMIREZ PATRICIO ROBLES &
6	1125	BURNS AVE	REYES GUADALUPE A &
7	1129	BURNS AVE	PUENTES MARIA I & JOSE LUIS
8	1133	BURNS AVE	MACIAS PEDRO P
9	1137	BURNS AVE	GARZA CLEOTILDE
10	1141	BURNS AVE	CUADROS LUIS
11	1145	BURNS AVE	GUTIERREZ PASCUAL
12	1201	BURNS AVE	GUERRERO ROSIE M
13	1205	BURNS AVE	ARROYO SANCHEZ CLETO &
14	1209	BURNS AVE	COUCH PAT
15	1211	BURNS AVE	BELTRAN JOSE AMILCAR MENA &
16	1217	BURNS AVE	VILLAREAL ABEL & MARIA C
17	1221	BURNS AVE	BARRERA MARTHA R
18	1225	BURNS AVE	HERD JAMES LEWIS
19	1229	BURNS AVE	HERD JAMES & MARTHA ALLEN
20	1233	BURNS AVE	WHITE DELORES M
21	1301	BURNS AVE	TORRES JUANA &
22	1305	BURNS AVE	SANDERS RUSSELL D &
23	1309	BURNS AVE	PICENA MAXIMINA
24	1313	BURNS AVE	CERVANTES MARTA E
25	1317	BURNS AVE	CERVANTES MARIA
26	1325	BURNS AVE	MOLINA HECTOR

Label #	*Address*		*Owner*
27	1300	BURNS AVE	SAUCEDO PAULINE M
28	1304	BURNS AVE	RODRIGUEZ JUAN O & GRISELDA
29	1308	BURNS AVE	MORENO JESUS
30	1312	BURNS AVE	LAINEZ FLAVIANO &
31	1316	BURNS AVE	YDY LLC
32	1320	BURNS AVE	CAPITAL PLUS FINANCIAL LLC
33	1324	BURNS AVE	QUINTERO JOSE &
34	1328	BURNS AVE	WOOTEN SILAS MOSE
35	3915	MOLER ST	SALINAS VIRGILIO &
36	3909	MOLER ST	CORONADO MIKE ANTHONY
37	3907	MOLER ST	ROCHA MARIA ISELA
38	1323	OLDEN ST	CABRERA ELEAZAR &
39	1319	OLDEN ST	MIRANDA VILMA RENDEROS &
40	1315	OLDEN ST	MARIN ANNETTE
41	1311	OLDEN ST	OLIVARREZ EARNEST &
42	1307	OLDEN ST	MORATO AURELIO
43	1303	OLDEN ST	TREVINO RICHARD & SETA S
44	3808	W CLARENDON DR	HERNANDEZ JOSE AARON &
45	1118	BURNS AVE	ROSTRO MARCOS ALEJANDRO
46	1124	BURNS AVE	VILLARREAL MARIA
47	1128	BURNS AVE	MARTINEZ SOCORRO &
48	1132	BURNS AVE	BERENT ELLEN
49	1138	BURNS AVE	GONZALEZ AURORA ARREOLA
50	1144	BURNS AVE	SERRATO MARIA CHRISTINA
51	1150	BURNS AVE	MORALES ERIKA &
52	1202	BURNS AVE	GUTIERREZ LOURDES
53	1206	BURNS AVE	AMARO HORTENCIA C &
54	1210	BURNS AVE	GARFIAS JOHN
55	1216	BURNS AVE	OJEDA JESUS C
56	1220	BURNS AVE	GALLEGOS JOSE C
57	1228	BURNS AVE	ORTIZ PEDRO

Label #	*Address*		*Owner*
58	1255	OLDEN ST	PEREZ EMILIO V &
59	1249	OLDEN ST	HERNADEZ ONTIVEROS CLAUDIA C
60	1245	OLDEN ST	PORTILLO MABEL & FRANCISCO GRANADOS
61	1239	OLDEN ST	CHAVARRIA JUAN & LUCIA C
62	1235	OLDEN ST	DOWNING SANDRA & TOMMY
63	1229	OLDEN ST	HERNANDES SEBERO MARTINEZ &
64	1225	OLDEN ST	MORMAN JIMMY L TR &
65	1219	OLDEN ST	GOMEZ PHILIP
66	1215	OLDEN ST	ENGLISH JAY L &
67	1209	OLDEN ST	ESTRADA ADELAIDA
68	1203	OLDEN ST	SANDERS JAMES A
69	1129	OLDEN ST	HERNANDEZ MICKEY P
70	4217	PAMPAS ST	Taxpayer at
71	4213	PAMPAS ST	LLERENA VICENTE R ETAL
72	4207	PAMPAS ST	Taxpayer at
73	4203	PAMPAS ST	REGINO AMANDA & VEGA HORACIO
74	4117	PAMPAS ST	RIGNEY PAUL
75	4113	PAMPAS ST	CASAS GUADALUPE J
76	4107	PAMPAS ST	SANCHEZ HECTOR JUAN &
77	4103	PAMPAS ST	MEDRANO MARIA SILVIA &
78	4049	PAMPAS ST	CASAS JESUS
79	4045	PAMPAS ST	CASAS GUADALUPE
80	4039	PAMPAS ST	HERNANDEZ DANIEL & MARIA E MARTINEZ
81	4035	PAMPAS ST	GUTIERREZ MARIE M
82	4031	PAMPAS ST	DEMENDOZA ARACELI AGUILAR
83	4025	PAMPAS ST	GONZALEZ MANUEL J
84	4021	PAMPAS ST	CASTILLO JOSE MANUEL &
85	4015	PAMPAS ST	GOMEZ DOMINGO
86	4009	PAMPAS ST	SALAICES CIPRIANA &
87	4005	PAMPAS ST	CASTRUITA SANJUANITA
88	4001	PAMPAS ST	GUTIERREZ MARIA NANCY

Label #	*Address*		*Owner*
89	1302	GAUCHO ST	ORDUNA GUILLERMO
90	1306	GAUCHO ST	CASTANEDA SILVIA
91	1310	GAUCHO ST	CASTRO RUBEN G
92	1316	GAUCHO ST	MURILLO GUADALUPE &
93	1320	GAUCHO ST	PEREZ GENARO &
94	4212	PAMPAS ST	ANGUIANO J CRUZ
95	4206	PAMPAS ST	TVU HOLDINGS LLC
96	4202	PAMPAS ST	ESPINOZA VIRGINIA G
97	4203	MOLER ST	SALAZAR MARGARET
98	4209	MOLER ST	GUERRA JUDY
99	4116	PAMPAS ST	ALVAREZ MARIA ELENA
100	4112	PAMPAS ST	SOSA RICARDO
101	4106	PAMPAS ST	MARTINEZ SOLOME M
102	4102	PAMPAS ST	RANGEL JUAN P & ISABEL
103	4100	PAMPAS ST	CARPENTER DORIS EUGENIA &
104	4048	PAMPAS ST	MARTINEZ ERASMO & MARIA
105	4038	PAMPAS ST	VILLARREAL ESTELLA
106	4034	PAMPAS ST	ORTIZSANCHEZ SERAFIN &
107	4030	PAMPAS ST	PENA HERMINIA & JUAN
108	4024	PAMPAS ST	FLORES ERASMO
109	4020	PAMPAS ST	MARISCAL ZENAIDA
110	4014	PAMPAS ST	CAMPOS RAUL
111	4000	PAMPAS ST	GARZA ANGEL MARIO & DORA A
112	1317	GAUCHO ST	CASTILLO MARIO COZAR &
113	1321	GAUCHO ST	GUTIERREZ MARY E &
114	4027	MOLER ST	NAVARRO RAMON C
115	4033	MOLER ST	HARRELL AUDREY C
116	4037	MOLER ST	ROJAS RAQUEL
117	4043	MOLER ST	MALDONADO LAURENTINO M &
118	4103	MOLER ST	ESPINO ANTONIO
119	4107	MOLER ST	GUTIERREZ MARIBEL

Label #	*Address*		*Owner*
120	4113	MOLER ST	TORRES MARSELINO
121	4117	MOLER ST	CERDA SAN JUAN
122	4123	MOLER ST	MEDINA HUGO
123	4127	MOLER ST	MARTINEZ JOSE
124	4133	MOLER ST	SALAS JOSE REYES &
125	4139	MOLER ST	DUDLEY GRETA CROWLEY
126	4140	MOLER ST	SALAS JOSE R
127	4136	MOLER ST	SALAS JOSE REYES JR
128	4130	MOLER ST	LOPEZ JUAN
129	4126	MOLER ST	MUNOZ RODRIGO & MARIA
130	4120	MOLER ST	VALENZUELA GRACIELA &
131	4116	MOLER ST	COMPIAN FRANCISCO &
132	4110	MOLER ST	ROLES GERARDO VILLEGAS &
133	4106	MOLER ST	HERRERA JOSE &
134	4102	MOLER ST	MALDONADO LAURENTINO M &
135	4040	MOLER ST	MONCADA RICARDO & MARIA C
136	4034	MOLER ST	ROBLES BRENDA
137	4030	MOLER ST	FLUCHAIRE STEFANIA
138	4024	MOLER ST	SANDOVAL MA BEATRIZ DAVILA
139	4018	MOLER ST	RAMOS JUAN M
140	4014	MOLER ST	SALCEDO MARGARITA
141	4010	MOLER ST	LOPEZ LUCIO
142	4002	MOLER ST	ROCHA JUAN &
143	1112	DUMANE ST	LEHE JOYCE A MAGEE
144	1118	DUMANE ST	GONZALES PAULA
145	1122	DUMANE ST	RAMIREZ MAYRA &
146	1126	DUMANE ST	Taxpayer at
147	1132	DUMANE ST	COCKRELLGONZALES AUDRA JANE
148	1136	DUMANE ST	COUCH KEDRIC & PATRICIA LIVING
149	1140	DUMANE ST	GONZALES MARIA
150	1148	DUMANE ST	SCHREIBER CASEY

Label #	*Address*		*Owner*
151	4001	WALKER ST	ROBLEDO JOSE MANUEL
152	4007	WALKER ST	MATA BLANCA LIDIA
153	4005	WALKER ST	MATA BLANCA LIDIA
154	4009	WALKER ST	FLORES AURELIO PASTRANA &
155	4015	WALKER ST	ORTEGA RAMON &
156	4021	WALKER ST	MEDINA CUAUTHEMOC & AMBER
157	4023	WALKER ST	Taxpayer at
158	4027	WALKER ST	BERUN BERNARDINO & REYNA TORRES
159	4035	WALKER ST	HERNANDEZ ALFONSO &
160	4039	WALKER ST	GOVEA SAULO
161	4043	WALKER ST	GAONA MARIA
162	4040	W CLARENDON DR	JZ & SONS PROPERTIES
163	4036	W CLARENDON DR	CULLAR JAMES W JR
164	4001	KERNACK ST	GONZALEZ BLANCA L
165	4005	KERNACK ST	JOLLEY JAMES & DELFA
166	4009	KERNACK ST	VASQUEZ HUMBERTO
167	4015	KERNACK ST	ORTIZ JOSE C
168	4019	KERNACK ST	Taxpayer at
169	4025	KERNACK ST	MARIN PRECILIANO &
170	4027	KERNACK ST	Taxpayer at
171	4035	KERNACK ST	GONZALEZ FELIPE
172	4037	KERNACK ST	LAGUNAS VICTOR M
173	4041	KERNACK ST	HERNANDEZ RAFAEL &
174	4042	WALKER ST	TANNOS PHILLIP
175	4036	WALKER ST	Taxpayer at
176	4032	WALKER ST	KATRONEL HOLDINGS LLC
177	4026	WALKER ST	Taxpayer at
178	4022	WALKER ST	Taxpayer at
179	4018	WALKER ST	GARCIA JORGE LUIS
180	4014	WALKER ST	MARTINEZ ELVA N
181	4008	WALKER ST	VASQUEZ RAUL & MARIE

Label #	*Address*		*Owner*
182	4004	WALKER ST	Taxpayer at
183	4000	WALKER ST	MURCIA JAIRO &
184	4002	WALKER ST	MURCIA JAIRO & MA T
185	4108	KERNACK ST	GUTIERREZ SANDRA QUIROZ
186	4104	KERNACK ST	ARELLANOHERNANDEZ JUAN &
187	4100	KERNACK ST	VARELA MARY FRANCES & JOAQUINN
188	1209	PHINNEY AVE	BULLARD MAGGIE PAULA EST OF
189	1215	PHINNEY AVE	GONZALES JUANITA
190	1219	PHINNEY AVE	MEDELLIN JORGE A
191	1223	PHINNEY AVE	MARQUEZ YOLANDA
192	1227	PHINNEY AVE	Taxpayer at
193	1231	PHINNEY AVE	RIVAS LUISA M
194	1143	PHINNEY AVE	HORSECHIEF BETTY JANE
195	1137	PHINNEY AVE	ARELLANO BERNARDINO
196	1123	PHINNEY AVE	AZAMAR IRIS
197	1119	PHINNEY AVE	FURR JAN DEGAUGH
198	1226	SUNNYSIDE AVE	VEGA FERNANDO R &
199	1208	SUNNYSIDE AVE	SOLIS IVAN
200	1212	SUNNYSIDE AVE	RAMIREZ FRANCISCO & IRENE EST OF
201	1216	SUNNYSIDE AVE	RIOS MARIO REYES &
202	1224	SUNNYSIDE AVE	GRIMALDO FRANCISCO
203	1220	SUNNYSIDE AVE	FERNANDEZ ENRIQUE &
204	1225	SUNNYSIDE AVE	DIAZ JUAN
205	1229	SUNNYSIDE AVE	RIOJAS RICARDO
206	1233	SUNNYSIDE AVE	STRICKLAND JACK HOOVER JR
207	4126	KERNACK ST	Taxpayer at
208	4122	KERNACK ST	QUEZADA NOEMI
209	4118	KERNACK ST	TORRES CATARION
210	1127	PHINNEY AVE	PEREZ ROBERTO
211	1116	SUNNYSIDE AVE	ARRIAGA JAIME & ANNIE ROSE
212	1120	SUNNYSIDE AVE	PENA FREDY & MARIA ROSA

Label #	*Address*		*Owner*
213	1124	SUNNYSIDE AVE	RAMIREZ MARIO F &
214	1128	SUNNYSIDE AVE	TAFOYA PATRICIA
215	1132	SUNNYSIDE AVE	CUMPEAN MARIO A VEGA & ERNESTINA HUERTA
216	1136	SUNNYSIDE AVE	ESCOBAR ENRIQUE &
217	1140	SUNNYSIDE AVE	MAMGG INVESTMENTS LLC
218	1144	SUNNYSIDE AVE	RODRIGUEZ BENJAMIN
219	4124	W CLARENDON DR	COCKRELL HILL CITY OF
220	4121	KERNACK ST	COCKRELL HILL CITY OF
221	1143	SUNNYSIDE AVE	DELEON ALFREDO
222	1143	SUNNYSIDE AVE	DELEON ALFREDO
223	1137	SUNNYSIDE AVE	Taxpayer at
224	4128	KERNACK ST	Taxpayer at
225	4134	KERNACK ST	ORDUNA ANGEL
226	4140	KERNACK ST	ORTEGA ANTONIA A &
227	1115	PHINNEY AVE	PORNIC INV MGMT LLC

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Carlos A. Talison Sr.

FILE NUMBER:	Z201-103(CT)	**DATE FILED:**	October 6,
LOCATION:	2020 West line of Elsie Faye Heggins Street, south of Lyons		
COUNCIL DISTRICT:	Street 7	**MAPSCO:**	47 S
SIZE OF REQUEST:	±18,595 sq. ft.	**CENSUS TRACT:**	27.01

APPLICANT: Kashif Riaz

OWNER: Fast Cashback Realty, LLC

REQUEST: An application for an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District

SUMMARY: The purpose of the request is to allow for the development of the property with nine multifamily dwelling units.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 and is currently undeveloped.

- The purpose of the request is to allow for the development of the property with nine multifamily dwelling units.

Zoning History:
There have been no zoning changes in the surrounding area, in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Elsie Faye Heggins Street	Minor Arterial	80 feet

Traffic:

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

STAFF ANALYSIS

Comprehensive Plan

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

NEIGBORHOOD PLUS PLAN

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas.

The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

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

Hatcher Station Area Plan (February 2013):

The Hatcher area is envisioned as a safe, walkable mixed-use neighborhood that provides a range of neighborhood-serving retail, housing options and vocational enrichment opportunities. A critical priority is to progressively grow economic vibrancy in the area. Initial steps should include expanded continuing education and jobs training, support to small business entrepreneurs, and new employment-generating commercial uses.

Zoning Strategies

Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time.

The request proposes to develop the NC Neighborhood Commercial Subdistrict as a MF-1(A) Multifamily Subdistrict fits within the Hatcher Station Area Plan calling for a mixture of land uses in the area and to promote walkability and usage of the DART Rail Station.

Land Use:

	Zoning	Land Use
Site	NC within Planned Development District No. 595	Undeveloped
North	NC within Planned Development District No. 595	Retail
West	R-5(A) within Planned Development District No. 595	Undeveloped
East	R-5(A) within Planned Development District No. 595 RS-I within Planned Development District No. 595	Undeveloped
South	R-5(A) within Planned Development District No. 595	Undeveloped

Land Use Compatibility:

The request is for an MF-1(A) Multifamily Subdistrict on the subject site. The applicant proposes nine dwelling units on the approximately. The applicant proposes garages below each unit to provide parking for the residences and three parking spaces for guest parking for the development.

Uses surrounding the request site consist of an undeveloped tract to the east, a retail use to the north, south of the site are undeveloped tracts of land, and east, across Elsie Faye Heggins Street, are undeveloped as well.

MF-1(A) Subdistricts are composed mainly of single family, duplex, and multifamily dwellings and certain uniformly developed multifamily dwelling sections. These districts are medium density districts and are located in certain areas close into the center of the city and at various outlying locations. The area regulations are designed to protect the residential character and to prevent the overcrowding of the land by providing minimum standards for building spacing, yards, off-street parking, and coverage. The MF-1(A) District coincides with the surrounding uses and future development for the area.

Staff supports the zoning change as the MF-1(A) Subdistrict can serve as a buffer from the NC Neighborhood Commercial Subdistrict for the R-5(A) Residential Subdistrict, add housing stock to the area, and fits within the area plan proposed for the site.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: NC Retail	Not required	15' adjacent to residential OTHER: No Min	0.5 FAR	30'	40%	Neighborhood serving retail
Proposed: MF-1(A)	15'	5' for duplex 10' other/ 10' duplex 15' & 10' other	No max Unit/ 15 dus per acre	36'	60% res 25% nonres	Multifamily

Use comparison table for existing and proposed districts:

MF-1(A) Proposed	NC Existing
(A) Agricultural uses. Crop production.	(A) Agricultural uses. Community garden. Market garden. [SUP]
(B) Commercial and business service uses. None permitted.	(B) Commercial and business service uses. Catering service. [SUP]
(C) Industrial uses. Gas drilling and production. *[SUP]*	(C) Industrial uses. None permitted.

Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*	
(D) Institutional and community service uses. Adult day care facility. [*SUP*] Cemetery or mausoleum. *[SUP]* Child-care facility. [*SUP*] Church. College, university or seminary. [*SUP*] Community service center. *[SUP]* Convalescent and nursing homes, hospice care, and related institutions. *[RAR]* Convent or monastery. Foster home. Hospital. *[SUP]* Library, art gallery, or museum. [*SUP*] Public or private school. *[SUP]*	(D) Institutional and community service uses. Adult day care facility. Child-care facility. Church. Community service center. [SUP] Library, art gallery, or museum. Public or private school. [SUP]
(E) Lodging uses. None permitted.	(E) Lodging uses. None permitted.
(F) Miscellaneous uses. Carnival or circus (temporary). *[By special authorization of the building official.]* Temporary construction or sales office.	F) Miscellaneous uses. Temporary construction or sales office.
(G) Office uses. None permitted.	(G) Office uses. Financial institution without drive-in window. Medical clinic or ambulatory surgical center. [Plasma or blood donation center prohibited.] Office.
(H) Recreation uses. Country club with private membership. [*RAR*] Private recreation center, club, or area. [*SUP*] Public park, playground, or golf course.	(H) Recreation uses. Private recreation center, club, or area. [*SUP*] Public park, playground, or golf course.
(I) Residential uses. College dormitory, fraternity, or sorority house. Duplex.	(I) Residential uses. Live-work unit. [Only one dwelling unit per lot.]

Group residential facility. *[See Section 51A-4.209(3).]* Handicapped group dwelling unit. *[See Section 51A-4.209 (3.1).]* Multifamily. Retirement housing. Single family.	
(J) Retail and personal service uses. None permitted.	(J) Retail and personal service uses. Auto service center. [By SUP in NC(E) Enhanced only.] Commercial parking lot or garage. [SUP] Dry cleaning or laundry store. Furniture store. [5,000 square feet or less.] General merchandise store. [Must be 3,500 square feet or less.] Mortuary, funeral home, or commercial wedding chapel. [SUP] Motor vehicle fueling station. [By SUP in NC(E) Enhanced only.] Personal service uses. [Massage establishment and tattoo or body piercing studio prohibited.] Restaurant without drive-in or drive-through service. [RAR]
(K) Transportation uses. Transit passenger shelter. Transit passenger station or transfer center. *[SUP]*	(K) Transportation uses. Transit passenger shelter.
(L) Utility and public service uses. Electrical substation. [*SUP*] Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]* Police or fire station. [*SUP*] Radio, television, or microwave tower. *[SUP]* Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]* Utility or government installation other than listed. *[SUP]*	(L) Utility and public service uses. Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."] Police or fire station. [SUP] Post office. [SUP] Tower/antenna for cellular communication. [SUP]
(M) Wholesale, distribution, and storage uses. Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*	(M) Wholesale, distribution, and storage uses. None permitted.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for multifamily uses require one space per bedroom with an additional .25 spaces for guest parking because required parking is restricted to resident parking only. The applicant will need to meet this requirement at the permitting stage of the development.

Landscaping:

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

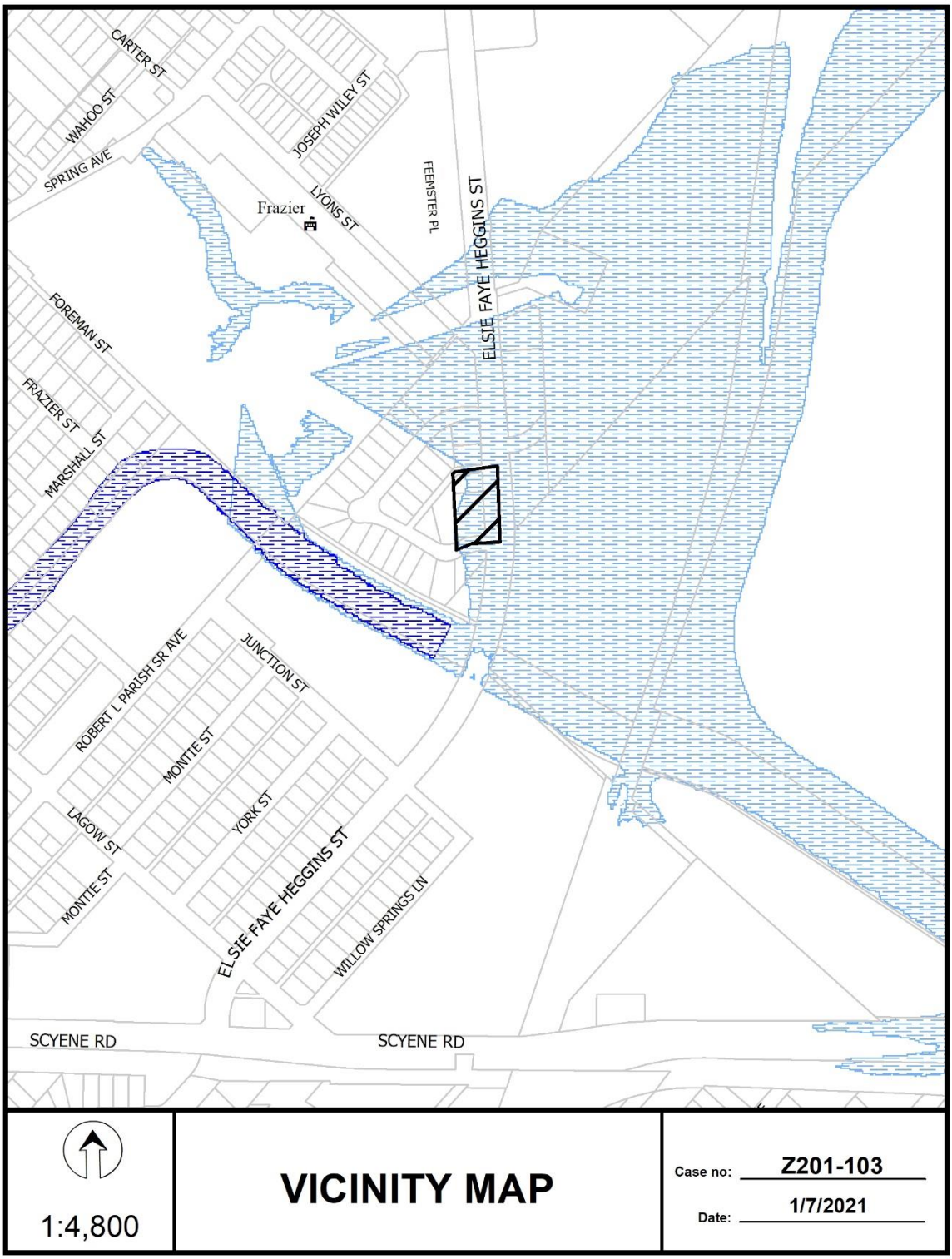
Market Value Analysis

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

List of Officers

Fast Cashback Realty, LLC

Kashif Riaz



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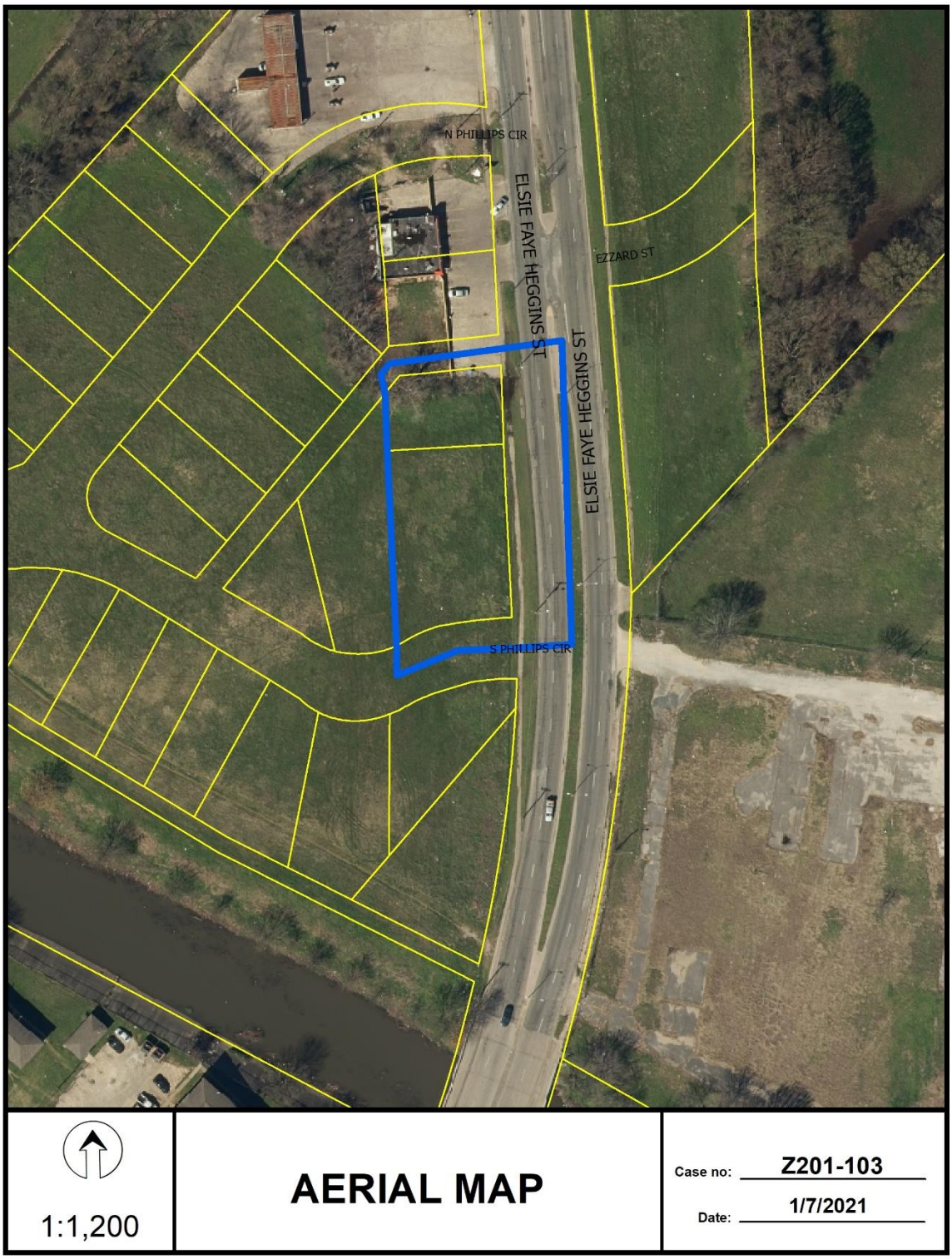
VICINITY MAP

Case no: Z201-103

Date: 1/7/2021

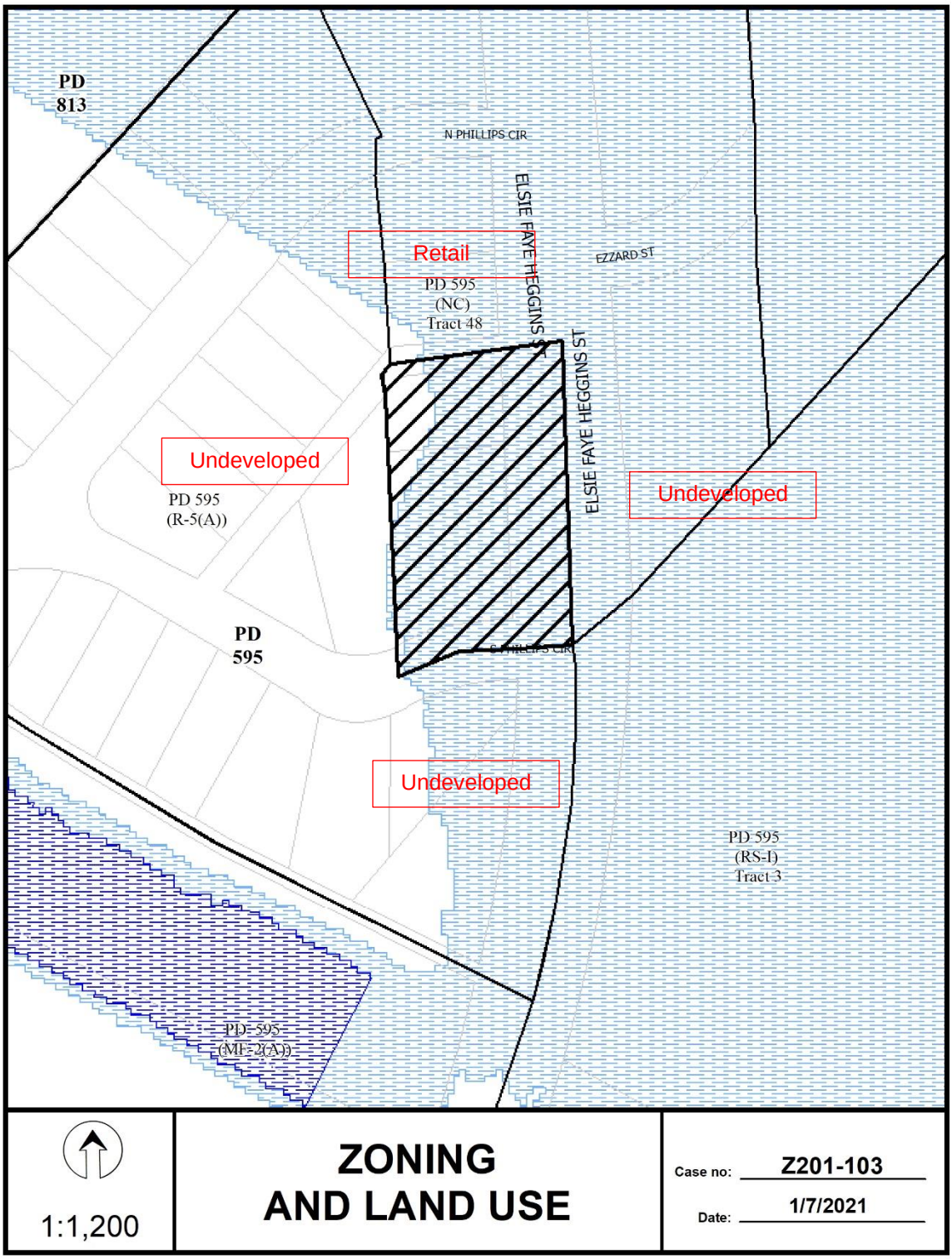


1:1,200

AERIAL MAP

Case no: Z201-103

Date: 1/7/2021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N PHILLIPS CIR
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EZZARD ST
Retail
PD 595
(NC)
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ELSIE FAYE HEGGINS ST
Undeveloped
PD 595
(R-5(A))
Undeveloped
PD
595
Undeveloped
PD 595
(RS-I)
Tract 3
PD 595
(MF-2(A))
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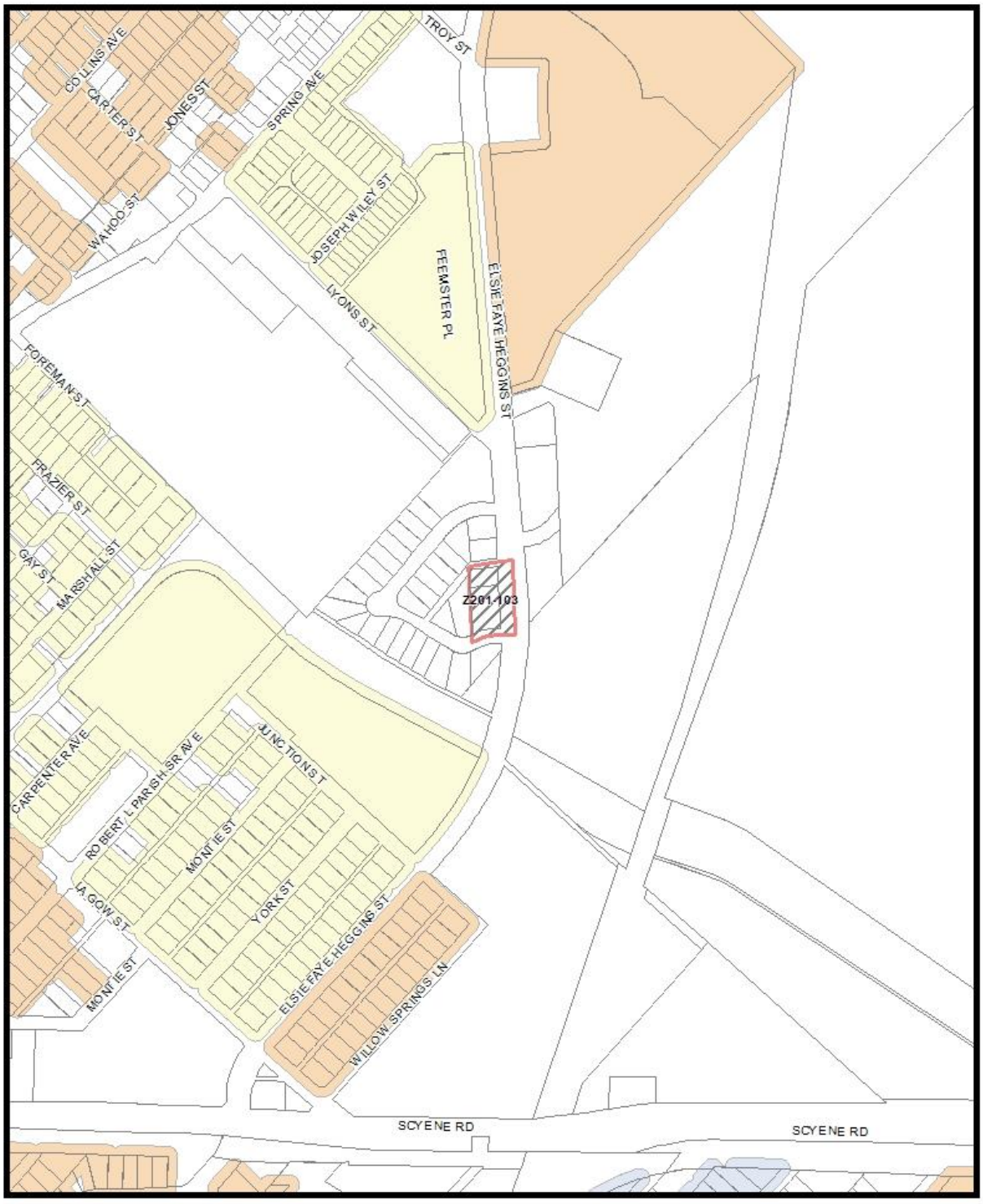
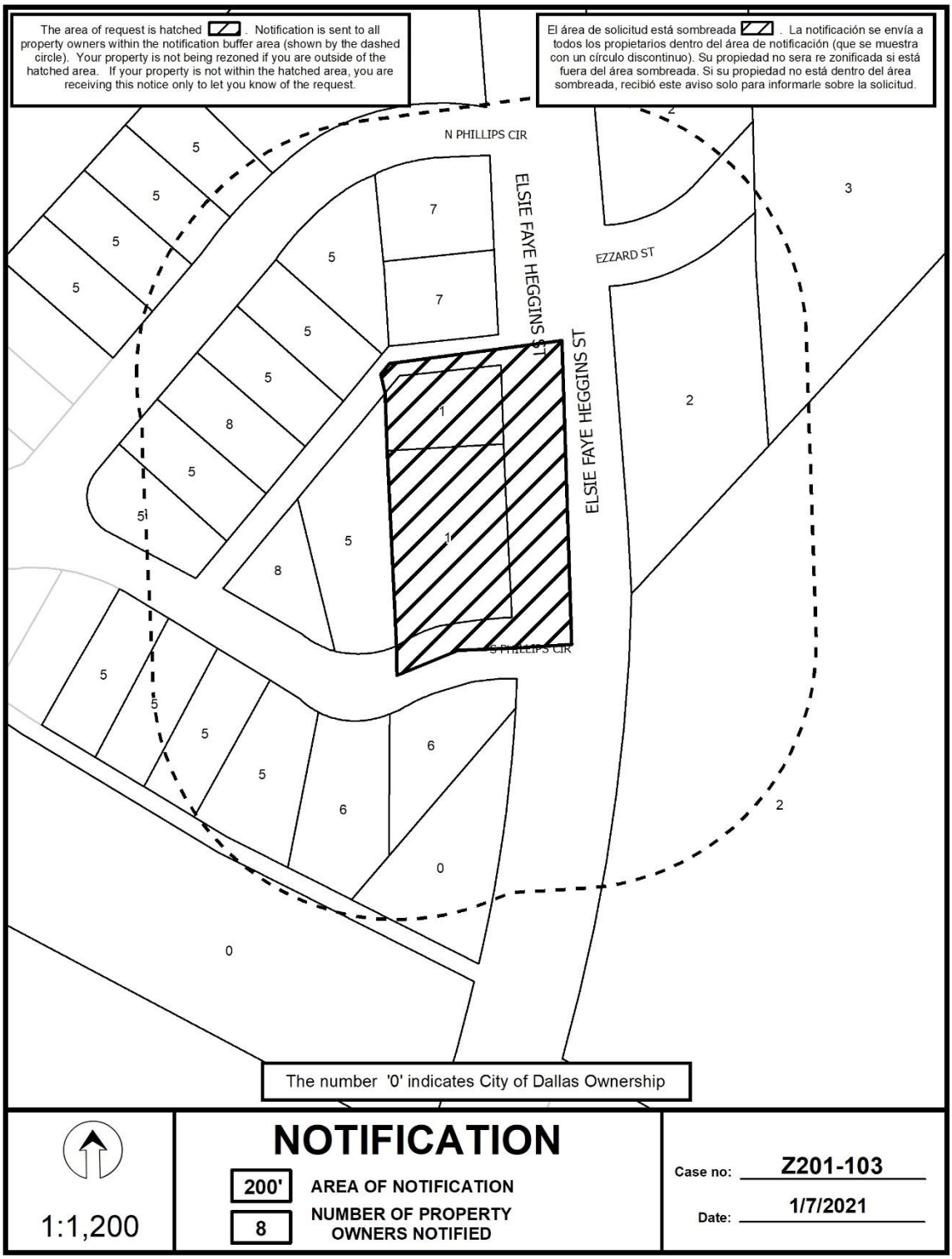
ZONING
AND LAND USE
Case no: Z201-103
Date: 1/7/2021


TROY ST
COLLINS AVE
CARTER ST
JONES ST
SPRING AVE
WAHOO ST
JOSEPH WILEY ST
FEEMSTER PL
ELSIE FAYE HEGGINS ST
LYONS ST
FOREMAN ST
FRAZIER ST
GAY ST
MARSHALL ST
Z201-103
CARPENTER AVE
ROBERT L PARISH SR AVE
JUNCTION ST
MONTIE ST
YORK ST
ELSIE FAYE HEGGINS ST
WILLOW SPRINGS LN
SCYENE RD
SCYENE RD
MVACluster A B C D E F G H I NA
1:4,800
Market Value Analysis
Printed Date: 1/7/2021


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 sera 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.
N PHILLIPS CIR
ELSIE FAYE HEGGINS ST
EZZARD ST
S PHILLIPS CIR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
8
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-103
Date: 1/7/2021

01/07/2021

Notification List of Property Owners

Z201-103

8 Property Owners Notified

Label #	*Address*	*Owner*	
1	4525	ELSIE FAYE HEGGINS ST	FAST CASHBACK REALTY LLC
2	4600	ELSIE FAYE HEGGINS ST	BLAINES MOTOR SUPPLY INC
3	4838	ELSIE FAYE HEGGINS ST	DALLAS HOUSING AUTHORITY
4	4625	ELSIE FAYE HEGGINS ST	JONES CALVIN
5	3334	PHILLIPS CIR	SMITHSON JAMES L
6	3331	PHILLIPS CIR	JACKSON FLOYD
7	4531	ELSIE FAYE HEGGINS ST	TRAN VU QUANG &
8	3311	PHILLIPS CIR	SMITHSON JAMES L

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Carlos A. Talison Sr.

FILE NUMBER:	Z190-369(CT)	**DATE FILED:**	September 30, 2020
LOCATION:	Southwest corner of West Illinois Avenue and Franklin Street		
COUNCIL DISTRICT:	3	**MAPSCO:**	53 V
SIZE OF REQUEST:	±0.61 acres	**CENSUS TRACT:**	108.04

REPRESENTATIVE: Rolando Leal

APPLICANT/OWNER: Good Cluck, LLC

REQUEST: An application for a CR Community Retail District on property zoned an LO-1 Limited Office District.

SUMMARY: The purpose of the request is to allow for the development of a restaurant with drive-in or drive-through use on the property.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an LO-1 Limited Office District and is currently developed with two office building structures.
- The purpose of the request is to allow for the development of a restaurant with drive-in or drive-through use on the property.
- **Zoning History:** There have been no zoning changes in the surrounding area, in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Illinois Avenue	Minor Arterial	80 feet
Franklin Street	Local	45 feet

Traffic:

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

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.15 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	LO-1 Limited Office	Vacant
North	R-7.5(A) Single Family	Single Family
West	R-7.5(A) Single Family	Church
East	CR Community Retail	Retail/Personal Service
South	R-7.5(A) Single Family	Church

Land Use Compatibility:

The request is for an CR Community Retail District on the subject site, where the applicant is proposing to construct a restaurant with a drive-through or drive-in service.

Uses surrounding the request site consist of retail and personal service uses to the east across Franklin Street, churches to the west and south of the site, and north are single family residences across West Illinois Avenue.

The proposed CR Community Retail District is described as being able to accommodate neighborhood-serving retail, personal services and office uses principally servicing and at a scale and intensity compatible with residential communities, which is also mentioned in the comprehensive plan, as well.. The CR District is more intensive since the district allows more density, height, and lot coverage compared to the LO-1 District.

The CR district would allow for a maximum of 54 feet on the subject site, as opposed to the 70 feet height that is currently allowed on the site. The current zoning also allows for a Floor Area Ratio (FAR) of 1.0 while the FAR for the proposed district lowers the FAR to .5 for office use and .75 of all uses combined on the site. While the use will be allowed

by right, it will be subject to a Development Impact Review (DIR) from the Building Inspections Department upon request for permitting. The DIR is a procedure for certain proposed developments likely to significantly impact surrounding land uses and infrastructure needs and demands. Within the proposed CR District, the restaurant with drive-through or drive-in service would require the Development Impact Review.
Additionally, staff supports the request because the subject property is consistent with the zoning pattern and the 80-foot minor arterial can support the use.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: LO-1 Office	15'	20' adjacent to residential OTHER: No Min	1.0 FAR	70' RPS applies	80%	Office
Proposed: CR	15'	20' for residential OTHER: No Min	.5 for office .75 for all uses combined	54' RPS applies	60%	Retail/Personal Service

Use comparison table for existing and proposed districts:

CR Proposed	LO-1 Existing
(A) Agricultural uses. Crop production.	(A) Agricultural uses. Crop production.
(B) Commercial and business service uses. Building repair and maintenance shop. [RAR] Catering service. Custom business services. Electronics service center. Medical or scientific laboratory. [SUP] Tool or equipment rental.	(B) Commercial and business service uses. Catering service. [L] Medical or scientific laboratory. [SUP]
(C) Industrial uses. Gas drilling and production. *[SUP]* Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*	(C) Industrial uses. Gas drilling and production. *[SUP]* Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
(D) Institutional and community service uses. Adult day care facility. Cemetery or mausoleum. [SUP]	(D) Institutional and community service uses. Adult day care facility. [L] Cemetery or mausoleum. [SUP]

Child-care facility. Church. College, university, or seminary. Community service center. [SUP] Convent or monastery. Hospital. [SUP] Library, art gallery, or museum. Open-enrollment charter school or private school. [SUP] Public school other than an open-enrollment charter school. [RAR]	Child-care facility. [L] Church. College, university, or seminary. Community service center. [SUP] Convent or monastery. Library, art gallery, or museum. Open-enrollment charter school or private school. [SUP] Public school other than an open-enrollment charter school. [RAR]
(E) Lodging uses. Hotel and motel. [SUP] Lodging or boarding house. [SUP] Overnight general purpose shelter. [See Section 51A-4.205 (2.1)]	(E) Lodging uses. Overnight general purpose shelter. [See Section 51A-4.205 (2.1)]
(F) Miscellaneous uses. Attached non-premise sign. [SUP] Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.	F) Miscellaneous uses. Attached non-premise sign. [*SUP*] Carnival or circus (temporary). *[By special authorization of the building official.]* Temporary construction or sales office.
(G) Office uses. Alternative financial establishment. [SUP] Financial institution without drive-in window. Financial institution with drive-in window. [DIR] Medical clinic or ambulatory surgical center. Office.	(G) Office uses. Alternative financial establishment. [SUP] Financial institution without drive-in window. Financial institution with drive-in window. [SUP] Medical clinic or ambulatory surgical center. Office
(H) Recreation uses. Country club with private membership. Private recreation center, club, or area. Public park, playground, or golf course.	(H) Recreation uses. Country club with private membership. Private recreation center, club, or area. [*SUP*] Public park, playground, or golf course.
(I) Residential uses. College dormitory, fraternity, or sorority house.	(I) Residential uses. College dormitory, fraternity, or sorority house. [*SUP*]
(J) Retail and personal service uses. Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] Ambulance service. [RAR]	(J) Retail and personal service uses. Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] Business school.

Animal shelter or clinic without outside runs. [RAR] Auto service center. [RAR] Business school. Car wash. [DIR] Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] Commercial amusement (outside). [SUP] Commercial parking lot or garage. [RAR] Convenience store with drive-through. [SUP] Dry cleaning or laundry store. Furniture store. General merchandise or food store 3,500 square feet or less. General merchandise or food store greater than 3,500 square feet. General merchandise or food store 100,000 square feet or more. [SUP] Home improvement center, lumber, brick or building materials sales yard. [DIR] Household equipment and appliance repair. Liquor store. Mortuary, funeral home, or commercial wedding chapel. Motor vehicle fueling station. Nursery, garden shop, or plant sales. Paraphernalia shop. [SUP] Pawn shop. Personal service uses. Restaurant without drive-in or drive-through service. [RAR] Restaurant with drive-in or drive-through service. [DIR] Swap or buy shop. [SUP] Temporary retail use. Theater.	Dry cleaning or laundry store. [L] General merchandise or food store 3,500 square feet or less. [L] Personal service uses. [L] Restaurant without drive-in or drive-through service. [L] [RAR]
(K) Transportation uses. Transit passenger shelter. Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]	(K) Transportation uses. Transit passenger shelter. Transit passenger station or transfer center. *[By SUP or City Council resolution]*
(L) Utility and public service uses. Commercial radio and television transmitting station. Electrical substation.	(L) Utility and public service uses. Electrical substation. [*SUP*] Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*

Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] Police or fire station. Post office. Radio, television or microwave tower. [SUP] Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] Utility or government installation other than listed. [SUP]	Police or fire station. [*SUP*] Post office. [*SUP*] Radio, television, or microwave tower. *[SUP]* Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]* Utility or government installation other than listed. *[SUP]*
(M) Wholesale, distribution, and storage uses. Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*	(M) Wholesale, distribution, and storage uses. Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking standards for restaurant with drive-through or drive-in service use require one space per 500 feet. The applicant will need to meet this requirement to develop the site with the proposed use.

Landscaping:

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

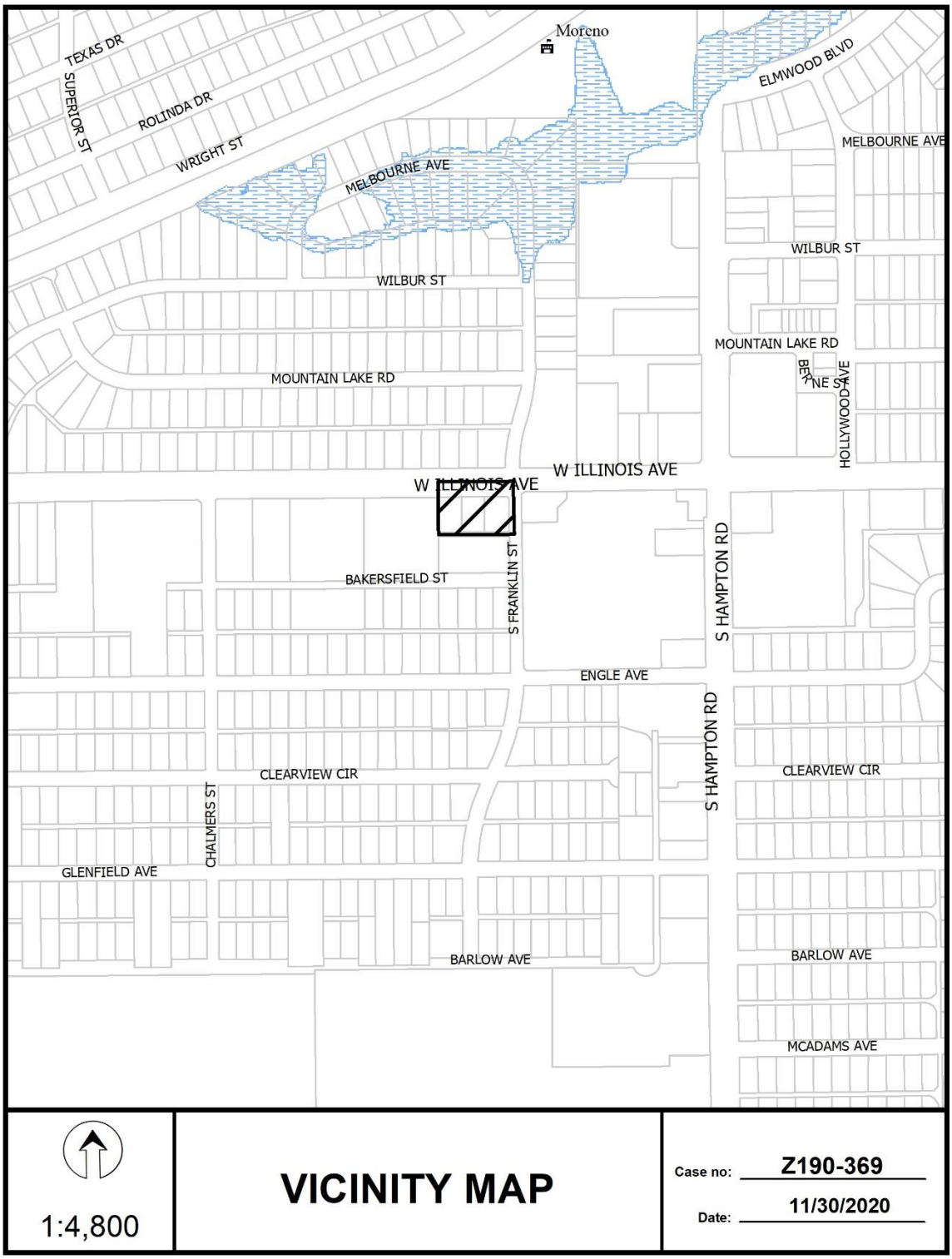
Market Value Analysis

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

List of Officers

Good Cluck, LLC

Christopher Aslam	Sole member, manager, and officer


Moreno
TEXAS DR
SUPERIOR ST
ROLINDA DR
WRIGHT ST
MELBOURNE AVE
ELMWOOD BLVD
MELBOURNE AVE
WILBUR ST
WILBUR ST
MOUNTAIN LAKE RD
MOUNTAIN LAKE RD
BERNE ST
HOLLYWOOD AVE
W ILLINOIS AVE
W ILLINOIS AVE
BAKERSFIELD ST
S FRANKLIN ST
S HAMPTON RD
ENGLE AVE
S HAMPTON RD
CLEARVIEW CIR
CLEARVIEW CIR
CHALMERS ST
GLENFIELD AVE
BARLOW AVE
BARLOW AVE
MCADAMS AVE
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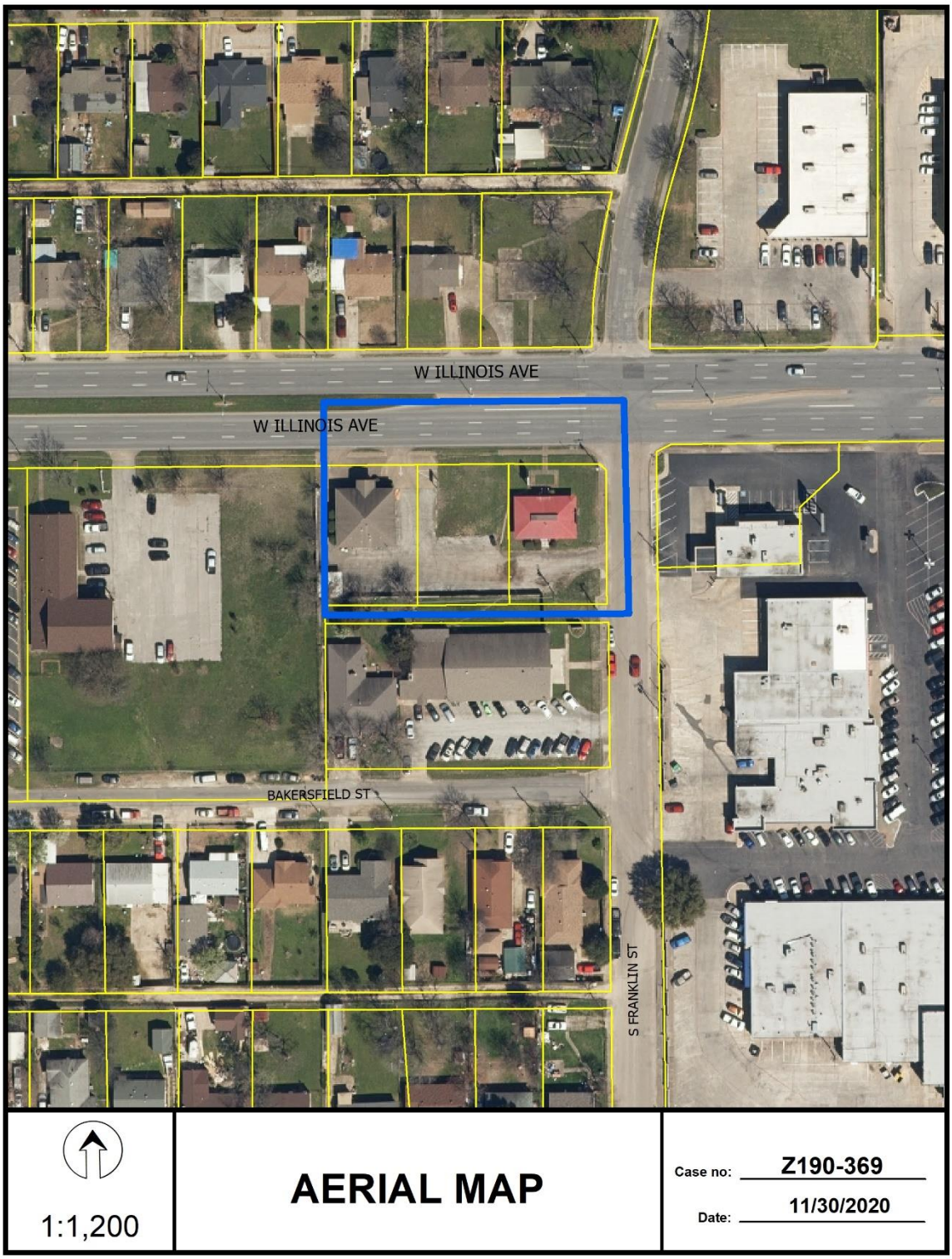
VICINITY MAP
Case no: Z190-369
Date: 11/30/2020



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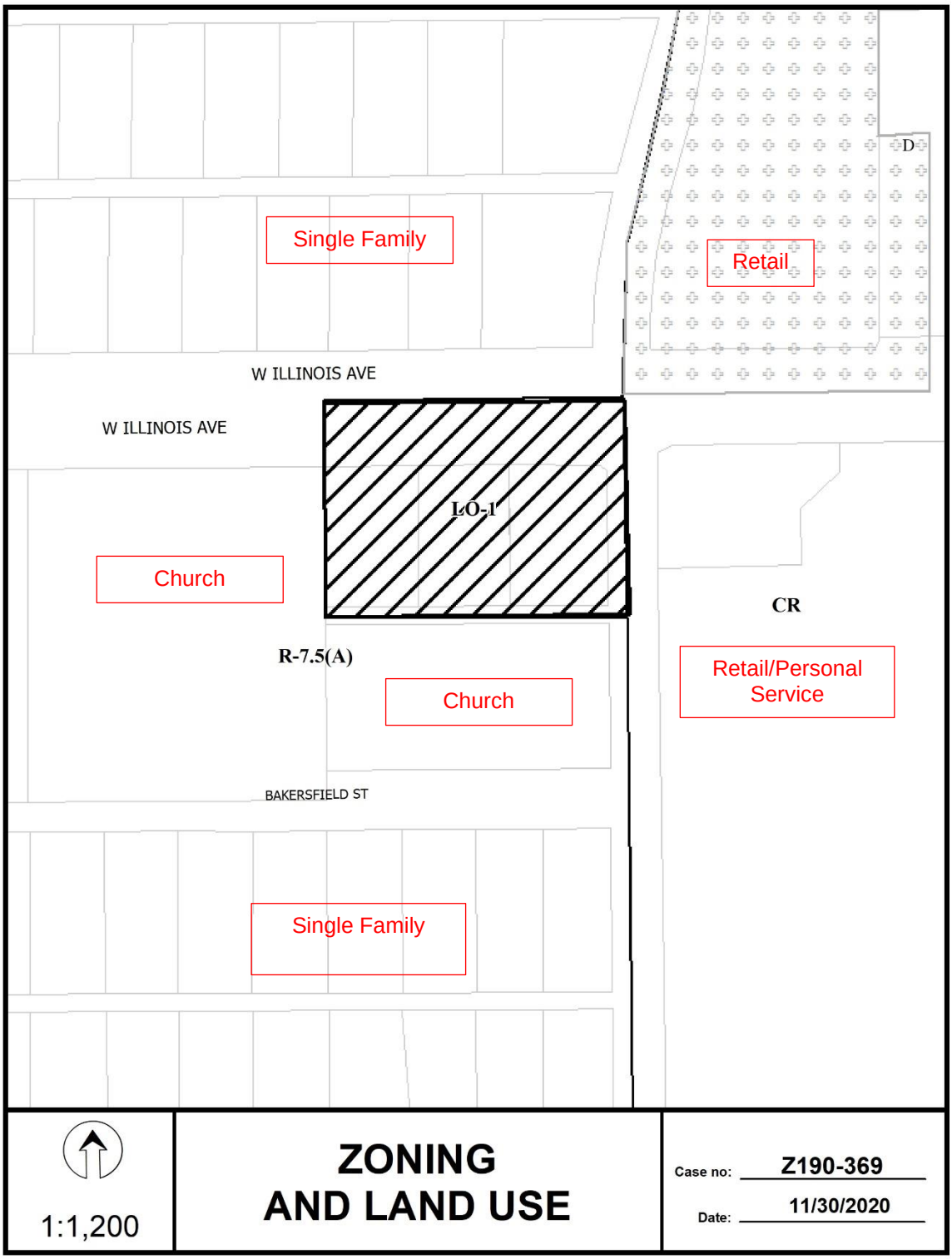
AERIAL MAP

Case no: Z190-369

Date: 11/30/2020


Single Family
Retail
D
W ILLINOIS AVE
W ILLINOIS AVE
LO-1
Church
CR
R-7.5(A)
Retail/Personal Service
Church
BAKERSFIELD ST
Single Family
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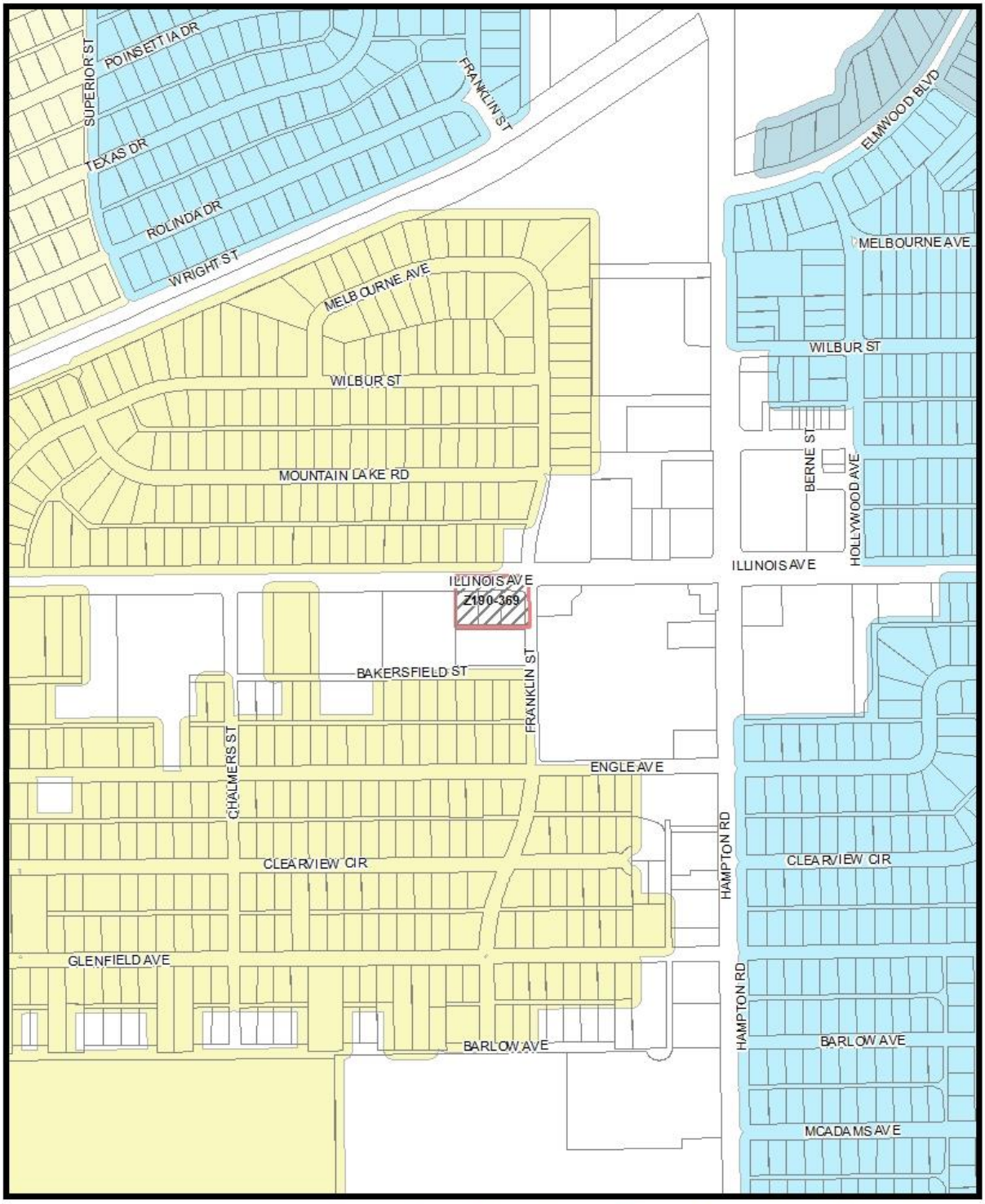
ZONING
AND LAND USE
Case no: Z190-369
Date: 11/30/2020



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

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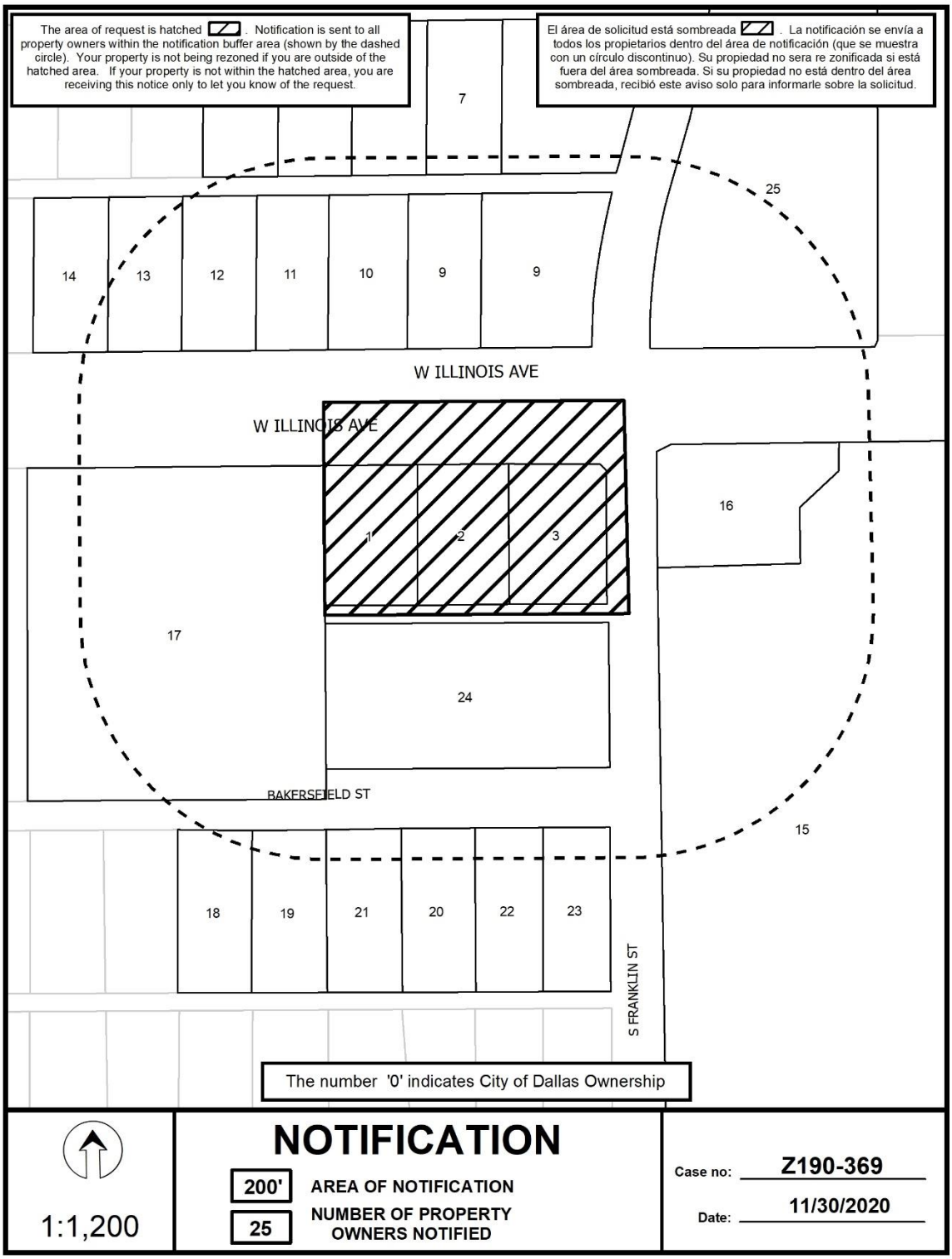
Market Value Analysis

Printed Date: 11/30/2020


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 sera 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.
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W ILLINOIS AVE
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S FRANKLIN ST
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
25
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-369
Date: 11/30/2020

11/30/2020

Notification List of Property Owners

Z190-369

25 Property Owners Notified

Label #	*Address*		*Owner*
1	2516	W ILLINOIS AVE	Taxpayer at
2	2510	W ILLINOIS AVE	Taxpayer at
3	2504	W ILLINOIS AVE	Taxpayer at
4	2530	MOUNTAIN LAKE RD	VAZQUEZ JOSE ET AL
5	2524	MOUNTAIN LAKE RD	AYALA ANITA
6	2520	MOUNTAIN LAKE RD	GONZALEZ ENRIQUE
7	2514	MOUNTAIN LAKE RD	BEATY LINDA C
8	2510	MOUNTAIN LAKE RD	SERVIN JOSE L
9	2505	W ILLINOIS AVE	GAYTAN JOSE & MARIA
10	2515	W ILLINOIS AVE	MAYA CARLOS L &
11	2521	W ILLINOIS AVE	IPINA PRIMO
12	2525	W ILLINOIS AVE	MAZZMANIA LP
13	2531	W ILLINOIS AVE	Taxpayer at
14	2535	W ILLINOIS AVE	ANGUIANO HENRIETTA
15	2637	S HAMPTON RD	CHARTER HAMPTON LP
16	2498	W ILLINOIS AVE	CHARTER HAMPTON LP
17	2534	W ILLINOIS AVE	CLEARVIEW CHRISTIAN CH
18	2526	BAKERSFIELD ST	GARCIA ALMA DELIA MALAGON
19	2520	BAKERSFIELD ST	BURCIAG SAUL MUNOZ
20	2512	BAKERSFIELD ST	FOUNTAIN JOHNNIE
21	2516	BAKERSFIELD ST	ALFARO RAFAEL &
22	2506	BAKERSFIELD ST	GARZA MARIO & MARIA
23	2502	BAKERSFIELD ST	CADENA JUAN
24	2615	S FRANKLIN ST	FUERTZAS DE BUFALO
25	2449	W ILLINOIS AVE	AUTOZONE INC

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Janna Keller

FILE NUMBER: Z190-336(JK) **DATE FILED:** August 13, 2020

LOCATION: On the west line of Pemberton Hill Road and Lake June Road

COUNCIL DISTRICT: 7 **MAPSCO:** 57 L

SIZE OF REQUEST: Approximately 17.93 **CENSUS TRACT:** 93.03

REPRESENTATIVE: Evo Sadowsky

APPLICANT/OWNER: Diana & David Jasso

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the development of a nursery with volunteered deed restrictions to prohibit certain uses.

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION

- The area of request is currently undeveloped.
- The applicant is proposing to rezone the property to a CR Community Retail District to develop the property with a nursery, garden shop, or plant sales. Nursery, garden shop, or plant sales is defined as a facility for the growing, display or sale of plant stock, seeds or other horticultural items.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Pemberton Hill Road	Community Collector	60 ft

Traffic:

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

Comprehensive Plan:

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

The request compiles with the following land use goals and policies of the Comprehensive Plan.

Economic Element

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

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Vacant
North	R-7.5(A), LI	Single Family Residential
East	TH-3(A)	Church
South	R-7.5(A)	Single Family Residential
West	PD No. 833 with H/147	Texas Horse Park

Land Use Compatibility:

The area of request is currently undeveloped and is zoned an R-7.5(A) Single Family District. The applicant is seeking approval for the development of a nursery, garden shop, or plant sales. The surrounding property to the north and south are currently zoned an R-7.5(A) Single Family District. West of the property is currently zoned PD No. 833 with H/147 Historic Overlay District for the Big Springs Site. The property to the east is currently zoned a TH-3(A) Townhouse District and is the location of a church.

The applicant's request for a CR Community Retail District will allow for development of a community serving retail use on site. The site would be subject to the residential proximity slope (RPS). RPS would be generated by the R-7.5(A) Single Family District lots bordering the site immediately to the north and south along Pemberton Hill Rd.

Although a CR Community Retail District is a moderate intensity district for the community serving retail districts, the applicant is volunteering deed restrictions to limit certain uses to reduce the impact of the proposed district and ensure consistency with the existing surrounding area.

Staff supports the applicant's request because the applicant proposes to limit certain uses which would decrease the potential of nuisance to surrounding properties and the applicant will also comply with other provisions in the CR Community Retail District.

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A) Residential	25'	5' adjacent to residential OTHER: 10'	1 Dwelling Unit/ 7,500 Sq. ft	30' No Maximum Stories	45%		Residential
Proposed: CR Community Retail	15'	20' Adjacent to residential OTHER No min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & Personal Service, Office

Landscaping:

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

Parking:

Parking will be in accordance with the Dallas Development Code, as amended. Parking for nursery, garden shop, or plant sales will require one space per 500 square feet of floor area, plus one space per 2,000 square feet of outside sales and display area.

Market Value Analysis

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

Volunteered Deed Restrictions

II.

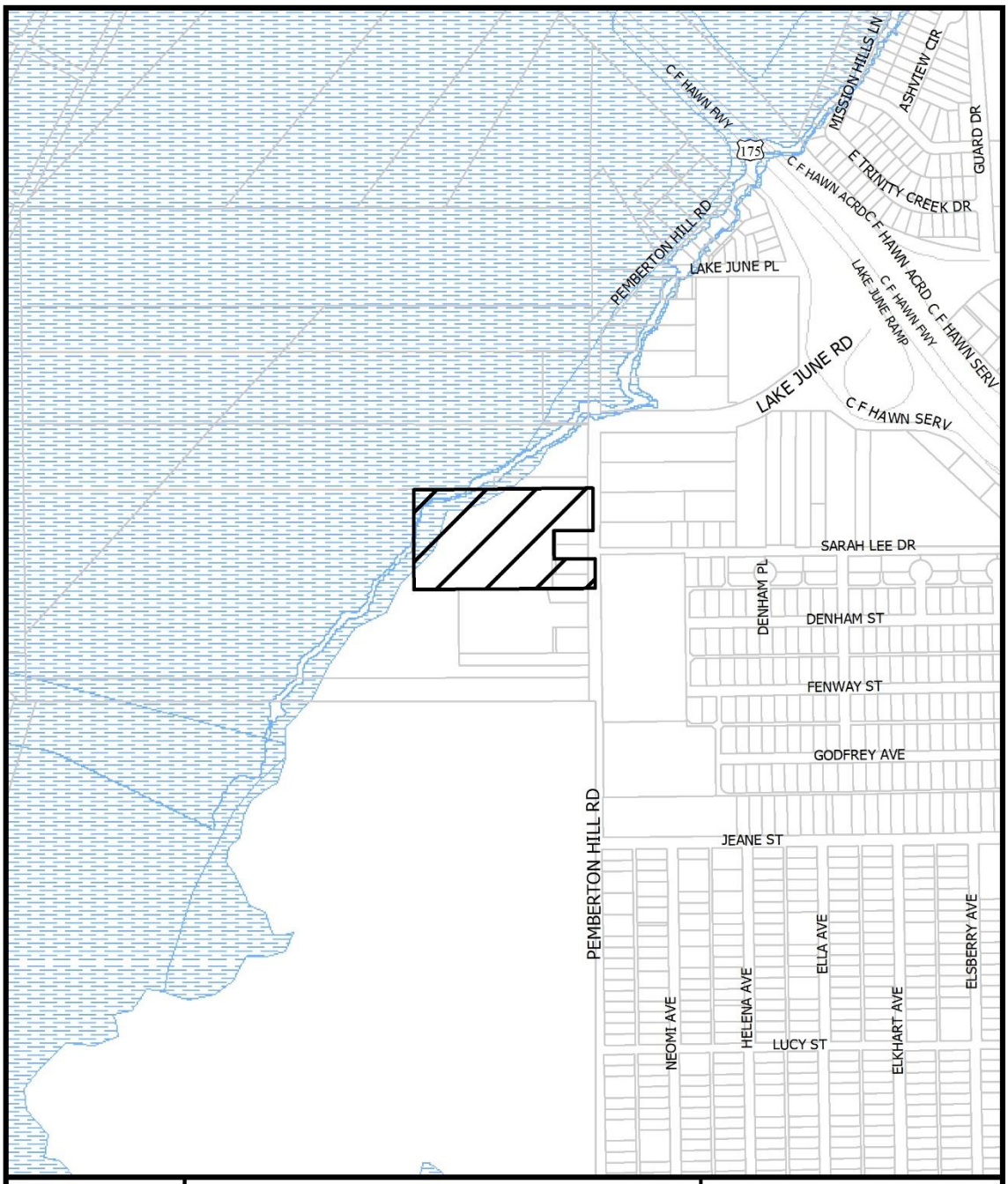
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following uses are prohibited:

(b) Community retail (CR) district

(1) Commercial and Business service uses
-- Medical or scientific laboratory
(2) Industrial uses
-- Gas drilling and production
-- Temporary concrete or asphalt batching plant
(3) Institutional and Community Service Uses
-- Cemetery or mausoleum
-- Hospital
(4) Lodging uses
-- Hotel or motel
-- Lodging or boarding house
--Overnight general purpose shelter
(5) Miscellaneous uses
-- Attached non-premise sign
-- Carnival or circus (temporary)
-- Temporary construction or sales office
(6) Office uses
-- Medical clinic or ambulatory surgical center
(7) Recreation Uses
-- Country Club with private membership
(8) Residential uses
-- College dormitory, fraternity, or sorority house
(9) Retail and Personal Service Uses
-- Ambulance service
-- Auto service center
-- Car Wash
-- Commercial parking lot or garage
-- Liquor store
-- Motor Vehicle Fueling station
-- Paraphernalia shop
-- Pawn shop
(10) Transportation Uses
-- Transit passenger shelter
-- Transfer passenger station or transfer center
(11) Utility and Public Service Uses

-- Commercial radio and television transmitting station
-- Electrical substation
--Local utilities
-- Police or fire station
-- Radio, television, or microwave tower
-- Utility or government installation
(12) Wholesale, Distribution, and storage uses
-- Mini warehouse
-- Recycling buy back center
-- Recycling collection center
-- Recycling drop-off container
-- Recycling drop-off for special occasion collection
(13) Accessory Uses
-- Accessory helistop
-- Accessory medical/infection waste incinerator



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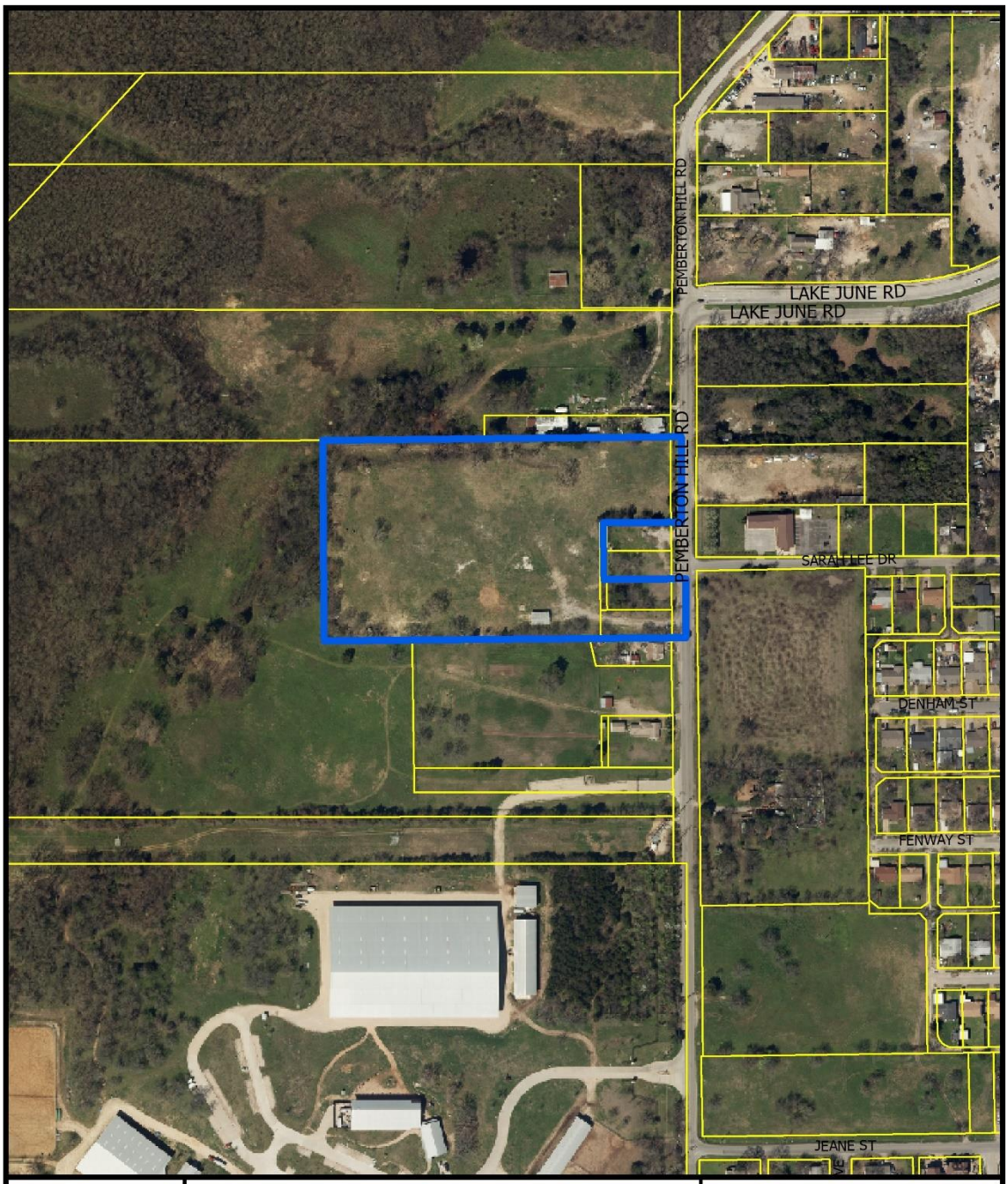
VICINITY MAP

Case no: Z190-336

Date: 12/16/2020



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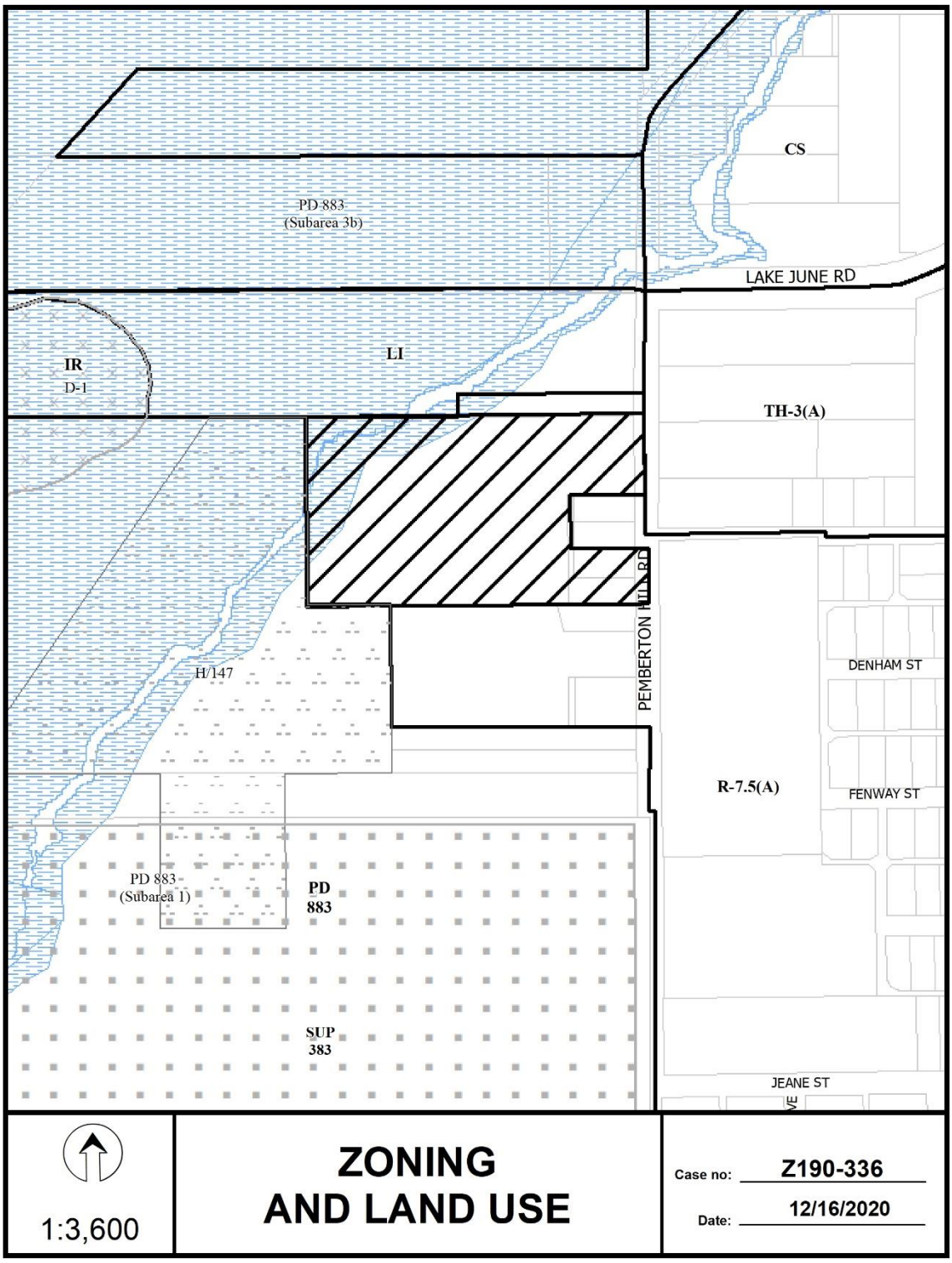
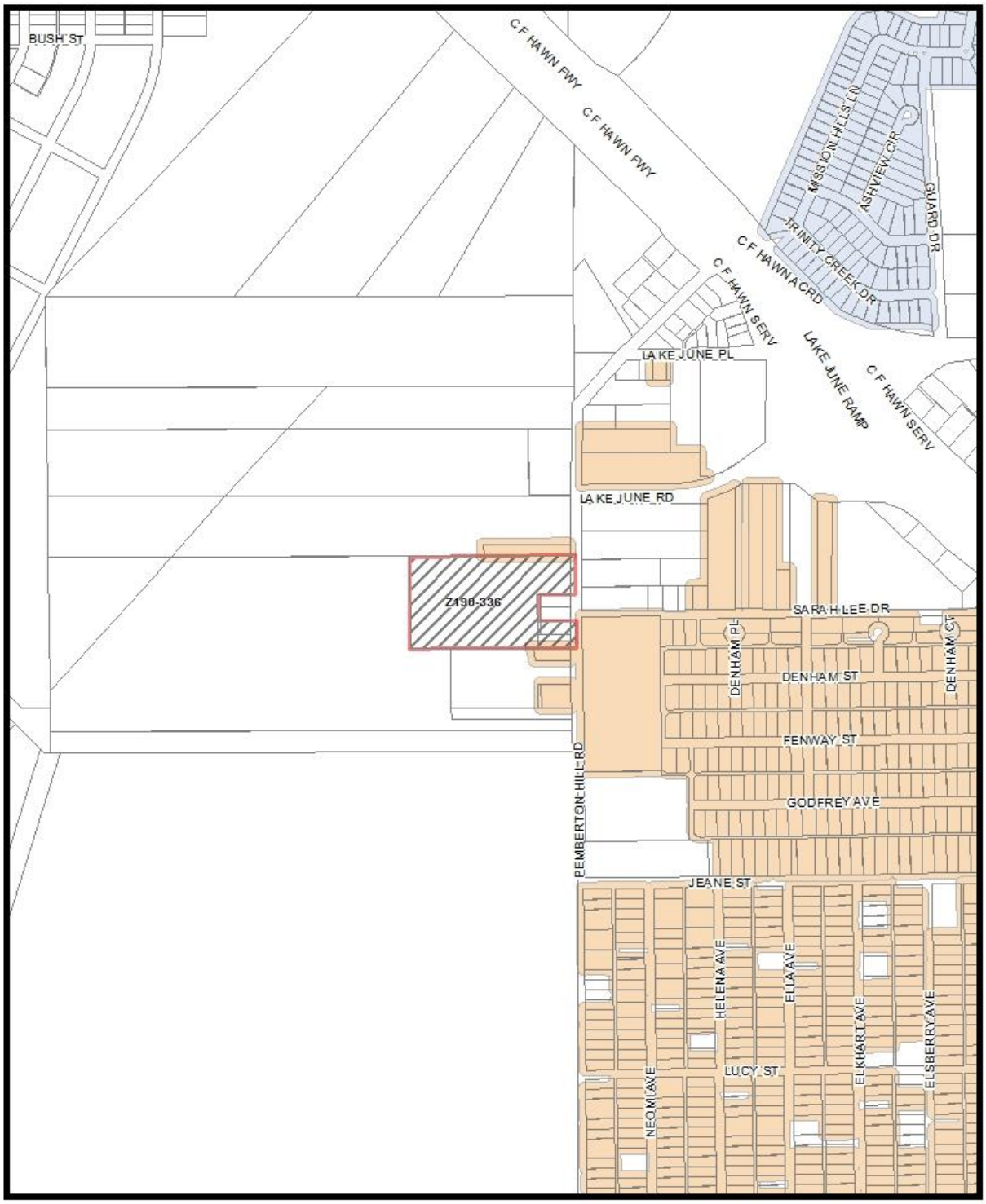
AERIAL MAP

Case no: Z190-336

Date: 12/16/2020


CS
PD 883
(Subarea 3b)
LAKE JUNE RD
IR
D-1
LI
TH-3(A)
PEMBERTON HILL RD
H/147
DENHAM ST
R-7.5(A)
FENWAY ST
PD 883
(Subarea 1)
PD
883
SUP
383
JEANE ST
1:3,600
ZONING
AND LAND USE
Case no: Z190-336
Date: 12/16/2020


BUSH ST
C F HAWN FWY
C F HAWN FWY
MISSION HILLS LN
ASHVIEW CIR
GUARD DR
TRINITY CREEK DR
C F HAWN ACRD
C F HAWN SERV
LAKE JUNE RAMP
C F HAWN SERV
LAKE JUNE PL
LAKE JUNE RD
Z190-336
SARAH LEE DR
DENHAM PL
DENHAM ST
DENHAM CT
FENWAY ST
PEMBERTON HILL RD
GODFREY AVE
JEANE ST
HELENA AVE
ELLA AVE
ELKHART AVE
ELSBERRY AVE
LUCY ST
NEOMI AVE
Market Value Analysis
A
B
C
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E
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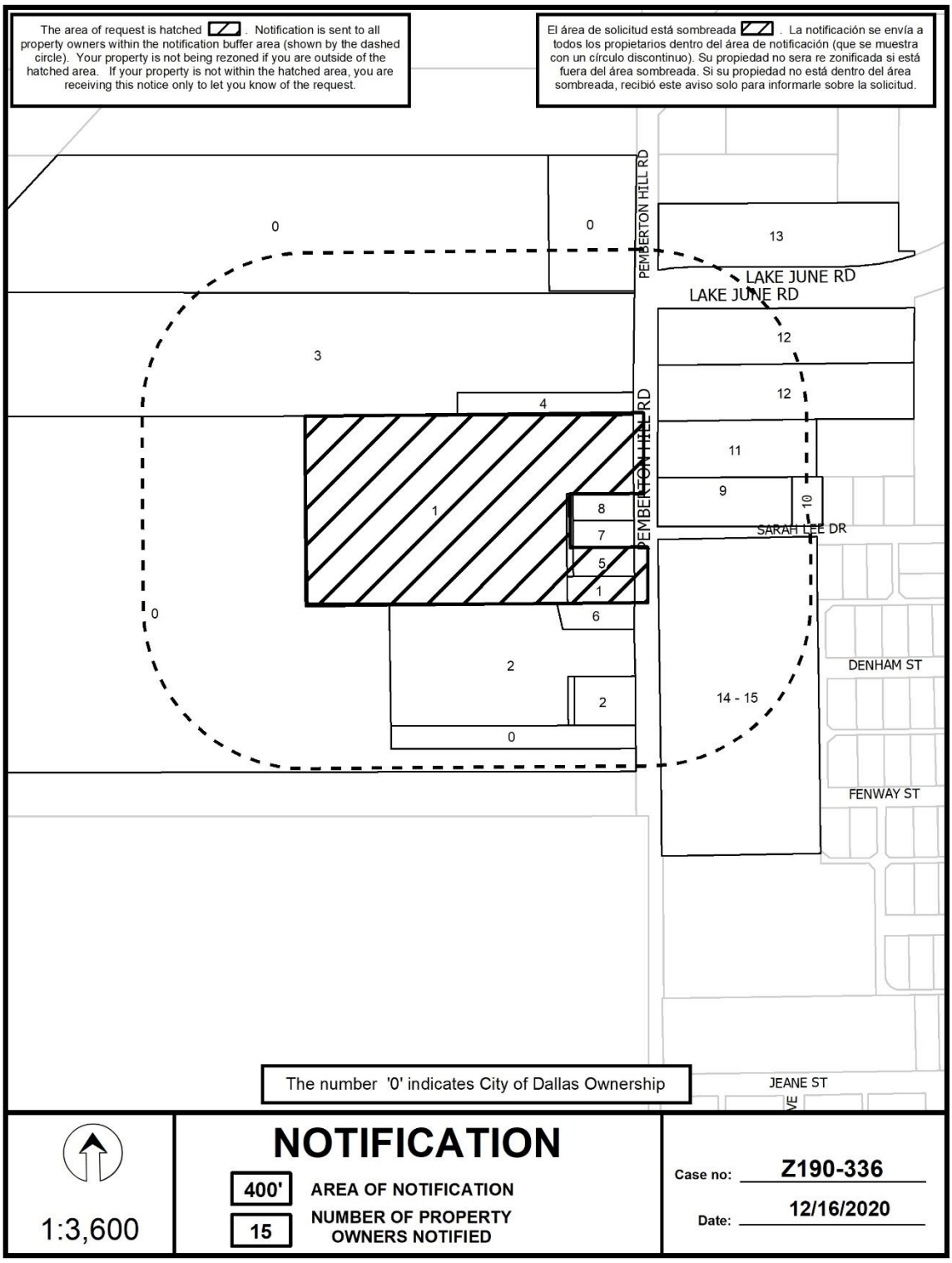
1:7,200
Market Value Analysis
Printed Date: 12/16/2020


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 sera 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.
PEMBERTON HILL RD
LAKE JUNE RD
SARAH LEE DR
DENHAM ST
FENWAY ST
JEANE ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400' AREA OF NOTIFICATION
15 NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-336
Date: 12/16/2020

12/16/2020

Notification List of Property Owners

Z190-336

15 Property Owners Notified

Label #	*Address*		*Owner*
1	1117	PEMBERTON HILL RD	JASSO DAVID JR
2	911	PEMBERTON HILL RD	PEMBERTON BILLY R
3	1125	PEMBERTON HILL RD	PEMBERTON PAULA HILL
4	1125	PEMBERTON HILL RD	HILL PAULA PEMBERTON
5	1031	PEMBERTON HILL RD	JASSO DIANA M
6	1019	PEMBERTON HILL RD	RODRIGUEZ MANUEL & MAURA
7	1103	PEMBERTON HILL RD	VALENZUELA MARICELA
8	1107	PEMBERTON HILL RD	CONTRERAS EDGAR
9	1100	PEMBERTON HILL RD	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS
10	6111	SARAH LEE DR	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS
11	1112	PEMBERTON HILL RD	ROJAS ELIAS
12	1122	PEMBERTON HILL RD	JOSEPH AMIT ANDREW &
13	1210	PEMBERTON HILL RD	RIVERA NOE
14	924	PEMBERTON HILL RD	HORAK F J ESTATE OF
15	924	PEMBERTON HILL RD	HORAK F J EST OF

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: La'Kisha Girder

FILE NUMBER:	Z190-353(LG)	**DATE FILED:**	September 14, 2020
LOCATION:	West corner of Mountain Creek Parkway and Sorcey Road		
COUNCIL DISTRICT:	3	**MAPSCO:**	71B K
SIZE OF REQUEST:	±4.854 acres	**CENSUS TRACT:**	167.01

REPRESENTATIVE:	Maxwell Fisher, Masterplan
APPLICANT:	Palladium Mountain Creek, Ltd.
OWNER:	Waxahachie Blacklands Property Trust
REQUEST:	An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District.
SUMMARY:	The purpose of the request is to allow for the construction of 146 multifamily units on the subject site.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, a landscape plan, and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request currently undeveloped.

- The purpose of the request is to create a new planned development district with MF-2(A) Multifamily uses to allow for the development of 146 multiple family dwellings.

Zoning History: There have been no zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Mountain Creek Pkwy.	Principal Arterial	100' with bike lane	SPCL 4D

Traffic:

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

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

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

GOAL 6. ENHANCE RENTAL HOUSING OPTIONS

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	Undeveloped Land
North	R-7.5 (A)	Undeveloped Land, Single Family
Northeast/ East	R-7.5 (A), TH-2(A)	Undeveloped Land, Single Family
Southeast	CR ,R-7.5(A) with SUP No. 778 , R-7.5(A) SUP No. 711	Undeveloped Land, Pump Station, Electric Substation
South	R-7.5(A)	Single Family
Southwest	R-7.5(A)	Single Family
West/ Northwest	R-7.5 (A)	Single Family

Land Use Compatibility

The request site is currently undeveloped. The subject site is proposed to be developed with two structures with a total floor area of 134,574 square feet for multifamily uses. Surrounding land uses consist of single-family homes to the northwest, north, northeast, east, south, southwest, and west of the subject site. Undeveloped land is located to the north, east, and southeast of the subject site. An electric substation and pump station are also located southeast of the subject site.

The applicant proposes 146 units for the site. Staff supports this density as the site is along a major thoroughfare - Mountain Creek Parkway - and is approximately 2.3 miles from the Dallas International University. Staff has recommended front facing units for the site to increase walkability and neighborhood feel to the development and the applicant has agreed.

Staff has reviewed the site for Mixed Income Housing Bonuses and supports the request as submitted, therefore, a bonus for mixed income housing is not necessary. The proposed development will provide amenities that are written into the PD language to include a pool, one shade structure, one playground area, one horseshoe pit or similar game, and a dog park. A club house, fitness center and leasing office are also proposed for the site. The applicant is also proposing an 80-foot building setback from the residential properties to satisfy the requirements for residential proximity slope to ensure the proposed development will not intrude into the abutting residential areas.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front*	Side/Rear*					
CR Community Retail – existing	15’	20’ adjacent to residential OTHER: No Min.	0.5 for office 0.75 all uses combined	54’	60%	Proximity Slope Visual Intrusion	Retail/ Personal Service
New PD – proposed	15’	Side: 10’ Rear: 15’	146 units	40’ 3 stories	40%	RPS	Multifamily
MF-2(A)	15’	No min. side or rear for SF Side: 5’ for Duplex 10’ for all other Rear: 10’ for Duplex 15’ for other	No Max* (Size limits due to RPS)	36’	60% for residential 50% for non-residential	RPS	Multifamily

Staff considers the requested development to be compatible with the surrounding neighborhood because the applicant proposed to reduce the lot coverage from 60% to 40%, will meet all of the guidelines for residential proximity slope, and adequate fencing and landscaping will be provided on the site There will also be adequate screening, sidewalks and design guidelines along the frontage of Mountain Creek Parkway to ensure the development is compatible with the surrounding neighborhood.

Parking:

The PD conditions will follow parking regulations contained in Division 51A-4.200 for off-street parking/loading requirements for each use, except for the limit on three-bedroom parking. Multifamily developments require one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. A minimum of two parking spaces are required for each three-bedroom living unit.

The applicant proposed 212 spaces, although the applicant would be required to provide 249 spaces based on the number of bedrooms in the Dallas Development Code (80 one-bedroom units, 57 two-bedroom units and 9 three-bedroom units with 37 parking spaces for guests at a rate of 25% x 146 units). Staff believes 212 spaces is adequate parking for the proposed site. This amount was based on the ratio of no more than two parking spaces for each unit for two and three bedrooms, while the ratio of one parking space per bedroom was applied for the one-bedroom units, and no required guest parking.

The applicant also requested 14 parking spaces in the front yards of Mountain Creek Parkway and Timberbluff Road since most of the parking has been placed behind the proposed building. Staff is in support of this request because most of the parking has been placed in the rear of the property and the development is also along the Orange Line Route for DART, so multiple transportation options will be available to future residents if the request is approved.

Landscaping and Fencing

Landscaping will comply with Article X. The applicant's submitted proposed landscape plan, which consists of two pages, is included in this report. The applicant will also provide an eight-foot masonry fence that separates the single family uses and the proposed site.

Market Value Analysis

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

LIST OF OFFICERS

Waxahachie Blacklands Property Trust

Joe Rust, Trustee/Sole Owner/Member

Palladium USA, Inc.

Thomas E. Huth, President
Fiorenza Rancilio, Vice President and Treasurer
James H. Bennett, Vice President and Secretary
Margaret M. Jones, Assistant Treasurer and Assistant Secretary
David E. Brusilow, Assistant Secretary

Board Members

Cesare Rancilio
Fiorenza Rancilio
James H. Bennett

PROPOSED PD CONDITIONS

ARTICLE ___.

P.D. __.

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

PD ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2020. (_)

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

PD ___ is established on property located west of the intersection of Mountain Creek Parkway and Sorcey Road. The size of PD _____ is approximately 4.8537 acres. (Ord. _____)

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

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

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

(c) This district is considered to be a residential district. (Ord. ___)

SEC. 51P-____.104. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit _____.) In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. 51P-____. 105. LANDSCAPE PLAN

(a) Landscaping of the Property must comply with the landscape plan (Exhibit _____.) In the event of a conflict between the provisions of this article and the landscape plan, the provisions of this article control.

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

(a) The only main uses permitted in this district are those main uses permit in the MF-2(A)

Multi Family-2 District, subject to the same conditions applicable to uses in that district set out in Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the MF-2(A) Multi-Family District in Chapter 51A, it is permitted only by SUP in this district; if a use is subject to development impact review (DIR) in the MF-2(A) Multi-Family District in Chapter 51A, it is subject to DIR in this district; etc. (Ord. Nos.)

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

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

SEC. 51P-____.108. 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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided below, the yard, lot, and space regulations contained in Section 51A-4.116(b), "MF-2 Multi Family-2 District," apply in this district.

(b) For a multifamily use:

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

(2) Density. The maximum number of residential units is 146.

(3) Height. Maximum structure height is 40 feet.

(4) Lot coverage. The maximum lot coverage is 40%

(5) Lot size. No minimum lot size.

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

(7) Building setback. The minimum building setback from the southwest property line adjacent to the residential alley is 80 feet.

(8) Residential Proximity Slope. Section 51A-4.412 applies to this Property.

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

(a) In general. Except as provided below, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) Required Parking. A minimum of two parking spaces are required for each 3-bedroom

living unit.

(c) Guest parking. The additional guest parking requirement of 0.25 spaces per unit is not required provided that on-site parking is not restricted to residents only.

(d) Parking, front yards. A maximum of fourteen (14) parking spaces are permitted in the front yards of Mountain Creek Parkway and Timberbluff Road.

SEC. 51P-____.110. LANDSCAPING.

(a) Landscaping must comply with the landscape plan, exhibit _____.)

(b) All plant materials must be maintained in a healthy, growing condition. (Ord. ___)

SEC. 51P-____.111. DESIGN STANDARDS FOR MULTIFAMILY USES

Frontages.

(a) A transparent surface is required for a minimum of one-third of the total of each street-fronting façade along Mountain Creek Parkway and Sorcey Road. The transparent surface must be uniformly spaced vertically and horizontally with no more than 25 feet separating transparent surfaces horizontally.

(b) A minimum of one pedestrian path is required to connect Building 1 to the public sidewalk along Sorcey Road. A minimum of one pedestrian path is required to connect Building 2 to a public sidewalk on Mountain Creek Parkway.

(c) Ground level patio or yard enclosures may not exceed 42 inches on street-fronting facades.

SEC. 51P-____.112. AMENITIES.

(a) A minimum of one pool is required with a minimum water surface area of 700 square feet.

(b) A minimum of one cabana is required.

(c) A minimum of one shade structure is required.

(d) A minimum of one horseshoe pit or similar game is required.

(e) A minimum of one dog park is required.

(f) A minimum of one piece of playground equipment is required.

(g) A minimum of eight bike racks are required.

(h) A minimum of two barbecue pits are required.

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

(a) Except as provided in this subsection, a temporary leasing office may operate on the Property for up to 180 days from the date the building permit is issued. If construction of the residential uses has not been completed, the building official may grant additional 30-day extensions for the temporary leasing office.

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

(c) A minimum 8-foot high solid masonry fence is required along the west/southwest property line adjacent to the residential alley.

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

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

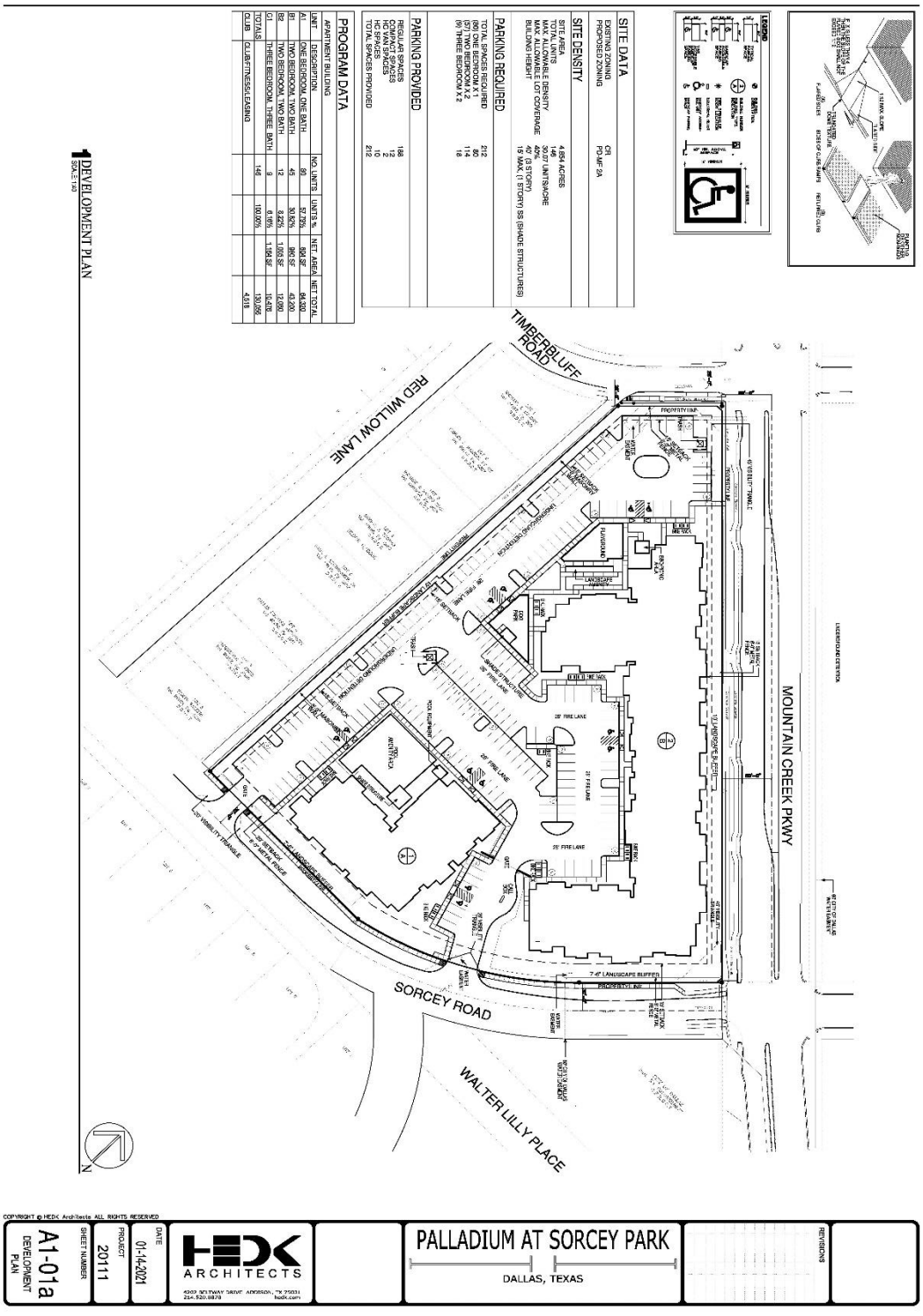
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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. _____)

SEC. 51P-____.115. ZONING MAP.

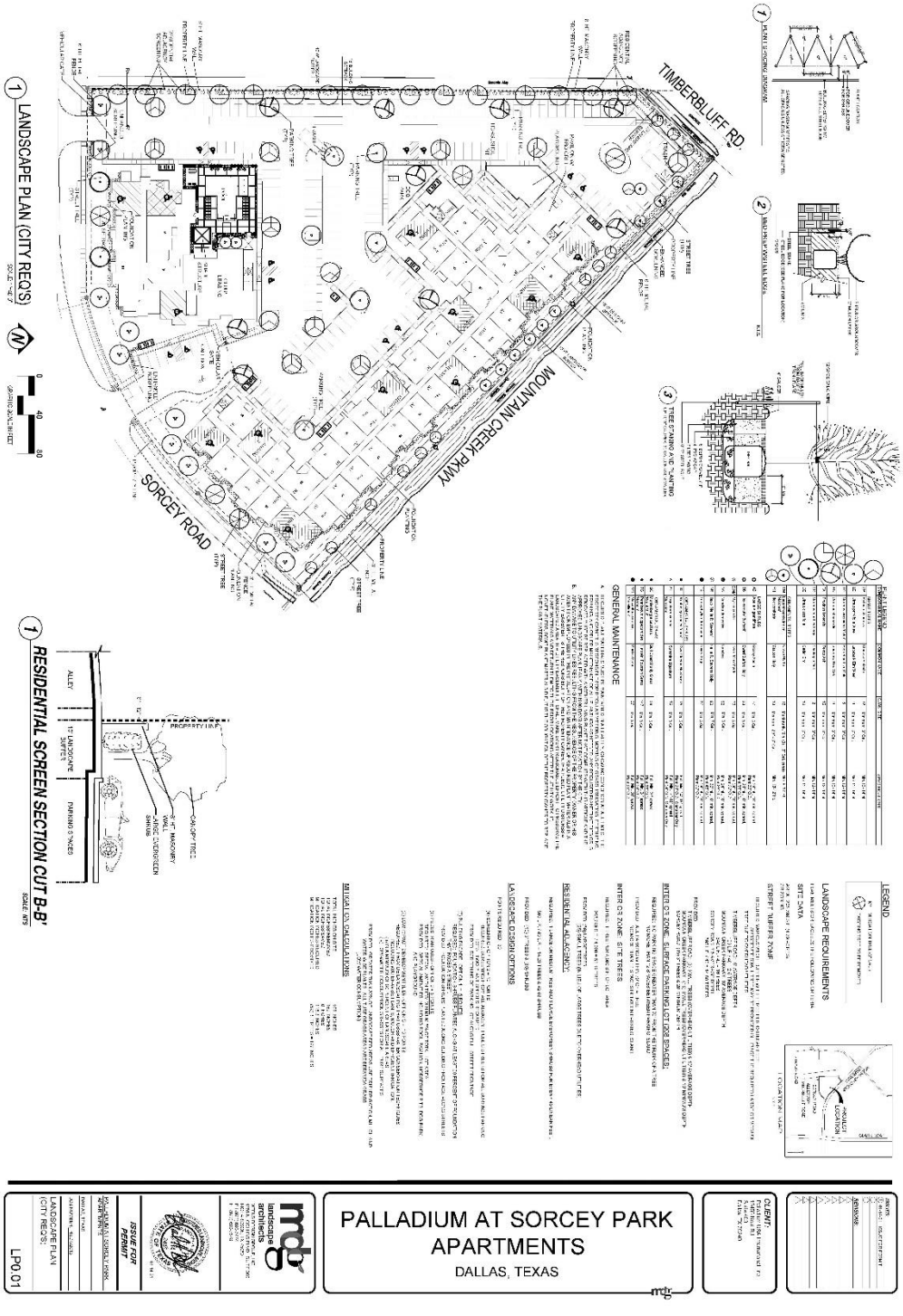
PD ___ is located on Zoning Map Nos. _ and ___. (Ord. _)

PROPOSED DEVELOPMENT PLAN

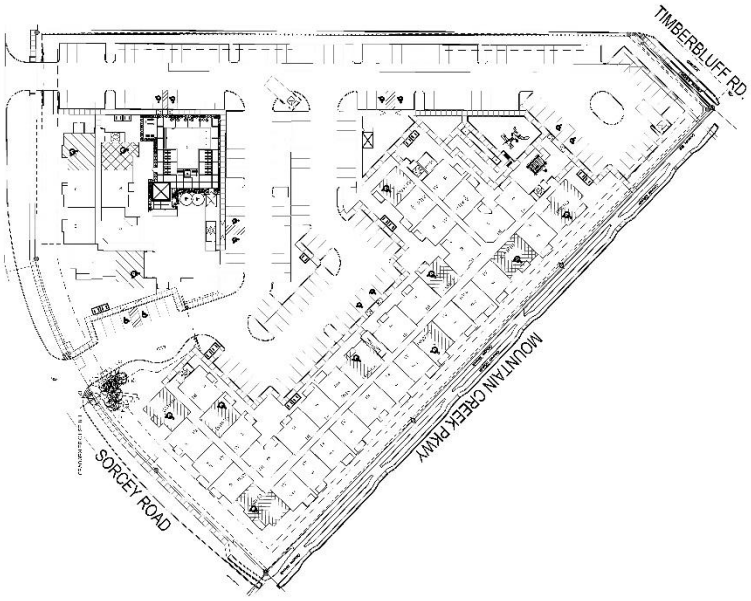


Z190-353(LG)

PROPOSED LANDSCAPE PLAN PAGE 1



PROPOSED LANDSCAPE PLAN-PAGE 2



1 TREE PRESERVATION/REMOVAL

SCALE: FULL-Z

0 40 80

23'-11" EQUAL INCH FEET

TREE SURVEY

MITIGATION CALCULATIONS

MITIGATION TREES REQUIRED

LEGEND

PALLADIUM AT SORCEY PARK APARTMENTS

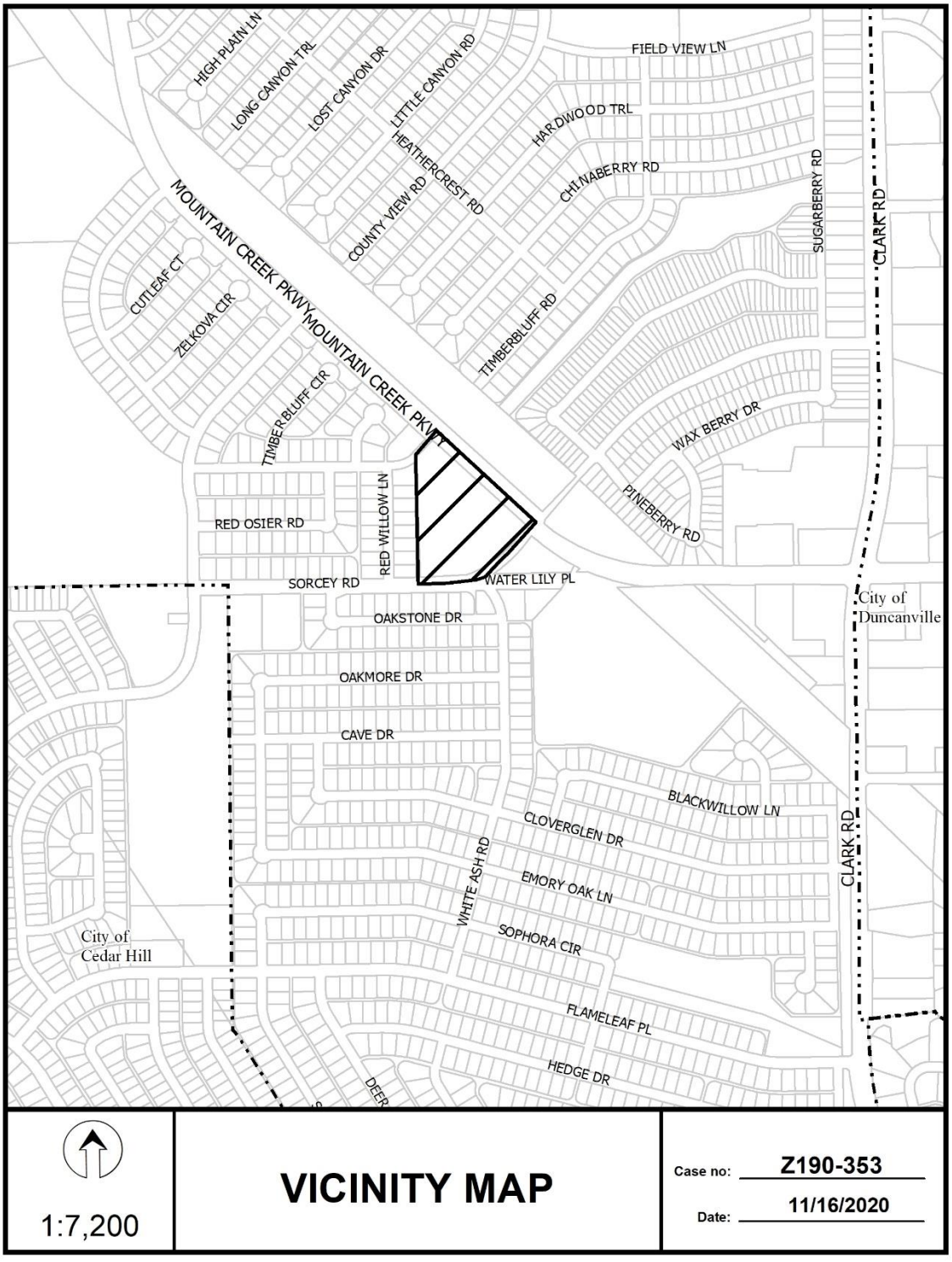
DALLAS, TEXAS

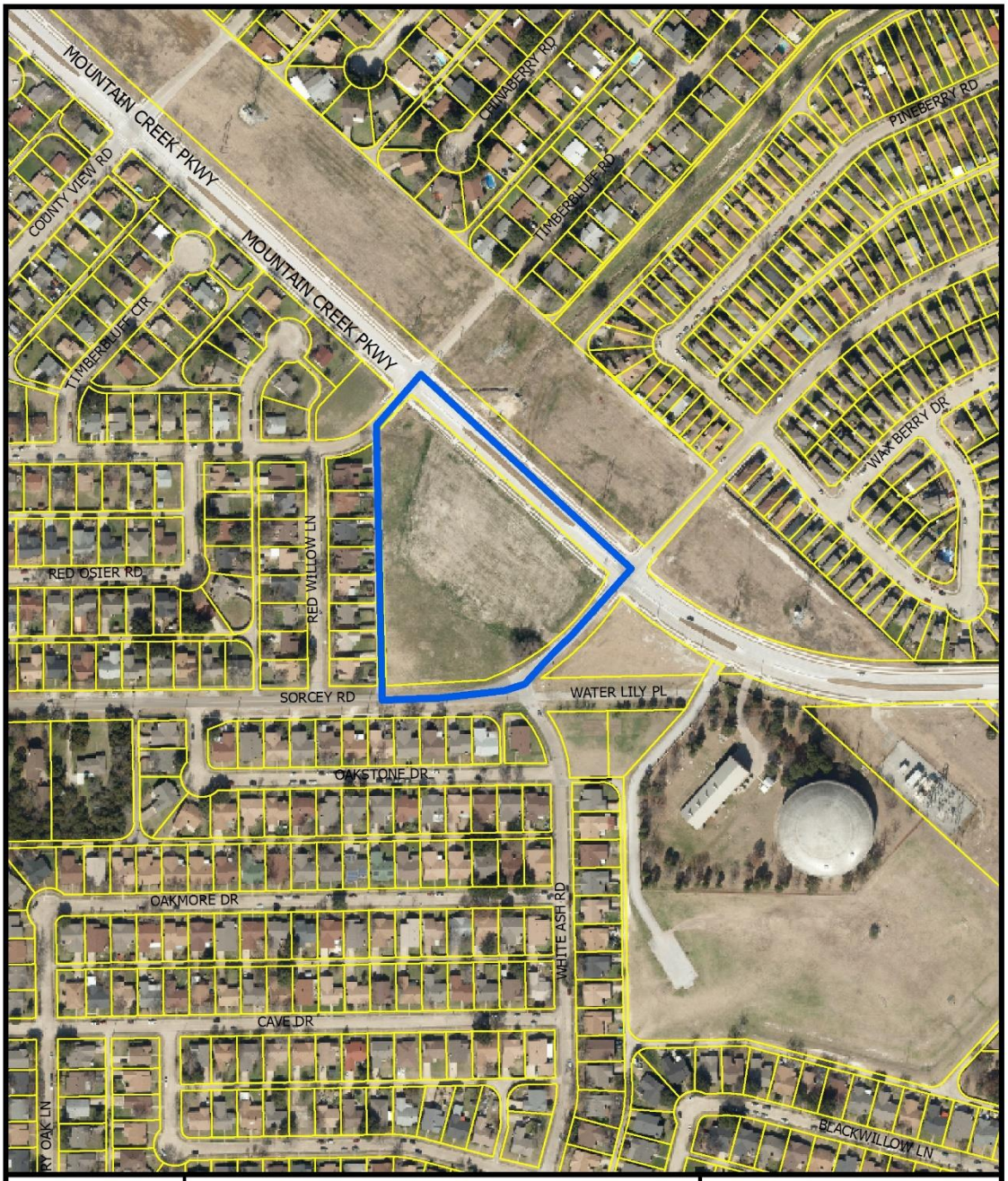
mdp landscape architects

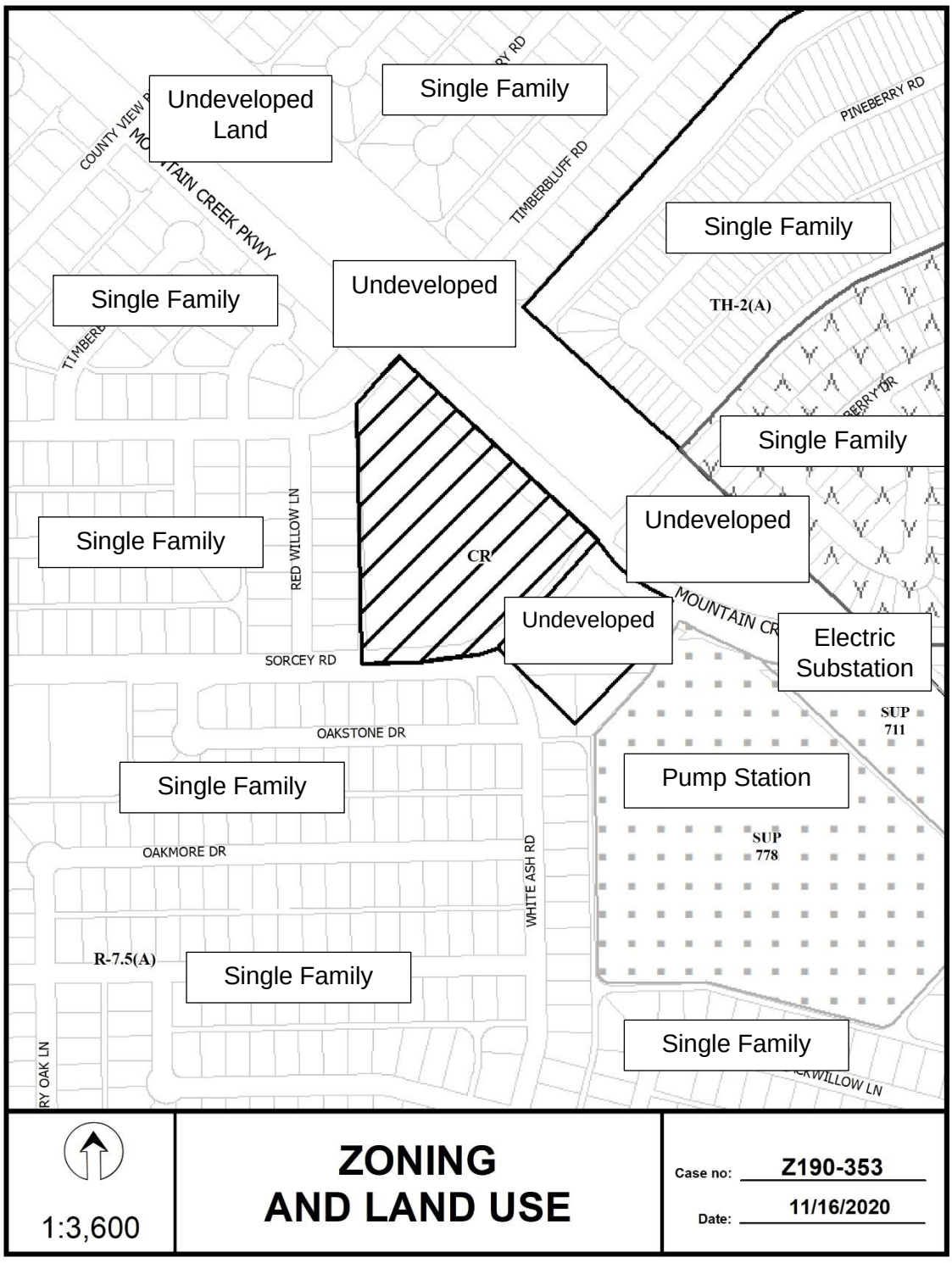
ISSUE APP REVIEW

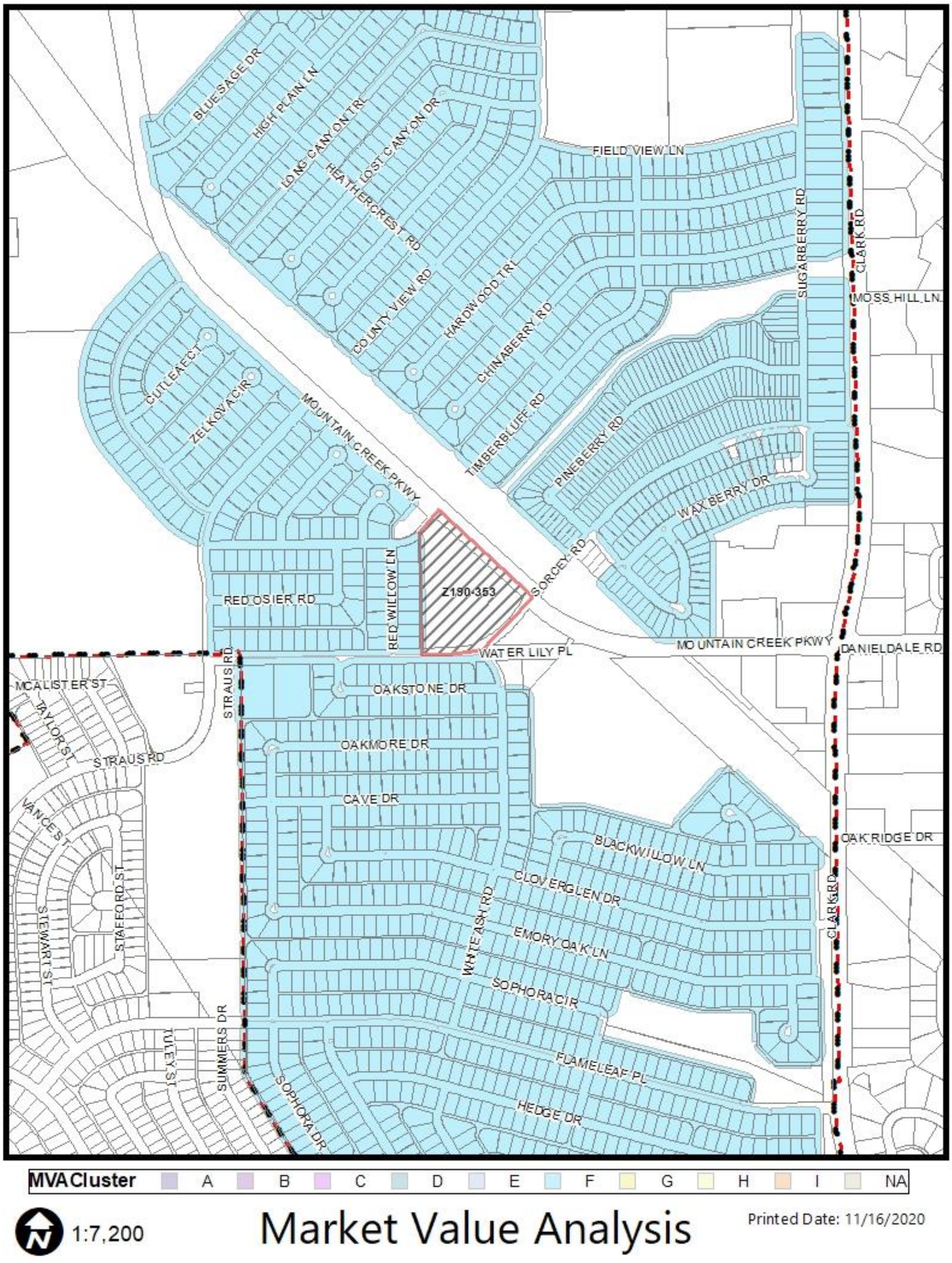
TREE PRESERVATION/ REMOVAL

LP0.02


HIGH PLAIN LN
LONG CANYON TRL
LOST CANYON DR
LITTLE CANYON RD
HEATHERCREST RD
COUNTY VIEW RD
FIELD VIEW LN
HARDWOOD TRL
CHINABERRY RD
SUGARBERRY RD
CLARK RD
MOUNTAIN CREEK PKWY
CUTLEAF CT
ZELKOVA CIR
TIMBERBLUFF CIR
TIMBERBLUFF RD
WAX BERRY DR
PINEBERRY RD
RED OSIER RD
RED WILLOW LN
SORCEY RD
WATER LILY PL
City of Duncanville
OAKSTONE DR
OAKMORE DR
CAVE DR
BLACKWILLOW LN
CLOVERGLEN DR
WHITE ASH RD
EMORY OAK LN
SOPHORA CIR
City of Cedar Hill
FLAMELEAF PL
HEDGE DR
1:7,200
VICINITY MAP
Case no: Z190-353
Date: 11/16/2020


MOUNTAIN CREEK PKWY
MOUNTAIN CREEK PKWY
CHINABERRY RD
PINEBERRY RD
TIMBERBLUFF RD
COUNTY VIEW RD
TIMBERBLUFF CIR
WAX BERRY DR
RED OSIER RD
RED WILLOW LN
SORCEY RD
WATER LILY PL
OAKSTONE DR
OAKMORE DR
WHITE ASH RD
CAVE DR
BLACKWILLOW LN
1:3,600
AERIAL MAP
Case no: Z190-353
Date: 11/16/2020


Undeveloped Land
Single Family
Single Family
Undeveloped
Single Family
Single Family
Undeveloped
Undeveloped
Electric Substation
Pump Station
Single Family
Single Family
TH-2(A)
CR
R-7.5(A)
SUP 711
SUP 778
PINEBERRY RD
TIMBERBLUFF RD
MOUNTAIN CREEK PKWY
RED WILLOW LN
SORCEY RD
OAKSTONE DR
OAKMORE DR
WHITE ASH RD
MOUNTAIN CR
ZONING AND LAND USE
1:3,600
Case no: Z190-353
Date: 11/16/2020


BLUE SAGE DR
HIGH PLAIN LN
LONG CANYON TRL
LOST CANYON DR
HEATHERCREST RD
FIELD VIEW LN
SUGARBERRY RD
CLARK RD
MOSS HILL LN
COUNTY VIEW RD
HARDWOOD TRL
CHINABERRY RD
TIMBERBLUFF RD
PINEBERRY RD
WAX BERRY DR
CUTLEAF CT
ZELKOVA CIR
MOUNTAIN CREEK PKWY
SORDEY RD
Z190-353
RED OSIER RD
RED WILLOW LN
WATER LILY PL
MOUNTAIN CREEK PKWY
DANIELDALE RD
MCALISTER ST
TAYLOR ST
STRAUS RD
STRAUS RD
OAKSTONE DR
OAKMORE DR
CAVE DR
VANCE ST
STAFFORD ST
STEWART ST
BLACKWILLOW LN
CLOVERGLEN DR
WHITE ASH RD
EMORY OAK LN
SOPHORA CIR
OAK RIDGE DR
CLARK RD
TULEY ST
SUMMERS DR
SOPHORA DR
FLAMELEAF PL
HEDGE DR
MVACluster
A
B
C
D
E
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G
H
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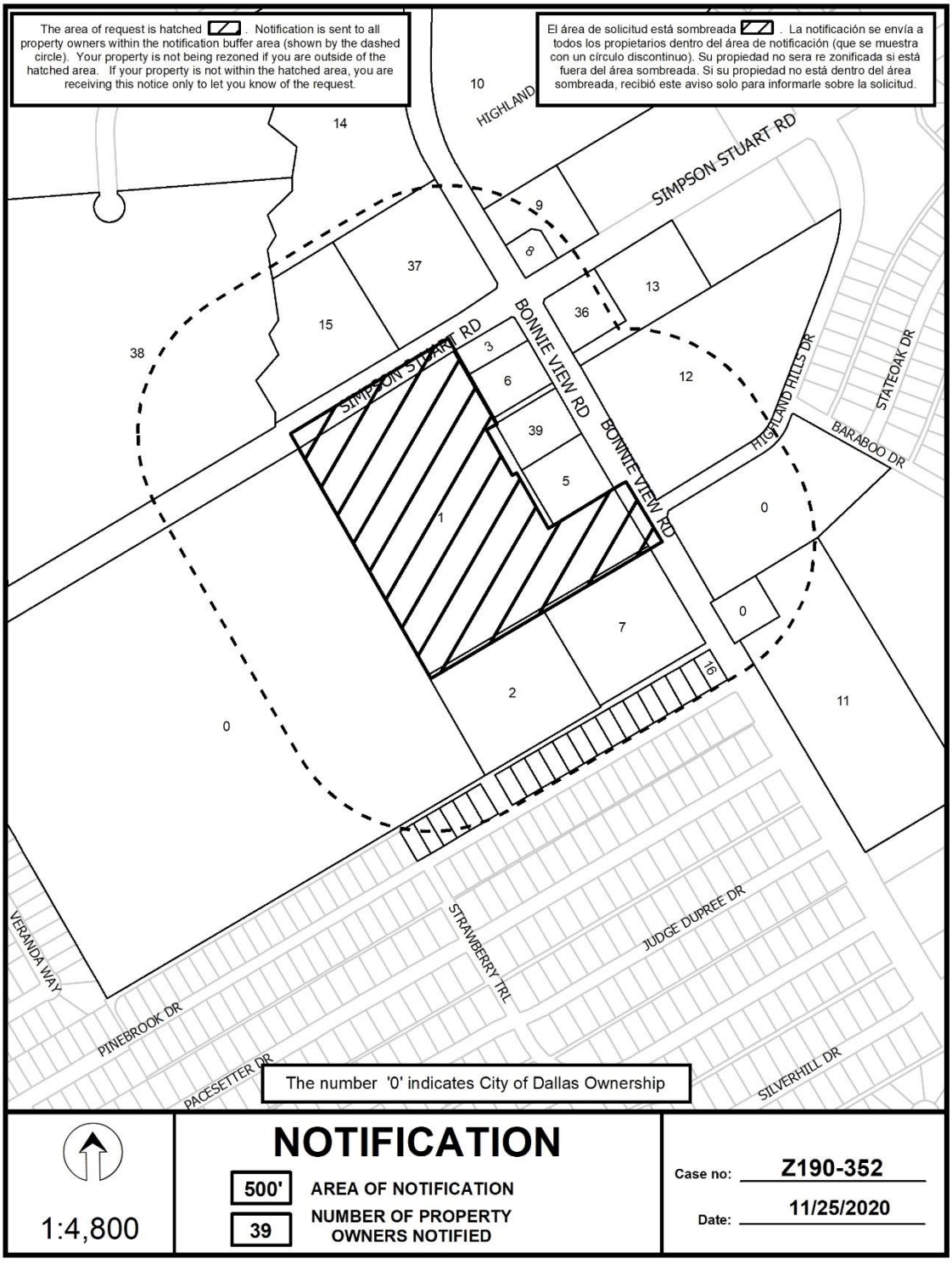
NA
1:7,200
Market Value Analysis
Printed Date: 11/16/2020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HIGHLAND
SIMPSON STUART RD
BONNIE VIEW RD
HIGHLAND HILLS DR
STATEOAK DR
BARABOO DR
VERANDA WAY
PINEBROOK DR
PACESETTER DR
STRAWBERRY TRL
JUDGE DUPREE DR
SILVERHILL DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
39 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z190-352
Date: 11/25/2020

11/16/2020

Notification List of Property Owners

Z190-353

140 Property Owners Notified

Label #	*Address*		*Owner*
1	8605	SORCEY RD	WAXAHACHIE BLACKLANDS PPTY TRUST
2	6520	MOUNTAIN CREEK PKWY	ONCOR ELECRTIC DELIVERY COMPANY
3	6520	MOUNTAIN CREEK PKWY	ONCOR ELECRTIC DELIVERY COMPANY
4	7301	MOUNTAIN CREEK PKWY	WILD RIVER INC
5	9502	TIMBERBLUFF CIR	MURRAY MICHAEL B & KATHLEEN
6	9504	TIMBERBLUFF CIR	CARDONA LUIS V
7	9506	TIMBERBLUFF CIR	ESTRADA ALBERT JR &
8	9508	TIMBERBLUFF CIR	BRANTON BENNY DALE
9	9510	TIMBERBLUFF CIR	Taxpayer at
10	9509	TIMBERBLUFF RD	IWAMOTO JAMES BRUCE
11	9507	TIMBERBLUFF RD	CAMPBELL ROGER T
12	9505	TIMBERBLUFF RD	ROJAS ROBERTO A
13	9507	TIMBERBLUFF CT	YUPE MARIE
14	9505	TIMBERBLUFF CT	HOMS ROBERTO & LYDIA
15	9503	TIMBERBLUFF CT	TNT HOME DESIGN LLC
16	9502	TIMBERBLUFF CT	PINEDA CYNTHIA
17	9504	TIMBERBLUFF CT	MCDONALD BRADLEY ALLEN
18	9514	TIMBERBLUFF CT	ANDERSON KEVIN
19	7401	RED OSIER RD	BLACKMON RESHONDA D
20	9512	TIMBERBLUFF RD	VELEZ HILDA T
21	7404	RED OSIER RD	SALAZAR MARIA
22	7402	RED OSIER RD	MARTINEZ JOVITA
23	7310	RED OSIER RD	DE WU JASON
24	7308	RED OSIER RD	MELCHOR JONATHAN E & ROCIO L
25	7306	RED OSIER RD	JYLC LP
26	7304	RED OSIER RD	DEVLUGT KAREL DAVID

11/16/2020

Label #	*Address*		*Owner*
27	7302	RED OSIER RD	EDWARDS PENNY
28	9501	RED WILLOW LN	Taxpayer at
29	9503	RED WILLOW LN	WHITAKER COSBY
30	9505	RED WILLOW LN	LEWIS DOLORES A
31	9507	RED WILLOW LN	DIAZ MELIDA G
32	9509	RED WILLOW LN	GARCIA ELIZABETH L
33	9511	RED WILLOW LN	CF KL ASSETS 2019I LLC
34	9515	RED WILLOW LN	CRUZ MARCELINO &
35	9517	RED WILLOW LN	GUILLERMO BENJAMIN
36	7301	SORCEY RD	PJVK FAMILY LIVING TRUST
37	7303	SORCEY RD	JOHNSON DAVID A & GERI A LIVING TRUST
38	7401	SORCEY RD	CARTER SARAH A
39	7403	SORCEY RD	DAVIS BRADFORD LIVING TRUST
40	9502	RED WILLOW LN	MALONE MICHAEL J
41	9504	RED WILLOW LN	BARRON CARLOS JUAN &
42	9506	RED WILLOW LN	DIAZ SABINO &
43	9508	RED WILLOW LN	THOMAS SHERYL A
44	9510	RED WILLOW LN	STUDEBAKER PAUL ALFRED JR EST OF
45	9512	RED WILLOW LN	DALLAS HOUSING AUTHORITY
46	9514	RED WILLOW LN	JONES JACQUELINE Y
47	9516	RED WILLOW LN	WALTERS VICKYE
48	7319	CHINABERRY RD	AGUIRRE PRICSILIANO CARRERA &
49	7318	CHINABERRY RD	JONES EDDIE W
50	7316	CHINABERRY RD	CASTEEL LINDA S
51	7314	CHINABERRY RD	YATES CARMELINA
52	9415	TIMBERBLUFF RD	LEE ROBERT EUGENE
53	9417	TIMBERBLUFF RD	HUDSON JOHN W & SHERRY L
54	9419	TIMBERBLUFF RD	CARR JOHN MICHAEL &
55	9421	TIMBERBLUFF RD	PARENGKUAN GROUP LP
56	9420	TIMBERBLUFF RD	LOZANO DAVID JR &
57	9418	TIMBERBLUFF RD	JAISWAL PRANAVKUMAR

11/16/2020

Label #	*Address*		*Owner*
58	9414	TIMBERBLUFF RD	Taxpayer at
59	7337	PINEBERRY RD	Taxpayer at
60	7333	PINEBERRY RD	Taxpayer at
61	7329	PINEBERRY RD	AKINOLA SHADRACH
62	7325	PINEBERRY RD	Taxpayer at
63	7321	PINEBERRY RD	MAXWELL JERRY & DEBORAH
64	7317	PINEBERRY RD	VOSE LEONARD C & ELAINE M
65	7313	PINEBERRY RD	GANT SHERILYN S
66	7309	PINEBERRY RD	Taxpayer at
67	7305	PINEBERRY RD	Taxpayer at
68	7301	PINEBERRY RD	GARCIA JOSE LORETO &
69	7285	PINEBERRY RD	NEW WORLD SERIES LLC
70	7281	PINEBERRY RD	TURNER DWIGHT
71	7277	PINEBERRY RD	COTTON FRED JR
72	7273	PINEBERRY RD	ARRENDONDO SANTIAGO
73	7169	SORCEY RD	THARP VERL A & GAIL S
74	7270	PINEBERRY RD	WOOD JESSICA L & CALEB C
75	7274	PINEBERRY RD	RCRH REALTY LLC
76	7368	OAKSTONE DR	CROSSTIMBERS CAPITAL INC
77	7364	OAKSTONE DR	MACIAS HEDIBERTO RAMOS
78	7360	OAKSTONE DR	REID FELLESIA & RAY
79	7354	OAKSTONE DR	GOINES RENEE
80	7350	OAKSTONE DR	WOOLDRIDGE MARK
81	7346	OAKSTONE DR	HAYNES SHARON D
82	7342	OAKSTONE DR	TORO ALEXIS
83	7338	OAKSTONE DR	BAF ASSETS LLC
84	7334	OAKSTONE DR	REID FAMILY TRUST THE
85	7330	OAKSTONE DR	FUENTES JOSE RENE ESPINAL &
86	7326	OAKSTONE DR	WILSON ZINA D
87	7318	OAKSTONE DR	SESSION BARBARA A
88	7314	OAKSTONE DR	FOWLKS MYRTLE

11/16/2020

Label #	*Address*		*Owner*
89	7310	OAKSTONE DR	THOMAS MERLENE S
90	7306	OAKSTONE DR	RAMIREZ LEONARD & YOLANDA
91	7302	OAKSTONE DR	HEAD BENNY & MONICA
92	7301	OAKMORE DR	LOPEZ SONDRA DEE &
93	7305	OAKMORE DR	NICHOLS CARRIE
94	7309	OAKMORE DR	SARMIENTO REYNALDO & OFELIA
95	7315	OAKMORE DR	FORD LEWIE J & SIGRUMM
96	7319	OAKMORE DR	BUNDRED LEROY JR &
97	7323	OAKMORE DR	LEWIS ANGELA
98	7327	OAKMORE DR	ARNEY CLAUDE H III
99	7331	OAKMORE DR	FRANKS BOBBY
100	7335	OAKMORE DR	WHITE RHONDA B
101	7339	OAKMORE DR	LOWE JENIFER
102	7343	OAKMORE DR	COLBERT ANDREW & OWYTHRE
103	7347	OAKMORE DR	CURRY MICHAEL
104	7403	OAKMORE DR	BOOKER ANDREAL M
105	7301	OAKSTONE DR	WILLIAMS MILLIE WALKER
106	7305	OAKSTONE DR	CULTON TREVON D
107	7309	OAKSTONE DR	LYNN HOLDINGS LLC
108	7315	OAKSTONE DR	NGWA CHANTAL
109	7319	OAKSTONE DR	FLORES JOSE &
110	7323	OAKSTONE DR	GALVAN STEPHANIE NICOLE
111	7327	OAKSTONE DR	SARGENT TARA
112	7331	OAKSTONE DR	STEPHENSON BARBARA J
113	7335	OAKSTONE DR	FLORES ROBERTO TREVINO &
114	7339	OAKSTONE DR	ATABAKI SAM K
115	7343	OAKSTONE DR	RIVERA JAIME &
116	7347	OAKSTONE DR	PADEN SHERMAN & DENISE
117	7306	OAKMORE DR	MUNOZ URIEL
118	7310	OAKMORE DR	FLACH ROBERT R & BEVERLY
119	7314	OAKMORE DR	STRINGER MARLYNE N

11/16/2020

Label #	*Address*		*Owner*
120	7318	OAKMORE DR	WEST ROYCE BARRY
121	7322	OAKMORE DR	CARLSON LYDIA W
122	7326	OAKMORE DR	PLACENCIA JUAN
123	7330	OAKMORE DR	HOME SFR BORROWER LLC
124	7334	OAKMORE DR	GUTHRIE ZACHARY O
125	9624	WHITE ASH RD	BENITEZ MIGUEL & MARIA
126	9620	WHITE ASH RD	THOMAS BETTY MAE
127	9616	WHITE ASH RD	DAVIS DELERNA V
128	9612	WHITE ASH RD	Taxpayer at
129	7439	PINEBERRY RD	FORD JONATHAN & CARLA
130	7435	PINEBERRY RD	STREAT DJUANA
131	7431	PINEBERRY RD	PINA MUNOZ EDUARDO &
132	7427	PINEBERRY RD	SCOTT MARTIN
133	7423	PINEBERRY RD	MARTINEZ EDWARD
134	7419	PINEBERRY RD	GONZALEZ JORGE RODRIGUEZ &
135	7415	PINEBERRY RD	GARCIA BLADIMIR MONTIEL &
136	7411	PINEBERRY RD	ARMENDARIZ LEANDRO M &
137	7407	PINEBERRY RD	CORTES JUAN PEDRO LOPEZ &
138	7403	PINEBERRY RD	PEREZ MARIA RENYA ZARATE &
139	7099	WAX BERRY DR	ELIZONDO MARIO ALBERTO ACEVEDO &
140	7146	SORCEY RD	CORDERO PEDRO GARCIA &

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: La'Kisha Girder

FILE NUMBER: Z190-363(LG) **DATE FILED:** September 25, 2020

LOCATION: Southeast side of East Grand Service Road, east of Tenison Memorial Road

COUNCIL DISTRICT: 2 **MAPSCO:** 47 B

SIZE OF REQUEST: ± 0.20 acres **CENSUS TRACT:** 12.02

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: 7140 E Grand LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to develop the site for a clubhouse and leasing office for an existing multifamily development adjacent to the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The area of request is undeveloped.
- The applicant is requesting a zoning change to develop the property with a clubhouse and leasing office for an existing multifamily development adjacent to the site.

Zoning History

There has been no new zoning requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
East Grand Avenue	Principal Arterial	100 feet/100 feet

Traffic

The Engineering Division of the Sustainable Development and Construction Department reviewed a traffic study dated February 13, 2020, for the proposed development. Engineering has no objection to the proposed development subject to compliance with city standards.

STAFF ANALYSIS

Comprehensive Plan

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

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

Surrounding Land Uses

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	MF-1(A), PD No. 440	Public school, Multifamily
East	MF-2(A)	Multifamily
South	R-7.5(A), SUP No. 224	Public park, golf course
West	CD 6, CR, R-7.5(A) with SUP No. 61 and R-7.5(A) with SUP No. 2186	Single Family, Commercial, Masonic Lodge and Private school

Land Use Compatibility

The request site is zoned an R-7.5(A) Single Family District and is currently undeveloped. A portion of the property lies within a floodplain. The subject site has multiple family uses to the north and to the east. A public school is also north of the site. A public park and golf course are located south of the subject site. Single family, commercial and private school uses are west of the subject site. A masonic lodge is also west of the area of request. Staff is in support of the applicant's request because the proposed development is an accessory use to the existing multifamily apartments. The applicant will need to replat (pending comments from BI).

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Lot size (min)	Primary Uses
	Front (min)	Side (min)	Rear (min)				
Existing: R-7.5(A)	25'	5' for SF 10' for other structures	5' for SF 15' for other structures	30'	45% for res. 25% for non-residential	7,500 sf	Single family
Proposed: MF-2(A)	15' (	0' for SF 5' for duplex 10' for other structures	0' for SF 10' for duplex 15' for other structures 10' for other structures adjacent to non-res districts	36' (over 26' subject to RPS from R, D, and TH districts)	60% - res structures 50% - non-res struct.	1,000 sf – SF 3,000 sf – duplex MF – 800 sf – no bedroom 1,000 sf – one bedroom 1,200 sf – two bedrooms 150 ft – each bedroom over two	Multifamily

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. Staff does not believe the development will negatively impact the surrounding roadway system, so additional parking will not be required since the leasing office and clubhouse will be used by the residents of the nearby apartment complex.

Landscaping

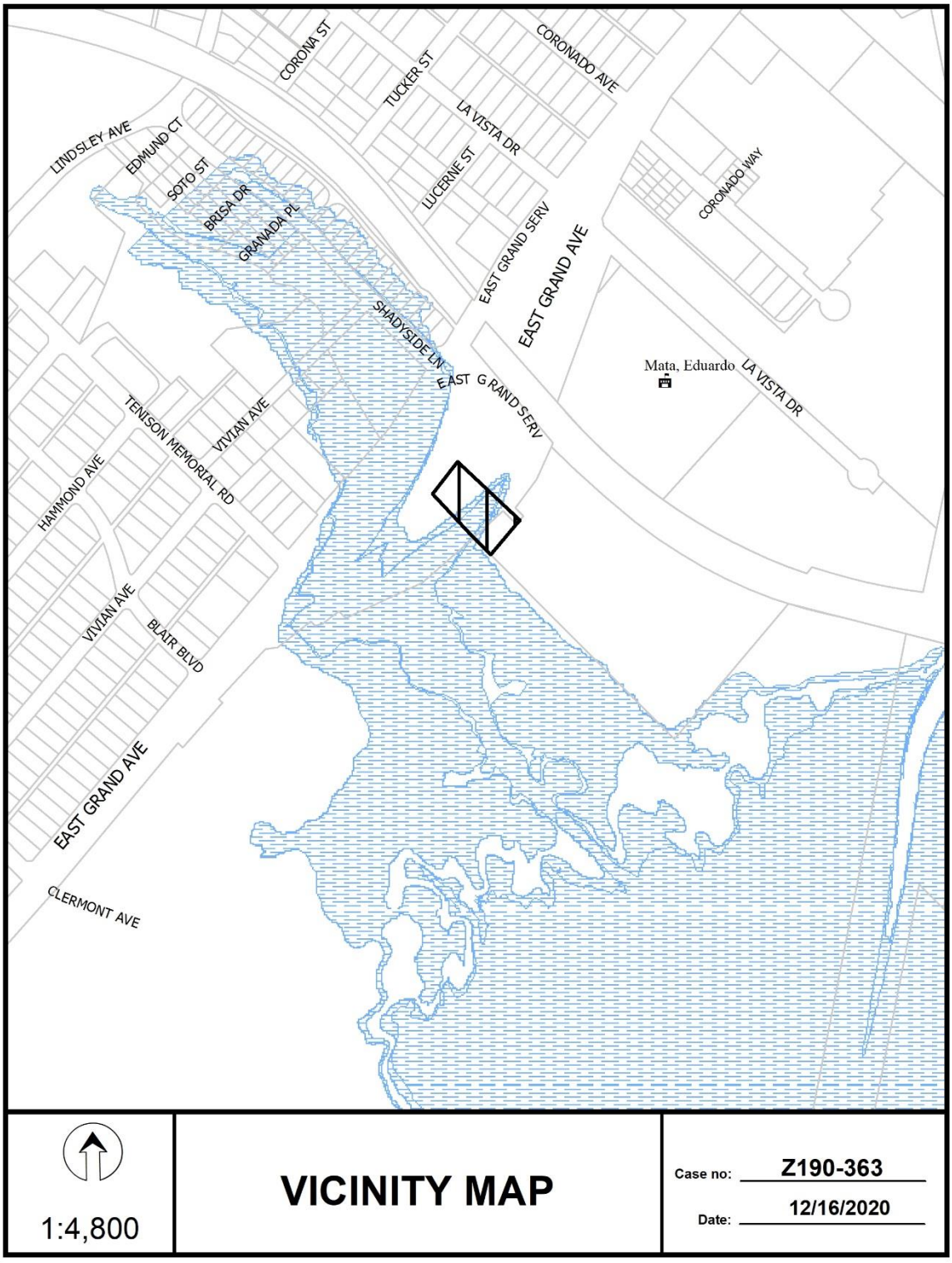
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Market Value Analysis

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

List of Officers

- 7140 E. Grand LLC
    - AHC Management Texas, LLC
        - AHC Metro Lakewood, LP
            - John M. Stoops, Member

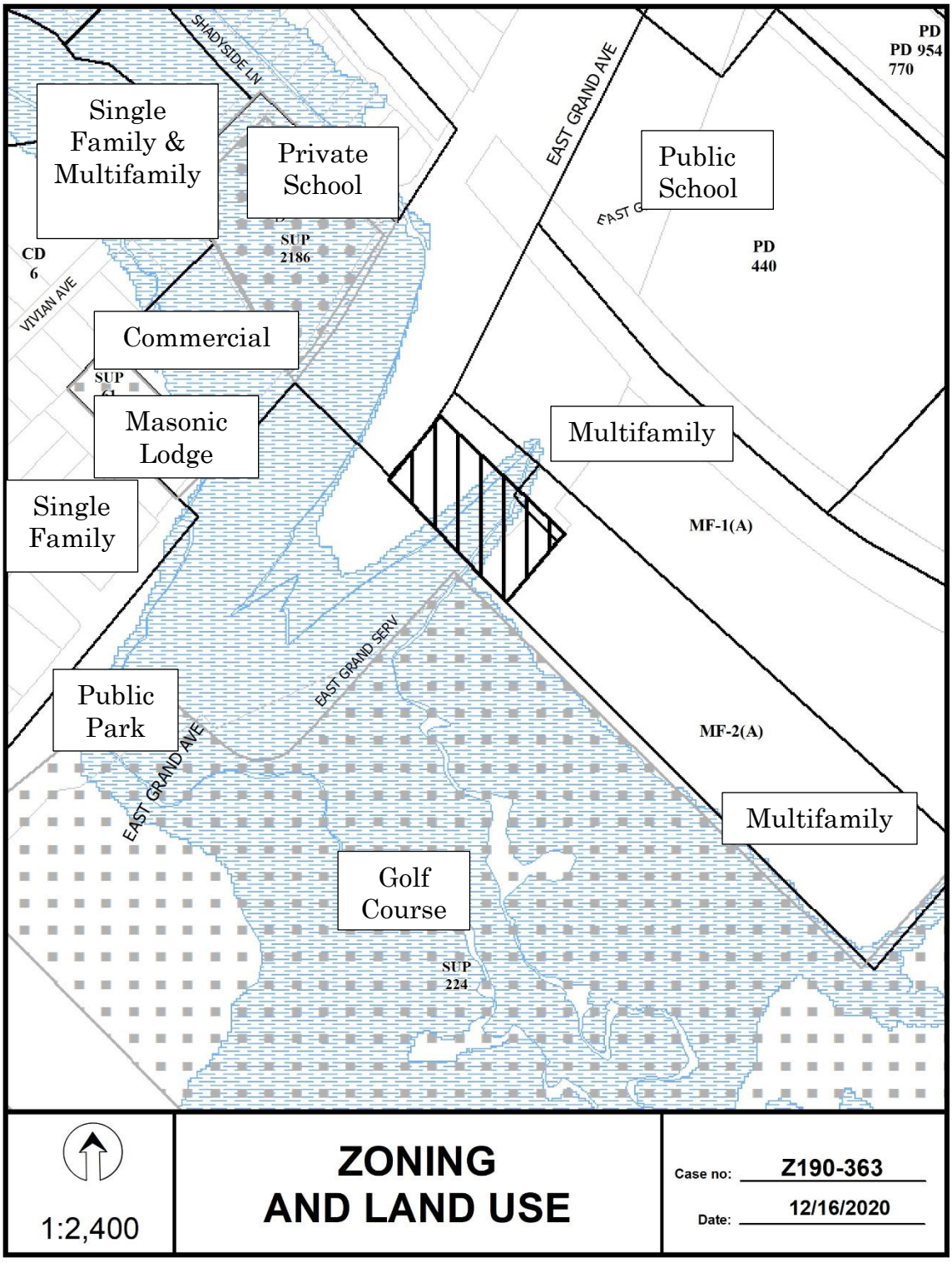

CORONA ST
TUCKER ST
CORONADO AVE
LINDSLEY AVE
EDMUND CT
SOTO ST
BRISA DR
GRANADA PL
LUCERNE ST
LA VISTA DR
CORONADO WAY
EAST GRAND SERV
EAST GRAND AVE
SHADYSIDE LN
Mata, Eduardo
LA VISTA DR
EAST GRAND SERV
TENISON MEMORIAL RD
VIVIAN AVE
HAMMOND AVE
VIVIAN AVE
BLAIR BLVD
EAST GRAND AVE
CLERMONT AVE
1:4,800
VICINITY MAP
Case no: Z190-363
Date: 12/16/2020

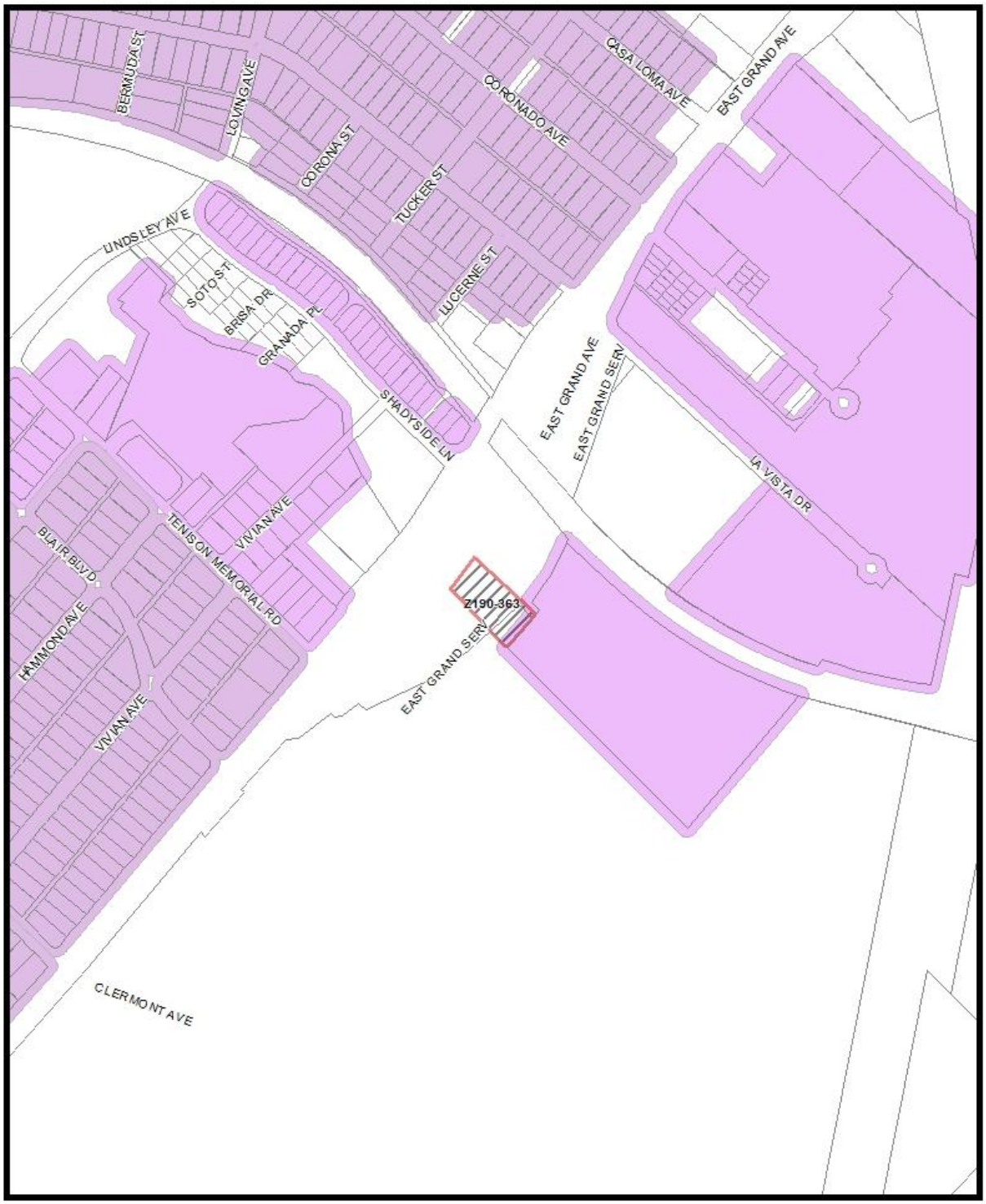
1:2,400

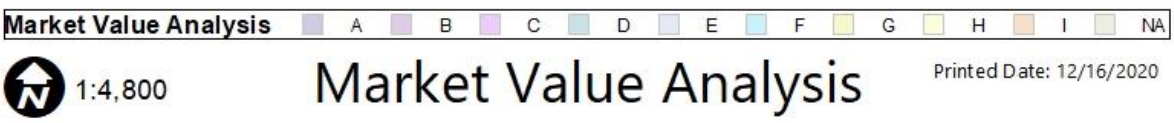
AERIAL MAP

Case no: Z190-363

Date: 12/16/2020

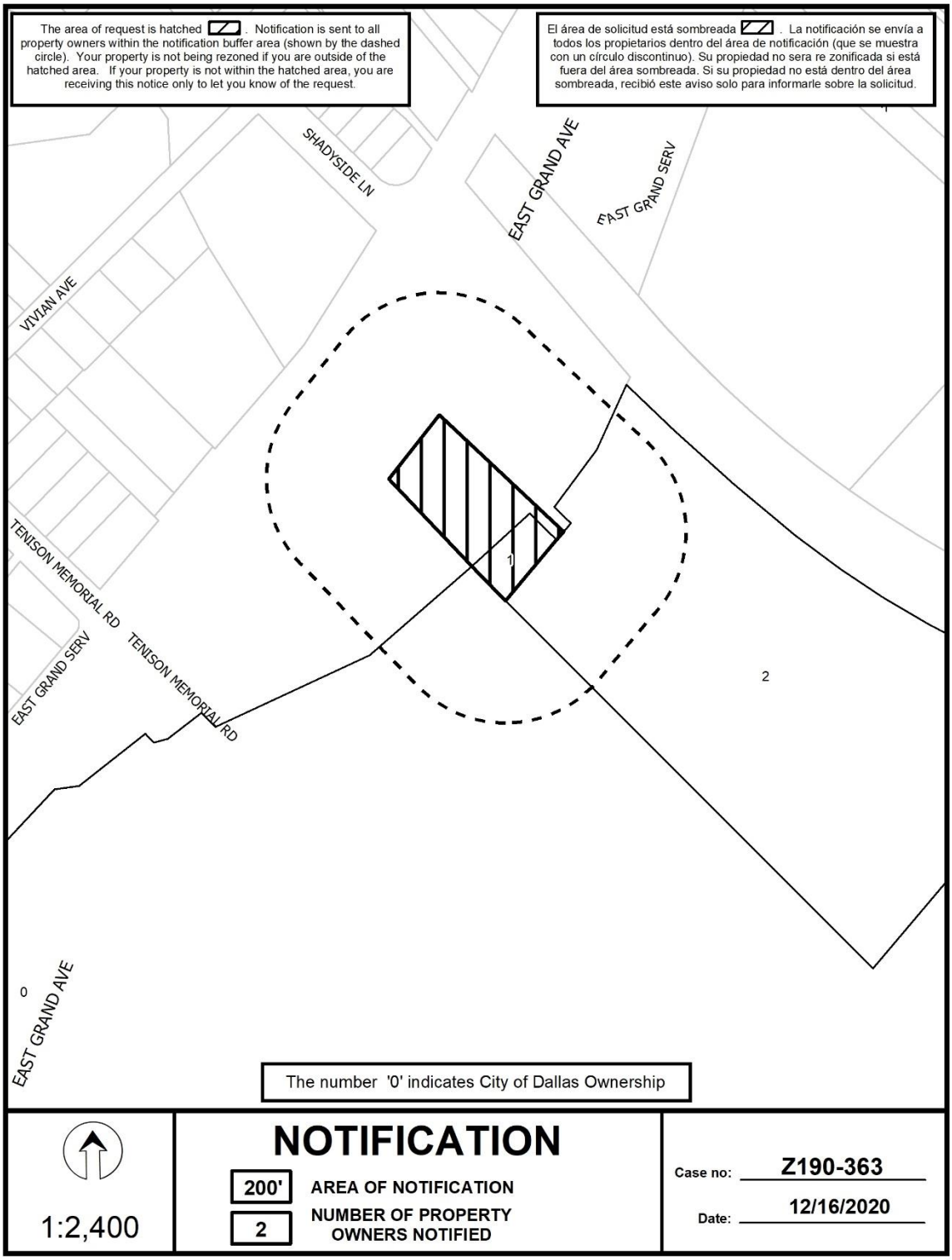

Single Family & Multifamily
Private School
Public School
Commercial
Masonic Lodge
Multifamily
Single Family
Public Park
Golf Course
Multifamily
SHADYSIDE LN
EAST GRAND AVE
VIVIAN AVE
EAST GRAND SERV
SUP 2186
SUP 224
CD 6
PD
PD 954
770
PD
440
MF-1(A)
MF-2(A)
1:2,400
ZONING
AND LAND USE
Case no: Z190-363
Date: 12/16/2020





Market Value Analysis

Printed Date: 12/16/2020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SHADYSIDE LN
EAST GRAND AVE
EAST GRAND SERV
VIVIAN AVE
TENISON MEMORIAL RD
TENISON MEMORIAL RD
EAST GRAND SERV
EAST GRAND AVE
0
1
2
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
2
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-363
Date: 12/16/2020

12/16/2020

Notification List of Property Owners

Z190-363

2 Property Owners Notified

Label #	***Address***		***Owner***
1	7140	EAST GRAND AVE	7140 E GRAND LLC
2	7150	EAST GRAND AVE	AHC METRO LAKEWOOD LP

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: La'Kisha Girder

FILE NUMBER: Z190-368(LG) **DATE FILED:** September 29, 2020

LOCATION: North line of Main Street, between North Malcolm X Boulevard and North Walton Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45 M

SIZE OF REQUEST: ± 3,500 square feet **CENSUS TRACT:** 204.00

REPRESENTATIVE: Roger Albright

APPLICANT: 2911 Main, Ltd

OWNER: SDL Partners, Ltd.

REQUEST: An application for the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall 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 for a bar, lounge or tavern and a dance hall [The Nines].

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

PLANNED DEVELOPMENT NO. 269:
http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf

PLANNED DEVELOPMENT NO. 269 EXHIBITS:
http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf

BACKGROUND INFORMATION:

- The application is for the renewal of SUP No. 1981. This request is the fourth renewal for the SUP.
- The SUP was granted on August 12, 2012, for a bar, lounge or tavern use for a two-year period.
- On August 27, 2014, the SUP was amended to include an inside commercial amusement limited to a dance hall use and renewed for a two-year period.
- The SUP was subsequently renewed on June 22, 2016, for a two-year period; and on March 28, 2018 for a three-year period.

Zoning History: There has been no zoning requests within the vicinity within the past five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing/Proposed ROW
Malcolm X Boulevard	Community Collector	44 feet/60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested renewal and determined it will not significantly impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:
The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The plan also identifies the request site as being in an Urban Mixed Use Building Block. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum.

Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good

access to transit is a critical element. Like Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

LAND USE ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

- Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 269 Tract A	Bar, lounge or tavern and dance hall
North	PD No. 269 Tract A	Surface parking and restaurant
East	PD No. 269 Tract A	Surface parking
South	PD No. 269 Tract A	Restaurant, personal service use, parking lot, office uses
West	PD No. 269 Tract A	Surface parking

Land Use Compatibility:

The 3,500-square-foot site is developed with approximately 3,055 square feet of floor area on a 2,730-square foot building footprint. The application is for the renewal of SUP No. 1981, for a bar, lounge, or tavern and an inside commercial amusement limited to a dance hall in the existing building. The use is surrounded by other commercial uses and

various surface parking lots. The site is within walking distance to a DART Green Line Station. There are also proposed changes to the existing site plan.

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

Parking:

Planned Development District No. 269 gives a credit for the first 2,500 square feet of a bar, lounge or tavern and an inside commercial amusement limited to a dance hall use when located within an original building, and, further allows on-street parking spaces to be counted towards the parking requirement of the use adjacent to the on-street parking space. The proposed use has a total of 3,055 square feet, of which 100 square feet is allocated toward the dance floor which will require four (4) off-street parking spaces. The remainder area is 2,955 square feet of which 2,500 are exempt from parking requirements. Therefore, the remaining 455 square feet will be required to provide five (5) off-street parking spaces for a total of nine (9) off-street parking spaces. The PD allows for remote parking on a separate lot that is within walking distance of the use served. Remote off-street parking was approved in a different process, and the applicant is in compliance with the parking requirement.

Landscaping:

The proposed request does not include any new construction. Therefore, there is no landscape requirement.

Police Report:

A copy of the police report of offenses is provided below for the SUP permit period of March 2018 to the present. There were a total of 54 calls, 15 offenses, and 15 arrests. The data for calls, offenses and arrests are listed on the following pages.

Call Data:

Master Incident #	Date	Problem	Priority	Location Name	Address	Call Disposition
20-2288142	12/19/2020	6XA - Major Dist Ambulance	2 - Urgent	THE NINE	2911 Main St	R - Report
20-2131223	11/23/2020	11V - Burg Motor Veh	4 - Non-Critical	the loft	2911 Main St	NC - No Complainant
20-2131223	11/23/2020	11V - Burg Motor Veh	4 - Non-Critical	the loft	2911 Main St	NC - No Complainant
20-1893215	10/18/2020	6X - Major Dist (Violence)	2 - Urgent		2911 Main St	NP - No Police Action
20-0435332	3/6/2020	6X - Major Dist (Violence)	2 - Urgent	999 club	2911 Main St	NP - No Police Action
20-0302433	2/15/2020	15 - Assist Officer	1 - Emergency		2911 Main St	R - Report
20-0302433	2/15/2020	15 - Assist Officer	1 - Emergency		2911 Main St	R - Report
20-0302433	2/15/2020	15 - Assist Officer	1 - Emergency		2911 Main St	R - Report
20-0302433	2/15/2020	15 - Assist Officer	1 - Emergency		2911 Main St	R - Report
20-0249875	2/8/2020	6XA - Major Dist Ambulance	2 - Urgent		2911 Main St	C - Cover Only
20-0137893	1/22/2020	12B - Business Alarm	3 - General Service	RED LIGHT LOUNGE	2911 Main St	AF - Alarm False
19-2393662	12/21/2019	6X - Major Dist (Violence)	2 - Urgent		2911 Main St	C - Cover Only
19-2217217	11/24/2019	38 - Meet Complainant	4 - Non-Critical	THE NINES	2911 Main St	NC - No Complainant
19-2115751	11/9/2019	6XA - Major Dist Ambulance	2 - Urgent	THE NINES	2911 Main St	C - Cover Only
19-1871775	10/4/2019	6X - Major Dist (Violence)	2 - Urgent		2911 Main St	R - Report
19-1636042	8/31/2019	12B - Business Alarm	3 - General Service	THE NINES	2911 Main St	AF - Alarm False
19-1535799	8/16/2019	15 - Assist Officer	1 - Emergency	THE NINES	2911 Main St	M - Mark Out Only
19-1535799	8/16/2019	15 - Assist Officer	1 - Emergency	THE NINES	2911 Main St	M - Mark Out Only
19-1417941	7/31/2019	12B - Business Alarm	3 - General Service	29 ELEVEN LOUNGE DBA RED LIGHT LOUNGE	2911 Main St	AF - Alarm False

19-1382647	7/26/2019	6X - Major Dist (Violence)	2 - Urgent	THE NINES BAR	2911 Main St	C - Cover Only
19-1334416	7/19/2019	20 - Robbery	2 - Urgent	THE NINES	2911 MAIN ST	R - Report
19-1192102	6/29/2019	6F - Fire Works Disturbance	4 - Non-Critical		2911 MAIN ST	NP - No Police Action
19-1092267	6/15/2019	6X - Major Dist (Violence)	2 - Urgent	nines bar	2911 Main St	NC - No Complainant
19-1045757	6/9/2019	40/01 - Other	2 - Urgent		2911 Main St	NP - No Police Action
19-1004422	6/3/2019	24 - Abandoned Property	4 - Non-Critical		2911 Main St	NP - No Police Action
19-0958457	5/28/2019	09 - Theft	4 - Non-Critical	PAY TO PARKING LOT	2911 Main St	R - Report
19-0708153	4/22/2019	12B - Business Alarm	3 - General Service	29 ELEVEN LOUNGE DBA RED LIGHT LOUNGE	2911 Main St	AF - Alarm False
19-0254819	2/12/2019	12B - Business Alarm	3 - General Service	RED LIGHT LOUNGE	2911 Main St	AF - Alarm False
19-0242619	2/10/2019	6X - Major Dist (Violence)	2 - Urgent	THE NINES BAR	2911 Main St	NP - No Police Action
19-0237060	2/9/2019	6X - Major Dist (Violence)	2 - Urgent	THE NINES	2911 Main St	C - Cover Only
19-0156272	1/27/2019	6X - Major Dist (Violence)	2 - Urgent	THE NINES	2911 Main St	R - Report
19-0133294	1/22/2019	6M - Loud Music Disturbance	4 - Non-Critical	THE NINES	2911 Main St	NP - No Police Action
19-0115998	1/20/2019	6X - Major Dist (Violence)	2 - Urgent	THE NINES	2911 Main St	NP - No Police Action
18-2343208	12/28/2018	6X - Major Dist (Violence)	2 - Urgent		2911 Main St	NP - No Police Action
18-2316257	12/24/2018	09 - Theft	4 - Non-Critical	THE NINES	2911 Main St	R - Report
18-2266322	12/16/2018	6X - Major Dist (Violence)	2 - Urgent	THE NINES	2911 Main St	NC - No Complainant
18-2180441	12/2/2018	12B - Business Alarm	3 - General Service	RED LIGHT LOUNGE	2911 Main St	AF - Alarm False
18-1931641	10/23/2018	40/01 - Other	2 - Urgent		2911 Main St	NP - No Police Action
18-1730578	9/22/2018	6X - Major Dist (Violence)	2 - Urgent	THE NINES	2911 Main St	NP - No Police Action
18-1694533	9/16/2018	11V - Burg Motor Veh	4 - Non-Critical	the nines parking lot	2911 Main St	NP - No Police Action

18-1625236	9/5/2018	6XEA - Disturbance Emerg Amb	1 - Emergency	THE NINES	2911 Main St	R - Report
18-1625236	9/5/2018	6XEA - Disturbance Emerg Amb	1 - Emergency	THE NINES	2911 Main St	R - Report
18-1625236	9/5/2018	6XEA - Disturbance Emerg Amb	1 - Emergency	THE NINES	2911 Main St	R - Report
18-1625236	9/5/2018	6XEA - Disturbance Emerg Amb	1 - Emergency	THE NINES	2911 Main St	R - Report
18-1601541	9/2/2018	DAEV-Dist Armed Encounter Veh	1 - Emergency	NINES PARKING LOT	2911 MAIN ST	R - Report
18-1601541	9/2/2018	DAEV-Dist Armed Encounter Veh	1 - Emergency	NINES PARKING LOT	2911 MAIN ST	R - Report
18-1524752	8/21/2018	6X - Major Dist (Violence)	2 - Urgent	MARACAS	2911 Main St	NP - No Police Action
18-1501312	8/17/2018	09/01 - Theft	3 - General Service	club 9	2911 Main St	NP - No Police Action
18-1122290	6/23/2018	12B - Business Alarm	3 - General Service	RED LIGHT LOUNGE	2911 Main St	AF - Alarm False
18-1025725	6/8/2018	07 - Minor Accident	3 - General Service	THE 9'S BAR	2911 Main St	NC - No Complainant
18-0884216	5/19/2018	40 - Other	3 - General Service	THE 9'S BAR	2911 Main St	NP - No Police Action
18-0786048	5/5/2018	40/01 - Other	2 - Urgent	THE 9'S RED LIGHT LOUNGE	2911 Main St	NP - No Police Action
18-0620722	4/9/2018	40/01 - Other	2 - Urgent		2911 Main St	NP - No Police Action
18-0492353	3/21/2018	6X - Major Dist (Violence)	2 - Urgent		2911 Main St	C - Cover Only

Offense Data:

Date	Incident #	Signal	Official Incident	Address	NIBRS Crime	NIBRS Crime Against
9/5/2018	197771-2018	6XEA - DISTURBANCE EMERG AMB	ASSAULT - BODILY INJURY ONLY	2911 MAIN ST	SIMPLE ASSAULT	person
9/5/2018	197777-2018	6XEA - DISTURBANCE EMERG AMB	ASSAULT - BODILY INJURY ONLY	2911 MAIN ST	SIMPLE ASSAULT	person
9/5/2018	197777-2018	6XEA - DISTURBANCE EMERG AMB	ASSAULT -PUB SERV (PEACE OFFICER/JUDGE)	2911 MAIN ST	SIMPLE ASSAULT	property
9/19/2020	167345-2020	09 - THEFT	THEFT FROM PERSON-PICKPOCKE	2911 MAIN ST	POCKET-PICKING	property
9/15/2020	164910-2020	PSE/11V - BURG MOTOR VEH	BMV	2911 MAIN ST	THEFT FROM MOTOR VEHICLE	property
7/28/2019	801465-2019		BMV	2911 MAIN ST	THEFT FROM MOTOR VEHICLE	property
7/19/2019	145413-2019	20 - ROBBERY	ROBBERY OF INDIVIDUAL	2911 MAIN ST	ROBBERY-INDIVIDUAL	property
7/17/2019	145225-2019	58 - ROUTINE INVESTIGATION	BMV	2911 MAIN ST	THEFT FROM MOTOR VEHICLE	property
5/13/2019	111995-2019	58 - ROUTINE INVESTIGATION	CRIM MISCHIEF > OR EQUAL $100 < $750	2911 MAIN ST	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	property
5/12/2019	111986-2019	58 - ROUTINE INVESTIGATION	CRIM MISCHIEF > OR EQUAL $100 < $750	2911 MAIN ST	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	property
4/28/2018	089710-2018	40 - OTHER	ASSAULT - FAMILY VIOLENCE - BODILY INJURY ONLY	2911 MAIN ST	SIMPLE ASSAULT	person
2/8/2020	025907-2020	6XA - MAJOR DIST AMBULANCE	ASSAULT - BODILY INJURY ONLY	2911 MAIN ST	SIMPLE ASSAULT	person
2/8/2020	801639-2020		BMV	2911 MAIN ST	THEFT FROM MOTOR VEHICLE	property
12/19/2020	225958-2020	6XA - MAJOR DIST AMBULANCE	ASSAULT - BODILY INJURY ONLY	2911 MAIN ST	SIMPLE ASSAULT	person
11/21/2020	208845-2020	PSE/11V - BURG MOTOR VEH	BMV	2911 MAIN ST	THEFT FROM MOTOR VEHICLE	property

Arrest Data:

Arrest #	Date	Time	Address	NIBRS Crime	Charge Description
18-031732	9/2/2018	3:17:00 AM	2911 MAIN ST	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
18-032223	9/6/2018	12:30:00 PM	2911 MAIN ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
18-032235	9/6/2018	12:00:00 AM	2911 MAIN ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
18-032235	9/6/2018	12:00:00 AM	2911 MAIN ST	SIMPLE ASSAULT	ASSAULT -BODILY INJURY ONLY
18-032237	9/6/2018	12:00:00 AM	2911 MAIN ST	SIMPLE ASSAULT	ASSAULT -PUB SERV (PEACE OFFICER/JUDGE)
18-032237	9/6/2018	12:00:00 AM	2911 MAIN ST	SIMPLE ASSAULT	ASSAULT -BODILY INJURY ONLY
18-032237	9/6/2018	12:00:00 AM	2911 MAIN ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
18-032222	9/6/2018	12:30:00 PM	2911 MAIN ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
18-032239	9/6/2018	12:00:00 AM	2911 MAIN ST	SIMPLE ASSAULT	ASSAULT -BODILY INJURY ONLY
18-032239	9/6/2018	12:00:00 AM	2911 MAIN ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
19-023056	6/29/2019	12:20:00 AM	2911 MAIN ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
19-029942	8/17/2019	1:53:00 AM	2911 MAIN ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
19-036431	10/4/2019	12:48:00 AM	2911 MAIN ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
19-036431	10/4/2019	12:48:00 AM	2911 MAIN ST	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
19-036431	10/4/2019	12:48:00 AM	2911 MAIN ST	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)

Market Value Analysis

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

List of Partners/Principals/Officers

SDL Partners, Ltd.

Charles A. Huff, Managing Partner

2911 Main Ltd.

General Partner – DNL Partners, LLC, a Texas limited liability company

- Charles Allen Huff, partner and managing director
- John Eaves, partner
- Donald H. Nedler, partner

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 dance hall.

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

3. TIME LIMIT: This specific use permit expires on _____ (four years from the passage of this ordinance), but is eligible for automatic renewal for additional _____-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:

   (a) The maximum floor area for the bar, lounge, or tavern is 3,055 square feet in the location shown on the attached site plan.

   (b) The maximum floor area for the inside commercial amusement limited to a dance hall is 100 square feet in the location shown on the attached site plan. The inside commercial amusement limited to a dance hall may only be located on the street level.

5. HOURS OF OPERATION: The bar, lounge, or tavern and inside commercial amusement limited to a dance hall may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.

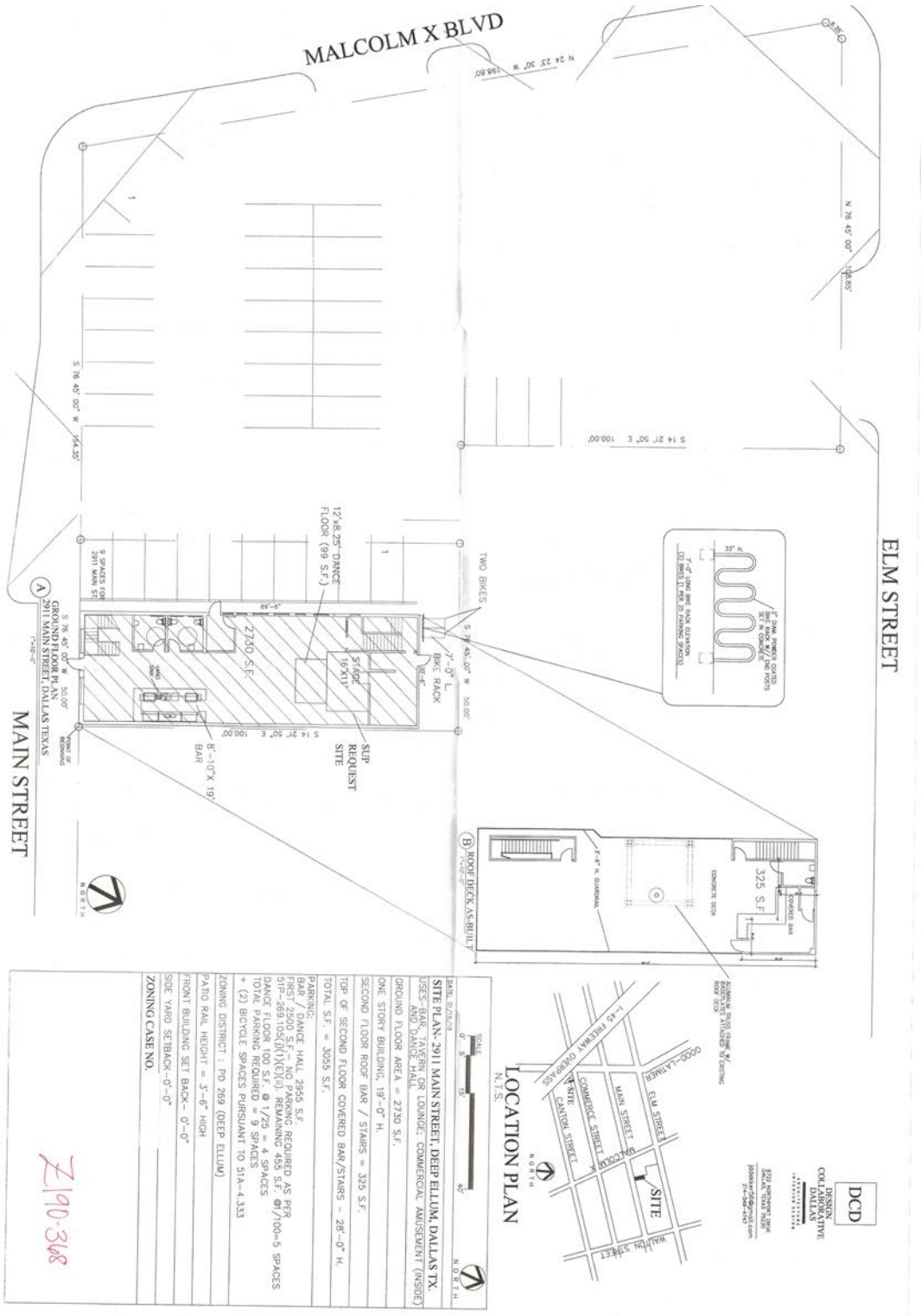
6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A) of Chapter 51A of the Dallas City Code, as amended, may not be used to meet the off-street parking requirement.

7. ROOF DECK: The roof deck may not exceed an area of 2,405 square feet in the location shown on the attached site plan.

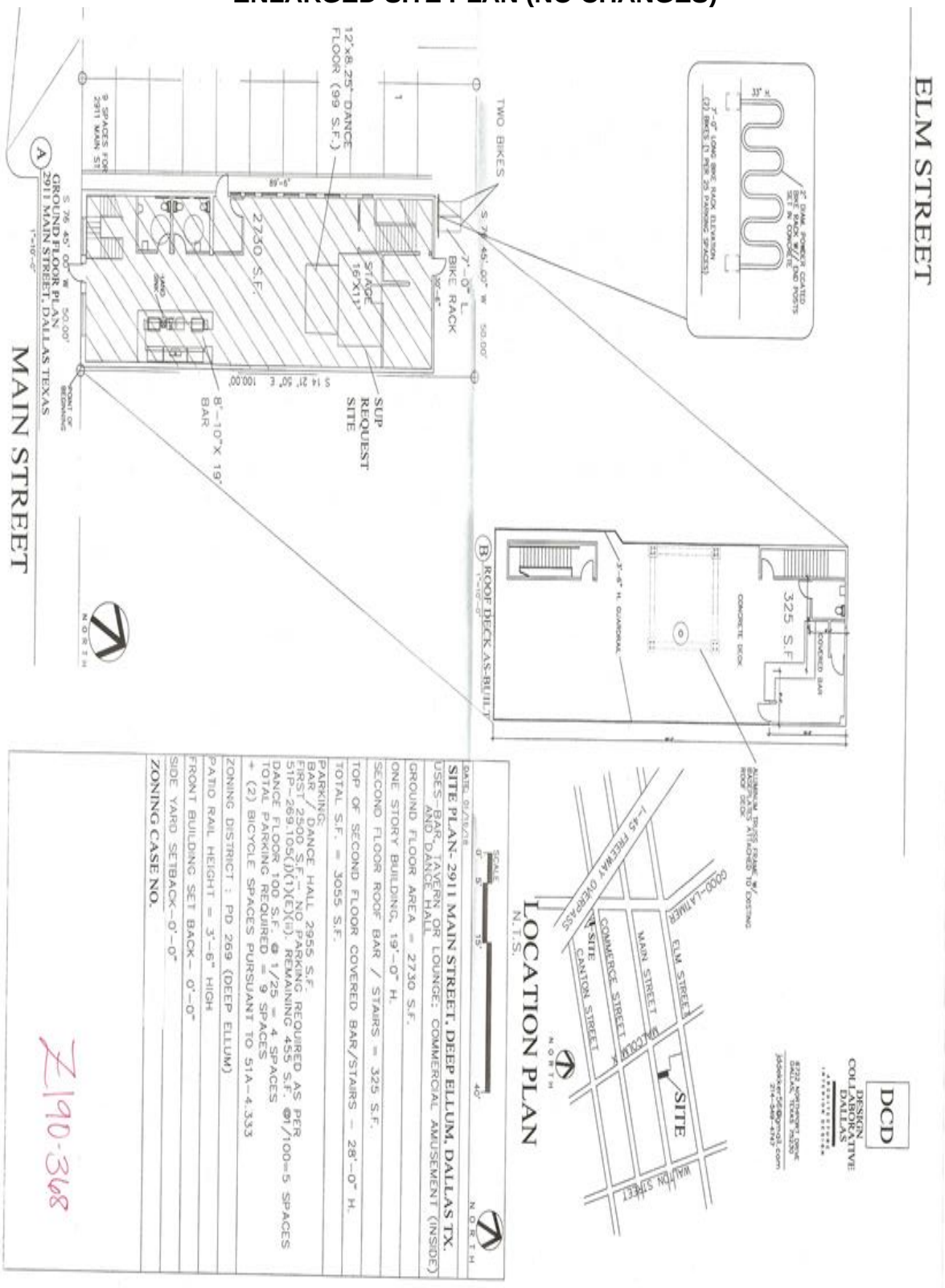
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

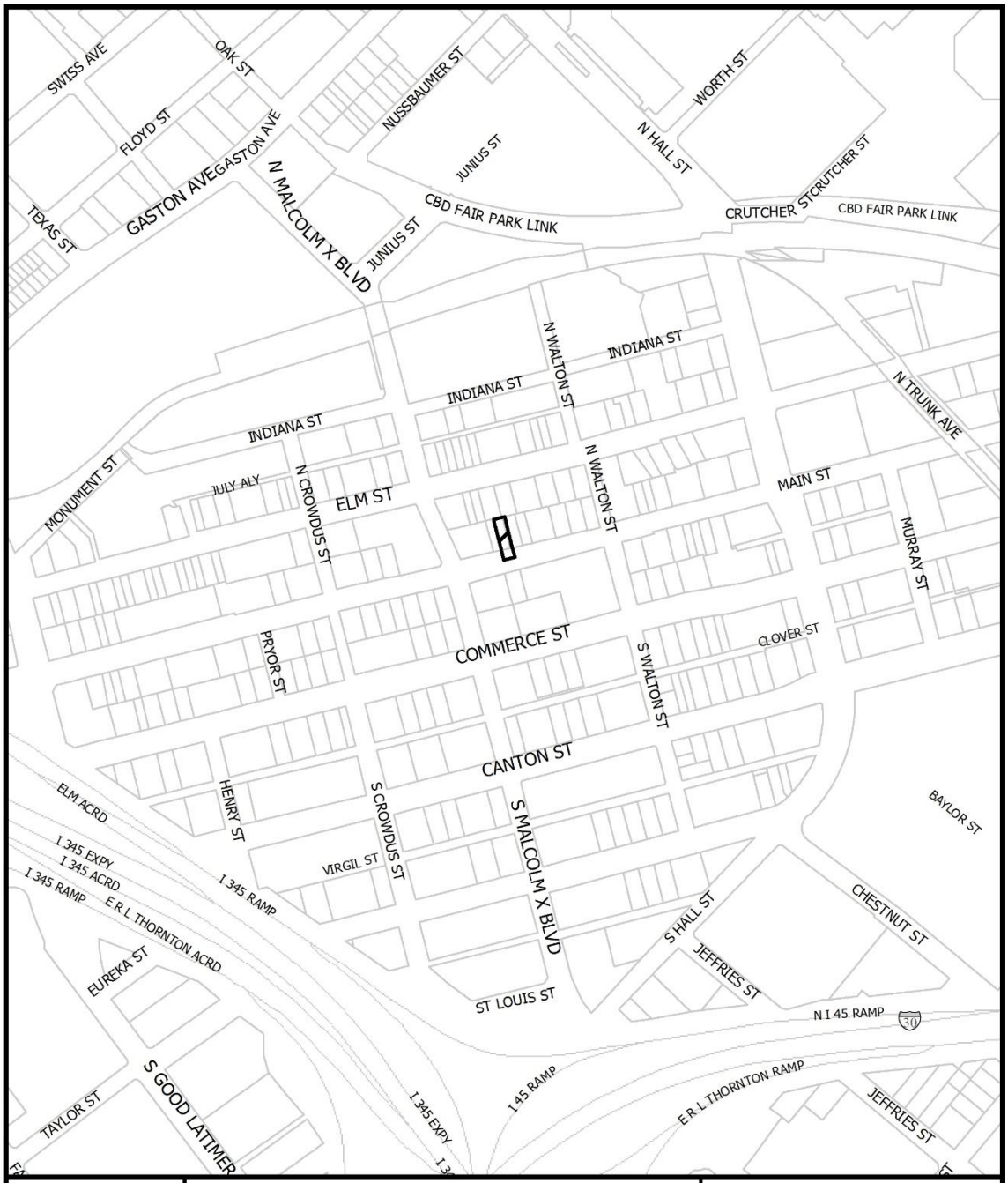
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (NO CHANGES)



ENLARGED SITE PLAN (NO CHANGES)



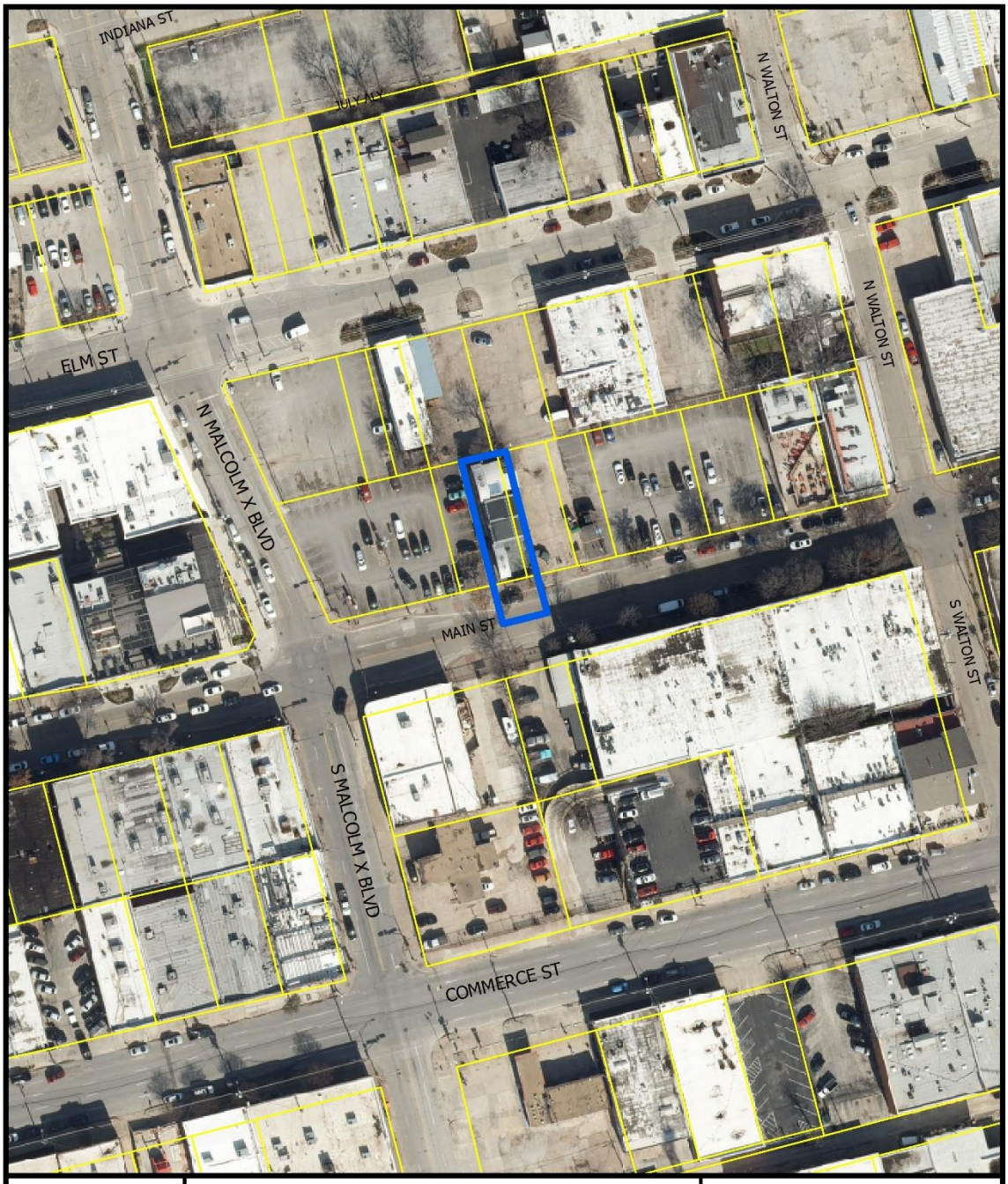


1:4,800

VICINITY MAP

Case no: Z190-368

Date: 11/30/2020

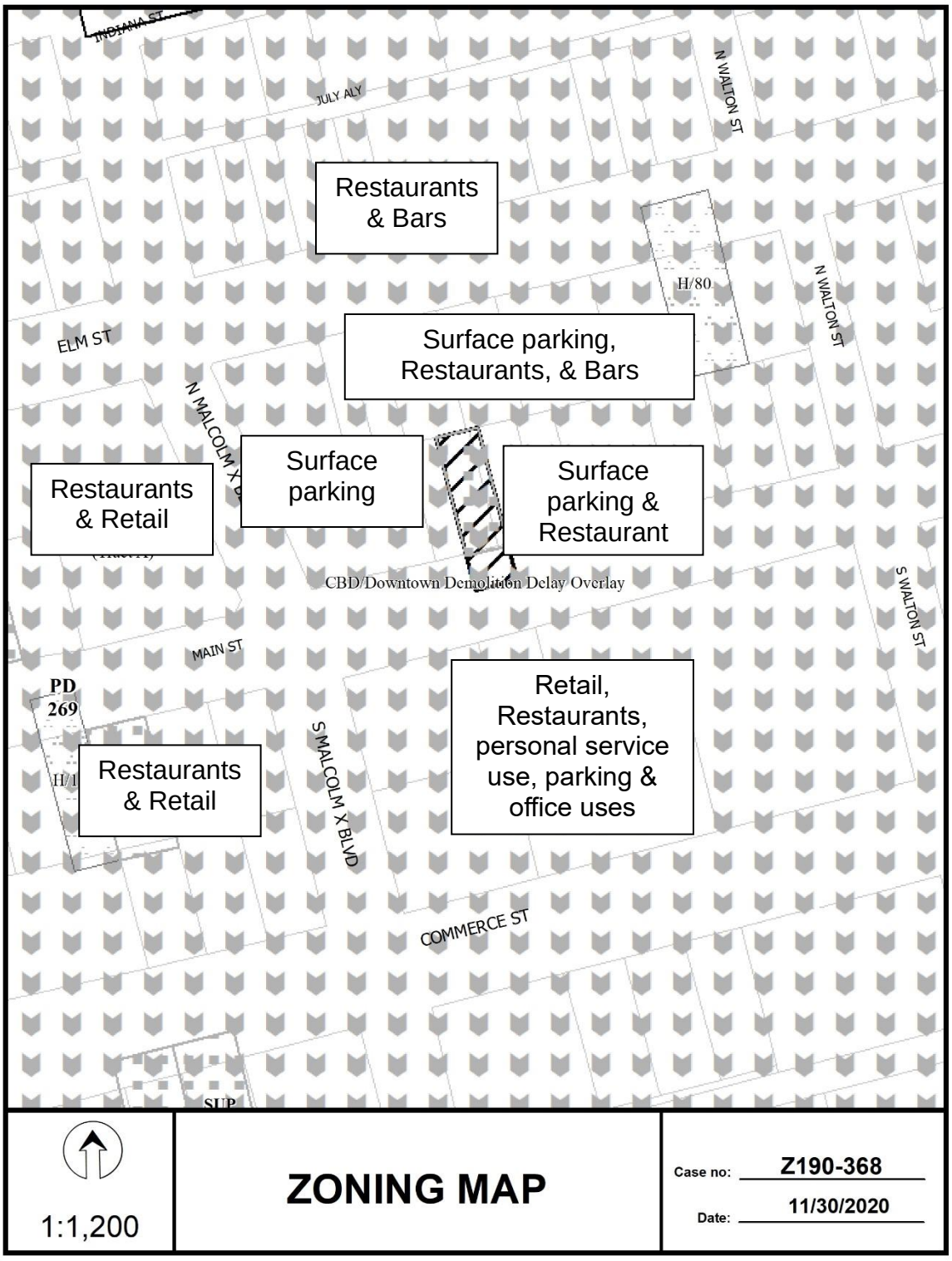


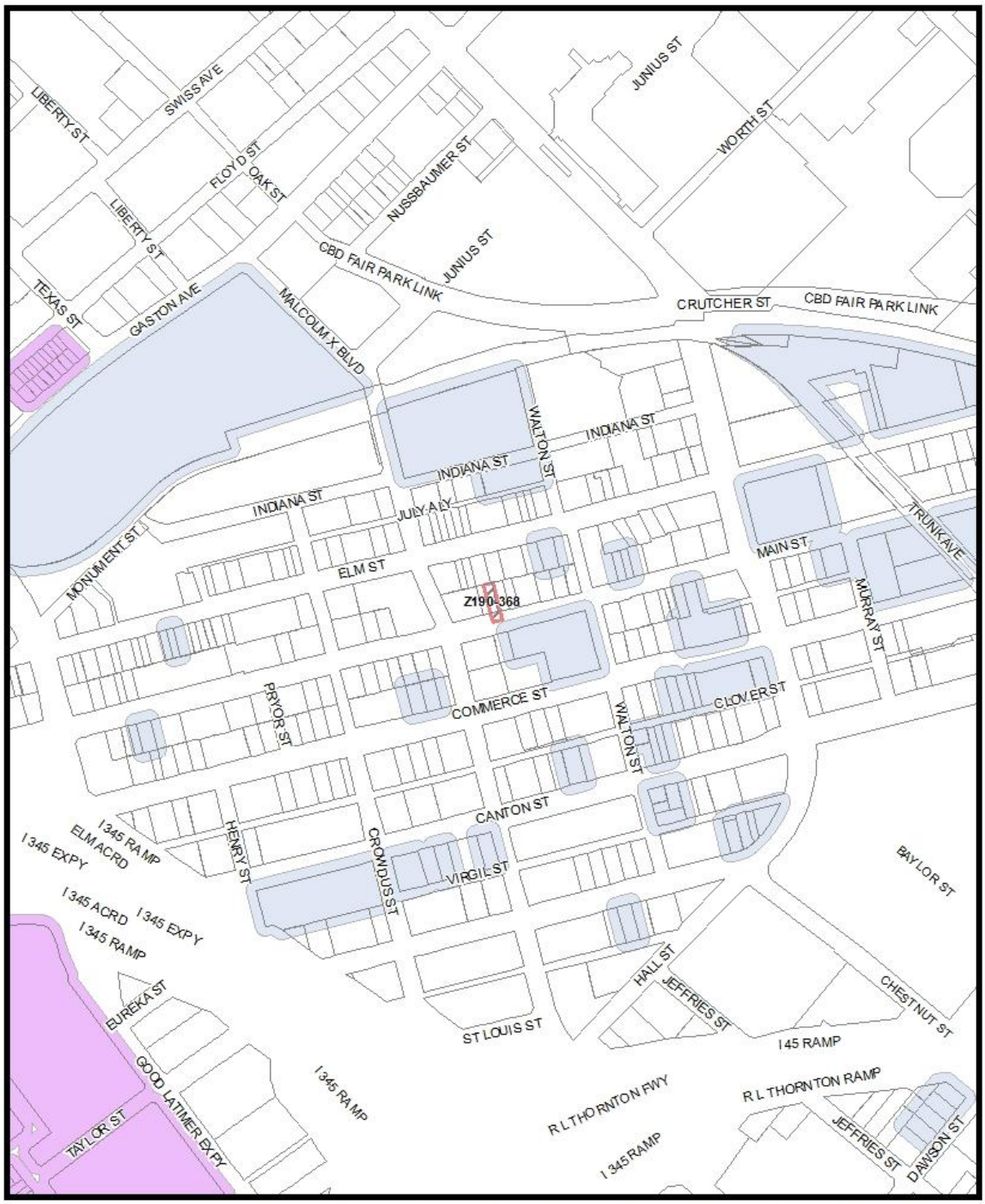
1:1,200

AERIAL MAP

Case no: Z190-368

Date: 11/30/2020


INDIANA ST
JULY ALY
N WALTON ST
Restaurants & Bars
H/80
N WALTON ST
ELM ST
Surface parking, Restaurants, & Bars
N MALCOLM X
Surface parking
Restaurants & Retail
Surface parking & Restaurant
CBD/Downtown Demolition Delay Overlay
S WALTON ST
MAIN ST
PD 269
Retail, Restaurants, personal service use, parking & office uses
Restaurants & Retail
S MALCOLM X BLVD
COMMERCE ST
SUP
1:1,200
ZONING MAP
Case no: Z190-368
Date: 11/30/2020

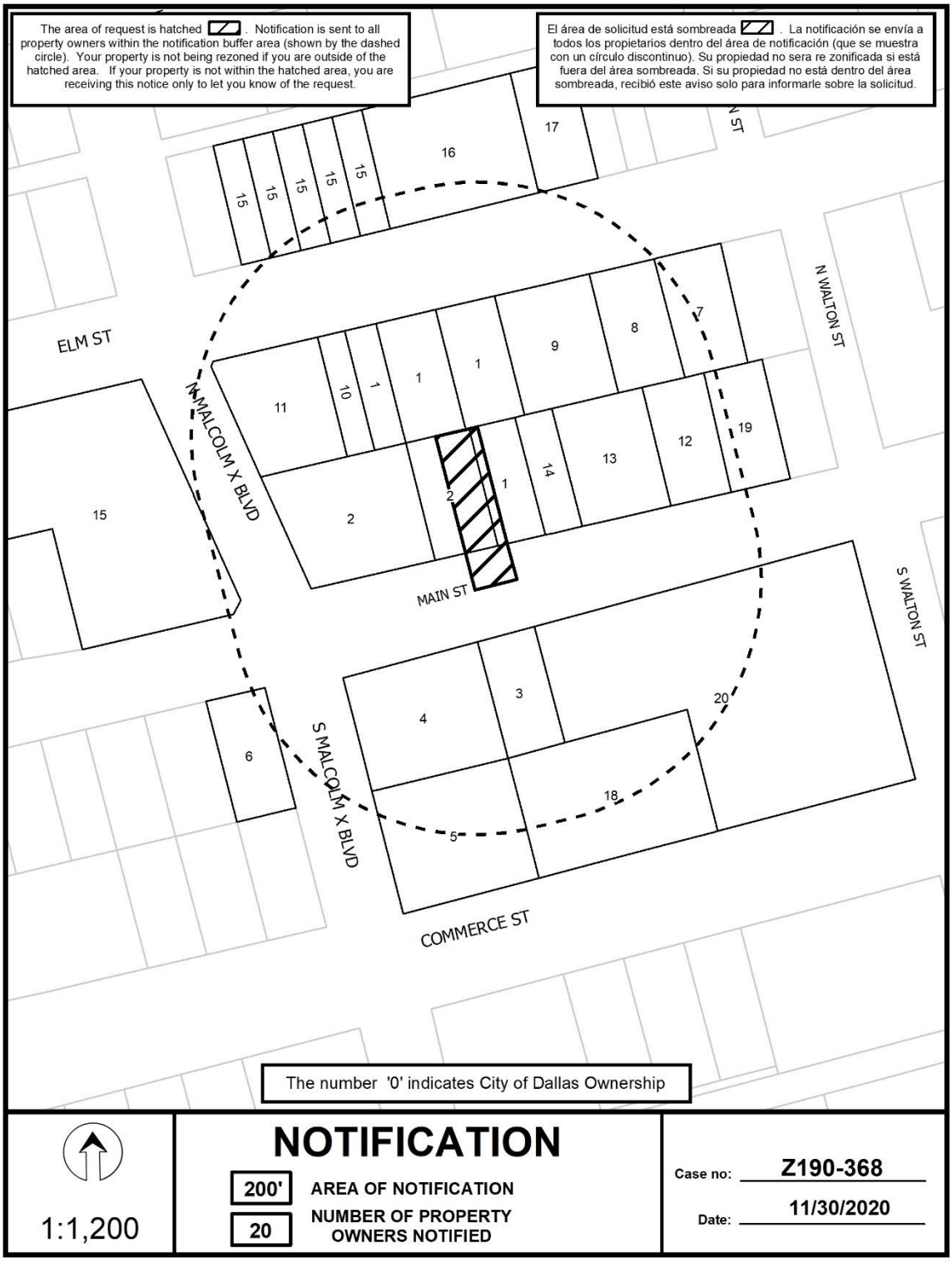


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 11/30/2020


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 sera 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.
ELM ST
MAIN ST
COMMERCE ST
N WALTON ST
S WALTON ST
N MALCOLM X BLVD
S MALCOLM X BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200' AREA OF NOTIFICATION
20 NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z190-368
Date: 11/30/2020

11/30/2020

Notification List of Property Owners

Z190-368

20 Property Owners Notified

Label #	***Address***		***Owner***
1	2918	ELM ST	ANDREASON JUSTINE POKLADNIK
2	2911	MAIN ST	Taxpayer at
3	2904	MAIN ST	Taxpayer at
4	2900	MAIN ST	WARZONE PROPERTIES LLC
5	2901	COMMERCE ST	Taxpayer at
6	2824	MAIN ST	BLADE PROPERTIES LLC
7	2934	ELM ST	EISCHINGER FURTULA BUDD
8	2928	ELM ST	ANDREASON JUSTIN MARIE POKLADNIK
9	2920	ELM ST	ANDREASON JUSTINE MARIE POKLADNIK
10	2908	ELM ST	Taxpayer at
11	2906	ELM ST	Taxpayer at
12	2931	MAIN ST	Taxpayer at
13	2929	MAIN ST	Taxpayer at
14	2913	MAIN ST	Taxpayer at
15	2905	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
16	2917	ELM ST	CTC TEXAS ASSOCIATES LLC
17	2927	ELM ST	Taxpayer at
18	2919	COMMERCE ST	Taxpayer at
19	2933	MAIN ST	Taxpayer at
20	2924	MAIN ST	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: La'Kisha Girder

FILE NUMBER: Z190-262(LG) **DATE FILED:** May 13, 2020

LOCATION: Generally South of South 2nd Avenue and east of the Southern Pacific Railroad right-of-way

COUNCIL DISTRICT: 7 **MAPSCO:** 9 K; L

SIZE OF REQUEST: ±89.2 acres **CENSUS TRACT:** 115.00

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

OWNER/APPLICANT: Atomic Auto Crushers & Parts, Inc.

REQUEST: An application to amend Planned Development District No. 369.

SUMMARY: The applicant proposes to amend Planned Development District No. 369 to add commercial motor vehicle parking as a permitted use.

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

PRIOR CPC ACTION: On January 7, 2021, the City Plan Commission held this case under advisement.

BACKGROUND INFORMATION

- The request site currently operates as a commercial motor vehicle parking use. It is estimated that the applicant, Atomic Auto Crushers & Parts, Inc., has operated on the site since 1991, but the only certificate of occupancy for the area of request dates to 2001.

- The requested commercial motor vehicle parking use is not a permitted use in Planned Development District No. 369. In March 2020, the applicant submitted a certificate of occupancy application for an outside storage use to the Building Inspections (BI) Division. BI determined the use was a commercial motor vehicle parking use.

- Commercial motor vehicle parking is a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.

- Since the last meeting, the applicant submitted updated PD conditions to staff for review. The updated PD conditions are included in this report.

Zoning History

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

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW
2nd Avenue	Principal Arterial	80 ft.

Traffic

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and determined that it will not negatively impact the surrounding street system.

Comprehensive Plan

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

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

Area Plans

According to the Trinity River Corridor Comprehensive Plan, which was passed in 2005 and updated in 2009, the subject site is in the North Trinity Forest District. The subject site already exists in an area along the river corridor that has heavy industrial uses. The plan states this area is designated as floodplain for its land use, although the subject site is fully developed.

STAFF ANALYSIS

Land Use

	Zoning	Land Use
Site	PD No. 369	Outside Salvage and Reclamation, Office Showroom Warehouse
Northwest	PD No. 595 R-5(A)	Single Family
North	CR, IR	Single Family & Multiple Family
Northeast	SUP No. 501	Multiple Family
South	IR	Undeveloped Land
East	IR	Undeveloped Land
West	IR	Undeveloped Land, Single Family

Land Use Compatibility

The site is developed as an outside salvage and reclamation use for most of the area of request. The requested commercial motor vehicle parking use will facilitate the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations.

The request site is located within an industrial area and is adjacent to office showroom warehouse, commercial retail and open space surrounding the site.

Per Section 51A-4.210(8.1)(B), a commercial motor vehicle parking use within 500 feet of a residential district requires a specific use permit. While the request site is within 500 feet (386 feet away) of a residential district, staff has determined that the residential district is protected from the current use of the site through natural landscaping buffers As such, staff is recommending the use be allowed by right in the PD. Staff does not anticipate negative potential impacts on the existing traffic patterns, the air quality or noise that may be generated by the proposed use. This use also does not require a distance requirement to be a permitted use.

The applicant was asked to submit a development plan during the application process but chose not to submit at this time. The applicant's PD has a conceptual plan that was approved in 1997, and the applicant has no plans to update its conceptual plan. Since the use has been in operation at the subject site for more than 30 years, the applicant believes the development plan is not necessary.

Landscaping

Landscaping must be provided as shown on the attached conceptual plan. The applicant has stated they do not intend to add additional screening, but screening is present on the site based on the current conceptual plan. Staff is in support of the applicant's request, if screening follows the existing conceptual plan that was approved by the City Council on December 10, 1997 (Case No. Z967-353).

Market Value Analysis

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

Parking

The proposed commercial motor vehicle parking use does not require off street parking or loading.

List of Principals/Partners/Officers

Atomic Auto Crushers & Parts, Inc.

- Wayne Yarbrough, Owner
- Jackie Turner, Manager

Applicant's Proposed PD Conditions

ARTICLE 369.
PD 369.

SEC. 51P-369.101. LEGISLATIVE HISTORY.

PD 369 was established by Ordinance No. 21386, passed by the Dallas City Council on August 26, 1992. Ordinance No. 21386 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21386 was amended by Ordinance No. 23366, passed by the Dallas City Council on December 10, 1997. Ordinance No. 23366 was amended by Ordinance No._____, passed by the Dallas City Council on _____ XX, 2020. (Ord. Nos. 19455; 21386; 23366; 25850;_____).

SEC. 51P-369.102. PROPERTY LOCATION AND SIZE.

PD 369 is established on property generally located along the southeast line of Second Avenue, southeast of the southeast line of the Southern Pacific Railroad right-of-way. The size of PD 369 is approximately 89.2108 acres. (Ord. Nos. 21386; 25850)

SEC. 51P-369.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

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

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

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

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

(e) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 23366; 25850)

SEC. 51P-369.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 369A). (Ord. Nos. 23366; 25850)

SEC. 51P-369.105. DEVELOPMENT PLAN.

Prior to application for a building permit for development on the Property, a development plan must be submitted to and approved by the city plan commission. (Ord. Nos. 23366; 25850)

SEC. 51P-369.106. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*
-- Bus or rail transit vehicle maintenance or storage facility. *[RAR]*
-- Catering service.
-- Commercial cleaning or laundry plant. *[RAR]*
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. *[RAR]*
-- Labor hall. *[SUP required if spacing component of Section 51A-4.202(8.1) is not met.]*
-- Machine or welding shop. *[RAR]*
-- Machinery, heavy equipment, or truck sales and services. *[RAR]*
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance.

(c) Industrial uses.

-- Inside Industrial. *[RAR]*
-- Medical/infectious waste incinerator. *[SUP]*
-- Municipal waste incinerator. *[SUP]*
-- Outside industrial. *[SUP]*
-- Outside salvage or reclamation. *[See Section 51P-369.108 of this article.]*
-- Pathological waste incinerator. *[SUP]*
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*

-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Hospital. *[RAR]*
-- Public or private school. *[SUP]*

(e) Lodging uses.

-- Hotel or motel. *[RAR]*
-- Lodging or boarding house.
-- Overnight general-purpose shelter. *[SUP]*

(f) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Hazardous waste management facility. *[Except when operated as a hazardous waste incinerator.]*
-- Temporary construction or sales office.

(g) Office uses.

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

(h) Recreation uses.

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

(i) Residential uses.

-- None permitted.

(j) Retail and personal service uses.

-- Auto service center. *[RAR]*
-- Bar, lounge, or tavern. *[RAR]*
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP required when operated as an amusement center, as defined in Chapter 6A of the Dallas City Code, as amended, with a floor area of 2,500 square feet or more, and located within 300 feet of a residential district; or a Class E dance hall, as defined in Chapter 14 of the Dallas City Code, as amended, and located within 300 feet of a residential district.]*
-- Commercial motor vehicle parking.
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- Home improvement center, lumber, brick, or building materials sales yard.

[RAR]

-- Household equipment and appliance repair.
-- Motor vehicle fueling station.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service. *[RAR]*

(k) Transportation uses.

-- Airport or landing field. *[SUP]*
-- Commercial bus station and terminal. *[RAR]*
-- Heliport. *[RAR]*
-- Helistop. *[RAR]*
-- Railroad passenger station. *[SUP]*
-- STOL (short takeoff or landing) port. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(l) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[RAR]*
-- Tower/antenna for cellular communication. *[See Section 51P-369.109 of this article.]*
-- Utility or government installation other than listed. *[SUP]*
-- Water treatment plant. *[SUP]*

(m) Wholesale, distribution, and storage uses.

-- Auto auction. *[See Section 51P-369.107 of this article.]*
-- Freight terminal. *[RAR]*
-- Manufactured building sales lot. *[RAR]*
-- Mini-warehouse.
-- Office showroom/warehouse.
-- Outside storage (with visual screening). *[RAR]*
-- Recycling buy-back center. *[By right with RAR for the collection of aluminum cans, steel cans, glass, paper, clothing, and plastics; otherwise by SUP.]*
-- Recycling collection center. *[By right with RAR for the collection of aluminum cans, steel cans, glass, paper, clothing, and plastics; otherwise by SUP.]*
-- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]*
-- Trade center.

-- Vehicle storage lot.
-- Warehouse. *[RAR]* (Ord. Nos. 23366; 25850)

SEC. 51P-369.107. AUTO AUCTION.

(a) Except as otherwise provided, the auto auction use must be operated in compliance with Section 51A-4.213(1).

(b) Only those vehicles stored in conjunction with the vehicle storage lot use located on the Property may be auctioned.

(c) No external speakers may be used in conjunction with the auto auction use.

(d) The hours of operation are limited to the hours between 9 a.m. and 5 p.m.

(e) All off-street parking for the auto auction use must be located within the boundaries of the PD and in a location separate from parking for any other permitted use on the Property, as shown on the conceptual plan. (Ord. Nos. 23366; 25850)

SEC. 51P-369.108. OUTSIDE SALVAGE OR RECLAMATION.

(a) Except as otherwise provided, the outside salvage or reclamation use must be operated in compliance with Section 51A-4.203(5).

(b) The visual screen required by Subparagraph (E)(i) of Section 51A-4.203(5) is required only where shown on the conceptual plan.

(c) Objects may be stacked up to 16 feet high within 40 feet of the visual screen.

(d) Stacking must not exceed 16 feet in height at any location on the Property.

(e) The distance requirement contained in Subparagraph (E)(iv) of Section 51A-4.203(5) does not apply to an outside salvage or reclamation use located in this district. (Ord. Nos. 23366; 25850)

SEC. 51P-369.109. TOWER/ANTENNA FOR CELLULAR COMMUNICATION.

(a) Mounted cellular antennas, as defined in Section 51A-4.212(10.1), are permitted by right in this district.

(b) Monopole cellular towers, as defined in Section 51A-4.212(10.1), are permitted by right with RAR required.

(c) Other cellular communication towers/antennas, as defined in Section 51A-4.212(10.1), are permitted by right. (Ord. Nos. 23366; 25850)

SEC. 51P-369.110. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is

permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

-- Accessory community center (private).
-- Accessory pathological waste incinerator.
-- Home occupation.
-- Private stable.

(c) In this district, an SUP is required for the following accessory use when it is used to incinerate more than 225 pounds of waste per hour:

-- Accessory medical/infectious waste incinerator. (Ord. Nos. 23366; 25850)

SEC. 51P-369.111. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. Minimum side and rear yard is:

(1) 10 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no side and rear yard required in all other cases.

(c) Dwelling unit density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is:

(1) 0.5 for retail and personal service uses;

(2) 0.75 for any combination of lodging, office, and retail and personal service uses; and

(3) 2.0 for all uses combined.

(e) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: 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.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 200 feet.

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is 15. Parking garages are exempt from this requirement but must comply with the height regulations contained in Subsection (e) of this section. (Ord. Nos. 23366; 25850)

SEC. 51P-369.112. OFF-STREET PARKING AND LOADING.

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

(b) The surface of a parking space, maneuvering area for parking or a driveway for a vehicle storage lot, an outside salvage or reclamation use, or an auto auction use is permitted to consist of compacted crushed rock if this surface allows the delivery and release of vehicles in all weather conditions. (Ord. Nos. 23366; 25850)

SEC. 51P-369.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23366; 25850)

SEC. 51P-369.114. LANDSCAPING.

Landscaping must be provided as shown on the conceptual plan. (Ord. Nos. 23366; 25850)

SEC. 51P-369.115. SIGNS.

Except as provided in this section, signs must comply with the provisions for business zoning districts contained in Article VII. For premise signs, only one detached sign, which complies with the setback and size requirements for business zoning district rules, is permitted and must be located as shown on the conceptual plan. The detached premise sign must be a pole sign. Attached signs on the Property combined are limited to a maximum of twelve words which contain any character of a height equal to or exceeding four inches. In this district, premise means the Property. (Ord. Nos. 23366; 25850)

SEC. 51P-369.116. VISUAL INTRUSION.

No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this section, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use. (Ord. Nos. 23366; 25850)

SEC. 51P-369.117. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23366; 25850)

SEC. 51P-369.118. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 21386; 25850)

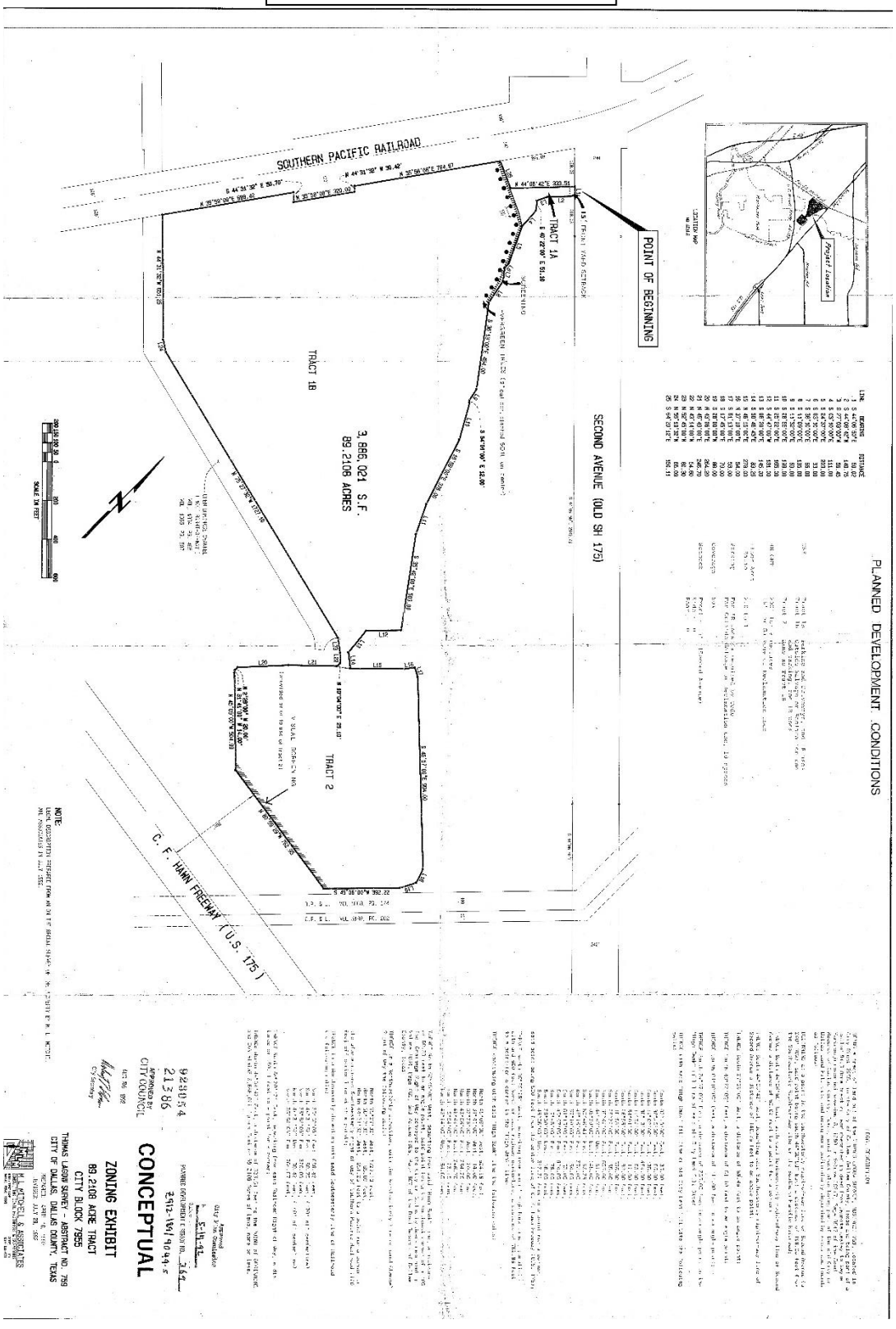
SEC. 51P-369.119. COMPLIANCE WITH CONDITIONS.

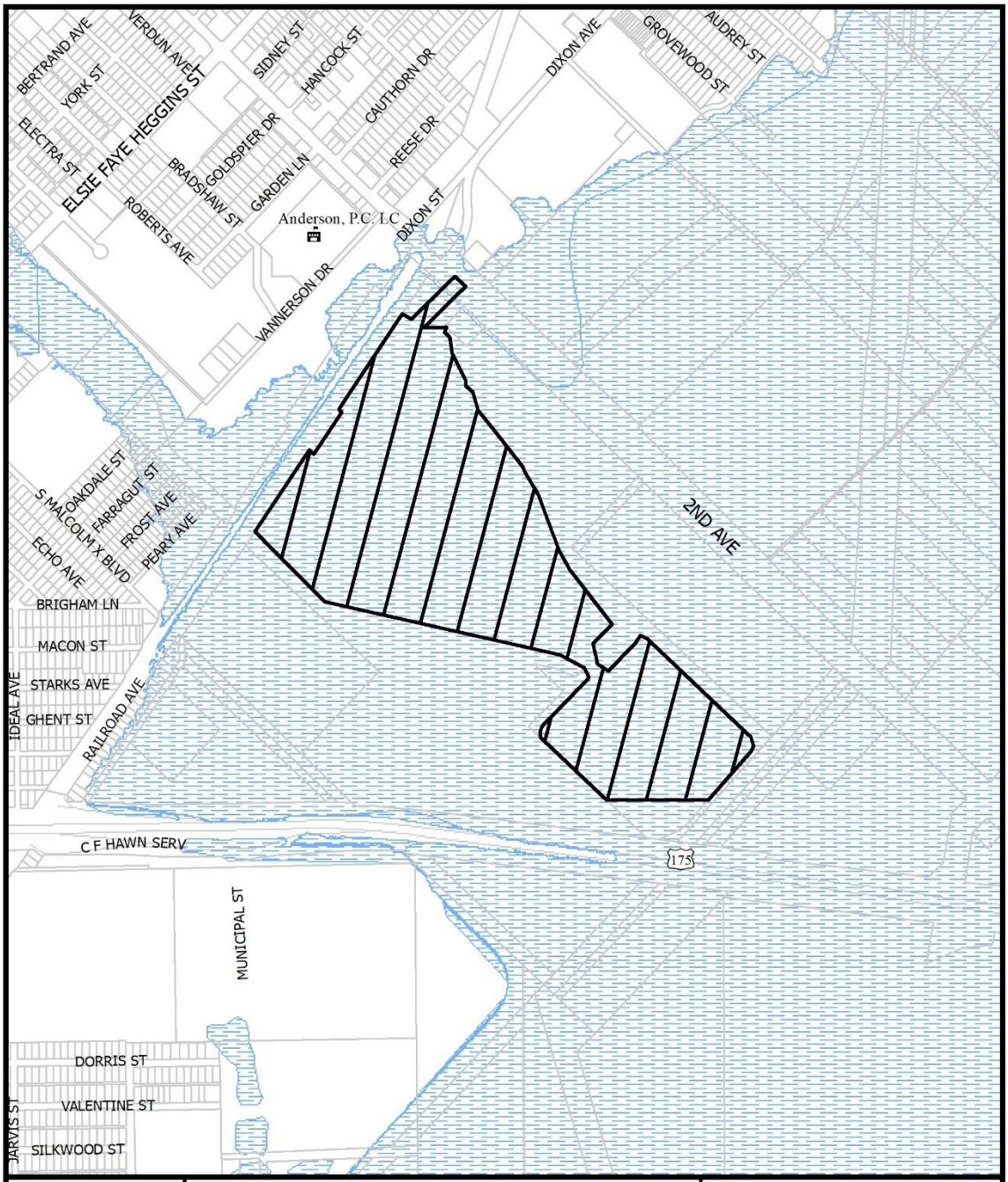
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21386; 25850)

SEC. 51P-369.120. ZONING MAP.

PD 369 is located on Zoning Map Nos. K-9 and L-9. (Ord. Nos. 21386; 25850)

Existing Conceptual Plan





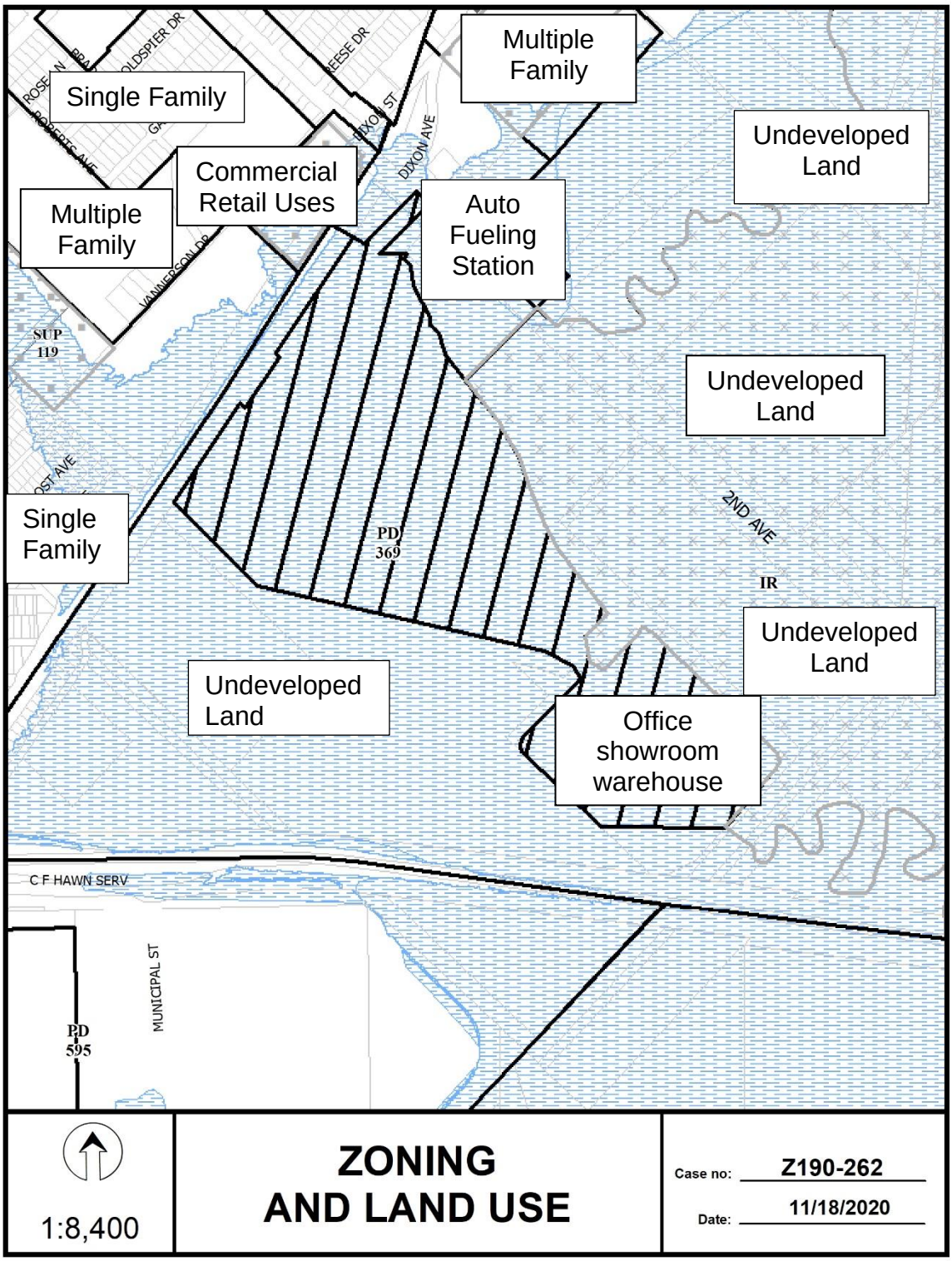
1:10,800

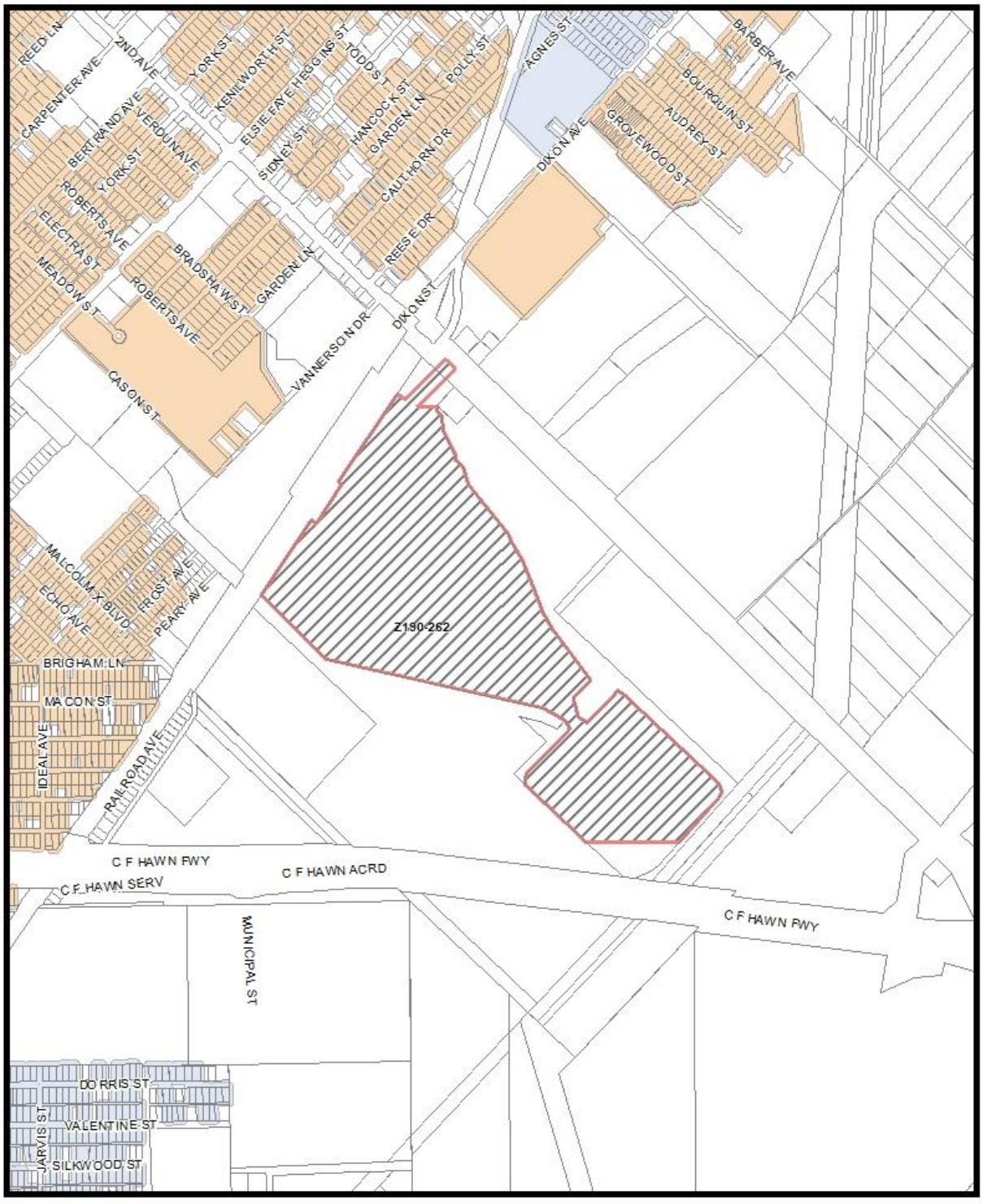
VICINITY MAP

Case no: Z190-262

Date: 11/18/2020

HOLT LN
BRADLEY AVE
GOLDSMITH DR
GARDEN LN
ROBERTS AVE
HARRISON DR
REESE DR
DIXON ST
DIXON AVE
2ND AVE
FROST AVE
PEAR AVE
C F HAWN SERV
175
MUNICIPAL ST
1:8,400
AERIAL MAP
Case no: Z190-262
Date: 11/18/2020


Multiple Family
Single Family
Undeveloped Land
Commercial Retail Uses
Auto Fueling Station
Multiple Family
Undeveloped Land
Single Family
Undeveloped Land
Office showroom warehouse
SUP 119
PD 369
IR
PD 595
DIXON ST
DIXON AVE
REESE DR
VANNERSON DR
ROBERTS AVE
2ND AVE
MUNICIPAL ST
C F HAWN SERV
1:8,400
ZONING AND LAND USE
Case no: Z190-262
Date: 11/18/2020



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

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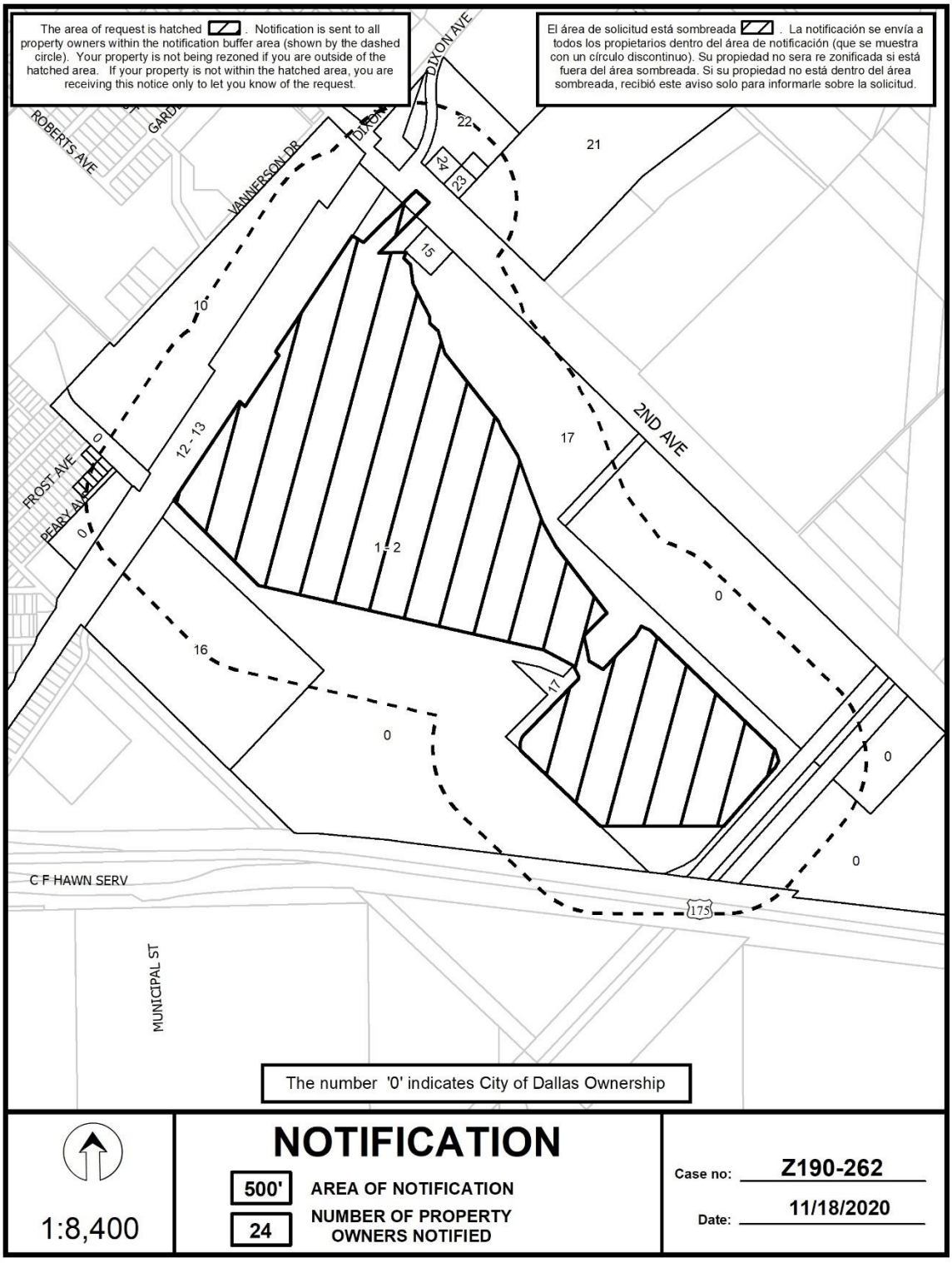
Market Value Analysis

Printed Date: 12/23/2020


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 sera 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.
DIXON AVE
ROBERTS AVE
VANNERSON DR
2ND AVE
FROST AVE
PEARL AVE
C F HAWN SERV
MUNICIPAL ST
175
22
21
24
23
15
10
12 - 13
17
1 - 2
16
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
24
NUMBER OF PROPERTY OWNERS NOTIFIED
1:8,400
Case no: Z190-262
Date: 11/18/2020

11/18/2020

Notification List of Property Owners

Z190-262

24 Property Owners Notified

Label #	*Address*		*Owner*
1	5301	2ND AVE	ROSENFELD MARSHALL D
2	5301	2ND AVE	ATOMIC AUTO CRUSHERS &
3	2870	FROST AVE	SANDERS HOWARD
4	2874	FROST AVE	MESQUITE JUSTIN DAVIS
5	2875	PEARY AVE	SMITH MARIE
6	2871	PEARY AVE	PHILLIPS MAGGIE LEE
7	2863	PEARY AVE	ZENO WILLIAM
8	2859	PEARY AVE	SIMS GEORGE
9	2855	PEARY AVE	BASALDUA JOSE SOCORRO
10	5219	2ND AVE	Taxpayer at
11	5122	2ND AVE	PATEL SUNIL C
12	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
13	9999	NO NAME ST	UNION PACIFIC RR CO
14	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
15	5315	S 2ND AVE	ALKATHERI AHMED GAAFAR
16	5306	S MALCOLM X BLVD	KEETON TOMMY SIMS & PATRICIA ANN
17	5400	2ND AVE	ATOMIC AUTO CRUSHERS &
18	5400	2ND AVE	ONCOR ELECRTIC DELIVERY COMPANY
19	5400	2ND AVE	ONCOR ELECRTIC DELIVERY COMPANY
20	3000	ROCHESTER ST	ONCOR ELECRTIC DELIVERY COMPANY
21	5366	2ND AVE	IRVING BASAVE
22	5310	2ND AVE	NIRA INVESTMENTS LLC
23	5318	2ND AVE	Taxpayer at
24	5314	S 2ND AVE	HFLP LTD

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: La'Kisha Girder

FILE NUMBER:	Z190-324(LG)	**DATE FILED:**	July 31, 2020
LOCATION:	South corner of Lemmon Avenue and Douglas Avenue		
COUNCIL DISTRICT:	14	**MAPSCO:**	35 S
SIZE OF REQUEST:	± 0.745 acres	**CENSUS TRACT:**	6.05

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: JHS Partners, LP

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

SUMMARY: The purpose of the request is to create a new planned development subdistrict to allow for the maintenance of outdoor seating within the front yard setback and an accessibility ramp (Uncle Julio's).

STAFF RECOMMENDATION: **Denial.**

PRIOR CPC ACTION: On November 19, 2020 and December 17, 2020, the CPC held this item under advisement. After the last hearing, the applicant submitted a revised development plan, which is included in the case report.

PLANNED DEVELOPMENT NO. 193:
http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf

PLANNED DEVELOPMENT NO. 193 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.

- The area of request is approximately 0.745 acres (32,456 SF) and developed with a commercial structure used as a bar or restaurant and located within a GR General Retail Subdistrict.

- The applicant proposes to maintain the existing outdoor patio (approximately 580 square feet) within its front yard setback on Douglas Avenue and an accessibility ramp along Lemmon Avenue.

- The applicant requests to create a new subdistrict within PD No. 193. The proposed standards will deviate from the district regulations for GR General Retail Subdistrict to maintain a raised patio to allow for outdoor seating within the front yard setback (minimum 15 feet); and maintain an accessibility ramp that will replace the front entry steps facing Lemmon Avenue.

- The applicant submitted an updated development plan that addressed staff's concerns on the parking layout.

Zoning History: There have been two recent requests within the vicinity in the past five years.

1. **BDA 189-067** On August 20, 2019, the Board of Adjustments denied an application for a request for a variance from the front yard setbacks and denied the request for a special exception to the landscaping requirements.

2. **Z178-186** On April 25, 2018, the City Council approved the creation of the East Dallas and Oak Lawn Demolition Delay Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed Right of Way
Douglas Avenue	Minor Arterial	Existing CPLT
Lemmon Avenue	Principal Arterial	90 feet/90 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will have a negative impact on the surrounding street system. Engineering has stated the following issues:

1. The applicant must also coordinate with the Real Estate Division of the Department of Sustainable Development and Construction regarding the abandonment of the right-of-way along Douglas Avenue to allow for the outdoor seating along Douglas Avenue.

Per the City of Dallas Thoroughfare Plan, relocating of the curbs could require a Thoroughfare Plan Amendment. Future changes to sidewalks and landscaping should conform to the Dallas City Complete Streets Manual. Since the applicant will have to amend the City's Thoroughfare Plan to maintain its existing curb cuts, staff is not in support of this proposed application.

Comprehensive Plan:

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.
(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
(7) To promote landscape/streetscape quality and appearance.

While the applicant request for a PDS meets objective numbers 1, 4, and 6, the request falls short of meeting objective numbers 2, 3 and 7. Objective number 5 does not apply for this request. The street level pedestrian environment would be difficult to achieve based on the current condition of the site.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 GR	Retail, Restaurant
Northwest	PD No. 193 MF-2	Multiple Family
North	PD No. 193 GR	Retail
Northeast	PD No. 193 SUP No 2041	Bank
East/Southeast	PD No. 193 GR	Restaurants
South	PD No. 193, PDS No. 151	Retail
Southwest	PD No. 193 MF-2	Multiple Family
West	PD No. 193 MF-2	Multifamily

Land Use Compatibility:

The subject site has two front yards on Lemmon and Douglas Avenues. The request site is zoned a GR General Retail Subdistrict within PD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a restaurant. The applicant proposes to

maintain an outdoor seating area with an accessibility ramp for its customers. Parking is in the rear and on the side of the property.

Surrounding land uses consist of multifamily uses to the northwest, west and southwest; with retail uses to the north and south. There is a bank located to the northeast, and restaurants east and southeast of the site.

Development Standards:

The table shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		Height	Lot Coverage	Primary Uses
	Front	Side/Rear			
PD No. 193, GR-Existing	10 feet for permitted structures	10 feet for permitted structures	36'; provide additional frontage twice the height of the portion of the building that exceeds 36'	60%	Retail
PDS for GR - Proposed	15 feet for permitted structures* (*allow encroachments)	10 feet for permitted structures	24'; provide additional frontage twice the height of the portion of the building that exceeds 24'	100%	Retail

The applicant is requesting a PDS because they cannot meet the requirements in the GR Subdistrict as the structure currently exists, due to the front yard requirements for both Douglas and Lemmon Avenues. The applicant's building is 6,473 square feet and the total parcel size is 32,456.4 square feet. Therefore, the lot coverage is only 19.94 % of the lot.

The applicant also proposes to have a minimum front yard of 15 feet but wants to allow an encroachment of the outdoor patio into the front yard setback along Douglas Avenue. An abandonment or license will need to be obtained to allow the structure in the right-of-way.

Parking:

Off-street parking will be provided for each use in accordance with Part I of PD No. 193. A restaurant use requires one space per 100 square feet of floor area. At a proposed 6,473 square feet, 65 off-street spaces would be required. The current site has 68 parking

spaces and three handicapped spaces for a total of 71 spaces. Some of the parking spaces do not have appropriate dimensions and are smaller than the City's standards. These changes were made without proper permits.

On the revised development and landscaping plan, the applicant proposed 62 regular spaces and three handicapped spaces for a total of 65 spaces. The dimensions for these spaces are 8.5' x 18', which meet city regulations. The amount of proposed parking still meets the requirements since the applicant is required to provide 65 spaces and has provided 65 spaces.

Landscaping:

The area of request is required to comply with the landscaping requirements for PD No. 193 for a front yard and its current General Retail Subdistrict. The applicant has provided 3,306 square feet of landscaping in their front yard through a proposed landscape plan. The submitted landscape plan has met the requirements, per the Chief Arborist's request. The landscaping already exists on the property.

Market Value Analysis:

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

LIST OF OFFICERS

JHS Partners, LP

JHS Partners GenPar, LLC

Sample Martial Trust

- Cynthia Croan Sample
- Thomas Matter, Manager

Applicant's Proposed PDS Conditions

Proposed PD conditions

Division S-___. PD Subdistrict ___.

SEC. S--___.101. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property located at the southwest corner of Lemmon Avenue and Douglas Avenue. The size of PD Subdistrict --- is 0.745 acres.

SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-___.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-___A: development/landscape plan.

SEC. S-___.105. DEVELOPMENT/LANDSCAPE PLAN.

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

SEC. S-___.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the LC Light Commercial District, subject to the same conditions applicable in the LC Light Commercial District, as set out in Chapter 51A. For example, a use permitted in the LC Light Commercial 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 LC Light Commercial District is subject to DIR in this district; etc.

SEC. S-___.107. ACCESSORY USES.

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

SEC. S-___.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided in this section, the yard, lot, and space regulations for the LC Light Commercial District apply.

(b) Front yard. Minimum front yard is 15 feet. Encroachments such as ramps, stairs, stoops, raised patio seating areas, and landscaping walls are permitted in the Douglas Avenue setback.

SEC. S-___.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the development/landscape plan (Exhibit _____A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) The board may grant a special exception to the landscaping requirements of this section if, in the opinion of the board, the special exception will not compromise the spirit and

intent of this section. When feasible, the board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting a special exception under this section.

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

SEC. S-___.112. SIGNS.

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

SEC. S-___.113. ADDITIONAL PROVISIONS.

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

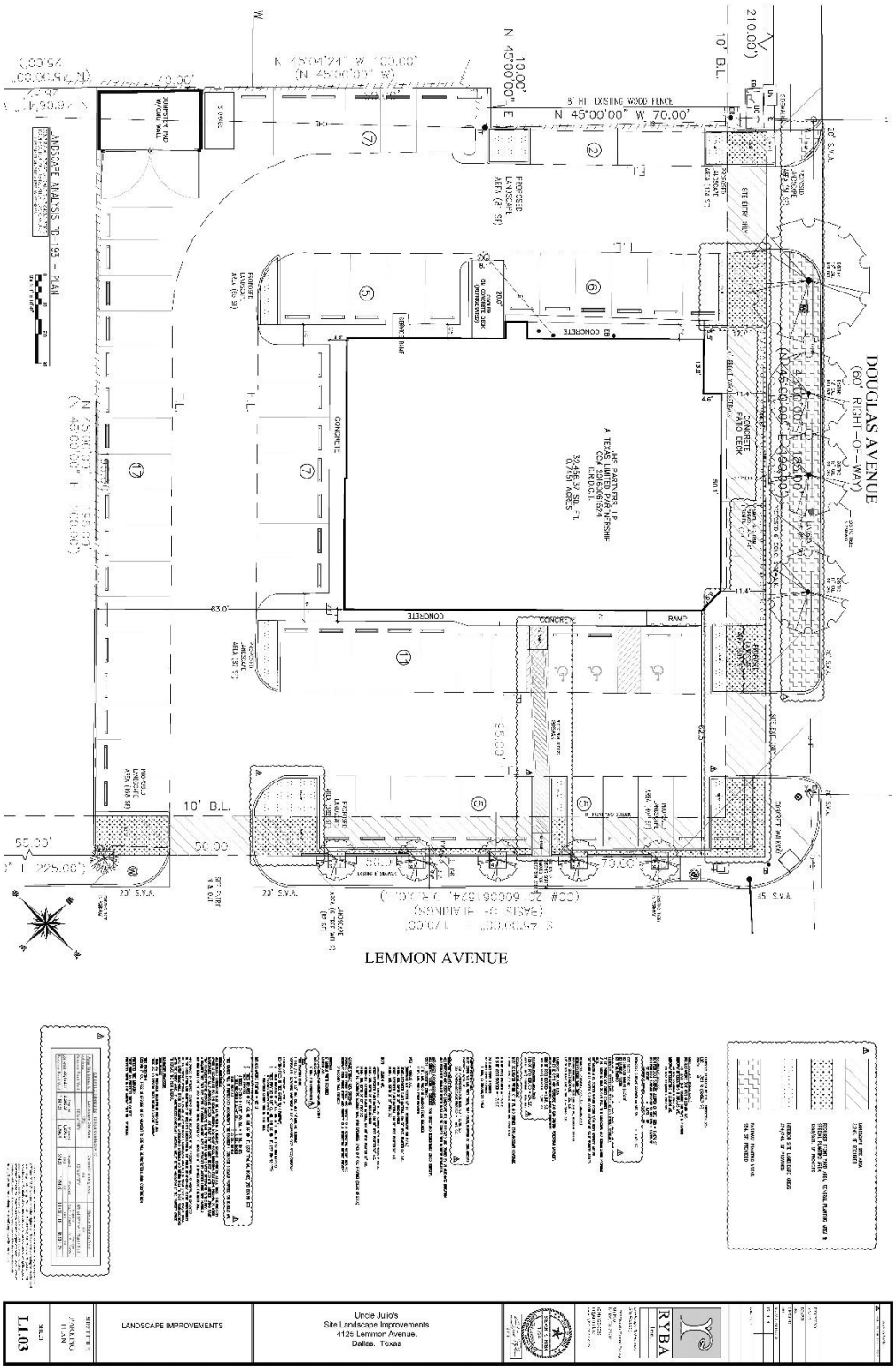
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

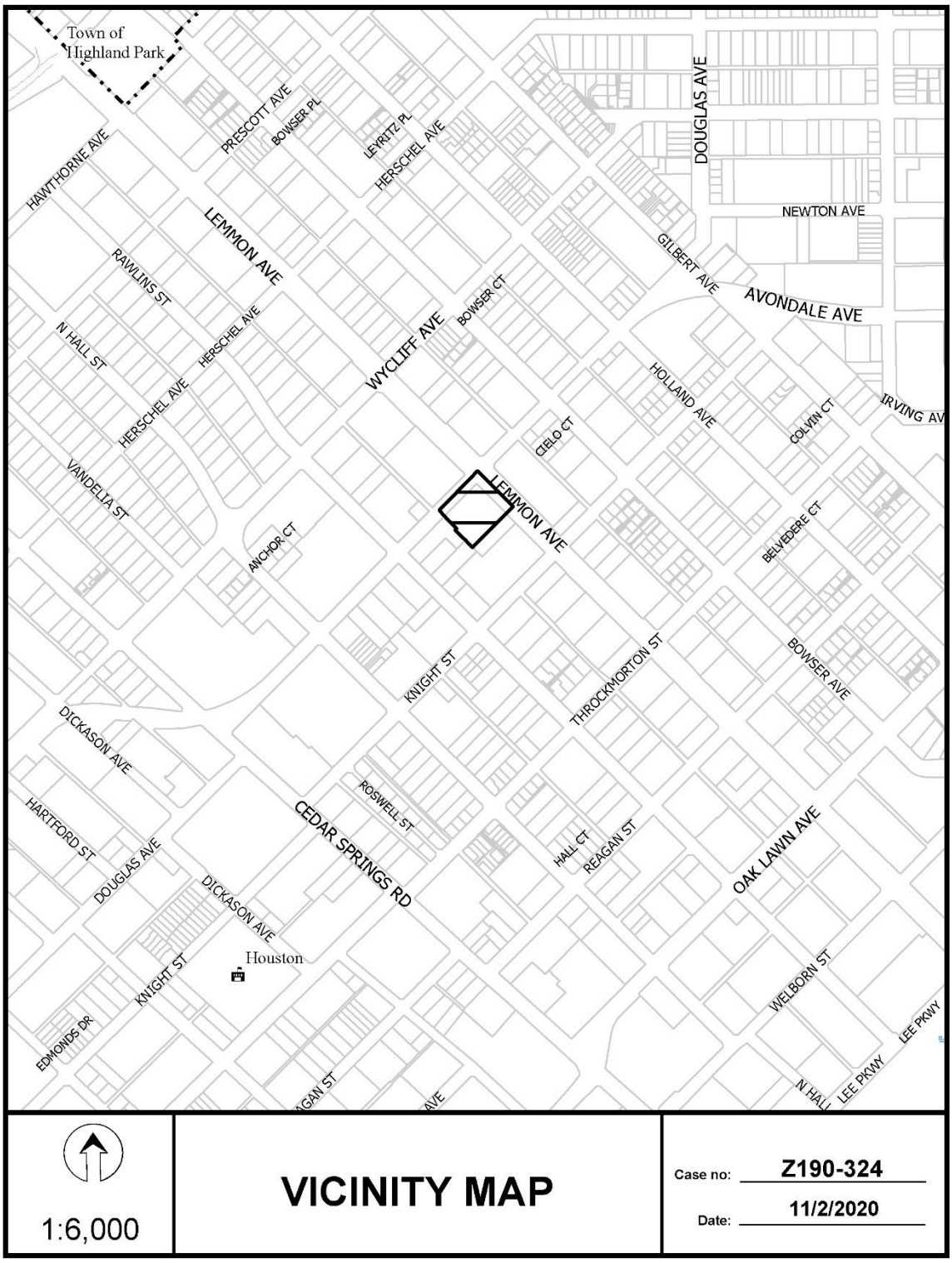
SEC. S-___.114. COMPLIANCE WITH CONDITIONS.

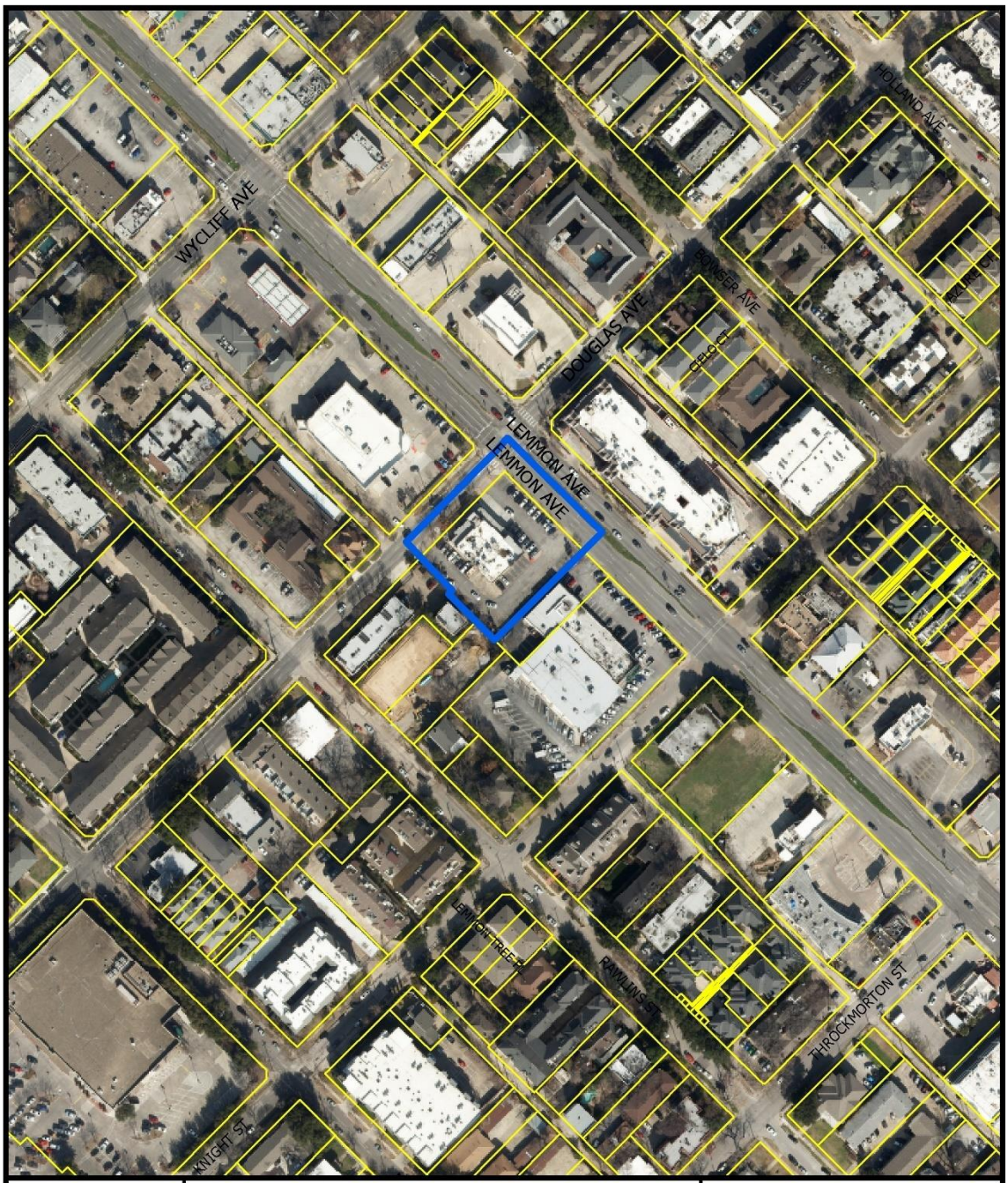
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

PROPOSED DEVELOPMENT & LANDSCAPE PLAN
(as of 1/4/2021)




Town of Highland Park
PRESCOTT AVE
BOWSER PL
LEVRITZ PL
HERSCHEL AVE
DOUGLAS AVE
HAWTHORNE AVE
LEMMON AVE
NEWTON AVE
GILBERT AVE
AVONDALE AVE
RAWLINS ST
N HALL ST
HERSCHEL AVE
WYCLIFF AVE
BOWSER CT
HOLLAND AVE
COLVIN CT
IRVING AV
CIELO CT
VANDELIA ST
LEMMON AVE
ANCHOR CT
BELVEDERE CT
KNIGHT ST
THROCKMORTON ST
BOWSER AVE
DICKASON AVE
ROSWELL ST
HARTFORD ST
CEDAR SPRINGS RD
HALL CT
REAGAN ST
OAK LAWN AVE
DOUGLAS AVE
DICKASON AVE
Houston
KNIGHT ST
WELBORN ST
EDMONDS DR
LEE PKWY
N HALL
LEE PKWY
1:6,000
VICINITY MAP
Case no: Z190-324
Date: 11/2/2020

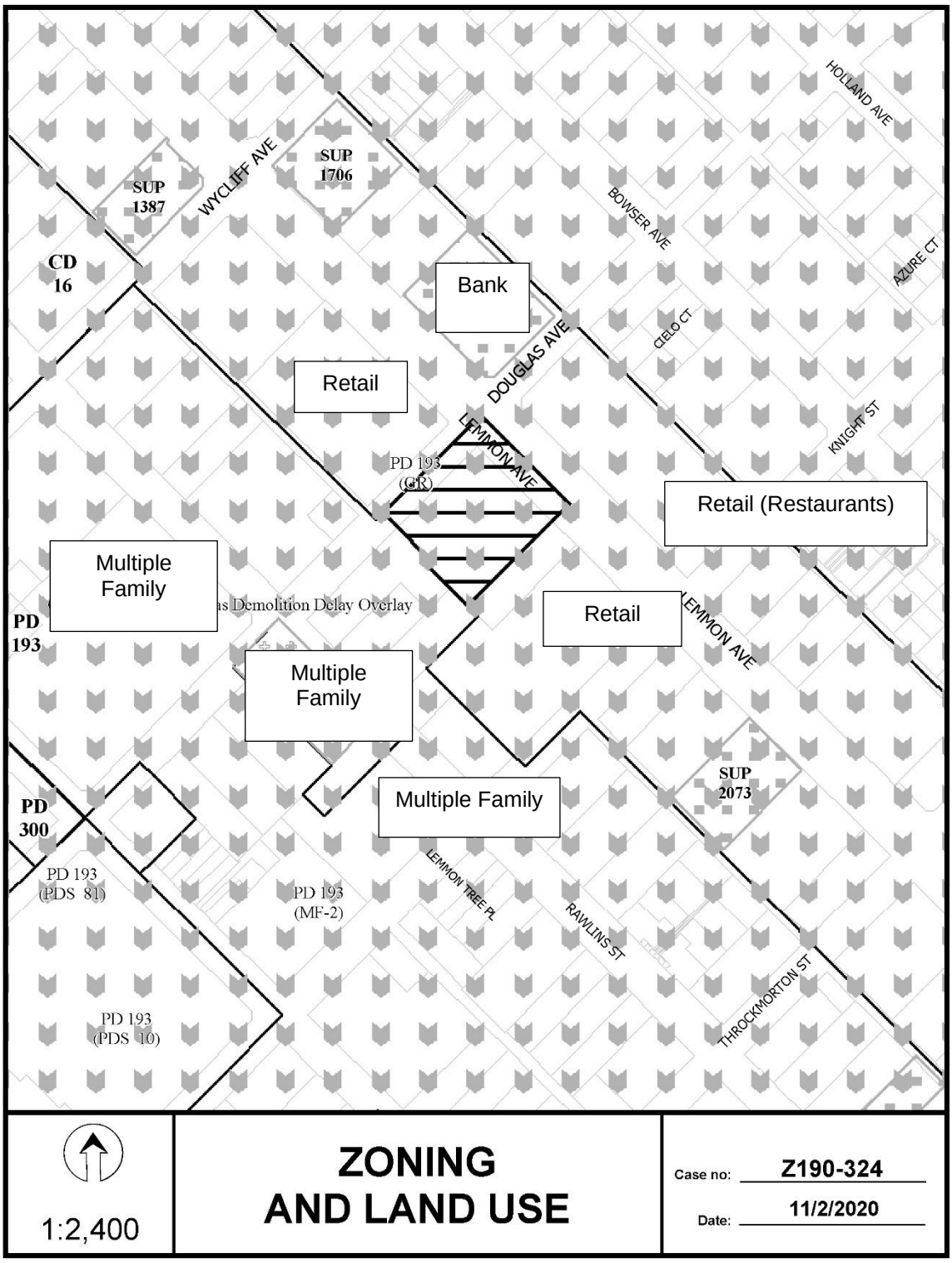


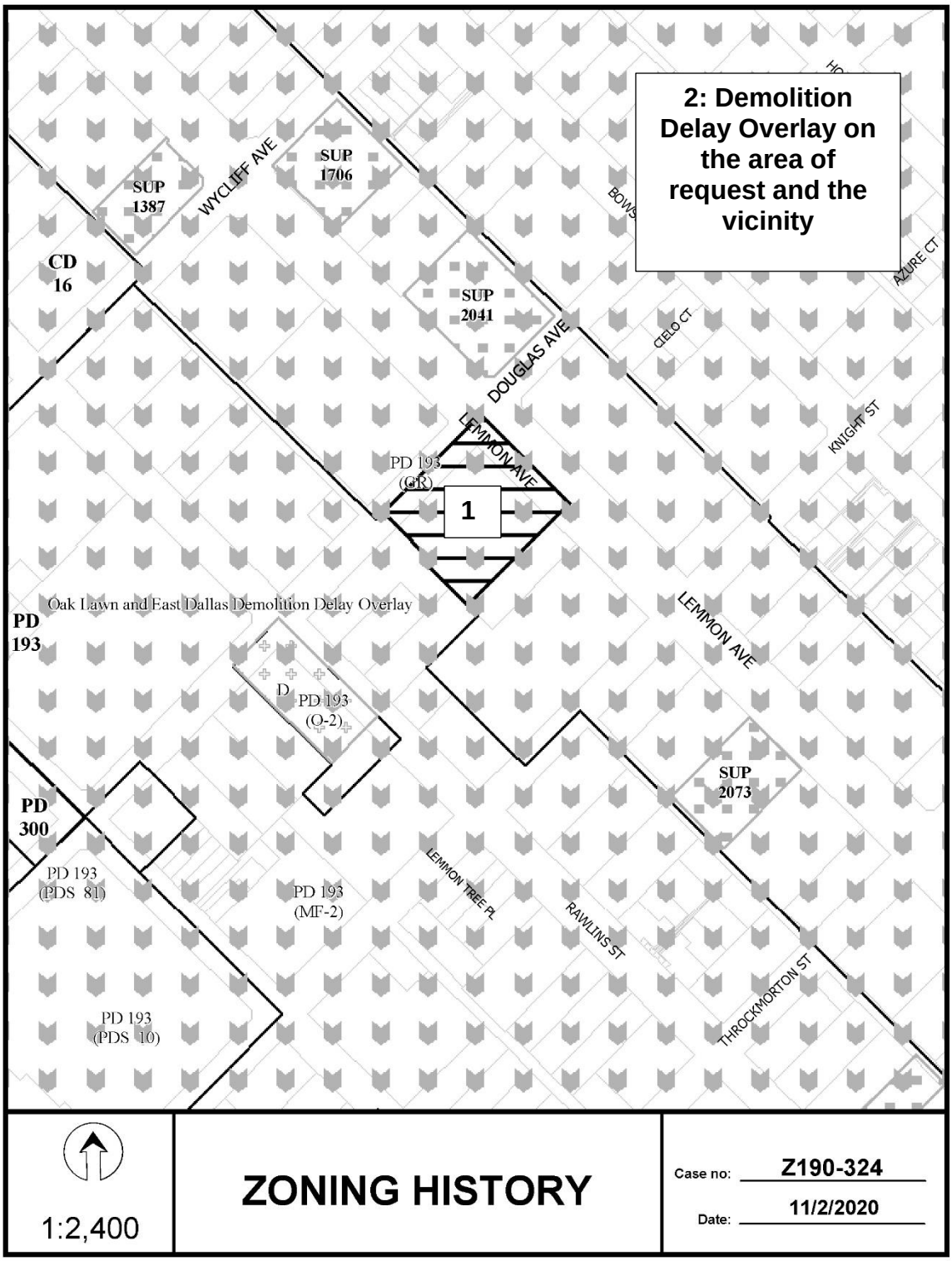
1:2,400

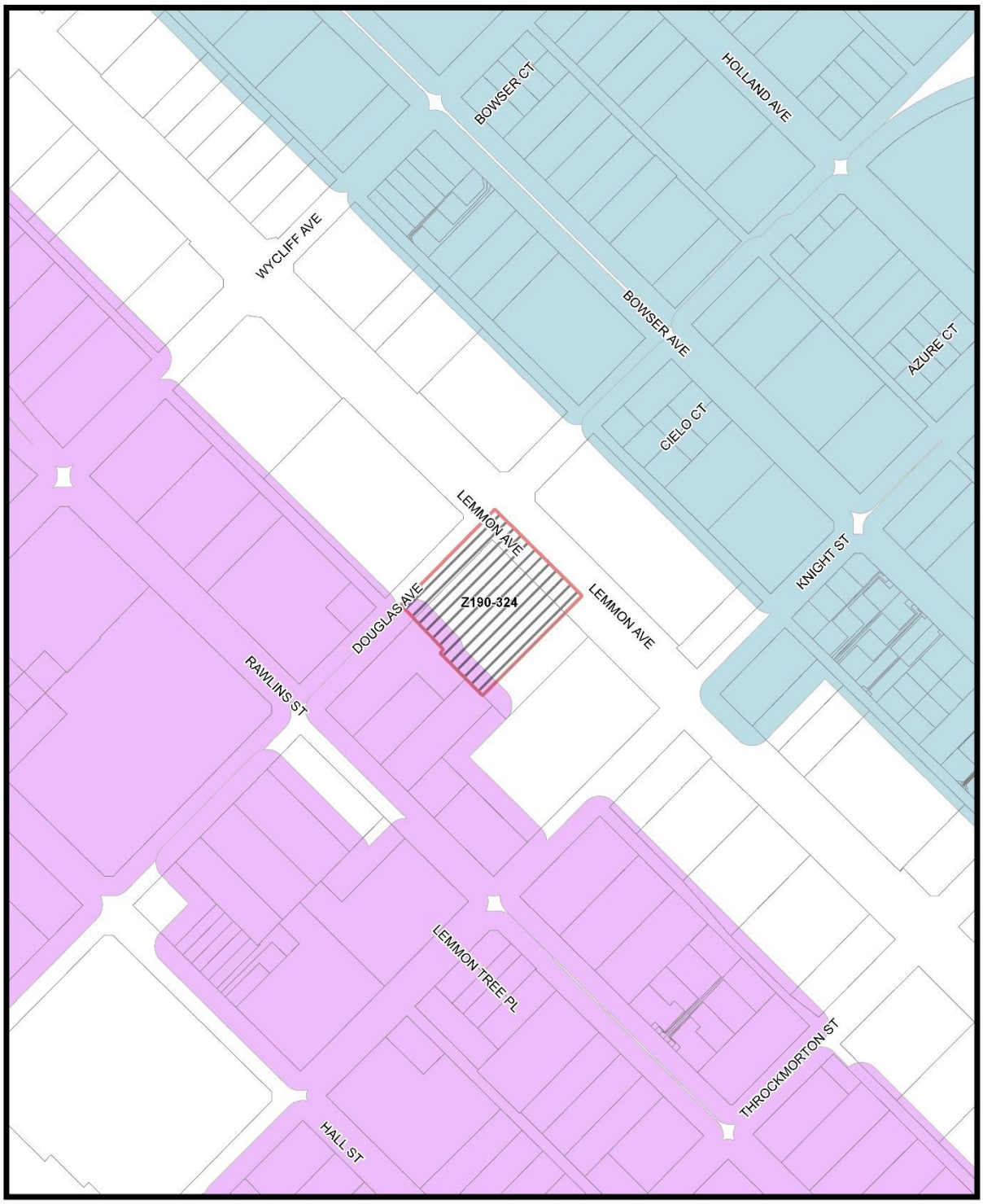
AERIAL MAP

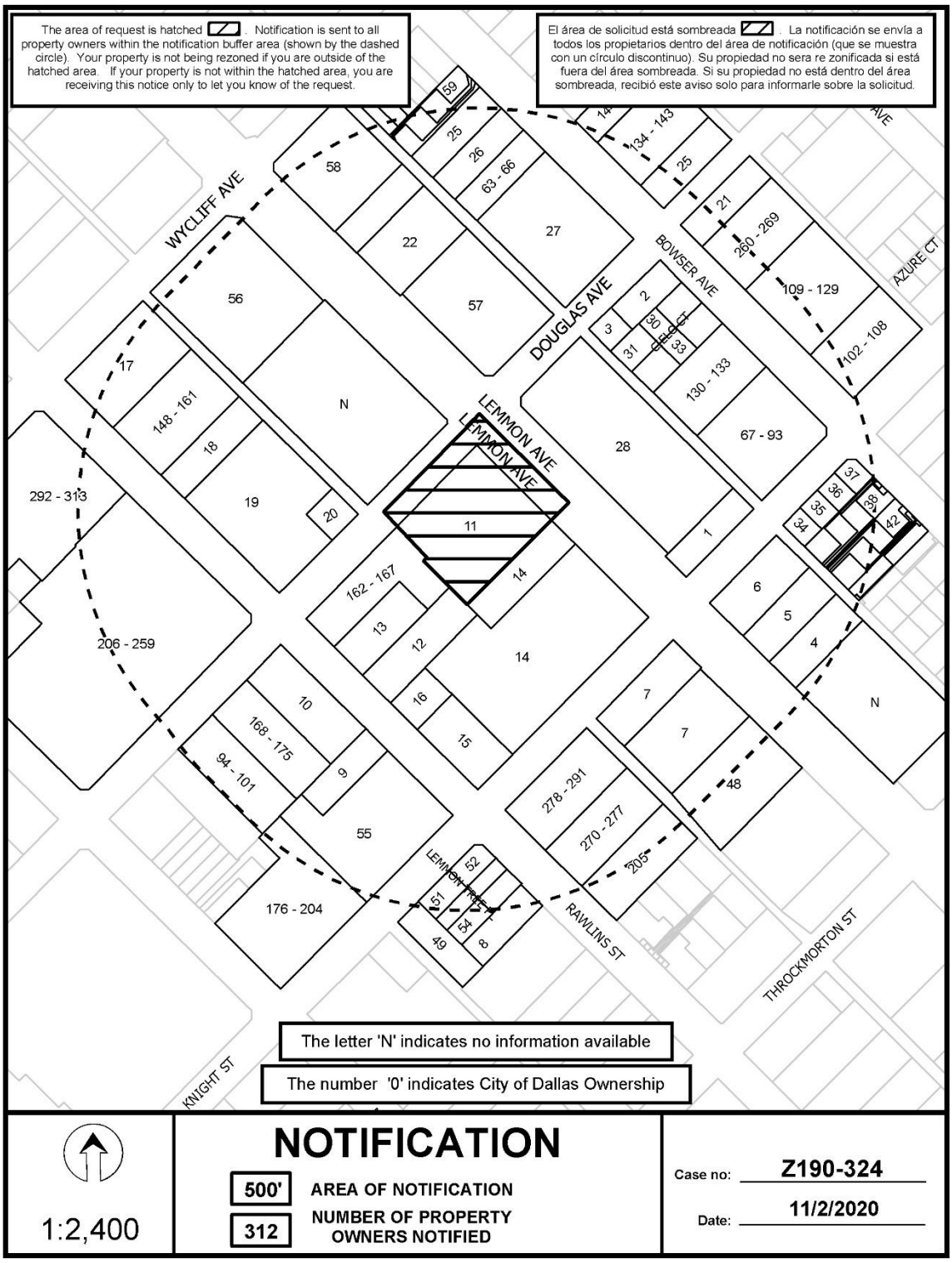
Case no: Z190-324

Date: 11/2/2020


HOLLAND AVE
WYCLIFF AVE
SUP 1706
SUP 1387
BOWSER AVE
AZURE CT
CD 16
Bank
GIELO CT
DOUGLAS AVE
Retail
KNIGHT ST
LEMMON AVE
PD 193 (GR)
Retail (Restaurants)
Multiple Family
Demolition Delay Overlay
PD 193
Retail
LEMMON AVE
Multiple Family
SUP 2073
PD 300
Multiple Family
LEMMON TREE PL
RAWLINS ST
PD 193 (PDS 81)
PD 193 (MF-2)
THROCKMORTON ST
PD 193 (PDS 10)
1:2,400
ZONING AND LAND USE
Case no: Z190-324
Date: 11/2/2020


2: Demolition Delay Overlay on the area of request and the vicinity
SUP 1387
WYCLIFF AVE
SUP 1706
CD 16
SUP 2041
DOUGLAS AVE
CIELO CT
AZURE CT
KNIGHT ST
LEMMON AVE
PD 193 (GR)
1
Oak Lawn and East Dallas Demolition Delay Overlay
PD 193
D
PD 193 (O-2)
LEMMON AVE
SUP 2073
PD 300
PD 193 (PDS 81)
PD 193 (MF-2)
LEMMON TREE PL
RAWLINS ST
THROCKMORTON ST
PD 193 (PDS 10)
1:2,400
ZONING HISTORY
Case no: Z190-324
Date: 11/2/2020


BOWSER CT
HOLLAND AVE
WYCLIFF AVE
BOWSER AVE
AZURE CT
CIELO CT
LEMMON AVE
KNIGHT ST
Z190-324
DOUGLAS AVE
LEMMON AVE
RAWLINS ST
LEMMON TREE PL
THROCKMORTON ST
HALL ST
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:2,400
Market Value Analysis
Printed Date: 11/2/2020


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 sera 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.
WYCLIFF AVE
DOUGLAS AVE
BOWSER AVE
AZURE CT
LEMMON AVE
LEMMON AVE
RAWLINS ST
THROCKMORTON ST
KNIGHT ST
59
25
26
63 - 66
58
22
27
57
56
N
17
148 - 161
18
19
20
292 - 313
206 - 259
11
14
162 - 167
13
12
14
16
15
10
168 - 175
94 - 101
9
55
176 - 204
52
51
54
49
8
278 - 291
270 - 277
205
7
7
48
6
5
4
N
28
1
2
3
31
30
33
130 - 133
67 - 93
21
260 - 269
109 - 129
102 - 108
37
36
35
34
38
42
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
500'
AREA OF NOTIFICATION
312
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-324
Date: 11/2/2020

11/02/2020

Notification List of Property Owners

Z190-324

313 Property Owners Notified

Label #	***Address***		***Owner***
1	4102	LEMMON AVE	ALDERI CORP
2	4129	BOWSER AVE	HARVEY JAMES C & SHERRY
3	3516	DOUGLAS AVE	LESZINSKI SLAWOMIR
4	4026	LEMMON AVE	BURKMAN INVESTMENTS INC
5	4030	LEMMON AVE	FARR TERESA M
6	4038	LEMMON AVE	TRAYMORE PARTNERS LTD
7	4037	LEMMON AVE	RTK RESOURCES LP
8	4031	RAWLINS ST	4031 RAWLINS LLC
9	4115	RAWLINS ST	DYKEMAN ALICE M
10	3330	DOUGLAS AVE	CAUTHEN DON & JULIA
11	4125	LEMMON AVE	JHS PARTNERS LP
12	4116	RAWLINS ST	RAWLINS STREET HOLDINGS LP
13	4122	RAWLINS ST	RAWLINS STREET HOLDINGS LP
14	4117	LEMMON AVE	LEMMON AVE RETAIL LP
15	3403	KNIGHT ST	WATTERSON RONALD E &
16	4110	RAWLINS ST	LEE BENJAMIN &
17	4232	RAWLINS ST	KEPLER KENNETH TRUST &
18	4220	RAWLINS ST	CASTLOO STANLEY L
19	4214	RAWLINS ST	MILLENNIAL APTS LLC
20	3411	DOUGLAS AVE	ROSE STERLING &
21	4128	BOWSER AVE	SADACCA CORLEY L
22	4218	LEMMON AVE	JADEITE PRPERTY LLC
23	3502	WYCLIFF AVE	WILLIAMS DATHAN L
24	3510	WYCLIFF AVE	MARTINDALE CATHY M
25	4227	BOWSER AVE	IP BOWSER LP
26	4221	BOWSER AVE	HCP CAPITAL LLC

11/02/2020

Label #	*Address*		*Owner*
27	4207	BOWSER AVE	HOLLYVALE RENTAL HOLDINGS LLC
28	4140	LEMMON AVE	ROSEBRIAR DOUGLAS CT
29	3510	CIELO CT	HOLLOMON THADDEUS
30	3540	CIELO CT	ALEXANDER JESSICA W
31	3570	CIELO CT	RAPAPORT ANNIE MICHELLE &
32	3515	CIELO CT	ZAHN ROBERT M &
33	3545	CIELO CT	FERGUSON CHRISTOPHER SCOTT &
34	3550	KNIGHT ST	PRITCHARD JOHN DANIEL
35	3554	KNIGHT ST	WEEKS JOHN J & ANGELIC M
36	3558	KNIGHT ST	ATERNO ELIZABETH & JOSEPH D
37	4045	BOWSER AVE	DIXON JOYCE
38	4043	BOWSER AVE	TILLMAN ANTHONY &
39	4041	BOWSER AVE	FOSTER JANET M
40	4039	BOWSER AVE	WARRINGTON DEBRA K
41	4037	BOWSER AVE	BRYARLY MEREDITH ANNE &
42	4029	BOWSER AVE	SANKET
43	4031	BOWSER AVE	DRAKE BENJAMIN TAYLOR
44	4033	BOWSER AVE	RAMIREZ MONICA
45	4035	BOWSER AVE	BAZLEH SEYED MOHAMMAD
46	4023	BOWSER AVE	MONTGOMERY CHARLA REITER
47	4027	BOWSER AVE	SAWHNEY MANAV S &
48	4023	LEMMON AVE	SGB LEMMON LLC
49	3318	KNIGHT ST	SANDEN THOMAS G &
50	4025	LEMMON TREE PL	HERLIHY JOHN ANDREW
51	4035	LEMMON TREE PL	DEMERS CYNTHIA
52	4030	LEMMON TREE PL	JAMESON MARK L
53	4020	LEMMON TREE PL	WILLIAMS ZACHARY A
54	4015	LEMMON TREE PL	HENDRICSON AARON
55	4111	RAWLINS ST	RYEGRASS RAWLINS LLC
56	4239	LEMMON AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
57	4208	LEMMON AVE	WEST BAY INVESTMENTS LP

Label #	*Address*		*Owner*
58	4232	LEMMON AVE	XIE FAMILY TRUST
59	4243	BOWSER AVE	KELLY KEVIN J &
60	4239	BOWSER AVE	NGUYEN ELIZABETH DAN CHAU &
61	4235	BOWSER AVE	VILIUNNY MARRY
62	4231	BOWSER AVE	THOMPSON STEPHEN B &
63	4217	BOWSER AVE	JIMENEZ DOMINIC L
64	4217	BOWSER AVE	MAO YU LI
65	4217	BOWSER AVE	KENDALL EMILY J
66	4217	BOWSER AVE	LANDRY BARBARA
67	4107	BOWSER AVE	BAYMAR HOTELS & PROPERTIES INC
68	4107	BOWSER AVE	ARKA REAL ESTATE LLC
69	4107	BOWSER AVE	KUC MATTHEW WILLIAM & MARYANNE CHRISTINE
70	4107	BOWSER AVE	KILMAN CAROL A
71	4107	BOWSER AVE	MARCH HOLDINGS LLC
72	4107	BOWSER AVE	JINKS JOHN D
73	4107	BOWSER AVE	CORBAN KENNETH EARL
74	4107	BOWSER AVE	NAPOLI JOAN F
75	4107	BOWSER AVE	KITCHEN CAROLYN G
76	4107	BOWSER AVE	CHAFFEE VICKIE W & ROBERT A
77	4107	BOWSER AVE	SMITH NELSON DOUGLAS
78	4107	BOWSER AVE	LUKO OLIVIA L
79	4107	BOWSER AVE	MA KEVIN CHEN REVOCABLE
80	4107	BOWSER AVE	KARPF ADAM
81	4107	BOWSER AVE	RADNEY REBECCA L
82	4107	BOWSER AVE	WU RICHARD
83	4107	BOWSER AVE	ANWAR MUSTAFA S & EMILY Y
84	4107	BOWSER AVE	HODGE STEPHANIE E
85	4107	BOWSER AVE	ROSSI CHRISTIE
86	4107	BOWSER AVE	GOWDA UMESH KRISHNA
87	4107	BOWSER AVE	KRIETE RAYMOND G
88	4107	BOWSER AVE	CLEMONS MICHAEL

11/02/2020

Label #	*Address*		*Owner*
89	4107	BOWSER AVE	HUMMEL JOSEPH
90	4107	BOWSER AVE	MOSS AMANDA
91	4107	BOWSER AVE	ELKINS VALERIE
92	4107	BOWSER AVE	GREGG LUCILE PARKER
93	4107	BOWSER AVE	LEWENSTEIN SHIRLEY & SIMON
94	3314	DOUGLAS ST	TOMES BRYAN D
95	3314	DOUGLAS ST	VARGHESE THOMAS & RUBY THOMAS
96	3314	DOUGLAS ST	WANGLER LAWRENCE & SUSAN
97	3314	DOUGLAS ST	AYYALAPU ANITHA &
98	3314	DOUGLAS ST	GUADALUPE ISMAEL II
99	3314	DOUGLAS ST	RAM VIJAY &
100	3314	DOUGLAS ST	FARHA DOUG &
101	3314	DOUGLAS ST	GRISWOLD THOMAS AIDAN
102	4102	BOWSER AVE	ERICE KEVIN P &
103	4102	BOWSER AVE	MCGAFFIN ADAM T &
104	4102	BOWSER AVE	BROWN CHERIE &
105	4102	BOWSER AVE	BATTEL JORDAN ALEXANDER
106	4102	BOWSER AVE	SHAMS ZAINEB
107	4102	BOWSER AVE	ALVARADO HERNANDEZ JOSELITO
108	4102	BOWSER AVE	CRESPINO ANTHONY
109	4112	BOWSER AVE	WHITE JONATHON
110	4112	BOWSER AVE	FOREST RICHARD P
111	4112	BOWSER AVE	SMART JOHN L JR
112	4112	BOWSER AVE	ACQUISITION CONCEPT
113	4112	BOWSER AVE	DAUGHERTY JACQUELINE S
114	4112	BOWSER AVE	DAMMAN GREGORY J
115	4112	BOWSER AVE	MCCULLOUGH RONA Y
116	4112	BOWSER AVE	FELBER THEODORE III &
117	4112	BOWSER AVE	FRANCIS FRANK H
118	4112	BOWSER AVE	VELARDE ISAAC
119	4112	BOWSER AVE	HCP CAPITAL LLC

11/02/2020

Label #	*Address*		*Owner*
120	4112	BOWSER AVE	LITTLETON JAMES G
121	4112	BOWSER AVE	CARNEY KENNETH C
122	4112	BOWSER AVE	BECK MARK E
123	4112	BOWSER AVE	BINION DORIS
124	4112	BOWSER AVE	HERNANDEZ JORGE A
125	4112	BOWSER AVE	BECK SHARLENE
126	4112	BOWSER AVE	WALD M & CO
127	4112	BOWSER AVE	ZAZAY OMAR &
128	4112	BOWSER AVE	PLATKO DAVID W JR
129	4112	BOWSER AVE	THE LI CHING LIU LIVING TRUST
130	4115	BOWSER AVE	KGBIZ LLC
131	4115	BOWSER AVE	DAWSON FARMS LLC
132	4115	BOWSER AVE	TAYLOR ELONIA Y
133	4115	BOWSER AVE	HUEZO JUAN DAVID
134	4208	BOWSER AVE	LOPEZ MELISSA
135	4208	BOWSER AVE	GARCIA CHRISTINA LYNN
136	4208	BOWSER AVE	CANTRELL BAXTER
137	4208	BOWSER AVE	ALVES EUGENE F
138	4208	BOWSER AVE	KHATIBI KAREAM
139	4208	BOWSER AVE	FARRIS ALEXANDER
140	4208	BOWSER AVE	ROME MARK & RITA
141	4208	BOWSER AVE	JENKINS LENOX C
142	4208	BOWSER AVE	TONG SYLVIA S
143	4208	BOWSER AVE	HORTON DONALD W
144	4212	BOWSER AVE	SAMADI MEHRDAD KOLAHI
145	4212	BOWSER AVE	GHOKASIYAN SHANT &
146	4212	BOWSER AVE	CASPER BRIAN & EMMA HAMILTON
147	4212	BOWSER AVE	PETRICCIONE ANTHONY L
148	4224	RAWLINS ST	DRAKE ROBERT CASEY
149	4224	RAWLINS ST	CHICOSKY KEN L
150	4224	RAWLINS ST	GEISLER ANNE E

11/02/2020

Label #	*Address*		*Owner*
151	4224	RAWLINS ST	STAFFORD CHRISTINA B
152	4224	RAWLINS ST	CARAVEO LUIS ANGEL
153	4224	RAWLINS ST	BAUTISTA JOSHUA I
154	4224	RAWLINS ST	HAVRAN JAMES D
155	4224	RAWLINS ST	LAW MATTHEW S
156	4224	RAWLINS ST	LAMBERTZ ELKE
157	4224	RAWLINS ST	BESHEARS HANNAH JEAN
158	4224	RAWLINS ST	COX BRANDON &
159	4224	RAWLINS ST	COOPER BREANNE MARIE
160	4224	RAWLINS ST	THORNTON JUSTIN M
161	4224	RAWLINS ST	GILLEY PHILIP P III
162	3400	DOUGLAS AVE	MINDER DAVID M &
163	3404	DOUGLAS AVE	COX MATTHEW L
164	3408	DOUGLAS AVE	BAINES DONNA D
165	3412	DOUGLAS AVE	YELVINGTON RICHARD GLENN
166	3416	DOUGLAS AVE	HALL WENDELL E & KAREN O
167	3420	DOUGLAS AVE	BACK JUSTIN CHARLES & COURTNEY
168	3320	DOUGLAS AVE	BUTTON RUSSELL
169	3320	DOUGLAS AVE	NAJERA RICARDO G
170	3320	DOUGLAS AVE	CLARK CHRISTINA &
171	3320	DOUGLAS AVE	SHORE TODD
172	3320	DOUGLAS AVE	LABRADOR FREDERICK
173	3320	DOUGLAS AVE	TING ALBERT C
174	3320	DOUGLAS AVE	AUKEMAN INVESTMENTS LLC
175	3320	DOUGLAS AVE	ROCA LEONARDO F
176	4104	N HALL ST	MCKAY RYAN
177	4104	N HALL ST	BEASLEY KENNETH R
178	4104	N HALL ST	ROBINSON HOLLIE D
179	4104	N HALL ST	LITTLE HARRIET A
180	4104	N HALL ST	WOMACK JENNIFER N
181	4104	N HALL ST	MORSE WILLIAM C

11/02/2020

Label #	*Address*		*Owner*
182	4104	N HALL ST	LOPEZ DOLORES
183	4104	N HALL ST	YU YONGHAO & YANG GAO
184	4104	N HALL ST	BELTZ CHRISTINA R & JOE M
185	4104	N HALL ST	NADING KENNETH C
186	4104	N HALL ST	OLIVA LETCIA
187	4104	N HALL ST	LAWRENCE CHARLES M &
188	4104	N HALL ST	BELTZ JOE M & CHRISTINA
189	4104	N HALL ST	4104 N HALL ST APT 216 TRUST
190	4104	N HALL ST	SAVLA JAINY J
191	4104	N HALL ST	KLYMOV EUGENE YEVGEN
192	4104	N HALL ST	KINNISON RICKY LYNN &
193	4104	N HALL ST	HATLEY MARSHALL
194	4104	N HALL ST	ANDREWS JAMIE L
195	4104	N HALL ST	ROGERS JAVELETTE K
196	4104	N HALL ST	DUNST KYLE
197	4104	N HALL ST	WALKER LOUIS R
198	4104	N HALL ST	MA QINYI &
199	4104	N HALL ST	CHAU WINDON
200	4104	N HALL ST	KUMAR MANOJ BIPIN
201	4104	N HALL ST	SRO HOLDING GROUP LLC
202	4104	N HALL ST	MUNRO DIANA
203	4104	N HALL ST	AMES CHRISTOPHER J
204	4104	N HALL ST	PIONTKOWSKY DAVID M
206	4211	RAWLINS ST	LIM LIT HAW & MINYU SUN
207	4211	RAWLINS ST	DASA NAVEEN
208	4211	RAWLINS ST	CROUCH KEVIN TODD &
209	4211	RAWLINS ST	PRUNA ERNESTO
210	4211	RAWLINS ST	LUNA MICHAEL
211	4211	RAWLINS ST	SHRESTHA REKHA & SUNDARHSAN
212	4211	RAWLINS ST	CHEN CHERRY SHICHIN
213	4211	RAWLINS ST	AMANGO TRUST

11/02/2020

Label #	*Address*		*Owner*
214	4211	RAWLINS ST	MOHTADI RAMA
215	4211	RAWLINS ST	MORENO JOSE
216	4211	RAWLINS ST	THUMMALA ABHINAV
217	4211	RAWLINS ST	MASSOM LLC
218	4211	RAWLINS ST	ZHAO LEI
219	4211	RAWLINS ST	AUSTIN GREGORY D &
220	4211	RAWLINS ST	LEWIS JEFFREY M &
221	4211	RAWLINS ST	FEDERMAN JONATHAN S &
222	4211	RAWLINS ST	MCGOWAN ANN W
223	4211	RAWLINS ST	CHO JUSTIN
224	4211	RAWLINS ST	CHILTON ADAM & GELISA RENEE
225	4211	RAWLINS ST	BEALS JOSEPH D &
226	4211	RAWLINS ST	WALLIS JENNIFER L
227	4211	RAWLINS ST	KHERA ROHAN & SNIGDHA JAIN
228	4211	RAWLINS ST	DREIWITZ JEFFREY A & LINDA
229	4211	RAWLINS ST	DANIELS ERICA
230	4211	RAWLINS ST	AHN GRACE
231	4211	RAWLINS ST	SMITH ROMAN A
232	4211	RAWLINS ST	WELCH ELIZABETH ANNE &
233	4211	RAWLINS ST	WATKINS KWAME K &
234	4211	RAWLINS ST	NICHOLS LOGAN T
235	4211	RAWLINS ST	BANANI SALMAN & ALYSSA PREMJI
236	4211	RAWLINS ST	CRUZ KRISTINE ANNE &
237	4211	RAWLINS ST	TREGONING GIGI
238	4211	RAWLINS ST	BROWN CHRISTOPHER M
239	4211	RAWLINS ST	SPANGLER JEFFREY &
240	4211	RAWLINS ST	BARCUS JOHN
241	4211	RAWLINS ST	LINK WILLIAM H JR
242	4211	RAWLINS ST	WANG YANG
243	4211	RAWLINS ST	STEWART ARMOND
244	4211	RAWLINS ST	FOOMAN IMAN &

11/02/2020

Label #	*Address*		*Owner*
245	4211	RAWLINS ST	MORRISON JERRY
246	4211	RAWLINS ST	SHAH AMOL ARVIND
247	4211	RAWLINS ST	RAZA SYED & SAMREEN
248	4211	RAWLINS ST	BAXTER ANNABELLE
249	4211	RAWLINS ST	PODKOPOVA NADEJDA &
250	4211	RAWLINS ST	SWANN CAROLYN S
251	4211	RAWLINS ST	STEWART JESSE
252	4211	RAWLINS ST	DIAZ CHRISTOPHER
253	4211	RAWLINS ST	LAM TANYATRINH &
254	4211	RAWLINS ST	REE SAMUEL
255	4211	RAWLINS ST	ZAZAY OMAR
256	4211	RAWLINS ST	GUTHRIE DAN CALVIN JR &
257	4211	RAWLINS ST	BARKER JENNIFER A
258	4211	RAWLINS ST	WRIGHT AMANDA E &
259	4211	RAWLINS ST	GONZALEZMEJIA BRAULIO &
260	4118	BOWSER AVE	GAETZ JOHN
261	4118	BOWSER AVE	GOMEZFARIAS ARMANDO
262	4118	BOWSER AVE	NYER AMBER
263	4120	BOWSER AVE	PRIETO JOSEPH RAY
264	4120	BOWSER AVE	COCO MAR PROPERTIES
265	4120	BOWSER AVE	CUCI ALBA
266	4120	BOWSER AVE	LERNER DIANE L LIVING TRUST
267	4122	BOWSER AVE	CORRALES MICHELLE
268	4122	BOWSER AVE	MCCLELLAND JARED &
269	4122	BOWSER AVE	BUTCHER DAVID A & CHRISTIAN M
270	4030	RAWLINS ST	HAYES NATALIE I
271	4030	RAWLINS ST	WU CHI YUAN & WEI YING
272	4030	RAWLINS ST	WALL RICHARD JOHN
273	4030	RAWLINS ST	MEDLEY CHARLOTTE
274	4030	RAWLINS ST	DEVASHER MARTHA ATKINSON
275	4030	RAWLINS ST	CORLEW JOSEPH A

11/02/2020

Label #	*Address*		*Owner*
276	4030	RAWLINS ST	SEGLER TROY GLENN JR &
277	4030	RAWLINS ST	WU JAFFEE CHIH KAI
278	4034	RAWLINS ST	BONNING BRIDGET
279	4034	RAWLINS ST	ROE MICHAEL ALAN
280	4034	RAWLINS ST	KELLY ALAN J & ELYZA H
281	4034	RAWLINS ST	MINDE COLLEEN E
282	4034	RAWLINS ST	CHAPEL BRENDA
283	4034	RAWLINS ST	ROWAN MARCUS
284	4034	RAWLINS ST	NEGRON EDGAR E
285	4034	RAWLINS ST	NELSON SCOTT & MARTHA
286	4034	RAWLINS ST	DALSANIA JENNY &
287	4034	RAWLINS ST	GIACOBBE ROBERT L
288	4034	RAWLINS ST	FLOYD LAWSON E &
289	4034	RAWLINS ST	GILLELAND LIVING TRUST
290	4034	RAWLINS ST	VULPITTA RACHEL
291	4034	RAWLINS ST	NGUYEN VU
292	4227	RAWLINS ST	RAM VIJAY
293	4227	RAWLINS ST	KELLER JAMES ANDREW
294	4227	RAWLINS ST	WONG KEVAN L
295	4227	RAWLINS ST	JAMOUKHA FOUAD
296	4227	RAWLINS ST	OTOOLE BRIDIE &
297	4227	RAWLINS ST	SIDDONS IVAN DOYLE
298	4239	RAWLINS ST	DAMARIS IRIONDO
299	4239	RAWLINS ST	MIDDLETON RICHARD H & SUSAN L
300	4239	RAWLINS ST	PATEL VINAYCHANDRA & SUSHMA
301	4239	RAWLINS ST	WONG LEWIS
302	4239	RAWLINS ST	OSHMAN LINDSAY E &
303	4241	RAWLINS ST	HUNTLEY JACOB &
304	4241	RAWLINS ST	SSS HUMMINGBIRD LLC
305	4241	RAWLINS ST	MORGAN LYNNE W
306	4241	RAWLINS ST	STACKLE ALECHA & KIRK

11/02/2020

Label #	*Address*		*Owner*
307	4235	RAWLINS ST	DUCK KAMIAR
308	4235	RAWLINS ST	DIAZ PAULO CESAR
309	4231	RAWLINS ST	COLE JORDAN
310	4231	RAWLINS ST	KRZESINSKI GEORGE A & JANICE L
311	4231	RAWLINS ST	RUSH GREGORY D
312	4231	RAWLINS ST	WALNOHA BECKY L &
313	4231	RAWLINS ST	SAVAGE R &

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Pamela Daniel

FILE NUMBER:	Z190-158(PD)	**DATE FILED:**	December 6, 2019
LOCATION:	Northeast corner of Gulden Lane and Singleton Boulevard		
COUNCIL DISTRICT:	6	**MAPSCO:**	44 Q
SIZE OF REQUEST:	± 3.76 acres	**CENSUS TRACT:**	101.02

REPRESENTATIVE: Laura Hoffman & Tommy Mann, Winstead PC

APPLICANT/OWNER: West Dallas Investments, L.P.

REQUEST: An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to develop the site with a special office project and mixed uses. The applicant requests to create a Planned Development District to increase the maximum height; define and create allowance of a community memorial plaza; removal of the residential proximity slope on Tract 1; and deviate from the streetscape, landscape, and sign regulations.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, a revised streetscape exhibit, and staff's recommended conditions.

PRIOR CPC ACTION: On December 17, 2020, December 3, 2020, and November 5, 2020, the Commission held the request under advisement.

BACKGROUND INFORMATION:

- The request site consists of nine undeveloped parcels utilized as required parking for the existing retail and personal service uses to the west across Gulden Lane. Currently, a parking agreement exists that provides 241 required off-street parking spaces to satisfy the parking requirement for the existing uses.

- According to 2013 Google aerials, the request site was once developed with auto-related and industrial warehouse uses along the larger portion of the property fronting Singleton Boulevard while two single family dwellings appear to be developed on the remaining seven parcels fronting along Gulden Lane.

- According to Google aerials, the industrial warehouse uses, and single-family dwellings appear to have been demolished between October 2013 and March 2015.

- The applicant requests to create a new Planned Development District with two tracts (Tract 1 and Tract 2) to allow a special office project that proposes the following:

    1) definition and allowance of a “community tribute plaza” on Tract 2;

    2) remove the residential proximity slope on Tract 1;

    3) allow a maximum height of 400 feet in Tract 1;

    4) deviate from the front and side yard setbacks as permitted within a GO General Office District;

    5) remove the urban form setback and tower spacing setback requirements;

    6) deviating from the streetscape standards as required by the West Dallas Urban Structure and Guidelines Area Plan (the Structure);

    7) allow Tract 1 and Tract 2 to be considered as one lot when calculating the floor area ratio;

    8) allow office uses to require one space for each 366 square feet of floor area or in Chapter 51A, whichever is less rather than complying with the required ratio of one space for each 333 square feet of floor area, require no off-street parking for the proposed community memorial plaza;

    9) increase the number of allowable signs and sign types; and,

10) Allow shared improvements between Tract 1 and Tract 2 consisting of driveways, paved areas, fire lanes, and similar horizontal improvements.

- The proposed development plan has been revised to reflect a wider and longer pedestrian path, an open space area along the southeastern portion of the site, and the conditions have been revised removing the request for district identification signs and roof signs. The City Attorney Office, CAO has outlined concerns with roof tops signs, requested in PDs. As a result of the determination, rooftop signs are now limited to district identification signs, as an alternative. Staff does not support the inclusion of the open space due to the location along a major arterial road and the open space encroaching into a required 26-foot-wide fire land that encircles the development and prevents the open space from containing pedestrian amenities.

- As requested by the Commission, the development plan fails to provide an elevation for the office tower or garage podium and/or a varied height plan (like Z190-180) to better determine how the proposed height would be staggered with the maximum height moving east and away from the residential properties.

Zoning History: There have been four recent zoning cases within the vicinity in the past five years.

1. **Z190-180:** On January 7, 2021, the City Plan Commission will hear a request for a Planned Development District for office and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, located on the north side of Singleton Boulevard, between Bataan Street and Herbert Street.

2. Z189-350: On March 25, 2020, the City Council approved an amendment to Planned Development District No. 891 by incorporating property zoned an IR District into and expanding PD No. 891.

3. Z156-302: On September 28, 2016, City Council approved the expansion of Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

4. Z112-319: On June 13, 2016, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Singleton Boulevard	Major Arterial	88 feet
Gulden Street	Collector	56 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and finds that the deviation from the Complete Streets Manual regarding streetscape standards will not significantly impact the surrounding roadway system.

Comprehensive Plan:

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

The applicant's request generally complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.1 Implement the Trinity River Corridor Plan.

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

ECONOMIC ELEMENT

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

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

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

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

Policy 5.1.2 Define urban character in Downtown and urban cores.

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

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

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

This project has the potential to meet several goals of the comprehensive plan. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a large format specialty office use, specialty retail and a community open space that honors notable members of the community. The proximity to the Margaret Hunt Hill Bridge and the quality of the design will make the site a feature within the neighborhood and of the City.

Area Plans:

On March 9, 2011, Council approved the **West Dallas Urban Structure and Guidelines Area Plan** (**the Structure**). This document provides a template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH-30, and Sylvan Avenue; and envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors. This expansion of the planned development district helps to implement the West Dallas Urban Structure and Guidelines.

The Structure was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed discussion and interaction with the applicant in order to reach a consensus around the vision for the area. The development objectives include:

1. Preserve, enhance, conserve the La Bajada community in its entirety;

2. Re-Create Singleton Boulevard and Commerce Street as handsome "parkway" streets entering the inner city;

3. Create a new neighborhood spine street of retail and services with high-density mixed-use clustered along it;

4. Step-down in density from the new neighborhood spine east, west and toward La Bajada;

5. Development of three to four (3-4) active mixed-use nodes at major intersections;

6. Allow for incremental rehabilitation and infill re-development of properties east, west, and south of new neighborhood spine as demand emerges, and;

7. Create a high-density, residentially focused neighborhood along the levee with connections into the Trinity Park.

As determined by Planning staff involved in the research, community engagement, and creation of The West Dallas Urban Structure and Guidelines Area Plan, (the Structure), the seven objectives listed above comes down to three primary goals: to enhance and protect La Bajada, encourage incremental development, and foster new development that complies with the vision. The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from La Bajada and concentrating the opportunities for density along a newly-established Herbert Street spine that runs from Singleton to West Commerce Street. As an investment in this key

move to reformat the built environment in the area, the City of Dallas included $34 million in the 2012 Bond Program to design and construct underpasses under the existing Union Pacific Railroad. This improved connectivity places the target for growth south of Singleton Boulevard; however, its success hinges on concentrating growth in a manner that establishes Herbert Street as the central spine street that includes key development nodes and high density from W. Commerce Street to Single Boulevard with a step-down in density from east, west, and north toward La Bajada. **The West Dallas Urban Structure and Guidelines Area Plan** (**the Structure**) for purposes of brevity will be referred to as "The Structure" in this report.

The Structure anticipates development in this area to reach a population of 24,000 with approximately 16,000 units of mixed-income housing, over two million (2,000,000) square feet of commercial or employment area, and 100 infill lots for single family housing within the La Bajada community. The Structure identifies nine envisioned neighborhoods describing a unique character, vision, and combination of land uses. The Structure outlines the request site as being within the Trinity Point neighborhood. The vision of Trinity Point is to ensure that the West Dallas Gateway for the Margaret Hunt Hill & Continental Bridges is developed with a range of building heights announcing arrival from the east with strong orientation to the Trinity River. The recommended uses consist of high density residential with retail at grade, high density office with retail at grade, hospitality, multifamily with retail at grade plus office, townhome, outdoor/indoor market, and a park. The growth scenario is approximately 6,000,000 square feet of new development in this high-density area along with 3,500 housing units.

The **Trinity River Corridor Comprehensive Land Use Plan**, adopted by Dallas City Council in March 2005 and revised by Dallas City Council on December 9, 2009, serves as a framework for a coordinated approach to the Trinity Project infrastructure improvements, land use and economic development. Its broad vision describes the character this corridor should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. It provides guidance regarding appropriate land uses and development patterns for the corridor that can be used by citizens, property owners, City officials, and staff as they review specific development proposals. Within this larger plan lies West Dallas. With its strategic location across the Trinity from downtown, it is envisioned to follow a mixed-use development pattern. This pattern should incorporate a vibrant mix of residential and employment uses at a lower density than that found in downtown but providing residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. The Trinity River Corridor Comprehensive Land Use Plan is an updated and refined vision for this area. Thus, the Trinity River Corridor Comprehensive Land Use Plan is a central component of the *forwardDallas! Comprehensive Plan* for the entire City of Dallas. Its objectives, preferred land use plan and other policies

establish the development direction for this part of Dallas within the context of the overall *forwardDallas! Comprehensive Plan*. **Trinity River Corridor Comprehensive Land Use Plan Land Use and Urban Design Throughout the Trinity:** https://trinityrivercorridor.com/resourcess/Shared%20Documents/clup-complete.pdf

The Trinity River Corridor Comprehensive Land Use Plan is the blueprint for the future. The plan contains seven chapters, including the introduction. The following are the chapters:

1. ***A Vision to Transform Dallas' Trinity River Corridor***, which imagines the future of this corridor and describes its key features;
2. ***Land Use and Urban Design Throughout the Trinity Corridor***, which explains the overall principles that should guide land use and urban design in all parts of the Trinity Corridor;
3. ***Implementation Strategies Throughout the Trinity Corridor***, which explains the capital projects and other tools needed to carry out this plan;
4. ***Trinity Corridor District Plans***, which provides more detailed direction about the development patterns in particular parts of the corridor;
5. ***Creating This Plan***, which summarizes the process used to prepare this plan; and
6. ***Background Documents***, which lists the resource reports produced during the planning process.

Since, the revised Area Plan is a Plan that incorporates The Structure but also provides detailed guidelines for development types, land uses, design, implementation, staff felt it necessary to include the aforementioned chapters to outline the consideration for application and specificity in the revised Trinity Corridor Comprehensive Land Use Plan. Additionally, staff has copied the link in the report, for convenience.

The Preferred Land Use Plan

A result of detailed analysis by professional staff and consultants, as well as extensive input from citizens and stakeholders at each stage in the development of Trinity River Corridor Comprehensive Land Use Plan is The Preferred Land Use Plan. The Preferred Land Use Plan serves as the long-range land use and development plan for the Corridor. In this capacity, the comprehensive land use plan will be the policy reference for City staff, the City Plan Commission, and the Dallas City Council when they consider decisions affecting land use in the corridor. In addition to the land use plan's importance for the public sector, the plan directs the private sector regarding the community's preferences for how development should take place. The **Trinity River Corridor**

Comprehensive Land Use Plan for purposes of brevity will be referred to as “The Trinity” in this report.

Comprehensive land use plans use many techniques to convey their policy direction. The Trinity defines a set of 33 land use types that are appropriate in one or more locations throughout the Trinity River Corridor. These land use types are then combined into 15 land use modules. Each module includes several land use types; the mix of these types within a module defines the character of an area’s development. Finally, the land use modules are applied to the map of the Trinity River Corridor to create a Preferred Land Use Plan. Each land use module has a core land use type that serves as the primary focus of the area. Several secondary land uses support the primary use. Recommended land use percentages provide a balanced mix of primary and supporting uses. The land use mix by these percentages create an opportunity for balance of land use and transition. Optional land uses can be substituted for the secondary land uses, but not the primary land use type. A flexibility factor for the primary and secondary land uses allows the mix of land use types in each module to vary as necessary to take advantage of market trends while maintaining community values.

Since, The Trinity covers the entire corridor and illustrates the City’s policy direction for future development and redevelopment, staff will utilize The Trinity when evaluating the request. The Trinity designates the request site as a Community Corridor module with a primary land use of Retail-Community at a flexibility factor of 25%, Office-Regional at a flexibility factor of 25%. Secondary land uses consist of mixed use A with a flexibility factor of 20%, Residential-Multi-Family 3 with a flexibility factor of 5%, Entertainment with a flexibility factor of 5%, and Civic with a flexibility factor of 5%. Optional land uses consist of park and open space at a flexibility factor of 5%, Industrial-Distribution with a flexibility of 5%, and Retail-Neighborhood at a flexibility factor of 10%. For reference, please see the Community Corridor preferred land use description below.

The Retail-Community land use describes a preferred land use pattern of retail uses that serve community populations within a two-mile radius and is comprised of a major anchor tenant and multiple inline lease spaces. While the Office-Regional land use describes a preferred land use pattern of uses that provides office space for professional services and clients seeking multi-story office spaces with maximum stories ranging between four-to-nine story commercial development. For reference, please see the Office-Regional preferred land use description below.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	IR	Surface parking lot
North	IR, A(A)	Undeveloped, walking trail
East	A(A)	Trinity River Floodway, walking trail, Margaret Hunt Hill Bridge
South	IR, SUP No. 573	Concrete Batch Plant, Electrical Substation
West	IR, R-5(A) w/NSO No. 13	Restaurant, personal service, single family

Land Use Compatibility:

The combined site contains 3.76 acres of land exclusive of right-of-way. According City records a Certificate of Occupancy for a building with approximately 9,760 square feet containing an auto-related and industrial warehouse use operated in the portion fronting along Singleton Boulevard in 2013. Similarly, Google aerials depict the parcels fronting along Gulden Lane containing two single family dwellings in 2013. All improvements appear to have been razed between 2013 and 2015. Currently, the request site contains off-street parking spaces. These off-street spaces serve to satisfy required parking requirements for the development across Gulden Lane to the west. Through an executed document, the parking agreement provides 241 required spaces for the restaurant and retail uses.

Surrounding land uses consist of an undeveloped tract and a walking trail to the north; the Trinity River Floodway, and Margaret Hunt Hill Bridge to the east; a concrete batch plant and electrical substation to the south; and restaurant and personal service use to the west, and single family use to the southwest.

The request seeks to develop the site with two tracts, (Tract 1 and Tract 2). Tract 1 proposes a 400-foot office tower use with a maximum floor area of 650,000 square feet, and mixed uses to include an institutional and community service use consisting of a community tribute plaza, office uses, a financial institution without drive-in window, a commercial parking lot or garage, general merchandise or food store 3,500 square feet or less, a general merchandise or food store greater than 3,500 square feet, personal service uses excluding tattoo or body piercing studio or massage establishment, and a

restaurant without drive-in or drive-through service use. Tract 2 proposes only the development of a community tribute plaza, as defined in the conditions.

The area encompassing the request site is unique in the aspect of having adjacency to Downtown, the Design District, Victory Park, and the recreational opportunities of the planned Trinity Park. The area is home to a strong and vibrant Mexican American neighborhood that comprises the residential core for the community. Having undergone decades of disinvestment the area is burdened by negative external perceptions. Since the completion of the Margaret Hunt Hill Bridge, the area and request site acts as a gateway into West Dallas, "Trinity Groves" and the La Bajada Neighborhood. Previous disinvestment and disconnection from the rest of the City created challenges that gave the impression of a declining urban environment. However, reinvestment into the community is awakening the desire to enhance and utilize the area's advantages to create a more desirable place to live, conduct business, and experience unique cultural and urban amenities.

Development Standards:

SUBDISTRICT	SETBACKS		FAR	Height	Lot Coverage	Additional Provisions	PRIMARY Uses
	Front	Side/Rear					
IR Industrial	15'	30' res adj OTHER: No min.	.5 Retail & personal srvc .75 lodging, office, retail & personal srv 2.0 all combined	200'	80%	RPS	Light industrial, office and supporting commercial uses
PD Applicant's Request	6'/50' for portions above 85'	10'	650,000 sqft 4.5 Tract 1 3.9 Tract 1 & 2 combined	400' 30' Tract 2	80%, 40% of bldgs over 85' & 30% of bldgs. over 120'	RPS on Tract 2	Office tower, institutional and community service, retail and personal service uses
PD Staff's Recommendation	6'/50' for portions above 85'	10'	650,000 sqft 4.5 Tract 1 3.9 Tract 1 & 2 combined	300'Tract 1 30' Tract 2	80%, 40% of bldgs over 85' & 30% of bldgs. over 120'	RPS on Tract 2	Office tower, institutional and community service, retail and personal service uses

The following development standards are proposed with this request:

- Reduce the front yard setback from 15 feet to six feet and 50 feet for portions of a building above 85 feet in height along Gulden Lane and prohibit urban form setback and towering spacing. Staff supports this request because it creates a more urban environment along the street frontages and orients the portion of the property designated for the proposed tower portion on the parcel fronting Singleton Boulevard. Additionally, the applicant has sought to provide a kind of tower spacing by conditioning and varying maximum lot coverage percentages to varied heights. For example, the maximum lot coverage for any portion of a building greater than 85 feet in height is 40 percent.

- Define and allow a community tribute plaza on Tract 2. Staff supports this request since the proposed development seeks to facilitate commercial and social interaction by simply placing people together in a relatively compact and walkable space. The compactness of people, buildings and activities make urban amenities possible promoting vitality and diversity. By allowing a community tribute plaza the development is creating open spaces where local residents can meet, socialize, and provide the community a sense of pride, place, and belonging. Further, The Community Corridor Module describes parks and open space as an optional land use. The preferred land use pattern of uses includes public and private parks, open space, golf courses, equestrian centers, large gardens, and outdoor structure placements. provides guidelines for public art that connects people to one another and builds strong communities.
- Remove the residential proximity slope on Tract 1, increase the FAR from 2.0 as allowed in an IR District to 4.5-to-one, and increase the height from 200 feet to 400 feet. The underlying GO General Office District proposed by the request allows a maximum FAR of 4.0 and a maximum height of 240 feet. This tract is currently zoned an IR Industrial Research District and allows a maximum height of 200 feet. RPS originates from the residential dwellings northwest of the request site. In reviewing this request, staff considered the guidelines and vision of The Trinity Plan and the community's interest and determined that in planning for growth a variety of tools should be utilized and considered to balance and integrate growth. Since, The Trinity Plan envisions economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, alongside the river's meandering environment, density and height are tools that must be considered. The ability to achieve higher density in existing communities through infill development and reuse of existing structures while also encouraging denser and taller new development are all key. Density and height combined with inviting streetscapes and open spaces increase walkability and therefore decreases our reliance on the automobile. Dense development redirects the focus of current

growth away from the periphery and concentrates uses in the core of the city where infrastructure and services can efficiently be increased. Staff believes that the location of the proposed Tract 1 along Singleton Boulevard and the Margaret Hunt Hill Bridge combined with the request to ensure that Tract 2 seeks to provide a balance between private development and public good that incorporates the social, economic and environmental needs of the desired vision and objectives therefore, staff recommends a maximum height of 300 feet. Additionally, staff considered the design which provides reduced lot coverages for the development at varied heights to break-up massing and support The Trinity's general design concepts encourages patterns of development with building orientation that do not restrict views from the river's edge. For reference, please see the Urban Design Principles illustration below. Staff also researched PD's that have adjacency to the Trinity River for comparative analyses. In reviewing PD No. 784, the Trinity River Corridor Special Purpose District, and PDD No. 468, the Oak Cliff Gateway Special Purpose District, staff surmised these PDs work to enforce the guideline and protection of the view and policies of the Trinity Plan. The purpose of PD No. 784, the Trinity River Corridor Special Purpose District is to integrate urban design into land use and development regulations and to define the desired scale and character of a particular area. Form-based zoning focuses on controlling the form and placement of buildings on a lot by describing the building types that may be developed, what the sidewalks and public spaces should look like, and how these elements relate to one another. Form-based zoning also uses simple graphic depictions to illustrate the required zoning and development regulations. As such, the district has prescribed regulating plans with maximum height regulations and yard, lot, and space regulations to control the form and placement of buildings along the river. To do so, the regulating plan permits a maximum height of 300 feet with a minimum height of 36 feet. For reference, please see the Illustration 304A: Regulating Plan below. Similarly, PD No. 468, the Oak Cliff Gateway Special Purpose District is a gateway just as the request site is a gateway from Downtown to West Dallas. As such, the district has prescribed a maximum height of 300 feet with a maximum number of 20 stories allowed above grade.

The adjacent properties to the south and west are largely zoned an IR Industrial District with a maximum allowable height of 200 feet. Since an IR District allows a maximum height of 200 feet with a maximum of 15 stories, the plate height for each story is approximately 13 feet. Making allowance for the urban design standards, the public amenity of approximately 21,715 square feet, and architectural design standards, outlined in staff's recommendation, the trade-off in an additional 100-feet will provide a maximum height of 300 feet and a maximum allowable stories of 20. Considering the encouragement of density

envisioned along Singleton Boulevard, the existing height allowance will prevent the skyscraper effect, and protect views.

- Utilizing both Tract 1 which proposes the office tower and Tract 2 which proposes the community tribute plaza being considered as one lot when calculating the floor area ratio. The request does seek to consider Tract 1 and Tract 2 as one lot for the purpose of reducing the floor area ratio calculation. If allowed the total of both lots provides a lot area of 163,744. The maximum proposed floor area for the new development is 650,000 square feet. This will provide a maximum FAR of 3.96 or 4.0-to-one while only utilizing Tract 1 in the calculation with a lot area of 142,089 and the same maximum floor area for the proposed developed being 650,000 square feet, the maximum FAR will be slightly more at 4.5-to-one. Since the difference of 4.0-to-one and 4.5-to-one is minimal, staff supports the request to consider both lots as one when calculating the floor area ratio.

- Decreasing the off-street parking requirement by increasing the ratio from one per 333 to one per 366 and requiring no parking requirements for the community tribute plaza on Tract 2. Staff recognizes that an office use typically generates less parking than retail and personal service uses and can support a reduction of the off-street parking ratio for office uses. Additionally, the request site currently provides a parking agreement providing 241 required spaces for the adjacent retail and personal service uses to the west across Gulden Lane. Staff has concerns with how the off-street parking compliance can be met for the adjacent property during construction of this project which has not been addressed.

- Increase the number of allowable signs and sign types. The Trinity Plan does not prescribe language regarding signage. The Structure provides guidelines for signage to provide effective communication with the public requiring clear, concise delivery of understandable message through a certain medium. Signage in West Dallas should be of high quality and designed to offer a positive image and identity. Signage should enhance overall property values and the visual environment in West Dallas by discouraging signs which contribute to the visual clutter of the streetscape. Staff has reviewed the request and determined that the requested signs and sign types will not support the vision for the area.

  The proposed two project announcement signs propose an increased effective area of 1,000 square feet, and 1,500 square feet, respectively. Under the current zoning regulations for signs on this site, attached signs are allowed to cover up to 25% of the primary elevation and up to 15% of the secondary elevations. However, any attached sign located within 100’ of private property in a non-business zoning district, is restricted to 40 sq. ft. A digital display is

allowed where any other sign is allowed, however the size must be reduced to 50% of the allowed square footage for that sign or 50 sq. ft., whichever is more. It is important to note that PD No. 891 which lies west of the request site along Singleton Boulevard allows ten project announcement signs with a maximum effective area of 1,500 square feet. While none of these signs have been permitted or requested, staff believes it is reasonable to assume that because the signs require an SUP application that require a site plan and renderings to be considered, application submittals for these signs are hampered. Staff is of the opinion that having the added provision, regulation, and oversight of an SUP discourages application submittal since a site plan and elevation renderings are required to be submitted for review. Additionally, in reviewing these requests, PD 891 and PD 468 allows staff, the Commission, and Council to consider the following criteria when determining whether to grant a Specific Use Permit:

1) Effect on view corridors into and out of the Property.

2) Effect on views to and from area parks and landmarks, including the Trinity River Park and the Margaret Hunt Hill Bridge.

3) Effect on public open space and parks.

4) Effect on residential uses within the Property.

All criteria considered, staff believes that staff, the Commission, or Council would not support these types of signs and have therefore discouraged application submittals for these kinds of large signs. Attached signs are limited to eight words over four-inches-tall per façade (words less than four inches in height can be used with restriction as to number). Similarly, staff also researched PD 784 and PD 468 due to river proximity. PD No. 784 does not permit these kinds of signage. Subdistrict H within PD No. 468 also allows ten project announcement signs with a maximum effective area of 1,500 square feet. In addition to the provisions of 51A, the ordinance requires staff to consider factors similar to the criteria for an SUP as previously mentioned and does not allow these signs on structures over 200 feet. Again, none of these signs have ever been permitted. While staff strongly discourages permitting these signs, staff makes the reasonable suggestion that should the Commission choose to permit these signs that these signs are permitted by SUP only, utilizing the added SUP language above. All things considered and the proximity of the site to the protected single family residential district to the southwest, The Trinity Plan not permitting these signs and only allowing signs per the Development Code, and the vision and purpose of The Trinity Plan and The Structure, staff cannot support the sign request for project announcement signs.

- Allow shared improvements between Tract 1 and Tract 2 consisting of driveways, paved areas, fire lanes, and similar horizontal improvements.

  Staff does not support the request to allow surface parking on Tract 2. The request has received staff support due to the designation of Tract 2 being allowed only that of an open space or public amenity for the benefit of the community. Building Inspections has similar concerns with the lack of definition that can lend itself to subjective interpretation of "similar horizontal improvements." While the conditions do not state the intention for surface parking, staff strongly believes that parking is the intention due to the added language of "similar horizontal improvements" that can only be interpreted as surface pavement. If the concern lies with utilizing a shared drive for access or a fire lane, BI has confirmed that the condition, is not needed and strongly discouraged, since a mutual access agreement can be submitted at permitting. Additionally, The Trinity Plan does not envision surface parking in the area.

Overall, staff supports the request subject to staff's recommended conditions as described in this report. However, staff does believe that more consideration should be given to the development of Tract 2 to ensure that the requested increases in development rights are contingent on the development of the public amenity being offered to the community. Staff's support comes from conservation of the existing La Bajada neighborhood, encouragement of incremental growth, and the creation of a dense east/west center spine focusing development pressure away from the existing neighborhood, as described in The Trinity. Additionally, the request site's location at a major entry point into West Dallas from downtown, the proximity to the Margaret Hunt Hill Bridge and the Trinity River offers more of a transitional character that can support more height and density with attention to design consideration at the edge of the existing La Bajada neighborhood. As detailed in the preferred land use modules, the detailed plan will no doubt be appropriate, but **only** when consistent with the intent of this The Trinity Plan and the underlying design principles, objectives and guidelines established in the area plan.

Parking:

Off-street parking will be provided for each use in accordance with the Development Code. The applicant proposes an office project with a mix of uses consisting of retail, restaurant and office uses. Office uses require one space per 333 square feet of floor area however the request seeks to reduce the off-street parking requirement by increasing the ratio to one space per 366 square feet of floor area. Retail related uses generally require one space per 220 square feet of floor area. Restaurant uses require one space per 100 square feet of floor area. Staff supports the request since it is

understood that office uses usually generate less parking than is required and because the additional permitted uses will not deviate from the Code requirement.

Signs:

The Sign Division has reviewed the requested sign provisions and cannot support the request for the following reasons:

1) As required in Article VII, banner signs are only allowed on streetlight poles however the request does not clarify where the signs are allowed. Requests for banner signs are regulated by Special Events and the PD cannot circumvent the processes. Further banner signs are not allowed for individual tenants or businesses and cannot be regulated if permits are not required, as requested.
2) Projections of light cannot be projected across property line, but the request proposes to do so with residential adjacency;
3) Promotional signs as defined in the request seek to allow signs that benefit the city. This objective and clarification on the events that benefit the city should be clearly stated. As an example, from another part of the Code, Sec. 51A-7.903(26)(C) - "supported by a resolution of the city council that recognizes the activity or event as significantly benefiting the city"; and,
4) Generally, temporary signs are not allowed in most of the city. To allow two at any given time, located anywhere in the district, attached, or detached, up to 1,500 sq. ft. for 180 days at a time is excessive. Especially, if they are allowed to promote individual tenants. Essentially these are supergraphics that can also be detached signs and should be discouraged near residential districts.

Tailoring the proposed sign request to the proposed development, staff understands that the building is more than 200 feet wide and may be allowed with a maximum height of 400 feet. Per my calculation, one façade allows a minimum of 12,000 square feet of allowed sign area for all signs to share on each side of the building under the provision for business rules for attached signs. Additionally, for secondary facades a minimum of 20,000 square feet of allowed sign area will be permitted to share on each side of the building. Per 51A-7.216(a) 50% of that allowed area could be digital displays. There is nothing in business rules that would limit them from putting another digital sign, of the same size or larger next to the ones being proposed and advertising premise based messages on them. Based on this, the allowed square footage does not support the request for additional square footage for these signs. They will need to comply with what is allowed by right, other than the message. Further, it is also worth mentioning that Sec. 51A-7.308(e)(5) and Sec 51A-7.308(e)(4) of the Development Code states that digital display signs may not be located within 300 feet of any lot located in a residential district, measured radially, and digital display signs may not be located within 2,000 feet of the Trinity River, measured from the center line of the Trinity River. To

staff, this expresses the importance of protecting residential districts and development along the Trinity River from large signs of this nature since they more often than not are distracting and nuisances.

Banners signs or temporary signs often referred to as special purpose signs are not allowed outside of SPSDs and a very limited number of PDs. Several years ago, Council remove these types signs entirely from the general zoning districts. Those that remain in the city have specific requirements that limit the location specifying where these signs can be hung (light poles only) and the advertised content (promotional or district identification). Therefore, should the Commission choose to approve the use of banner signs, staff suggest the same limitations imposed by Council regarding location and content.

Landscaping:

The mandatory requirements of Sec. 10.125 and landscape design option points in Sec. 10.126 of Article X, as amended are not applicable in this district since none of the conditions below exist.

- No site trees
- No landscape design option points
- No interior zone landscaping (including site trees)
- No residential buffer zone
- No screening of off-street loading (NA)

This directs all landscaping to the street exhibits and text for planting the tower site and the multipurpose area.

ASSESSMENT: The site is highly developed in close proximity to the street frontage and the proposed structure encompasses the bulk of the lot. It provides minimal ability to meet Article X provisions, so the reductions are to scale to the availability of space. Added Singleton easements would hinder site tree planting along the frontage and ROW near the bridge. This site best conforms to this type of limited landscape ordinance or to a landscape plan for approval by Council. The building and pervious surface is not likely to be scaled back.

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). Portions of the property to the north along Pueblo Street are within an identifiable “H” MVA cluster while the remaining parcels are not within an identifiable MVA cluster. The request is immediately adjacent to an “H” MVA cluster to the west, northwest, northeast and an “E” MVA cluster to the southeast across Singleton Boulevard to the southeast.

LISTS OF OFFICERS

West Dallas Investments, LP
J. Stuart Fitts, Managing Partner
Philip Romano, Managing Partner
Larry McGregor, Managing Partner

Proposed PD Conditions
ARTICLE ____.

PD ____.

SEC. 51P-____-101. LEGISLATIVE HISTORY

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____ ____, 2020. (Ord. No. _____)

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

PD ___ is established on property generally bounded by Singleton Boulevard on the south, Gulden Lane to the west, and the Trinity River to the north and east. The size of PD ___ is approximately 3.76 acres.

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

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

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

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

(d) COMMUNITY TRIBUTE PLAZA means a building, monuments, enhanced pavement, outdoor seating, shade structures, pedestrian pathways, lighting, or other improvements and structures on Tract 2 containing information intended to honor current and past community residents and stakeholders.

(e) MASSAGE ESTABLISHMENT means a massage establishment as defined by the Texas Occupation Code 455, as amended, where massage is practiced by anyone not a duly licensed physician or chiropractor. This term does not include, however, duly licensed beauty parlors or barbershops, gyms, fitness studios, or a place wherein registered physical therapists treat only patients recommended by a licensed physician. MASSAGE means a massage as defined by the Texas Occupation Code 455, as amended, but does not include massage by duly licensed physicians and chiropractors, registered physical therapists who treat only patients recommended by a licensed physician, massage services provided in conjunction with a gym or fitness studio, or massage practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(f) PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.

(g) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing 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. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(h) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

SEC. 51P-____-104. EXHIBITS.

The following exhibits are incorporated into this article:

(a) Exhibit A: Development plan.

(b) Exhibit B: Streetscape Standards.

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

(a) Development and use of the Property must comply with the development plan (Exhibit __A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) This district is divided into two tracts: Tract 1 and Tract 2 as shown on the development plan.

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

(a) Tract 1. On Tract 1, the following uses are the only main uses permitted:

(1) Institutional and community service uses.

-- Community tribute plaza.

(2) Office uses.

-- Financial institution without drive-in window. [*only in the same building as an office use.*]

-- Office.

(3) Retail and personal service uses. *[See Section 51P-___-106(b) for use restrictions.]*

-- Commercial parking lot or garage

-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- Personal service uses. *[Excluding tattoo or body piercing studio or massage establishment.]*

-- Restaurant without drive-in or drive-through service.

(b) Tract 2. Except as otherwise provided in Section 51P-__106(e), on Tract 2, the following uses are the only main uses permitted:

(1) Institutional and community service uses.

-- Community tribute plaza.

(c) Additional provisions for retail and personal service uses on Tract 1.

(1) A general merchandise or food store, personal service use, or restaurant without drive-in or drive through service is only allowed on the first two floors in the same building as an office use.

(2) A commercial parking lot or garage is only allowed if located on the same building site as an office use.

(d) Additional provisions for Tract 2. The only structures permitted on Tract 2 are architectural elements, such as spires or pillars; flag poles; sculptures; tables and seating areas; pavilions, shade structures, colonnades, pergolas, gazebos, or other similar structures that are not fully enclosed. Any structures on Tract 2 are not required to be shown on the development plan.

Staff Recommendation:

~~(e) Shared improvements between Tract 1 and Tract 2. Driveways, paved areas, and fire lanes, for uses on Tract 1 may be located on Tract 2.~~

Applicant's Request:

(e) Shared improvements between Tract 1 and Tract 2. Driveways, paved areas, and fire lanes for uses on Tract 1 may be located on Tract 2.

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

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

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

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations in the GO(A) General Office district apply to this district.

(b) On Tract 1, the residential proximity slope does not apply.

(c) On Tract 2, no building may be located above the residential proximity slope.

Staff's Recommendation:

(d) Height for Tract 1. Maximum structure height is ~~400~~ 300 feet.

Applicant's Request:

(d) Height for Tract 1. Maximum structure height is 400 feet.

(e) Height for Tract 2. Maximum structure height is 30 feet.

(f) Front Yard.

(1) Except as otherwise provided, minimum front yard is 6 feet.

a. For portions of a building above 85 feet in height, minimum front yard is 50 feet.

b. No urban form setback is required.

(g) Side and Rear Yard.

(1) Minimum side and rear yard is 10 feet.

(2) No tower spacing setback is required.

(h) Lot coverage.

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

(2) Maximum lot coverage for any portion of a building greater than 85 feet in height is 40 percent.

(3) Maximum lot coverage for any portion of a building greater than 120 feet in height is 30 percent.

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

(i) Tract 1 and Tract 2 are considered one lot for purposes of floor area ratio calculations.

SEC. 51P-____-109. URBAN DESIGN REQUIREMENTS FOR TRACT 1.

(a) In general. Development on Tract 1 must comply with the following urban design requirements.

(b) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all pedestrian entry points to a parking structure or building:

(1) Arcade,

(2) Arch,

(3) Canopy,

(4) Awning,

(5) Turret,

(6) Portal,

(7) Cantilevered building above entrance, or

(8) Similar architectural feature.

(c) Ground story transparency. The portion of the main building indicated on the development plan as wrapping around the parking garage must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height.

(d) Parking structures.

(1) Parking levels must be concealed by floor area of the main building where indicated on the development plan. Except where parking levels are concealed by the main building, sloping ramps located at the perimeter of garage structures must be screened through the use of vegetation, panels, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view. If panels are used, panels such as metal panels or perforated metal panels are recommended. The garage is not required to be fully enclosed to satisfy this condition.

(2) Exterior parking structure facade openings must provide solid screening with a painted, stained, or recommended masonry finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(3) Along Gulden Lane, a minimum of every 200’ of facade length must provide variation within the vertical plane of a minimum of 5’.

(4) The ground-level must contain pedestrian entrances separate from the entrances for vehicular traffic. At least two pedestrian entrances must be located on Gulden Lane, and at least one must be located along the northern façade of a building or parking structure on Tract 1 facing Tract 2.

(5) All vehicular garage entrances adjacent to a street shall incorporate an enhanced paving strip of at least 10 feet in width, consisting of unit pavers, textured/scored concrete, or other enhanced paving materials.

Staff’s Recommendation:

(6) Murals, ~~enhanced lighting and imaging, or similar artistic installments~~ may be utilized on exposed portions of the garage to enhance visual appeal and compliment the pedestrian experience.

Applicant’s Request:

(6) Murals, enhanced lighting and imaging, or similar artistic installments may be utilized on exposed portions of the garage to enhance visual appeal and compliment the pedestrian experience.

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

(a) In general. Except as provided in this section, consult the use regulations in Division 51A 4.200 for the specific off-street parking and loading requirements for each use.

(b) Off-street parking spaces may be used to provide parking for community events during evenings, weekends, and holidays with permission of the property owner.

(c) Office use. One off-street parking space for each 366 square feet of floor area or as provided in Chapter 51A, whichever is less.

(d) Community Tribute Plaza. No parking is required for a community tribute plaza.

(e) Below grade parking structures. Below grade parking structures may extend to the lot line and across lot lines within this district.

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

See Article VI.

SEC. 51P-____-112. LANDSCAPING.

(a) Application. This section only becomes applicable to a lot or tract when the nonpermeable coverage on the lot or tract is increased by more than 2,000 square feet within a 24-month period, not including portions of pedestrian pathways that are between three feet in width and 15 feet in width.

(b) Definitions and standards. Except as provided in this section, the definitions and conditions of Article X apply. If there is a conflict, the text of this section controls.

(c) Mandatory landscaping requirements.

(1) Perimeter landscape buffer strip. A landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where adjacent to an existing single family use, exclusive of driveways and accessways at points of ingress and egress to and from the lot. The buffer strip must be at least 10 feet wide.

(2) Community plaza buffer and trees. A minimum five-foot-wide landscaped strip must be located along the northern and eastern boundaries of Tract 2. A minimum four-inch-caliper large tree must be located every 30 feet, or fraction thereof within the landscaped strip, unless prohibited by existing conditions in which case the trees shall be spaced as recommended by the arborist. The buffer may be included as part of the perimeter landscape buffer strip.

(3) Surface parking lot trees. No surface parking space may be located more than 75 feet from the trunk of a large tree. Each tree must have a caliper of at least four inches and may not be planted closer than two and one-half feet from any pavement. Each large tree must be provided a minimum of 160 square feet of surface area.

(d) Street buffer zone and street trees.

(1) Definitions.

(A) TREE PLANTING ZONE means an area measured from the back edge of, and parallel and 15 feet from the back of the projected street curb, or if there is no street curb, from the edge of street pavement.

(B) TREE PLANTING STRIP means an area that is a minimum of five-feet-wide and a minimum of 10 feet in length, or that otherwise provides a minimum horizontal root expansion area of 60 square feet.

(2) Gulden Lane tree planting strip. A tree planting strip is required adjacent to the sidewalk along Gulden Lane as shown on the Streetscape Standards (Exhibit ___B).

(3) Number, location, and type of street trees required.

(A) Except as provided in this section, one large tree must be provided for every 30 linear feet of lot frontage along a public street. The number of required street trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances, calculated where the entrance crosses the property line, are not included in lot frontage calculations. When existing conditions prohibit planting large trees, the building official may approve either (i) one medium tree; or (ii) two small trees be substituted for each large tree, and such trees shall be spaced per the requirements of Article X.

(B) Required large street trees shall be spaced 30 feet apart, except where such spacing is made impractical due to overhead or underground utility conflicts or easement restrictions, the location of vehicular access points, conflicts with city signs, signals, crosswalk signs or DART bus signs, or where otherwise recommended by the city arborist.

(C) All required street trees must have a caliper of at least four inches.

(D) Except when tree grates are provided in sidewalks, street trees must be planted within a tree planting strip within the tree planting zone.

(E) Tree planting zones and tree planting strips may be located in the right-of-way in accordance with SEC. 51P-___114.

(F) If the property owner is unable to locate a tree within the tree planting strip or tree planting zone due to overhead or underground utility conflicts or proximity to structures, the building official may approve a reduction in the number or the size of the required street trees.

(G) It is a defense to prosecution for a violation of the requirements of this section if trees are required to be removed or altered due to conflicts with city signs, signals, crosswalk signs, DART bus signs, or similar structures.

(4) Minimum clearance above pavement for large street trees. The property owner shall maintain large street trees that are five years of age or older at least 14 feet above street pavement and at least eight feet above a public sidewalk located on public or private property.

(5) Tree grates required in sidewalks. Tree grates must be provided for all trees with trunks located in a sidewalk that are not located within a tree planting strip. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(e) Plant requirements. Plants used to satisfy the landscape requirements in Article X must comply with the following requirements:

(1) Except for evergreen shrubs located in a special planting area, a large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Artificial plant materials may not be used.

(3) Any required landscaping that dies must be replaced.

(f) The provisions of 51A-125 and 51A-10.126 are not applicable in this district.

(g) If the property owner is unable to comply with any of the requirements in this section, the property owner may apply to the board of adjustment for a special exception in accordance with the procedures set forth in Section 51A-10.110.

(h) Completion. All landscaping must be completed in accordance with this article before the final certificate of occupancy for the new construction or surface parking lot.

SEC. 51P-____-113. SIGNS.

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

(b) Definitions.

(1) BANNER SIGN means a sign applied on a strip of cloth, vinyl, or similar material and attached to a structure. Awnings, canopy signs, and flags are not banners.

Staff's Recommendation:

~~(2) PROJECT ANNOUNCEMENT SIGN means an attached sign that announces a project or displays a promotional message. Project announcement signs may be digital signs or may be constructed of rigid material, mesh, or a fabric surface. A project announcement sign may not advertise individual tenants of a building on the property.~~

Applicant's Request:

(2) PROJECT ANNOUNCEMENT SIGN means an attached sign that announces a project or displays a promotional message. Project announcement signs may be digital signs or may be constructed of rigid material, mesh, or a fabric surface. A project announcement sign may not advertise individual tenants of a building on the property.

(3) PROMOTIONAL MESSAGE means a message that identifies or promotes a cultural activity within this district or within the broader district known as Trinity Groves, any special event being conducted in this district or Trinity Groves, an event conducted by or on behalf of the La Bajada community group, or any other event that will benefit the city. Benefit to the city is established by:

(A) use of city property in accordance with a contract, license, or permit;

(B) the receipt of city monies for the activity or event; or

(C) an ordinance or resolution of the city council that recognizes the activity or event as benefitting the city.

Staff's Recommendation:

~~(c) In addition to those signs otherwise allowed by Article VII, one project announcement sign is allowed on Tract 1 facing Gulden Lane and one project announcement sign is allowed on Tract 1 facing the Margaret Hunt Hill Bridge.~~

~~(1) Maximum effective area of the project announcement sign facing Gulden Lane is 1,000 square feet. Maximum effective area of the project announcement sign facing the Margaret Hunt Hill Bridge project announcement sign is 1,500 square feet.~~

~~(2) May contain a changeable message.~~

~~(3) A project announcement sign constructed of rigid material, mesh or a fabric surface may be displayed no more than 90 days before the project or activity commences and the sign must be removed no more than 15 days after the project or activity is completed. The sign hardware for a project announcement sign may be left in place between displays of a sign. A digital sign may display a message no more than 90 days before a project or activity commences and must change its message no more than 15 days after the project or activity is completed.~~

~~(4) May not be located above 75 feet in height.~~

~~(5) The project announcement sign on Gulden Lane may not be illuminated after 12:00 am.~~

~~(6) The project announcement sign facing Gulden Lane must be at least 100 feet away from private property in any non-business zoning district.~~

~~(7) Acceptable illumination examples include up-lighting or down-lighting with a concealed lamp from an external light source, back-lit LED, or digital signs.~~

~~(8) May not cover windows of a main building facade. May cover windows or openings of a parking structure façade.~~

Staff Suggestion if approved:

~~(9) No more than 10 percent of the effective area of a project announcement sign may be devoted to sponsorship identification.~~

(i) A contrasting surrounding box must be provided around the sponsorship area.

~~(10) A sign permit is required prior to the erection of a project announcement sign.~~

Staff's Recommendation:

~~For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.~~

~~(d) Subject to any special event permitting requirements for special event banners, in addition to those signs otherwise allowed by Article VII, banner signs are allowed on light poles within the district. No sign permit is required to erect or remove a banner in this district. Banner signs are allowed on streetlight poles within the right-of-way subject to the following requirements:~~

~~(1) A banner must display a promotional message, generic graphics, or the name or logo of Trinity Groves.~~

~~(2) A banner having a promotional message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.~~

Staff's Suggestion, if approved:

~~(3) A banner and its sign hardware must:~~

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

~~(AB) be mounted on a light pole;~~

~~(BC) meet the sign construction and design standards in the Dallas Building Code;~~

~~(CD) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;~~

~~(DE) be made out of weather-resistant and rust-proof material;~~

~~(EF) not project more than three feet from the pole onto which it is mounted; and~~

~~(FG) not exceed 20 square feet in effective area.~~

Staff's Recommendation:

~~(e) On Tract 1, the facades of a building facing the Margaret Hunt Hill Bridge may have building accent lighting consisting of LED or similar technology that changes colors and brightness. This accent lighting may display images, symbols, logos, or words that are associated with holidays, local sports teams, identification of Trinity Groves, or a promotional message.~~

(g) Signage for Tract 2.

(1) The following are the only signs allowed on Tract 2:

(A) Banners, subject to the requirements of SEC. 51P-____-113(b);

(B) One monument sign a maximum of forty feet in effective area and setback a minimum of ten feet from the property line; and

~~(C) One attached sign a maximum of forty feet in effective area.~~

(2) A plaque or similar improvement that is part of a community tribute plaza and explains the purpose of the community tribute plaza, lists individuals recognized by the community tribute plaza, or contains similar information is not considered a sign.

Applicant's Request:

(c) In addition to those signs otherwise allowed by Article VII, one project announcement sign is allowed on Tract 1 facing Gulden Lane and one project announcement sign is allowed on Tract 1 facing the Margaret Hunt Hill Bridge.

(1) Maximum effective area of the project announcement sign facing Gulden Lane is 1,000 square feet. Maximum effective area of the project announcement sign facing the Margaret Hunt Hill Bridge project announcement sign is 1,500 square feet.

(2) May contain a changeable message.

(3) A project announcement sign constructed of rigid material, mesh or a fabric surface may be displayed no more than 90 days before the project or activity commences and the sign must be removed no more than 15 days after the project or activity is completed. The sign hardware for a project announcement sign may be left in place between displays of a sign. A digital sign may display a message no more than 90 days before a project or activity commences and must change its message no more than 15 days after the project or activity is completed.

(4) May not be located above 75 feet in height.

(5) The project announcement sign on Gulden Lane may not be illuminated after 12:00 am.

(6) The project announcement sign facing Gulden Lane must be at least 100 feet away from private property in any non-business zoning district.

(7) Acceptable illumination examples include up-lighting or down-lighting with a concealed lamp from an external light source, back-lit LED, or digital signs.

Applicant's Request:

(8) May not cover windows of a main building facade. May cover windows or openings of a parking structure façade.

(8) No more than 10 percent of the effective area of a project announcement sign may be devoted to sponsorship identification.

(9) A sign permit is required prior to the erection of a project announcement sign. For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.

(10) A sign permit is required prior to the erection of a project announcement sign. For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.

(d) Subject to any special event permitting requirements for special event banners, in addition to those signs otherwise allowed by Article VII, banner signs are allowed on light poles within the district. No sign permit is required to erect or remove a banner in this district. Banner signs are allowed on streetlight poles within the right-of-way subject to the following requirements:

(1) A banner must display a promotional message, generic graphics, or the name or logo of Trinity Groves.

(2) A banner having a promotional message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.

(3) A banner and its sign hardware must:

(A) be mounted on a light pole;

(B) meet the sign construction and design standards in the Dallas Building Code;

(C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;

(D) be made out of weather-resistant and rust-proof material;

(E) not project more than three feet from the pole onto which it is mounted; and

(F) not exceed 20 square feet in effective area.

(e) On Tract 1, the facades of a building facing the Margaret Hunt Hill Bridge may have building accent lighting consisting of LED or similar technology that changes colors and brightness. This accent lighting may display images, symbols, logos, or words that are associated with holidays, local sports teams, identification of Trinity Groves, or a promotional message.

Applicant's Request:

(f) Signage for Tract 2.

(1) The following are the only signs allowed on Tract 2:

(A) Banners, subject to the requirements of SEC. 51P-____-113(b);

(B) One monument sign a maximum of forty feet in effective area and setback a minimum of ten feet from the property line; and

(C) One attached sign a maximum of forty feet in effective area.

(2) A plaque or similar improvement that is a part of a community tribute plaza and explains the purpose of the community tribute plaza, lists individuals recognized by the community tribute plaza, or contains similar information is not considered a sign.

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

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

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

(c) Traffic Impact Study. Before the issuance of a building permit for new construction on Tract 1, a traffic impact study must be submitted to the director to determine if additional traffic improvements are necessary; and, if so, the extent which such additional improvements are attributable to the proposed development. Traffic improvements necessitated by and wholly attributable to new development of the property, which have been identified in the traffic impact study, shall either be (i) made by the owner as part of the new development; or (ii) a payment in amount equal to the estimated cost of constructing the improvement must be provided to the city. For traffic improvements partially attributable to the new development of the property, which have been identified in the traffic impact study, the property owner shall make a payment to the city in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements. Either the contract for any improvements made by the developer or payment in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements must be completed or provided prior to the issuance of a final certificate of occupancy for Tract 1. The owner shall only be responsible for constructing or paying the cost (or portion thereof, as applicable), of any additional improvements to the extent such improvements are attributable to the new development. All right-of-way or easement dedication shall be determined through the platting process.

(d) Streetscape and Sidewalk Standards.

(1) In general. Streets and sidewalks must comply with the Streetscape Standards (Exhibit ____B). If there is a conflict between Exhibit B and this article, the text of this article controls.

(2) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color. Anti-slip material is encouraged.

(3) Gulden Lane sidewalk.

(A) A minimum seven-foot sidewalk is required along the east side of Gulden Lane, with a minimum of six feet unobstructed, except for tree grates, pedestrian street lamps, street furnishings, utility poles, and service boxes. A portion of the sidewalk may be located within a sidewalk easement, as shown on the Streetscape Standards.

(B) Sidewalks must be level across all driveways and curb cuts.

(4) Pedestrian amenities. A minimum of three of each of the following pedestrian amenities must be provided along Gulden Lane: (i) a bench; (ii) a bicycle rack; and (iii) a trash receptacle.

(5) Lighting.

(A) Lighting should be provided at regular intervals with a spacing of no greater than 100 feet along Gulden Lane, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, walkways, and plazas to enhance pedestrian safety.

(B) Lighting must be directed away from residential districts or residential uses.

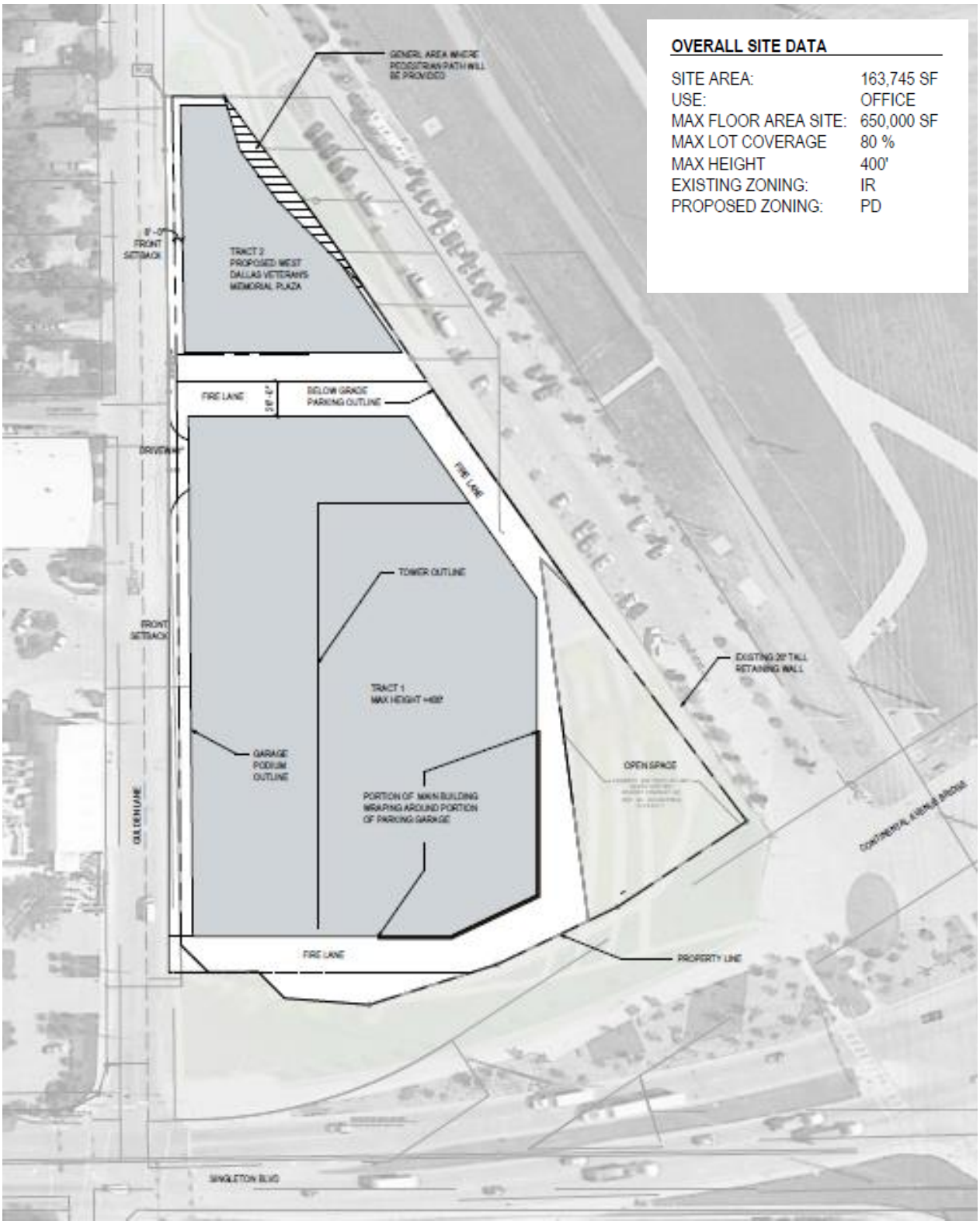
(e) Pedestrian path on Tract 2. A minimum 10-foot wide pedestrian path shall be provided at-grade on Tract 2 in the area shown on the development plan (Exhibit ___B).

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

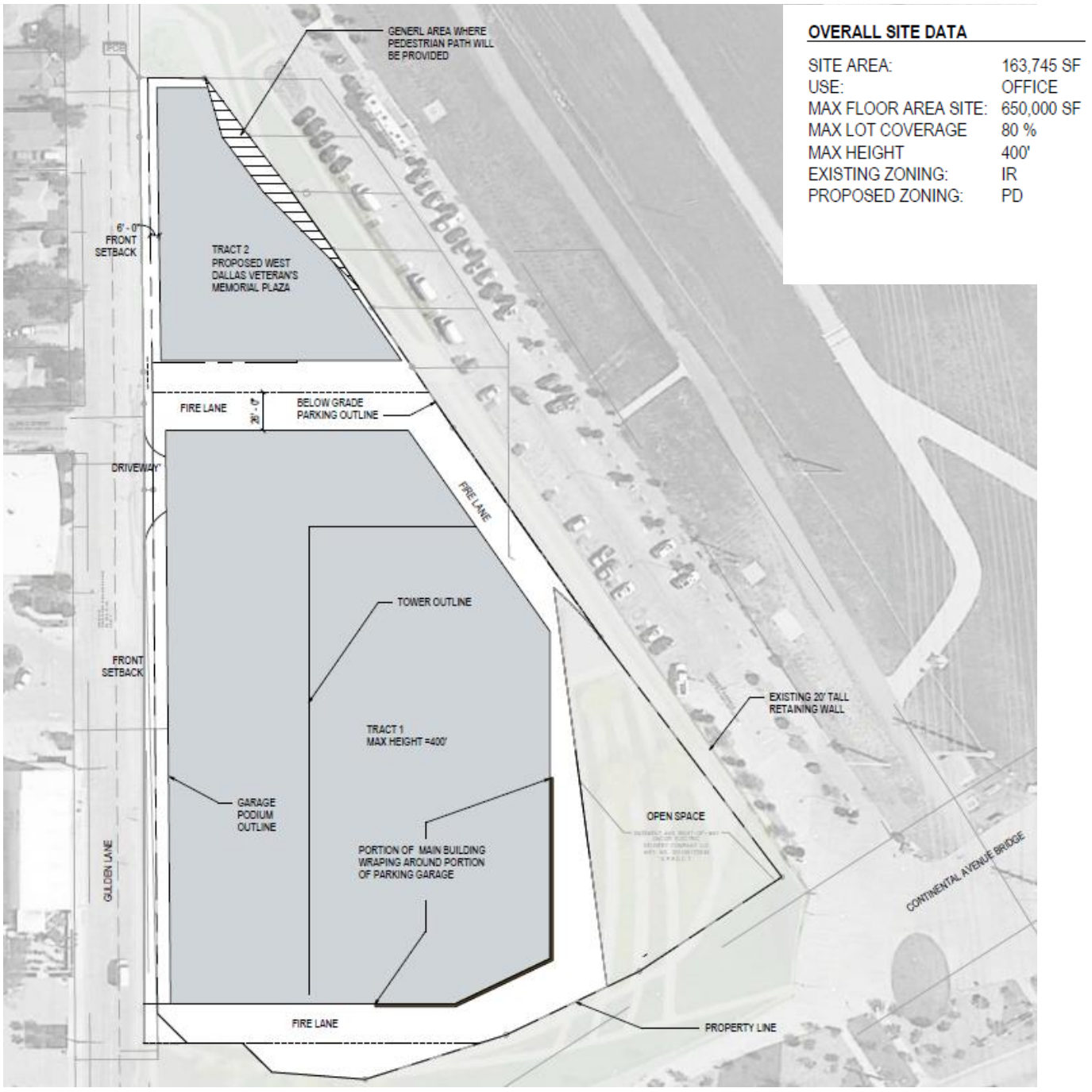
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

PROPOSED DEVELOPMENT PLAN

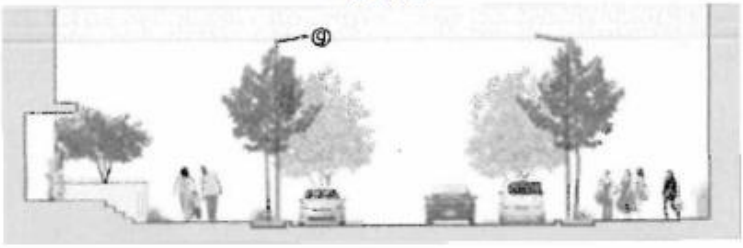


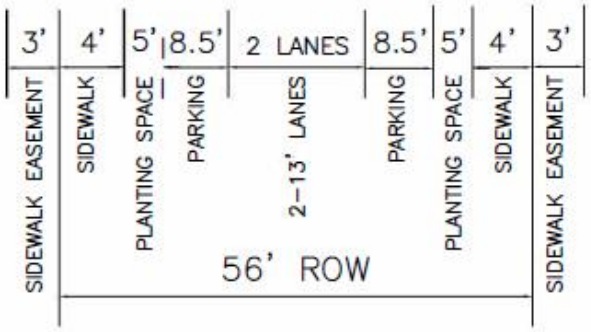
ENLARGED PROPOSED DEVELOPMENT PLAN



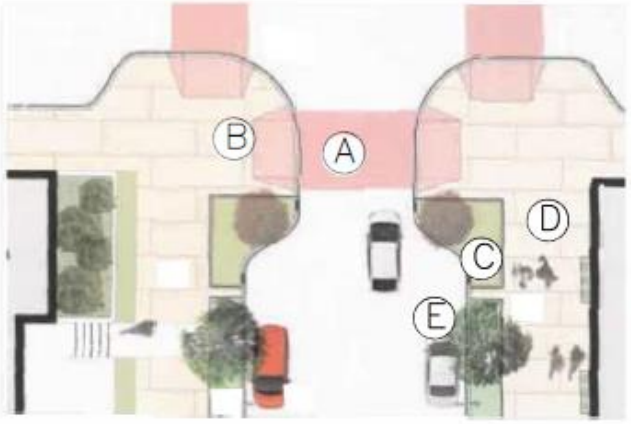
PROPOSED STREETSCAPE EXHIBIT

GULDEN
NOT TO SCALE





LOCAL INTERSECTION
A) CROSSWALK
B) CURB EXTENSION
C) PLANTING STRIP
D) SIDEWALK
E) PARKING



Stantec

Stantec Consulting Services Inc.
12222 Merit Drive, Suite 400
Dallas, Texas 75251
Tel: +1.972.991.0011
www.stantec.com

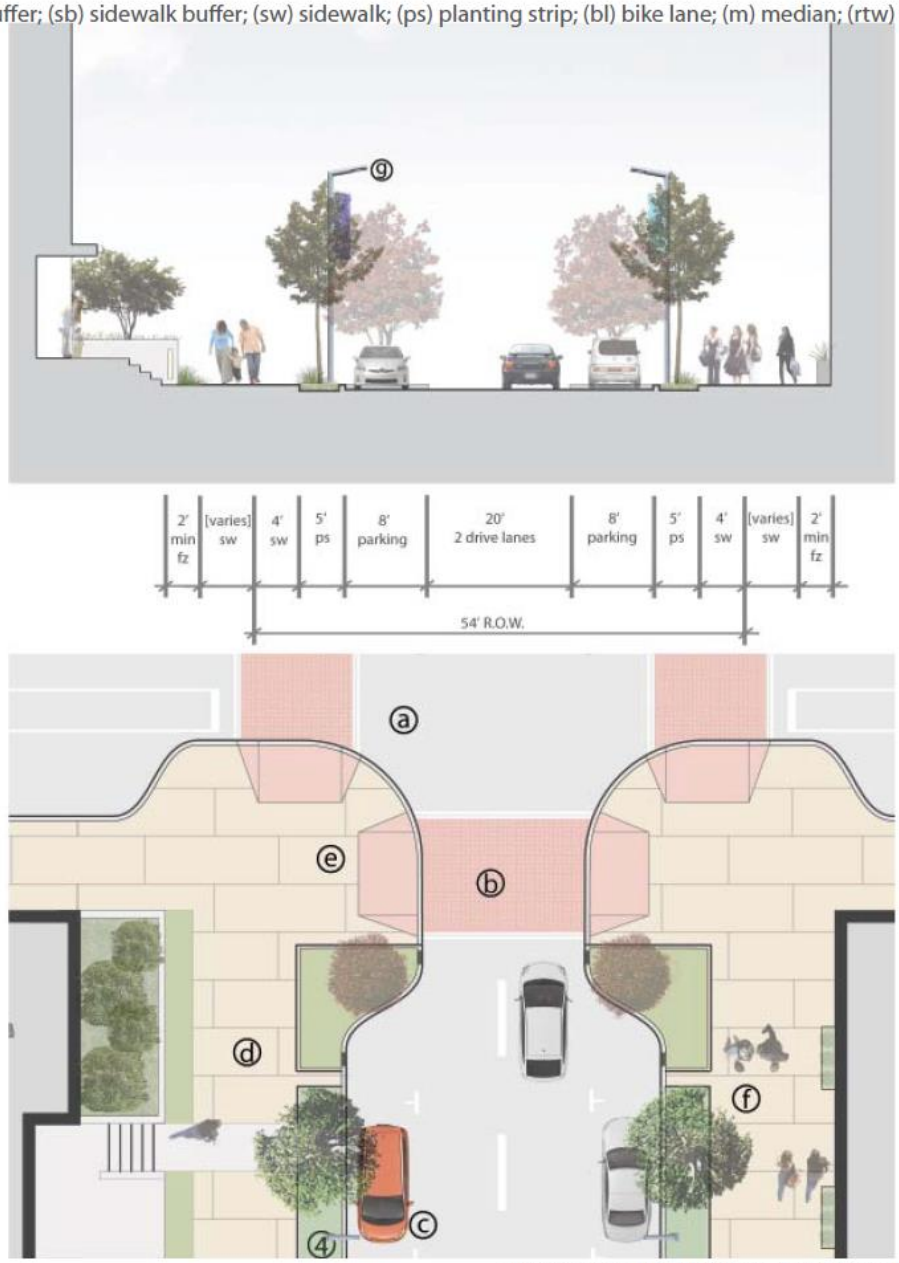
TBPE # F-6324
TBPLS # 101 94229

EXHIBIT B - STREETSCAPE STANDARDS
CITY OF DALLAS, DALLAS COUNTY, TEXAS

2020.10.05 3:52:00 PM

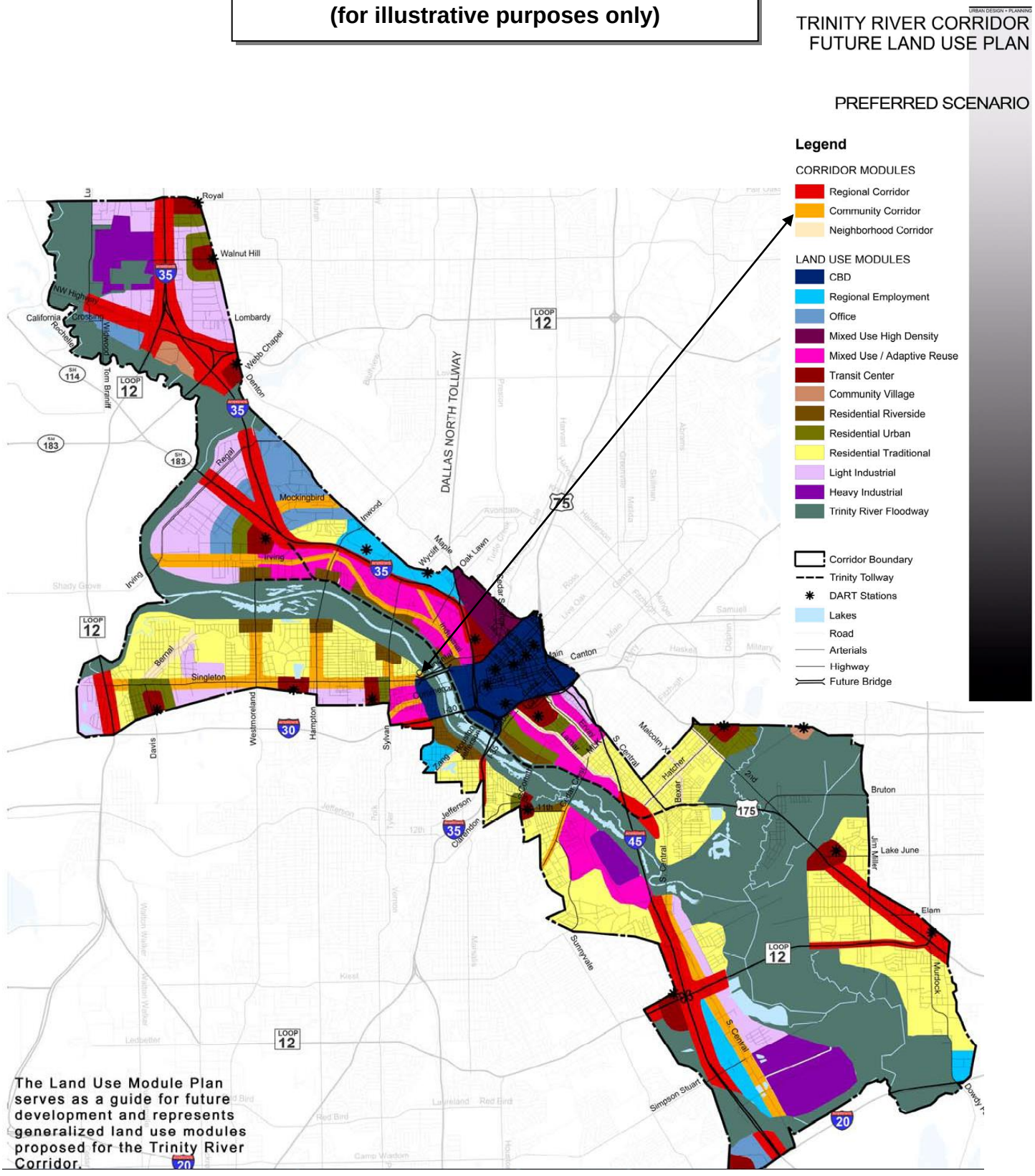
AREA PLAN STREETSCAPE EXHIBIT
for Local Street (mixed use)

Legend: (bu) buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well



Street Section and Partial Street Plan shown for illustrative purpose

Trinity River Corridor Future Land Use Plan
PREFERRED SCENARIO
(for illustrative purposes only)



Community Corridor Module
(for illustrative purposes only)

Community Corridor Module

	%	Flexibility Factor
Primary Land Use		
Retail-Community	**25%**	**+ 10%**
Office-Regional	**25%**	**+/- 10%**
Secondary Land Uses		
Mixed Use A	20%	+/- 5%
Residential-Multi-Family 3	20%	+/- 5%
Entertainment	5%	+ 5%
Civic	5%	+ 5%
Optional Land Uses		
Park & Open Space		
Industrial-Distribution	5%	
Retail-Neighborhood	10%	

Retail-Community Preferred Land Use
(for illustrative purposes only)

Retail - Community

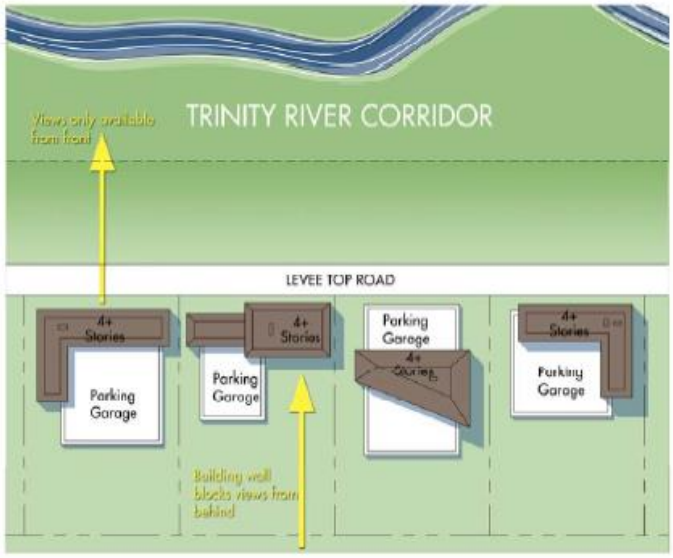
- Serves populations within a 2 mile radius
- Comprised of a major anchor tenant and multiple inline lease spaces

Office-Regional Preferred Land Use
(for illustrative purposes only)

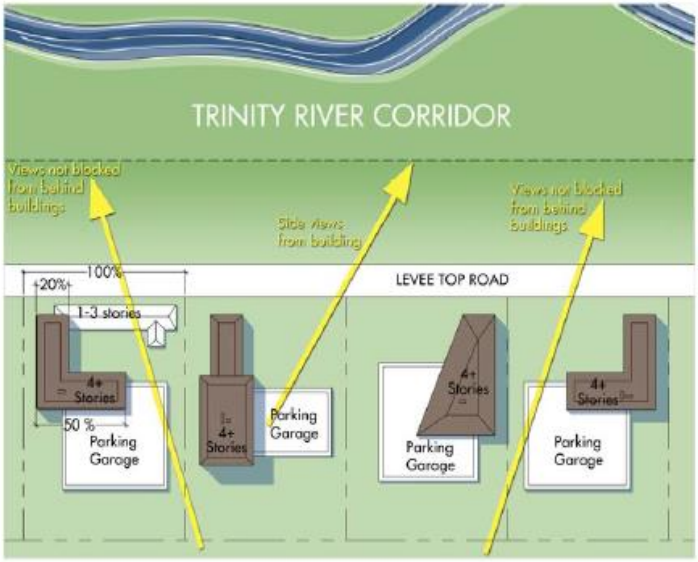
Office – Regional

- Provides office space for professional services and clients seeking multi-story office spaces
- 4- to 9-story commercial development

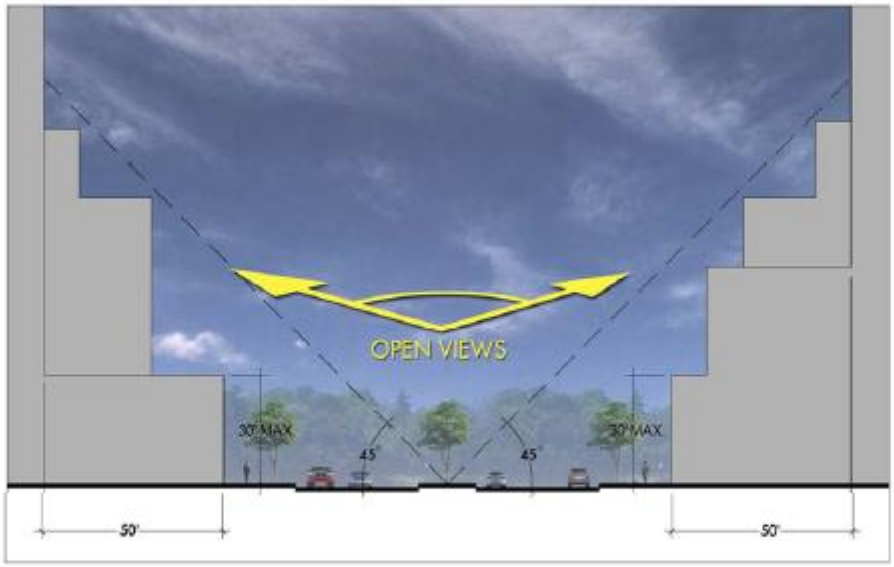
Urban Design Principles
(for illustrative purposes only)



Discourage this pattern of development along the river greenbelt's edge



Encourage this pattern of development with building orientation



Recommended building envelopes along public streets pointing toward river

ILLUSTRATION 304A: Regulating Plan
(for illustrative purposes only)

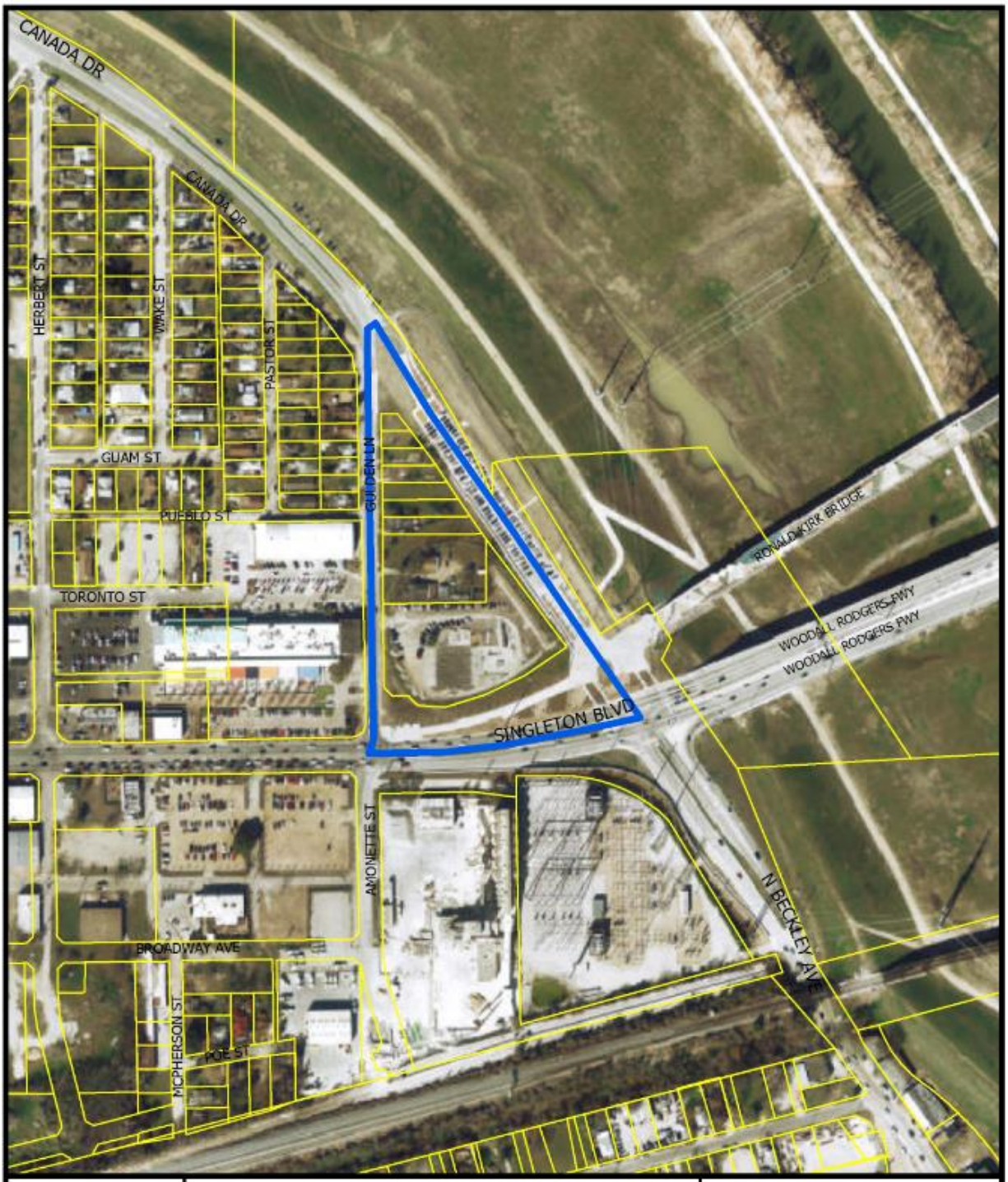
ILLUSTRATION 304A: REGULATING PLAN 2 OF 2

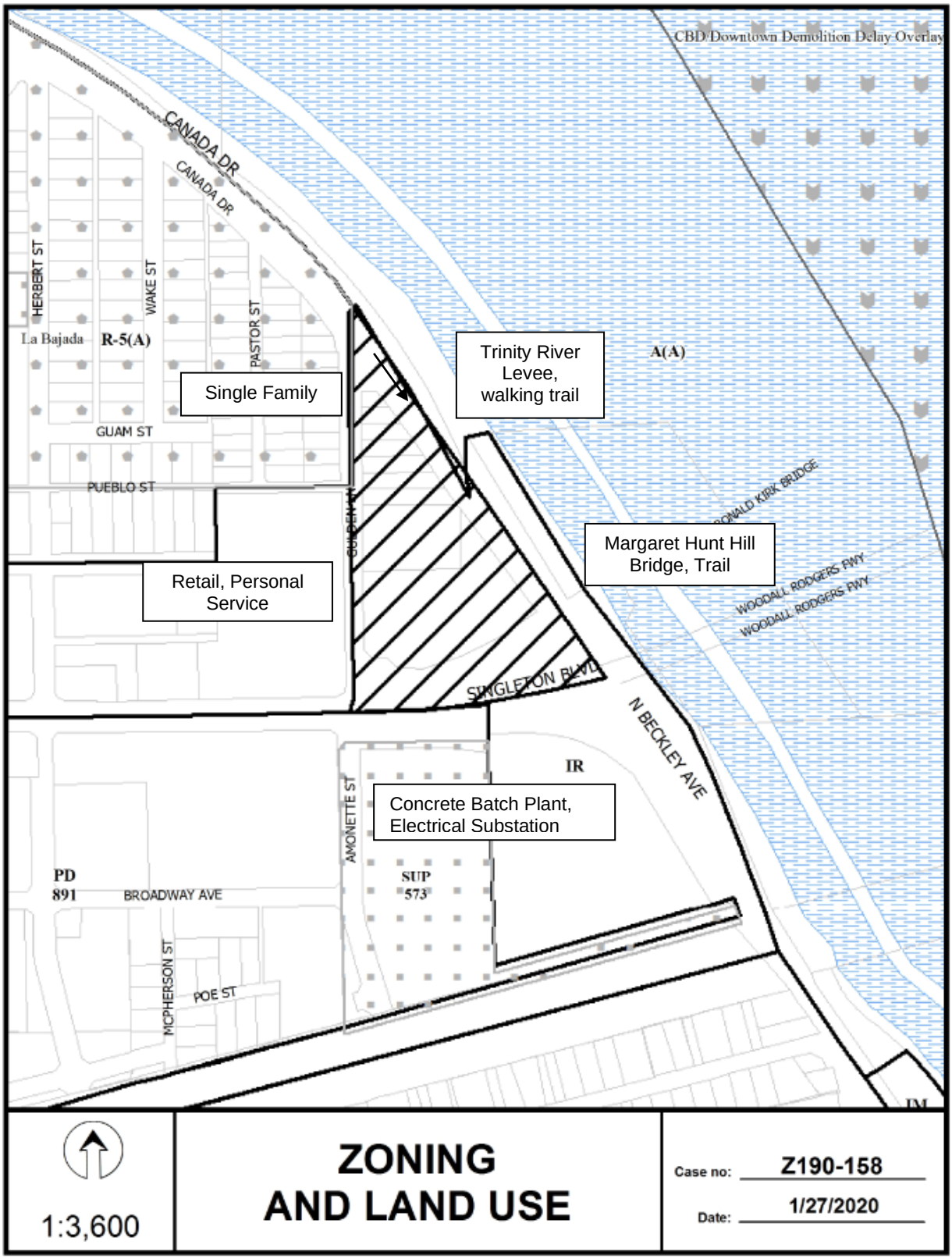
(e) Heights standards.

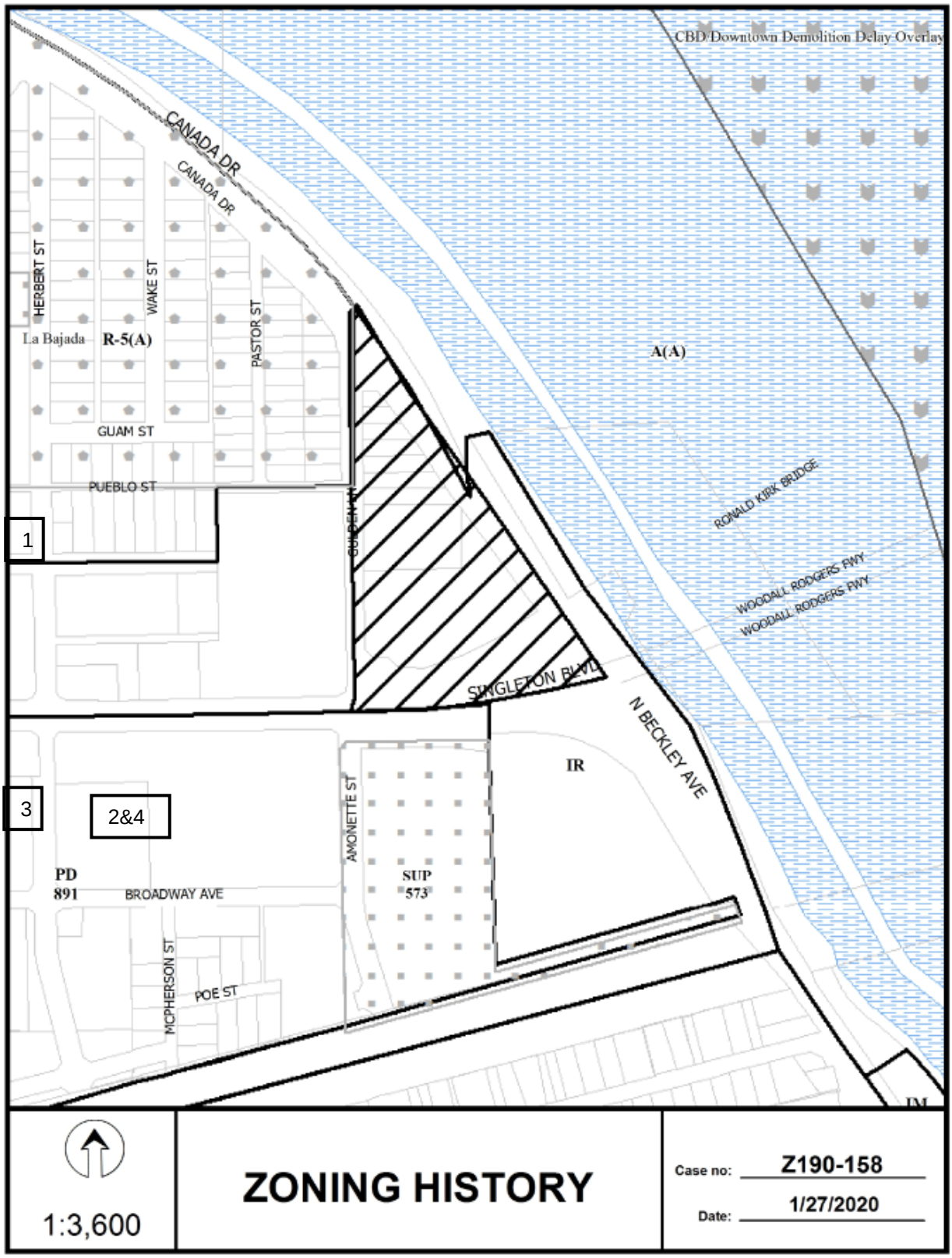
Legend

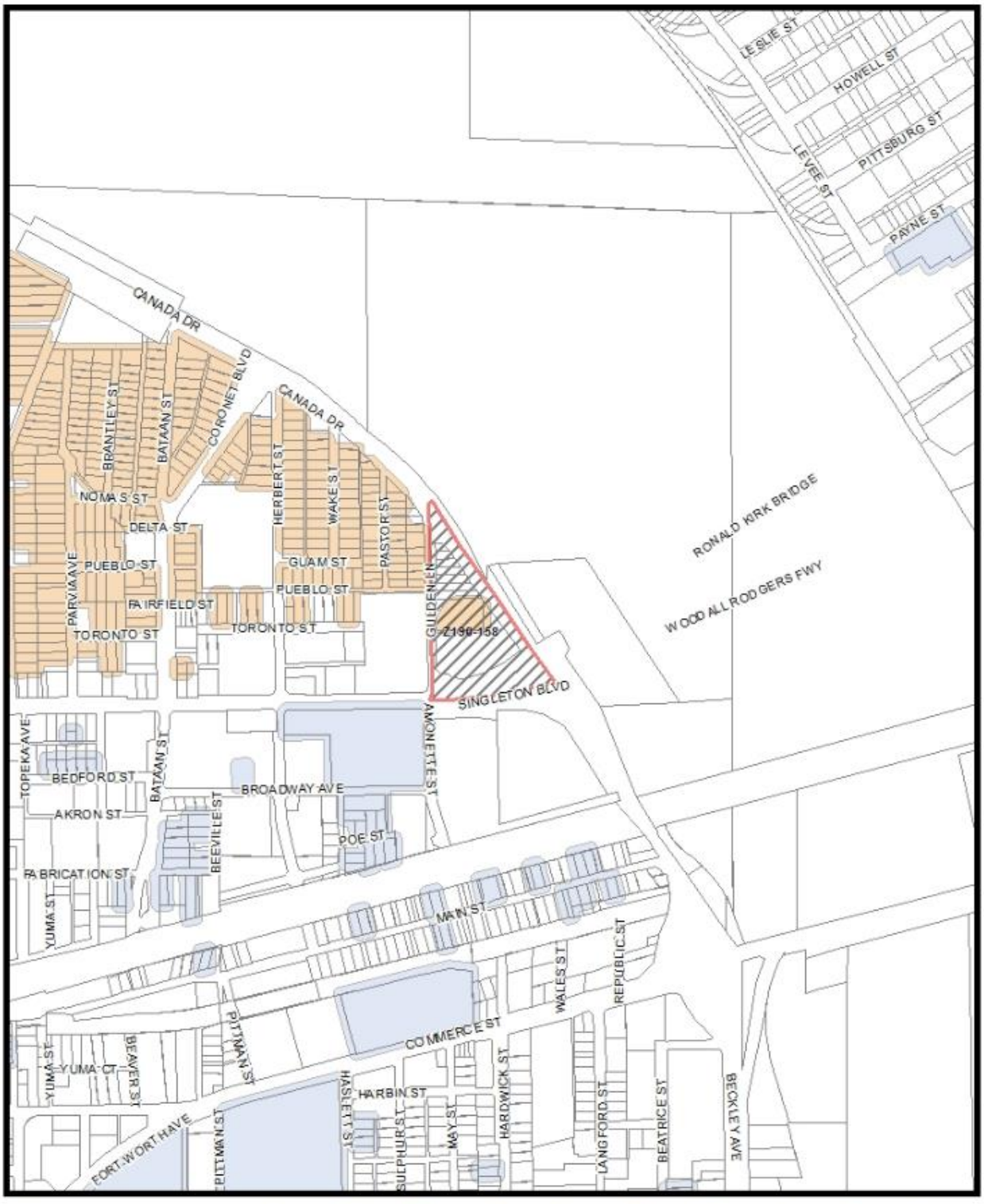
- Regulating Plan Boundary
- Max. Height: 300'; Min. Height: 36'
- Max. Height: 180'; Min. Height: 36'
- parks

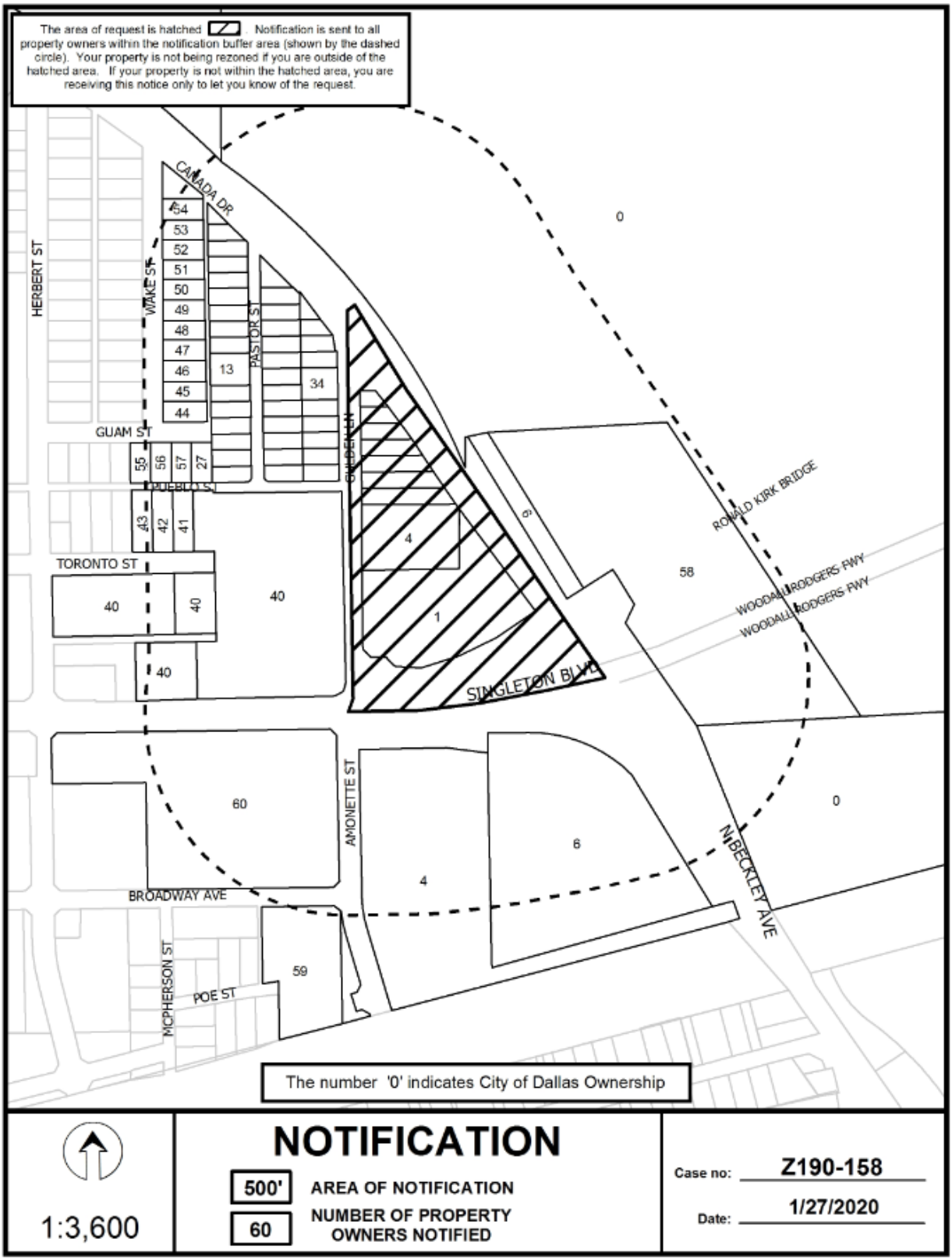
CANADA DR
BRANTLEY ST
BATAAN ST
CORONET BLVD
CANADA DR
NOMAS ST
DELTA ST
WAKE ST
PASTOR ST
PARVIA AVE
PUEBLO ST
GUAM ST
PUEBLO ST
PUEBLO ST
TORONTO ST
HERBERT ST
BATAAN ST
SINGLETON BLVD
AMONETTE ST
BEDFORD ST
BROADWAY AVE
AKRON ST
AKRON ST
BEEVILLE ST
POE ST
FABRICATION ST
YUMA ST
W MAIN ST
W COMMERCE ST
YUMA ST
YUMA CT
BEAVER ST
GUEST ST
PITTMAN ST
HASLETT ST
HARBIN ST
SULPHUR ST
MAY ST
HARDWICK ST
WINK ST
WALES ST
REPUBLIC ST
N BECKLEY AVE
W COMMERCE RAMP
LEVEE ST
PITTSBURG ST
PAYNE ST
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
WOODALL RODGERS FWY
1:7,200
VICINITY MAP
Case no: Z190-158
Date: 1/27/2020


CANADA DR
CANADA DR
HERBERT ST
WAKE ST
PASTOR ST
GUAM ST
PUEBLO ST
GULDEN LN
TORONTO ST
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
WOODALL RODGERS FWY
SINGLETON BLVD
AMONETTE ST
N BECKLEY AVE
BROADWAY AVE
MCPHERSON ST
POE ST
1:3,600
AERIAL MAP
Case no: Z190-158
Date: 1/27/2020


CBD/Downtown Demolition Delay Overlay
CANADA DR
CANADA DR
HERBERT ST
WAKE ST
PASTOR ST
La Bajada
R-5(A)
Single Family
GUAM ST
PUEBLO ST
Trinity River Levee, walking trail
A(A)
Margaret Hunt Hill Bridge, Trail
Retail, Personal Service
SINGLETON BLVD
N BECKLEY AVE
IR
Concrete Batch Plant, Electrical Substation
AMONETTE ST
PD 891
BROADWAY AVE
SUP 573
MCPHERSON ST
POE ST
1:3,600
ZONING AND LAND USE
Case no: Z190-158
Date: 1/27/2020


CBD/Downtown Demolition Delay Overlay
CANADA DR
CANADA DR
HERBERT ST
WAKE ST
PASTOR ST
La Bajada
R-5(A)
A(A)
GUAM ST
PUEBLO ST
SUBLETT
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
WOODALL RODGERS FWY
SINGLETON BLVD
N BECKLEY AVE
IR
1
2&4
3
AMONETTE ST
PD
891
BROADWAY AVE
SUP
573
MCPHERSON ST
POE ST
1:3,600
ZONING HISTORY
Case no: Z190-158
Date: 1/27/2020


LESLIE ST
HOWELL ST
LEVEE ST
PITTSBURG ST
PAYNE ST
CANADA DR
CORONET BLVD
BRANTLEY ST
BATAAN ST
NOMA ST
DELTA ST
HERBERT ST
WAKE ST
PASTOR ST
GUAM ST
PUEBLO ST
PARVIA AVE
FAIRFIELD ST
TORONTO ST
GUILDEN ST
Z190-158
SINGLETON BLVD
RONALD KIRK BRIDGE
WOODALL RODGERS FWY
TOPEKA AVE
BEDFORD ST
AKRON ST
FABRICATION ST
YUMA ST
BEEVILLE ST
BROADWAY AVE
POE ST
AMONETTE ST
MAIN ST
COMMERCE ST
WALES ST
REPUBLIC ST
PITMAN ST
BEAVER ST
YUMA CT
HASKELL ST
HARBIN ST
SULPHUR ST
MAY ST
HARDWICK ST
LANGFORD ST
BEATRICE ST
BECKLEY AVE
FORT WORTH AVE
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 1/27/2020


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.
CANADA DR
HERBERT ST
WAKE ST
PASTOR ST
GUAM ST
PUEBLO ST
TORONTO ST
GREENLEE
SINGLETON BLVD
ROYAL KIRK BRIDGE
WOODALL RODGERS FWY
AMONETTE ST
BROADWAY AVE
MCPHERSON ST
POE ST
N BECKLEY AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
60
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z190-158
Date: 1/27/2020

01/27/2020

Notification List of Property Owners

Z190-158

60 Property Owners Notified

Label #	*Address*		*Owner*
1	3016	GULDEN LN	WEST DALLAS INVESTMENT LP
2	3118	GULDEN LN	WEST DALLAS INV LP
3	3110	GULDEN LN	WEST DALLAS INV L P
4	240	SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
5	3046	GULDEN LN	WEST DALLAS INVESTMENTS LP
6	2901	N BECKLEY AVE	ONCOR ELECRTIC DELIVERY COMPANY
7	3149	CANADA DR	MENDEZ JOE
8	3145	PASTOR ST	MENDEZ JOSE N
9	3141	PASTOR ST	RODRIGUEZ VIVIAN
10	3139	PASTOR ST	GARCIA TOMASA C
11	3135	PASTOR ST	ALVAREZ JOSE M & MARY E
12	3127	PASTOR ST	RODRIGUEZQUIROZ PETE
13	3121	PASTOR ST	MARTINEZ JOSEFINA RODRIGUEZ
14	3119	PASTOR ST	LARA IGNACIO JR & ESTHER
15	3115	PASTOR ST	GUZMAN JUAN GARCIA
16	3111	PASTOR ST	MENDEZ JOE N
17	3109	PASTOR ST	PADILLA MARY T
18	3105	PASTOR ST	SOLAJA STEVE & VICKI
19	3101	PASTOR ST	DELAROSA THELMA
20	3140	PASTOR ST	PEREZ VINCENT
21	3138	PASTOR ST	PEREZ DOLORES REYNOSA ESTATE OF
22	3134	PASTOR ST	ESTATE OF PEREZ DOLORES REYNOSA
23	3126	PASTOR ST	MENDEZ DANIEL
24	3124	PASTOR ST	CARRASCO JUAN
25	3120	PASTOR ST	GARCIA SAN JUANA R
26	3118	PASTOR ST	GARICA SAN JUANA R &

01/27/2020

Label #	*Address*		*Owner*
27	3114	PASTOR ST	RIOS GUADALUPE REVOCABLE LIVING TRUST
28	3110	PASTOR ST	MARTINEZ SILVERIO &
29	3108	PASTOR ST	RANGEL ANTONIO P
30	3104	PASTOR ST	SHETH HEMANG A
31	3102	PASTOR ST	AGUERO VERA
32	310	CANADA DR	HMK LTD
33	3123	GULDEN LN	CARRIZALES RICHARD E &
34	3119	GULDEN LN	HERNANDEZ PRISCILLA A &
35	3115	GULDEN LN	MARTINEZ SILVERIO
36	3111	GULDEN LN	RAMIREZ CONSUELO
37	3109	GULDEN LN	GONZALEZ MARGARITO S
38	3107	GULDEN LN	PARNELL WINFRED
39	3103	GULDEN LN	LOPEZ MARIA EUGENIA &
40	3011	GULDEN LN	WEST DALLAS INVMTS LP
41	331	TORONTO ST	NUNCIO MARGARET
42	335	TORONTO ST	WEST DALLAS INVESTMENTS
43	339	TORONTO ST	WEST DALLAS INVESTMENTS
44	3202	WAKE ST	MARTINEZ NICHOLAS R
45	3206	WAKE ST	GILDED ASPIRATIONS LLC
46	3210	WAKE ST	MONTES JOSEPHINA
47	3214	WAKE ST	MARTINEZ FRED
48	3218	WAKE ST	HERNANDEZ JULIA MARTINEZ
49	3222	WAKE ST	YAZDANI ENTERPRISES LLC
50	3302	WAKE ST	MEDRANO MARY A &
51	3306	WAKE ST	ZAMORA MARIO
52	3310	WAKE ST	MOJICA BENITO
53	3314	WAKE ST	FAZ MARIA ELENA
54	3320	WAKE ST	BUENTELLO REGINA
55	336	GUAM ST	DIAZ JUANITA NUNCIO
56	332	GUAM ST	ALCALA ARTHUR &
57	328	GUAM ST	ESQUIVEL ARTURO O &

01/27/2020

Label #	***Address***		***Owner***
58	1001	CONTINENTAL ST	VIADUCT DALLAS CITY & COUNTY
59	302	BROADWAY BLVD	WEST DALLAS INVESTMENTS LP
60	320	SINGLETON BLVD	TRINITY GROVES RESIDENTIAL I LP

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Pamela Daniel

FILE NUMBER:	Z190-188(PD)	**DATE FILED:**	January 27, 2020
LOCATION:	Northeast corner of McKinney Avenue and Boll Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	45 B & F
SIZE OF REQUEST:	± 1.12 acres	**CENSUS TRACT:**	0017.04

REPRESENTATIVE: Laura Hoffmann & Tommy Mann, Winstead PC

APPLICANT/OWNER: 2700 McKinney Dallas Partners, Ltd.

REQUEST: An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349].

SUMMARY: The applicant proposes to develop the site with a special mixed-use development that deviates from the maximum floor area ratio of 4.5-to-one, decrease the off-street parking requirement, and terminate deed restrictions [Z834-349] sought to protect and retain a 1940's structure.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.

PRIOR CPC ACTION: On December 17th, the Commission held the request under advisement until the January 21, 2021 meeting. No changes have been made to the request.

PLANNED DEVELOPMENT NO. 193:
http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf

PLANNED DEVELOPMENT NO. 193 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a193

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.

- The request site is approximately 1.12 acres or 48,774 square feet or land, developed with an office use, surface parking lots, a two-story structure containing a restaurant, personal service and office uses, and a vacant structure that was previously used as a bar, and located within an LC Heavy Commercial Subdistrict, O-2 Office Subdistrict, and a P Parking Subdistrict.

- The applicant proposes to raze the existing improvements and redevelop the site with a mixed-use development including retail on the ground floor, two floors of office uses, and multiple family on the upper floors.

- The applicant requests to create a new subdistrict within PD No. 193. The proposed standards will deviate from the district regulations for LC Subdistricts as follows:

    1. Permit a mixed-use development on-site;

    2. Reduce the off-street parking requirement for guest parking for a multiple family use;

    3. Deviate from the front yard setback and allow encroachments;

    4. Increase the floor area ratio from 4.5-to-one and 4.5-to-one to 8.0-to-one

    5. Reductions in the off-street parking and loading requirements; and,

    6. Terminate existing deed restrictions. [Z834-349]

Zoning History: There have been no recent zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
McKinney Avenue	Minor Arterial	Variable Width
Boll Street	Collector	30 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. Additionally, pedestrian improvements will be made at the intersection of McKinney Avenue and Boll Street by incorporating a proposed driveway, including mast arm, pedestrian push buttons and crosswalk relocation. These improvements will be assured by conditioning the improvements on issuance of a building permit. Submitted plans should show approval is still pending engineering review. Approval will be based on evaluation of civil plans. The applicant has agreed to this provision.

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

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

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design, and character. (with staff's recommended conditions)

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character. (with staff's recommended conditions)

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

NEIGHBORHOOD PLUS PLAN

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

This project has the potential to meet several goals of the comprehensive plan. The site is located along the McKinney trolley line and 1.1 miles from the CityPlace/Uptown transit station which is outside of the one-quarter mile radius to be considered a TOD. However, the request site is located along the McKinney trolley line where public

transportation service is provided. This distinctive neighborhood offers a variety of eating, shopping, working, and living opportunities. The proposed development will extend those options by adding a mixed use development consisting of retail uses, office uses, and multifamily uses. The quality of the design will make the site a feature within the neighborhood and of the area.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

Currently, the LC Heavy Commercial Subdistrict within PD No. 193 allows a maximum height of 240 feet and a maximum FAR of 4.0:1. The proposed request seeks to increase the maximum FAR to 8.0:1 but complies with the maximum height. The request is consistent with the development dynamic of the surrounding area and developments with similar standards are either existing or recently approved. The proposal is including most parking in an underground garage, wider sidewalk, landscaped front yard with amenities, thus meeting the vision of the Oak Lawn Plan. Therefore, the request meets all the aforementioned objections of the Oak Lawn Area Plan.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 193 (LC, O-2 & P Subdistricts)	Office, surface parking lot, retail, and personal service, vacant
Northwest	PDD No. 193 (LC Subdistrict)	Retail
North	PDD No. 193 (LC Subdistrict)	Office, surface parking lot
East	PDS No. 225	Multiple family
Southeast	PDD No. 193 (O-2 Subdistrict)	Office, Single family
Southwest	PDD No. 127	Retail
West	PDD No. 193 (LC Subdistrict)	Retail

Land Use Compatibility:

The request site is located within an LC Light Commercial Subdistrict, an O-2 Office Subdistrict, and a P Parking Subdistrict. The site is currently developed with office uses, retail and personal service uses, office uses, a vacant use, and a surface parking lot. The request site is surrounded by retail uses to the northwest, southwest and west, a multiple-family use to the east, an office and surface parking lot to the north, and an office and single family uses to the southeast.

The applicant proposes to raze and redevelop the site with a mixed-use development consisting of below grade parking, retail and personal service uses, office uses and multiple-family uses with approximately 290 dwelling units.

The request includes development standards to deviate from the LC district regulations as follows: 1) Permit a mixed use development on-site; 2) Reduce the off-street parking requirement for guest parking for a multiple family use; 3) Deviate from the front yard setback and allow encroachments; 4) Increase the floor area ratio from 4.5-to-one and 4.5-to-one to 8.0-to-one 5) Reductions in the off-street parking and loading requirements; and, 6) Terminate existing deed restrictions. [Z834-349]

To promote a more walkable, urban, pedestrian-friendly environment, the applicant is proposing:

1) a minimum eight-foot unobstructed sidewalk along Boll Street, a minimum 10-foot unobstructed sidewalk along McKinney Avenue;

2) along Boll Street and McKinney Avenue frontage the following amenities will be provided; pedestrian streetlamps, one bench, one trash receptacles, one bicycle racks, and one pet waste station;

3) architectural elements at all public entry points;

4) On McKinney Avenue, a minimum 50 percent transparency for the portion of the building on the ground level between grade and on Boll Street a minimum 13 feet and 40 percent transparency for the portion of the building on the ground and 13 feet in height;

5) Articulations for all street facing facades with a minimum depth of three feet at least once every 75 feet of façade length;

6) A minimum of 10,000 square feet of street activating uses at grade;

7) a minimum of 2,500-square-feet of private open space; and,

8) providing most off-street parking below grade.

Staff believes that this development with the above modifications is an opportunity to activate an area of the city that is a more urban and walkable pedestrian friendly environment with complementary streetscapes. Considering the totality of the request, the current development rights within an LC Heavy Commercial Subdistrict, the requested density, and the consideration to provide affordable housing at the percentage recommended by staff is supported.

Development Standards:

	LC (existing)	PDS No. ___ (proposed) for mixed uses
Front yard (min)	10’	36 feet and below: 10 feet 36 feet and above: 25 feet With encroachments
Side / rear yard (min)	SF, other permitted structures: - D: 5’ / 10’ MF 36’ or less: 10’ /15’ MF over 36’: 10’/25’	No min for portions of a building 36 feet in height and below a minimum 10 feet for portions of a building above 36 feet in height Property adjacent to the 15-foot alley off Boll Street: Below 36 feet: 10 feet Above 36 feet up to 47 feet: 40 feet Above 47 feet up to 228 feet: 60 feet Above 228 feet: 100 feet
Lot area (min)	SF: 2,000sf D:3,000sf MF no separate bedroom (per DU: 100sf MF: 1 bedroom (per DU): 125sf MF: 2 bedrooms (per DU): 150sf MF: for each bedroom over 2 add / DU: 25sf	None included for MF
FAR (max)	4:1	8.0:1
Height (max)	SF: 36 feet Other structures: 240 feet	240 feet
Density (max)		Max 290 DU
Lot coverage (max)	80%	80%

In general, the applicant is proposing standards to enable a more intensive development for multifamily uses compared to the LC Subdistrict. The applicant requests two major modifications from the LC Subdistrict development standards: 1)

increase the floor area ratio (FAR) from 4.0:1 to 8.0:1 without a bonus, and 2) increase deviate from the off-street parking requirement.
The Dallas Development Code has two definitions for floor to area ratio. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking. The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above ground parking structures contribute to building massing but are not included in the calculation of FAR because parking garages do not count as floor area, developments that contain above-ground parking structures, which are prevalent in the surrounding properties, have more building mass without increasing floor area ratio.

The proposed building includes an underground parking garage with a partial surface portion for access, valet service, and loading in the side and rear portion of the lot. Therefore, the proposed FAR and height represent the aboveground building to be used as multifamily, the parking garage not contributing to the building massing and is not visible from public space.

For consideration of the requested bonuses seeking a maximum FAR of 8.0-to-one and maximum dwelling unit density of 290 units, staff considered incorporation of enhanced landscape requirements and the proposed development providing most off-street parking below ground, and conditions to mitigate the impact of the development from the adjacent single family district to the east. Staff has considered the enhanced landscape requirements and enhanced pedestrian amenities as adequate to substantiate some additional development rights. Staff believes the proposed development standards are suitable to the existing built environment. Overall, staff supports the request to redevelop the site with a mixed use development, subject to staff's recommendations on the proposed development standards.

In consideration of additional bonuses, staff also considered whether the proposed request is considered a Transit Oriented Development (TOD). Transit-Oriented Development, or TOD for short, is at the heart of the City of Dallas' long-range land use plan, *forwardDallas! Comprehensive Plan*. The request site is not considered a TOD due to the lack of proximity to a transit station. Specifically, CityPlace/Uptown Station is situated approximately 1.1 miles or 5,808 feet to the northeast. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours. While the site is not considered transit-oriented, the site is located along the McKinney trolley line where public transportation service can be provided.

Staff supports the additional floor area ratio base increase from 4.0:1 to 6.0:1 considering that the underground garage enables a good street presence and urban form of the proposed building. Furthermore, considering the opportunity for additional housing options in the area, staff is recommending additional FAR increases and off-street parking reductions as a bonus in exchange for mixed-income housing units and the proximity of a rail line fronting the proposed development.

Mixed income housing

The proposed conditions and staff's recommended conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income.

Staff is proposing the following bonus scheme:

Percentage of units	Height (maximum)	FAR
Base	240 feet	6:1
5% of the units at 51-60% AMFI	240 feet	8:1

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of ten percent of the total units as specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type. However, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

Parking:

Off-street parking will not be provided for each use in accordance with Part I of PD No. 193. The applicant proposes a mixed-use development consisting of retail, office, and multiple-family uses. If a restaurant use is proposed at a ratio of one space per 220 square feet of floor area. At a proposed 16,500 square feet 75 off-street spaces would be required. An office use requires a ratio of one space per 366 square feet of floor area. As proposed, 60,000 square feet of office spaces will require 164 spaces. A multiple family use requires one space per bedroom and .25 unassigned spaces for guests. The applicant is requesting that packed parking be allowed to satisfy the off-street parking requirement when the Development Code prohibits tandem or stacked parking. Additionally, the request is proposing to decrease the number of off-street loading spaces required.

Landscaping:

The new development on the property will require landscaping per the proposed landscape plan. PD No. 193 landscape requirements focus on the front yard and includes a scheme of various types of landscape areas: a certain percentage for

landscape site area, general planting area, special planting area, and parkway planting area.
In addition, the proposed landscape plan includes street trees for every 25 feet of street frontage, excluding the visibility triangles. This complies with the general requirements of PD No. 193.

Staff supports the request considering that the proposed conditions and landscape plan are meeting the spirit and intent of PD No. 193 by enhancing the front yard and exceeding the minimum requirements for landscaping and urban design.

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, a “C” MVA cluster abuts the site to the east and south.

LISTS OF OFFICERS

2700 McKinney Dallas Partners, Ltd

General Partner: EGP 2017 Management, LLC

Executive Vice President	A. Bryce Miller
Executive Vice President	Jeffery S. Newberg
Executive Vice President	Andrew R. Pastor
Executive Vice President	Kirk A. Rudy
Secretary & Treasurer	
Executive Vice President	David L. Roche
Executive Vice President	Christopher T. Ellis
Executive Vice President	O. Jamil Alam
Executive Vice President	R. Charles Northington
Executive Vice President	Charles A. Marsh
Chief Financial Officer	David L. Roberts

Proposed PDS Conditions

"**DIVISION S- _____.**
PD 193 SUBDISTRICT."

SEC. S-_____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ___ for LC Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict ___") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2020.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD 193 Subdistrict ___ is established on property bounded by McKinney Avenue and Boll Street. The size of PD 193 Subdistrict ___ is approximately 1.1197 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) PRIVATE OPEN SPACE means an area that is unobstructed to the sky, except structures supporting outdoor activities, such as colonnades, pergolas, gazebos, shade structures, planters, a swimming pool, water features, seating areas, an outdoor kitchen, or similar improvements or fixtures.

(c) SPECIAL PROJECT means a development containing a combination of (i) multiple-family; and (ii) office, retail, professional, personal service, custom craft, and/or restaurant uses that satisfies the urban design requirements of this article in order to allow total floor area ratio greater than 4.5:1.

(d) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

(e) In this division, SUBDISTRICT means a subdistrict of PD 193.

(f) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51.

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

SEC. S-____.104 EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit S-__A: development plan.

(2) Exhibit S-__B: landscape plan.

SEC. S-____.105. DEVELOPMENT AND LANDSCAPE PLANS.

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S-__A) and landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the development plan or landscape plan, the text of this division controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S-____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the main uses permitted in this district are those main uses permitted in a PD 193 LC Subdistrict, subject to the same conditions applicable in the LC Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 LC Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 LC Subdistrict is subject to DIR in this district, etc.

(b) For a special project, the following use is not permitted:

-- Bar, lounge, or tavern.

(c) For development of the Property with uses other than a special project, the following requirements apply to the portion of the Property adjacent to the State Thomas Historic District (H/25) described herein.

(1) Applicability. The requirements in this SEC. S-__.106(c) only apply to the approximately 7,200 square foot portion of the Property adjacent to the State Thomas Historic District, being part of City Block 561 and identified on Exhibit S-__D. This SEC. S-__106(c) only applies if the Property is not developed with a special project.

(2) For uses other than a special project, the main uses permitted are those main uses permitted in a PD 193 O-1 Subdistrict, subject to the same conditions applicable in the O-1 Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 O-1 Subdistrict only by specific use permit (SUP) is permitted only by SUP for this portion of the Property, and a use subject to development impact review (DIR) in a PD 193 O-1 Subdistrict is subject to DIR for this portion of the Property, etc.

SEC. S-_____.107. ACCESSORY USES.

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

SEC. S-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the PD 193 LC Subdistrict apply.

(b) Special project. The yard, lot, and space regulations for a special project are modified as follows:

(1) Setbacks.

(A) McKinney Avenue and Boll Street.

(i) Minimum front yard for portions of a building 36' in height and below is 10 feet.

(ii) Minimum front yard for portions of a building above 36' in height is 25 feet.

(B) Except as otherwise provided herein, no minimum side or rear yard for portions of a building 36' in height and below and a minimum 10' side and rear yard for portions of a building above 36' in height.

(C) Property boundary adjacent to the 15' alley off of Boll Street (as such setbacks are shown on the development plan).

(i) Minimum side yard for the portions of a building 36' in height and below is 10 feet.

(ii) Minimum side yard for the portion of a building above 36' in height up to 47 feet in height is 40 feet.

(iii) Minimum side yard for the portion of a building above 47 feet in height up to 228 feet in height is 60 feet.

(iv) Minimum side yard for the portion of a building above 228 feet in height is 100 feet.

(D) Window sills, belt courses, cornices, trellises, screens, awnings, balconies, roof eaves, canopies, and other architectural features may project up to five feet into the required minimum front, side, or rear yards. Any awnings, balconies, roof eaves or canopies must have a minimum clearance of eight feet above the sidewalk or finished grade (in the event a sidewalk is not required).

(E) Along McKinney Avenue and Boll Street, outside seating areas, retaining walls, signs, benches, landscaping, fences, planters, and related improvements are permitted within the required front yard.

(F) Along McKinney Avenue, a maximum of 60 percent of the required front yard may be outside seating area.

(G) Along Boll Street, a maximum of 25 percent of the required front yard may be outside seating area.

(H) Any improvements allowed to encroach into the required front yard shall not obstruct the minimum sidewalk dimensions required pursuant to Sections S___.109(b)(1)-(2).

(2) Height.

(A) Except as otherwise provided herein, maximum structure height is 240 feet.

(B) Maximum structure height for height zone A-2 as shown on the height map (Exhibit S-__C) is 228 feet.

(C) Maximum structure height for height zone B as shown on the height map (Exhibit S-__C) is 47 feet.

(D) Maximum structure height for height zone C as shown on the height map (Exhibit S-__C) is 30 feet.

(E) Maximum structure height for height zone D as shown on the height map (Exhibit S-__C) is 20 feet.

(3) Maximum Floor Area.

Staff's Recommendation:

(A) Maximum floor area ratio is 6.0 for all uses combined, if compliant with Sec S-___114 maximum floor area ratio for all uses combined is 8.0:1.

Applicant's Request:

(A) Maximum floor area ratio for all uses combined is 8.0:1.

(B) Any land area within a lot that is zoned within a separate zoning district shall be included for floor area ratio calculations so long as such area is within the same platted lot as land within this subdistrict.

(C) Maximum floor area for office uses above the ground story is 60,000 square feet.

(D) Maximum floor area for nonresidential uses within the ground story is 16,500 square feet.

(4) Lot Coverage. Except as provided in this paragraph, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Maximum floor plate for the portion of a building greater than 47 feet in height is 26,000 square feet.

(6) Minimum Lot Area Per Dwelling Unit. None.

(7) Maximum Number of Dwelling Units. 290 units.

(8) The requirements of SEC. S-__.108(c) do not apply.

(c) For development of the Property with uses other than a special project, the following requirements apply to the portion of the Property adjacent to the State Thomas Historic District (H/25) described herein.

(1) Applicability. The requirements in this section SEC. S-__.108(c) only apply to the approximately 7,200 square foot portion of the Property adjacent to the State Thomas Historic District, being part of City Block 561 and identified on Exhibit S-__D:

(2) For uses other than a special project, the following requirements apply:

(A) Maximum Height. 36 feet.

(B) Coverage. A maximum of 60 percent of the 7,200 square foot tract may be covered by buildings and structures.

SEC. S-_____.109. URBAN DESIGN REQUIREMENTS.

(a) For a special project, the following urban design requirements apply.

(b) Sidewalks.

(1) Minimum 8 foot unobstructed sidewalk along Boll Street.

(2) Minimum 10 foot unobstructed sidewalk along McKinney Avenue.

(3) Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the sidewalk.

(c) Pedestrian streetlamps are allowed along the street frontage spaced at 45’ to 60’ with the exception of visibility triangles and vehicular drives.

(d) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue frontage:

(1) a bench,

(2) a trash receptacle, and

(3) a bicycle rack.

(e) One of each of the following pedestrian amenities must be provided along the Boll Street frontage:

(1) a bench,

(2) a trash receptacle,

(3) a bicycle rack, and

(4) a pet waste station.

(f) Architectural Elements. Architectural elements, such as but not limited to the following, must be provided at all public entry points:

(1) Architecturally prominent public entrances,

(2) Canopies,

(3) Awnings,

(4) Attached towers, or

(5) Turrets.

(g) Ground level transparency. Any façade facing McKinney Avenue must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height. Any façade facing Boll Street must have a minimum transparency of 40 percent for the portion of the building on the ground level between grade and 13 feet in height. This provision does not apply to parking structures.

(h) Building articulation. Street-facing facades must provide articulation that is a minimum depth of 3 feet at least once every 75 feet of façade length.

(i) Street level activating uses.

(1) A minimum of 10,000 square feet of floor area on the ground story of any building must contain one or a combination of the following uses:

(A) Restaurant.

(B) Retail.

(C) Professional, personal service and custom craft uses.

(j) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from adjacent public right-of-way.

(k) Street lights on Boll Street. Street lights along Boll Street must be of a historical character and appearance that is compatible with the State Thomas Historic District and be approved by the historic preservation officer.

(l) Private open space. For a development containing 100 or more dwelling units, a minimum of 2,500 square feet of private open space must be provided that is accessible to all residents of the building. Private open space may be located on top of a roof or on any floor of a building, or on the ground floor areas internal to the site.

SEC. S-_____.110. OFF-STREET PARKING AND LOADING.

(a) Except as otherwise provided in this section, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

(b) The following requirements apply for a special project.

(1) Except for surface parking spaces shown on the development plan, all required off-street parking must be located below grade. For retail, restaurant, professional, personal service, and custom craft uses in a special project, packed parking may count toward the off-street parking requirements.

(2) Valet parking drop-off and pick-up:

(A) must be located within the building site; and

(B) may not occur within the surface parking area off of Boll Street shown on the development plan.

(3) Two medium size off-street loading spaces are required and two small size off-street loading spaces are required. Loading spaces must be located within the building site and may not be located in the surface parking area off of Boll Street shown on the development plan. The dimensions of the off-street loading spaces shall comply with the requirements of Section 51P-193.115(b)(5)-(6). Loading may only occur between the hours of 7:00 am to 7:00 pm.

SEC. S-_____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-_____.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

(b) For a special project, development and use of the Property must comply with the landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the landscape plan, the text of this division controls.

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

(d) Tree wells are allowed within the planting area with a maximum spacing of 30’ on-center with the exception of visibility triangles and vehicular drives.

SEC. S-_____.113. SIGNS.

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

(b) Signage placed on a façade facing Boll Street must be compatible with the State Thomas Historic District. Signage does not need to be shown on a development or landscape plan. The design of the sign must be approved by the historic preservation officer.

Staff Recommendation:

SEC. S-___.114. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the increased density in Section S-___.108(3).

(b) Compliance with Section 51A-4.1107 is not required.

(c) Compliance with Section 20A-27(g) is not required.

(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-___.108(3), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 51 percent to 60 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 20 years.

Applicant's Request:

~~**SEC. S-___.114. MIXED INCOME HOUSING.**~~

~~(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the increased density in Section S-___.108(3).~~

~~(b) Compliance with Section 51A-4.1107 is not required.~~

~~(c) Compliance with Section 20A-27(g) is not required.~~

~~(d) During the rental affordability period, for any multifamily use that depends on the increased density in Section S-___.108(3), five percent of the total residential rental units must be made available for lease at an affordable rent (as defined in Section 20A-24) with an income band of 61 percent to 80 percent of adjusted median family income. The mixed-income restrictive covenant in Section 20A-26 and the rental affordability period are for a term of 20 years.~~

SEC. S-_____.~~114~~115. ADDITIONAL PROVISIONS.

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

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

(c) The owner or developer shall design and install a driveway along the McKinney Avenue frontage of the property aligned with the existing eastbound approach of Boll Street in the approximate location shown on the development plan. At the time of building permit, deviations in the location of the driveway may be approved by the building official as necessary such that a traffic signal pole and mast arm may be designed and installed to align with the proposed site driveway for the westbound approach of Boll Street.

(d) Operational requirements for outdoor private amenity areas for a special project. For a residential use, these restrictions apply to amenity areas accessible for use by all residents.

(1) Amplified sound is prohibited.

(2) Lights shall be hooded or shielded to prevent casting of light onto adjacent properties.

(3) Private outdoor amenity space for office uses may only be used for programmed events between the hours of 8:30 am and 10:00 pm.

SEC. S-____.~~115~~116. COMPLIANCE WITH CONDITIONS

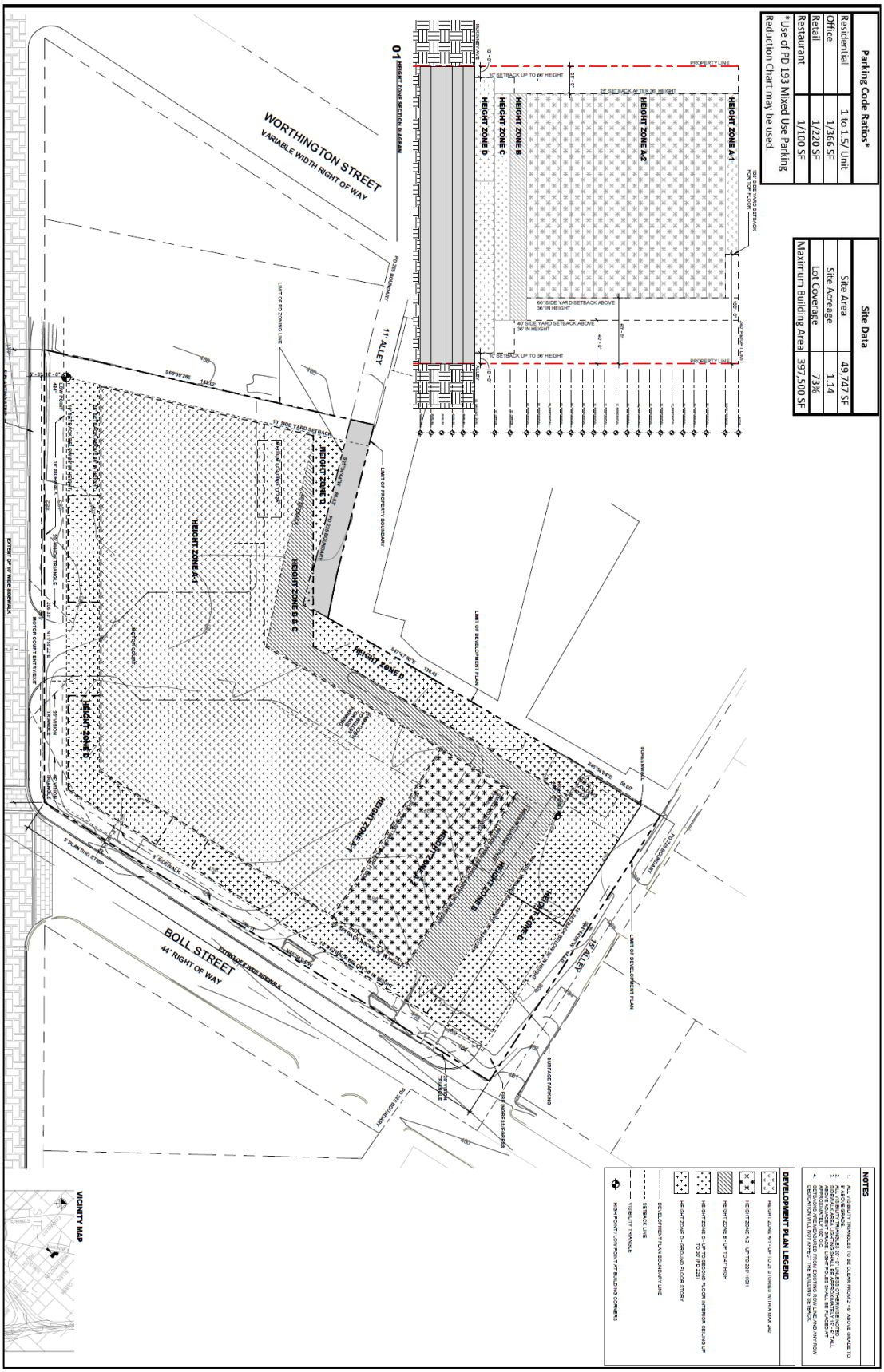
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

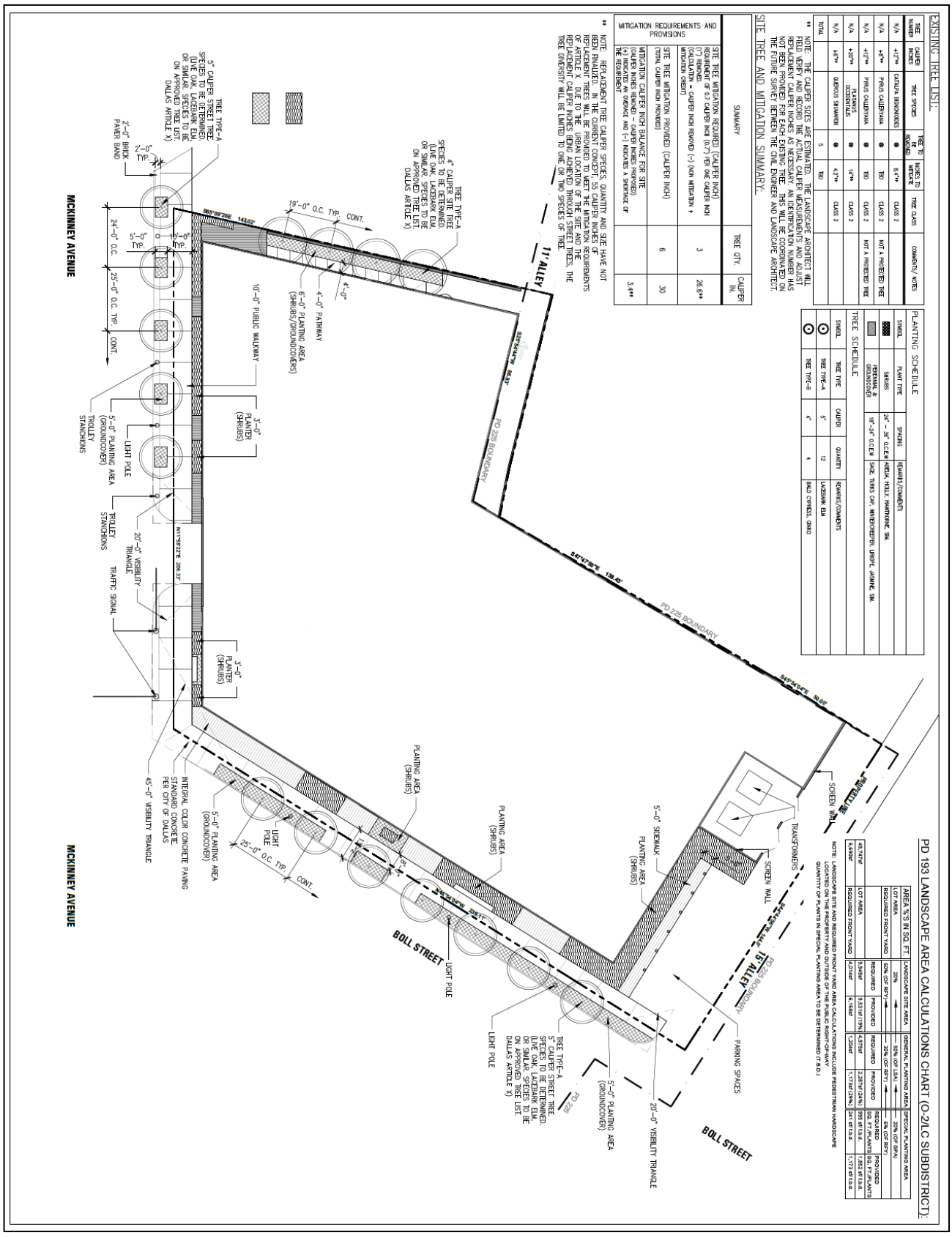
SEC. S-_____.~~116~~117. ZONING MAP.

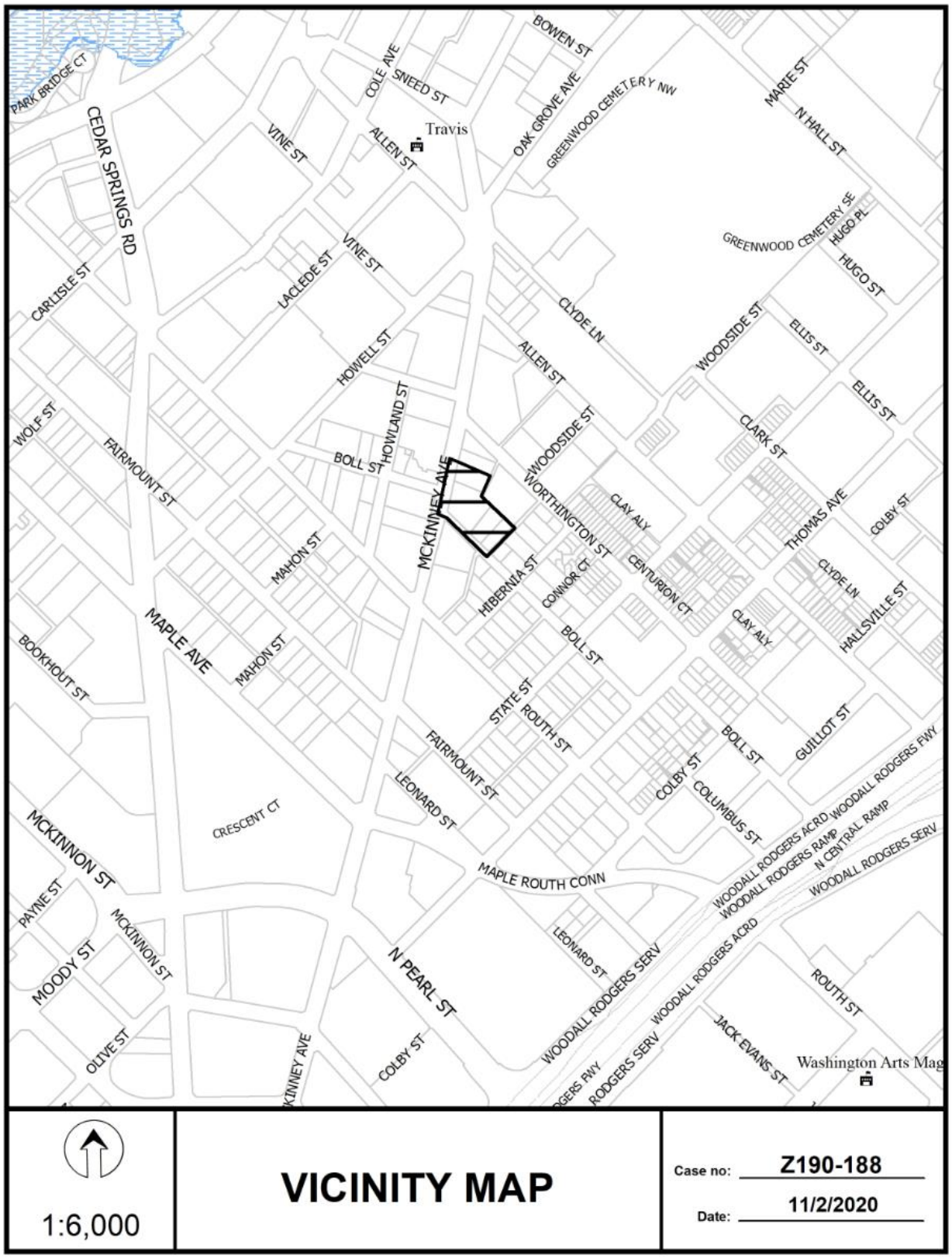
PD 193 Subdistrict ____ is located on Zoning Map No.____.

PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN

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COLE AVE
SNEED ST
BOWEN ST
Travis
VINE ST
ALLEN ST
OAK GROVE AVE
GREENWOOD CEMETERY NW
MARIE ST
N HALL ST
GREENWOOD CEMETERY SE
HUGO PL
HUGO ST
CARLISLE ST
LACLEDE ST
VINE ST
CLYDE LN
WOODSIDE ST
ELLIS ST
HOWELL ST
ALLEN ST
WOLF ST
FAIRMOUNT ST
HOWLAND ST
BOLL ST
MCKINNEY AVE
WOODSIDE ST
CLARK ST
ELLIS ST
WORTHINGTON ST
CLAY ALY
THOMAS AVE
COLBY ST
MAHON ST
HIBERNIA ST
CONNOR CT
CENTURION CT
CLYDE LN
HALLSVILLE ST
MAPLE AVE
MAHON ST
BOOKHOUT ST
BOLL ST
CLAY ALY
STATE ST
ROUTH ST
FAIRMOUNT ST
BOLL ST
GUILLOT ST
LEONARD ST
COLBY ST
COLUMBUS ST
WOODALL RODGERS FWY
WOODALL RODGERS ACRD
WOODALL RODGERS RAMP
N CENTRAL RAMP
WOODALL RODGERS SERV
CRESCENT CT
MCKINNON ST
MAPLE ROUTH CONN
PAYNE ST
MCKINNON ST
LEONARD ST
MOODY ST
N PEARL ST
WOODALL RODGERS SERV
WOODALL RODGERS ACRD
ROUTH ST
OLIVE ST
COLBY ST
JACK EVANS ST
Washington Arts Mag
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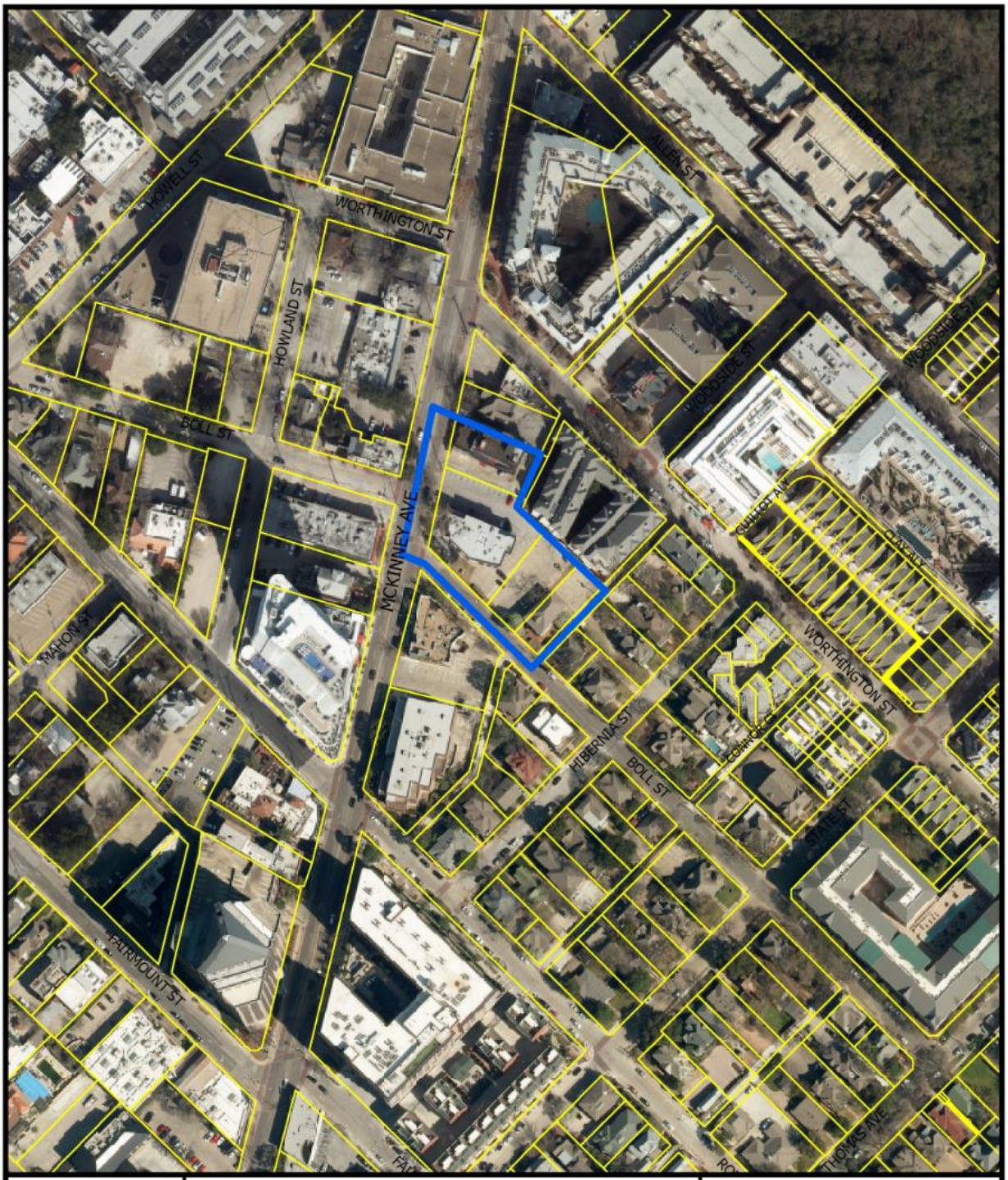
VICINITY MAP
Case no: Z190-188
Date: 11/2/2020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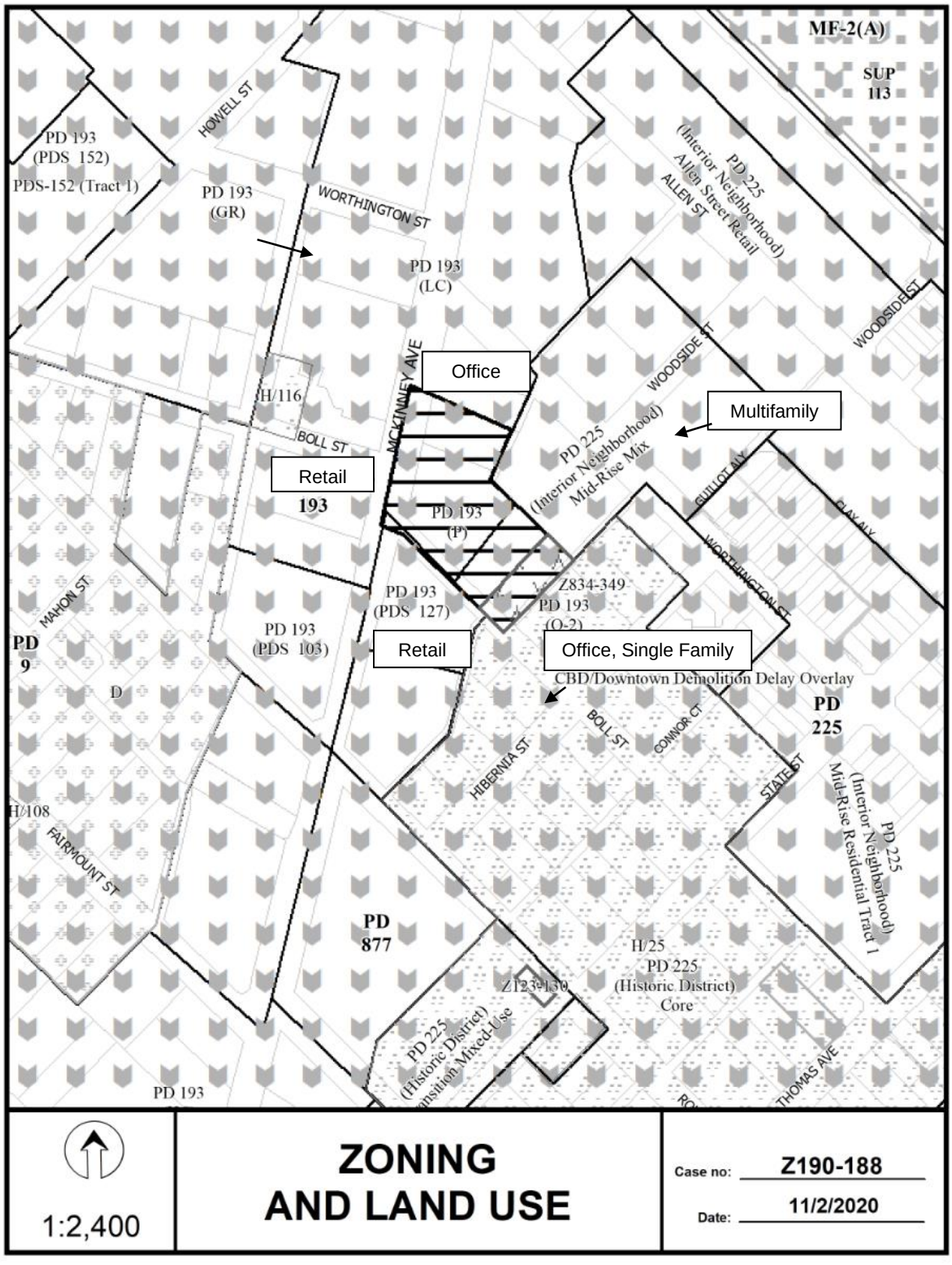
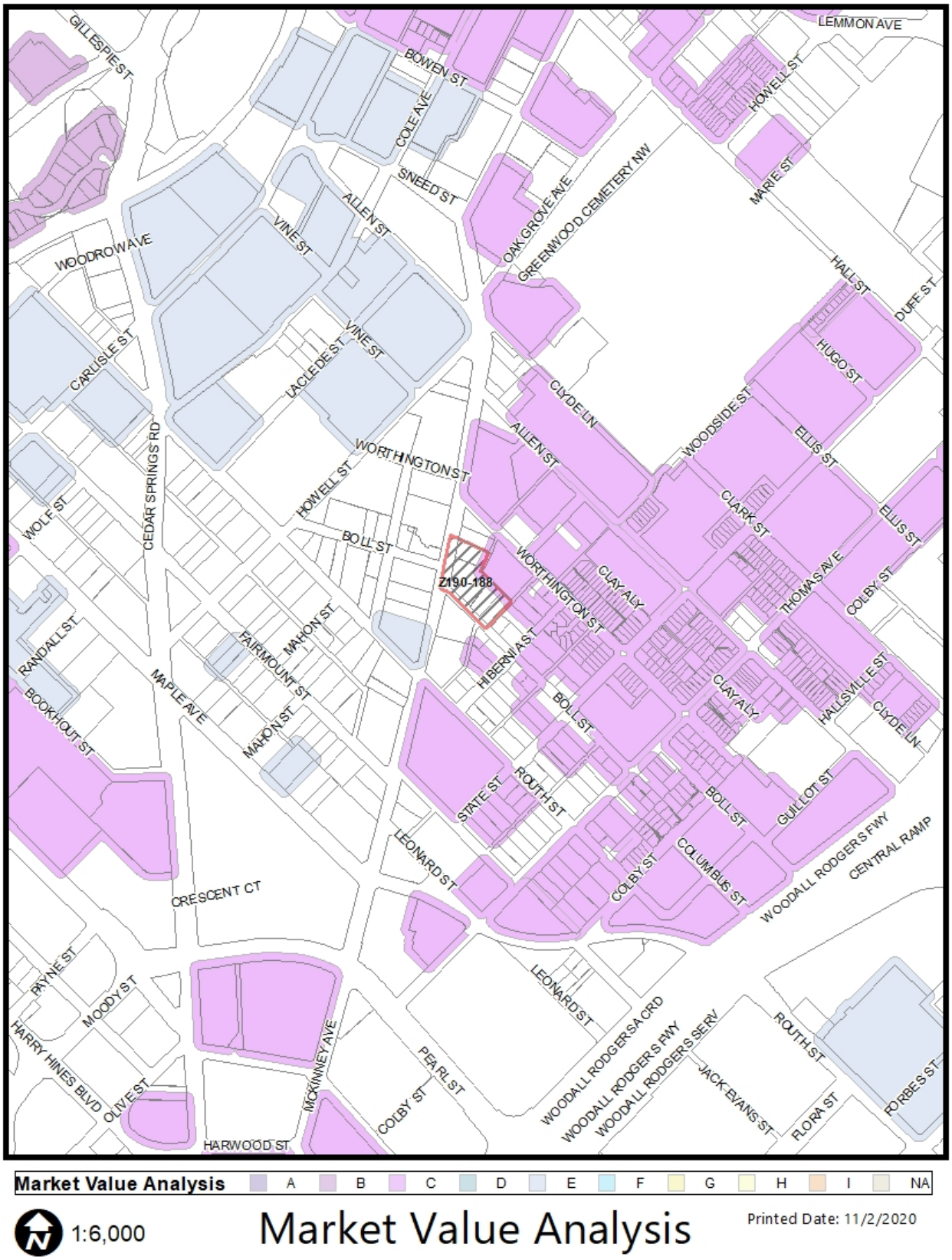
ALLEN ST
HOWLAND ST
WOODSIDE ST
BOLL ST
MCKINNEY AVE
GUILFOT AVE
MAHON ST
WORTHINGTON ST
HIBERNIA ST
BOLL ST
STATE ST
FAIRMOUNT ST
THOMAS AVE
1:2,400
AERIAL MAP
Case no: Z190-188
Date: 11/2/2020


ZONING
AND LAND USE
1:2,400
Case no: Z190-188
Date: 11/2/2020
Office
Multifamily
Retail
193
Retail
Office, Single Family
CBD/Downtown Demolition Delay Overlay
MF-2(A)
SUP 113
PD 193 (PDS 152)
PDS-152 (Tract 1)
PD 193 (GR)
PD 193 (LC)
PD 193 (P)
PD 193 (PDS 127)
PD 193 (PDS 103)
PD 193 (O-2)
PD 225 (Interior Neighborhood) Allen Street Retail
PD 225 (Interior Neighborhood) Mid-Rise Mix
PD 225 (Interior Neighborhood) Mid-Rise Residential Tract 1
PD 225 (Historic District) Core
PD 225 (Historic District) Transition Mixed-Use
PD 877
PD 9
PD 225
H/116
H/108
H/25
Z834-349
Z123-130
HOWELL ST
WORTHINGTON ST
ALLEN ST
WOODSIDE ST
MCKINNEY AVE
BOLL ST
GUILLOT ALY
PLAY ALY
MAHON ST
HIBERNIA ST
CONNOR CT
STATE ST
FAIRMOUNT ST
THOMAS AVE

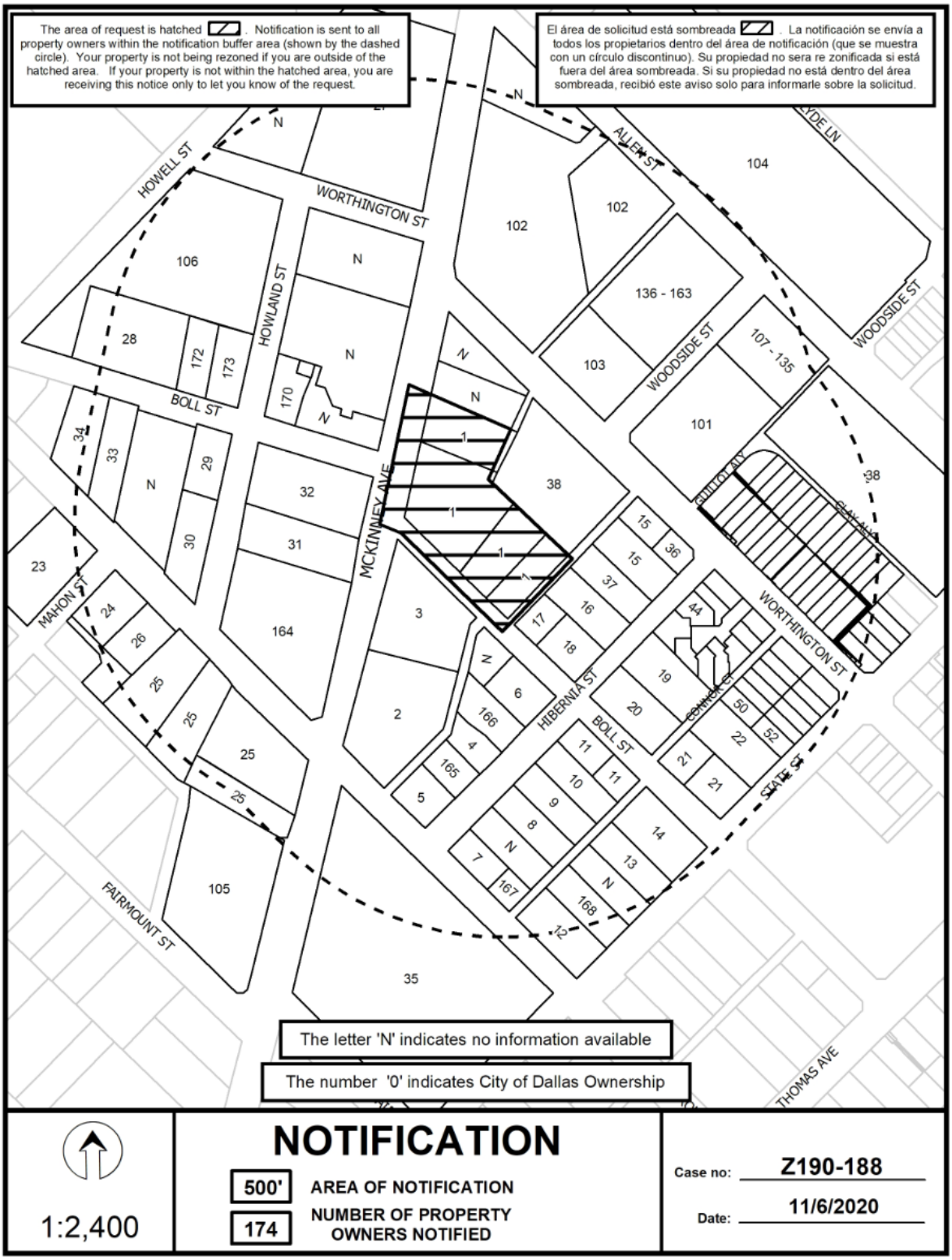


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/2/2020


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 sera 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.
HOWELL ST
WORTHINGTON ST
ALLEN ST
WOODSIDE LN
WOODSIDE ST
HOWLAND ST
BOLL ST
MCKINNEY AVE
MAHON ST
HIBERNIA ST
CONNOR CT
STATE ST
FAIRMOUNT ST
THOMAS AVE
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
174 NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-188
Date: 11/6/2020

11/02/2020

Notification List of Property Owners

Z190-188

164 Property Owners Notified

Label #	*Address*		*Owner*
1	2516	BOLL ST	2700 MCKINNEY DALLAS PARTNERS
2	2602	MCKINNEY AVE	UPTOWN ENERGY PARTNERS LP
3	2614	MCKINNEY AVE	J&K REAL ESTATE INV LTD
4	2609	HIBERNIA ST	SHEVES ENTERPRISE LLC
5	2601	HIBERNIA ST	FATIMA LLC
6	2619	HIBERNIA ST	EHM PROPERTIES HIBERNIA LLC
7	2600	HIBERNIA ST	HIBERNIA INVESTMENT LLC
8	2608	HIBERNIA ST	EHM PROPERTIESHIBERNIA II LLC
9	2614	HIBERNIA ST	SMITH STEPHEN S & MARLA F
10	2616	HIBERNIA ST	STAR B PROPERTIES LLC
11	2620	HIBERNIA ST	SMITH BRADLEY
12	2601	STATE ST	LIBERTY 7 REVOCABLE LIVING TRUST
13	2615	STATE ST	SLATE RIVER PROPERTIES LP
14	2621	STATE ST	PASCAL ENTERPRISES INC
15	2715	HIBERNIA ST	INTOWN CHABAD THE
16	2707	HIBERNIA ST	UPTOWN REAL ESTATE GROUP LLC
17	2508	BOLL ST	LITTLE PAW KNOCKING LLC
18	2701	HIBERNIA ST	FASULLO GREG &
19	2706	HIBERNIA ST	MYSLIWY ALLIE RAYMOND &
20	2700	HIBERNIA ST	WOODS JONATHAN & DAHLIA
21	2701	STATE ST	ADA CAPITAL LTD
22	2707	STATE ST	2707 STATE LLC
23	2711	ROUTH ST	PEGASUS FOUNDATION THE
24	2707	ROUTH ST	TURTLE CREEK MANOR INC
25	2609	ROUTH ST	OR ASSET HOLDINGS LP
26	2703	ROUTH ST	DAYTON JOHN W

11/02/2020

Label #	*Address*		*Owner*
27	2811	MCKINNEY AVE	PJO 2811 LLC &
28	2718	BOLL ST	SRPF BGINGERMAN PROPERTY LLC
29	2703	BOLL ST	OGLE LINDA K ET AL
30	2704	ROUTH ST	SC ONE DALLAS LLC
31	2621	MCKINNEY AVE	AA PLAZA LLC
32	2633	MCKINNEY AVE	CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP
33	2714	ROUTH ST	2714 ROUTH STREET LTD
34	2724	ROUTH ST	FREESTONE HOLDINGS LLC
35	2500	MCKINNEY AVE	LG ROUTH LP
36	2501	WORTHINGTON ST	WOFFRIED LP
37	2711	HIBERNIA ST	PETEMAUS PROPERTIES LLC
38	2521	WORTHINGTON ST	POST APARTMENT HOMES LP
39	2415	WORTHINGTON ST	HIBERNIA TOWNHOUSES OWNER
40	2718	HIBERNIA ST	TUCKER JOHN J
41	2429	WORTHINGTON ST	COLLINS BENJAMIN
42	2716	HIBERNIA ST	NEMOVI S SHAWN
43	2433	WORTHINGTON ST	STUPAY DOUGLAS
44	2714	HIBERNIA ST	SORRELS BARRY J
45	2437	WORTHINGTON ST	CDASM MANAGEMENT LLC
46	2712	HIBERNIA ST	SCHMIDT GEORGE A
47	2449	WORTHINGTON ST	MADAFFARI CARL
48	2445	WORTHINGTON ST	WILLE ERIC KENNETH &
49	2441	WORTHINGTON ST	LIU KEVIN &
50	2409	WORTHINGTON ST	CHOATE ROBERT K
51	2413	WORTHINGTON ST	KELLIHER TIMOTHY J & JAMESON A
52	2715	STATE ST	HUFF STEPHEN P & GWENDOLYN WILLIAMS
53	2717	STATE ST	OLEARY SEAN & LAURA
54	2719	STATE ST	CLARKE LAWRENCE MICHAEL &
55	2415	WORTHINGTON ST	ZAIDI SHAN Y
56	2417	WORTHINGTON ST	MCDOWELL MARK
57	2419	WORTHINGTON ST	HADSELL CHARLES C

11/02/2020

Label #	*Address*		*Owner*
58	2721	STATE ST	PATEL VIMAL & MEGHA
59	2723	STATE ST	SKOMAL MARK EDWARD &
60	2725	STATE ST	SIMS BRADLEY T
61	2510	WORTHINGTON ST	VEREECKE MATTHEW &
62	2506	WORTHINGTON ST	DAVIS JONATHAN SCOTT
63	2502	WORTHINGTON ST	MENDIS ROSHAN & DINELI
64	2522	WORTHINGTON ST	CHINNAPOLAMADA GOUTHAM &
65	2522	WORTHINGTON ST	CHINNAPOLAMADA GOUTHAM &
66	2518	WORTHINGTON ST	THOMPSON VALERIE
67	2518	WORTHINGTON ST	THOMPSON VALERIE
68	2514	WORTHINGTON ST	HOWARD SCOTT HUNTER
69	2514	WORTHINGTON ST	HOWARD SCOTT HUNTER
70	2448	WORTHINGTON ST	JENSEN FAMILY TRUST
71	2444	WORTHINGTON ST	HANSEN LIVING TRUST THE
72	2440	WORTHINGTON ST	MARCIAL JESUS DAVID &
73	2436	WORTHINGTON ST	BOWMAN NICHOLAS J &
74	2432	WORTHINGTON ST	WILDER ELIZABETH
75	2428	WORTHINGTON ST	QUDAH FAIGA
76	2496	WORTHINGTON ST	HURT CHRISTIAN J
77	2496	WORTHINGTON ST	HURT CHRISTIAN J
78	2492	WORTHINGTON ST	WANG NINGYUE
79	2492	WORTHINGTON ST	WANG NINGYUE
80	2488	WORTHINGTON ST	MILLER RYAN TED
81	2488	WORTHINGTON ST	MILLER RYAN TED
82	2484	WORTHINGTON ST	NATHAN NIRAJ R
83	2480	WORTHINGTON ST	BENBROOKS HOLDINGS LLC
84	2476	WORTHINGTON ST	TRAN PHONG N
85	2805	STATE ST	HARRIS RANDELL J & LINDA DARLENE
86	2809	STATE ST	SMITH CHRISTOPHER
87	2813	STATE ST	WILLIAMS PATRICK
88	2817	STATE ST	RAY COLBY

11/02/2020

Label #	*Address*		*Owner*
89	2404	WORTHINGTON ST	CHAMBERS WILLIAM PATRICK
90	2452	WORTHINGTON ST	YU KEVIN &
91	2408	WORTHINGTON ST	DAVIS LEE MICHAEL &
92	2456	WORTHINGTON ST	BALFOUR THOMAS & DAVID
93	2412	WORTHINGTON ST	MCCLAIN RENTAL PROPERTIES LLC
94	2460	WORTHINGTON ST	LITCHFIELD CHRISTOPHER
95	2416	WORTHINGTON ST	GRUBEN ADRIENNE &
96	2464	WORTHINGTON ST	MARTINEZGARCIA ENRIQUE
97	2420	WORTHINGTON ST	COLEMAN ROBERT B &
98	2468	WORTHINGTON ST	CALVERT DAVID
99	2424	WORTHINGTON ST	CONNER EUGENE
100	2472	WORTHINGTON ST	BALFOUR LIVING TR
101	2838	WOODSIDE ST	ALTA STATE THOMAS LP
102	2808	MCKINNEY AVE	POST WORTHINGTON LP
103	2801	WOODSIDE ST	WOODSIDE LTD LLC
104	2610	ALLEN ST	2610 ALLEN ST LTD PS
105	2515	MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP
106	2626	HOWELL ST	TRINITY BELL APARTMENTS LLC
107	2848	WOODSIDE ST	ZALE ILSE
108	2848	WOODSIDE ST	BEASLEY JOSEPH R & DOROTHY A KNOLL
109	2848	WOODSIDE ST	SEIF FAYEZ G
110	2848	WOODSIDE ST	SLIU 2848 WOODSIDE LLC
111	2848	WOODSIDE ST	WADDELL ELEANOR &
112	2848	WOODSIDE ST	RANSOM CURTIS EVERDY
113	2848	WOODSIDE ST	MAHER PATRICK C
114	2848	WOODSIDE ST	JOSEFEN ANNIE S
115	2848	WOODSIDE ST	PARUK ADNAN A
116	2848	WOODSIDE ST	SMITH MARKE COURTNEY & CAROL LYNN
117	2848	WOODSIDE ST	BURGESS ERIN TIMMINS &
118	2848	WOODSIDE ST	WISE REVOCABLE TRUST
119	2848	WOODSIDE ST	CIMLER FAMILY TRUST THE &

11/02/2020

Label #	*Address*		*Owner*
120	2848	WOODSIDE ST	SCHWARTZ BARBARA E
121	2848	WOODSIDE ST	YATES ERNEST & MARIA E
122	2848	WOODSIDE ST	MCCLELLAND FAMILY TRUST
123	2848	WOODSIDE ST	OWLS NEST LLC
124	2848	WOODSIDE ST	KUAN JOHN
125	2848	WOODSIDE ST	BELETIC JOHN D &
126	2848	WOODSIDE ST	FORD RICHARD R & RENEE D
127	2848	WOODSIDE ST	RICHARDS ELIZABETH ANN & GILL
128	2848	WOODSIDE ST	SESSIONS KAREN D & PETER A
129	2848	WOODSIDE ST	GERARD 2014 TRUST THE
130	2848	WOODSIDE ST	BUCKLEY LAWRENCE J & SUZANNE E SHAFER
131	2848	WOODSIDE ST	TAFFY FRANK
132	2848	WOODSIDE ST	ALMAND MARY LYNN
133	2848	WOODSIDE ST	KRUTSCH SHARRY
134	2848	WOODSIDE ST	ANTOGNELLI PATRICK J & GISELA
135	2848	WOODSIDE ST	CHAMBERS DENNIS L & ANGELINA L
136	2885	WOODSIDE ST	BLAKELEY JULIE
137	2885	WOODSIDE ST	JARDIM JOANNA MACHADO
138	2885	WOODSIDE ST	SILVA PATRICIA LAMBERT
139	2885	WOODSIDE ST	TINWALA UMMEAIMAN &
140	2885	WOODSIDE ST	EKAS COLLEEN E
141	2885	WOODSIDE ST	SRISINROONGRUANG RATTAPOL
142	2885	WOODSIDE ST	FILES THOMAS
143	2885	WOODSIDE ST	LINN ALEXANDER S
144	2885	WOODSIDE ST	COWAN ANDREW &
145	2885	WOODSIDE ST	MANCINI MARY & DAVID
146	2885	WOODSIDE ST	SAMUELS KIMBERLY C
147	2885	WOODSIDE ST	GRISHAM CARISSA
148	2885	WOODSIDE ST	NAIGEON VIRGINIE ANDREE
149	2885	WOODSIDE ST	MOERSCH CHRISTOPHER &
150	2885	WOODSIDE ST	HIERSCHE JERRY L & CATHERINE S

11/02/2020

Label #	*Address*		*Owner*
151	2885	WOODSIDE ST	RODRIGUEZ JEFFREY JOHN
152	2885	WOODSIDE ST	FETE MARGARET
153	2885	WOODSIDE ST	ALLISON LODOWICK B
154	2885	WOODSIDE ST	MANCUSO DALE &
155	2885	WOODSIDE ST	CORDES ROBERT C & KRISTEN T
156	2885	WOODSIDE ST	FOSTER BRADLEY
157	2885	WOODSIDE ST	DUDLEY RICHARD C
158	2885	WOODSIDE ST	ONG ADRIAN
159	2885	WOODSIDE ST	MCDADE JAMES C & RACHEL
160	2885	WOODSIDE ST	LAGER PAIGE MACKENZIE
161	2885	WOODSIDE ST	DAY KENNETH L
162	2885	WOODSIDE ST	REINMILLER GRACE M
163	2885	WOODSIDE ST	WILLIAMS LISA A TR
164	2619	MCKINNEY AVE	ONE DALLAS UPTOWN VENTURE LLC

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

PLANNER: Abraham Martinez

FILE NUMBER:	Z178-250(AM)	**DATE FILED:**	April 30, 2018
LOCATION:	Southeast corner of Graham Avenue and Philip Avenue		
COUNCIL DISTRICT:	2	**MAPSCO:**	46 H
SIZE OF REQUEST:	± .31 acres	**CENSUS TRACT:**	24.00

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

APPLICANT: Krishikesh Shinde

OWNER: The Texas Vedic Society, LLC

REQUEST: An application to amend Planned Development District No. 539 to allow for CR Community Retail District uses and MU-1 Mixed Use District uses with consideration given for a Specific Use Permit for group residential use in addition to the Planned Development District amendment.

SUMMARY: The applicant requests to 1) amend the current PD regulations to allow for MU-1 Mixed Use District uses and amend off-street parking requirements for street-level office and retail and personal service uses and 2) obtain a Specific Use Permit for a group residential use. The applicant is requesting a multifamily use in lieu of the group residential use.

PDD No. 539:
http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20539.pdf

PDD No. 539 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a539

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, a landscape plan, and staff's recommended conditions.

PRIOR CPC ACTION: On January 7, 2021, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- Planned Development District No. 539 was established by the Dallas City Council on March 24, 1999 by Ordinance No. 23825.

- The site is presently developed with a 4-story, approximately 21,000-square-foot building that is currently vacant. According to Building Inspections' records, the building was previously occupied with a community service center and a group residential facility use under Specific Use Permit No. 1381 which was approved by City Council on March 24, 1999. SUP No. 1381 expired on May 24, 2011 when the permit was not renewed.

- The applicant is proposing to use the site as a bakery, a specialty retail store, and a group residential use. The bakery will be primarily used to bake goods which will be sold off-site. The specialty retail store will sell clothing and associated religious goods. The group residential use was initially intended to serve visiting patrons of faith for short-term periods of time.

- The City Council remanded the case to the City Plan Commission on May 27, 2020. The applicant has requested consideration for a multifamily use be given in lieu of the group residential use. The process of remanding a case does not permit an applicant to revise the initial request, which asks for an SUP for group residential, which is why the applicant is now requesting City Plan Commission to consider multifamily instead.

Zoning History

There have not been any zoning change requests in the vicinity in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Required ROW
Graham Avenue	Community Collector	56 ft.	56 ft.
Philip Avenue	Community Collector	56 ft.	56 ft.

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request for a parking reduction and determined that it will not significantly impact the surrounding roadway system or parking availability. The applicant provided a parking study indicating the proposed square footage for specific uses that would be housed in the legacy building and the proposed parking required. The Engineering Division determined that the parking study was sufficient in allowing for

the reduction in parking, so long as the uses proposed did not exceed the square footage offered in the Mixed-Use Development Parking Chart (Exhibit 539 C).

Parking

The applicant has requested a reduction in the parking ratios for the following proposed uses found in the chart below. These uses are limited in size and scope, and since any other uses outside of these listed below will be required to meet Chapter 51A general parking standards, staff is supportive of the proposed parking reductions. Staff supports establishing floor area maximums, as the parking provided is based on the parking demand as determined by the provided mixed-use development parking chart in Exhibit B.

Applying the proposed reduced parking ratios, a total of 13 off-street parking spaces will be required for the below uses [an overall reduction of 14 spaces from the current code requirements]. The applicant is proposing to provide 15 off-street parking spaces, as depicted on the proposed development plan.

A condition for an access easement agreement prior to obtaining a Certificate of Occupancy is proposed in order to allow for the internal circulation of the parking area to be accessible through the adjacent property. As the proposed development plan indicates access to the eastern property, staff recommends this condition, so the requirement of the access agreement be reflected in the conditions as it is shown on the proposed plans. The inclusion of this condition aligns with City policy requiring this form of agreement between property owners that intend to allow shared vehicle circulation through their developments.

The applicant would like to limit the maximum square footage permitted for commercial uses to 4,200-square-feet and have this maximum floor area to be used interchangeably between the allowable uses so long as the maximum total floor area is not exceeded. Staff disagrees with this approach as the applicant has requested a parking reduction based on the parking-to-floor-area-ratio as provided below. The applicant disagrees with staff's proposal for outlining the maximum number of square footage to each use in the conditions of the PD as requirements would be too restrictive should there be minor deviations in business requirements. Staff proposes the floor-area cap be instituted as deviation from the proposed floor area the parking requirements may change which may result in uses under-parked. With this consideration, staff believes the applicant should adhere to the proposed square footage as outlined in the following parking chart.

Use	Proposed Size in Sq. Ft	51A Section	Spaces Required	Parking Requested	Spaces Provided
Catering Service	2,000	1:200	10	1:625	4
Restaurant (Bakery)	400	1:100	4	1:625	1

General Merchandise (Specialty Retail Store)	1,600	1:200	8	1:625	3
Office	200	1:200	1	1:400	1
Group Residential - Beds	16 units	.25 units:1	4	.25 units:1	4
Total Required			27		13

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Economic Element

Goal 2.1 PROMOTE BALANCED GROWTH

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

Urban Design Element

Goal 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses

	Zoning	Land Use
Site	PD No.539	Vacant 4-story building
North	PD No. 134 – Subarea A	Single Family
East	CR, CR-D	General Merchandise; Bar, Lounge, or Tavern
South	RR	General Merchandise, restaurant without drive-in service
West	PD No.134 – Subarea A	Monastery/Temple

Land Use Compatibility

The purpose of the request is to allow for the adaptive re-use of the existing building to accommodate residential units, and for approximately 4,000 square feet of commercial/retail uses on the ground-level floor of the building. The applicant is proposing the following uses: an approximately 400-square-foot bakery, a 2,000-square-foot catering service use, an approximately 1,600-square-foot specialty retail store, and a 200-square-foot office use. The residential component will be limited to the upper stories of the building.

The introduction of MU-1 Mixed Use District uses is not foreseen to adversely impact the surrounding neighborhood as the property presently allows CR Community Retail District uses. Incorporating MU-1 uses would allow the building to be redeveloped in a way that will allow for more walk-to convenience and increased residential stock in the community. The block in which the building is found, bordered by S. Beacon Street, E. Grand Avenue, Graham Avenue, and Philip Avenue is entirely commercial in nature. Additional MU-1 uses would be complimentary in this area.

The proposed MU-1 District uses set forth in this request are appropriate in the context of the block and neighborhood the subject site is in. Introducing these uses would allow for the activation of a building that has been vacant since 2016, provide additional neighborhood services to the surrounding community, and create new residential stock.

The table below shows a comparison between the uses currently allowed and the uses allowed with the proposed zoning change by adding MU-1 uses:

	CR (Existing)	**MU-1 (Proposed)**
Agricultural	--Crop production.	-- Crop production.
Commercial and business service	-- Building repair and maintenance shop. [RAR] -- Catering service. -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. [SUP] -- Tool equipment rental	-- Catering service. -- Custom business services. -- Electronics service center. -- Labor hall. *[SUP]* -- Medical or scientific laboratory. *[SUP]*
Industrial	--Gas drilling and production. [SUP] --Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	-- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
Institutional and community service	--Adult day care facility. --Cemetery or mausoleum. [SUP] --Child-care facility. --Church. --College, university, or seminary.	-- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university or seminary.

	CR (Existing)	MU-1 (Proposed)
Institutional and community service	--Community service center. [SUP] --Convent or monastery. -- Hospital. [SUP] --Library, art gallery, or museum. --Open-enrollment charter school or private school. [SUP] --Public school other than an open-enrollment charter school. [RAR]	-- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [RAR] -- Convent or monastery. -- Foster home. -- Hospital. [SUP] -- Library, art gallery, or museum. -- Open-enrollment charter school or private school. [SUP] -- Public school other than an open-enrollment charter school. [RAR]
Lodging	-- Hotel and motel. [SUP] -- Lodging or boarding house. [SUP] -- Overnight general purpose shelter. [See Section 51A-4.205 (2.1)]	-- Extended stay hotel or motel. [SUP] -- Hotel or motel. [RAR] or [SUP] [See Section 51A-4.205(1).]
Miscellaneous	--Attached non-premise sign. [SUP] --Carnival or circus (temporary). [By special authorization of the building official.] --Temporary construction or sales office.	-- Attached non-premise sign. [SUP] -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.
Office	-- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] --Medical clinic or ambulatory surgical center. --Office	-- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. -- Office.
Recreation	--Country club with private membership. --Private recreation center, club, or area. --Public park, playground, or golf course.	-- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course.
Residential	--College dormitory, fraternity or sorority house.	-- College dormitory, fraternity, or sorority house. -- Duplex. -- Group residential facility. [See Section 51A-4.209(3).] -- Handicapped group dwelling unit. [See Section 51A-4.209 (3.1).] -- Multifamily.

	CR (Existing)	MU-1 (Proposed)
Residential		-- Residential hotel. -- Retirement housing. -- Single family.
Retail and personal service	-- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [RAR] -- Business school. -- Carwash. [DIR] -- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210 (b)(7)(B).]	-- Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [RAR] -- Business school. -- Car wash. [RAR] -- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B)
Utility and public service	-- Commercial radio and television transmitting station. -- Electrical substation. --Local utilities. [SUP or RAR may be required.] --Police or fire station. --Post office. [SUP] --Radio, television, or microwave tower. [SUP] --Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] --Utility or government installation other than listed. [SUP]	-- Commercial radio or television transmitting station. -- Electrical substation. -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. -- Post office. -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP]
Wholesale, distribution, and storage	-- Mini-warehouse. [SUP] -- Recycling buy-back center *[See Section 51A-4.213 (11).]* -- Recycling collection center. *[See Section 51A-4.213 (11.1).]* -- Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* -- Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*	-- Mini-warehouse. *[SUP]* -- Recycling buy-back center *[See Section 51A-4.213 (11).]* -- Recycling collection center. *[See Section 51A-4.213 (11.1).]* -- Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* -- Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*

	CR (Existing)	MU-1 (Proposed)
Accessory	-- Accessory community center (private). -- Home occupation. -- Private Stable. -- Accessory helistop. [SUP] -- Accessory medical/infectious waste incinerator. [See Section 51A-4.217(3.1).] -- Commercial amusement (outside). [SUP] -- Commercial parking lot or garage. [RAR] -- Convenience store with drive-through. [SUP] -- Dry cleaning or laundry store. -- Furniture store. --General merchandise or food store 3,500 square feet or less. -- General merchandise or food store greater than 3,500 square feet. -- General merchandise or food store 100,000 square feet or more. [SUP] -- Home improvement center, lumber, brick or building materials sales yard. [DIR] -- Household equipment and appliance repair. -- Liquor store. -- Mortuary, funeral home, or commercial wedding chapel. --Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Paraphernalia shop. [SUP] -- Pawn shop. --Personal service uses. --Restaurant without drive-in or drive-through service. *[RAR]* -- Restaurant with drive-in or drive-through service. *[DIR]* -- Swap or buy shop. [SUP] -- Temporary retail use. -- Theater.	-- Accessory helistop. [SUP] -- Accessory medical/ infectious waste incinerator. [See Section 51A-4.217(3.1).] -- Commercial amusement (outside). *[SUP]* -- Commercial parking lot or garage. *[RAR]* -- Dry cleaning or laundry store. -- Furniture store. -- General merchandise or food store 3,500 square feet or less. -- General merchandise or food store greater than 3,500 square feet. -- General merchandise or food store 100,000 square feet or more. *[SUP]* -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Paraphernalia shop. *[SUP]* -- Personal service uses. -- Restaurant without drive-in or drive-through service. *[RAR]* -- Restaurant with drive-in or drive-through service. *[DIR]* -- Swap or buy shop. *[SUP]* -- Temporary retail use. -- Theater.

	CR (Existing)	MU-1 (Proposed)
Transportation	--Transit passenger shelter. --Transit passenger station or transfer center. *[By SUP or council resolution.*]	-- Transit passenger shelter. -- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*

The applicant had initially included in their request, a Specific Use Permit for a group residential facility use in conjunction with the Planned Development District amendment. After the City Council remanded the case to City Plan Commission, the applicant is requesting that the City Plan Commission consider a multifamily use in lieu of the group residential facility. The multifamily use is allowed by right in the MU-1 District.

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

Staff supports the request for a SUP for a group residential facility because the use previously existed at the subject site and was regulated by similar conditions as those being proposed with this application. The proposed use is not foreseen to have a negative impact in the surrounding uses. In considering the request for a multifamily use, staff does not have objections to the applicants request either, as a multifamily use would serve as appropriate alternative residential use.

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing PDD 539 CR Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR Overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed PDD 539 MU-1 Mixed Use-1	As shown on the development plan		Maximum floor area for all uses combined = 21,000 sf	54' 4 stories	As shown on the development plan	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail and personal service, lodging & residential
Reference MU-1 Mixed Use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories w/ retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail and personal service, lodging & residential

The existing PD conditions include certain yard, lot, and space regulations to be provided per the development plan. Standards include a maximum number of four

stories, height of 54-feet, and maximum floor area of 21,000-square-feet; therefore, the additional height, density, and lot coverage usually allowed in an MU-1 District will not apply in this case. MU-1 uses are different from CR uses in that the MU-1 district allows the inclusion of a residential component to commercial uses. The conditions proposed as part of the zoning change would limit any additional uses to the ones specified per the conditions, being group residential use, and excludes any residential uses such as multifamily.

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 directly south of a 'G' MVA Cluster to the north across Philip Avenue.

Landscaping: Landscaping will be provided as shown on the landscape plan (Exhibit B).

List of Members

The Texas Vedic Society

Mike Meyer – Sole Member

Proposed Conditions

ARTICLE 539.

PD 539.

SEC. 51P-539.101. LEGISLATIVE HISTORY.

PD 539 was established by Ordinance No. 23825, passed by the Dallas City Council on March 24, 1999. Ordinance No. 23825 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23825; 25163)

SEC. 51P-539.102. PROPERTY LOCATION AND SIZE.

PD 539 is established on property generally located on the east corner of Graham Avenue and Philip Avenue. The size of PD 539 is approximately 0.31 acres. (Ord. Nos. 23825; 25163)

SEC. 51P-539.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAKERY OR CONFECTIONERY SHOP means a facility for preparing, cooking, baking, and the retail sale of candy, baked goods, or other sweets.

(2) LEGACY BUILDING means the existing four story building built prior to 1951 as identified on the development plan (Exhibit ___A).

(3) SPECIALTY RETAIL STORE means a facility for the retail sales of clothing and devotional goods.

(b) Unless otherwise stated, all code references are to Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23825; 25163)

SEC. 51P-539.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: Development plan.

(2) Exhibit ___B: Landscape Plan

(3) Exhibit C: Mixed Use Development Parking Chart.

SEC. 51P-539.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 539A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 23825; 25163)

SEC. 51P-539.105. MAIN USES PERMITTED.

(a) Group residential facility. [SUP]

(b) Bakery or confectionery shop.

(c) Specialty retail store.

(b) Except as provided above, the uses permitted in this district are all uses permitted in the ~~CR Community Retail District~~ MU-1 Mixed Use District, as amended, subject to the same conditions applicable in the ~~CR Community Retail District~~ MU-1 Mixed Use District as set out in the Dallas Development Code, as amended. For example, a use permitted in the ~~CR Community Retail District~~ MU-1 Mixed Use District by Specific Use Permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the ~~CR Community Retail District~~ MU-1 Mixed Use District is subject to DIR in this planned development district, etc. (Ord. Nos. 23825; 25163)

SEC. 51P-539.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this district:
-- Accessory community center (private).
-- Home occupation.
-- Private stable.

(c) The following accessory use is permitted by SUP only:
-- Accessory helistop.

(d) In this district, an SUP may be required for the following accessory use:

-- Accessory medical/infectious waste incinerator. [See Section 51A-4.217(3.1).] (Ord. Nos. 23825; 25163)

SEC. 51P-539.107. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front, side, and rear yard. Minimum front, side, and rear yards are as shown on the development plan.

(b) Floor area. Maximum permitted floor area is 21,000 square feet.

***Staff Recommendation** [Applicant does not agree]*

1) Maximum permitted floor area for a catering service use is 2,000 square feet.
2) Maximum permitted floor area for a bakery or confectionery shop use is 400 square feet.
3) Maximum permitted floor area for a specialty retail store use is 1,600 square feet.
4) Maximum permitted floor area for a group residential facility office use is 200 square feet.

Applicant Recommendation

~~1) Maximum permitted floor area for a catering service use is 2,000 square feet.~~
~~2) Maximum permitted floor area for a bakery or confectionery shop use is 400 square feet.~~
~~3) Maximum permitted floor area for a specialty retail store use is 1,600 square feet.~~
~~4) Maximum permitted floor area for a group residential facility office use is 200 square feet.~~

(c) Height. Maximum structure height is 54 feet.

(d) Lot coverage. Maximum lot coverage is as shown on the development plan.

(e) Lot size. No minimum lot size.

(f) Stories. Maximum number of stories above grade is four. (Ord. Nos. 23825; 25163)

SEC. 51P-539.108. OFF-STREET PARKING AND LOADING.

(a) Except as provided ~~in Subsection (b) below~~, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off street parking and loading generally.

(b) Off-street parking and loading for a development in a legacy building containing any combination of residential, catering service, bakery, specialty retail store. ~~and a community service center must be provided and located as shown on the development plan~~. The off-street parking must be provided at the following ratios. Parking must be shared using the Mixed Use Development Parking Chart (Exhibit 539B).

(1) Catering service. One space per 625 square feet of floor area.

(2) Bakery or confectionery shop. One space per 625 square feet of floor area.

(3) Specialty retail store. One space per 625 square feet of floor area.

(4) One small loading space is required.

SEC. 51P-539.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23825; 25163)

SEC. 51P-539.110. LANDSCAPING.

(a) Landscaping must be provided as shown on the development and landscape plan (Exhibit B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 23825; 25163)

SEC. 51P-539.111. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII.(Ord. Nos. 23825; 25163)

SEC. 51P-539.112. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23825; 25163; 26102)

(c) The Property must obtain an access easement agreement for ingress and egress from the adjacent property owner prior to receiving a Certificate of Occupancy.

SEC. 51P-539.113. COMPLIANCE WITH CONDITIONS.

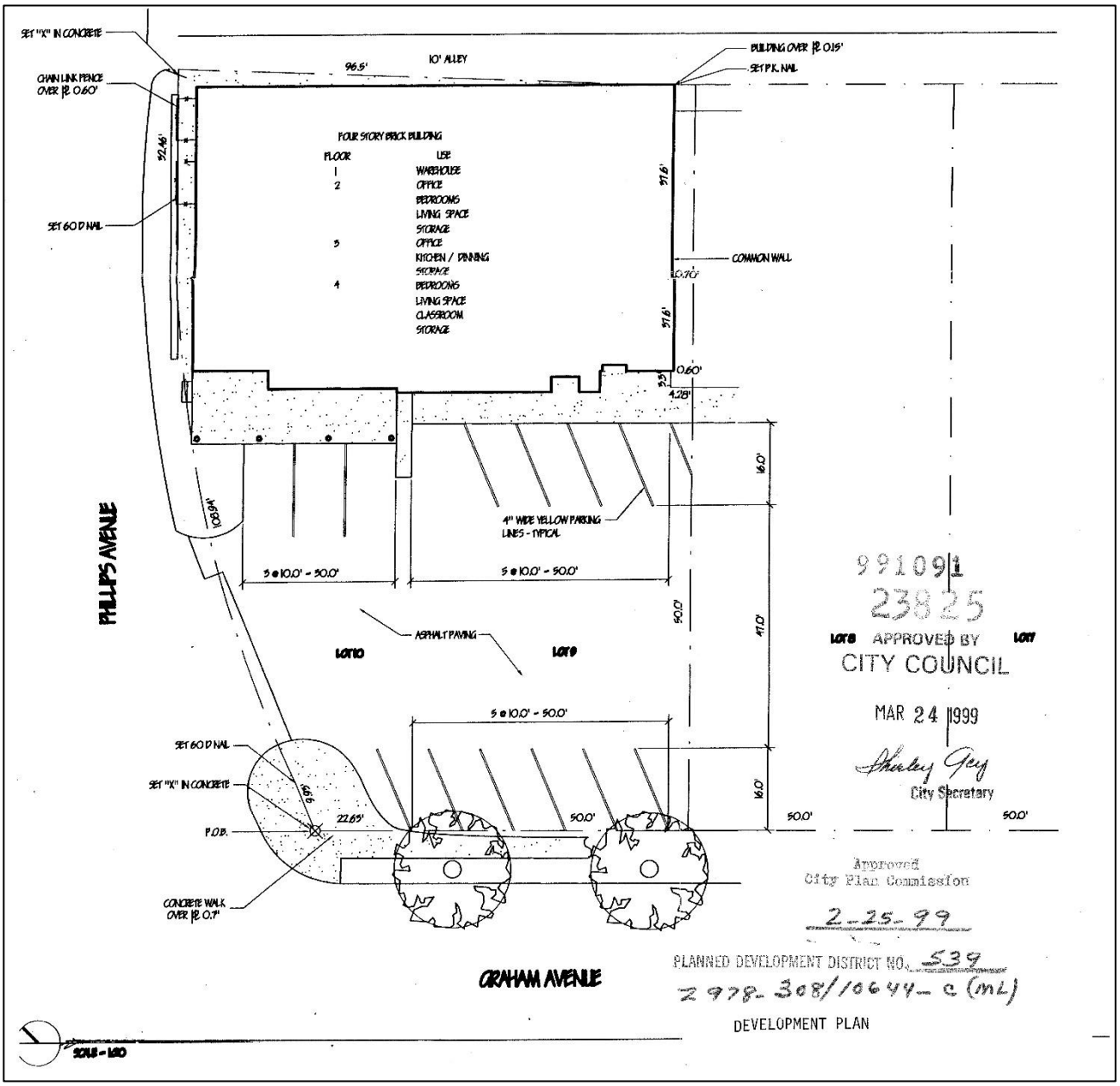
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23825; 25163; 26102)

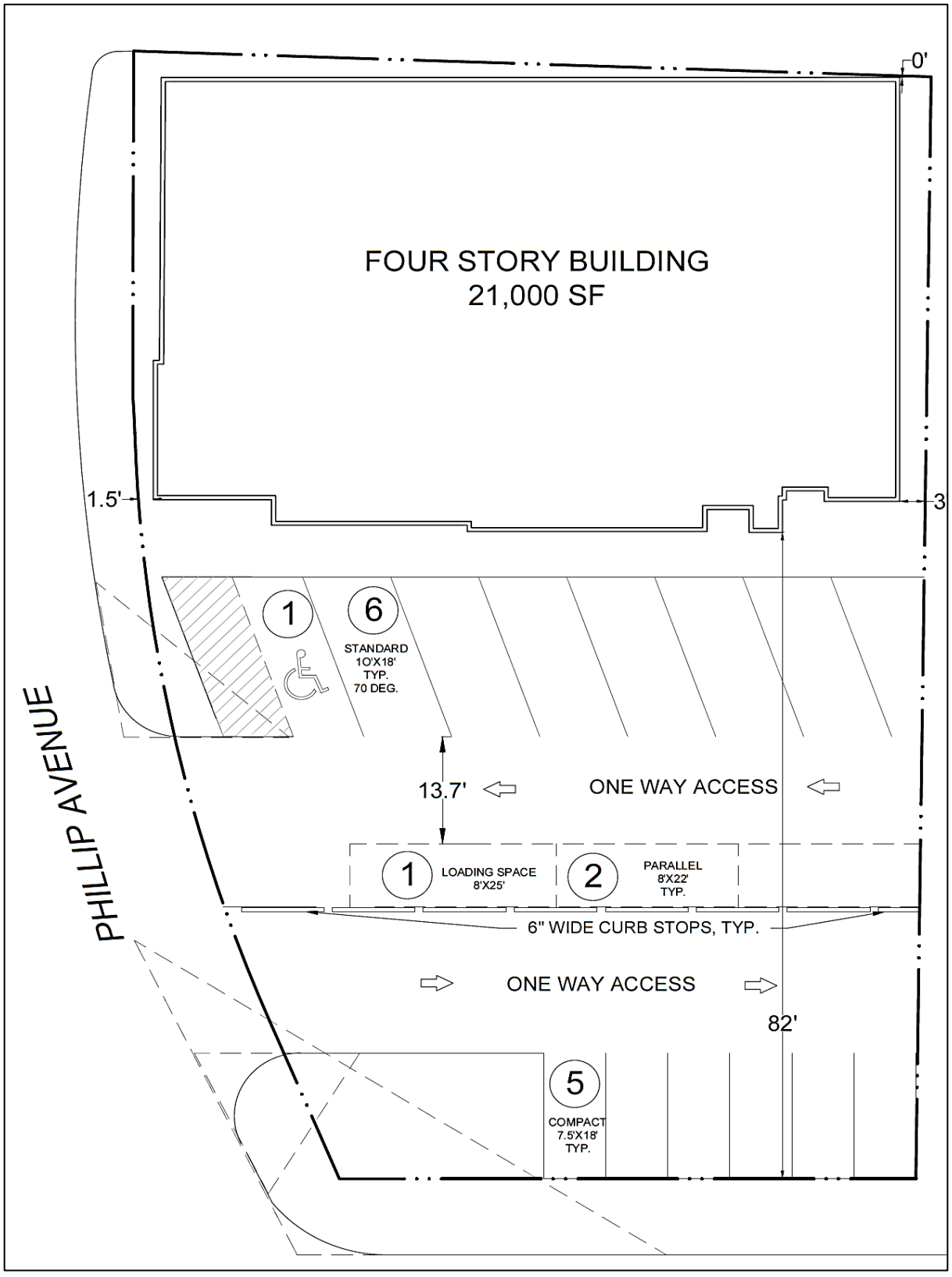
~~**SEC. 51P-539.115. ZONING MAP.**~~

~~PD 539 is located on Zoning Map No. J-8. (Ord. Nos. 23825; 25163)~~

Existing Development Plan



Proposed Development Plan



Proposed Landscape Plan

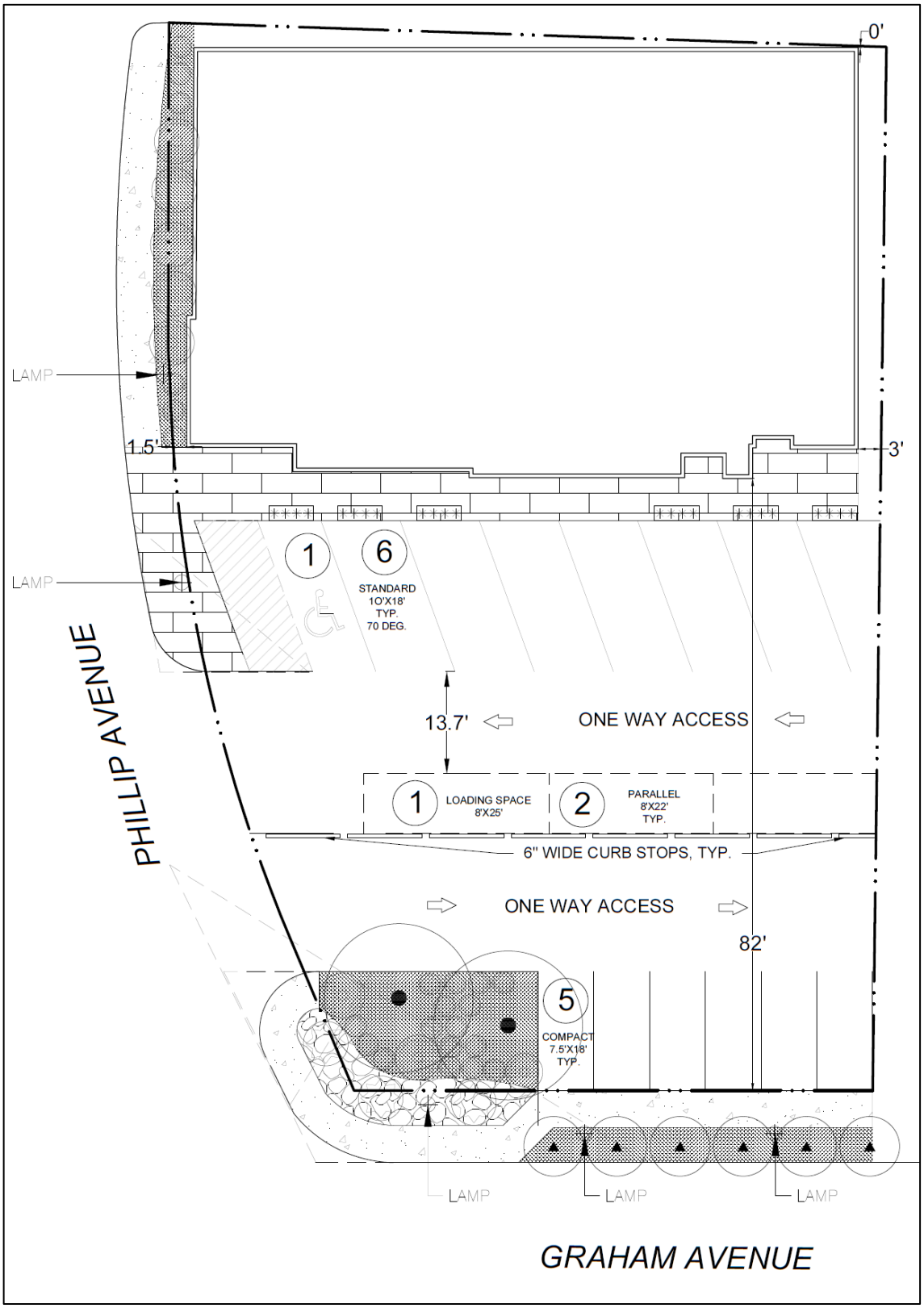
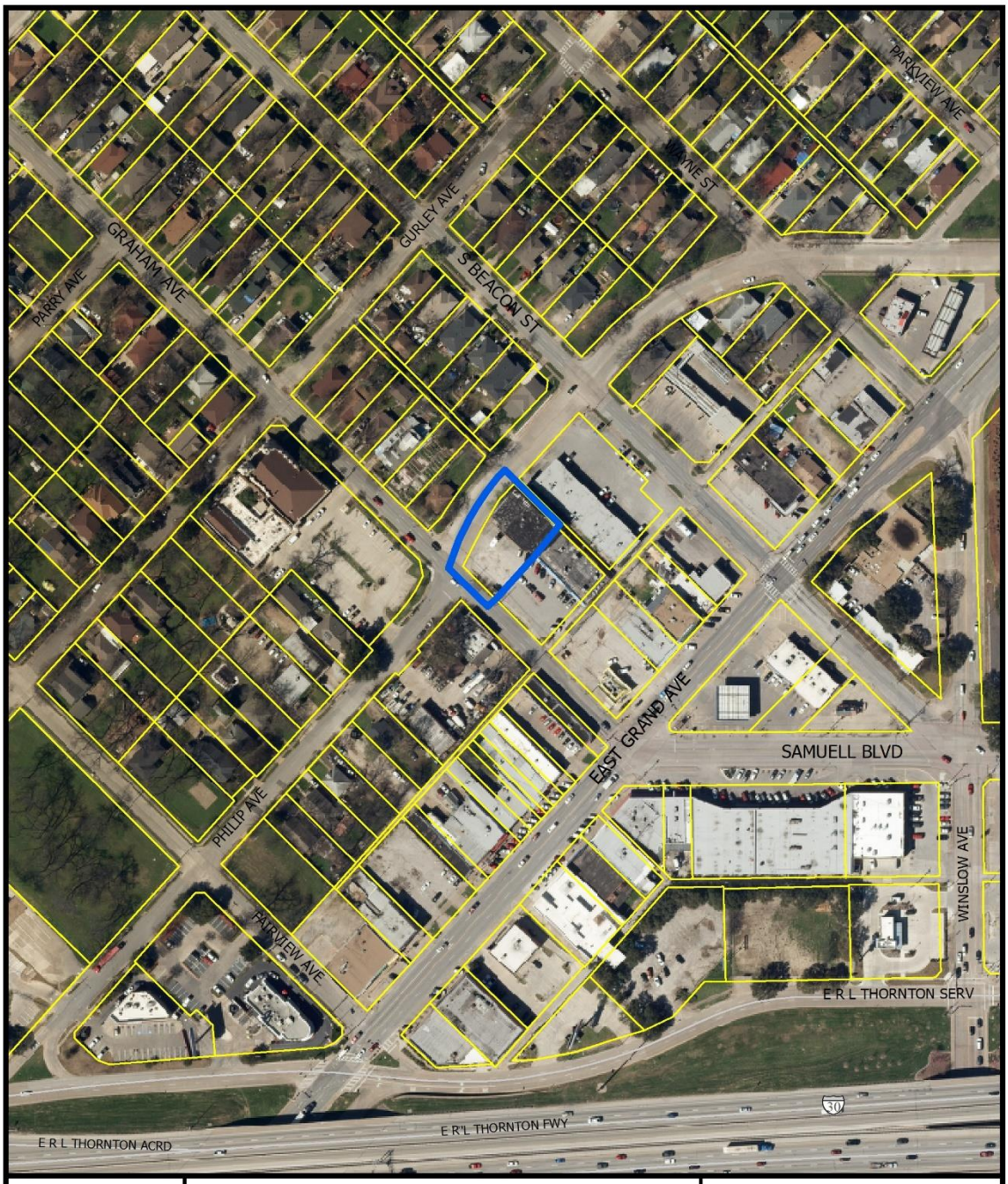


Exhibit 539 C: Mixed Use Development Parking Chart

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 or Bedrooms (whichever is greater)		1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*		333	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail Uses*		200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Specialty Retail		625	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 10,000+ SF		200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 40,000+ SF		250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF		300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar, Restaurant, & Commercial Amusement (inside)		100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Bakery		625	0.00	75%	-	100%	-	75%	-	50%	-	25%	-
	Catering		625	0.00	75%	-	100%	-	75%	-	50%	-	25%	-
	Health Studio		200	0.00	45%	-	70%	-	55%	-	80%	-	100%	-
	Game Court Center		n/a		45%	-	70%	-	55%	-	80%	-	100%	-
	Theater (1/28 seating)		28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any other use		300	0	100%	-	100%	-	100%	-	100%	-	100%	-
Total SF (- residential & theater):				**0**		**0**		**0**		**0**		**0**		**0**

S BEACON ST
S BEACON ST
GRAHAM AVE
ASH LN
TERRY ST
WAYNE ST
GRANDVIEW AVE
MT AUBURN AVE
MARTINIQUE AVE
S GLASGOW DR
GURLEY AVE
PARKVIEW AVE
Mt. Auburn
S BEACON ST
GARLAND AVE
LINDSLEY AVE
GRAHAM AVE
GURLEY AVE
FAIRVIEW AVE
PARRY AVE
S HENDERSON AVE
PARRY AVE
PHILIP AVE
SAMUELL BLVD
ST CHARLES AVE
S ST MARY AVE
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
E R L THORNTON SERV
WINSLOW AVE
E R L THORNTON ACRD
OLEANDER ST
S ST MARY AVE
CULVER ST
PHILIP AVE
EAST GRAND AVE
FAIRVIEW AVE
ST CHARLES AVE
S HENDERSON AVE
Roberts
KINMORE ST
BEEMAN AVE
JEROME ST
JEROME ST
1:6,000
VICINITY MAP
Case no: Z178-250
Date: 10/2/2019



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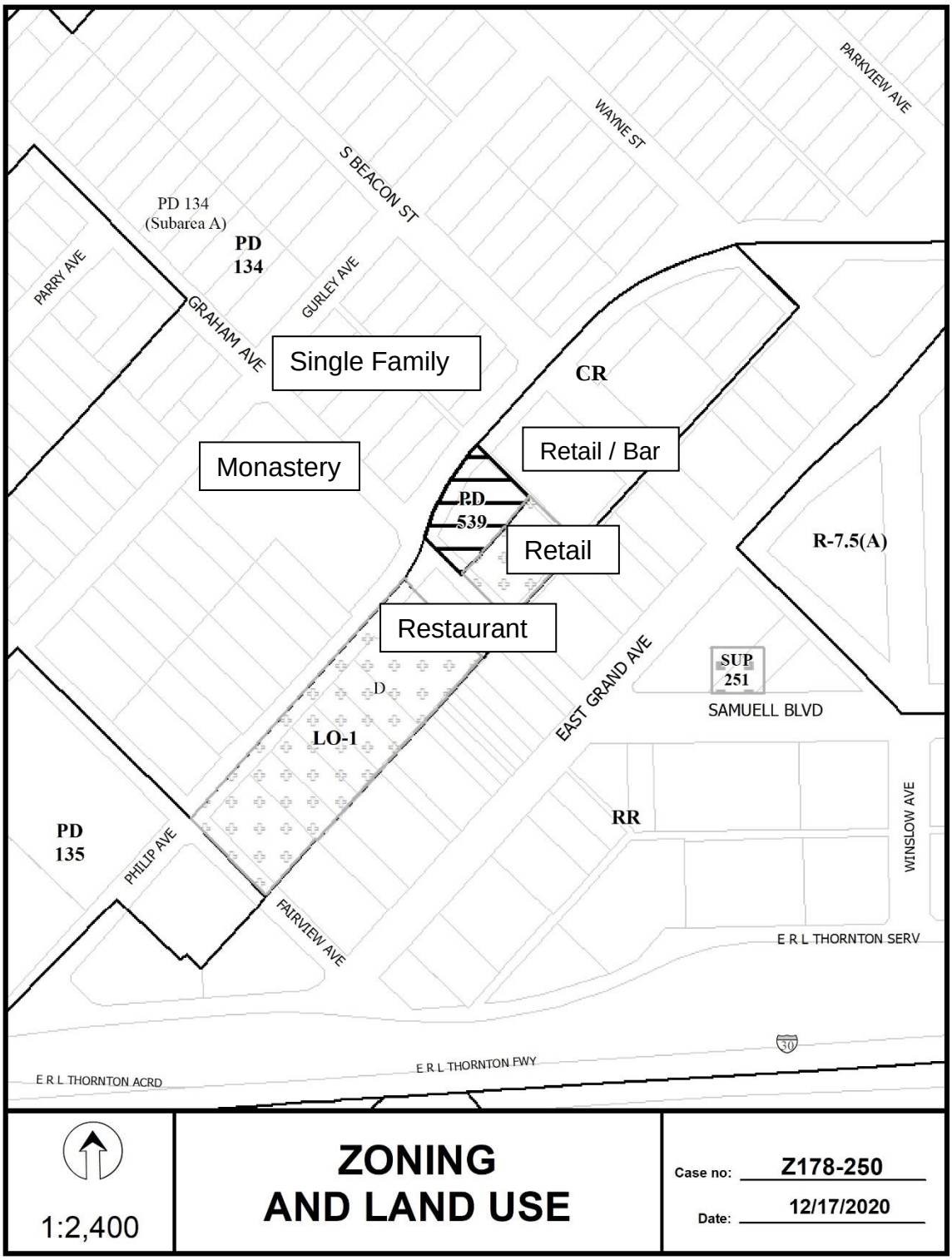
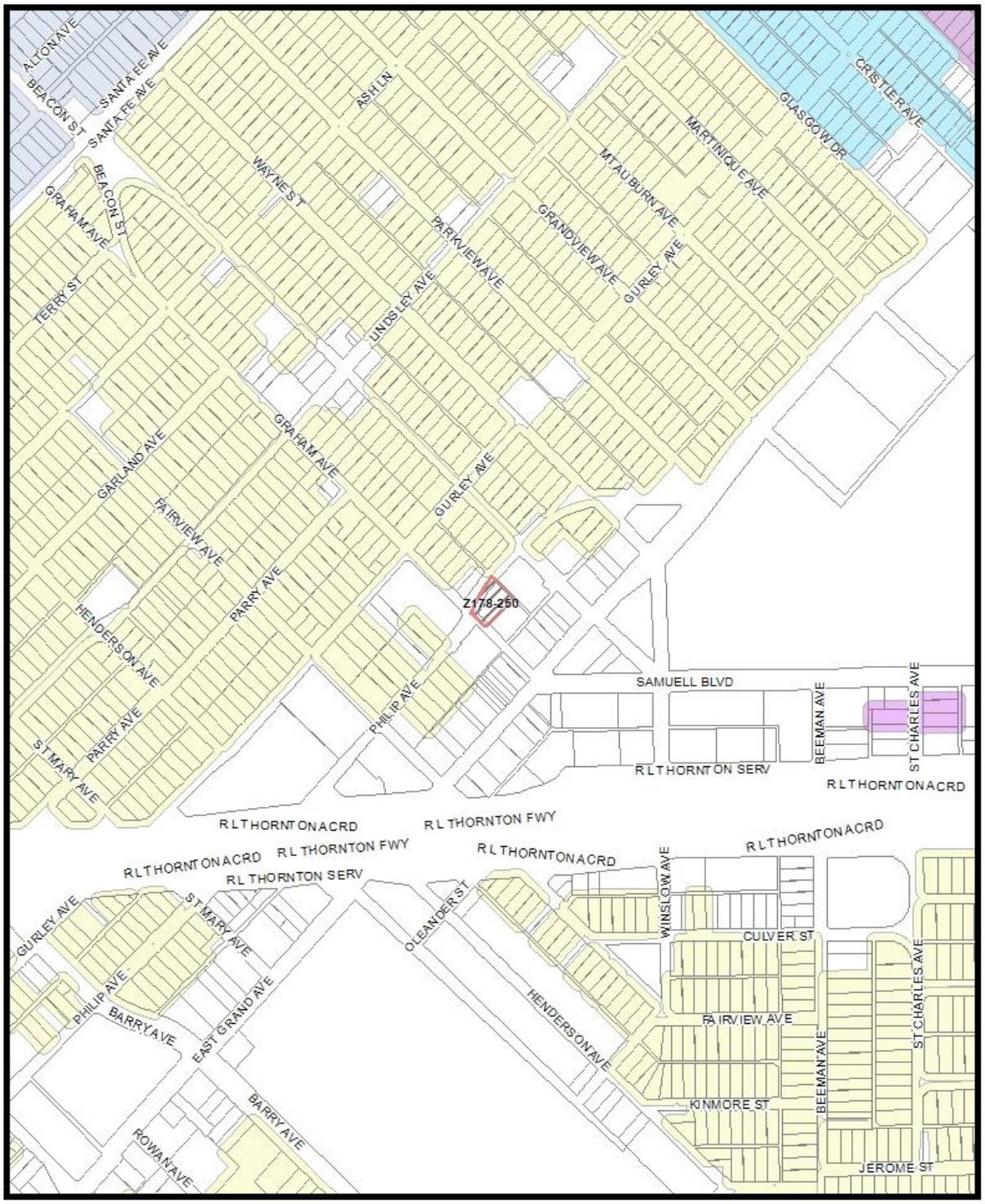
AERIAL MAP

Case no: Z178-250

Date: 12/17/2020


PARKVIEW AVE
WAYNE ST
S BEACON ST
PD 134
(Subarea A)
PD
134
PARRY AVE
GURLEY AVE
GRAHAM AVE
Single Family
CR
Retail / Bar
Monastery
PD
539
Retail
R-7.5(A)
Restaurant
SUP
251
SAMUELL BLVD
EAST GRAND AVE
D
LO-1
RR
WINSLOW AVE
PD
135
PHILIP AVE
FAIRVIEW AVE
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON ACRD
1:2,400
ZONING
AND LAND USE
Case no: Z178-250
Date: 12/17/2020

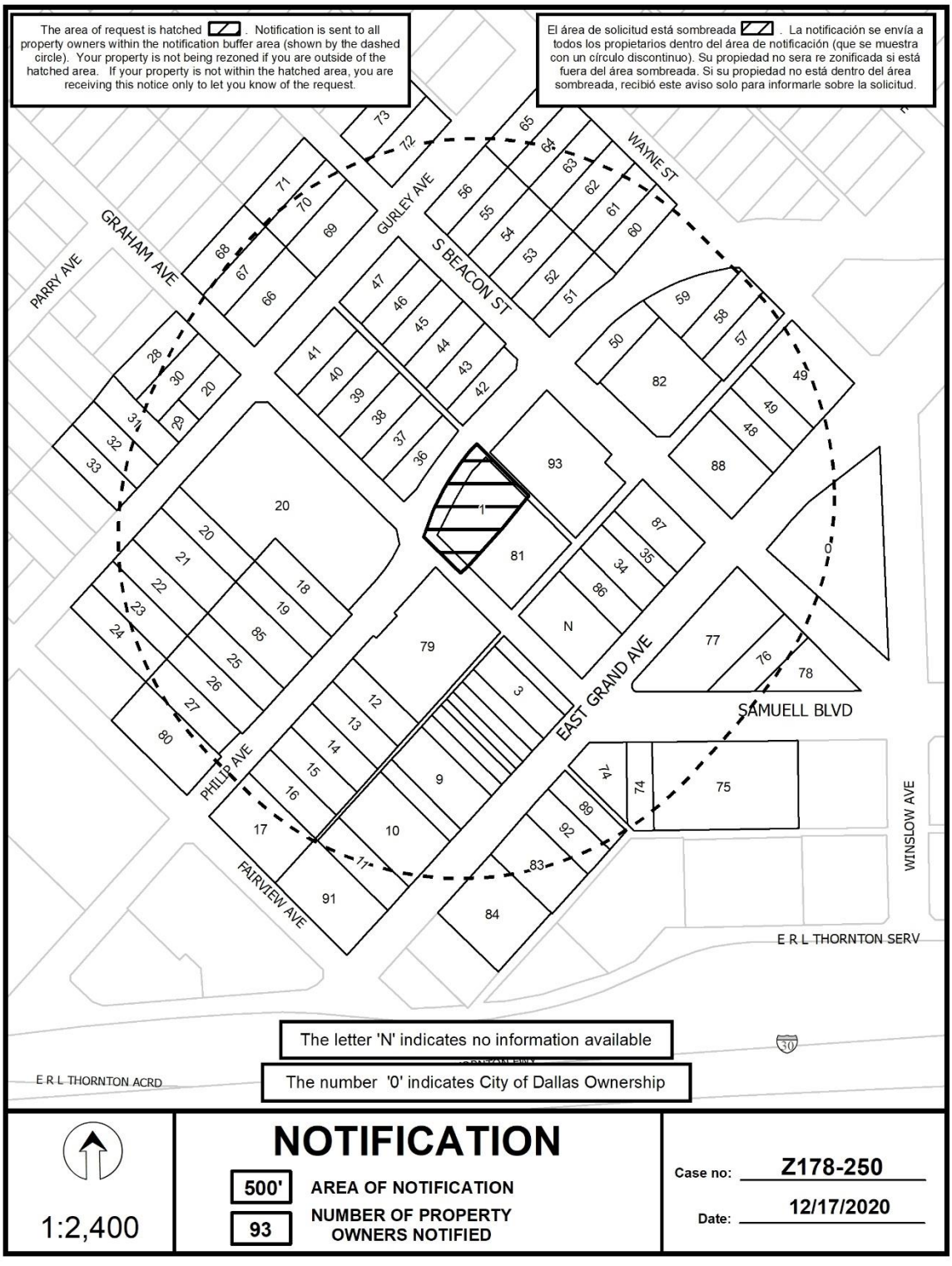


MVACluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 12/17/2020


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 sera 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.
GRAHAM AVE
PARRY AVE
GURLEY AVE
S BEACON ST
WAYNE ST
EAST GRAND AVE
SAMUELL BLVD
PHILIP AVE
FAIRVIEW AVE
WINSLOW AVE
E R L THORNTON SERV
E R L THORNTON ACRD
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
93
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z178-250
Date: 12/17/2020

12/16/2020

Notification List of Property Owners

Z178-250

93 Property Owners Notified

Label #	*Address*		*Owner*
1	1106	GRAHAM AVE	Taxpayer at
2	5443	EAST GRAND AVE	BALLAS VICTOR
3	5439	EAST GRAND AVE	Taxpayer at
4	5437	EAST GRAND AVE	SUSAN ROSHAN DDS PLLC
5	5433	EAST GRAND AVE	BUENA NOCHE I LLC
6	5433	EAST GRAND AVE	ALCANTARA MA FLORA
7	5431	EAST GRAND AVE	EASTGRANDE LLC
8	5429	EAST GRAND AVE	MORGAN PARK LTD &
9	5423	EAST GRAND AVE	JEANETTE INV III LTD
10	5415	EAST GRAND AVE	Taxpayer at
11	5409	EAST GRAND AVE	Taxpayer at
12	5426	PHILIP AVE	SANCHEZ ANDRES & JAIME
13	5420	PHILIP AVE	SANCHEZ JAIME &
14	5416	PHILIP AVE	BUENA NOCHE I LLC &
15	5412	PHILIP AVE	PATEL KAPIL & KALINDI
16	5410	PHILIP AVE	Taxpayer at
17	5404	PHILIP AVE	KARBUN PARTNERS LLC
18	5431	PHILIP AVE	Taxpayer at
19	5427	PHILIP AVE	TKG ACADEMY INC
20	5426	GURLEY AVE	TEXAS KRISHNAS INC
21	5422	GURLEY AVE	THE TEXAS KRISHNAS, INC
22	5416	GURLEY AVE	Taxpayer at
23	5412	GURLEY AVE	Taxpayer at
24	5408	GURLEY AVE	BROWN THEODORE JR &
25	5417	PHILIP AVE	Taxpayer at
26	5413	PHILIP AVE	Taxpayer at

Label #	*Address*		*Owner*
27	5409	PHILIP AVE	MEYER JAMES M &
28	915	GRAHAM AVE	IYENGAR DWARAKA &
29	5435	GURLEY AVE	Taxpayer at
30	919	GRAHAM AVE	Taxpayer at
31	5429	GURLEY AVE	KLOSS MICHAEL J &
32	5427	GURLEY AVE	WILLISMOUJAN SILVIA
33	5423	GURLEY AVE	TREVINO ROLANDO
34	5513	EAST GRAND AVE	Taxpayer at
35	5519	EAST GRAND AVE	Taxpayer at
36	1022	GRAHAM AVE	DAMARIA INVESTMENTS LLC
37	1018	GRAHAM AVE	Taxpayer at
38	1014	GRAHAM AVE	PENATE ANNA
39	1010	GRAHAM AVE	NAIDU DEO
40	1004	GRAHAM AVE	RIOS JOHN
41	1000	GRAHAM AVE	Taxpayer at
42	1023	S BEACON ST	BINFIELD KENT
43	1017	S BEACON ST	CAMPUZANO MARIA
44	1015	S BEACON ST	MARTINEZ CAMILO & MARIA
45	1011	S BEACON ST	MARTINEZ MARIA GUADALUPE
46	1007	S BEACON ST	SANCHEZ ANDERS C &
47	1001	S BEACON ST	CERVANTES JOSE & GRACIELA
48	5611	EAST GRAND AVE	FORE DOWN INC
49	5617	EAST GRAND AVE	FORE DOWN INC
50	1100	S BEACON ST	FURMAGA LLC
51	1022	S BEACON ST	HURTADO ISIDORO
52	1018	S BEACON ST	HERRERA SAN JUANITA
53	1014	S BEACON ST	GONZALES SOPHIA
54	1010	S BEACON ST	MENDEZ FRANCISCO &
55	1006	S BEACON ST	RUIZ ALEJO & SILVIA
56	1004	S BEACON ST	GALVAN RAMIRO & MARIA R
57	1115	WAYNE ST	SIMMS HOLDINGS LLC

Label #	*Address*		*Owner*
58	1111	WAYNE ST	IBARRA JUAN & SANJUANA
59	1107	WAYNE ST	CAUDILLO TONY
60	1023	WAYNE ST	Taxpayer at
61	1019	WAYNE ST	ZHU BEN
62	1015	WAYNE ST	RAMIREZ AURELIO BASIO &
63	1011	WAYNE ST	RAMIREZ IGNACIO &
64	1007	WAYNE ST	TORRES RAYMUNDO &
65	1003	WAYNE ST	Taxpayer at
66	924	GRAHAM AVE	VAZQUEZ JOSE L
67	916	GRAHAM AVE	SANCHEZ GUILLERMO
68	914	GRAHAM AVE	Taxpayer at
69	921	S BEACON ST	YOUNG CHARLES S &
70	919	S BEACON ST	Taxpayer at
71	913	S BEACON ST	SANTANA JOSE LUIS & CASTA
72	922	S BEACON ST	FRANCIS MARIA L
73	918	S BEACON ST	COLSON TIMOTHY P
74	5440	EAST GRAND AVE	SANCHEZ GUILLERMO JR &
75	2710	SAMUELL BLVD	NAYEB FAMILY LP
76	1111	S BEACON ST	THONG HONG
77	5550	EAST GRAND AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
78	5560	EAST GRAND AVE	HWANG SEUNG YUB
79	5434	PHILIP AVE	SANCHEZ JAIME &
80	1006	FAIRVIEW AVE	KRISHNAS TEXAS INC
81	1108	GRAHAM AVE	NVN LLC
82	1106	S BEACON ST	GARNER BRIAN S
83	5421	E R L THORNTON FWY	FINANCIAL OPERATING INC
84	5416	EAST GRAND AVE	RSR HOLDINGS LLC &
85	5425	PHILIP AVE	Taxpayer at
86	5509	EAST GRAND AVE	Taxpayer at
87	5523	EAST GRAND AVE	Taxpayer at
88	5605	EAST GRAND AVE	Taxpayer at

12/16/2020

Label #	*Address*		*Owner*
89	5438	EAST GRAND AVE	Taxpayer at
90	5435	EAST GRAND AVE	Taxpayer at
91	5405	EAST GRAND AVE	Taxpayer at
92	5432	EAST GRAND AVE	Taxpayer at
93	1105	S BEACON ST	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Jennifer Muñoz

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

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: **Denial without prejudice.**

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

PRIOR CPC ACTION: On October 1, July 9, June 4, and 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. Staff recommends denial without prejudice to allow the applicant the time needed to finalize the request.

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 mixed-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:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
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:

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

West	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

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.

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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					
Existing: 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.
Proposed: 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
Staff's Rec: Amended PD No. 889	15' along Carroll Ave., 5' along N. Central Expy Urban form Setback from Atoka St.	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. if 20% open space provided & 385' Ordinary projections up to 12' 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 and home improvement center, lumber, brick or building materials sales yard w/up to 10,000 SF of outside storage.

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. *[Outside storage is limited to a maximum of 10,000 square feet.]*

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:

(1) For a home improvement center, lumber, brick or building materials sales yard, ~~L~~ 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.

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) <u>For a home improvement center, lumber, brick or building materials sales yard,</u> 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, pattered 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.

SEC. 51P-889.112. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. 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 CONNECTIVITIY.

(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.

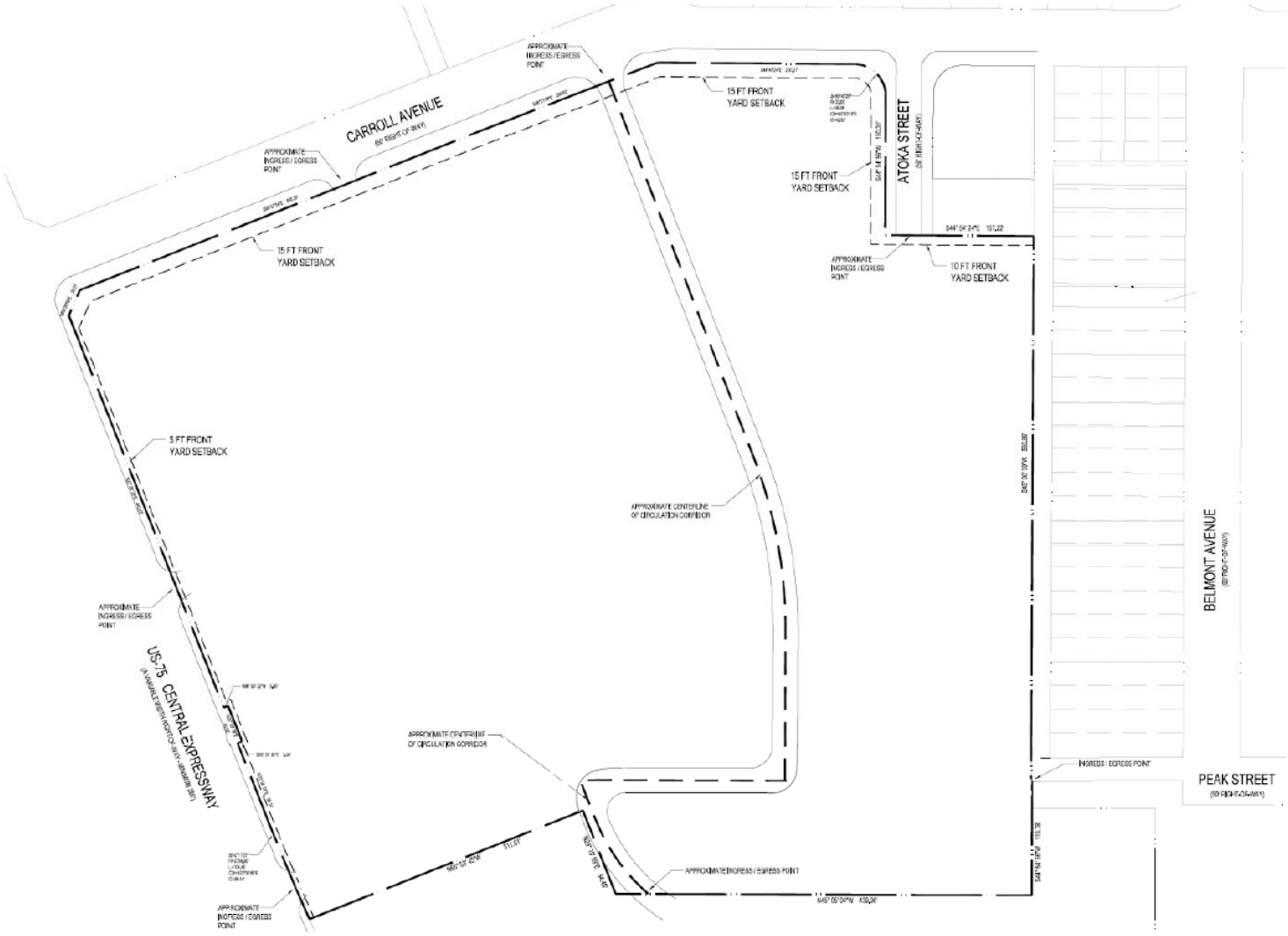
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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



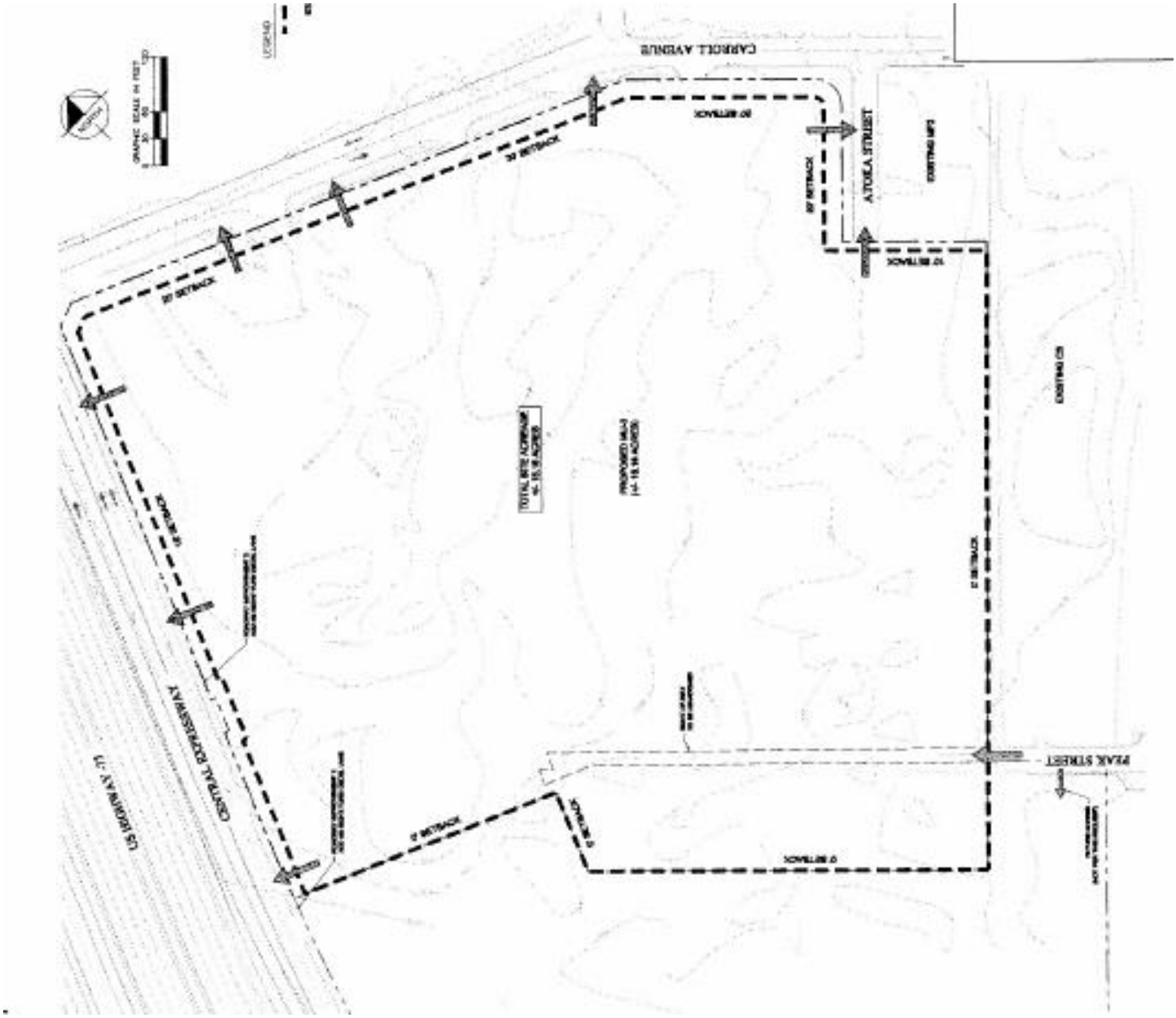
PD NO. 889 TABULATIONS	
TOTAL SITE AREA	16.198 ACRES
LAND USE	MIXED USES
MIN. FRONT SETBACK: CENTRAL	5 FT
MIN. FRONT SETBACK: CARROLL	15 FT
MIN. FRONT SETBACK: ATOKA	15 FT
MIN. SIDE/REAR SETBACK	NONE
MIN. SURFACE PARKING SETBACK	10 FT
MAX. BUILDING HEIGHT	535 FT*
MAX. BUILDING STORIES	40
MAX. LOT COVERAGE	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

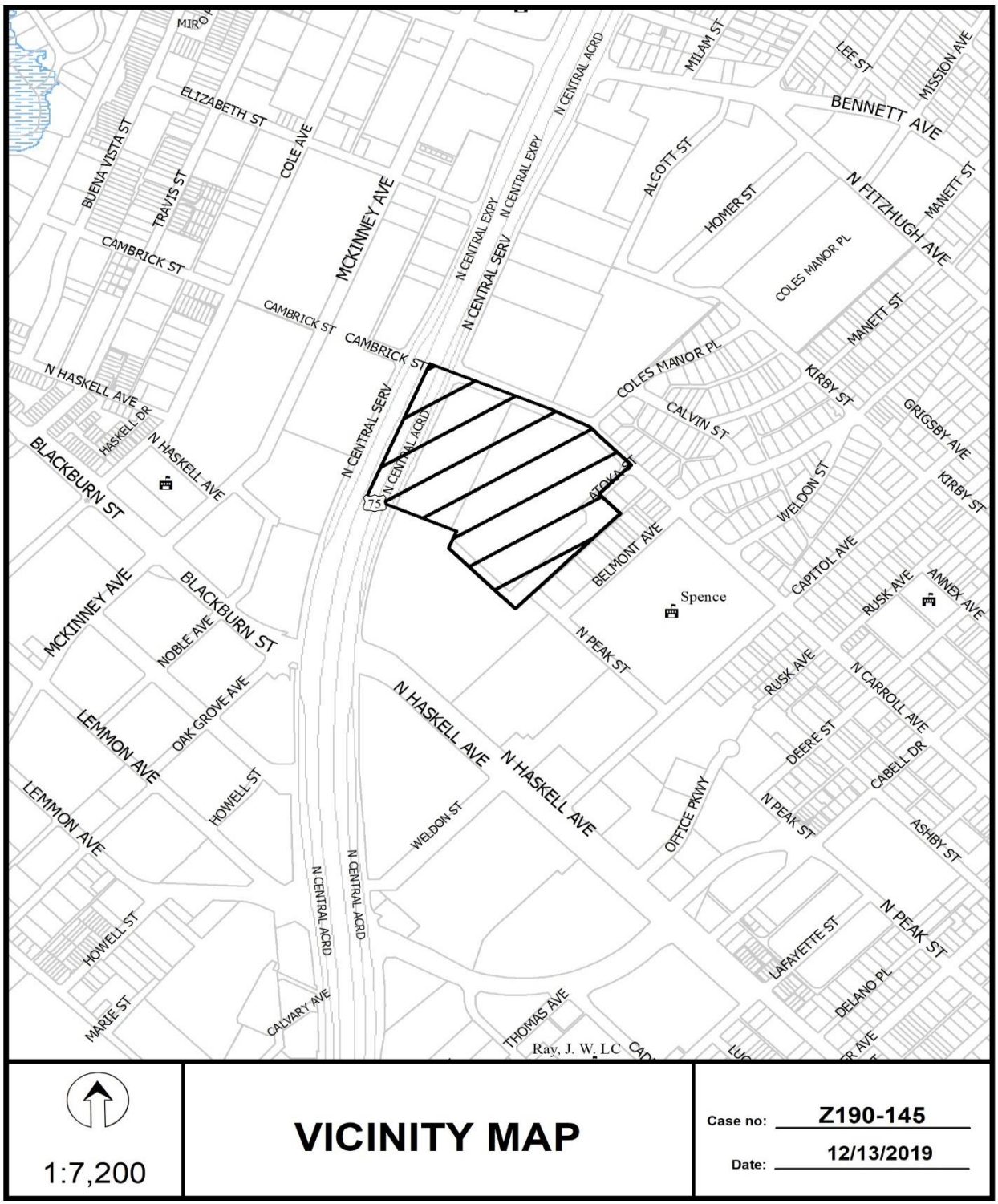
PD 889 MIXED USE PARKING CHART

(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%	-
Total parking				0		0		0		0		0		0

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.


MIRO
ELIZABETH ST
BUENA VISTA ST
TRAVIS ST
COLE AVE
MCKINNEY AVE
CAMBRICK ST
N CENTRAL EXPY
N CENTRAL SERV
N CENTRAL ACRD
MILAM ST
LEE ST
MISSION AVE
BENNETT AVE
ALCOTT ST
HOMER ST
N FITZHUGH AVE
MANETT ST
COLES MANOR PL
KIRBY ST
CALVIN ST
GRIGSBY AVE
WELDON ST
N HASKELL AVE
HASKELL DR
BLACKBURN ST
ATOKA ST
BELMONT AVE
Spence
CAPITOL AVE
RUSK AVE
ANNEX AVE
N PEAK ST
N CARROLL AVE
DEERE ST
CABELL DR
ASHBY ST
OFFICE PKWY
NOBLE AVE
OAK GROVE AVE
LEMMON AVE
HOWELL ST
MARIE ST
CALVARY AVE
THOMAS AVE
LAFAYETTE ST
DELANO PL
Ray, J. W, LC
75
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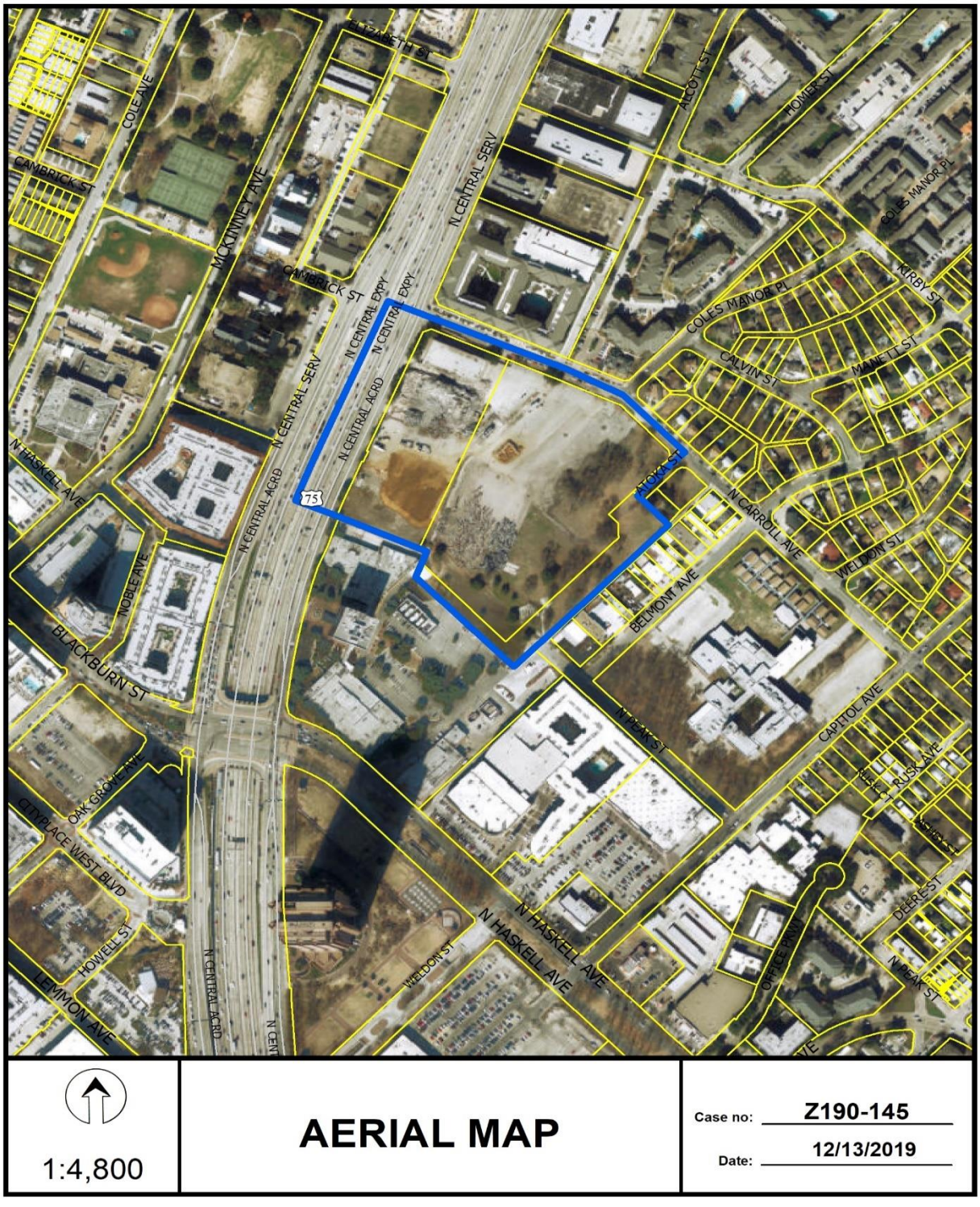
VICINITY MAP
Case no: Z190-145
Date: 12/13/2019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COLE AVE
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ALCOTT ST
HOMER ST
COLES MANOR PL
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CALVIN ST
MANETT ST
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WELDON ST
BELMONT AVE
N PEARL ST
CAPITOL AVE
RUSK AVE
DEER ST
OFFICE PKWY
N HASKELL AVE
N FITZHUGH AVE
NOBLE AVE
BLACKBURN ST
OAK GROVE AVE
CITYPLACE WEST BLVD
HOWELL ST
LEMMON AVE
75
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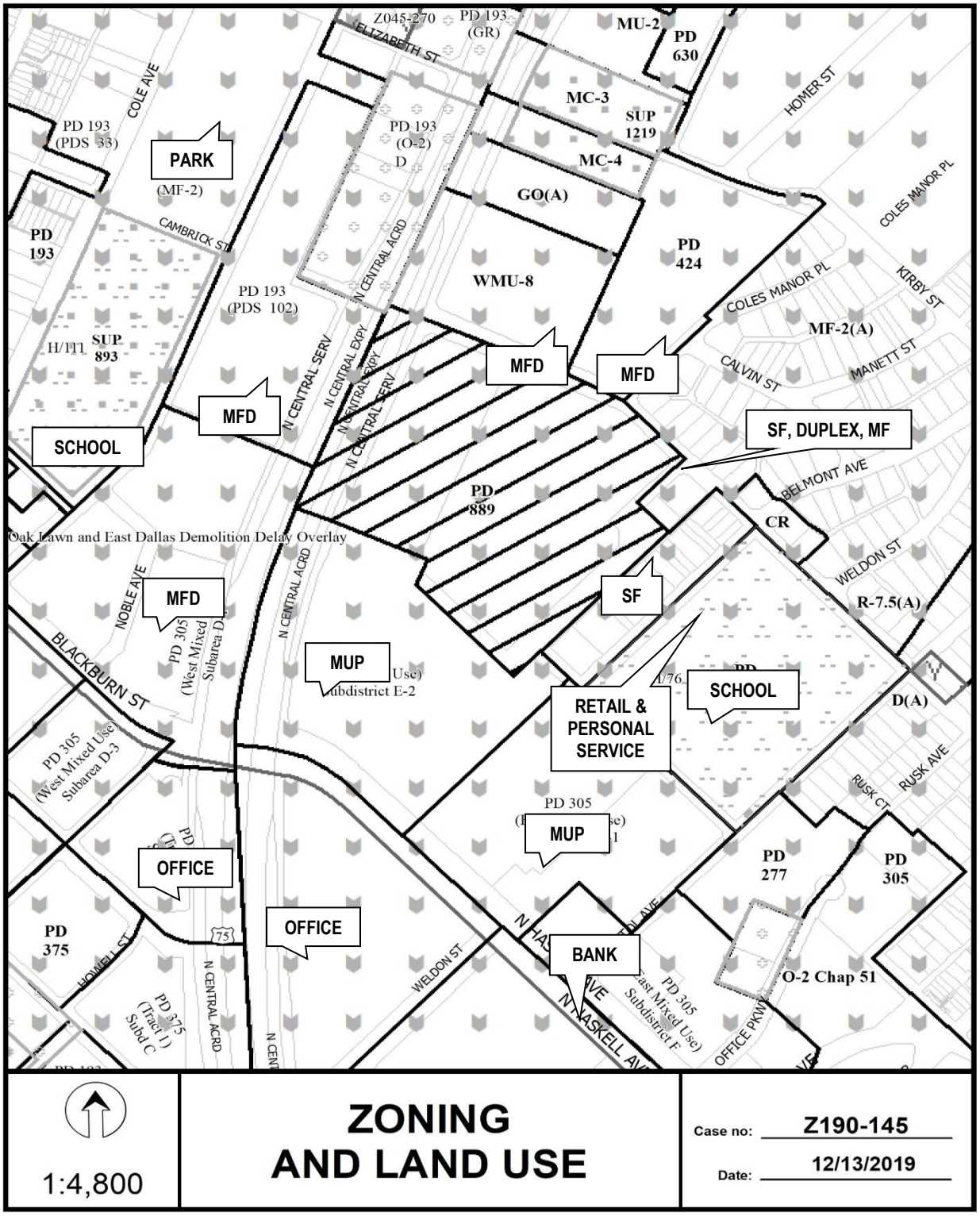
AERIAL MAP
Case no: Z190-145
Date: 12/13/2019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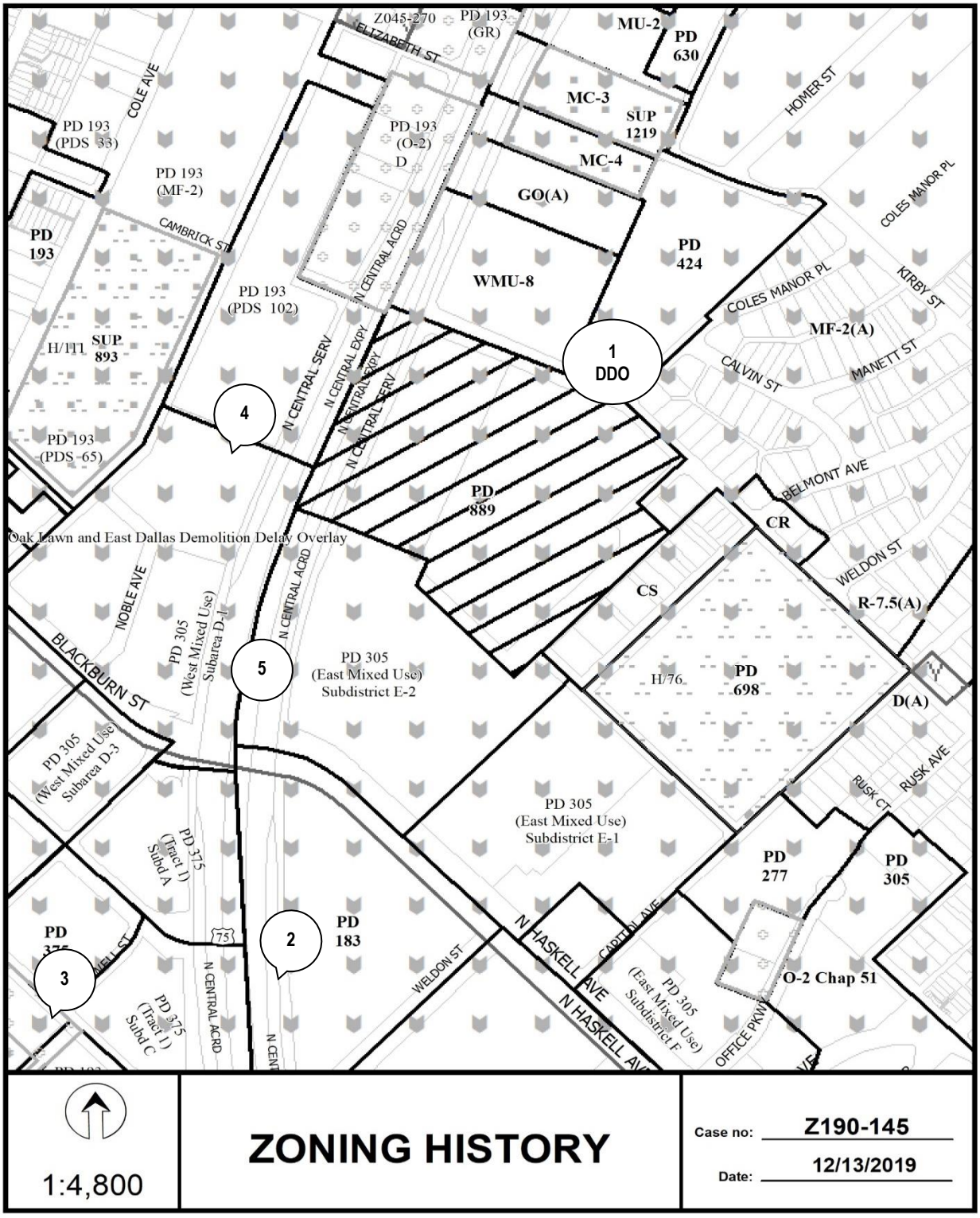
PD 193 (GR)
ELIZABETH ST
MU-2
PD 630
HOMER ST
COLE AVE
PD 193 (PDS 33)
PARK
(MF-2)
PD 193 (O-2) D
MC-3
SUP 1219
MC-4
GO(A)
COLES MANOR PL
CAMBRICK ST
PD 193
PD 424
N CENTRAL ACRD
WMU-8
PD 193 (PDS 102)
KIRBY ST
MF-2(A)
H/111
SUP 893
MFD
MFD
CALVIN ST
MANETT ST
N CENTRAL SERV
N CENTRAL EXPY
SCHOOL
MFD
SF, DUPLEX, MF
PD 889
BELMONT AVE
CR
Oak Lawn and East Dallas Demolition Delay Overlay
WELDON ST
SF
R-7.5(A)
NOBLE AVE
MFD
PD 305 (West Mixed Use) Subarea D-2
BLACKBURN ST
MUP
Subdistrict E-2
SCHOOL
RETAIL & PERSONAL SERVICE
D(A)
PD 305 (West Mixed Use) Subarea D-3
RUSK CT
RUSK AVE
PD 305
MUP
OFFICE
PD 277
PD 305
OFFICE
PD 375
HOWELL ST
75
N CENTRAL ACRD
WELDON ST
BANK
O-2 Chap 51
PD 375 (Tract 1) Subd C
PD 305 (East Mixed Use) Subdistrict F
OFFICE PKWY
1:4,800
ZONING AND LAND USE
Case no: Z190-145
Date: 12/13/2019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HOMER ST
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N CENTRAL EXPY
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Oak Lawn and East Dallas Demolition Delay Overlay
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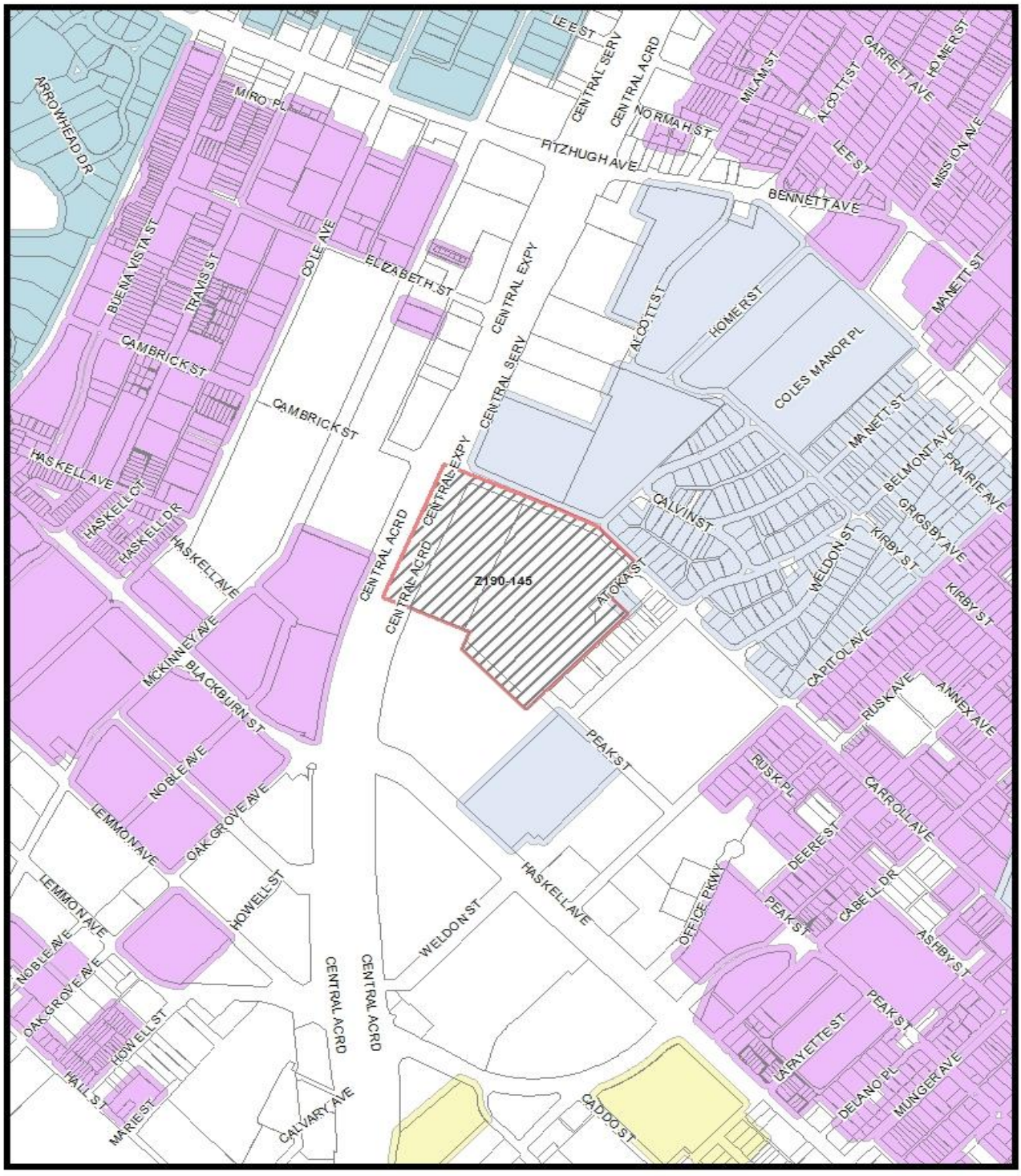
5
PD 305 (East Mixed Use) Subdistrict E-2
H/76
PD 698
D(A)
BLACKBURN ST
PD 305 (West Mixed Use) Subarea D-3
RUSK CT
RUSK AVE
PD 305 (East Mixed Use) Subdistrict E-1
PD 277
PD 305
PD 375 (Tract 1) Subd A
75
2
PD 183
N HASKELL AVE
CAPITAL AVE
PD 375
3
PD 375 (Tract 1) Subd C
WELDON ST
PD 305 (East Mixed Use) Subdistrict F
O-2 Chap 51
OFFICE PKWY
1:4,800
ZONING HISTORY
Case no: Z190-145
Date: 12/13/2019



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

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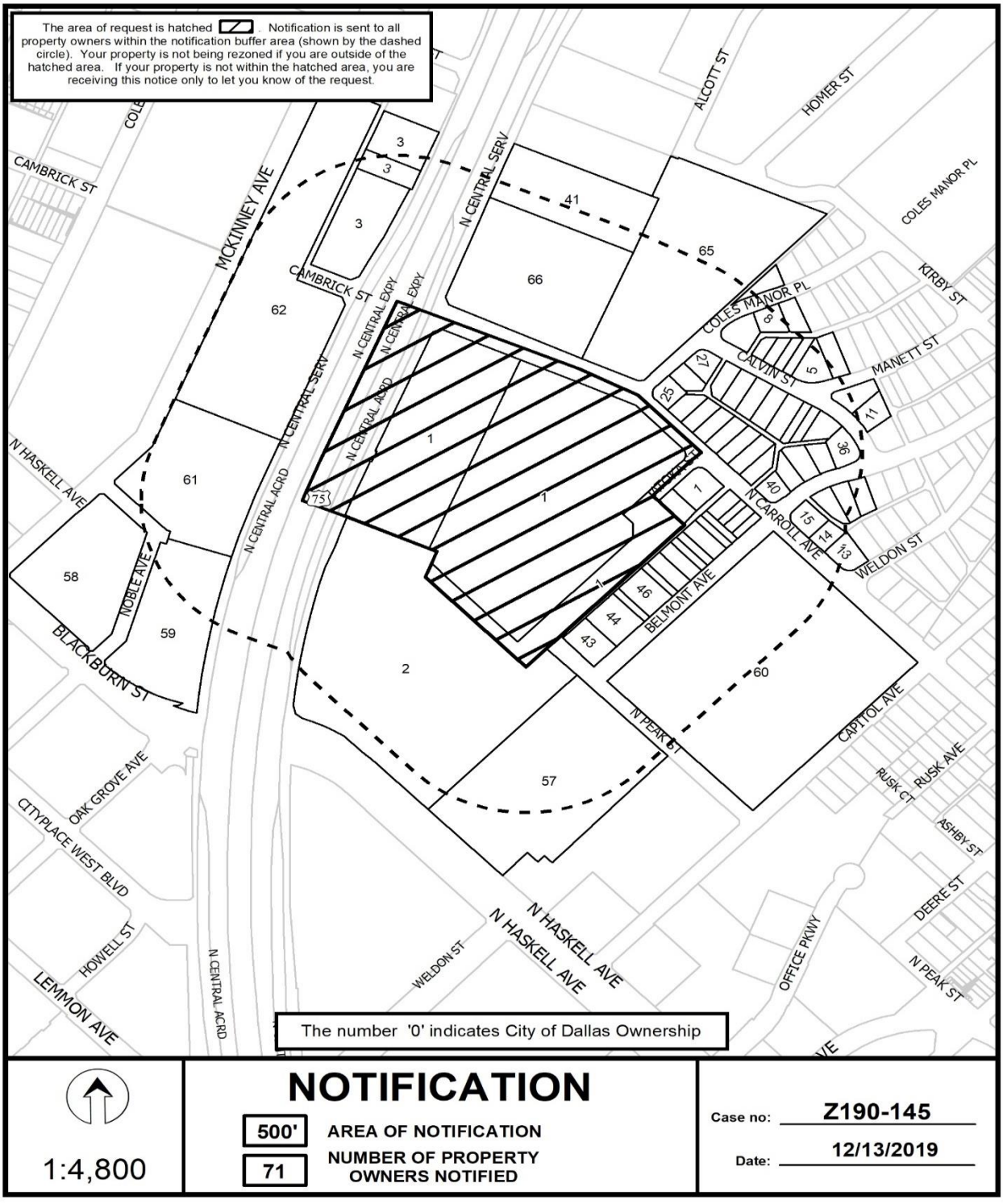
Market Value Analysis

Printed Date: 5/4/2020


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.
MCKINNEY AVE
CAMBRICK ST
N CENTRAL EXPY
N CENTRAL SERV
N CENTRAL ACRD
ALCOTT ST
HOMER ST
COLES MANOR PL
KIRBY ST
MANETT ST
CALVIN ST
N HASKELL AVE
NOBLE AVE
BLACKBURN ST
N CARROLL AVE
WELDON ST
BELMONT AVE
N PEAK ST
CAPITOL AVE
RUSK AVE
RUSK CT
ASHBY ST
DEERE ST
OFFICE PKWY
OAK GROVE AVE
CITYPLACE WEST BLVD
HOWELL ST
LEMMON AVE
WELDON ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
71
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z190-145
Date: 12/13/2019

12/12/2019

Notification List of Property Owners

Z190-145

71 Property Owners Notified

Label #	*Address*		*Owner*
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

Label #	*Address*		*Owner*
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

Label #	*Address*		*Owner*
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

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER:	Z190-292(CT)	**DATE FILED:**	June 26, 2020
LOCATION:	South line of Singleton Boulevard, east of Shadrack Drive		
COUNCIL DISTRICT:	6	**MAPSCO:**	43 P
SIZE OF REQUEST:	Approx. 5.909 acres.	**CENSUS TRACT:**	105.00

REPRESENTATIVE: Dallas Cothrum, Masterplan

OWNER/APPLICANT: Gary Bartels, Waste Connections

REQUEST: An application for a Specific Use Permit for a refuse transfer station on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow for non-hazardous waste collection, recycling, and transfer on the site. [Waste Connections Lone Star]

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

PRIOR CPC ACTION: On December 3, 2020, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The area of request is zoned an IM Industrial Manufacturing District and is developed with three buildings for the operation of an Industrial (Inside) use.

- The current Certificate of Occupancy was issued on April 7, 2015 for Industrial (Inside) [Progressive Waste Conditions.]

- The applicant seeks a Specific Use Permit for a refuse transfer station on the subject site.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Singleton Boulevard	Major Arterial	100 feet
Shadrack Drive	Local	100 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ENVIRONMENT ELEMENT

GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES

Policy 6.6.1: Increase recycling and composting

The refuse transfer station contributes to the recycling of waste materials by collecting waste and transferring it at the subject site and then transporting the materials to other facilities to be converted into new materials such as biofuels.

LAND USE PLAN

WEST DALLAS COMPREHENSIVE LAND USE STUDY

The subject site is located within the Singleton Industrial Corridor planning district of the West Dallas Comprehensive Land Use Study adopted in March 1999.

3.2 Land Use & Zoning by Subarea

Subarea 4: Singleton Industrial Corridor

The plan establishes an area designated by Singleton Boulevard to the north, Westmoreland Road to the east, T&P Railroad to the south and Chalk Hill Road to the west. At the time of the study, they are consisted mainly of industrial uses. The future land use recommendation for the subarea indicates that the area is in conformance with the zoning district regulations except for a few nonconforming single family uses. No change was recommended.

Land Use:

	Zoning	Land Use
Site	IM Industrial Manufacturing	Industrial (Inside)
North	CR Community Retail	Auto Service Center, Undeveloped
East	IM Industrial Manufacturing	Undeveloped Land, Industrial Inside Auto Service Center
South	IM Industrial Manufacturing with SUP No. 98 for a Quarry	Contractors Maintenance Yard
West	IM Industrial Manufacturing	Vehicle or Engine Repair or Maintenance

Land Use Compatibility:

The area of request is zoned an IM Industrial Manufacturing District and is currently developed with three existing buildings that are currently used as a base for the refuse collection trucks. Fleet management, truck maintenance, and container storage and

repair are also conducted on the site. The current Certificate of Occupancy is for an Industrial (Inside) use.

The applicant seeks a Specific Use Permit to allow for the development and operation of a refuse transfer station on the property. The Dallas Development Code, as amended, defines a refuse transfer station as a privately-owned facility for the separation, transfer, or packing of solid waste materials from smaller collecting vehicles to larger transport vehicles. The applicant seeks a permanent time period. Staff recommends a five-year period to allow for reassessment of the use in the near future.

The prevailing character of the area surrounding the property is industrial. The properties to the west are comprised of vehicle or engine repair or maintenance uses. The properties to the north, across Singleton Boulevard, are zoned a CR Community Retail District and are comprised of an auto service use and undeveloped lots. East of the property are Industrial (Inside), auto service center uses, and a machine or welding shop used. South of the property is the railroad line across the railroad line the zoning remains IM Industrial Manufacturing with Specific Use Permit No. 98 for a quarry.

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.

It is staff's opinion that the refuse transfer station use is compatible with the surrounding properties containing primarily industrial uses, and consistent with the IM Industrial Manufacturing District.

Market Value Analysis

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

strongest markets to orange, representing the weakest markets. The area of request Site is not within an identifiable MVA Category; however, it is in proximity to an “I” MVA Cluster to the west and north across Singleton Boulevard.

Parking:

The Dallas Development Code, as amended, requires off-street parking for the requested use at one space for each 1,000 square feet of site area, exclusive of the parking area. The parking requirement for the site is 41 spaces. The site plan depicts 44 off-street parking spaces.

Landscaping:

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

List of Partners

Waste Connections Lone Star, Inc. (WCLSI)

Worthing F. Jackman, Sole Director

EXISTING SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a refuse transfer station.

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

Staff's Recommendation

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

Applicant's Request

3. TIME LIMIT: This specific use permit has no expiration date.

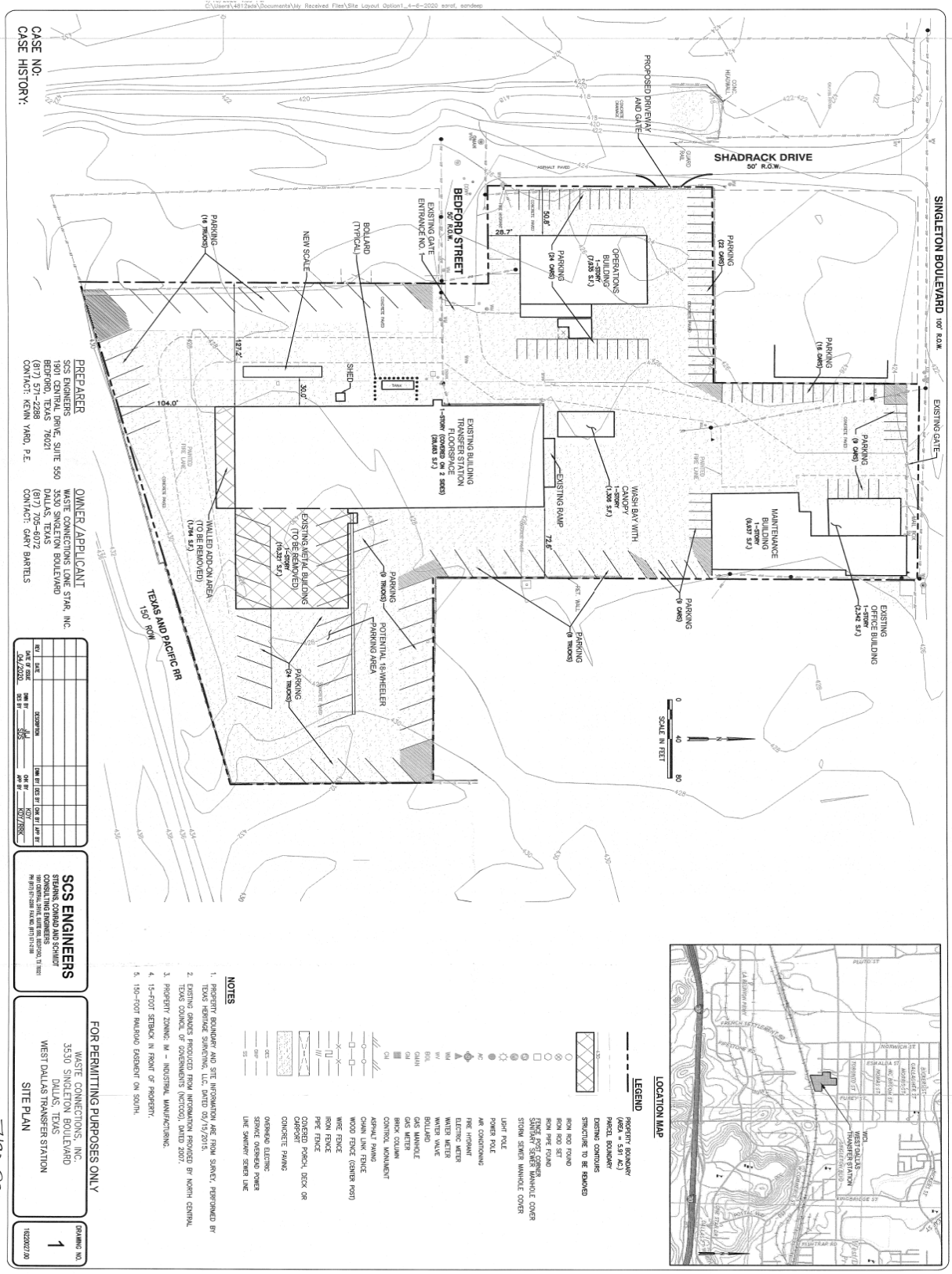
4. HOURS OF OPERATION: The refuse transfer station may operate 24 hours, seven days a week.

5. PERMIT AND LICENSE: The operator must obtain a permit for the Texas Commission of Environmental Quality (TCEQ). The operator must employ a transfer station manager property licensed by the TCEQ.

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



LOCATION MAP

LEGEND

PROPERTY BOUNDARY (AREA = 5.91 AC)
PARCEL BOUNDARY
EXISTING CONTOURS
STRUCTURE TO BE REMOVED
IRON ROD FOUND
IRON ROD SET
IRON PIPE FOUND
FENCE POST, CORNER
SANITARY SEWER MANHOLE COVER
STORM SEWER MANHOLE COVER
LIGHT POLE
POWER POLE
AIR CONDITIONING
FIRE HYDRANT
ELECTRIC METER
WATER METER
BOLLARD
WATER VALVE
GAS MANHOLE
GAS METER
BRICK COLUMN
CONTROL MONUMENT
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE (CENTER POST)
WIRE FENCE
IRON FENCE
PIPE FENCE
CONCRETE PAVING
OVERHEAD ELECTRIC
SERVICE OVERHEAD POWER LINE
SANITARY SEWER LINE

NOTES

1. PROPERTY BOUNDARY AND SITE INFORMATION ARE FROM SURVEY, PERFORMED BY TEXAS HERITAGE SURVEYING, LLC. DATED 05/15/2015.
2. EXISTING GRADES PRODUCED FROM INFORMATION PROVIDED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), DATED 2007.
3. PROPERTY ZONING: IM – INDUSTRIAL MANUFACTURING.
4. 15-FOOT SETBACK IN FRONT OF PROPERTY.
5. 150-FOOT RAILROAD EASEMENT ON SOUTH.

CASE NO:
CASE HISTORY:

PREPARER
SCS ENGINEERS
1901 CENTRAL DRIVE, SUITE 550
BEDFORD, TEXAS 76021
(817) 571-2288
CONTACT: KEVIN YARD, P.E.

OWNER/APPLICANT
WASTE CONNECTIONS LONE STAR, INC.
3530 SINGLETON BOULEVARD
DALLAS, TEXAS
(817) 705-6072
CONTACT: GARY BARTELS

NO	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE: 04/2020
DWN BY: JM
DES BY: SKS
CHK BY: KDY
APP BY: KDY/TRRK

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
1901 CENTRAL DRIVE, SUITE 550, BEDFORD, TX 76021
PH (817) 571-2288 FAX (817) 571-7136

FOR PERMITTING PURPOSES ONLY

WASTE CONNECTIONS, INC.
3530 SINGLETON BOULEVARD
DALLAS, TEXAS

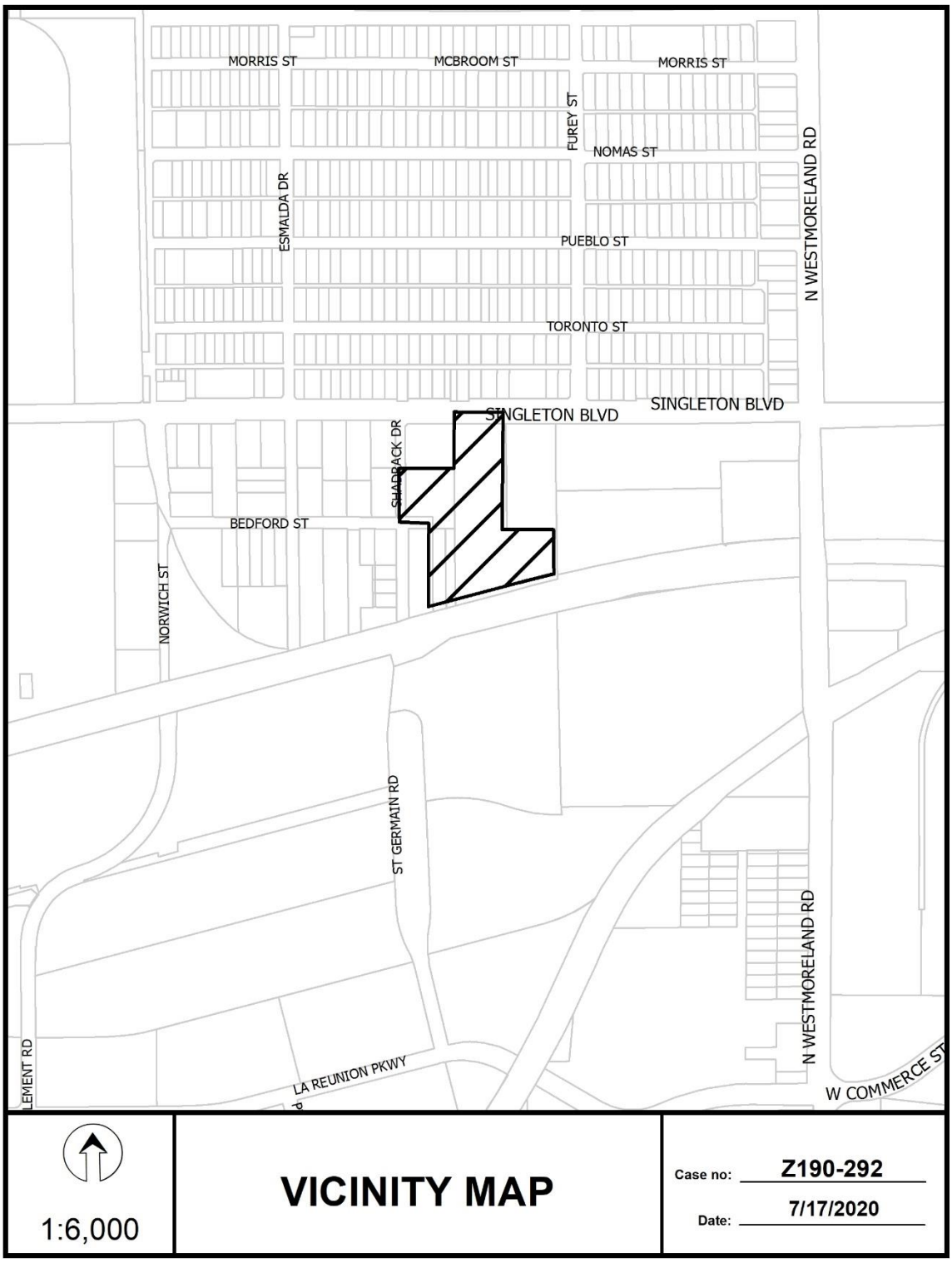
WEST DALLAS TRANSFER STATION

SITE PLAN

DRAWING NO. 1

162200700

Z190292

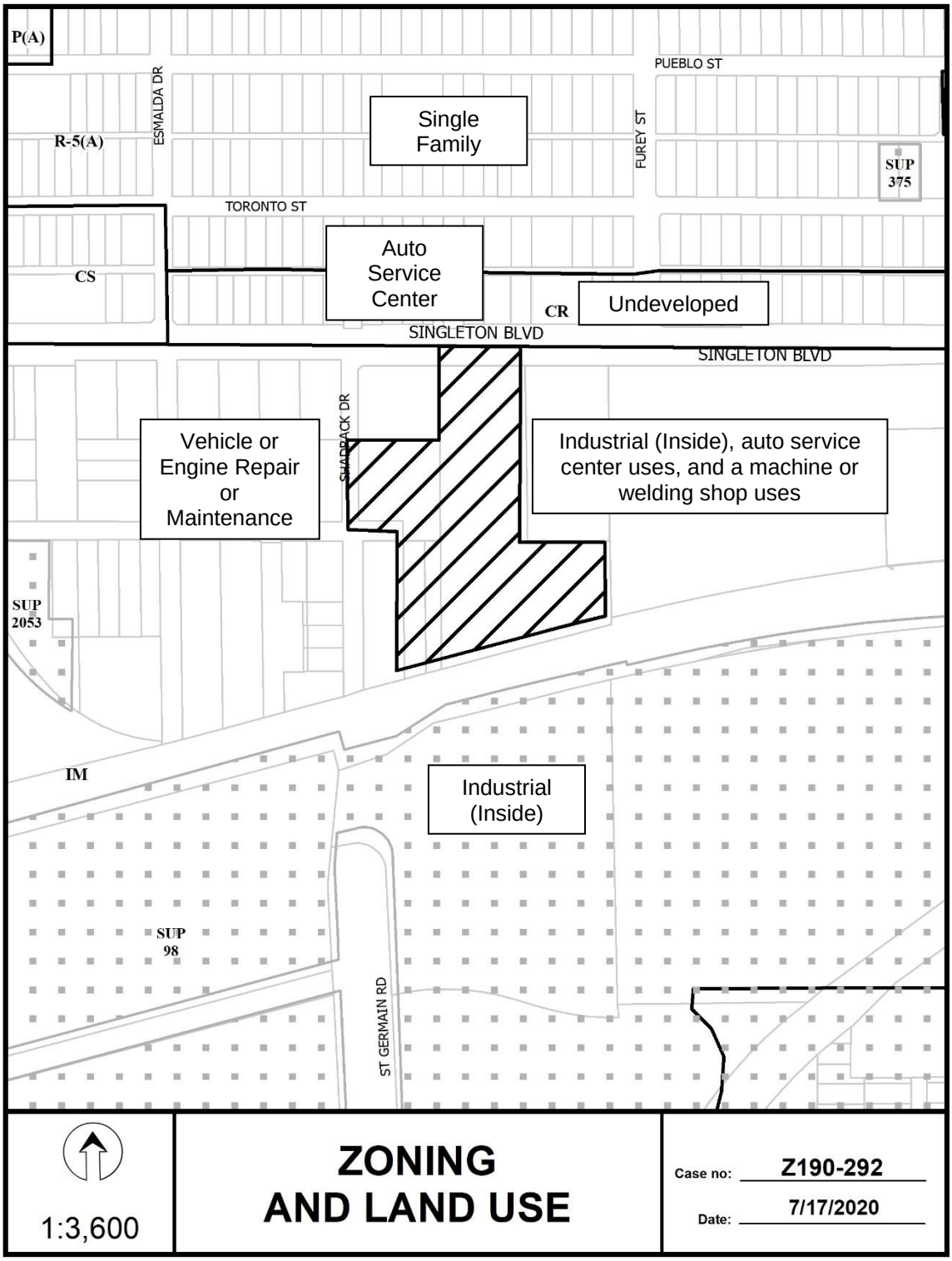

MORRIS ST
MCBROOM ST
MORRIS ST
FUREY ST
NOMAS ST
N WESTMORELAND RD
ESMALDA DR
PUEBLO ST
TORONTO ST
SINGLETON BLVD
SINGLETON BLVD
SHADRACK DR
BEDFORD ST
NORWICH ST
ST GERMAIN RD
N WESTMORELAND RD
LEMENT RD
LA REUNION PKWY
W COMMERCE ST
1:6,000
VICINITY MAP
Case no: Z190-292
Date: 7/17/2020

1:3,600

AERIAL MAP

Case no: Z190-292

Date: 7/17/2020

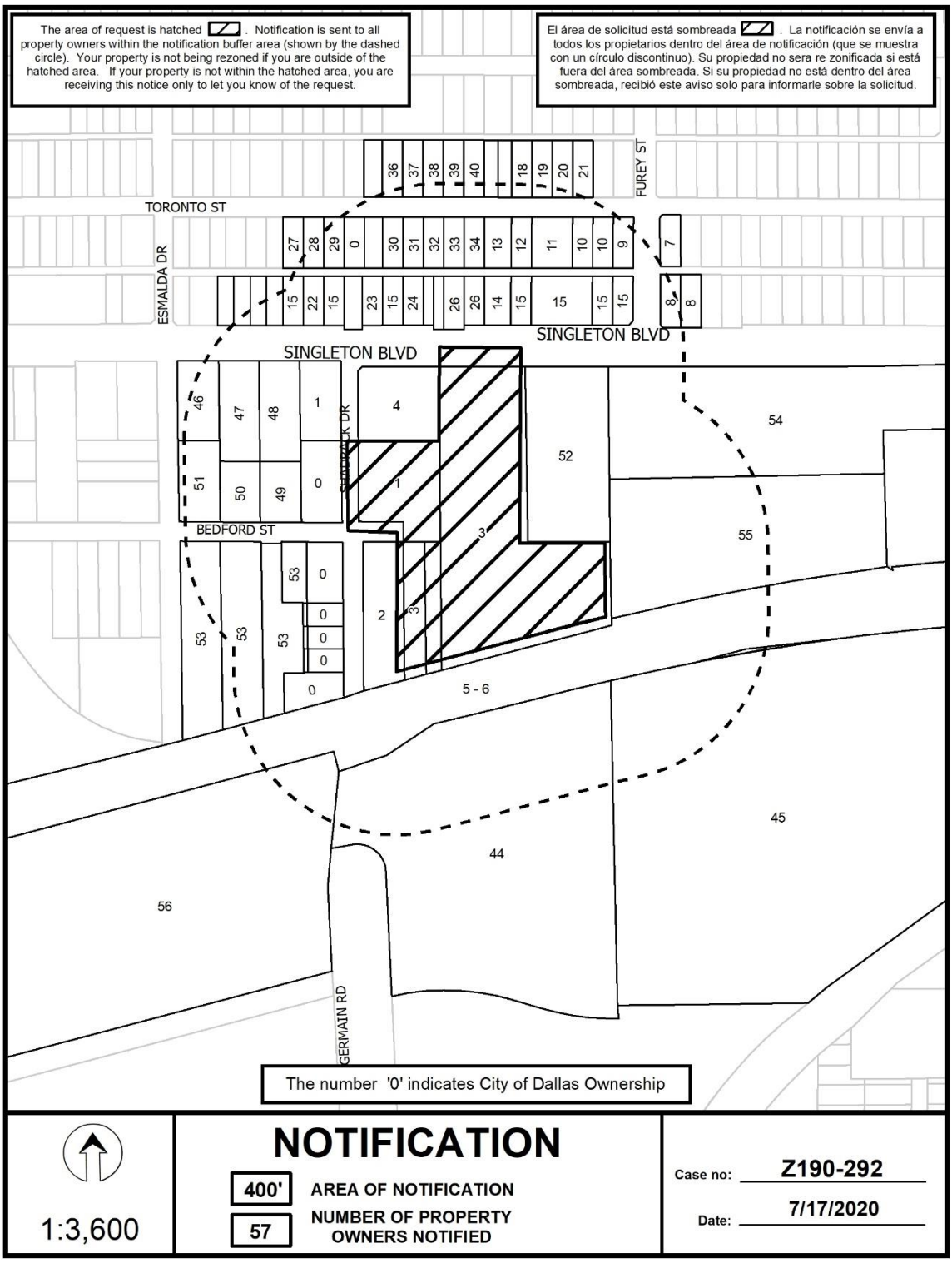

P(A)
ESMALDA DR
PUEBLO ST
Single Family
FUREY ST
R-5(A)
SUP 375
TORONTO ST
Auto Service Center
CS
CR
Undeveloped
SINGLETON BLVD
SINGLETON BLVD
SHADRACK DR
Vehicle or Engine Repair or Maintenance
Industrial (Inside), auto service center uses, and a machine or welding shop uses
SUP 2053
IM
Industrial (Inside)
SUP 98
ST GERMAIN RD
1:3,600
ZONING AND LAND USE
Case no: Z190-292
Date: 7/17/2020

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

1:6,000

Market Value Analysis

Printed Date: 7/17/2020


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 sera 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.
TORONTO ST
FUREY ST
ESMALDA DR
SINGLETON BLVD
SINGLETON BLVD
SADDLEBACK DR
BEDFORD ST
GERMAIN RD
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
400'
AREA OF NOTIFICATION
57
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-292
Date: 7/17/2020

07/17/2020

Notification List of Property Owners

Z190-292

57 Property Owners Notified

Label #	*Address*		*Owner*
1	3602	SINGLETON BLVD	PROGRESSIVE WASTE SOLUTIONS OF TX INC
2	3546	BEDFORD ST	WILCHES MARCELINA ET AL
3	3538	BEDFORD ST	PROGRESSICE WASTE SOLUTIONS OF TX INC
4	3538	SINGLETON BLVD	IBE RAYMOND OKAY
5	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
6	9999	NO NAME ST	UNION PACIFIC RR CO
7	3434	TORONTO ST	HAYDEN ADELL V EST OF
8	3435	SINGLETON BLVD	MERAZ LEONEL MARTINEZ
9	3500	TORONTO ST	GREATER ST JOSEPH BAPT CH
10	3506	TORONTO ST	GREATER ST JOSEPH BAPTIST
11	3512	TORONTO ST	ROSTRO SERGIO
12	3522	TORONTO ST	HILL RITA
13	3528	TORONTO ST	IBARRA RICARDO & MARIA
14	3529	SINGLETON BLVD	HMK LTD PS
15	3523	SINGLETON BLVD	HMK LTD
16	3525	TORONTO ST	EWUNES REBECCA COLE
17	3529	TORONTO ST	BANDA ELIDIO & AGRIPINA
18	3519	TORONTO ST	FIELD JAMES MORRIS
19	3517	TORONTO ST	CHATMAN CARRIE BEATRICE C
20	3513	TORONTO ST	WATSON MARY ALICE
21	3511	TORONTO ST	HERNANDEZ JOSE S
22	3605	SINGLETON BLVD	HINOJOSA BRENDA
23	3553	SINGLETON BLVD	ELSE ICY MAE
24	3545	SINGLETON BLVD	SHANKLE JAMES W
25	3537	SINGLETON BLVD	SHANKLE JAMES W
26	3541	SINGLETON BLVD	SHANKLE JAMES W

Label #	*Address*		*Owner*
27	3606	TORONTO ST	DENNIS SHARON &
28	3602	TORONTO ST	SORTO MATIAS
29	3560	TORONTO ST	FUENTES DEYBI L &
30	3548	TORONTO ST	STAPLES IKE
31	3544	TORONTO ST	HOLMES ANNIE
32	3540	TORONTO ST	CORIA RITA
33	3536	TORONTO ST	GIPSON ALVERTRICIA
34	3532	TORONTO ST	SIMMONS SYLVIA G
35	3553	TORONTO ST	ALMANZA ARTURO & ISAVEL J
36	3549	TORONTO ST	WHITE RICKEY D
37	3545	TORONTO ST	VO THANH HUONG
38	3541	TORONTO ST	CRUZ ALBA M PINEDA
39	3537	TORONTO ST	MINGER RUBY NELL
40	3533	TORONTO ST	CARDENAS JOSE G
41	3625	SINGLETON BLVD	AMINI RAMIN
42	3613	SINGLETON BLVD	MARCELO BELEM B
43	3615	SINGLETON BLVD	GARCIA PABLO
44	2310	ST GERMAIN RD	DDREH LLC
45	2757	N WESTMORELAND RD	DALLAS LITE AND BARRICADE INC
46	3622	SINGLETON BLVD	GARCIA JUAN D
47	3616	SINGLETON BLVD	MCCORMICK JIMMIE &
48	3610	SINGLETON BLVD	REYNA REBECCA DELEON
49	3609	BEDFORD ST	MIELAMOWICZ MATT
50	3623	BEDFORD ST	RODRIGUEZ JOSE M
51	2804	ESMALDA DR	TRAN BINH M &
52	3506	SINGLETON BLVD	SAPO REAL ESTATE LLC SINGLETON
53	3630	BEDFORD ST	NATHAL RODRIGUEZ CORP
54	3320	SINGLETON BLVD	QUEMETCO METALS LTD INC
55	3420	SINGLETON BLVD	KING NATHANAEL MICHAEL
56	2322	FRENCH SETTLEMENT RD	TURNPIKE SUB LLC
57	2727	N WESTMORELAND RD	DALLAS DLB PROPERTY LLC

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Nabila Nur, AICP

FILE NUMBER: Z190-193(NN) **DATE FILED:** February 7, 2020

LOCATION: Northeast corner of South Lancaster Road and Mojave Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 75 D

SIZE OF REQUEST: ± 0.7 Acres **CENSUS TRACT:** 167.01

REPRESENTATIVE: Bruce Burns

APPLICANT/ OWNER: Cityview Tacos, LLC

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District.

SUMMARY: The applicant proposes to develop the site with a restaurant with drive-in or drive-through service use. The applicant is volunteering deed restrictions that will prohibit certain uses, and regulate maximum height and lot coverage, and residential adjacency buffer.

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On January 7, 2021 the Commission held the request under advisement until the January 21, 2021 meeting. The applicant has submitted revised volunteered deed restrictions after the last hearing and the updated deed restrictions have been included in this report.

BACKGROUND INFORMATION

- The lot contains 30,521 sq. ft. of undeveloped land with residential adjacency to the east.

- The applicant proposes to develop the site with a restaurant with drive-in or drive-through service use, which is not permitted in the NS(A) District.

- The applicant is volunteering deed restrictions that would eliminate certain uses, and regulate maximum height, lot coverage, and residential adjacency buffer.

Zoning History

There has not been any zoning change request in the immediately surrounding area in the past five years, but the following two zoning changes were requested in the vicinity.

1. Z190-181: An application for 1) an CS Community Service District and 2) a Specific Use Permit for commercial motor vehicle parking use on property zoned an CR Community Retail District with deed restrictions located on the north line of Lyndon B. Johnson Freeway, west of Cedar Ranch Drive. [Pending CPC Hearing]

2. Z190-241: An application for a Specific Use Permit for a handicapped group dwelling unit use on property zoned an R-7.5(A) Single Family District, located on the south line of Plaza Boulevard, between South Lancaster Road and Santa Rosa Drive. [Approved]

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
South Lancaster Road	Principal Arterial	107 feet
Mojave Drive	Local Street	-

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. However, the land use will require submittal of a Development Impact Review at permitting to confirm compliance with City standards.

STAFF ANALYSIS

Comprehensive Plan

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

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

Land Use Element

GOAL 1.1 Align land use strategies with economic development priorities

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

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

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Implementation Measure 2.1.3.7 Support small business development and entrepreneurial activity that fills retail gaps and revitalizes neighborhoods.

Surrounding Land Uses

	Current Zoning	Existing Land Use
Site	NS(A)	Undeveloped
North	NS(A)	Restaurant
East	R-7.5(A)	Single-Family Residential
South	CR	Fueling Station
West	CS	Fueling Station; Truck Parking

Land Use Compatibility

The applicant proposes to construct an approximately 1,927 sq. ft. restaurant with drive-in or drive-through service use. As discussed above, the site is surrounded by a mix of residential and nonresidential uses; with single-family neighborhood to the east, a use similar to the proposed to the north, and more intense uses to the south and west.

The CR Community Retail District is intended to provide "development of community-serving retail, personal service, and offices uses at a scale and intensity compatible with residential communities." The reason for the rezoning request is to accommodate a

"drive-in or drive-through service" with the proposed restaurant use since a restaurant without drive-in or drive-through service is allowed with the current zoning.

There are more intense uses that are not allowed in NS but allowed in CR, the deed restrictions volunteered by the applicant eliminate those uses, with the exception of alcoholic beverage establishment and restaurant with drive-in or drive-through service.

The deed restrictions include additional regulations to limit maximum height to 26 feet, maximum lot coverage to 40 percent and to provide a minimum 25-foot residential adjacency buffer with required landscape to ensure compatibility with the surrounding area, especially with the neighboring single-family use.

Development Standards

The deed restrictions volunteered by the applicant effectively maintains the development standards similar between existing and proposed zoning.

District	**Setbacks**			**Height** (max)	**Lot Coverage** (max)
	Front (min)	**Side** (min)	**Rear** (min)		
Existing: NS(A)	15'	20' adj. to residential; 0' in other cases	20' adj. to residential; 0' in other cases	30'	40%
Proposed: CR with Deed Restrictions	15'	20' adj. to residential; 0' in other cases	20' adj. to residential; 0' in other cases	26'	40%

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A restaurant with drive-through service requires one space per 100 square feet of floor area; with a minimum of four spaces. Off-street stacking requirement shall also apply.

Landscaping

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

Screening/Buffering

As per the deed restrictions volunteered by the applicant, a minimum 25-foot residential adjacency buffer with required landscape screening must be maintained and the placement of dumpsters are prohibited on driveways within the 25-foot residential adjacency buffer.

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 subject site is uncategorized. Adjacent properties to the east are within Category F.

List of Officers

Cityview Tacos, LLC

Maria Cazares
Abel Herandez
Juan Cazares Flores

DEED RESTRICTIONS VOLUNTEERED BY THE APPLICANT

1. The following main uses are prohibited.

Commercial and business service uses.

-- Building repair and maintenance shop.
-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory.
-- Tool or equipment rental.

Industrial uses.

--Gas drilling and production.
--Temporary concrete or asphalt batching plant.

Institutional and community service uses.

-- Hospital.

Lodging uses.

-- Hotel and motel.
-- Lodging or boarding house.
-- Overnight general purpose shelter.

Office uses.

-- Alternative financial establishment.
-- Financial institution with drive-in window.

Retail and personal service uses.

-- Ambulance service.
-- Animal shelter or clinic without outside runs.
-- Auto service center.
-- Business school.
-- Car wash.
-- Commercial amusement (inside).
-- Commercial amusement (outside).
-- Commercial parking lot or garage.

-- Convenience store with drive-through.
-- Furniture store.
-- General merchandise or food store greater than 3,500 square feet.
-- General merchandise or food store 100,000 square feet or more.
-- Home improvement center, lumber, brick or building materials sales yard.
-- Household equipment and appliance repair.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Nursery, garden shop, or plant sales.
-- Paraphernalia shop.
-- Pawn shop.
-- Swap or buy shop.
-- Temporary retail use.
-- Theater.

Utility and public service uses.

-- Commercial radio and television transmitting station.

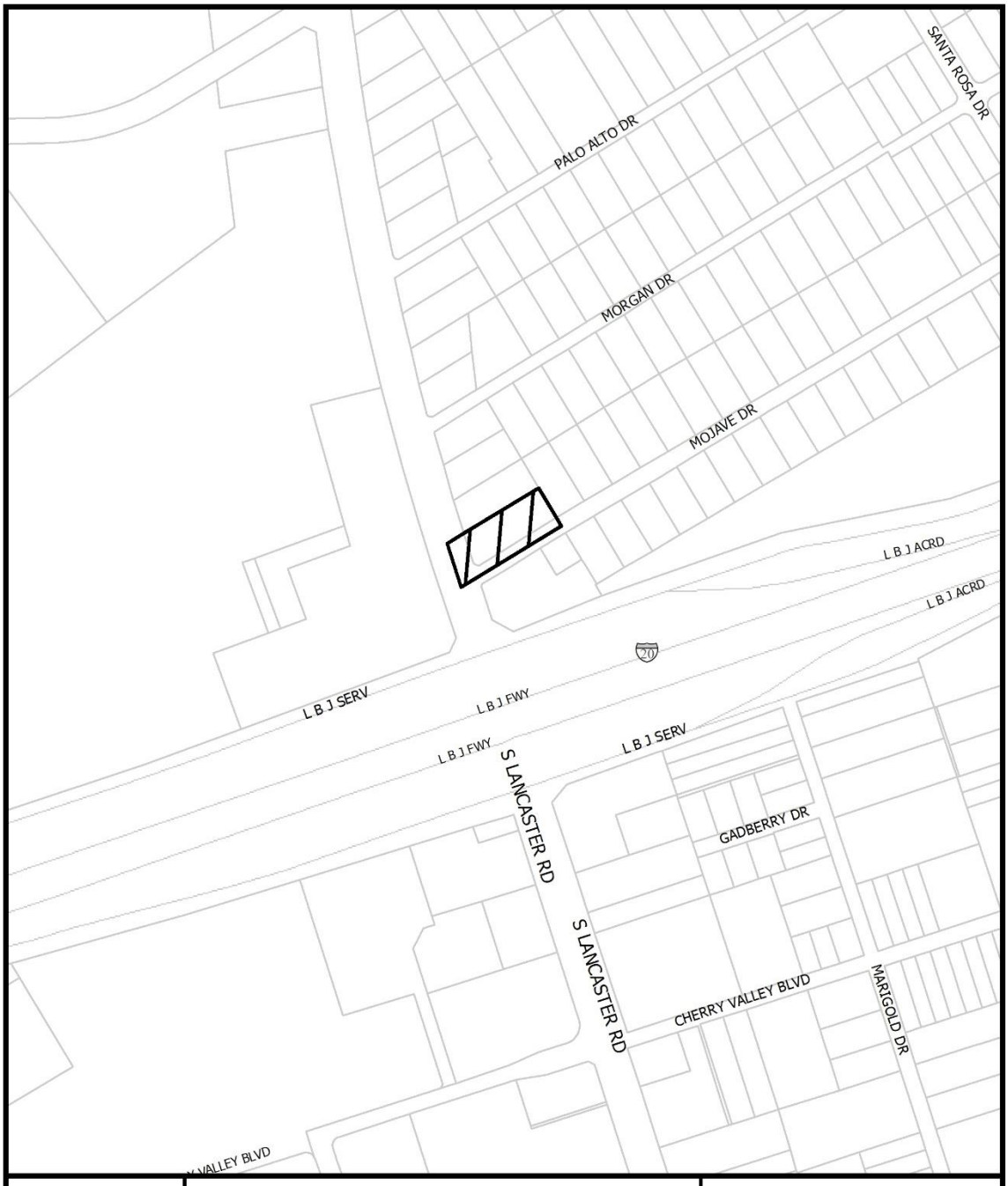
Wholesale, distribution, and storage uses.

-- Mini-warehouse.
-- Recycling buy-back center.
-- Recycling collection center.

2. The following accessory uses are prohibited.

-- Accessory helistop.

3. Maximum building height is 26 feet.
4. Maximum lot coverage is 40 percent.
5. A minimum 25-foot residential adjacency buffer with required landscape screening must be maintained.
6. The placement of dumpsters are prohibited on driveways within the 25-foot residential adjacency buffer.


SANTA ROSA DR
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MOJAVE DR
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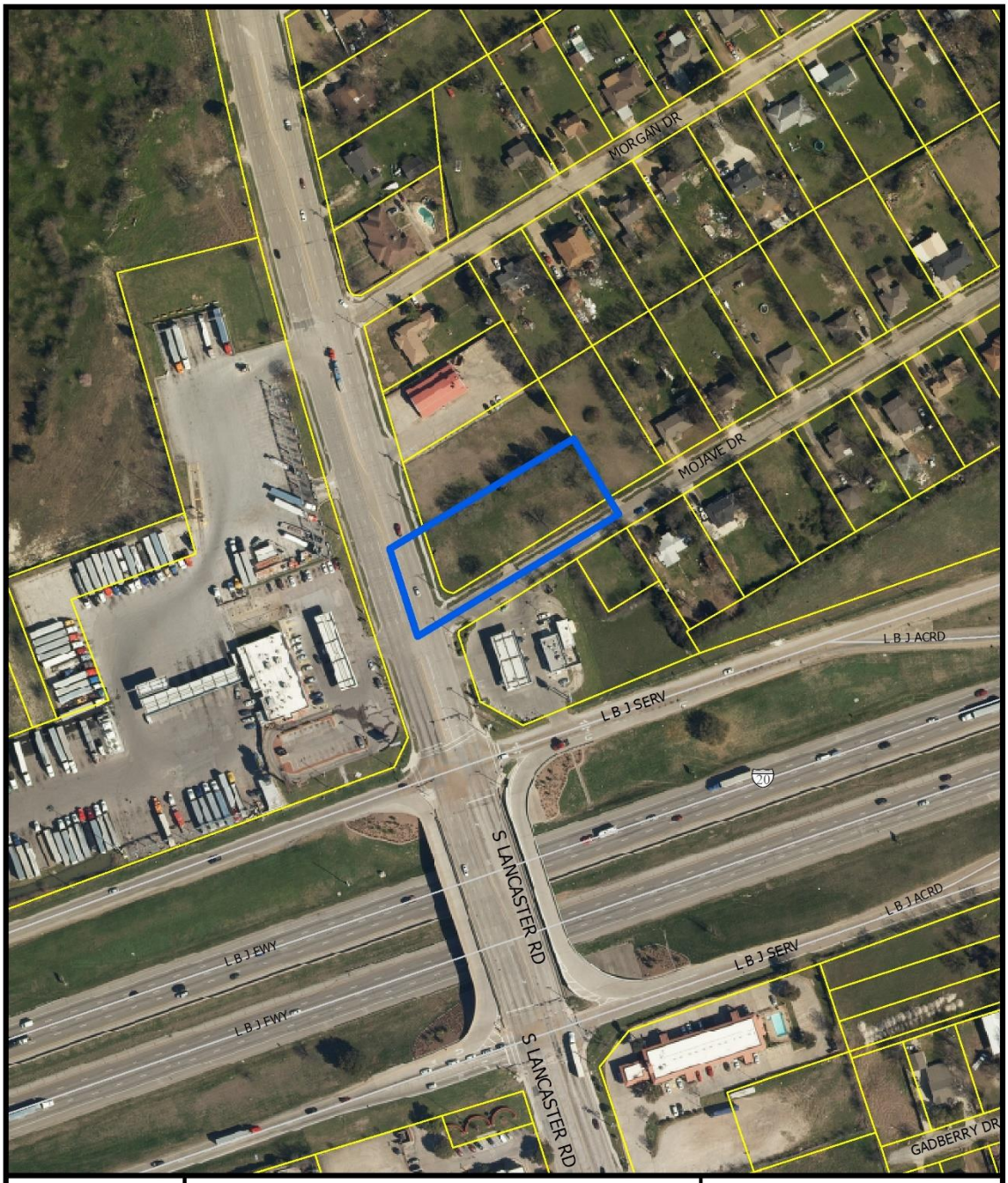
L B J SERV
S LANCASTER RD
S LANCASTER RD
GADBERRY DR
CHERRY VALLEY BLVD
MARIGOLD DR
VALLEY BLVD
1:4,800
VICINITY MAP
Case no: Z190-193
Date: 12/17/2020



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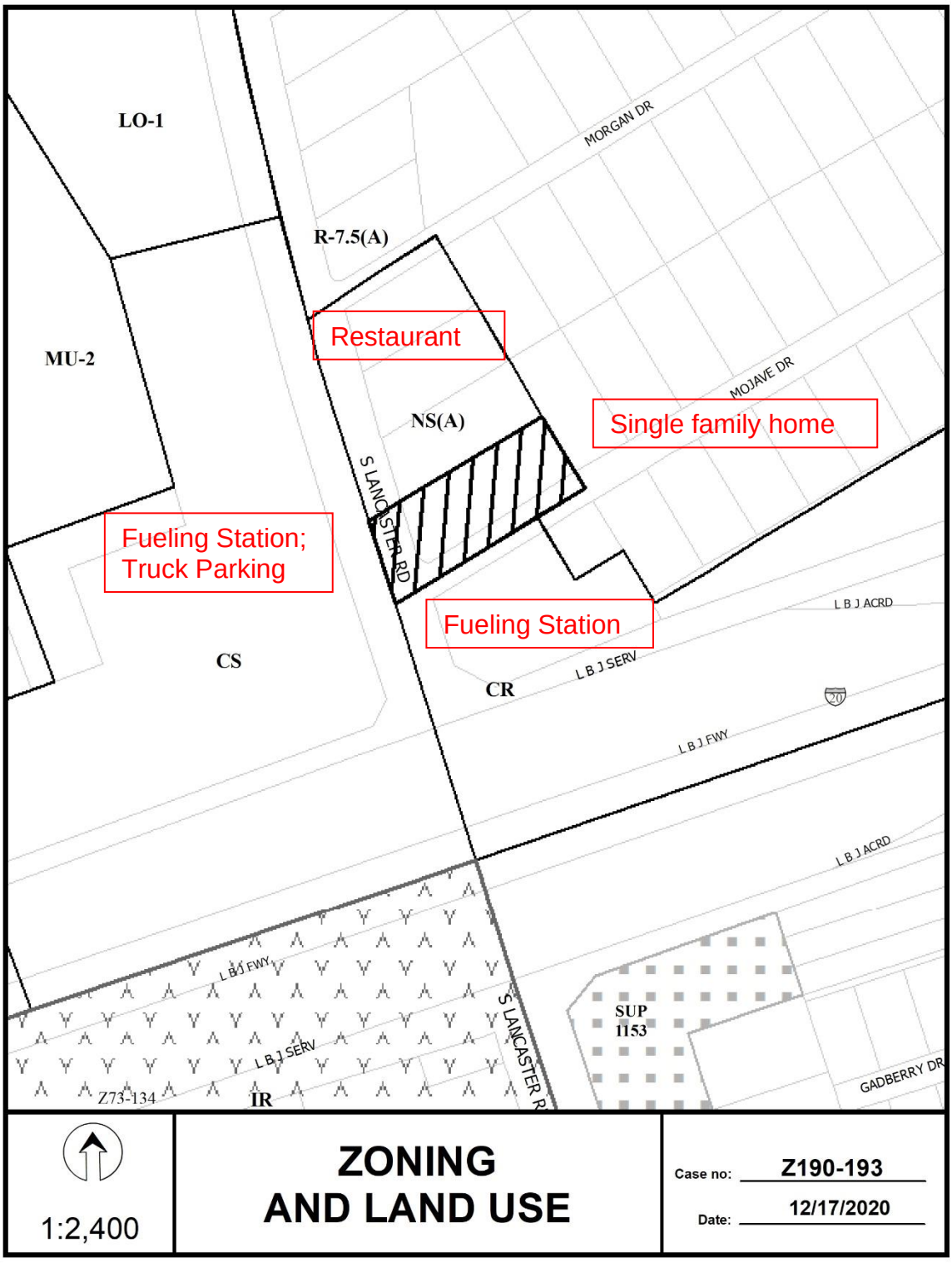
AERIAL MAP

Case no: Z190-193

Date: 12/17/2020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MU-2
R-7.5(A)
NS(A)
CS
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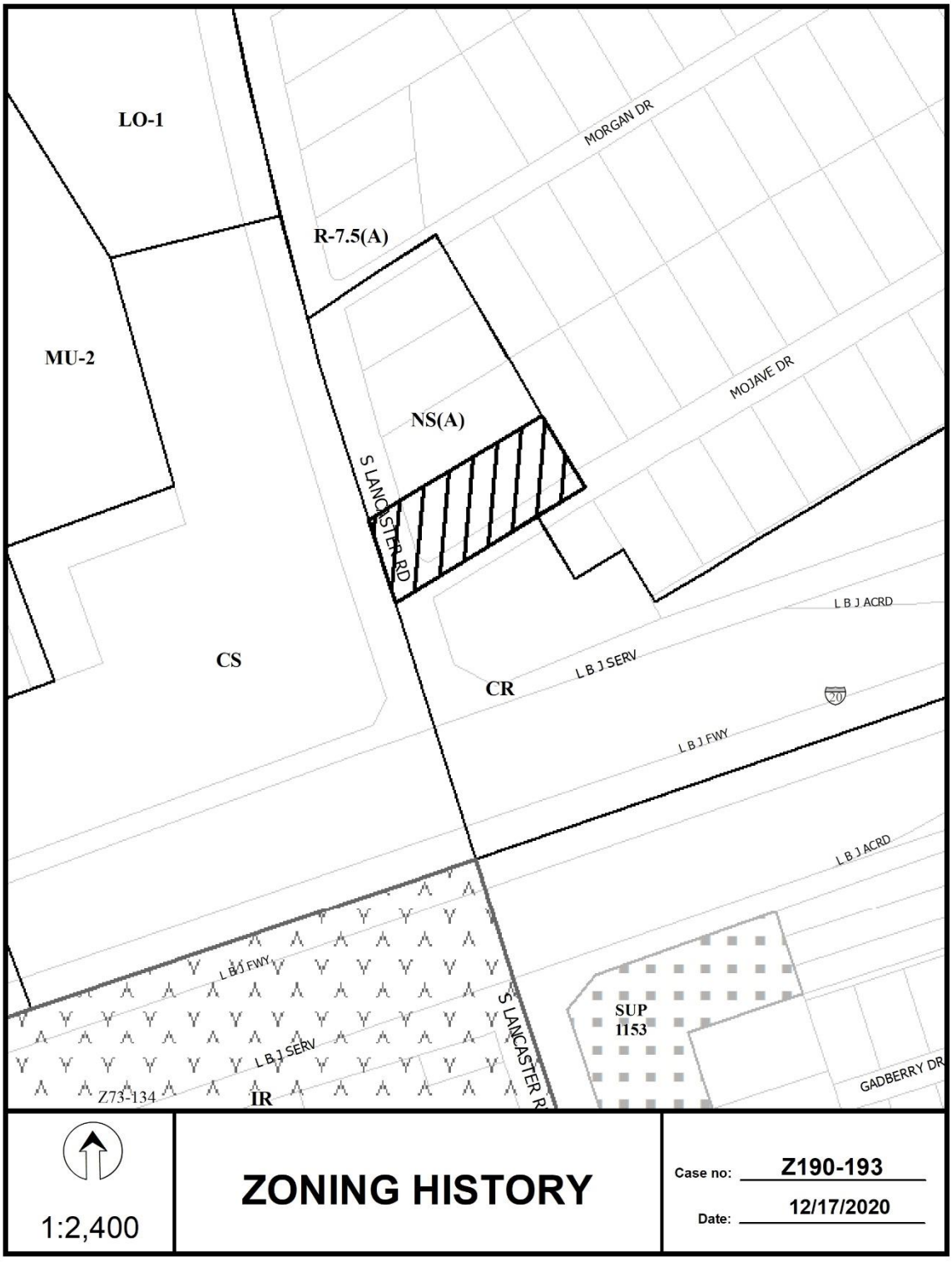
IR
Z73-134
SUP
1153
MORGAN DR
MOJAVE DR
S LANCASTER RD
S LANCASTER R
L B J ACRD
L B J SERV
L B J FWY
GADBERRY DR
Restaurant
Single family home
Fueling Station; Truck Parking
Fueling Station
1:2,400
ZONING
AND LAND USE
Case no: Z190-193
Date: 12/17/2020


LO-1
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SUP
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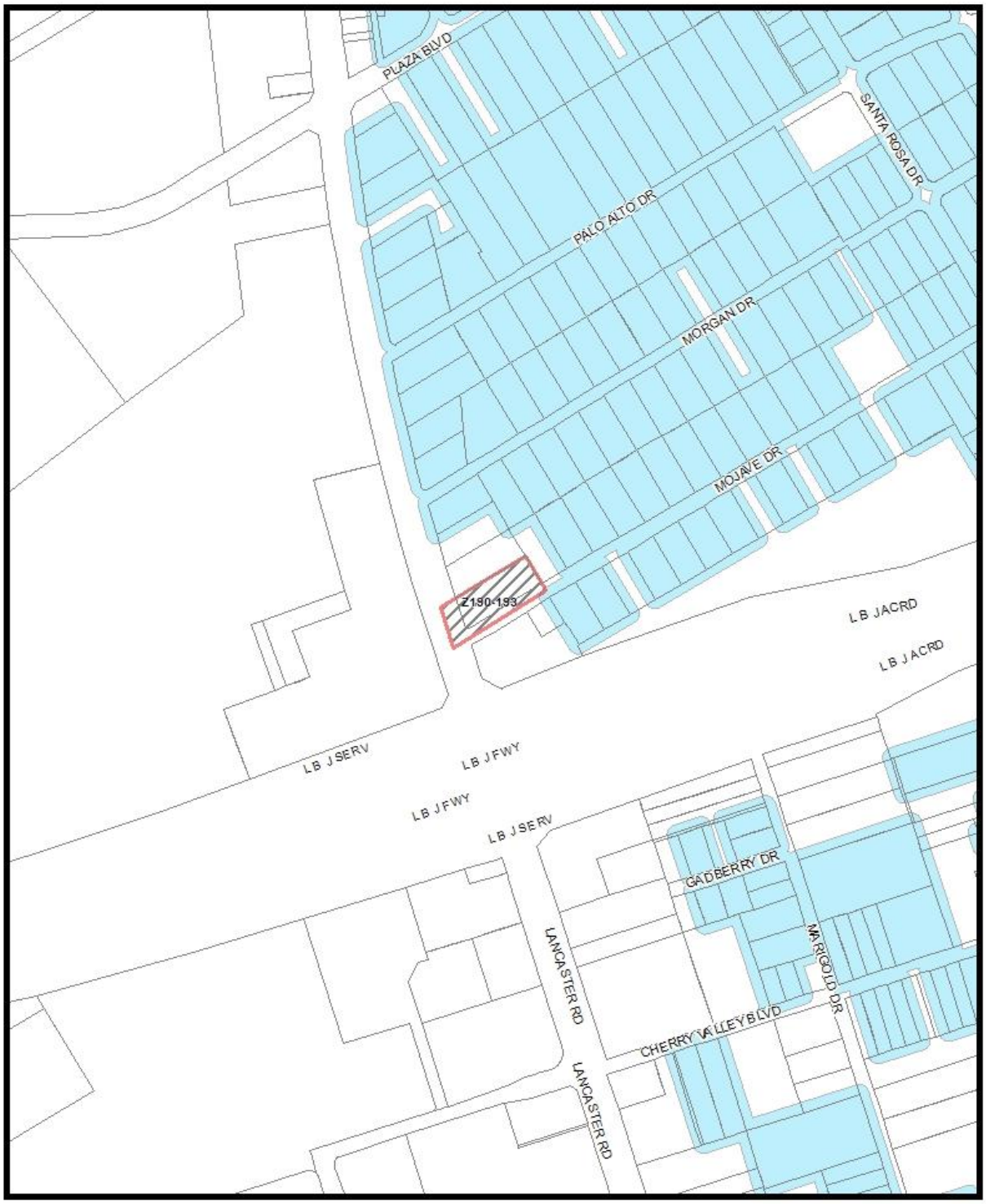
GADBERRY DR
Z73-134
1:2,400
ZONING HISTORY
Case no: Z190-193
Date: 12/17/2020


PLAZA BLVD
SANTA ROSA DR
PALO ALTO DR
MORGAN DR
MOJAVE DR
Z190-193
LB J ACRD
LB J ACRD
LB J SERV
LB J FWY
LB J FWY
LB J SERV
GADBERRY DR
MARIGOLD DR
LANCASTER RD
CHERRY VALLEY BLVD
LANCASTER RD
MVA Cluster
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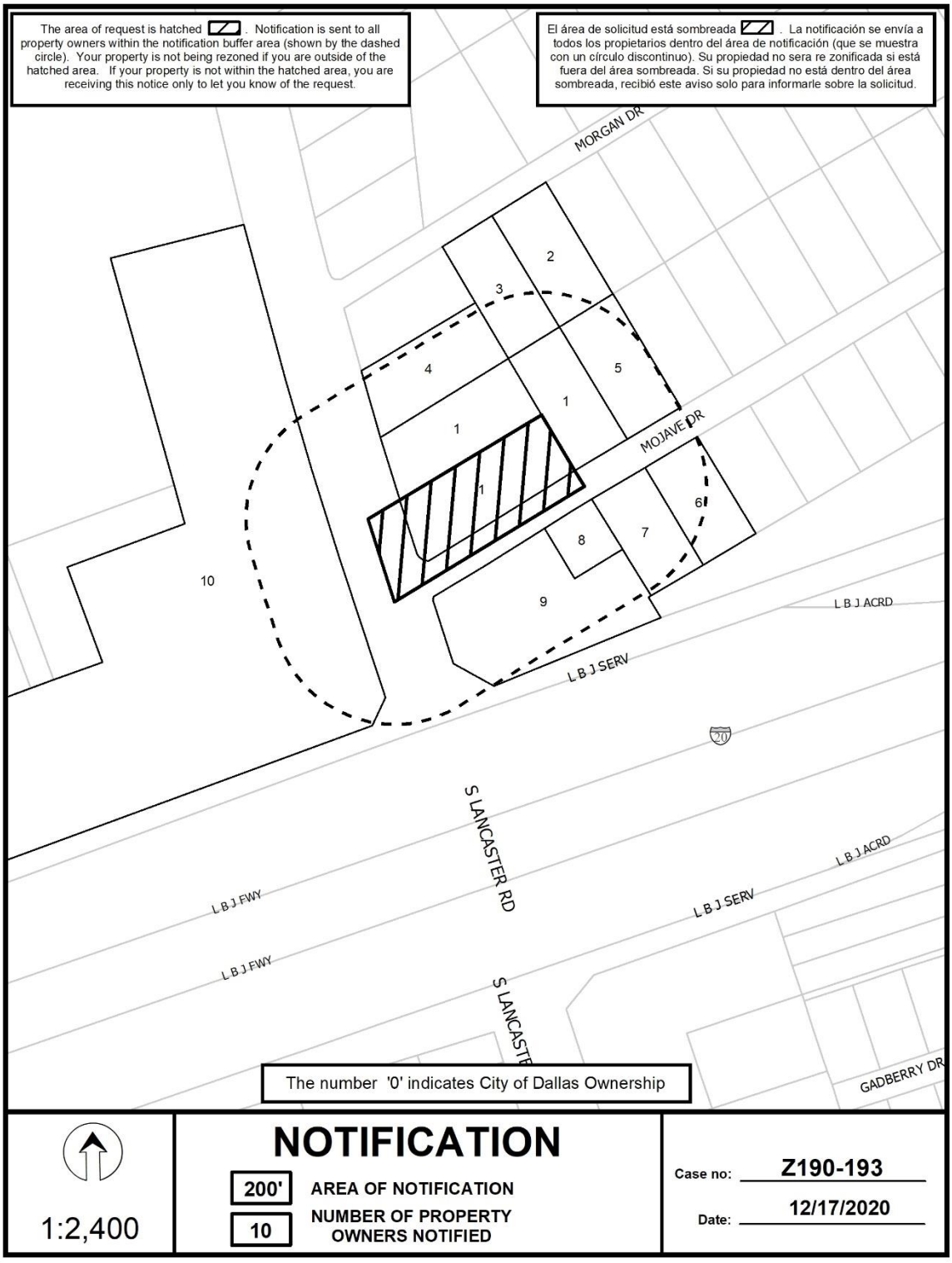
1:4,800
Market Value Analysis
Printed Date: 12/17/2020


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 sera 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.
MORGAN DR
MOJAVE DR
L B J ACRD
L B J SERV
L B J FWY
S LANCASTER RD
GADBERRY DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
10
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-193
Date: 12/17/2020

12/16/2020

Notification List of Property Owners

Z190-193

10 Property Owners Notified

Label #	***Address***		***Owner***
1	8108	S LANCASTER RD	CITYVIEW TACOS LLC
2	2530	MORGAN DR	CLEMONS NARLAN
3	2522	MORGAN DR	MILLER GARY
4	8018	S LANCASTER RD	HALLETT NO I LP
5	2539	MOJAVE DR	ARROYO ROLANDO M &
6	2540	MOJAVE DR	GAMINO GRISELDA &
7	2532	MOJAVE DR	BLAKELY TANIQUA &
8	2528	MOJAVE DR	SHARPER FREDDIE HOWARD
9	8210	S LANCASTER RD	KANJO LLC
10	8181	S LANCASTER RD	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-122(AU) **DATE FILED:** October 29, 2019

LOCATION: South line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 58 Y

SIZE OF REQUEST: Approximately 0.035 Acres **CENSUS TRACT:** 116.01

REPRESENTATIVE: Ryan Hughes, Griffith Firm PLLC

APPLICANT: SAI Sanjit Inc.

OWNER: Soon Young Kang, individual owner

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 is requesting the Specific Use Permit to allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.

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

PRIOR CPC ACTION: On December 17, 2020, City Plan Commission held the item under advisement until January 21, 2021.

Background Information

- The request site is currently developed with an approximately 10,467-square feet retail building with multiple units. The property is located within an RR Regional Retail District with a D-1 Liquor Control Overlay.

- The sale of alcoholic beverages requires a specific use permit if located within the D-1 Liquor Control Overlay.

- The applicant is requesting the Specific Use Permit to allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property for a 1,422-square-foot-unit inside the multi-unit building.

- On June 27, 2012, the City Council approved Specific Use Permit No. 1966 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less, for a two-year period, for a larger unit that contained the request unit. SUP. No. 1966 was renewed on April 23, 2014 and approved with eligibility for automatic renewal for additional five-year periods.

- Due to being out of compliance with the SUP conditions (failure to obtain a convenience store license), the automatic renewal request was forwarded to City Plan Commission for consideration. On March 21, 2019, the City Plan Commission recommended denial without prejudice of the SUP No. 1966 renewal.

- Since March 2019, the applicant divided the unit in two, and only a portion containing 1,422 square feet is subject of the current request.

- On August 7, 2015, a certificate of occupancy for a general merchandise or food store 3,500 square feet or less was issued to the applicant for the request unit.

Zoning History:

There have been five zoning changes requested in the vicinity within the past five years.

1. Z190-138: On January 10, 2020, the automatic renewal of Specific Use Permit No. 2268 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet was approved for an additional five-year period, on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, located on the west line of C.F. Hawn Freeway, north of Great Trinity Forest Way.

2. Z189-203: On June 26, 2019, the City Council approved Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period, on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, located on the south line of Great Trinity Forest Way, west of Murdock Road.

3. Z189-193: On June 12, 2019, the City Council approved Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility of automatic renewal for additional five-year periods, on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, located on the south line of Great Trinity Forest Way and west line of Murdock Road.

4. Z189-129: On March 21, 2019, City Plan Commission recommended denial without prejudice of the renewal of Specific Use Permit No. 1966 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet, on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, located on the south line of Great Trinity Forest Way, east of Oklaunion Drive (the request site).

5. Z167-221: On April 14, 2018, the City Council approved a Specific Use Permit No. 2286 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewal for additional five-year periods, on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, located on the west line of C.F. Hawn Freeway, north of Great Trinity Forest Way.

Thoroughfares/Streets:

Thoroughfare	Type	Proposed ROW
Great Trinity Forest Way (Loop 12)	Principal Arterial	107 feet Bike Plan

Traffic:

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

COMPREHENSIVE PLAN:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	RR with D-1	General merchandise or food store 3,500 square feet or less
North	RR with D-1	Auto-related, Restaurant, Retail
South	R-7.5(A)	Single family
East	RR with D-1	Personal service
West	RR with D-1	Vacant, Personal Service, Auto-related uses

Land Use Compatibility:

The request site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and located within an existing retail shopping center. The applicant proposes the selling alcohol for off-premise consumption in the existing convenience store, a 1,422-square-foot-unit in the multi-unit building.

The surrounding land uses consist of auto related uses, restaurant and general merchandise uses to the north; vacant, personal service and auto related uses to the west; single family uses to the south; and personal service uses to the east.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The current convenience store license was renewed in September 2020.

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The applicant is requesting a five-year time limit for this specific use permit. Considering the delay in the passing the convenience store

license inspections, staff is recommending a two-year time period, to allow the review and evaluation of the code compliance and reevaluate the land use compatibility.

Landscaping:

No changes to the site are proposed. Therefore, no additional landscaping is required.

Parking

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. There are currently 61 parking spaces on the property serving the entire retail building. The applicant will provide the required seven spaces on site with the remaining parking spaces being designated for other retail and personal service uses.

Police Report

Staff requested a police report from April 2014, the last time the SUP was renewed, to present. From May 2014 to present there were 190 calls, 100 calls were categorized as emergency or urgent. In the same period, there were 62 incidents and 69 arrests at this location.

Incident Number	Offense Incident	Premise	Date	Time	Crime
150585-2014	THEFT OF PROP > OR EQUAL $50 BUT <$500 - SHOPLIFT (NOT EMP	Retail Store	6/22/2014	4:04:00 PM	THEFT/SHOPLIFT
198922-2014	THEFT OF PROP <$1,500 2+ PREV CONVIC - SHOPLFT- (NOT EMP)	Convenience Store	8/18/2014	2:30:00 PM	THEFT/SHOPLIFT
248202-2014	ROBBERY OF INDIVIDUAL (AGG)	Parking Lot (All Others)	10/14/2014	9:06:00 PM	ROBBERY-INDIVIDUAL
016288-2015	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	1/21/2015	8:26:00 PM	UUMV
046325-2015	THEFT OF PROP > OR EQUAL $500 BUT <$1,500 - SHOPLIFT (NOT EMP	Other	3/1/2015	12:05:00 PM	THEFT / SHOPLIFT
222595-2015	BURGLARY OF BUILDING - FORCED ENTRY	Commercial Property Occupied/Vacant	9/25/2015	5:27:00 AM	BURGLARY-BUSINESS
046116-2016	ROBBERY OF INDIVIDUAL	Parking Lot (All Others)	2/25/2016	5:43:00 PM	ROBBERY-INDIVIDUAL

136356-2016	THEFT OF PROP <$100 - SHOPLIFTING - (NOT BY EMPLOYEE)	Retail Store	4/27/2016	7:10:00 PM	
123179-2016	ROBBERY OF BUSINESS (AGG)	Restaurant / Food Service / TABC Location	5/23/2016	12:13:00 PM	ROBBERY-BUSINESS
170245-2016	THEFT OF PROP > OR EQUAL $100 BUT <$750- NOT SHOPLIFT	Retail Store	7/14/2016	9:30:00 PM	OTHER THEFTS
220469-2016	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	9/12/2016	8:15:00 PM	UUMV
245263-2016	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Business Office	10/11/2016	8:33:00 PM	UUMV
275439-2016	ROBBERY OF INDIVIDUAL	Outdoor Area Public/Private	11/17/2016	4:10:00 PM	ROBBERY-INDIVIDUAL
032095-2017	ROBBERY OF BUSINESS	Other	2/9/2017	8:30:00 PM	ROBBERY-BUSINESS
156710-2017	BMV	Parking Lot (Apartment)	7/10/2017	7:01:00 PM	BMV
190581-2017	ROBBERY OF BUSINESS	Restaurant/Food Service / TABC Location	8/20/2017	5:30:00 PM	ROBBERY-BUSINESS
201441-2017	ASSAULT (AGG) - DEADLY WEAPON	Parking Lot (All Others)	9/2/2017	9:17:00 PM	AGG ASSAULT - NFV
261255-2017	BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	11/16/2017	2:00:00 AM	BURGLARY-BUSINESS
264150-2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	11/19/2017	4:15:00 PM	UUMV
276675-2017	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Outdoor Area Public/Private	12/3/2017	2:00:00 PM	UUMV
203821-2018	ROBBERY OF INDIVIDUAL (AGG)	Apartment Complex/Building	9/13/2018	9:30:00 PM	ROBBERY-INDIVIDUAL
211918-2018	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking (Business)	9/20/2018	12:30:00 AM	UUMV
212080-2018	ROBBERY OF BUSINESS	Restaurant/Food Service / TABC Location	9/24/2018	6:00:00 PM	ROBBERY-BUSINESS
048679-2018	ROBBERY OF BUSINESS	Grocery / Supermarket	3/7/2018	3:00:00 PM	ROBBERY-BUSINESS
110672-2018	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	5/24/2018	1:45:00 PM	AGG ASSAULT - NFV

11672-2018	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	5/24/2018	1:45:00 PM	AGG ASSAULT - NFV
049545-2018	ASSAULT (AGG) - DEADLY WEAPON	Parking (Business)	3/8/2018	5:00:00 PM	AGG ASSAULT - NFV
139137-2018	ASSAULT (AGG) - SERIOUS BODILY INJURY	Parking (Business)	6/26/2018	10:30:00 PM	AGG ASSAULT - NFV
153234-2018	ASSAULT (AGG) - PUBLIC SERVANT - (AGG, NON LAW ENF)	Grocery/Supermarket	7/13/2018	7:15:00 PM	AGG ASSAULT - NFV
260116-2018	ASSAULT (AGG) - SERIOUS BODILY INJURY	Parking (Business)	11/30/2018	7:30:00 PM	AGG ASSAULT - NFV
021658-2019	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Department / Discount Store	2/1/2019	8:50:00 AM	UUMV
066820-2019	BURGLARY OF BUILDING - FORCED ENTRY	Liquor Store	4/5/2019	4:06:00 AM	BURGLARY-BUSINESS
076786-2019	ROBBERY OF BUSINESS	Other	4/18/2019	12:00:00 PM	ROBBERY-BUSINESS
088060-2019	DEADLY CONDUCT	Parking (Business)	5/3/2019	7:00:00 PM	AGG ASSAULT - NFV
089903-2019	BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	5/6/2019	3:15:00 AM	BURGLARY-BUSINESS
103475-2019	BURGLARY OF BUILDING - FORCED ENTRY	Convenience Store	5/24/2019	1:45:00 AM	BURGLARY-BUSINESS
121456-2019	ROBBERY OF INDIVIDUAL (AGG)	Parking (Business)	6/16/2019	9:32:00 PM	ROBBERY-INDIVIDUAL
127343-2019	THEFT OF PROP > OR EQUAL $100 <$750 (NOT SHOPLIFT) PC31.03(e2A)	Apartment Residence	6/24/2019	3:00:00 PM	OTHER THEFT
169735-2019	ROBBERY OF INDIVIDUAL	Convenience Store	8/21/2019	12:00:00 PM	ROBBERY-INDIVIDUAL
195472-2019	ROBBERY OF BUSINESS (AGG)	Specialty Store (In a Specific Item)	9/25/2019	7:40:00 PM	ROBBERY-BUSINESS
231980-2019	BURGLARY OF A COIN OPERATED MACHINE	Parking (Business)	11/17/2019	12:00:00 AM	OTHER THEFT
007130-2020	ROBBERY OF INDIVIDUAL	Parking (Business)	1/11/2020	11:00:00 AM	ROBBERY-INDIVIDUAL
024878-2020	ASSAULT - OFFENSIVE CONTACT	Retail Store	2/6/2020	1:50:00 PM	SIMPLE ASSAULT
032077-2020	ASSAULT (AGG) - SERIOUS BODILY INJURY	Restaurant/Food Service/TABC Location	2/17/2020	10:00:00 AM	AGG ASSAULT - NFV
024878-2020	ASSAULT - OFFENSIVE	Retail Store	2/6/2020	1:50:00 PM	SIMPLE ASSAULT

	CONTACT				
043178-2020	CRIM MISCHIEF <$100	Restaurant/Food Service/TABC Location	3/4/2020	2:00:00 PM	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
068031-2020	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Parking (Business)	4/14/2020	8:30:00 PM	SIMPLE ASSAULT
093851-2020	CREDIT CARD OR DEBIT CARD ABUSE ELDERLY	Convenience Store	4/30/2020	9:11:00 AM	CREDIT CARD/ ATM FRAUD
077147-2020	ASSAULT - BODILY INJURY ONLY	Outdoor Area Public/Private	4/30/2020	12:35:00 PM	SIMPLE ASSAULT
090579-2020	POSSESSION OF DRUG PARAPHERNALIA	Parking (Business)	5/22/2020	5:05:00 AM	DRUG EQUIPMENT VIOLATIONS
090579-2020	BURGLARY OF BUILDING - FORCED ENTRY	Liquor Store	5/22/2020	5:05:00 AM	BURGLARY-BUSINESS
090579-2020	POSS CONT SUB PEN GRP 1 <1G	Parking (Business)	5/22/2020	5:05:00 AM	DRUG/ NARCOTIC VIOLATIONS
103660-2020	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Grocery/Supermarket	6/12/2020	10:10:00 AM	UUMV
105812-2020	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Parking (Business)	6/16/2020	11:10:00 AM	UUMV
119617-2020	ASSAULT - BODILY INJURY ONLY	Single Family Residence - Occupied	7/7/2020	10:00:00 PM	SIMPLE ASSAULT
124314-2020	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Parking (Business)	7/15/2020	11:30:00 PM	SIMPLE ASSAULT
135737-2020	ASSAULT - OFFENSIVE CONTACT	Parking (Business)	8/3/2020	6:37:00 AM	SIMPLE ASSAULT
159078-2020	BMV	Parking (Business)	9/2/2020	10:00:00 AM	THEFT FROM MOTOR VEHICLE
160450-2020	BURGLARY OF BUILDING - NO FORCED ENTRY	Grocery/Supermarket	9/9/2020	10:00:00 AM	BURGLARY-BUSINESS
165085-2020	POSS MARIJUANA <2OZ	Other	9/16/2020	12:30:00 PM	DRUG/ NARCOTIC VIOLATIONS
176878-2020	ROBBERY OF BUSINESS (AGG)	Convenience Store	10/4/2020	4:15:00 PM	ROBBERY-BUSINESS
180832-2020	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	Parking (Business)	10/10/2020	5:00:00 PM	DRUG/ NARCOTIC VIOLATIONS

Incident Number	Arrest Date	Arrest Time	Crime	Charge Description
198922-2014	8/18/2014	6:00:00 PM	ALL OTHER LARCENY	THEFT OF PROP <$1,500 2+ PREV CONVIC - SHOPLFT-(NOT EMP)
240511-2014	10/6/2014	1:15:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
026928-2015	2/4/2015	12:30:00 AM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
041760-2015	2/22/2015	6:30:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
163678-2015	7/17/2015	6:00:00 AM	ALL OTHER OFFENSES	OTHER OFFENSE - MISDEMEANOR
163678-2015	7/17/2015	6:00:00 AM	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	FAIL TO ID - INTENTIONALLY PROVIDES FALSE INFO
279155-2015	12/1/2015	4:30:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
104100-2016	5/2/2016	8:15:00 AM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
182425-2016	7/30/2016	12:38:00 AM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
252277-2016	10/20/2016	4:40:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
255718-2016	10/24/2016	3:20:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
264992-2016	11/4/2016	9:30:00 PM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
271508-2016	11/12/2016	10:30:00 PM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
290319-2016	12/6/2016	8:53:00 AM	ALL OTHER OFFENSES	INDECENT EXPOSURE
290319-2016	12/6/2016	8:53:00 AM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
307516-2016	12/27/2016	1:21:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
065335-2017	3/23/2017	7:11:00 PM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
065335-2017	3/23/2017	7:11:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
065335-2017	3/23/2017	7:11:00 PM	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
074026-2017	4/3/2017	1:45:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
074026-2017	4/3/2017	1:45:00 PM	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
074026-2017	4/3/2017	1:45:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
074026-2017	4/3/2017	1:45:00 PM	ALL OTHER OFFENSES	EVADING ARREST DETENTION
083397-2017	4/14/2017	4:30:00 PM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
203794-2017	9/5/2017	8:30:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)

219882-2017	9/25/2017	5:22:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
219882-2017	9/25/2017	5:22:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
223972-2017	9/30/2017	5:00:00 PM	SIMPLE ASSAULT	ASSAULT -BODILY INJURY ONLY
223972-2017	9/30/2017	5:00:00 PM	WARRANT-DALLAS PD (CAPIAS)	WARRANT-DALLAS PD (CAPIAS)
223972-2017	9/30/2017	5:00:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
223983-2017	9/30/2017	5:51:00 PM	AGG ASSAULT - NFV	ASSAULT (AGG) -DEADLY WEAPON
231076-2017	10/9/2017	11:15:00 AM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
243218-2017	10/24/2017	9:00:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
265255-2017	11/21/2017	1:12:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
010365-2018	1/14/2018	9:00:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
049545-2018	3/8/2018	5:20:00 PM	WEAPON LAW VIOLATIONS	UNLAWFUL POSS FIREARM BY FELON
049545-2018	3/8/2018	5:20:00 PM	AGG ASSAULT - NFV	ASSAULT (AGG) -DEADLY WEAPON
061088-2018	3/23/2018	11:03:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
153234-2018	7/13/2018	8:40:00 PM	AGG ASSAULT - NFV	ASSAULT (AGG) -PUBLIC SERVANT - (AGG, NON LAW ENF)
170066-2018	8/3/2018	9:10:00 AM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
183049-2018	8/18/2018	8:45:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 2-A < OR EQUAL 2 OZ
201880-2018	9/11/2018	12:15:00 PM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
214075-2018	9/27/2018	5:00:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
214075-2018	9/27/2018	5:00:00 PM	ALL OTHER OFFENSES	OTHER OFFENSE - MISDEMEANOR
228157-2018	10/17/2018	12:00:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
001559-2019	1/3/2019	2:00:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
001559-2019	1/3/2019	2:00:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
009171-2019	1/14/2019	10:50:00 AM	SIMPLE ASSAULT	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)
013173-2019	1/20/2019	1:35:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
013173-2019	1/20/2019	1:35:00 AM	ALL OTHER OFFENSES	RESIST ARREST SEARCH OR TRANSPORT
042422-2019	3/2/2019	4:28:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)

088060-2019	5/3/2019	8:10:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 2 > OR EQUAL 1G<4G
088060-2019	5/3/2019	8:10:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
088060-2019	5/3/2019	8:10:00 PM	AGG ASSAULT - NFV	DEADLY CONDUCT
088060-2019	5/3/2019	8:10:00 PM	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
123180-2019	6/19/2019	9:20:00 AM	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
123180-2019	6/19/2019	9:20:00 AM	WARRANT DALLAS PD (OTHERS)	WARRANT DALLAS PD (OTHERS)
146875-2019	7/20/2019	11:37:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
146875-2019	7/20/2019	11:37:00 PM	DUI	DWI W/OPEN CONTAINER
208075-2019	10/12/2019	7:24:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
208075-2019	10/12/2019	7:24:00 PM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
208473-2019	10/13/2019	11:15:00 AM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
024878-2020	2/6/2020	2:12:00 PM	SIMPLE ASSAULT	ASSAULT -OFFENSIVE CONTACT
024878-2020	2/6/2020	2:12:00 PM	SIMPLE ASSAULT	ASSAULT -OFFENSIVE CONTACT
024878-2020	2/6/2020	2:12:00 PM	DISORDERLY CONDUCT	DISORDERLY CONDUCT
127476-2020	7/21/2020	4:30:00 AM	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
135737-2020	8/3/2020	7:05:00 AM	SIMPLE ASSAULT	ASSAULT -OFFENSIVE CONTACT
180832-2020	10/10/2020	5:27:00 PM	DRUG/ NARCOTIC VIOLATIONS	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
180832-2020	10/10/2020	5:27:00 PM	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)

Market Value Analysis:

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

colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not in an MVA category, but it is surrounded by an MVA “G” category to the south, and “H” further north.

LIST OF PARTNERS

SAI Sanjit Inc. – Applicant
Mani Thapa – President and Secretary

Soon Young Kang - Owner

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store less than 3,500 square feet.

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

Staff's recommendation:

3. TIME LIMIT: This specific use permit expires on____, (two-year period from the passage of this ordinance)

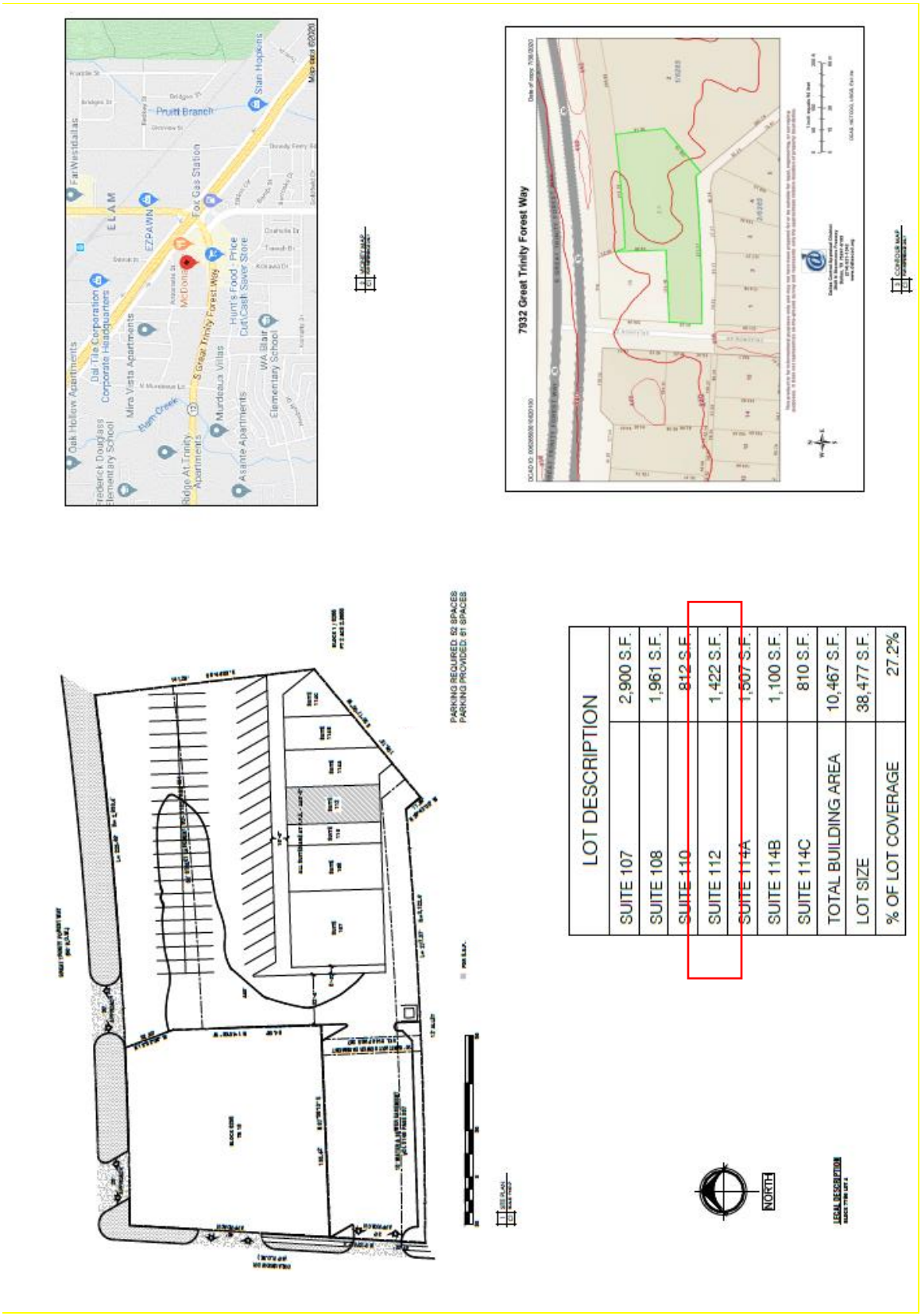
Applicant's request:

3. TIME LIMIT: This specific use permit expires on____, (five-year period from the passage of this ordinance).

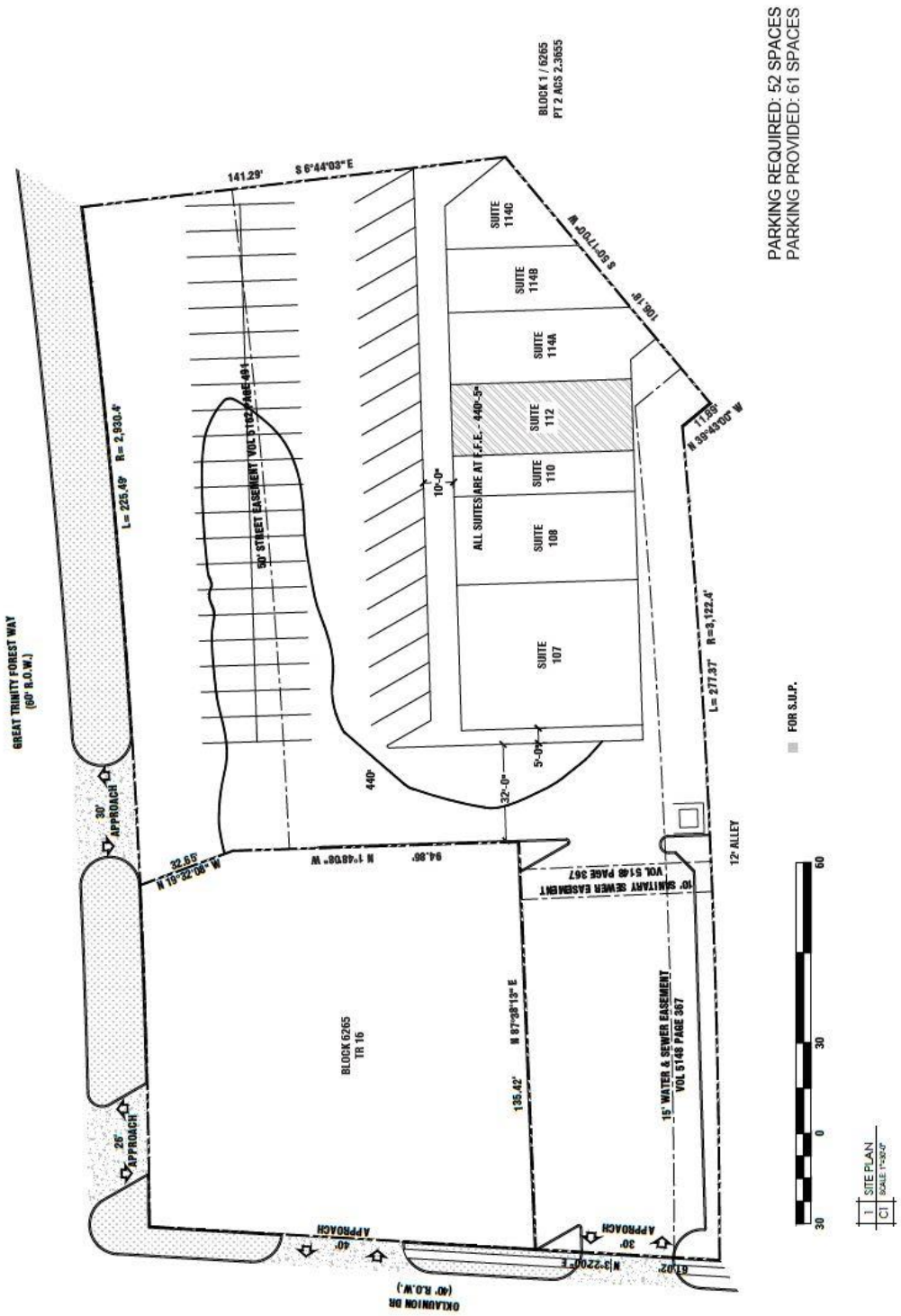
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

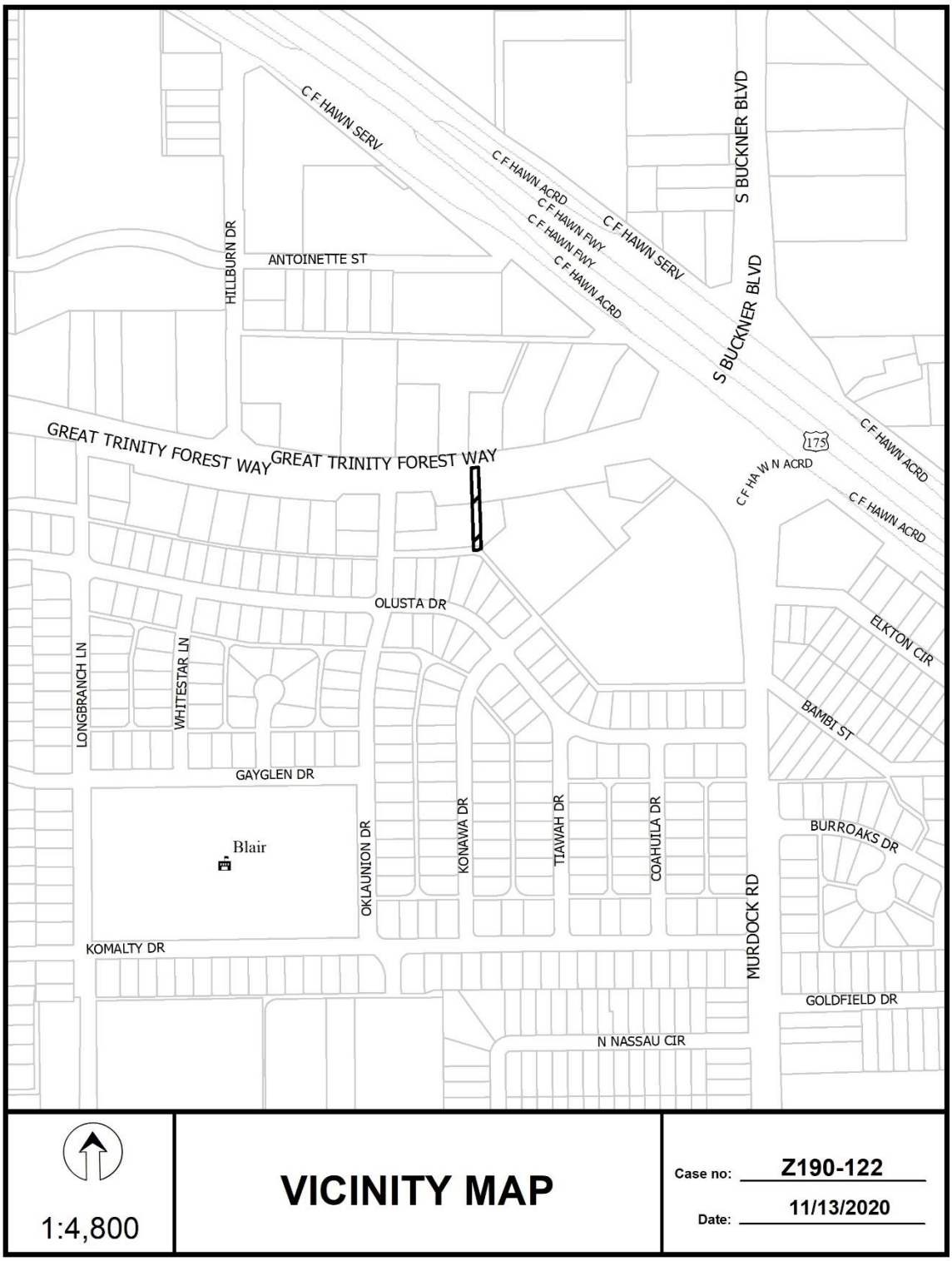
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



PROPOSED SITE PLAN
(enlarged)

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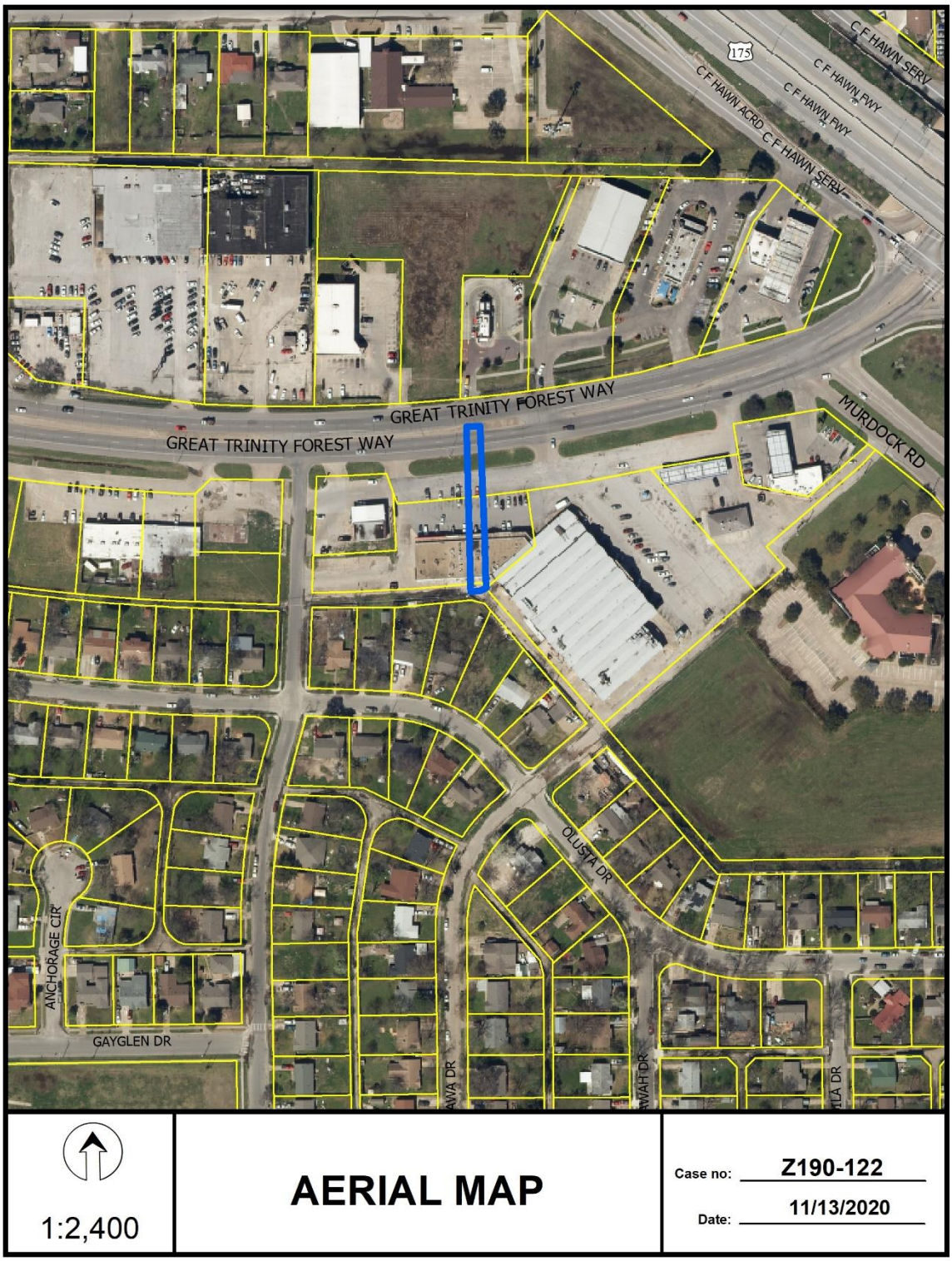
KONAWA DR
TIAWAH DR
COAHUILA DR
BURROAKS DR
MURDOCK RD
KOMALTY DR
GOLDFIELD DR
N NASSAU CIR
1:4,800
VICINITY MAP
Case no: Z190-122
Date: 11/13/2020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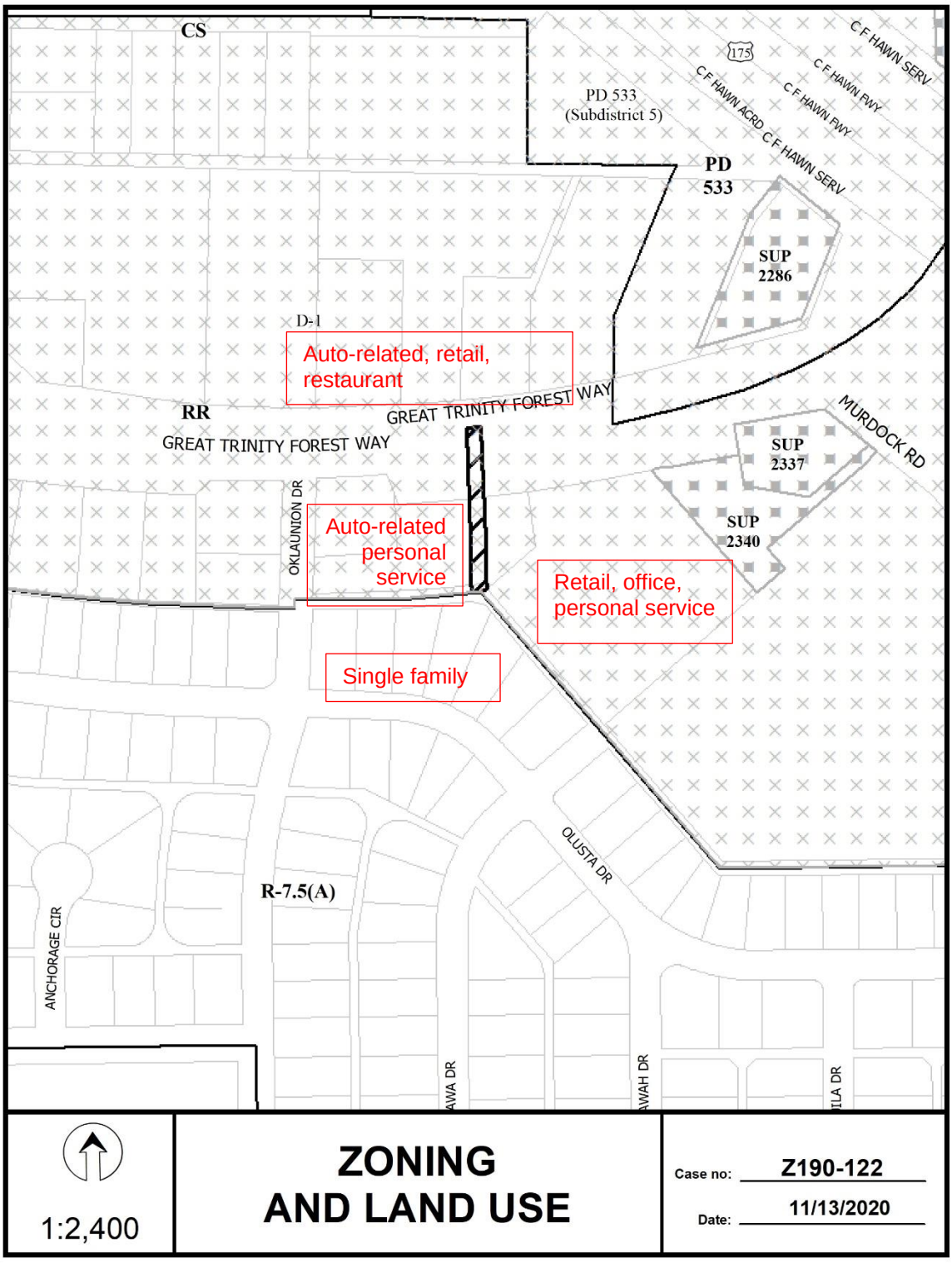
OLUSTA DR
ANCHORAGE CIR
GAYGLEN DR
1:2,400
AERIAL MAP
Case no: Z190-122
Date: 11/13/2020


CS
PD 533
(Subdistrict 5)
PD
533
SUP
2286
D-1
Auto-related, retail,
restaurant
RR
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
MURDOCK RD
SUP
2337
SUP
2340
OKLAUNION DR
Auto-related
personal
service
Retail, office,
personal service
Single family
R-7.5(A)
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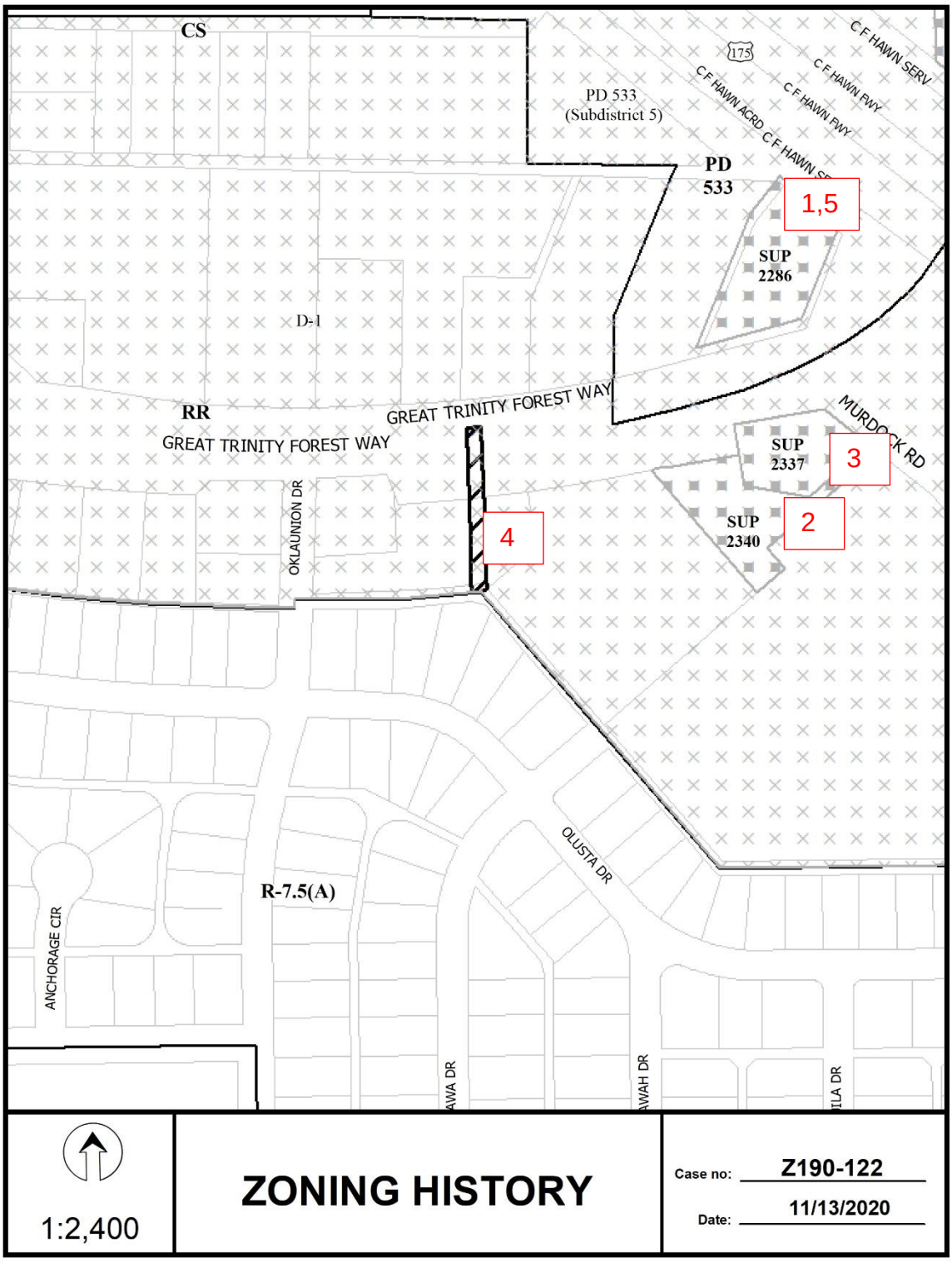
ZONING
AND LAND USE
Case no: Z190-122
Date: 11/13/2020


CS
PD 533
(Subdistrict 5)
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GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
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OKLAUNION DR
OLUSTA DR
R-7.5(A)
ANCHORAGE CIR
C F HAWN SERV
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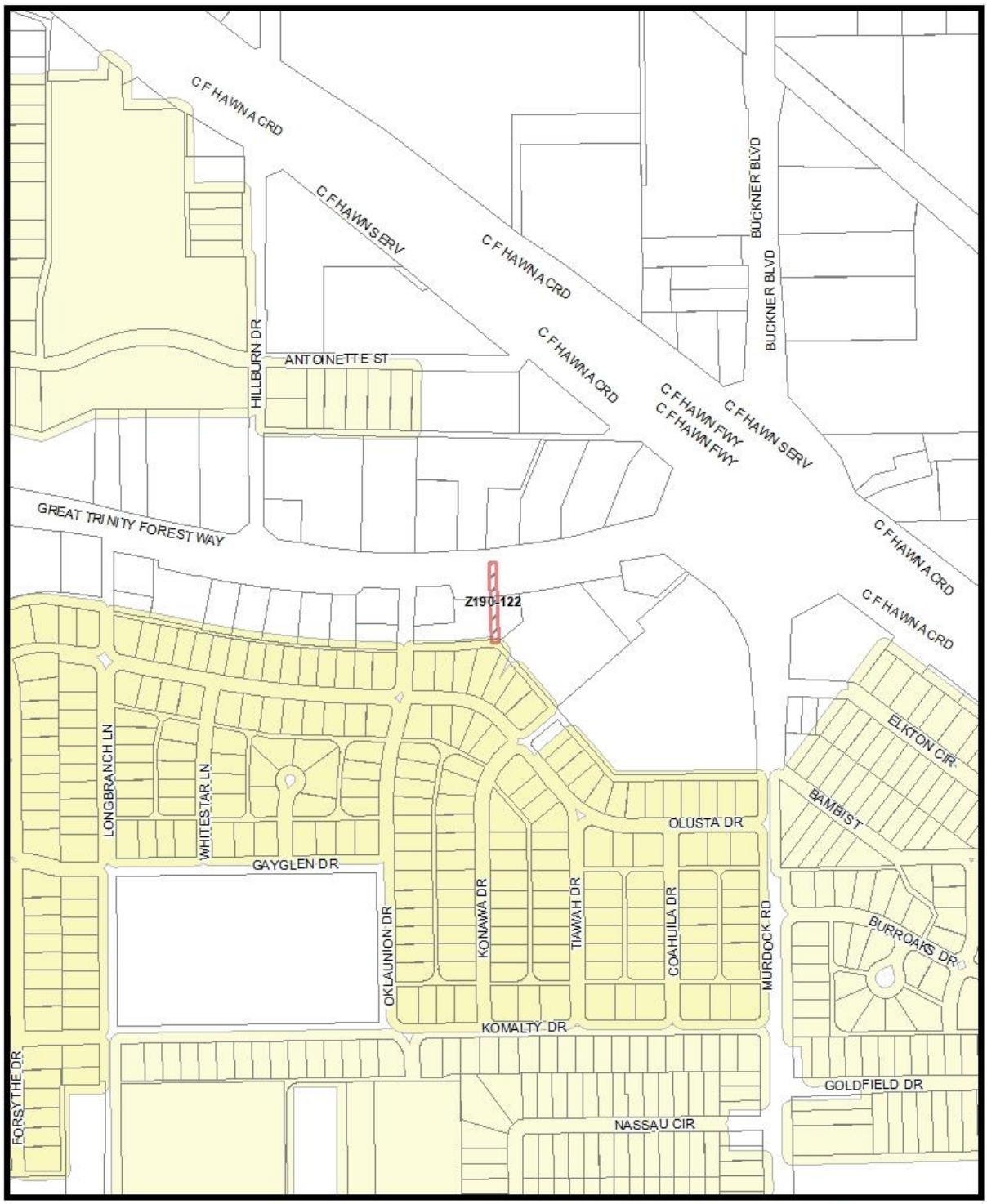
175
1:2,400
ZONING HISTORY
Case no: Z190-122
Date: 11/13/2020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GREAT TRINITY FOREST WAY
C F HAWN A CRD
Z190-122
C F HAWN A CRD
ELKTON CIR
BAMBIST
LONGBRANCH LN
WHITESTAR LN
OLUSTA DR
GAYGLEN DR
OKLAUNION DR
KONAWA DR
TIAWAH DR
COAHUILA DR
MURDOCK RD
BURROAKS DR
KOMALTY DR
FORSYTHE DR
GOLDFIELD DR
NASSAU CIR
Market Value Analysis
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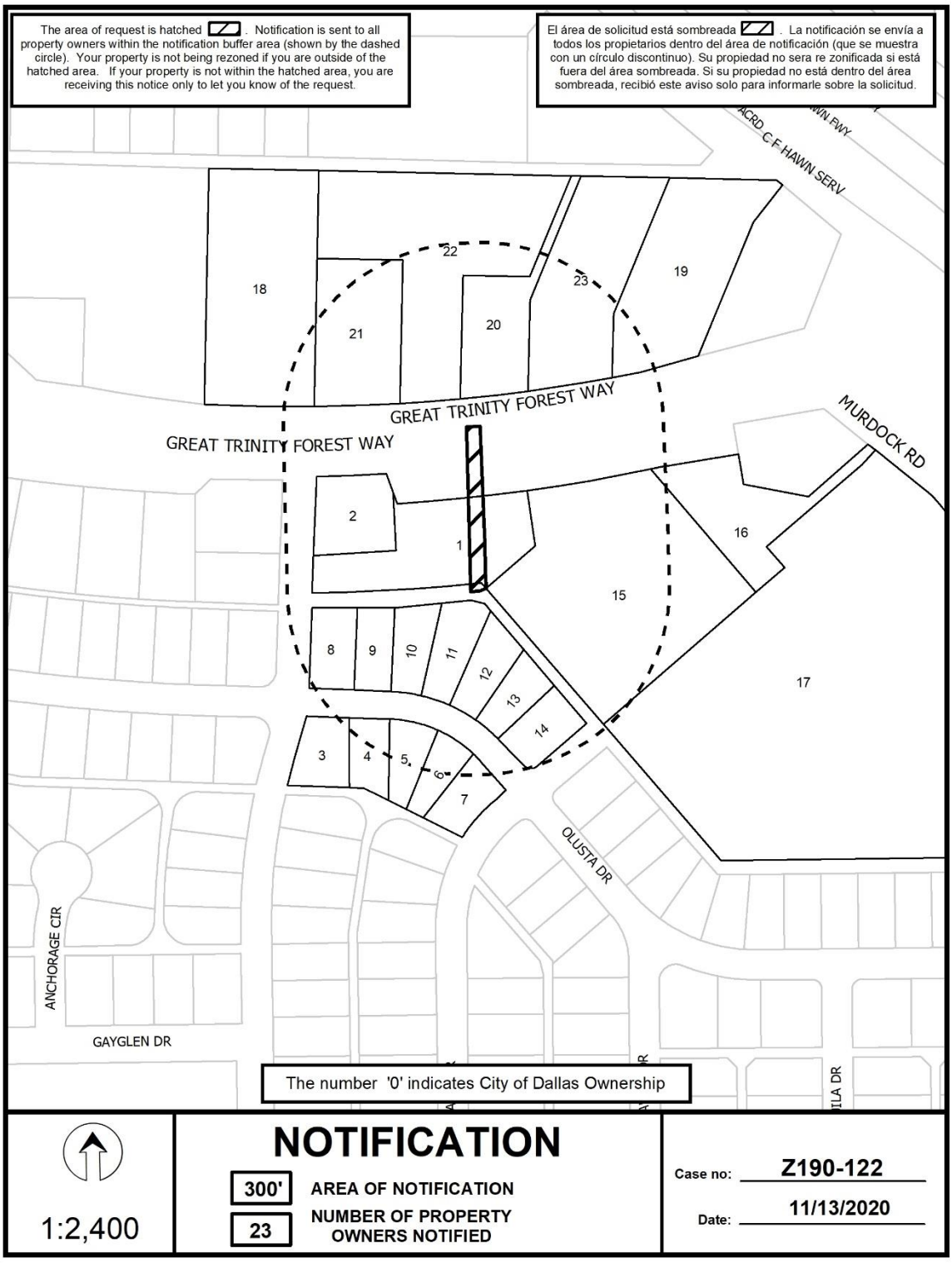
NA
1:4,800
Market Value Analysis
Printed Date: 11/13/2020


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 sera 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.
ACRD C F HAWN SERV
18
21
22
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19
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
MURDOCK RD
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OLUSTA DR
ANCHORAGE CIR
GAYGLEN DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
23
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z190-122
Date: 11/13/2020

11/13/2020

Notification List of Property Owners

Z190-122

23 Property Owners Notified

Label #	*Address*		*Owner*
1	7932	GREAT TRINITY FOREST WAY	KANG SOON YOUNG
2	7900	GREAT TRINITY FOREST WAY	MONA & NADA CORP &
3	7904	OLUSTA DR	MELENDEZ ARTURO &
4	7910	OLUSTA DR	CELESTINO MARTIN RUIZ
5	7918	OLUSTA DR	ARREDONDO JOSE
6	7926	OLUSTA DR	AGUILAR DENIS ALEXANDER RUBI &
7	7932	OLUSTA DR	LENOVITZ J MARSHALL
8	7905	OLUSTA DR	MERCADO MARCELINO
9	7909	OLUSTA DR	RAMIREZ ALFREDO
10	7915	OLUSTA DR	MEDINA LUIS
11	7919	OLUSTA DR	ALEXIA BELLE PROPERTIES LLC
12	7923	OLUSTA DR	NEXT WAY CONCEPTS LLC &
13	7927	OLUSTA DR	COZBY SAMMY J &
14	7933	OLUSTA DR	NINO JOSE JESUS
15	7932	GREAT TRINITY FOREST WAY	KIMODALE INC
16	8000	GREAT TRINITY FOREST WAY	R & R SULEIMAN LLC
17	121	MURDOCK RD	UNITED HOUSE OF PRAYER
18	7925	GREAT TRINITY FOREST WAY	SAKINA PROPERTIES INC
19	8055	GREAT TRINITY FOREST WAY	MCDONALDS USA LLC
20	7959	GREAT TRINITY FOREST WAY	WILLIAMS FRIED CHICKEN
21	7939	GREAT TRINITY FOREST WAY	AUTOZONE TEXAS LP
22	7949	GREAT TRINITY FOREST WAY	SOUTH DALLAS HOSPITALITY LLC
23	7900	GREAT TRINITY FOREST WAY	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-230(AU) **DATE FILED:** March 13, 2020

LOCATION: East line of Inwood Road, north of Lovers Lane

COUNCIL DISTRICT: 13 **MAPSCO:** 34 D

SIZE OF REQUEST: ± 1.04 Ac **CENSUS TRACT:** 73.01

REPRESENTATIVE: Dallas Cothrum, Masterplan

APPLICANT/OWNER: Intercity Investment Properties, Inc.

REQUEST: An application for a P(A) Parking District on property zoned an R-16(A) Single Family District and an MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to allow the development of a parking lot under the regulations of the P(A) Parking District. The proposed parking lot will be used as remote parking by the shopping center on Lovers Lane.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On October 1, November 5, and December 3, 2020, City Plan Commission held this item under advisement until January 21, 2021.

BACKGROUND INFORMATION

- The request site is comprised of two lots, each situated in a different zoning district, R-16(A) Single Family District and MF-2(A) Multifamily District. The area of request is undeveloped. A portion of the area of request, on the southeast corner, is developed with a surface parking lot with 11 parking spaces.

- The applicant is proposing to rezone both lots to a P(A) Parking District to allow the development of a parking lot with 61 parking spaces. The proposed parking lot will be used as remote parking by the shopping center on Lovers Lane, as excess parking. The request is based on additional parking needs for a variety of use that may be accommodated in the shopping center and it is intended to increase the flexibility of the use combination.

Zoning History

There has been one zoning request in the surrounding area in the past five years:

1. Z167-395: On September 7, 2017, City Plan Commission authorized a hearing to determine proper zoning in an area generally bounded by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west. The case is first virtual community meeting is scheduled for October 12, 2020.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Inwood Road	Principal Arterial	80 feet

Traffic

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

STAFF ANALYSIS

Comprehensive Plan

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

The applicant's request is not consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools. Encourage the development of these facilities in priority Area Plans.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY
Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY
Policy 5.2.1 Maintain neighborhood scale and character.
Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE
Policy 5.3.2 Direct pedestrian routes to home, school, or work.

Surrounding Land Uses

	Zoning	Land Use
Site	R-16(A), MF-2(A)	Undeveloped
Northeast	MF-2(A)	Multifamily
East	P(A)	Parking
South	P(A)	Parking
Southwest	P(A)	Retail, parking
West	R-16(A) w SUP No. 852	Church
Northwest	R-16(A)	Single family

Land Use Compatibility

The request site is comprised of two lots, each situated in a different zoning district, R-16(A) Single Family District and MF-2(A) Multifamily District. The area of request is undeveloped. A portion of the area of request, on the southeast corner, is developed with a surface parking lot with 11 parking spaces.

The applicant is proposing to rezone both lots to a P(A) Parking District to allow the development of a parking lot with 61 parking spaces. The proposed parking lot will be used as remote parking by the shopping center on Lovers Lane, as excess parking.

The request site is surrounded by multifamily to the northeast, surface parking to the south, a church to the west, and single family to the north. Further south, facing Lovers Lane there is a shopping center with multiple suites.

Use comparison table for existing zoning districts:

EXISTING R-16(A)	**EXISTING MF-2(A)**
(A) Agricultural uses. Crop production.	(A) Agricultural uses. Crop production.
(C) Industrial uses. Gas drilling and production. *[SUP]* Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*	(C) Industrial uses. Gas drilling and production. *[SUP]* Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
(D) Institutional and community service uses. Adult day care facility. *[SUP]* Cemetery or mausoleum. *[SUP]* Child-care facility. *[SUP]* Church. College, university, or seminary. *[SUP]* Community service center. *[SUP]*	(D) Institutional and community service uses. Adult day care facility. *[SUP]* Cemetery or mausoleum. *[SUP]* Child-care facility. *[SUP]* Church. College, university, or seminary. *[SUP]* Community service center. *[SUP]*

Convent or monastery. *[SUP]* Foster home. *[SUP]* Library, art gallery, or museum. *[SUP]* Public or private school. *[SUP]*	Convalescent and nursing homes, hospice care, and related institutions. *[RAR]* Convent or monastery. Foster home. Hospital. *[SUP]* Library, art gallery, or museum. *[SUP]* Public or private school. *[SUP]*
(E) Lodging uses. None permitted.	(E) Lodging uses. Lodging or boarding house.
(F) Miscellaneous uses. Carnival or circus (temporary). *[By special authorization of the building official.]* Temporary construction or sales office.	(F) Miscellaneous uses. Carnival or circus (temporary). *[By special authorization of the building official.]* Temporary construction or sales office.
(H) Recreation uses. Country club with private membership. *[SUP]* Private recreation center, club, or area. *[SUP]* Public park, playground, or golf course.	(H) Recreation uses. Country club with private membership. *[RAR]* Private recreation center, club, or area. *[SUP]* Public park, playground, or golf course.
(I) Residential uses. Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]* Single family.	(I) Residential uses. College dormitory, fraternity, or sorority house. Duplex. Group residential facility. *[See Section 51A-4.209(3).]* Handicapped group dwelling unit. *[See Section 51A-4.209(3.1).]* Multifamily. Residential hotel. Retirement housing. Single family.
(K) Transportation uses. Private street or alley. *[SUP]* Transit passenger shelter. *[See Section 51A-4.211.]* Transit passenger station or transfer center. *[SUP]*	(K) Transportation uses. Transit passenger shelter. Transit passenger station or transfer center. *[SUP]*
(L) Utility and public service uses. Electrical substation. *[SUP]* Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]* Police or fire station. *[SUP]* Radio, television, or microwave tower. *[SUP]* Tower/antenna for cellular communication. *[See Section 51A-4.212 (10.1).]* Utility or government installation other than listed. *[SUP]*	(L) Utility and public service uses. Electrical substation. *[SUP]* Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]* Police or fire station. *[SUP]* Radio, television, or microwave tower. *[SUP]* Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]* Utility or government installation other than listed. *[SUP]*
(M) Wholesale, distribution, and storage uses. Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*	(M) Wholesale, distribution, and storage uses. Recycling drop-off container. *[See Section 51A-4.213 (11.2).]* Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*

The proposed P(A) District allows only surface parking use by right, and local utilities, tower/antenna for cellular communication, and recycling uses subject to additional conditions.

Development Standards

Development standards comparison table for existing zoning districts:

District	Setbacks		Height (max)	Lot Coverage (max)	Special Standards
	Front (min)	**Side / Rear** (min)			
Existing: R-16(A)	35 feet	SF: 10' Other: 15' / 20'	30 feet	SF: 40% Other: 25%	
Existing: MF-2(A)	15 feet	Single family: no min Duplex: 5 feet / 10 feet Other: 10 feet / 15feet When other uses back MF and commercial: 10 feet	54 feet 4 stories RPS applies for all portions above 26 feet + 12 feet encroachments into RPS for certain elements	60% 50% non-residential	Mixed-income bonuses Spacing for single family uses

The proposed zoning district has to follow the code provisions for P(A) District:

(1) The parking district must be either contiguous to or perpendicularly across an adjoining street or alley from a main use.

(2) The owner of a lot in a parking district contiguous to an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district shall provide and maintain a minimum front yard of ten feet.

The proposed site plan indicates a minimum 40-foot paving setback along Inwood Road. In addition, the proposed layout for the surface parking lot will have access from the existing parking lot to the south, hence, no additional access points are proposed to any of the adjacent public streets, Inwood Road and Amherst Circle.

The proposed P(A) District is an expansion of another P(A) District that is currently serving the shopping center along Lovers Lane. Furthermore, staff considers the overall layout of the shopping center with the increasing surface parking lot as a pattern that discourages the walkability and influences the urban form of the surroundings.

Parking

To support the request for additional, excess parking, the applicant submitted a parking study. The study is based on the future needs of the shopping center and is estimating a wider variety of use combination with different parking ratios and needs that would otherwise be limited by the current parking supply. The applicant's intent is to provide a wider variety of uses and increase the parking supply, thus, to eliminate the need for any parking reduction tools.

The existing parking supply for the shopping center on site and within the existing P(A) District is 188 spaces. The proposed P(A) District will add 61 space, thus bringing the

supply to a total of 249 parking spaces. This is assuming that on-street parking may count to meet off-street parking requirements. The current demand may reach 190 parked cars. The projections, based on a combination of uses, indicate 289 parked cars, and may be reduced to 229 spaces if a MUD chart is used.

The proposed supply of 249 spaces will exceed the parking requirements for the proposed conditions and provide a surplus of at least 20 parking spaces but will likely provide "at-capacity" conditions. The applicant is proposing a parking supply of approximately 1 space per 140 square feet for the total shopping center.

Landscaping

Landscaping must be provided in accordance with the proposed site plan. The Code requires all zoning requests for a P(A) District to include a site plan and show proposed landscaping. The proposed landscape plan exceeds the requirements of Article X, by providing a larger number of trees and enhanced buffers along public streets and from residential adjacency. Per Article X requirements, 11 interior trees must be provided; the proposed landscape plan includes 34 trees located in the interior of the lot.

Market Value Analysis

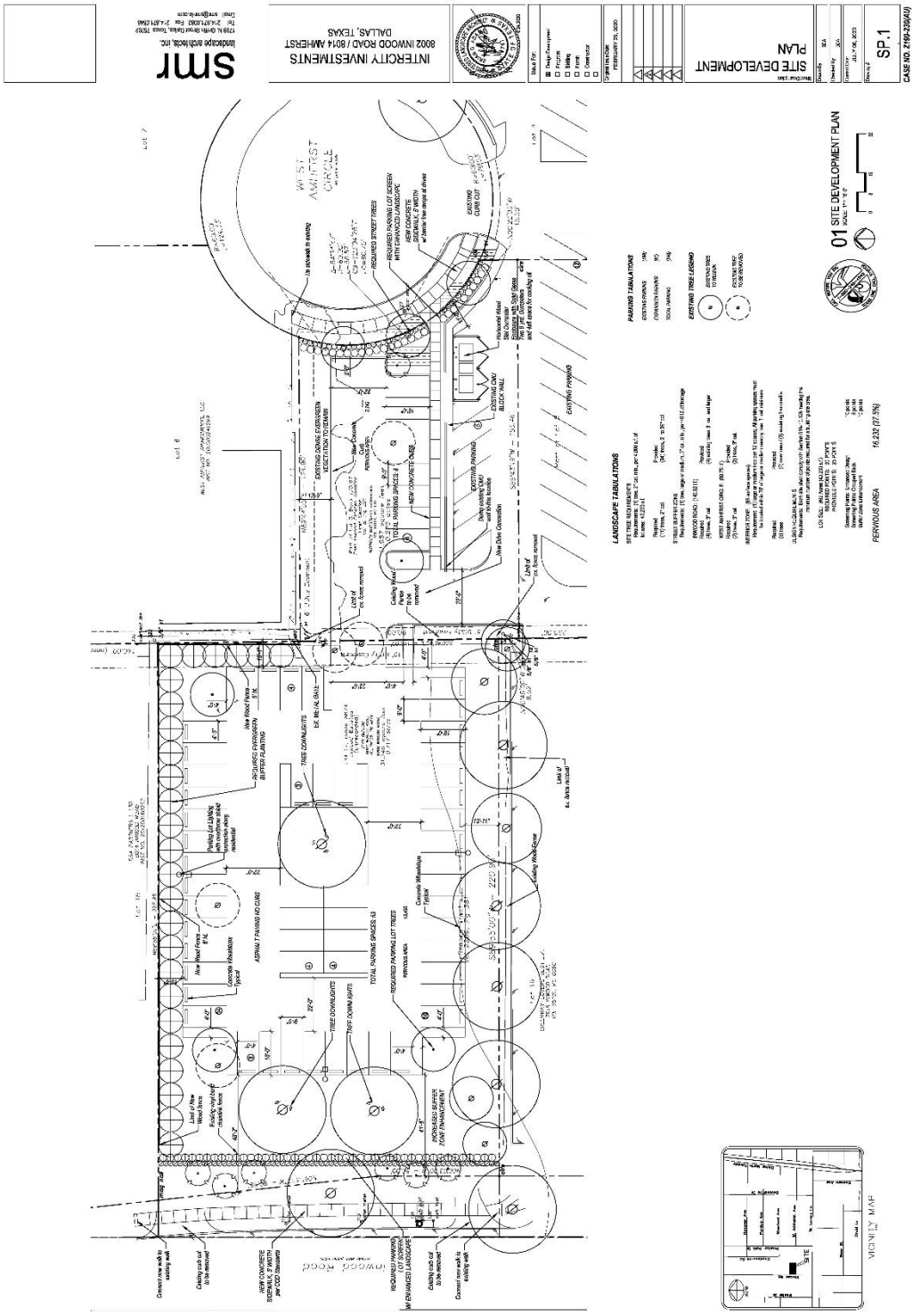
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 subject site is partially within category A. Adjacent properties to the north and northeast are located within category A.

List of Officers

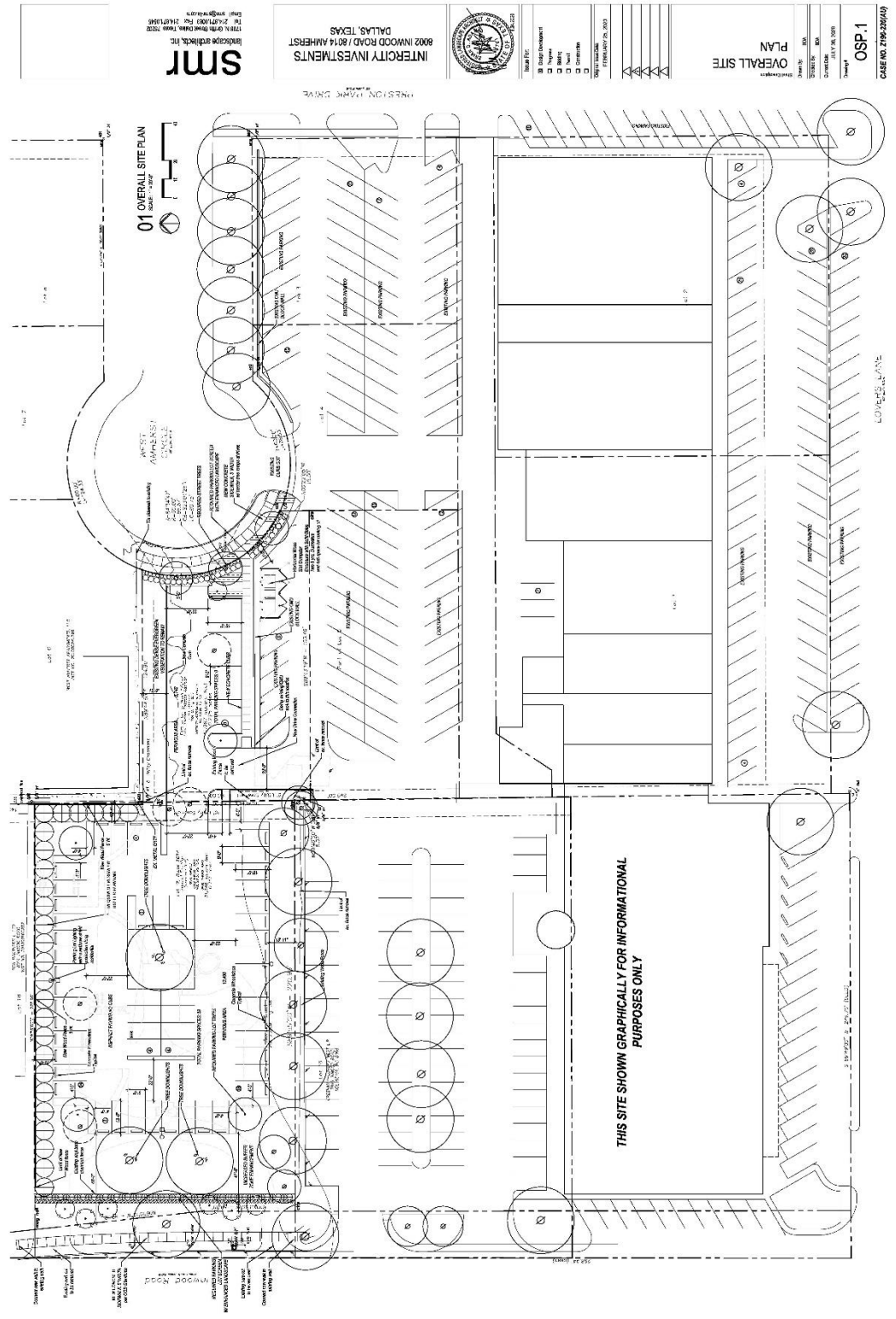
Intercity Investment Property, Inc

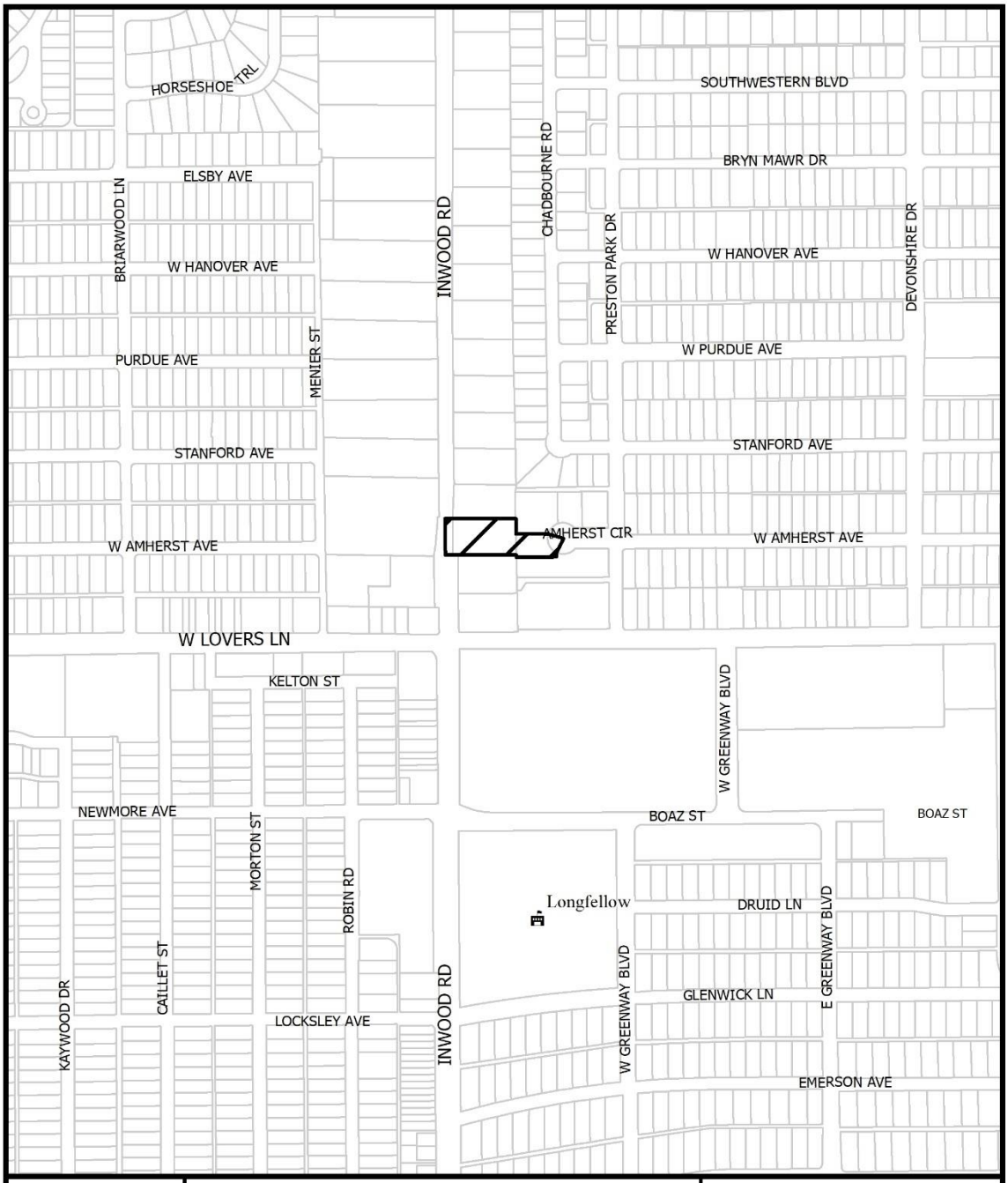
Edwin B. Jordan, Jr. – Chairman Emeritus
Christopher G. Jordan – President
Anne Jordan Logan – Vice President / Secretary
Curtis Garmon – Treasurer
Nick Hannon – Vice President

APPLICANT'S PROPOSED SITE PLAN



APPLICANT'S PROPOSED OVERALL SITE PLAN
(for information purposes only)

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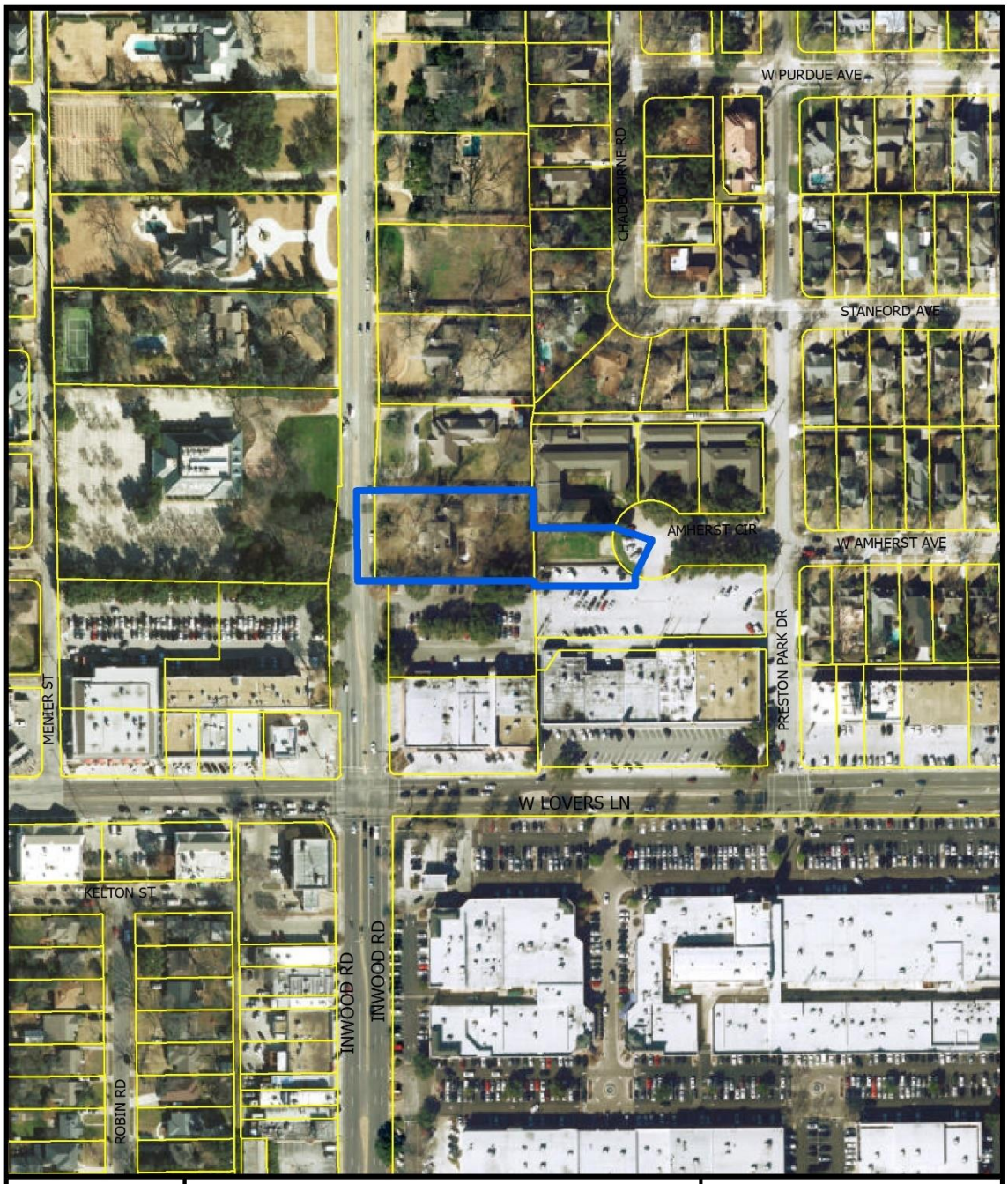
BRIARWOOD LN
W HANOVER AVE
PURDUE AVE
MENIER ST
STANFORD AVE
W AMHERST AVE
INWOOD RD
CHADBOURNE RD
SOUTHWESTERN BLVD
BRYN MAWR DR
PRESTON PARK DR
W HANOVER AVE
DEVONSHIRE DR
W PURDUE AVE
STANFORD AVE
AMHERST CIR
W AMHERST AVE
W LOVERS LN
KELTON ST
W GREENWAY BLVD
NEWMORE AVE
BOAZ ST
BOAZ ST
MORTON ST
ROBIN RD
Longfellow
DRUID LN
E GREENWAY BLVD
CAILLET ST
KAYWOOD DR
LOCKSLEY AVE
INWOOD RD
W GREENWAY BLVD
GLENWICK LN
EMERSON AVE
1:6,000
VICINITY MAP
Case no: Z190-230
Date: 6/25/2020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MEMER ST
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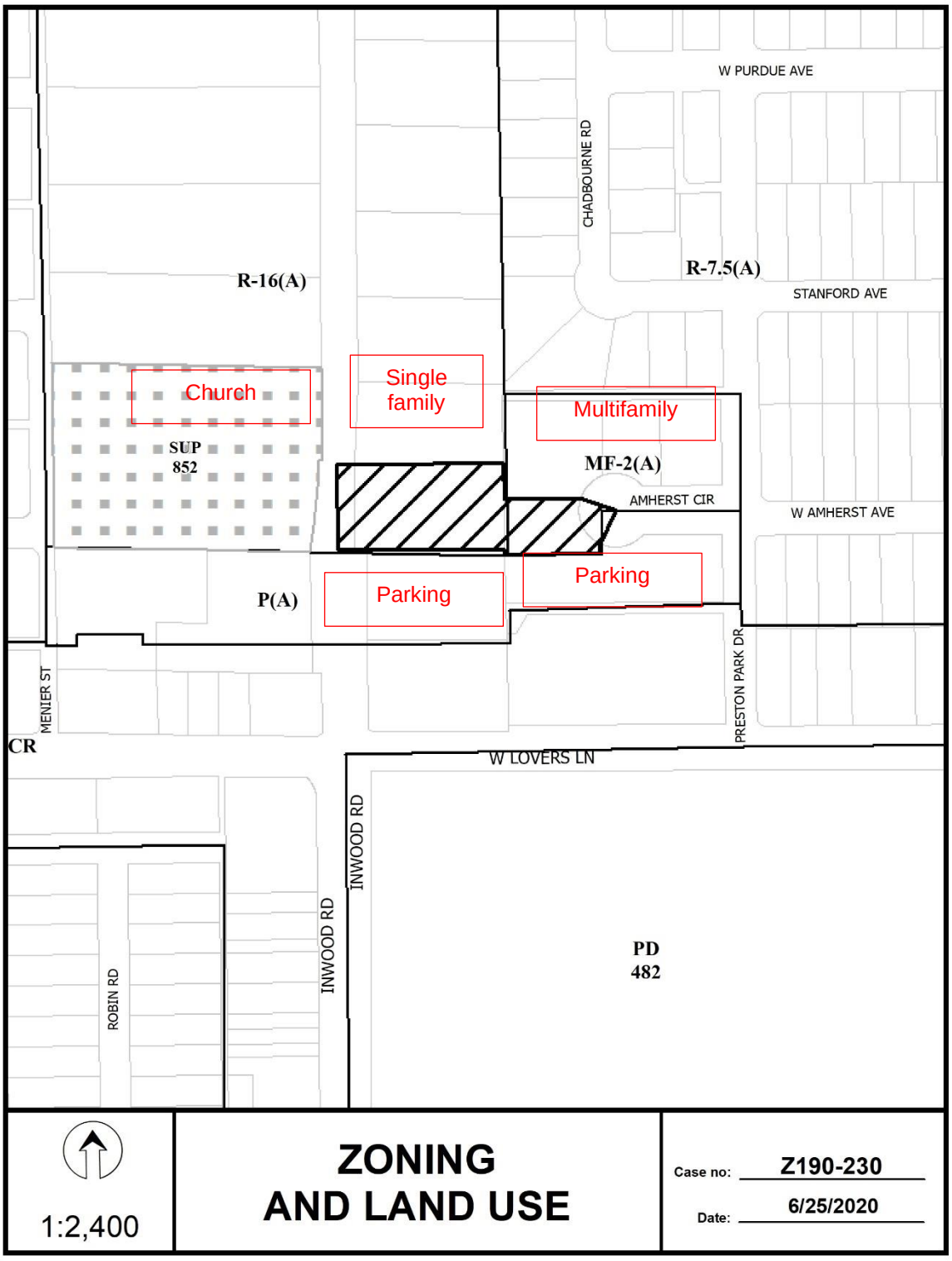
KELTON ST
INWOOD RD
INWOOD RD
ROBIN RD
1:2,400
AERIAL MAP
Case no: Z190-230
Date: 6/25/2020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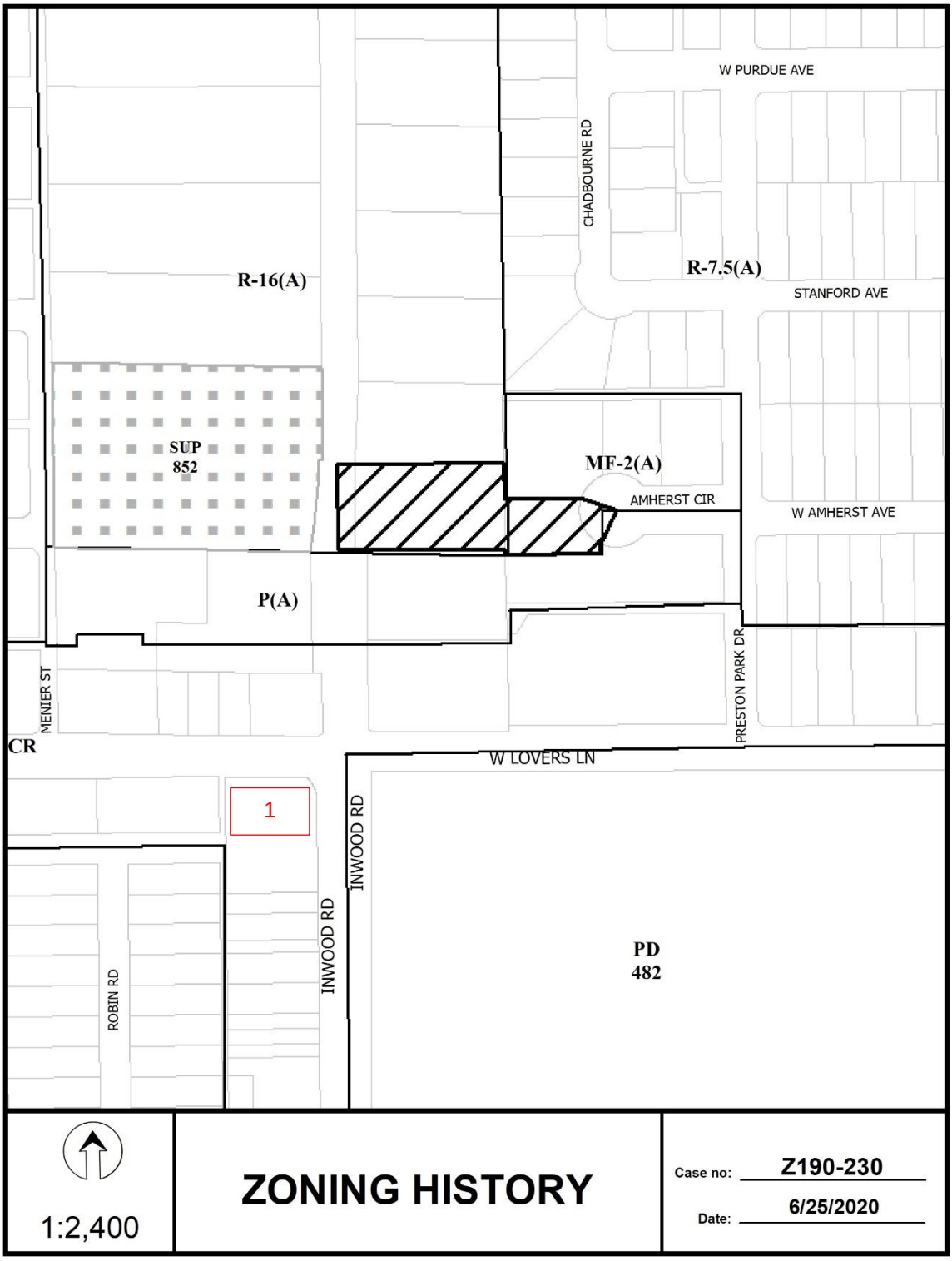
R-16(A)
R-7.5(A)
STANFORD AVE
Church
Single family
Multifamily
SUP 852
MF-2(A)
AMHERST CIR
W AMHERST AVE
Parking
Parking
P(A)
MENIER ST
PRESTON PARK DR
CR
W LOVERS LN
INWOOD RD
INWOOD RD
ROBIN RD
PD 482
1:2,400
ZONING AND LAND USE
Case no: Z190-230
Date: 6/25/2020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R-7.5(A)
STANFORD AVE
SUP
852
MF-2(A)
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W AMHERST AVE
P(A)
MENIER ST
PRESTON PARK DR
CR
W LOVERS LN
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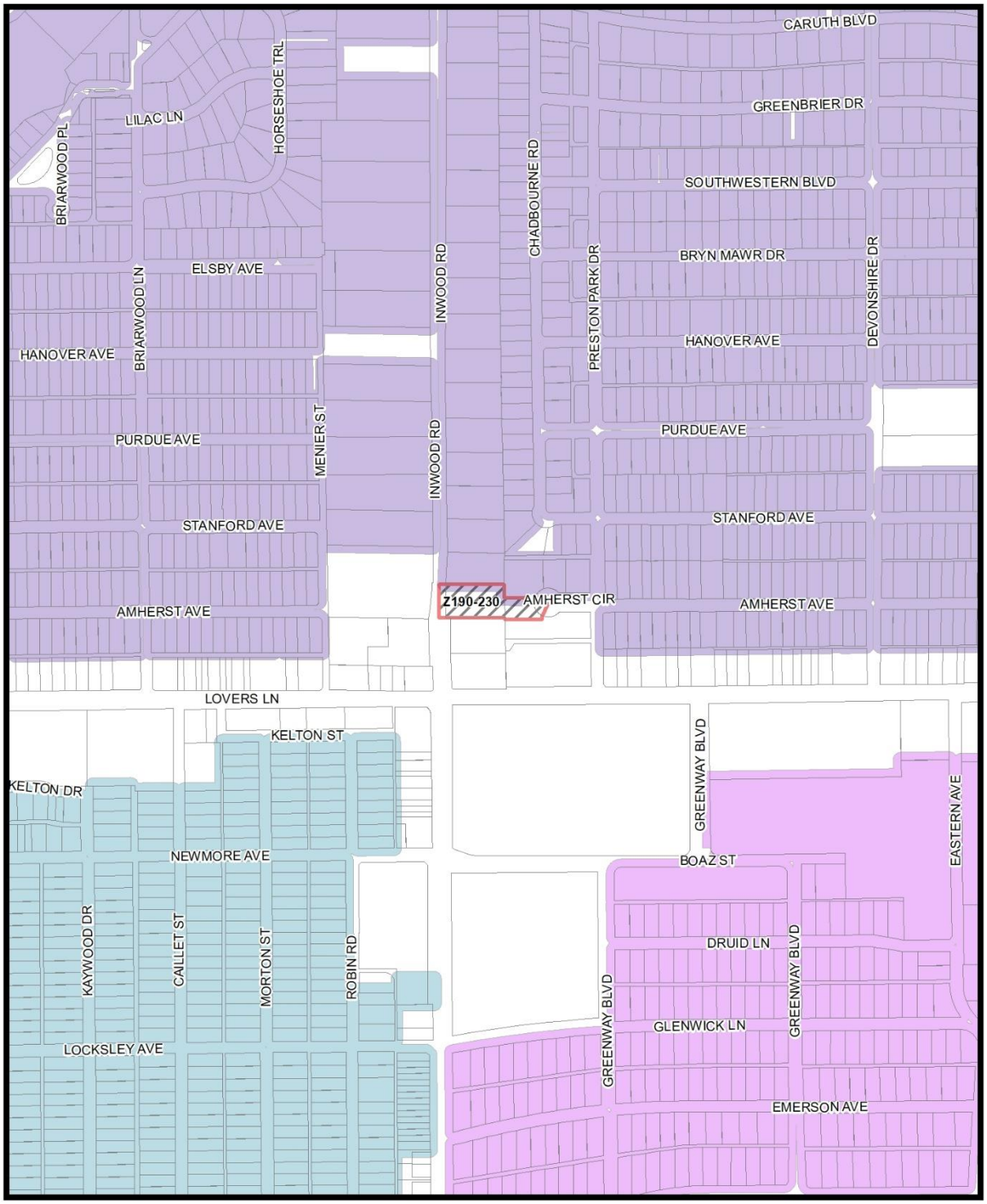
INWOOD RD
INWOOD RD
ROBIN RD
PD
482
1:2,400
ZONING HISTORY
Case no: Z190-230
Date: 6/25/2020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SOUTHWESTERN BLVD
BRYN MAWR DR
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PURDUE AVE
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AMHERST AVE
AMHERST CIR
Z190-230
LOVERS LN
KELTON ST
KELTON DR
NEWMORE AVE
LOCKSLEY AVE
BOAZ ST
DRUID LN
GLENWICK LN
EMERSON AVE
LILAC LN
ELSBY AVE
BRIARWOOD PL
HORSESHOE TRL
BRIARWOOD LN
MENIER ST
INWOOD RD
CHADBOURNE RD
PRESTON PARK DR
DEVONSHIRE DR
GREENWAY BLVD
EASTERN AVE
KAYWOOD DR
CALLET ST
MORTON ST
ROBIN RD
Market Value Analysis
A
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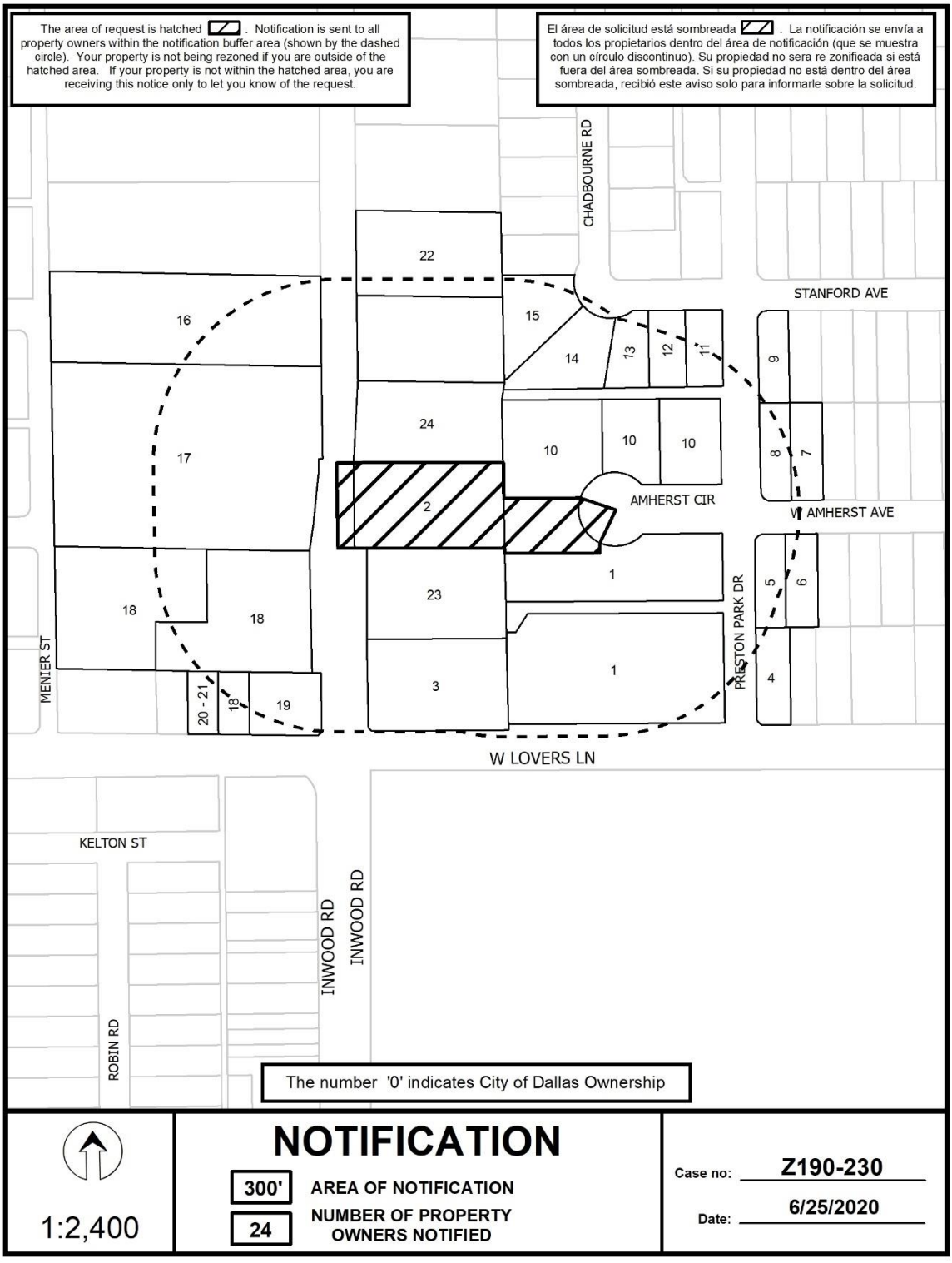
NA
1:6,000
Market Value Analysis
Printed Date: 6/25/2020


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 sera 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.
CHADBOURNE RD
STANFORD AVE
AMHERST CIR
W AMHERST AVE
PRESTON PARK DR
MENIER ST
W LOVERS LN
KELTON ST
INWOOD RD
INWOOD RD
ROBIN RD
22
16
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23
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18
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6
1
4
3
20 - 21
18
19
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
24
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z190-230
Date: 6/25/2020

06/25/2020

Notification List of Property Owners

Z190-230

24 Property Owners Notified

Label #	*Address*		*Owner*
1	5401	W LOVERS LN	INTERCITY INVESTMENT PROP
2	8002	INWOOD RD	INTERCITY INVESTMENT PPTIES INC
3	5301	W LOVERS LN	GREENWAY LOVERS WEST LP
4	5501	W LOVERS LN	TRACY A BOUTTE LLC
5	5500	W AMHERST AVE	CASHMAN MARK &
6	5506	W AMHERST AVE	ANDERSON JAMES CHRISTOPHER &
7	5507	W AMHERST AVE	COLE DAVID A & LAURA C
8	5501	W AMHERST AVE	BURGE BRITON C & ANA R
9	5500	STANFORD AVE	WINN KATHLEEN A
10	5411	AMHERST CIR	DEVONSHIRE APARTMENTS LLC
11	5426	STANFORD AVE	OSBORNE JEFFREY BRUCE JR &
12	5422	STANFORD AVE	SEBASTIAN KRISTEN
13	5416	STANFORD AVE	MCHENRY CARROLL D & MARTHA
14	5410	STANFORD AVE	MORTON THOMAS MORE & LUCY DIANE
15	8103	CHADBOURNE RD	SULLIVAN BRIAN JAMES & MEREDITH FORD
16	8027	INWOOD RD	HARVEY RAYMOND & CAROL M
17	8003	INWOOD RD	JUNIOR LEAGUE OF DALLAS
18	5201	W LOVERS LN	PRESCOTT INTERESTS LTD
19	5235	W LOVERS LN	SK LOVERS LLC
20	5217	W LOVERS LN	PRESCOTT INTERESTS LTD
21	5217	W LOVERS LN	PRESCOTT INTERESTS LTD
22	8108	INWOOD RD	SRIVASTAVA ASHWANI & ARCHANA
23	7916	INWOOD RD	GREENWAY LOVERS WEST LP
24	8014	INWOOD RD	RADP PROPERTIES LLC

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-143(AU) **DATE FILED:** November 25, 2019

LOCATION: Northeast line of Lasater Road, southeast of Stacy Street

COUNCIL DISTRICT: 8 **MAPSCO:** 70 D; H, 70A E

SIZE OF REQUEST: ± 46 Ac **CENSUS TRACT:** 170.03

REPRESENTATIVE: David Zulejlkic

APPLICANT: First Step Homes

OWNER: Jeffrey Lynn Beam

REQUEST: An application for an MH(A) Manufactured Home District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District with consideration given to a Planned Development District for manufactured home uses.

SUMMARY: The purpose of this request is to allow for the development of a manufactured home park with approximately 257 units. On May 21, 2020, the City Plan Commission held this case under advisement with instructions to staff to advertise for a Planned Development District. The applicant is no longer seeking a general zoning change with volunteered deed restrictions but is proposing a Planned Development District with an enlarged area of request.

STAFF RECOMMENDATION: **Denial.**

PRIOR CPC ACTION: On February 20 and March 26, 2020, the City Plan Commission held this item under advisement. The City Plan Commission moved to hold the case under advisement until its April 9, 2020 hearing. Pursuant to the local state of disaster proclamation the April 9, 2020, City Plan Commission meeting was cancelled. On May 21, 2020, the City Plan Commission held this case under advisement with instructions to staff to advertise for a Planned Development District.

BACKGROUND INFORMATION

- The 46-acre area of request is comprised of six vacant lots at the border between the City of Dallas and the City of Mesquite, fronting Lasater Road. The area of request is zoned an A(A) Agricultural District. A four-acre lot included in the area of request is already zoned MH(A) and was included in the application for information purpose to indicate a comprehensive information site plan for the entire 46-acre undeveloped area.

- At the March 26, 2020 City Plan Commission meeting, the applicant volunteered deed restrictions with the request for a zoning change. The volunteered deed restrictions include density and dimensional standards, yard regulations, minimum lot size for each manufactured home pad, maximum number of stories, design standards, landscape and screening, site amenities, parking, security, management, and maintenance standards.

- On May 21, 2020, the City Plan Commission held this case under advisement with instructions to staff to advertise for a Planned Development District. The applicant is no longer seeking a general zoning change with volunteered deed restrictions and submitted a request for a planned development district.

- The applicant revised the proposal and is intending to build a manufactured home park with approximately 257 manufactured homes and an amenity center, playground, pool, and basketball court in a Planned Development District. The previous request included approximately 265 manufactured homes.

- In addition, the applicant wishes to enlarge the area of request with a 3.35-acre portion located on the southwest line of Lasater Road, to the southwest of the original area of request. The additional property is proposed to be developed with a combination of retail and medical offices. The area of request cannot be enlarged without direction from the City Plan Commission; hence the proposed addition cannot be considered with this request.

Zoning History

There have been three zoning requests in the surrounding area in the past five years.

1. Z189-279: On November 13, 2019, City Council approved an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District, located on the northeast line of Lasater Road, between Wyngate Drive and Stacy Street.

2. Z167-377: On January 18, 2018, the City Plan Commission recommended denial without prejudice of an MH(A) Manufactured Home District on property zoned an A(A) Agricultural District located on the northeast

line of Lasater Road, southeast of Stacy Street. The denial was not appealed by the applicant.

3. Z156-135: On August 10, 2016, City Council approved Planned Development District No. 969 for R-7.5(A) District uses on property zoned an A(A) Agricultural District, located on the southwest line of Lasater Road northwest of Stark Road.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Lasater Road	Principal Arterial	Approximately 50 feet /100 feet

Traffic

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the adjacent street system. The traffic impact analysis for the proposed development, dated January 10, 2020, shows that the proposed manufactured home park with 265 homes will significantly impact the intersection of Lasater Road and Lawson Road, an already failing intersection. As a result, the development should only be permitted once improvements are addressed. Staff recommends that the Building Official shall not issue any building permits for new construction before an executed agreement or contract to install a traffic signal at the intersection of Lawson Road and Lasater Road.

STAFF ANALYSIS

Comprehensive Plan

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

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

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

The applicant's request is not consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Area Plans

The *East Kleberg Land Use Plan* was adopted by the City Council in May 2003. In 2002 the Dallas City Council directed staff to determine proper zoning of the East Kleberg area based on a review of existing land uses. At that time, about 55 percent of the land area was vacant or zoned as agricultural, about 24 percent had manufactured home sub-divisions, and about 11 had single-family homes. The Needs Assessment process identified strengths, weaknesses, desires, threats and opportunities. Land Use and Zoning was considered the highest priority to guide development and inform policy decisions. Other issues such as water, waste water, infrastructure, transportation, crime prevention and public safety, code compliance, economic development and housing all merited a series of policy statements which are incorporated into the plan. The East Kleberg advocates for a gradual transition from manufactured home subdivisions to more single family residential in the "R-7.5 (A)" zoning to help diversify housing options and to improve community character and stability.

The East Kleberg Steering Committee has drafted the following vision statement to express the community's preferable outcome regarding growth and resiliency; to "promote a strong rural atmosphere, and yet allow for future growth to develop with sensitivity to amenities and infrastructure of an urban environment".

The Plan's policy statements include:

- Encourage new and infill development in areas presently zoned A(A) for single-family development, not less than one acre.
- Discourage additional manufactured housing in the area.

The request site is located within Subarea 4 of the Plan. The recommendation for this subarea includes consideration given to rezoning the existing A(A) areas into R-1ac(A) districts. The Future Zoning map included in the Plan, identifies the request site as R-1ac(A).

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

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

While the applicant's proposal is for additional housing, the proposed housing type and the location of the request site, are not aligned with the vision and goals of both the comprehensive plan and area plans.

Surrounding Land Uses

	Zoning	Land Use
Site	A(A) Agricultural	Undeveloped
North	A(A) Agricultural	Farms and single-family homes
Northwest	A(A) Agricultural	Church, farms, single family homes
Northeast East	City of Mesquite	Farms, single family homes
Southeast	R-7.5(A)	Undeveloped
South Southwest West	MH(A)	Manufactured home park

Land Use Compatibility

The request site is partially zoned an A(A) Agricultural District and an MH(A) Manufactured Homes District and is currently undeveloped. The property is located on the edge of the city limits of the City of Dallas and the City of Mesquite. A four-acre lot included in the area of request is already zoned MH(A) and was included in the application for information purpose to indicate a comprehensive information site plan for the entire 46-acre undeveloped area. The applicant is proposing to build a manufactured home park with approximately 265 manufactured homes and an amenity center, playground, pool, and basketball court.

The property is surrounded by undeveloped land to the southeast, single-family homes and farms to the north, northeast, and east, and manufactured home park to the south, southwest and west. Further southeast there is newly developed single-family neighborhood [Highland Meadows].

The revised submittal for a planned development district generally defaults the allowable uses to the MH(A) Manufactured Homes District, but also includes a list of additional allowable uses.

The allowable uses comparison was updated to reflect the revised conditions:

***P** indicates permitted by right.*
***SUP** indicates permitted with a Specific Use Permit.*
***RAR** indicates permitted, but subject to Residential Adjacency Review.*
***LMTD** indicates permitted, but subject to limitations*

Uses	Existing A(A)	Proposed PD (default to MH(A))
Agricultural Uses		
Animal production	**P**	
Commercial stable	**P**	
Crop production	**P**	**P**
Industrial uses		
Gas drilling and production	**SUP**	**SUP**
Mining	**SUP**	
Organic compost recycling facility	**SUP**	
Temporary concrete or asphalt batching plant	**P**	**LMTD**
Institutional and community service uses		
Adult day care facility	**SUP**	**SUP**
Cemetery or mausoleum	**SUP**	**SUP**
Child-care facility	**SUP**	**SUP**
Church	**P**	**P**
College, university, or seminary	**P**	
Community service center	**SUP**	*MH(A): SUP* **Revised request/ PD: P**
Convalescent and nursing homes, hospice care, and related institutions	**SUP**	
Convent or monastery	**P**	
Foster home	**SUP**	**SUP**
Hospital	**SUP**	
Library, art gallery, or museum	**SUP**	**SUP**
Open-enrollment charter school or private school	**SUP**	**SUP**
Public school other than open enrollment charter school	**RAR**	**SUP**
Miscellaneous uses		
Carnival or circus (temporary)	**LMTD**	**LMTD**
Temporary construction or sales office	**P**	**P**
Office uses		
Office		*MH(A): not allowed* **Revised request/ PD: P**
Recreational uses		
Country club with private membership	**SUP**	**RAR**
Private recreational center, club, or area	**SUP**	*MH(A): not allowed* **Revised request/ PD: P**
Public park, playground, or golf course	**P**	**P**
Residential uses		
College dormitory, fraternity, or sorority house	**P**	**P**
Handicapped group dwelling unit	**P / SUP may be required**	**P / SUP may be required**

Manufactured home park, manufactured home subdivision, or campground		**P**
Retirement housing		*MH(A): not allowed* **Revised request/ PD: P**
Single family	**P**	**P**
Retail and personal service uses		
Animal shelter or clinic without outside runs	**P**	
Animal shelter or clinic with outside runs	**SUP**	
Commercial amusement (outside)	**SUP**	
Drive-in theater	**SUP**	
Nursery, garden shop, or plant sales	**P**	
Transportation uses		
Commercial bus station and terminal		*MH(A): not allowed* **Revised request/ PD: P**
Helistop	**SUP**	
Private street or alley		*MH(A): not allowed* **Revised request/ PD: P**
Railroad passenger station		*MH(A): not allowed* **Revised request/ PD: P**
Transit passenger shelter	**P**	**P**
Transit passenger station or transfer center	**SUP**	**SUP**
Utility and public service uses		
Commercial radio or television transmitting station	**SUP**	
Electrical substation	**SUP**	**SUP**
Local utilities	**SUP or RAR**	*MH(A): SUP or RAR* **Revised request/ PD: P**
Police or fire station	**SUP**	**SUP**
Radio, television, or microwave tower	**SUP**	**SUP**
Refuse transfer station	**SUP**	
Sanitary landfill	**SUP**	
Sewage treatment plant	**SUP**	
Tower/antenna for cellular communication	**P / SUP may be required**	**P / SUP may be required**
Utility or government installation other than listed	**SUP**	**SUP**
Water treatment plant	**SUP**	
Wholesale, distribution, and storage uses		
Livestock auction pens of sheds	**SUP**	
Recycling drop-off container	**P / RAR**	*MH(A):* **P / RAR** **Revised request/ PD: SUP**
Recycling drop-off for special occasion collection	**P / RAR**	*MH(A):* **P / RAR** **Revised request/ PD: SUP**
Sand, gravel, or earth sales and storage	**SUP**	

In addition, for the manufactured home park, subdivision, or campground, the MH(A) district allows one caretaker's dwelling unit and one office and uses that are customarily incidental to this use, including an employee's washroom, a manager's office, laundry room, swimming pool, and game courts are permitted provided they are located no closer than 50 feet to an R, R(A), D, D(A), TH, or TH(A) district. The ancillary uses as game

courts, laundry room, and swimming pool must be for the exclusive use of the residents and their guests and may not be advertised as individual uses.

The Dallas Development Code describes the A(A) Agricultural District as a district subject to transformations in conformity with the orderly growth of the city and anticipates that the A(A) district areas to be changed once utilities and resources become available.

The Dallas Development Code considers the manufactured home a specific form of housing for which accommodations should be provided. To provide appropriate standards for density, spacing, and use, a separate district is created and designated for the specific purpose of providing at appropriate locations, area for the development of manufactured home parks, courts, or subdivisions. The proposed zoning change from an agricultural to a residential type district is not a change in land use, but a change in development pattern and density.

Overall, the most significant change in allowable uses is the introduction of the manufactured home park, subdivision, or campground use. The revised submittal also includes additional allowable uses.

Development Standards

District	**Setbacks**			**Height** (max)	**Lot Coverage** (max)	**Lot size** (min)
	Front (min)	**Side** (min)	**Rear** (min)			
Existing: A(A)	50’	20’ adj. to res. (not including A(A)	50’ for SF 10’ other structures	24’	10% for res. 25% for non-residential	3 Ac
MH(A) (for comparison purposes)	*20’* *min 20’ to a public street right-of-way or a private drive used for access, circulation, or service to a lot or stand*	*10’*	*10’*	*24’*	*20% for res.* *25% for non-residential*	*1,500 sf for a manufactured home on a transient stand* *4,000 square feet for a manufactured home on a subdivided lot*
Proposed: PD with modified MH(A) standards	20’	10’ (10’ between unit exterior walls)	10’ (10’ between unit exterior walls)	Max 2 stories	*max 260 DU and provisions for the mix of units	1,500 sf

The revised submittal also includes architectural standards regarding separation between duplicate building profiles.

In addition, the code requires that the manufactured home park, subdivision, or campground use is also subject to additional development requirements for open playground space that must be provided at a ratio of 500 square feet of open space for each of the first 20 lots or transient stands provided, and at a ratio of 250 square feet for all additional lots or transient stands.

Overall, the most significant change in development rights refers to a significant increase in density. The changes would include smaller front setbacks, increased lot coverage and smaller lot sizes.

The revised submittal includes identical conceptual plan and development plan. Staff recommended that the two plans follow the requirements of the code regarding information shown. The development plan includes an amenity center with recreational areas, two detention ponds, a recreation area with sports field and dog park, and a network of pedestrian pathways to connect these areas. The development is proposed to be a gated community. Staff recommended a different site layout that honors the proposed network of open spaces and amenities by placing the pedestrian pathways along the internal driveways, back alleys for car access for each lot, and a low impact development that ensures a greater site retention while treating the detention/retention system as an amenity.

In addition, staff has the following comments and recommendations for the revised submitted development plan:

- consider a more pedestrian friendly layout and treat all internal driveways like streets (with travel lane, sidewalks, front yards, street trees) and consider adding access alleys in the back and move all parking in the rear alleys to keep front yards as active and pedestrian spaces.
- reconsider the number and location of visitor parking to provide a more pedestrian friendly design.
- reconsider the retention / detention system in favor of a low impact development and use nature to manage rainfall at the source.
- consider designing a comprehensive network of open spaces (that can achieve the on-site detention/retention requirements) and recreational and amenity spaces that is continuous and interconnected with pedestrian pathways throughout the site; homes should face this system.
- consider grouping visitor parking for the proposed amenity center, in an area, accessible by visitors, and not on all sides.
- relocate the proposed trail from back of homes and along property lines, to front of homes and safe and easily accessible areas. Pedestrian pathways or trails should be a minimum of eight feet in width.
- consider adding an unrestricted public open space along the frontage along Lasater Road and a wide sidewalk.

- consider the frontage along Lasater as front of the development, with no walls or back of homes fronting the public throughfare.
- consider connecting the proposed internal streets with adjacent street network, if feasible.

The overall composition of the surrounding area consists of the older lot pattern of the established farms and estate lots within the City of Dallas and City of Mesquite. The more recent residential developments within the City of Mesquite and City of Seagoville have a denser lot pattern but are significantly different and disconnected by the surrounding larger area that contains a mix of A(A) Agricultural District, R-1/2Ac(A), R-16(A), and R-10(A) Single Family Districts together with farms and estate properties. Considering the overall density of the area, staff suggested this to be a transition area that maintains a less dense development type of single-family land use and that is more compatible with the older farms and estates in the area, such as R-16(A), R-13(A) or R-10(A) Single Family Districts.

Staff also took into consideration the location of the request site, at the border area of two cities, the current configuration of Lasater Road and the other nearby streets that are currently designed for a less dense development type, and the distance to nearby retail and services.

Lastly, staff also took into account the Dallas Development Code requirements that establish that an A(A) Agricultural District can be changed to other districts as the area within the corporate limits of Dallas becomes fully developed, in the orderly growth of the city, and once the urban services become available. Staff considers that these requirements are not fully met by the current situation of the request site.

At the March 26, 2020 City Plan Commission meeting, the applicant volunteered deed restrictions with the request for a zoning change. The applicant is not pursuing the volunteered deed restrictions anymore, and they are included here for information purposes only. The volunteered deed restrictions included the following:

- 262 maximum number of units or maximum 6 units per acre
- Mix of single-wide units and double-wide units
- The same yard regulations as the MH(A) district.
- No maximum floor area ratio.
- A minimum lot size of 1,500 square feet for each pad.
- Maximum number of two stories for each unit.
- Design standards for materials, architectural standards, architectural elements, interior finishes.
- Landscape and screening that requires one tree per each pad, residential buffer zoned, masonry screening fence, and ornamental iron fence with landscape screening.
- Site amenities to include open space, community center, swimming pool, playground, basketball court, dog park, and picnic area for residents, and the requirement for maintenance of the proposed amenities.
- Minimum two parking spaces and maximum three parking spaces per each unit,

and the location of the parking under the second story for the two-story units.
- The installation of security cameras and license plate readers at both gated access entrances, an on-site manager, and the maintenance of internal streets with safe driving surface.

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A manufactured home park, subdivision, or campground use requires 1.5 parking spaces per each transient stand. For the proposed 257 manufactured homes, 386 off-street parking spaces are required.

However, the revised submitted development plan includes 926 parking spaces, reserving a great portion as visitor parking. Staff asked the applicant for a rationale for the proposed parking count, while also recommending adhering to the code requirements and increase the open space and community service areas, in the detriment of the proposed excess parking. The applicant did not submit any information or rationale, per staff's request.

Landscaping

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. In addition, the revised submitted conditions include requirements for one tree per home, a 20-to-30-foot residential buffer zone adjacent to the single family development with trees.

Market Value Analysis

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

List of Officers

First Step Homes – Applicant
David Zulejkic
Ron Estep

REVISED SUBMITTAL

APPLICANT'S PROPOSED PD CONDITIONS

ARTICLE _____.

PD _____.

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

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____, 2020.

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

PD ____ is established on property located at 14770 & 14707 Lasater Road, Dallas, Texas. The size of PD _____ is approximately 49.352 acres in its entirety.

SEC. 51P- ____.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In the event o fa conflict, this article controls.

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

(c) The proposed district is considered to be a residential zoning district.

SEC. 51P- ____.105. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: Subdistrict I conceptual plan.
(3) Exhibit ___B: Development Plan.

SEC. 51P- ____.106. CONCEPTUAL PLAN.

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

SEC. 51P- ____.107. DEVELOPMENT PLAN.

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

SEC. 51P- ____.108. MAIN USES PERMITTED.

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

(1) Only the main uses permitted are those main uses permitted in the Manufactured Home [MH(A)] District (Sec. 51A-4.117) in the Dallas Code of Ordinances in effect on July 1, 2020, as set out in Chapter 51A. For example, a use permitted in the MH(A) 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 MH(A) District is subject to DIR in this district; etc.

(2) The following main uses are permitted by right in Subdistrict I:

(A) Institutional and community service uses.
-- Community service center.

(B) Miscellaneous uses.
-- Temporary construction or sales office.

(C) Office uses.
-- Office.

(D) Recreation uses.
-- Private recreation center, club, or area.

(E) Residential uses.
-- Manufactured home park, manufactured home subdivision
-- Retirement housing.
-- Single family.

(F) Transportation uses.
-- Commercial bus station and terminal.
-- Private street or alley.
-- Railroad passenger station.
-- Transit passenger shelter.
-- Transit passenger station or transfer center.

(G) Utility and public service uses.
-- Local utilities.

(h) 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.]*

SEC. 51P-____.109. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in District I in which the main use is permitted under MH(A) district. 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 in any Subdistrict:
-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

SEC. 51P-_____.110. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Subdistrict I:

A. Density and Dimensional Standards for manufactured home park or manufactured home subdivision:

i. The number of units shall not exceed 260 units.
ii. The mix of single-wide units and double-wide units shall be at a minimum as follows:

1. 18x76 Single-Wide – 19.5%
2. 18x80 Single-Wide – 19.5%
3. 18x78 Single-Wide Two-Story – 52.1%
   a. 18 x 80 single-wide units (as described in Section II.A.ii.2 shall may replace two-story units for a combined allowed percentage of up to 71.6%).
4. 32x52 Double-Wide – 8.9%

iii. Any variation of the above breakdown is allowed by an increase in 18x80 Single-Wide Two-Story Units so long as the density of units on the Property does not exceed 270 units.

B. Yard Requirements

(i) Minimum front yard is twenty (20) feet

(ii) Minimum side is ten (10) feet and rear yard is ten (10) feet. Unit exterior walls shall be no closer than ten (10) feet from each other.

C. Floor area ratio. No maximum floor area ratio.

D. Lot Size. A minimum lot area for each manufactured home is 1,500 square feet.

E. Stories. Manufactured homes have a maximum of two (2) stories.

F. Architectural Elements. Duplication of building profile between any two adjacent houses is prohibited unless sufficient separation is provided, with the following requirements being the minimum conditions for separation:

1. Duplication is prohibited among any group of three houses.
2. Any houses located on corner lots whose side yards each parallel the same intersecting street and are less than one block apart;
3. Any two or more houses which face across a street from each other.
4. Accessory structures for manufactured homes are not subject to setbacks.

SEC. 51P- ____.111. OFF-STREET PARKING AND LOADING.

Off-street parking and loading must be provided as shown on the development plan for Subdistrict I.

SEC. 51P- ____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.113. LANDSCAPING.

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

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

(c) A manufactured home park or manufactured home subdivision use requires each manufactured home to have one (1) three-inch caliper tree and shrubs totaling 15 gallons at the time of occupancy.

(d) A residential buffer zone will be provided adjacent to single-family zoned property, which must have a minimum depth of twenty feet, and a maximum depth of 30 feet with minimum three-inch caliper trees every thirty (30) feet in said buffer zone.

(e) A masonry screening fence shall be installed on the southeast side of the Subdistrict between any use as a manufactured home park or manufactured home subdivision and any residential zoned district.

(f) An ornamental iron fence shall be installed with landscape screening on the northeast side of the Property between the manufactured homes and any residential zoned district.

SEC. 51P- ____.114. SIGNS.

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

SEC. 51P- ____.115. ADDITIONAL PROVISIONS.

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

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

(c) Garbage dumpsters must be screened from view on Lasater Road.

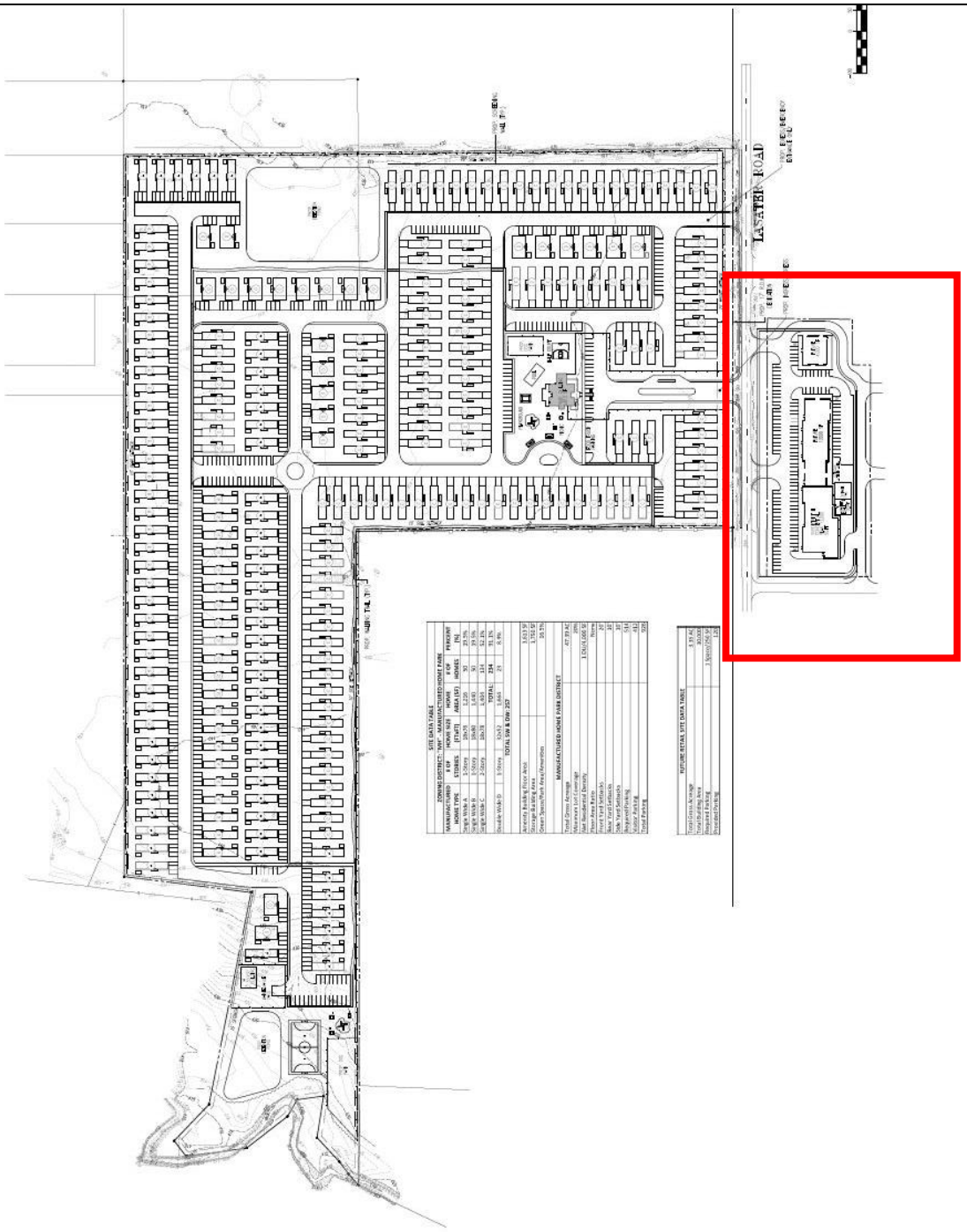
SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

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

REVISED SUBMITTAL
PROPOSED CONCEPTUAL PLAN

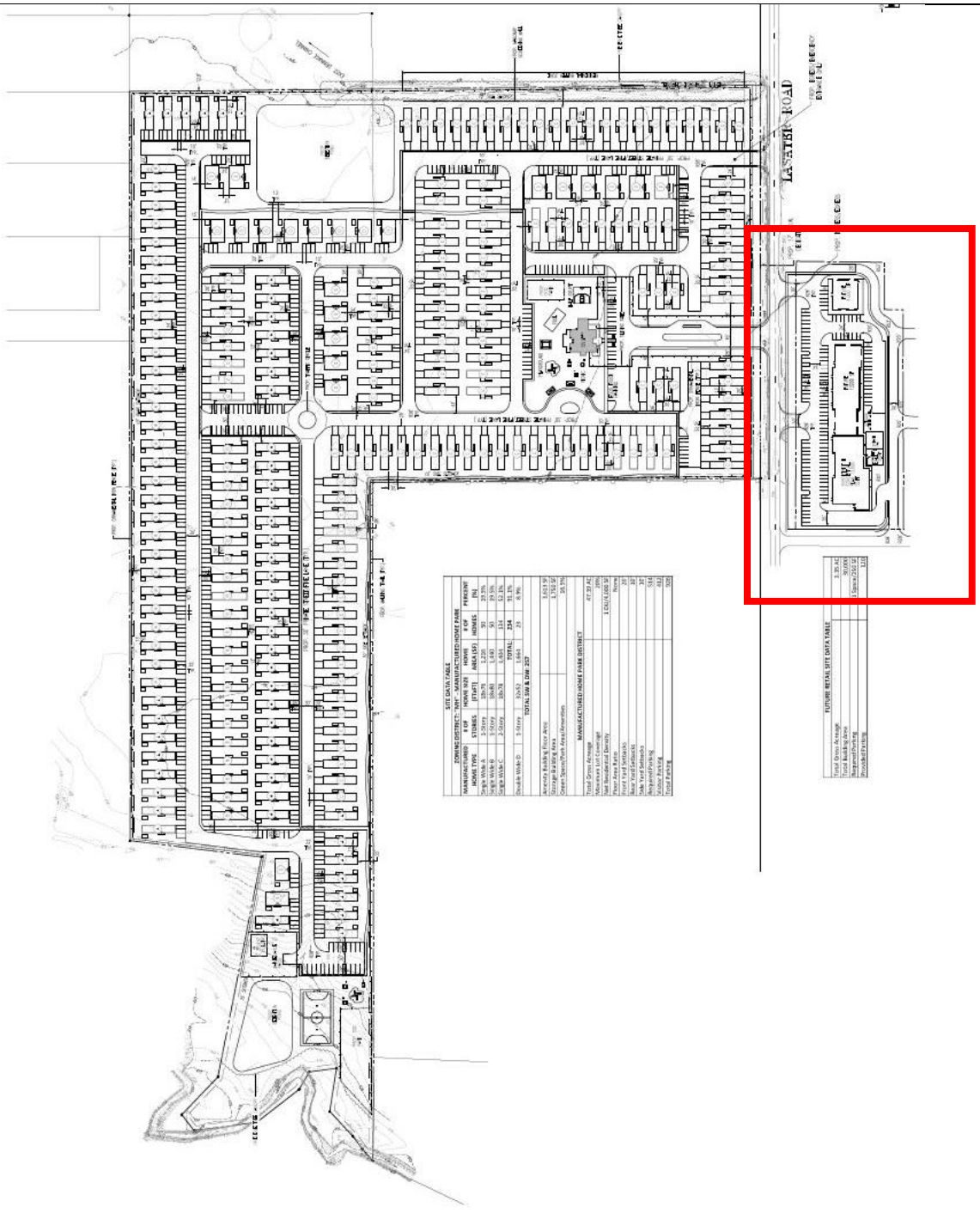
staff comments:
1. Staff recommended that the conceptual plan complies with the requirements of the code for content and is distinct from the proposed development plan.
2. Highlighted area: Any reference to an enlargement of the area of request cannot be considered at this time.



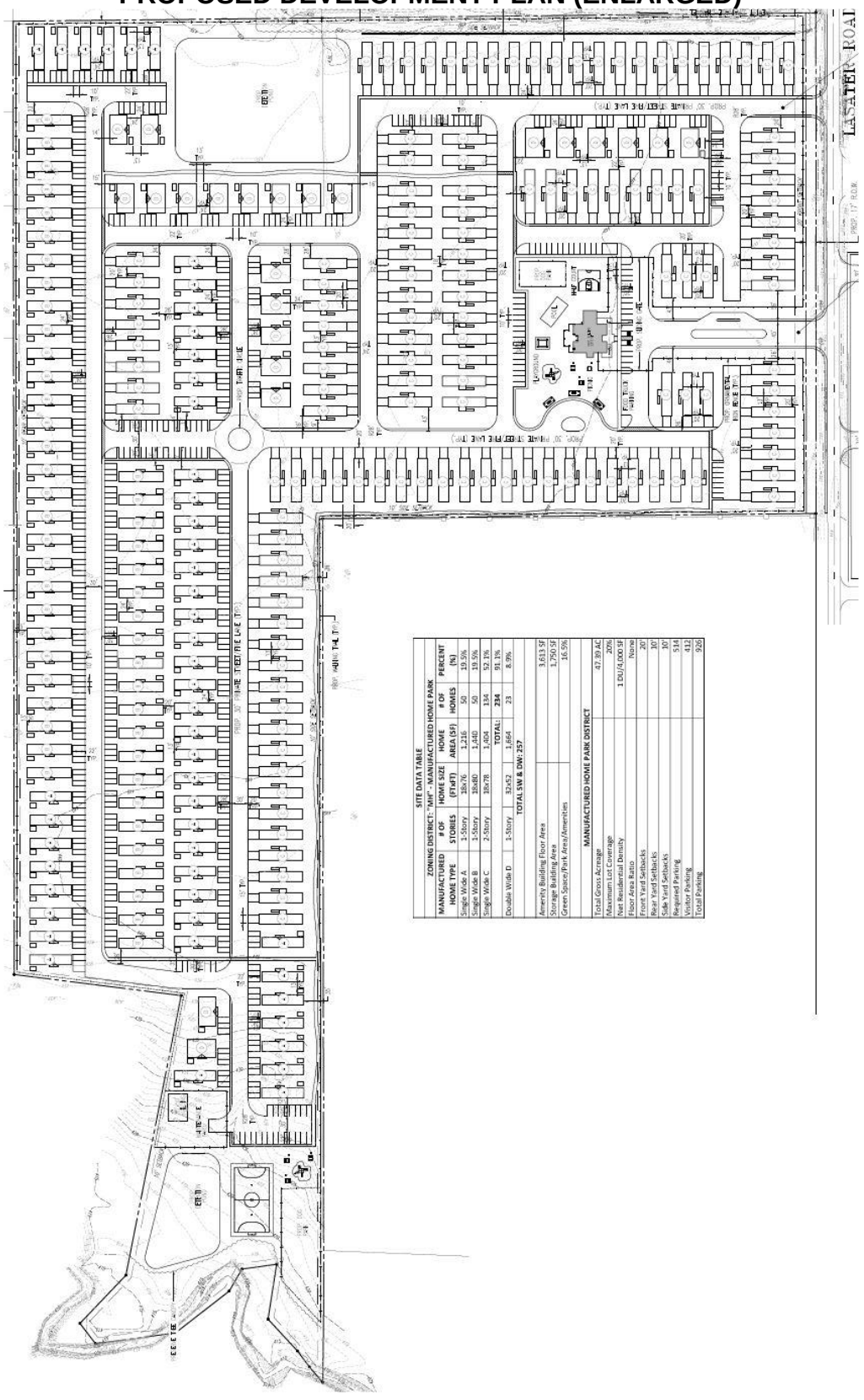
REVISED SUBMITTAL
PROPOSED CONCEPTUAL PLAN (ENLARGED)

REVISED SUBMITTAL
PROPOSED DEVELOPMENT PLAN

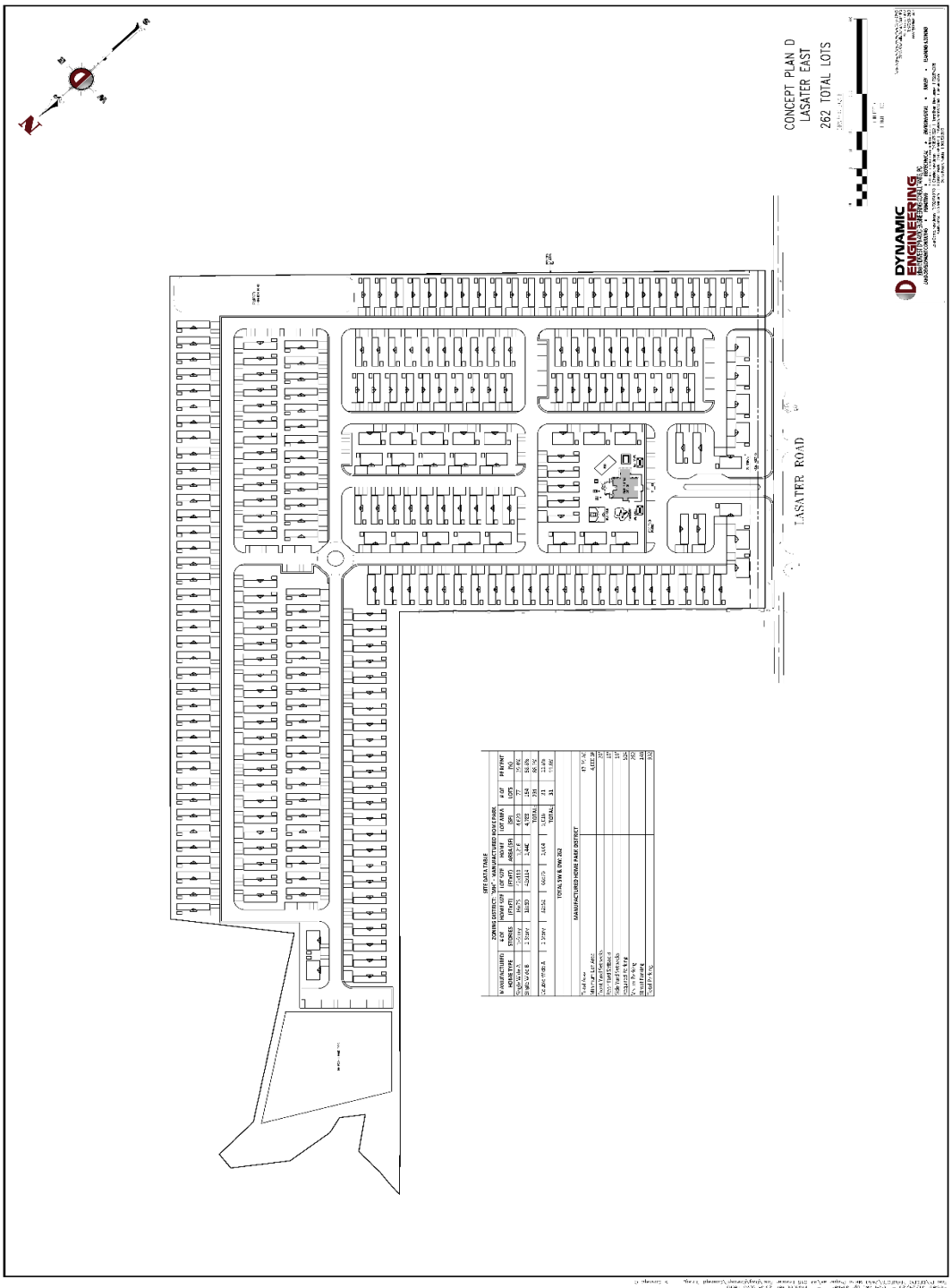
staff comments:
1. Staff recommended that the conceptual plan complies with the requirements of the code for content and is distinct from the proposed development plan.
2. Highlighted area: Any reference to an enlargement of the area of request cannot be considered at this time.



REVISED SUBMITTAL
PROPOSED DEVELOPMENT PLAN (ENLARGED)



PREVIOUS SITE PLAN
(for information purpose only)



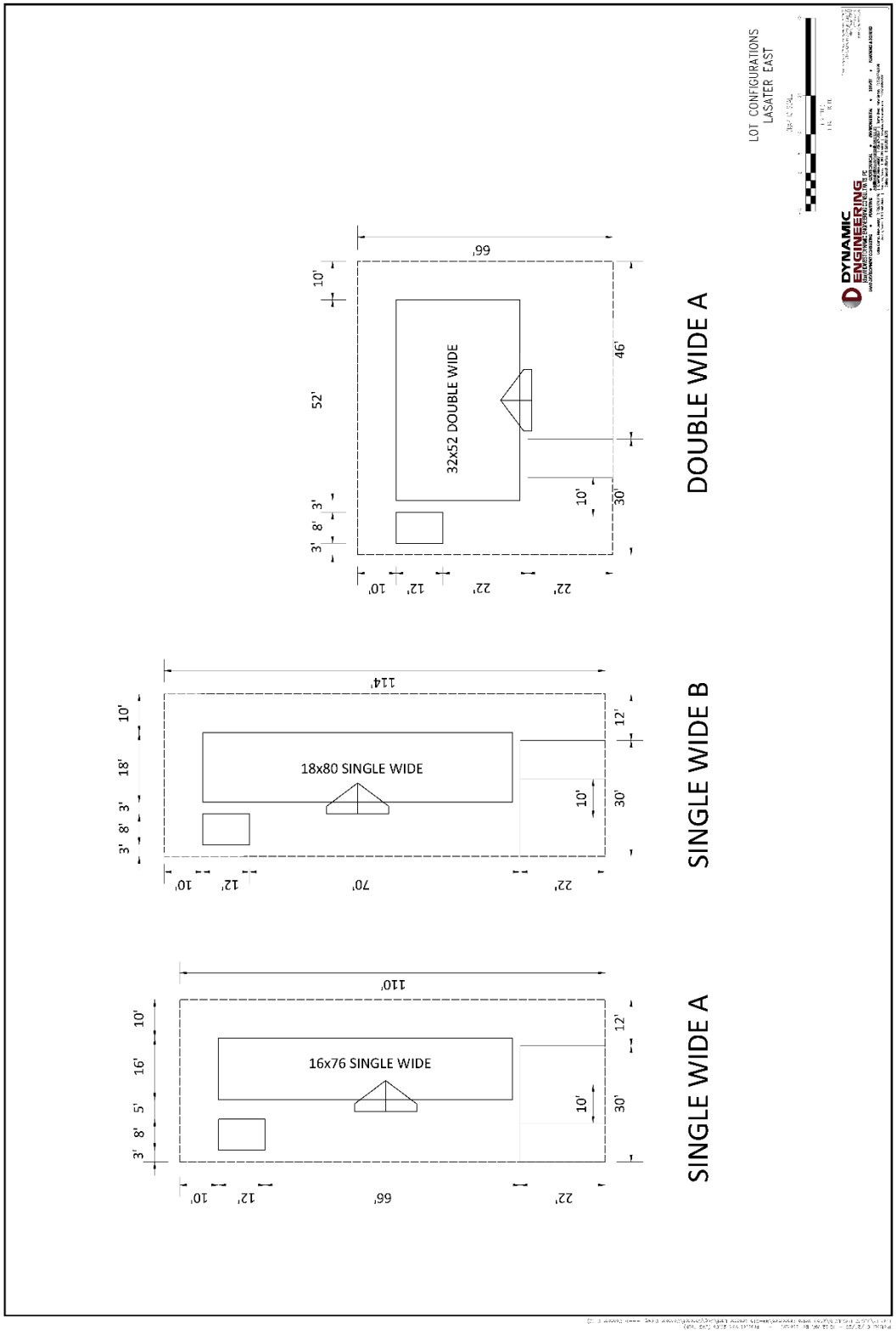
PREVIOUS SITE PLAN - ENLARGED
(for information purpose only)

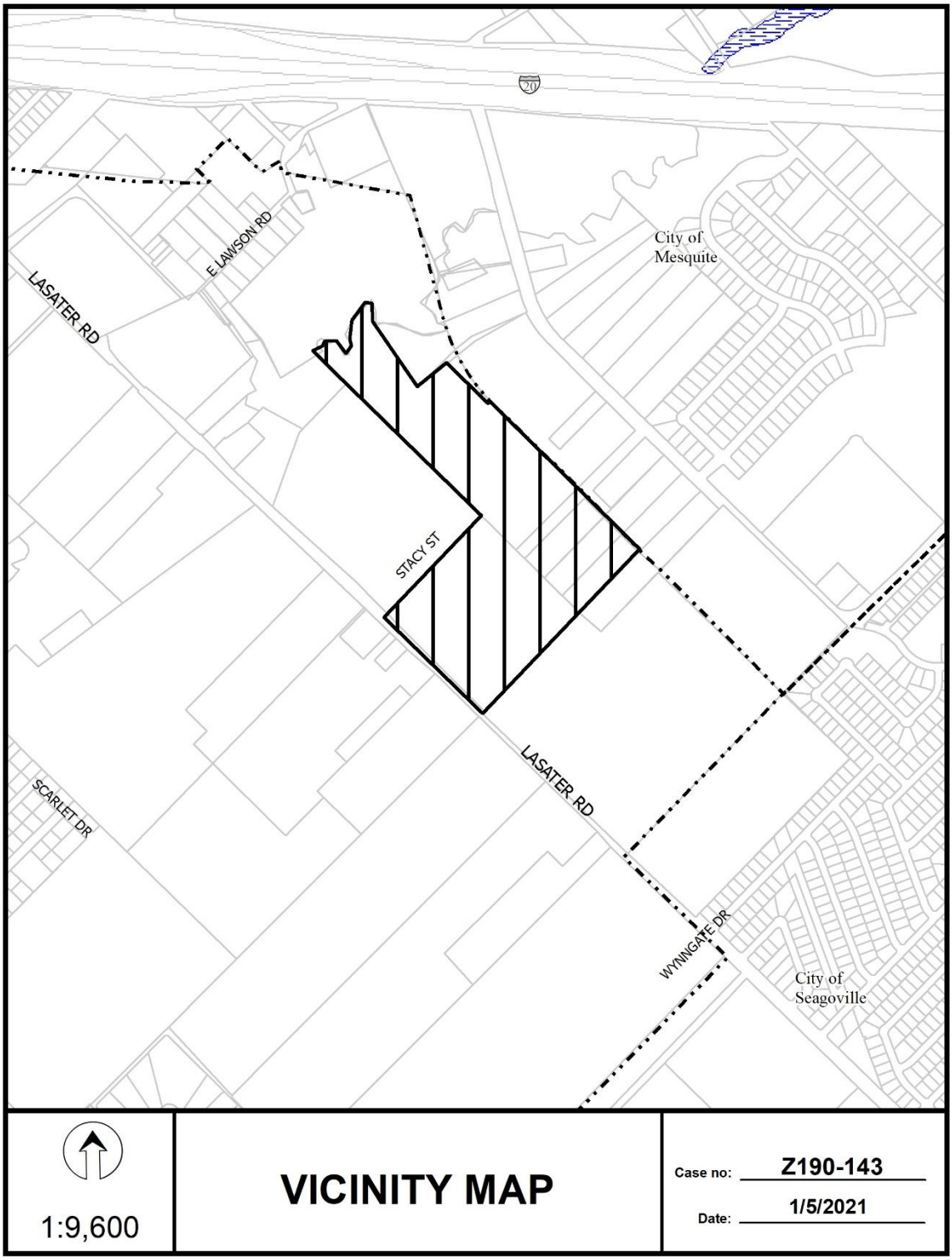
SITE DATA TABLE

ZONING DISTRICT: "MH" - MANUFACTURED HOME PARK							
MANUFACTURED HOME TYPE	# OF STORIES	HOME SIZE (FTxFT)	LOT SIZE (FTxFT)	HOME AREA (SF)	LOT AREA (SF)	# OF LOTS	PERCENT (%)
Single Wide A	1-Story	16x76	42x110	1,216	4,620	77	29.4%
Single Wide B	1-Story	18x80	42x114	1,440	4,788	154	58.8%
					TOTAL:	231	88.2%
Double Wide A	1-Story	32x52	66x76	1,664	5,016	31	11.8%
					TOTAL:	31	11.8%
TOTAL SW & DW: 262							

MANUFACTURED HOME PARK DISTRICT	
Total Area	47.39 AC
Minimum Lot Area	4,000 SF
Front Yard Setbacks	20'
Rear Yard Setbacks	10'
Side Yard Setbacks	10'
Required Parking	524
Visitor Parking	262
Street Parking	146
Total Parking	932

PREVIOUS SITE PLAN cont.
(for information purpose only)




20
E LAWSON RD
LASATER RD
City of
Mesquite
STACY ST
LASATER RD
SCARLET DR
WYNNGATE DR
City of
Seagoville
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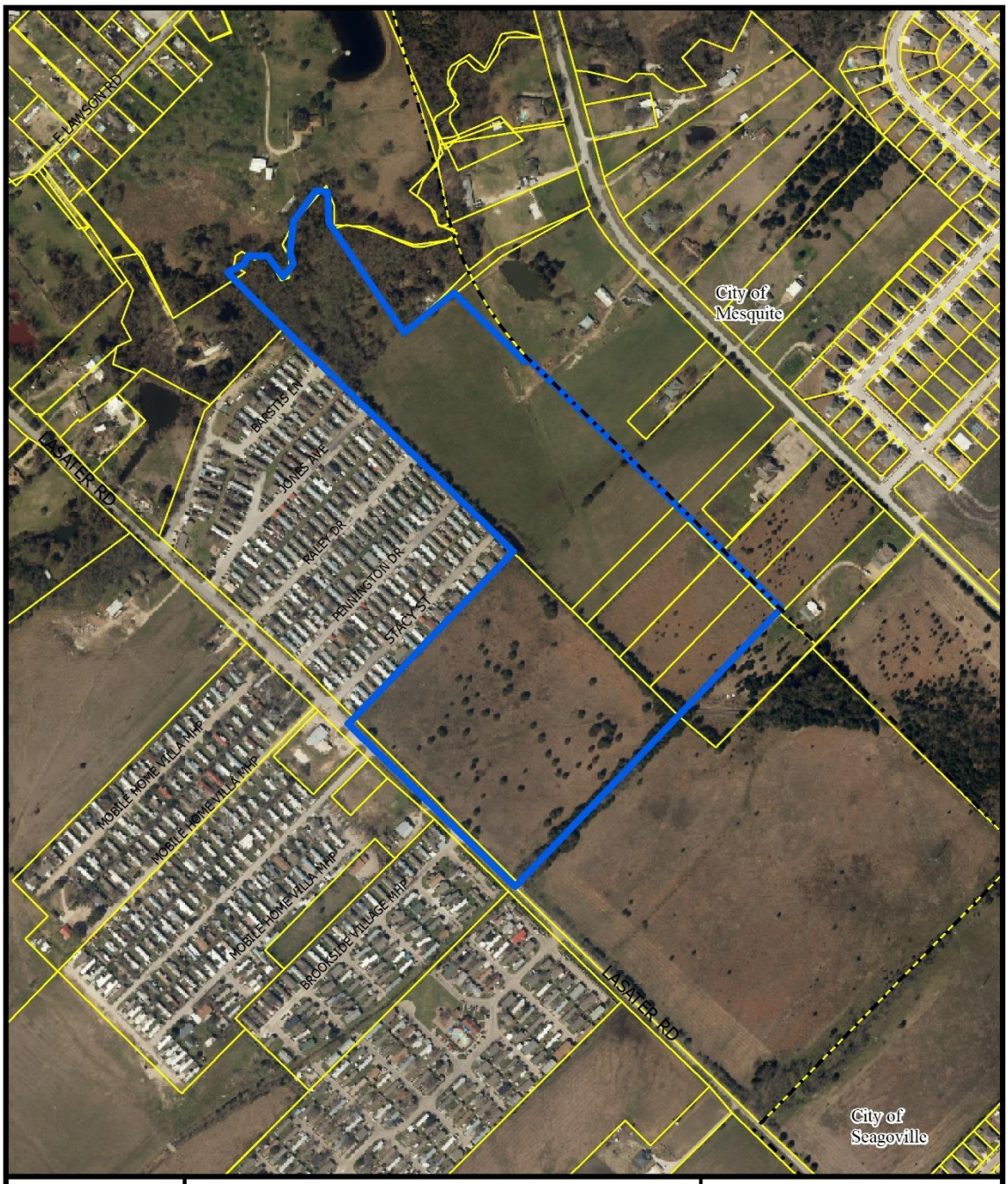
VICINITY MAP
Case no: Z190-143
Date: 1/5/2021



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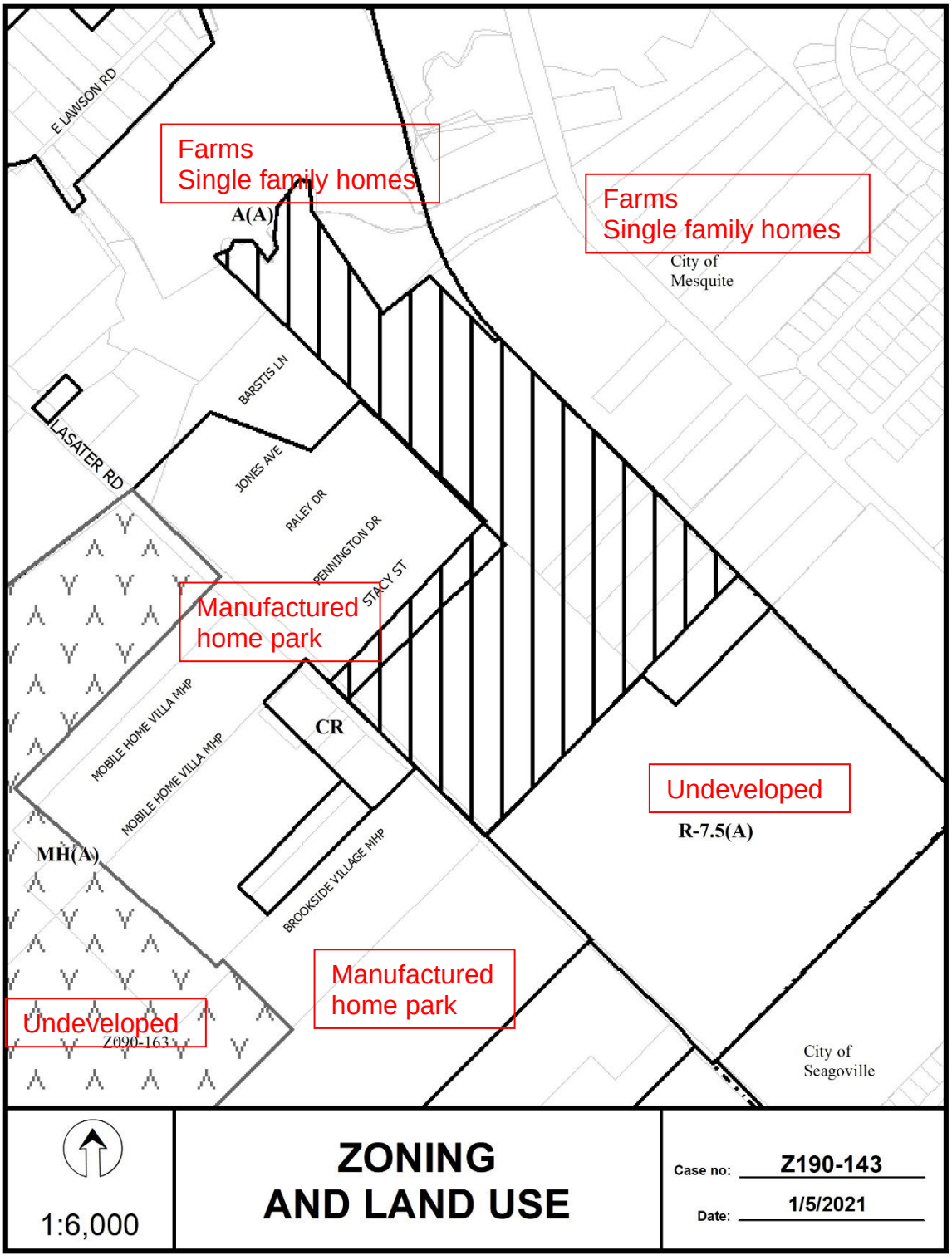
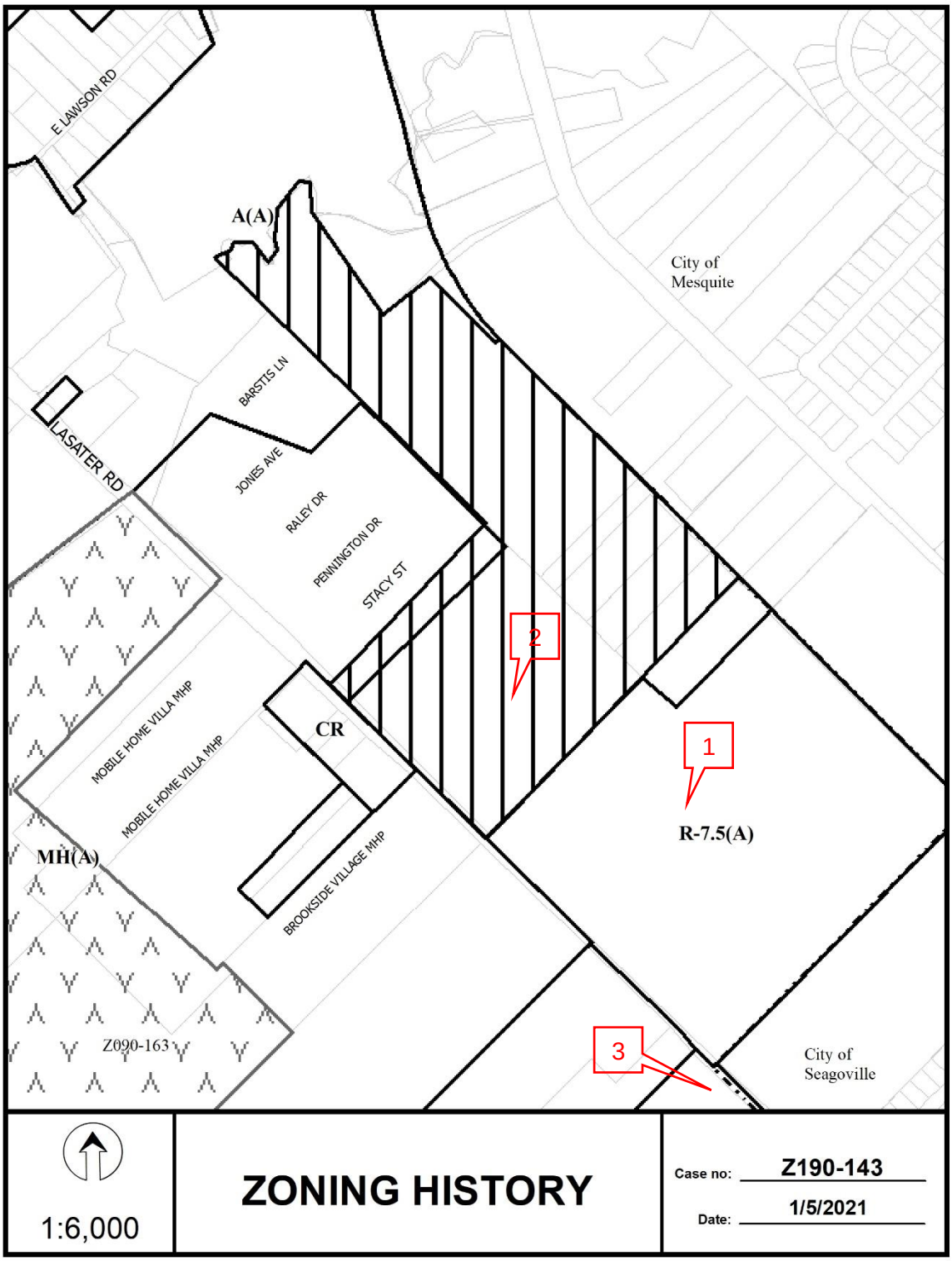
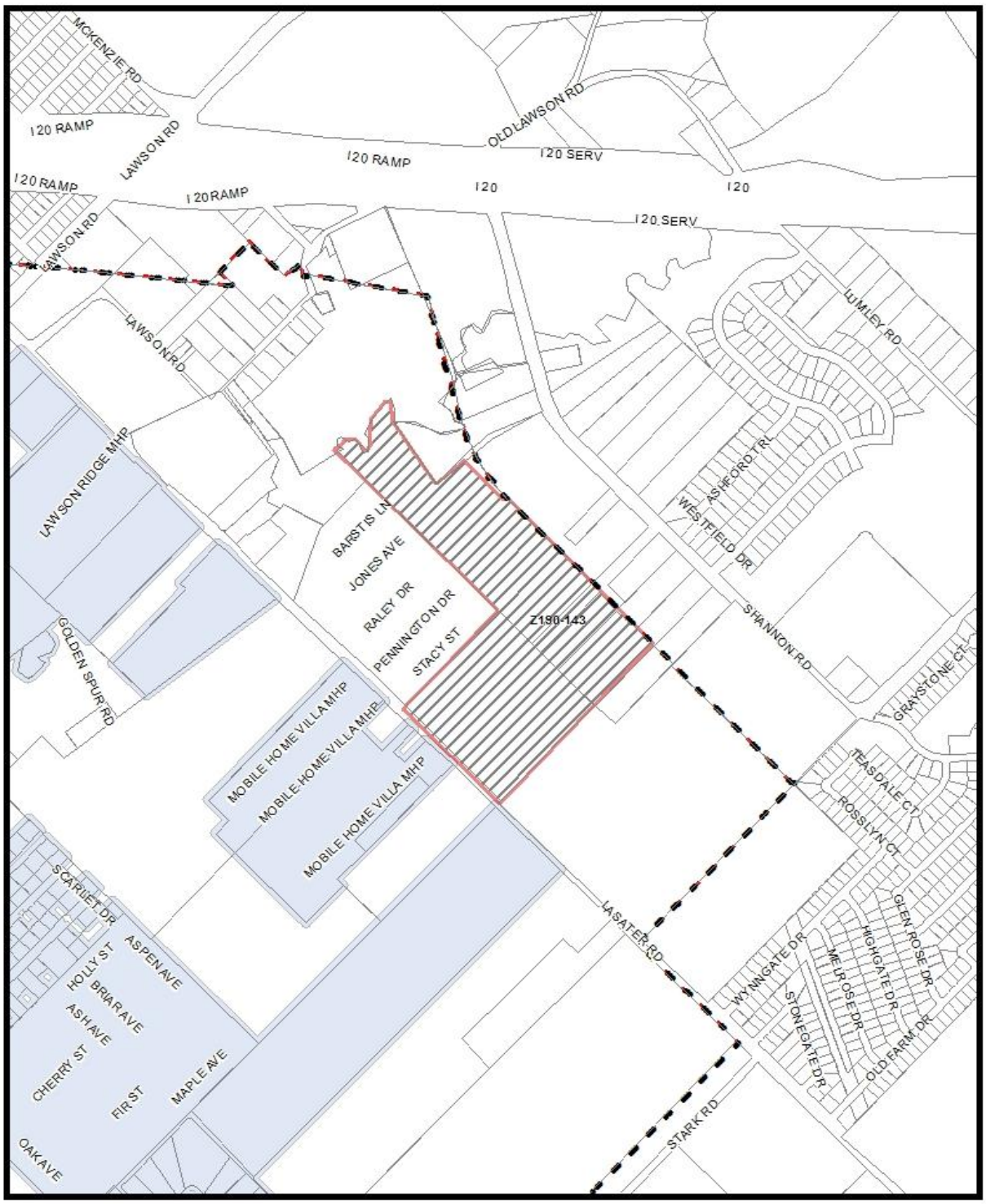
AERIAL MAP

Case no: Z190-143

Date: 1/5/2021


Farms
Single family homes
A(A)
Farms
Single family homes
City of
Mesquite
E LAWSON RD
BARSTIS LN
LASATER RD
JONES AVE
RALEY DR
PENNINGTON DR
STACY ST
Manufactured
home park
MOBILE HOME VILLA MHP
MOBILE HOME VILLA MHP
CR
MH(A)
BROOKSIDE VILLAGE MHP
Undeveloped
R-7.5(A)
Manufactured
home park
Undeveloped
Z090-163
City of
Seagoville
1:6,000
ZONING
AND LAND USE
Case no: Z190-143
Date: 1/5/2021


E LAWSON RD
A(A)
City of Mesquite
BARSTIS LN
LASATER RD
JONES AVE
RALEY DR
PENNINGTON DR
STACY ST
2
1
CR
MOBILE HOME VILLA MHP
MOBILE HOME VILLA MHP
MH(A)
R-7.5(A)
BROOKSIDE VILLAGE MHP
Z090-163
3
City of Seagoville
1:6,000
ZONING HISTORY
Case no: Z190-143
Date: 1/5/2021



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

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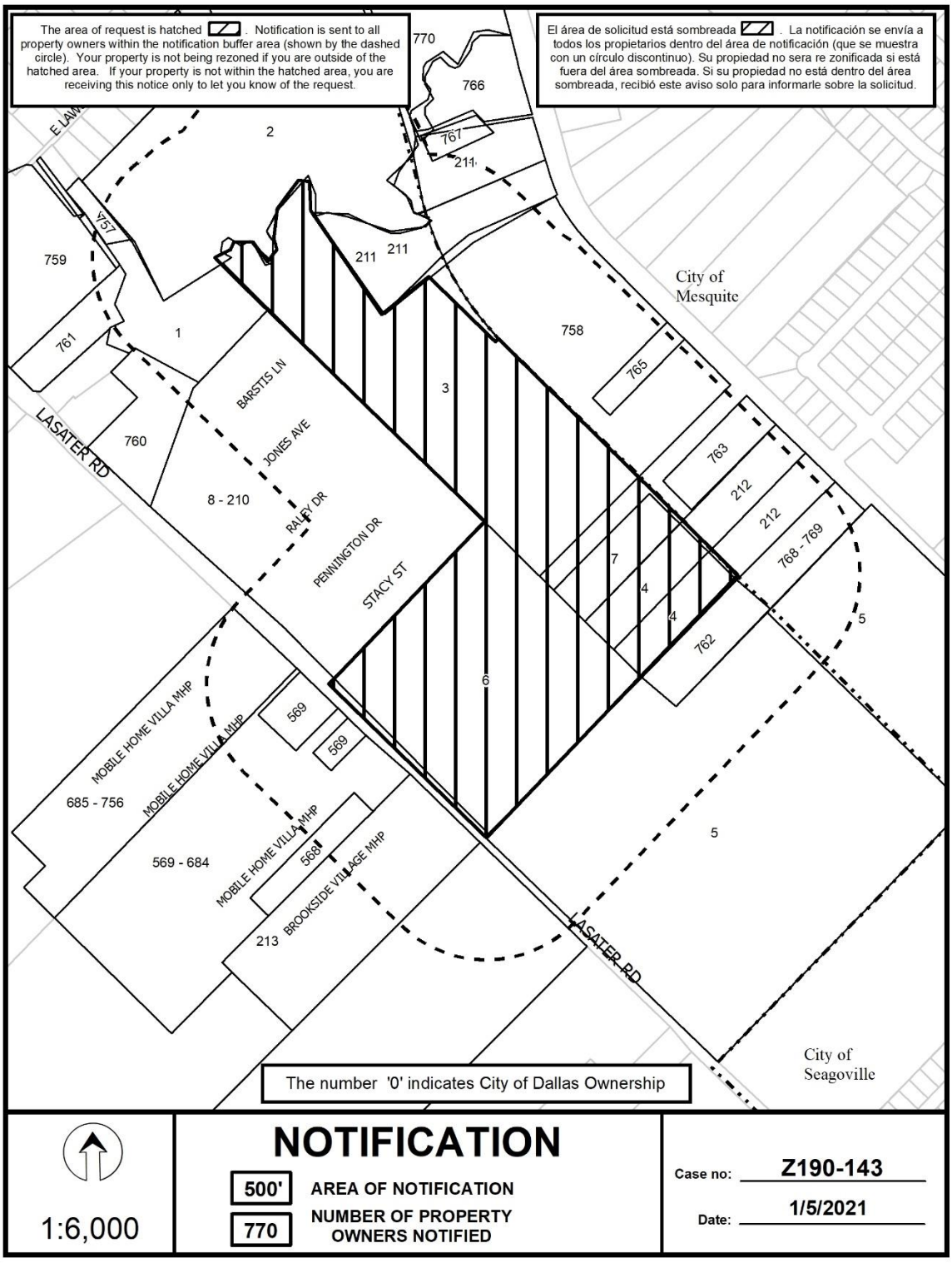
Market Value Analysis

Printed Date: 1/30/2020


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 sera 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.
City of Mesquite
City of Seagoville
LASATER RD
BARSTIS LN
JONES AVE
RALEY DR
PENNINGTON DR
STACY ST
MOBILE HOME VILLA MHP
BROOKSIDE VILLAGE MHP
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
770 NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z190-143
Date: 1/5/2021

01/05/2021

Notification List of Property Owners

Z190-143

770 Property Owners Notified

Label #	*Address*		*Owner*
1	404	LAWSON RD	PERKINS GORDON & REBECCA
2	524	LAWSON RD	BISHOP DONALD LIFE ESTATE
3	6103	SHANNON LOOP	BEAM LILLIE CLORINE
4	1	LASATER RD	ZULEJKIC DAVID
5	14801	LASATER RD	CALDWELL CARL PORTER JR TR &
6	14707	LASATER RD	ZULEJKIC DAVID
7	14701	LASATER RD	ZULEJKIC DAVID
8	14647	LASATER RD	YES COMPANIES EXP2 KEY LLC
9	14647	LASATER RD	BADILLO MANUEL
10	14647	LASATER RD	HERNANDEZ ARNULFO
11	14647	LASATER RD	CAMARGO DE MARTINEZ CIRILA
12	14647	LASATER RD	VARGAS RAUL
13	14647	LASATER RD	CERVANTES OSCAR
14	14647	LASATER RD	TORRES ISRAEL
15	14647	LASATER RD	ORTEGA JOSE
16	14647	LASATER RD	CASTILLO JORGE
17	14647	LASATER RD	YES COMMUNITIES
18	14647	LASATER RD	ORTIZ DAVID OLVERA
19	14647	LASATER RD	SERVIN CRISPIN
20	14647	LASATER RD	GONZALEZ LETICIA
21	14647	LASATER RD	NEGRETTE JUAN
22	14647	LASATER RD	AVILES BERNARDO
23	14647	LASATER RD	SMITH CARMEN
24	14647	LASATER RD	GONZALEZ AGUSTIN
25	14647	LASATER RD	GUIJARRO LUIS
26	14647	LASATER RD	LERMA BRENDA & PEREZ JESUS

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Label #	*Address*		*Owner*
27	14647	LASATER RD	DE LA GARZA ALFREDO
28	14647	LASATER RD	FLORES FRANCISCO & GUZMAN TINA R
29	14647	LASATER RD	SAUCEDO MARIA & RAMON
30	14647	LASATER RD	RUIZ JOSE
31	14647	LASATER RD	VILLEDA DANIEL
32	14647	LASATER RD	HERNANDEZ GILBERTO
33	14647	LASATER RD	PEREZ ADRIAN
34	14647	LASATER RD	CARRANZA JAVIER
35	14647	LASATER RD	RODRIGUEZ GABRIEL
36	14647	LASATER RD	HERNANDEZ LUIS E
37	14647	LASATER RD	AGUILAR LORENZO
38	14647	LASATER RD	AGUIRRE KRISTAL
39	14647	LASATER RD	VALENTIN JULIAN MACARIO & HIPOLITA YANEZ G
40	14647	LASATER RD	GARCIA VICTOR
41	14647	LASATER RD	RODRIGUEZ HERMINO
42	1911	EDD RD	CARPENTER TERRI
43	14647	LASATER RD	GUTIERREZ RUTH
44	14647	LASATER RD	HERNANDEZ FILAMIR TORRES
45	14647	LASATER RD	BINZHA SAUL PEREZ
46	14647	LASATER RD	ARCHER HELEN
47	14647	LASATER RD	NAVARRETE DELFINO
48	14647	LASATER RD	SANCHEZ GERARDO
49	14647	LASATER RD	HERBERT GUADALUPE
50	14647	LASATER RD	REYES NOE
51	14647	LASATER RD	REYNA J ROBERTO RODRIGUEZ
52	14647	LASATER RD	SOLIS LOUISANA
53	14647	LASATER RD	SCOTT HELENA
54	14647	LASATER RD	SMITH STEVEN & STACY
55	14647	LASATER RD	AGUERO GERARDO
56	14647	LASATER RD	JIMENEZ EVANGELINA
57	14647	LASATER RD	GARCIA ARACELI

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Label #	*Address*		*Owner*
58	14647	LASATER RD	BARCENAS ISIDRO D
59	14647	LASATER RD	LOZANO MARIA
60	14647	LASATER RD	VELAZQUEZ JOSE
61	14647	LASATER RD	HERRERA JOSE
62	14647	LASATER RD	SANCHEZ JOSE
63	14647	LASATER RD	GRANADOS CARLOS
64	14647	LASATER RD	ALVAREZ JESUS A
65	14647	LASATER RD	REICHL PETER
66	14647	LASATER RD	ORTIZ MARIO
67	14647	LASATER RD	SANCHEZ DAVID VEGA
68	14647	LASATER RD	JONES MICHAEL D
69	14647	LASATER RD	FRANCO CIRILO
70	14647	LASATER RD	IBARRA JUAN
71	14647	LASATER RD	AGUERO GOMEZ VICTOR H
72	14647	LASATER RD	CARTAGENA JONATHAN
73	14647	LASATER RD	CHAVEZ JUAN
74	14647	LASATER RD	VARGAS LUIS A
75	14647	LASATER RD	HART JANETTE
76	14647	LASATER RD	CEDILLO-LUCIO ABRAHAM
77	14647	LASATER RD	LOPEZ DELFINO
78	14647	LASATER RD	JARAMILLO MARBELLA
79	14647	LASATER RD	GUZMAN ALFREDO
80	14647	LASATER RD	ARCOS DANIEL
81	14647	LASATER RD	SANCHEZ JESSICA
82	14647	LASATER RD	MARQUEZ JESUS CORDOVA
83	14647	LASATER RD	GOMEZ MARIO A AGUERO
84	14647	LASATER RD	HERNANDEZ PAULINO
85	14647	LASATER RD	HERRERA MARYSOL
86	14647	LASATER RD	GUADARRAMA LUIS
87	14647	LASATER RD	HERRERA DANIEL S
88	14647	LASATER RD	ZARAGOZA JOSE

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Label #	*Address*		*Owner*
89	14647	LASATER RD	GUERRERO CIRO VELAZQUEZ
90	14647	LASATER RD	FLORES ANA
91	14647	LASATER RD	RODRIGUEZ KARLA
92	14647	LASATER RD	APARICIO DENNIS
93	14647	LASATER RD	BELTRAN MARVIN MAURICIO JANDRES
94	14647	LASATER RD	AGUILAR ISRAEL MARIO
95	14647	LASATER RD	AGUERO LOPEZ GERARDO
96	14647	LASATER RD	SALAZAR MARIA DE JESUS
97	14647	LASATER RD	GARLITZ DANIELLE & DANIEL
98	14647	LASATER RD	ROMAN DAVID
99	14647	LASATER RD	DIAZ CARLOS
100	14647	LASATER RD	REYES JERONIMO
101	14647	LASATER RD	CISNEROS CARLOS LOPEZ
102	14647	LASATER RD	AVILA FELIPE & TERRAZAS SANCHEZ MARIA DEL R
103	14647	LASATER RD	GONZALEZ HERNANDEZ JOEL & ALARCON MIRANDA MIRNA
104	14647	LASATER RD	ALVIZU MARIA
105	14647	LASATER RD	ACEVES ARTURO
106	14647	LASATER RD	CANO JOSE L.
107	14647	LASATER RD	LARA MARCO
108	14647	LASATER RD	OLIVAS CARLOS R
109	14647	LASATER RD	RODRIGUEZ JORGE
110	14647	LASATER RD	BRIONEZALVAREZ DAVID
111	14647	LASATER RD	MIRANDA JOSE
112	14647	LASATER RD	OLVERA GERARDO L
113	14647	LASATER RD	SALMERON CARMEN
114	14647	LASATER RD	GARCIA JOSE & FUERTE CRISTINA
115	14647	LASATER RD	VEGACHAVEZ ADOLFO &
116	14647	LASATER RD	DECUIR JAIRO LOPEZ
117	14647	LASATER RD	CABELLOLOPEZ NOEL &
118	14647	LASATER RD	YES HOMESALES EXP LLC DBA MESQUITE MEADOWS
119	14647	LASATER RD	ACOSTA ULISES J M ALFEREZ &

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Label #	*Address*		*Owner*
120	14647	LASATER RD	GRACIA LUIS G
121	14647	LASATER RD	JIMENEZ MARTINEZ ADELA
122	14647	LASATER RD	RODRIGUEZ JUAN F MEJIA & MARTHA E
123	14647	LASATER RD	SALDANA DANIEL VALLEJO
124	14647	LASATER RD	HERNANDEZ JULIO TOVAR & JUANA A
125	14647	LASATER RD	LUVIANOS LEODORO
126	14647	LASATER RD	RODRIGUEZ DANIEL VICTORIO
127	14647	LASATER RD	GARCIA FERNANDO
128	14647	LASATER RD	MORALES LUIS M CHAIREZ
129	14647	LASATER RD	LOPEZ JIOVANIE &
130	14647	LASATER RD	TOBIAS JESUS
131	14647	LASATER RD	DIMAS JOSE
132	14647	LASATER RD	GOMEZ JOEL
133	14647	LASATER RD	ALVARDO SHILOH
134	14647	LASATER RD	AVILA PEDRO
135	14647	LASATER RD	CAJAR RAUL ERNESTO
136	14647	LASATER RD	JUAREZ CASTILLO FRANCISCO
137	14647	LASATER RD	FUENTES SERGIO REA & ALONDRA LAGUNAS
138	14647	LASATER RD	HIMEL DOROTHY
139	14647	LASATER RD	MARTINEZ BLANCA
140	14647	LASATER RD	SOLTERO MILAGRO URIAS
141	14647	LASATER RD	SOLORZANO IGNACIO
142	14647	LASATER RD	GIBSON LENORA
143	14647	LASATER RD	RODAS MONICA L CASTANDEDA
144	14647	LASATER RD	LANGLEY BILLY
145	14647	LASATER RD	BARRERA JOSE R
146	14647	LASATER RD	QUINTANA JOSE G
147	14647	LASATER RD	SEGURA MARIA GABRIELA
148	14647	LASATER RD	BARRERA JOSE NATIVIDAD
149	14647	LASATER RD	KINDRED CORLISS A
150	14647	LASATER RD	REYES VICTORIA

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Label #	*Address*		*Owner*
151	14647	LASATER RD	ROGERS OLIVIA
152	14647	LASATER RD	RANGEL JOSE
153	14647	LASATER RD	SOTO JOSE
154	14647	LASATER RD	GUTIERREZ MANUEL
155	14647	LASATER RD	GONZALEZ LUIS
156	14647	LASATER RD	MARTINEZ VALENTIN PINA
157	14647	LASATER RD	HERNANDEZ HORTENCIA
158	14647	LASATER RD	WETHINGTON HEATHER
159	14647	LASATER RD	BELTRAN MARTA
160	14647	LASATER RD	RIOS ISMAEL CONTRERAS &
161	14647	LASATER RD	GARCIA JOSE
162	14647	LASATER RD	MANCILLA MARIA LETICIA RANGEL
163	14647	LASATER RD	RODRIGUEZ ALEJANDRO
164	14647	LASATER RD	JIMENEZ DALIA
165	14647	LASATER RD	GALINDO AUSENCIO
166	14647	LASATER RD	ROSAS JUAN G
167	14647	LASATER RD	OLIVA MIGUEL
168	14647	LASATER RD	CORDOVA-MARQUEZ JOSE A
169	14647	LASATER RD	CRUZ LAURA & CRESCENICO
170	14647	LASATER RD	ZAVALA ISAIAS
171	14647	LASATER RD	LIMAS THELMA
172	14647	LASATER RD	DICKINSON LARRY
173	14647	LASATER RD	HERNANDEZ ROSA
174	14647	LASATER RD	WEBB RICHARD
175	14647	LASATER RD	VALDEZ LUIS
176	14647	LASATER RD	RUBIO RAFAEL
177	14647	LASATER RD	MARQUEZ DE VASQUEZ LYDIA
178	14647	LASATER RD	BENITEZ ERON DE LA CRUZ
179	14647	LASATER RD	CAMARGO ELENA
180	14647	LASATER RD	HERNANDEZ EFRAIN
181	14647	LASATER RD	VILLARREAL JOSE A

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Label #	*Address*		*Owner*
182	14647	LASATER RD	LOZA LUCIO FLORES
183	14647	LASATER RD	SOTO MARGARITA MEDINA
184	14647	LASATER RD	CASTRO MARTHA
185	14647	LASATER RD	HUERTA SIXTO
186	14647	LASATER RD	CASTILLO JEFFERY M &
187	14647	LASATER RD	GONZALEZ MARIA SANTOS
188	14647	LASATER RD	SALDIVAR MARIA ACOSTA & FRANCISCO
189	14647	LASATER RD	AGUILAR JUAN
190	14647	LASATER RD	LUIS SEVIN
191	14647	LASATER RD	RUIZ JORGE & ANABEL
192	14647	LASATER RD	TAYLOR DAVID & AMBER
193	14647	LASATER RD	VARGAS VICTORINO HECTOR
194	14647	LASATER RD	ORTIZ ELOY P
195	14647	LASATER RD	SANCHEZVARGAS JOSE C &
196	14647	LASATER RD	CASTILLO RAUL & TERESITA
197	14647	LASATER RD	MARTINEZ MARIA
198	14647	LASATER RD	OROZCO BLANCA
199	14647	LASATER RD	RODRIGUEZ NICHOLAS
200	14647	LASATER RD	SANCHEZ JORGE
201	14647	LASATER RD	GONZALES JUAN
202	14647	LASATER RD	GUERRA JUAN ANTONIO
203	14647	LASATER RD	SALMERON CARMEN
204	14647	LASATER RD	VASQUEZ VICTOR R & MARIA D
205	14647	LASATER RD	PESINA MARIA & JOSE
206	14647	LASATER RD	LAGUNAS JORGE
207	14647	LASATER RD	SANCHEZ ALDA
208	14647	LASATER RD	CASTANEDA MAGRISELDA
209	14647	LASATER RD	ARCINIEGA LORENZO & ANABEL
210	14647	LASATER RD	MAJIA MARIA G
211	9567	SHANNON LOOP	VARGAS MIGUEL
212	6100	SHANNON RD	ROSALES THELMA

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Label #	*Address*		*Owner*
213	14900	LASATER RD	YES COMPANIES EXP2 KEY LLC
214	14900	LASATER RD	ROJO LEONARDO
215	14900	LASATER RD	ALONSO YARELI
216	14900	LASATER RD	FLORES ZORAIDA
217	14900	LASATER RD	ANTERO MIGUEL
218	14900	LASATER RD	KACZOROWSKI MARCIE
219	14900	LASATER RD	PEREZ BEATRIZ
220	14900	LASATER RD	LEE WANDA FAYE
221	14900	LASATER RD	MARTINEZ OSCAR
222	14900	LASATER RD	PUENTE RUBEN
223	14900	LASATER RD	BELL CHEVY D & KRYSTAL R
224	14900	LASATER RD	AMADORO, CISNEROS
225	14900	LASATER RD	MEDEL ARACELY
226	14900	LASATER RD	ARIAS MARIA
227	14900	LASATER RD	SERVIN, ANTONIO
228	14900	LASATER RD	CORONADO BRENDA
229	14900	LASATER RD	PALACIOS ORFA
230	14900	LASATER RD	ROSAS VICENTE R
231	14900	LASATER RD	NEIDERT CHRISTOPHER
232	14900	LASATER RD	DELGADO NERIO
233	14900	LASATER RD	CARREON MANUEL & MARIA
234	14900	LASATER RD	ACERO DIANA
235	14900	LASATER RD	RODGERS AMANDA
236	14900	LASATER RD	MONTENEGRO JUAN
237	14900	LASATER RD	MENDEZ JOSUE DANIEL
238	14900	LASATER RD	NEGRETE LUIS R
239	14900	LASATER RD	PEREZ JOSE L
240	14900	LASATER RD	NORDSTROM PAUL E & JULIE A
241	14900	LASATER RD	GONZALEZ FERNANDO
242	14900	LASATER RD	VALDES RUTH E
243	14900	LASATER RD	TORRES JORGE

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Label #	*Address*		*Owner*
244	14900	LASATER RD	LOPEZ LUIS CRUZ
245	14900	LASATER RD	CAMACHO JORGE
246	14900	LASATER RD	ALMAZAN TOMAS
247	14900	LASATER RD	AGUILAR LUIS E CASTILLO
248	14900	LASATER RD	AMARO ROSA
249	14900	LASATER RD	HARRISON MICHAEL A & TERESA D
250	14900	LASATER RD	MONTENEGRO MARIA
251	14900	LASATER RD	DIAZ VANESSA
252	14900	LASATER RD	SILVA JOSE
253	14900	LASATER RD	GONZALEZ, MICHELLE
254	14900	LASATER RD	LAINEZ ROBER & CINDY
255	14900	LASATER RD	YES COMMUNITES
256	14900	LASATER RD	REYES ELIANIET
257	14900	LASATER RD	BUCHANAN LORA
258	14900	LASATER RD	LEIJA J'ELIUT RAMIREZ
259	14900	LASATER RD	BOCANERGRA FERNANDO & PAT
260	14900	LASATER RD	CLONINGER CHARLES EST OF &
261	14900	LASATER RD	RAMIREZ RAFAEL
262	14900	LASATER RD	YES COMMUNITIES
263	14900	LASATER RD	BERMUDEZ JOSE
264	14900	LASATER RD	MURALLES EDWIN
265	14900	LASATER RD	ALCORTA MARIO
266	14900	LASATER RD	IBARRA JONATHAN
267	14900	LASATER RD	VASQUEZ VICTORIA
268	14900	LASATER RD	PALACIOS SERGIO F
269	14900	LASATER RD	CRISTOBAL ZEPEDA
270	14900	LASATER RD	CARTNER MICHAEL J & LISA M
271	14900	LASATER RD	RODRIGUEZ JOSE P & PATRICIA J
272	14900	LASATER RD	AVINA JONATHAN
273	14900	LASATER RD	RODRIGUEZ-HERNANDEZ JUAN
274	14900	LASATER RD	WHITE VANESSA

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Label #	*Address*		*Owner*
275	14900	LASATER RD	KRUSE PATSY
276	14900	LASATER RD	GAMEZ MARIA A
277	14900	LASATER RD	ALCALA-LEDESMA JUAN M
278	14900	LASATER RD	VARGAS HECTOR
279	14900	LASATER RD	MARTIN MARK
280	14900	LASATER RD	SOTO FERNANDO
281	14900	LASATER RD	SOLIS LORENA
282	14900	LASATER RD	CANTU RAUL
283	14900	LASATER RD	LANDAVERDE SILVIA
284	14900	LASATER RD	HERNANDEZ ZENON
285	14900	LASATER RD	OSORIO- ROSDIZ YOVAN
286	14900	LASATER RD	GALLEGOS JEZEBEL
287	14900	LASATER RD	PAREDON SALOMON
288	14900	LASATER RD	GOMEZ EMMANUEL A
289	14900	LASATER RD	LOPEZ JUAN R & SANJUANITA G
290	14900	LASATER RD	FLORES CARLOS
291	14900	LASATER RD	ISAIS GILBERTO
292	14900	LASATER RD	ESPINOZA NORBERTO
293	14900	LASATER RD	GALDAMEZ JUAN C
294	14900	LASATER RD	SCARBER JAMES W & CYNTHIA
295	14900	LASATER RD	ORTEGA JACINTO
296	14900	LASATER RD	CASILLAS CHRISTIAN E
297	14900	LASATER RD	MARTINEZ JUAN E
298	14900	LASATER RD	HACKETT LUCAS
299	14900	LASATER RD	RODRIGUEZ ZITA M
300	14900	LASATER RD	BECERRA BLANCA
301	14900	LASATER RD	VAZQUEZ JAVIER
302	14900	LASATER RD	AGUILAR MARIO
303	14900	LASATER RD	GOULD WENDY
304	14900	LASATER RD	VILLANUEVA JOSE JUAN
305	14900	LASATER RD	MOLINA LATECIA

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Label #	*Address*		*Owner*
306	14900	LASATER RD	CARILLO JORGE
307	14900	LASATER RD	NAVARRO JOSE
308	14900	LASATER RD	BRISENO SALVADOR
309	14900	LASATER RD	ESCOBEDO LUIS ALBERTO MURILLO
310	14900	LASATER RD	TREVIZO ISRAEL
311	14900	LASATER RD	VILLEGAS ALICIA A
312	14900	LASATER RD	TOVAR GUMERCINDO
313	14900	LASATER RD	MARSH CYNTHIA
314	14900	LASATER RD	HERNANDEZRENDON GERMAN
315	14900	LASATER RD	SOTO MARIA
316	14900	LASATER RD	HERNANDEZ JOBANY
317	14900	LASATER RD	RENTERIA HERMES
318	14900	LASATER RD	LEDEZMA FRANCISCO
319	14900	LASATER RD	MORALES BENINGO
320	14900	LASATER RD	GARZA TANYA
321	14900	LASATER RD	SOLIS EUTIQUIO GARCIA
322	14900	LASATER RD	HERNANDEZ JOSE
323	14900	LASATER RD	LUGO PADRON BLANCA P
324	14900	LASATER RD	RUIZ ARMANDO
325	14900	LASATER RD	SANDOVAL HERIBERTO
326	14900	LASATER RD	MUNOZ ALEJANDRO
327	14900	LASATER RD	REYES DAVID
328	14900	LASATER RD	DIAZ MIGUEL TORRES
329	14900	LASATER RD	ALONZO JORGE
330	14900	LASATER RD	CARRANZA NORMA
331	14900	LASATER RD	DURAN MAURA E
332	14900	LASATER RD	AGUAYO EDUARDO
333	14900	LASATER RD	AGOSTO DONALD F
334	14900	LASATER RD	PEREZ ELIAS
335	14900	LASATER RD	FLANAGAN TAMIKA R
336	14900	LASATER RD	MCCRARY CRYSTAL

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Label #	*Address*		*Owner*
337	14900	LASATER RD	NAJERA JOSE
338	14900	LASATER RD	RAMIREZ ARGUELES
339	14900	LASATER RD	SAN JUAN BEATRIZ
340	14900	LASATER RD	HALLMAN RANDY E
341	14900	LASATER RD	FUENTES JOSE & GARCIA HILDA
342	14900	LASATER RD	RUBIO PLACIDO
343	14900	LASATER RD	RANGEL GRACIE CEJA
344	14900	LASATER RD	MORALES LORENZO
345	14900	LASATER RD	MODHA JANETT
346	14900	LASATER RD	PICHARDO TERESA & JUAN A
347	14900	LASATER RD	GOMEZ ROGELIO PARADA
348	14900	LASATER RD	BARBOZA ROBERTO
349	14900	LASATER RD	VARGAS CESAR
350	14900	LASATER RD	HOWARD MARY L
351	14900	LASATER RD	HERNANDEZ J-GOMEZ
352	14900	LASATER RD	RANGEL, JOSE
353	14900	LASATER RD	MEDINA FERNANDO TORRES &
354	14900	LASATER RD	HERNANDEZ OSCAR
355	14900	LASATER RD	GALICIA ADOLFO
356	14900	LASATER RD	MARTINEZ NOE MENCHACA
357	14900	LASATER RD	MONTOYA GUERRERO JOSE
358	14900	LASATER RD	TREJO MARIO & DELGADO MARIA
359	14900	LASATER RD	ZAVALA ITZEL
360	14900	LASATER RD	GALLARDO JUAN HERNANDEZ
361	14900	LASATER RD	SUAREZ CARMEN RAMIREZ
362	14900	LASATER RD	HERNANDEZ KAREN
363	14900	LASATER RD	MORALES YANAI OCHOA &
364	14900	LASATER RD	QUISTIAN ORTIZ JUANA
365	14900	LASATER RD	JAIME RIOS
366	14900	LASATER RD	ARMSTRONG VINCENT DALE
367	14900	LASATER RD	CERVANTES ANA

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Label #	*Address*		*Owner*
368	14900	LASATER RD	RIVERA JOSE
369	14900	LASATER RD	CEBALLOS MANUEL LOPEZ
370	14900	LASATER RD	MELENDEZ EDUARDO
371	14900	LASATER RD	MORENO DANTE
372	14900	LASATER RD	TUMEY EDDIE G EST OF
373	14900	LASATER RD	REVILLA AZENETH
374	14900	LASATER RD	BOOTH BRYAN & CATHY
375	14900	LASATER RD	ESTRADA ROSE MARIE
376	14900	LASATER RD	KEEL PHYLLIS
377	14900	LASATER RD	URQUIZA FRANCISCO
378	14900	LASATER RD	ENRIQUEZ MARTINEZ MARI C
379	14900	LASATER RD	SCARBER SONDRA
380	14900	LASATER RD	CASTRO FIDEL I HERNANDEZ
381	14900	LASATER RD	RAMIREZ, GOMEZ JESUS
382	14900	LASATER RD	RESCHKE MARK W & TERESA A
383	14900	LASATER RD	HERNANDEZ ROSA & CLISERIO
384	14900	LASATER RD	HERNANDEZ ELEOBANDO
385	14900	LASATER RD	ZIEBA DOUGLAS
386	14900	LASATER RD	MANCILLA JOSE & ROSTRO GRICELDA
387	14900	LASATER RD	GOODWIN BARBARA
388	14900	LASATER RD	ALDAY ELVA I & GARCIA LOPEZ NOEL
389	14900	LASATER RD	PETERSON DONALD C
390	14900	LASATER RD	GARCIA ABRAHAM
391	14900	LASATER RD	WEST TAMMY
392	14900	LASATER RD	ZIEBA TIFFANY
393	14900	LASATER RD	HERNANDEZ DEISY
394	14900	LASATER RD	LOVE BRENDA
395	14900	LASATER RD	INFANTES PEDRO
396	14900	LASATER RD	DIAZ CARLOS
397	14900	LASATER RD	MATAMOROS JOSUE
398	14900	LASATER RD	CARRANZA MARISELA

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Label #	*Address*		*Owner*
399	14900	LASATER RD	MARTINEZ JUAN ENRIQUE
400	14900	LASATER RD	RODRIGUEZ JAVIER
401	14900	LASATER RD	MEDINA CLAUDIA
402	14900	LASATER RD	NAVARRO JOSE
403	14900	LASATER RD	HAYNES JANE
404	14900	LASATER RD	CORDOVA ELISEO
405	14900	LASATER RD	VELEZ PAULINA
406	14900	LASATER RD	LUJANO, ROCIO
407	14900	LASATER RD	LOPEZ ANA G
408	14900	LASATER RD	DE LA GARZA VICTOR
409	14900	LASATER RD	WEST STUART
410	14900	LASATER RD	SALINAS MIGUEL & MARTINEZ SANDRA
411	14900	LASATER RD	PARADA BRAULIO
412	14900	LASATER RD	SAVAGE THOMAS
413	14900	LASATER RD	SANCHEZ JOSE
414	14900	LASATER RD	MARTIN BARBARA & DAVID
415	14900	LASATER RD	RAZO JENNIFER
416	14900	LASATER RD	GONZALEZ MIRIAM
417	14900	LASATER RD	ROJAS-MARTINEZ JOSE
418	14900	LASATER RD	SANCHEZ CESAR
419	14900	LASATER RD	HERNANDEZ DANIEL
420	14900	LASATER RD	CENICEROS ELEUTERIO
421	14900	LASATER RD	ROMERO JUAN ANTONIO
422	14900	LASATER RD	VALDEZ AGUSTIN
423	14900	LASATER RD	RAMIREZ RAFAEL
424	14900	LASATER RD	ERVIN LOLA RANSOM
425	14900	LASATER RD	DELGADO EMILIANO
426	14900	LASATER RD	RODRIGUEZ- MUNOZ MIGUEL
427	14900	LASATER RD	LOZANO JOSE
428	14900	LASATER RD	BANKS, DEBRA
429	14900	LASATER RD	MAQUEDA TANIA &

Label #	*Address*		*Owner*
430	14900	LASATER RD	NEAL MARGARET
431	14900	LASATER RD	HU, KUNTHEAR
432	14900	LASATER RD	JONES PATRICIA
433	14900	LASATER RD	CHICO JUAN L
434	14900	LASATER RD	VALENCIA CARLOS
435	14900	LASATER RD	RANGEL RODRIGO ALEJANDRO &
436	14900	LASATER RD	LIDE BENJAMIN
437	14900	LASATER RD	RANGEL JOAQUIN
438	14900	LASATER RD	TANQUILINO JESUS
439	14900	LASATER RD	REYES ROGELIO &
440	14900	LASATER RD	ROJAS JOSE
441	14900	LASATER RD	GONZALES EMILIO CRUZ
442	14900	LASATER RD	MORALES VICENTA
443	14900	LASATER RD	GONZALES MARIA DE
444	14900	LASATER RD	GOMEZ PEDRO JR
445	14900	LASATER RD	MENDOZA-CRUZ DEHLIA
446	14900	LASATER RD	HAYES WANDA B
447	14900	LASATER RD	BOOKER ALFAGO L
448	14900	LASATER RD	CALDERON ADAN JIMINEZ &
449	14900	LASATER RD	GUAJARDO AZUCENA
450	14900	LASATER RD	ESCOBEDO-ESCOBEDO ABRAHAM & REYES YADIRA SORIANO
451	14900	LASATER RD	ROMERO YESSI
452	14900	LASATER RD	HUNT BRADLEY J
453	14900	LASATER RD	BLANCH BARBARA
454	14900	LASATER RD	ROMERO MIGUEL ANGEL
455	14900	LASATER RD	MORALES JORGE & VERONICA
456	14900	LASATER RD	FRANCO JOSE
457	14900	LASATER RD	BELL JAMES
458	14900	LASATER RD	HARRIS ALFRED
459	14900	LASATER RD	GUEVARA JOSE L
460	14900	LASATER RD	QUEST IRA FBO JERRY HOAGLAND 1181411

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Label #	*Address*		*Owner*
461	14900	LASATER RD	CARTER MACARTHUR & KATINA
462	14900	LASATER RD	SALAZAR JR NOE
463	14900	LASATER RD	COONES WILLIAM C & JOYCE A
464	14900	LASATER RD	ORTEGA EVARISTO A
465	14900	LASATER RD	VALDEZ MARTHA
466	14900	LASATER RD	MCGRIFF VALARIE
467	14900	LASATER RD	RODRIGUEZ VICTOR M TINOCO
468	14900	LASATER RD	SULEJMANI MYNEVERE &
469	14900	LASATER RD	SANCHEZ MARTIN
470	14900	LASATER RD	ESTRADA GERARDO HERNANDEZ
471	14900	LASATER RD	CLARK LARRY S &
472	14900	LASATER RD	MILTNER BERTHA
473	14900	LASATER RD	ZUNIGA XOCHITL
474	14900	LASATER RD	SUGG MARTIKA
475	14900	LASATER RD	ZACCARD DEBORAH C.
476	14900	LASATER RD	ANDRADE JOSE OTERO
477	14900	LASATER RD	RAMIREZ TORRES FABIAN
478	14900	LASATER RD	ARROYO SILVESTRE BURGOS
479	14900	LASATER RD	VELAZQUEZ, ANDRES
480	14900	LASATER RD	DEVORA KARINA
481	14900	LASATER RD	JACQUEZ JESUS
482	14900	LASATER RD	CARREON JORGE
483	14900	LASATER RD	ROBERTO RODRIGUEZ
484	14900	LASATER RD	GARCIA MIGUEL
485	14900	LASATER RD	HERNANDEZ REYNA L MORAIDA
486	14900	LASATER RD	DELAROSA JORGE
487	14900	LASATER RD	MONTESINO JOSE
488	14900	LASATER RD	DELOURDES MARIA
489	14900	LASATER RD	RUTHERFORD DUVERNE EUGENE
490	14900	LASATER RD	MORRIS, STONEY
491	14900	LASATER RD	TORRES HILARIO

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Label #	*Address*		*Owner*
492	14900	LASATER RD	SANTIAGO CESAREO CRUZ
493	14900	LASATER RD	SALINAS VICENTE
494	14900	LASATER RD	RODRIGUEZ JOSE
495	14900	LASATER RD	ROMA RAFAEL C & JANET J CUEVAS DE ROMAN
496	14900	LASATER RD	CHAZ D SKODA
497	14900	LASATER RD	RESENDIZ JESUS
498	14900	LASATER RD	RAMIREZ KAREN P AGUAYO
499	14900	LASATER RD	MARTINEZ YVONNE B
500	14900	LASATER RD	LOPEZ MARIA G CORDOVA
501	14900	LASATER RD	TABORDA ENRIQUE JR & MARIA J
502	14900	LASATER RD	PEARSON LACEE M
503	14900	LASATER RD	AYALA RODRIGO CARRIZALES
504	14900	LASATER RD	TORRES-NINO ROLANDO
505	14900	LASATER RD	JESSICA SALDIVAR
506	14900	LASATER RD	CASTRO SERRANO LEONARDO
507	14900	LASATER RD	RODRIGUEZ-HERNANDEZ AUTURO
508	14900	LASATER RD	NORMAN CASSANDRA L
509	14900	LASATER RD	TOVAR-AGUADO JUAN FRANCISCO
510	14900	LASATER RD	SALAZAR VICTOR GONZALEZ
511	14900	LASATER RD	GUERRERO JUAN
512	14900	LASATER RD	MONTES BLANCA E MEZA &
513	14900	LASATER RD	CANCHOLA MARIA NERI
514	14900	LASATER RD	OWEN, PEGGY
515	14900	LASATER RD	ALVAREZ, CELEDONIO J
516	14900	LASATER RD	OVALLE AVELINO
517	14900	LASATER RD	MACEDO JUAN RODRIGUEZ
518	14900	LASATER RD	TATE LORRAINE MARIE A
519	14900	LASATER RD	PICHARDO MARCOS VELAZQUEZ
520	14900	LASATER RD	FORD ANTHONY
521	14900	LASATER RD	CASIANO DE SANTIAGO JUAN
522	14900	LASATER RD	LOPEZ MORENO JESUS

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Label #	*Address*		*Owner*
523	14900	LASATER RD	BARNES BARBARA MAY
524	14900	LASATER RD	SAUCEDO REBECCA
525	14900	LASATER RD	CESAREO MARINI SANCHEZ
526	14900	LASATER RD	ROJAS, RICARDO
527	14900	LASATER RD	ALVAREZ,DENISSE
528	14900	LASATER RD	CASTILLO ALBERTO
529	14900	LASATER RD	GOMEZ CARLOS
530	14900	LASATER RD	RUTHIE CALUIP MARIE
531	14900	LASATER RD	MENDOZA NAOMI
532	14900	LASATER RD	SANCHEZ ALICIA &
533	14900	LASATER RD	REBECCA LUERA
534	14900	LASATER RD	ANTHONY ARCHER
535	14900	LASATER RD	WILLIAMS STEVEN
536	14900	LASATER RD	GOMEZ SANCHEZ CELSO L
537	14900	LASATER RD	CAMPBELL MYRON
538	14900	LASATER RD	SAMONS KRISTI
539	14900	LASATER RD	HERNANDEZ JOSE
540	14900	LASATER RD	SANTOS CESAR
541	14900	LASATER RD	PARADA ADRIAN & ANGUIANO MARIA
542	14900	LASATER RD	TORRES DAVID
543	14900	LASATER RD	GOMEZ NOE REYES
544	14900	LASATER RD	GALVAN SALAZAR, EDGAR
545	14900	LASATER RD	MELTON MAURINE
546	14900	LASATER RD	SCHINDLER FRANK
547	14900	LASATER RD	ONTIVEROS ROSALES JOSE ANTONIO
548	14900	LASATER RD	BATRES DIANA
549	14900	LASATER RD	ERVIN DELANIA
550	14900	LASATER RD	WILLIAMS MARY MARIE
551	14900	LASATER RD	MILLER RICHARD
552	14900	LASATER RD	SOTO RAMIREZ HERMILO
553	14900	LASATER RD	BARRIOS ROBERTO JIMENEZ & MA ESTELLA

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Label #	*Address*		*Owner*
554	14900	LASATER RD	DIAZ-GARCIA SERGIO
555	14900	LASATER RD	SMITH, MICHAEL
556	14900	LASATER RD	DAVIS KEITH A
557	14900	LASATER RD	HERNANDEZ JORGE E
558	14900	LASATER RD	CAMPOS CYNTHIA L
559	14900	LASATER RD	LARA EDGAR
560	14900	LASATER RD	SANCHEZ MARIA
561	14900	LASATER RD	CHAVEZ NICOLAS
562	14900	LASATER RD	VARGAS JOSE
563	14900	LASATER RD	HERNADEZ DALIA
564	14900	LASATER RD	SALAZAR BLANCA ABACELY
565	14900	LASATER RD	CARDOSO EMELIO & FABIOLA
566	14900	LASATER RD	RUBIO HUGO GONZALEZ
567	14900	LASATER RD	MEJIA ABELINA DE JEUS PERDOMO
568	14780	LASATER RD	FLATT SHEILA &
569	14778	LASATER RD	ECO CITY LLC
570	14778	LASATER RD	MENJIVAR MARTA ISABEL
571	14778	LASATER RD	MENDOZA FRANCISCO
572	14778	LASATER RD	LUCERO, ROZYLU
573	14778	LASATER RD	BRIONES OMAR
574	14770	LASATER RD	PEREZ LINA
575	14778	LASATER RD	RAMIREZ HONORIA A
576	14778	LASATER RD	RODOLFO GALINDO
577	14778	LASATER RD	PEREZ VICTOR
578	14778	LASATER RD	SANTOS GOMEZ
579	14778	LASATER RD	JASSO FLOR LILIANA
580	14778	LASATER RD	CASTANEDA CRISTINA
581	14778	LASATER RD	ESTRADA MAYRA
582	14778	LASATER RD	LUNSFORD KENNETH
583	14778	LASATER RD	SANTIAGO CANO BECERRA JUAN
584	14778	LASATER RD	SMITH ROBERT WAYNE

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Label #	*Address*		*Owner*
585	14778	LASATER RD	ALMARAZ ANA
586	14778	LASATER RD	RICHARDSON TERRY
587	14778	LASATER RD	GOMEZ BRANDY JOSE
588	14778	LASATER RD	CERVANTES ANTONIO
589	14778	LASATER RD	BERMUDEZ VICTOR
590	14778	LASATER RD	SALAS OFELIA
591	14778	LASATER RD	MARTINEZ GLORIA
592	14778	LASATER RD	TORRES JASMINA
593	14778	LASATER RD	BATRES SOFIA
594	14778	LASATER RD	MCCALOSKEY GERALD
595	14778	LASATER RD	TORRES MLEIHILI A
596	14778	LASATER RD	GAONA RICARDO
597	14778	LASATER RD	VICTORY MHP
598	14778	LASATER RD	MARTINEZ JUAN J
599	14778	LASATER RD	CRUZ OMAR
600	14778	LASATER RD	LOZANO YESIS &
601	14778	LASATER RD	PEREZ MANUEL
602	14778	LASATER RD	GONZALES GLORIA E
603	14778	LASATER RD	MORADO ITZMENIA
604	14778	LASATER RD	PERALTA DORA
605	14778	LASATER RD	CHACON, MIGUEL A
606	14778	LASATER RD	PERALTA MARIA
607	14778	LASATER RD	HARTSELL CONNIE
608	14778	LASATER RD	ROCHA JOSE
609	14778	LASATER RD	ZIMMERMAN CHARLOTTE
610	14778	LASATER RD	GRIGSBY DON & SANDRA
611	14778	LASATER RD	MARTINEZ LAURA J
612	14778	LASATER RD	CORTEZ M, CARLOS
613	14778	LASATER RD	NIETO JAIME
614	14778	LASATER RD	MARTINEZ PAULA
615	14778	LASATER RD	CONTRERAS PEDRO

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Label #	*Address*		*Owner*
616	14778	LASATER RD	ZAVALA ALEJANDRO A
617	14778	LASATER RD	ADAMS GRACE
618	14778	LASATER RD	RINER STEVEN
619	14778	LASATER RD	VERTIZ MINERVA
620	14778	LASATER RD	LUCERO JUAN CARLOS
621	14778	LASATER RD	GONZALES EIZONDO PAOLA
622	14778	LASATER RD	AVILA, JOSEFINA
623	14778	LASATER RD	RODRIGUEZ, MARCELA
624	14778	LASATER RD	PALOMARES SONIA E
625	14778	LASATER RD	HERNANDEZ JOEL
626	14778	LASATER RD	FARFAN ELIZABETH T
627	14778	LASATER RD	RIOS ELIZABETH
628	14778	LASATER RD	MOLARES LUPE
629	14778	LASATER RD	VERA ESMERALDA V
630	14778	LASATER RD	TOVAR FELICITAS
631	14778	LASATER RD	TOVAR SERGIO
632	14778	LASATER RD	BATRES MARIA GALARZA
633	14778	LASATER RD	RODRIGUEZ XENA &
634	14778	LASATER RD	GUTIERREZ JAVIER & ESMERALDA
635	14778	LASATER RD	JIMENEZ MONICA &
636	14778	LASATER RD	CARPIO RAUL
637	14778	LASATER RD	ROMO FRANCISCA
638	14778	LASATER RD	ALMERDAREZ MARIA
639	14778	LASATER RD	GALARZA NAZARIO
640	14778	LASATER RD	GALARZA MARISOL
641	14778	LASATER RD	SALDIVA, VICTOR MANUEL
642	14778	LASATER RD	FLORES, PEDRO E
643	14778	LASATER RD	RAMIREZ, NEIDA
644	14778	LASATER RD	CHAVEZ ALBERTO
645	14778	LASATER RD	MONTES-CASTRO ALVARO
646	14778	LASATER RD	CALLIHAN LARRY

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Label #	*Address*		*Owner*
647	14778	LASATER RD	YORK TIM
648	14778	LASATER RD	RAMON VIRGEN, GERARDO
649	14778	LASATER RD	JASSO HECTOR
650	14778	LASATER RD	GONZALES MARIA
651	14778	LASATER RD	ALVAREZ ANDRES
652	14778	LASATER RD	MALTOS NANCY
653	14778	LASATER RD	ACUNA LUIS
654	14778	LASATER RD	SANCHEZ SERGIO
655	14778	LASATER RD	VITAL-REYES ELIZABETH
656	14778	LASATER RD	LUBNIEWSKI DANIEL
657	14778	LASATER RD	HERNANDEZ SHEKHA
658	14778	LASATER RD	SANTOS JOSE
659	14778	LASATER RD	ASUNCION PORTILLO
660	14778	LASATER RD	GAMON CRISTINA
661	14778	LASATER RD	MALDONADO LUCIA
662	14778	LASATER RD	GUERRERO ROBERTO
663	14778	LASATER RD	ROSALES DANIA
664	14778	LASATER RD	RAMIREZ, JUAN
665	14778	LASATER RD	CARRILLO SANDRO
666	14778	LASATER RD	ROSALES KEREN
667	14778	LASATER RD	ALFARO ANA
668	14778	LASATER RD	REYES, BERTA
669	14778	LASATER RD	MORA, MARIA E
670	14778	LASATER RD	MEDINA, MARTINA
671	14778	LASATER RD	ESQUIVEL CONTRERAS YESENIA
672	14778	LASATER RD	SALGADO GUADALUPE MARIA
673	14778	LASATER RD	MENA ELISEO
674	14778	LASATER RD	VALDEZ SONIA MONTOYA &
675	14778	LASATER RD	TORRES, CARLOS DAVID
676	14778	LASATER RD	GAYTAN ADRINA
677	14778	LASATER RD	PRONE, ISRAEL ANTONIO

Label #	*Address*		*Owner*
678	14778	LASATER RD	MONTES ALEXA
679	14778	LASATER RD	MELARA MARIO
680	14778	LASATER RD	CASTILLO FLOR H
681	14778	LASATER RD	DOWNEY DONALD
682	14778	LASATER RD	CERVANTES FRANCISCO
683	14778	LASATER RD	GOMEZ JOSE
684	14778	LASATER RD	CASTANEDA MARTHA
685	14648	LASATER RD	ECO CITY LLC
686	14770	LASATER RD	SUAREZ ELIZABETH
687	14770	LASATER RD	LAMBERT THOMAS BURT JR &
688	14770	LASATER RD	ACUNA HORACIO
689	14770	LASATER RD	HERNANDEZ VERONICA
690	14770	LASATER RD	CHAVEZ HILDA
691	14770	LASATER RD	MORENO HILDA
692	14770	LASATER RD	FUENTES REA JUAN
693	14770	LASATER RD	CRAINE HELEN
694	14770	LASATER RD	BENITEZ JOSE
695	14770	LASATER RD	LOPEZ MARIA DEL REFUGIO
696	14770	LASATER RD	SANTOS EDGAR & JUANA
697	14770	LASATER RD	PONCE DIANA MARIA
698	14770	LASATER RD	RAMOS SILVERO
699	14770	LASATER RD	RODRIGUEZ MARIA LUCIA
700	14770	LASATER RD	BOTELLO AURELIO
701	14770	LASATER RD	THOMAS DONAVON D
702	14770	LASATER RD	GRIMMITT MITCH
703	14770	LASATER RD	MARTINEZ CLARA
704	14770	LASATER RD	AQUILAR MARILU
705	14770	LASATER RD	ACUNA JR HORACIO
706	14770	LASATER RD	MARQUEZ YANNETH
707	14770	LASATER RD	MUNOZ MARIA V
708	14770	LASATER RD	GILBERT CHRISTINA &

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Label #	*Address*		*Owner*
709	14770	LASATER RD	COUTURE GEORGE
710	14770	LASATER RD	ASHBY TRACYNE
711	14770	LASATER RD	WILSON GREGORY
712	14770	LASATER RD	GALLEGOS JORGE RICO
713	14770	LASATER RD	GARZA JOSE
714	14770	LASATER RD	GUTIERREZ ELIA TRUJILLO
715	14770	LASATER RD	ROBINSON DARREN
716	14770	LASATER RD	ALLEN A W
717	14770	LASATER RD	MORENO MARIA
718	14770	LASATER RD	RODRIGUEZ HERMINIA
719	14770	LASATER RD	JARAMILLO JAZMIN
720	14770	LASATER RD	GARCIA MANUEL
721	14770	LASATER RD	GARCIA GUADALUPE
722	14770	LASATER RD	CADENA ANTONIO
723	14770	LASATER RD	MARCOS ANTONIA
724	14770	LASATER RD	ARELLANO MARIA DE JESUS
725	14770	LASATER RD	SOLIS MARIA
726	14770	LASATER RD	SOLIS MARIA
727	14770	LASATER RD	WALKER DANIEL A
728	14770	LASATER RD	ESPINOZA ANA LAURA
729	14770	LASATER RD	GONZALES FRANCISCO
730	14770	LASATER RD	CASTILLO MARIA IDILIA
731	14770	LASATER RD	LOPEZ EDUARDO
732	14770	LASATER RD	CISNEROS LETICIA
733	14770	LASATER RD	AMADOR CLARA
734	14770	LASATER RD	OLEA PENALOZA ARACELI
735	14770	LASATER RD	CARRANZA MARISELA
736	14770	LASATER RD	BALDERAS DOLORES
737	14770	LASATER RD	TORRES GUADALUPE GUERRERO
738	14770	LASATER RD	RODRIGUEZ ALFONSO
739	14770	LASATER RD	LARA ARMANDO

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Label #	*Address*		*Owner*
740	14770	LASATER RD	PAINTER TERRY
741	14770	LASATER RD	LUJAN LUZ MARIA
742	14770	LASATER RD	SOSA BLANCA
743	14770	LASATER RD	DICKENSON SHIRLEY
744	14770	LASATER RD	RAMIREZ MARIA DE LA LUZ
745	14770	LASATER RD	LAGARD THOMAS
746	14770	LASATER RD	ESPINOZA HUMBERTO
747	14770	LASATER RD	ALFARO GUELDI ROEL &
748	14770	LASATER RD	JAQUEZ MIGUEL
749	14770	LASATER RD	NUNEZ GUADALUPE DELGADO
750	14770	LASATER RD	LOPEZ MARIA
751	14770	LASATER RD	CARRIZALES SANDRA
752	14770	LASATER RD	ANTUNA GABRIEL
753	14770	LASATER RD	ALVAREZ JOSE
754	14770	LASATER RD	LOPEZ OMAR RAMIREZ
755	14770	LASATER RD	PARTIDA MARIA L
756	14770	LASATER RD	HERNANDEZ TORRES DANIEL EDUARDO
757	408	E LAWSON RD	BUDNY KAREN
758	6103	SHANNON LOOP	BEAM LILLIE CLORINE
759	14283	LASATER RD	RUIZ IAN & NILDA REV LIV TRUST
760	14647	LASATER RD	TORRES GILBERTO
761	14441	LASATER RD	DELEON JOSE C & NUBIA
762	6374	LASATER RD	SERNA JOSE L
763	6245	SHANNON RD	NLCM CHURCH PROPERTIES LLC
764	524	LAWSON RD	BISHIP DONALD LIFE ESTATE
765	6203	SHANNON RD	VILLA DANIEL & BEATRIZ
766	5905	SHANNON RD	NOSKA JOHNNY & ELIZABETH
767	5925	SHANNON RD	HAUGHT S A SR ET AL
768	6375	SHANNON RD	SERNA JOSE L
769	6375	SHANNON RD	SERNA JOSE L
770	5800	SHANNON RD	CSN FAMILY LP

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2021**

Planner: Carlos A. Talison Sr.

FILE NUMBER:	Z201-101(CT)	**DATE FILED:**	October 2, 2020
LOCATION:	Southeast corner of Greenville Avenue and Prospect Avenue		
COUNCIL DISTRICT:	14	**MAPSCO:**	36 T; X
SIZE OF REQUEST:	±0.2718 acres	**CENSUS TRACT:**	11.01

REPRESENTATIVE: Santos Martinez, La Sierra Planning

OWNER/APPLICANT: Andres Family Trust

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District.

SUMMARY: The purpose of the request is to allow the existing restaurant use [Son of A Butcher] to operate as a late-hours establishment and remain open past 12:00 a.m. (midnight). The applicant seeks to include the outdoor patio as part of the request.

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

BACKGROUND INFORMATION:

- The site is currently developed with a restaurant with drive-through or drive-in.

- The purpose of the request is to allow the existing restaurant to operate as a late-hours establishment per PD No. 842 and remain open past 12:00 a.m. (midnight).

Zoning History: There have been approximately 16 zoning cases at 10 locations in the area over the past five years.

1. **Z156-217:** On June 22, 2016, the City Council approved the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Prospect Avenue
2. **Z167-263 & Z156-300:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This case was auto-renewed on April 7, 2017.
3. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue; and containing approximately 3,277.30 acres.
4. **Z178-387 & Z167-342:** On January 23, 2019 and October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue
5. **Z189-124 & Z189-126:** On February 7, 2019, the City Plan Commission recommended denial without prejudice of two applications for Specific Use Permits for late-hours establishments limited to restaurants without drive-in or drive-through service, located on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive.
6. **Z189-131:** On April 10, 2019, the City Council denied without prejudice, an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, located on the east line of Greenville Avenue, between Oram Street and La Vista Drive.

7. **Z189-206:** On August 14, 2019, the City Council approved the creation of Subdistrict 2 within PD No. 842 with a MD-1 Modified Delta Overlay located on the northeast corner of Greenville Avenue and Oram Street.
8. **Z189-251:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 2346 for a for a late-hours establishment limited to a restaurant with drive-in or drive-through service for a four-year period subject to a site plan and conditions, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, located on southwest corner of Greenville Avenue and Alta Avenue.
9. **Z189-261 & Z156-294:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This case was auto-renewed on May 20, 2019.
10. **Z189-333, Z178-304 & Z167-367:** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This request was renewed on November 14, 2018 and January 9, 2020.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Collector	60 feet
Prospect Avenue	Local	45 feet

Traffic:

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

Land Use:

Area	Zone	Use
Site	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Restaurant with drive through
North	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Restaurant without drive through and General merchandise or food store
East	PD No. 167 and CR District with SUP No. 285, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Surface Parking and Electrical Substation
South	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay	General merchandise or food store and Restaurant without drive through
West	PD No. 842 with SUP No. 1905, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Late Hours Establishment Limited to a Restaurant without drive through, and Office

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that "the City enforce premise code violations as it does in other parts of the City of Dallas." Code Enforcement was also an issue highlighted in the Greenville

Avenue Urban Design Study (1996-1997). The study recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with the PD requirements for the SUP process to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Land Use Compatibility:

The property is developed with an 1,845 square feet restaurant with drive-through or drive-in service. The purpose of this request is to allow the existing restaurant to operate as a late-hours establishment and remain open past 12:00 a.m. (midnight). The restaurant with drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight. The patio of the restaurant is not a part of the SUP and must close at midnight.

Surrounding land uses include: restaurant to the north; surface parking and an electrical substation to the east; general merchandise or food store 3,500 square feet or less and restaurant without drive-in or drive through service to the south; and, a restaurant without a drive-in or drive through service with a late hour establishment SUP, and office uses to the west.

The main uses permitted in PD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. In order to operate certain uses between midnight and 6:00 a.m., the land use becomes a late-hours establishment, and a Specific Use Permit is required. The owner or operator must obtain a certificate of occupancy for a late-hours establishment, in order to operate after 12:00 a.m. (midnight).

The PD gives additional criteria for evaluating a request for a specific use permit:

> (e) Factors to be considered for a specific use permit for a late-hours establishment. The City Plan Commission and City Council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):
>
> (1) the number of citations issued by police to patrons of the establishment;
>
> (2) the number of citations issued by police for noise ordinance violations by the establishment;
>
> (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

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.

Additional provisions within the SUP conditions will limit the floor area, uncovered patio area, hours of operation, and outdoor live music and speaker usage. The restaurant must cease operation by 2:00 a.m., Monday through Sunday. Furthermore, use of the patio is not included in the SUP and the patio area must be closed by 12:00 a.m. (midnight). Use of outdoor speakers and outdoor live music on the property is prohibited during the late-hours period. While the site does not have immediate residential adjacency, there is an R-7.5(A) Single Family District with residential uses located a block further to the east along Matilda Street and Prospect Avenue. By restricting the business to earlier times and prohibiting outdoor noise, as well as having a short time period of two-years, staff believes the late hours restaurant will remain compatible with the neighborhood.

Landscaping:

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

Parking:

Pursuant to §51A-4.210, a restaurant requires one space per 100 square feet of floor area. Therefore, the ±1,845-square foot restaurant requires 19 spaces. Parking is met with 16 parking spaces provided on site and 3 delta credits from City improvements made along Greenville Avenue.

Market Value Analysis

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

LIST OF OFFICERS

Andres Family Trust

Marc Andres, Managing Director

SUP CONDITIONS

Staff Recommendation

1. USE: The only use authorized by this specific use permit is late hours establishment limited to a restaurant with drive-in or drive-through service.

Applicant's Request

1. USE: The only use authorized by this specific use permit is late hours establishment limited to a restaurant with drive-in or drive-through service to include patio.

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

3. TIME LIMIT: This specific use permit expires on [two-years from the passage of this ordinance].

4. FLOOR AREA: The maximum floor area is 1,845 square feet in the location shown on the attached site plan.

5. HOURS OF OPERATION: The late hours establishment limited to a restaurant without drive-in or drive-through service must cease operation by 2:00 a.m., Monday through Sunday with the exception that the outdoor patio area must close at midnight. All customers must be removed from the Property by 2:15 a.m.

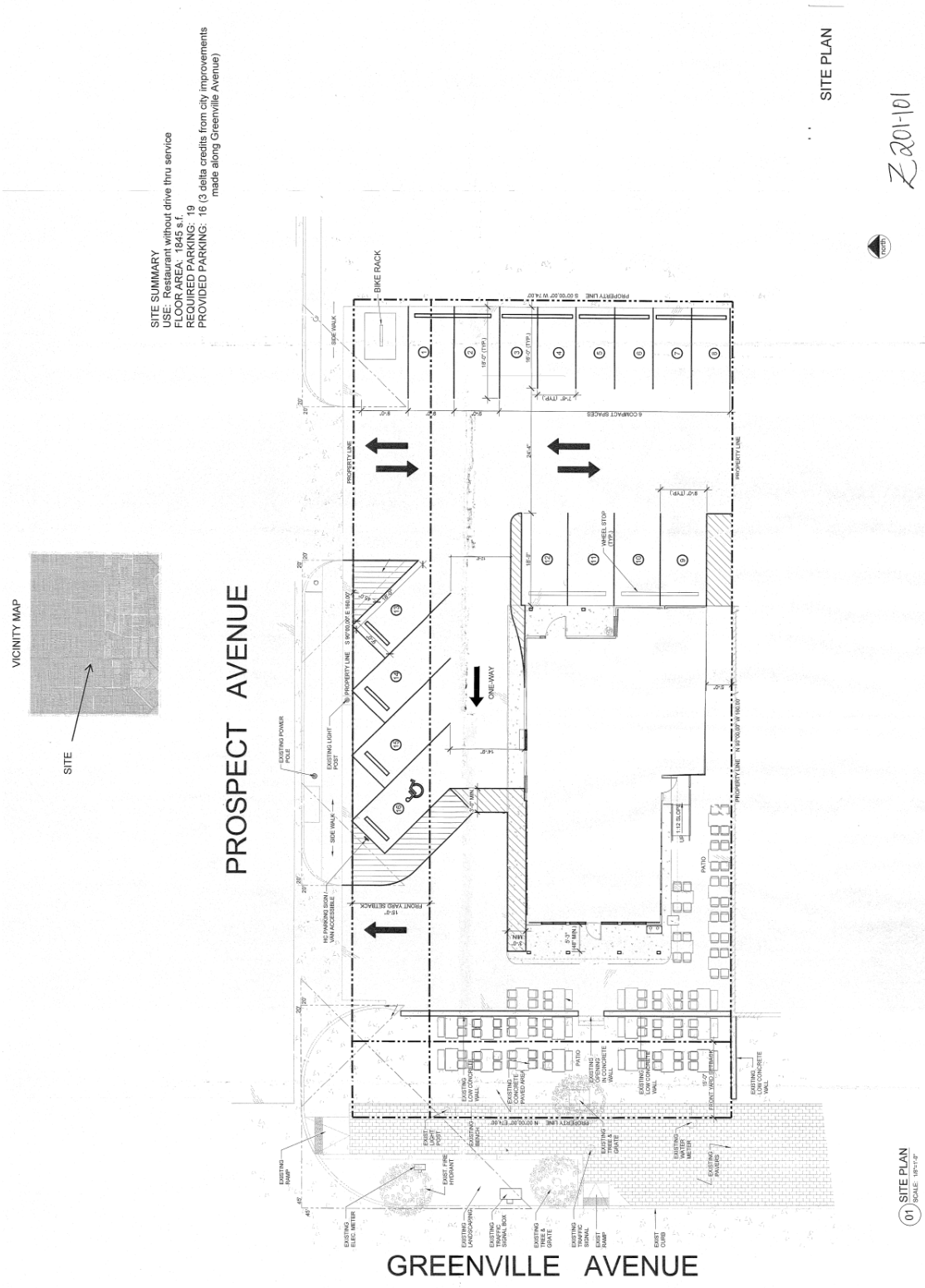
6. OUTDOOR LIVE MUSIC AND SPEAKERS: Outdoor live music and the use of outdoor speakers and amplification on the Property are prohibited.

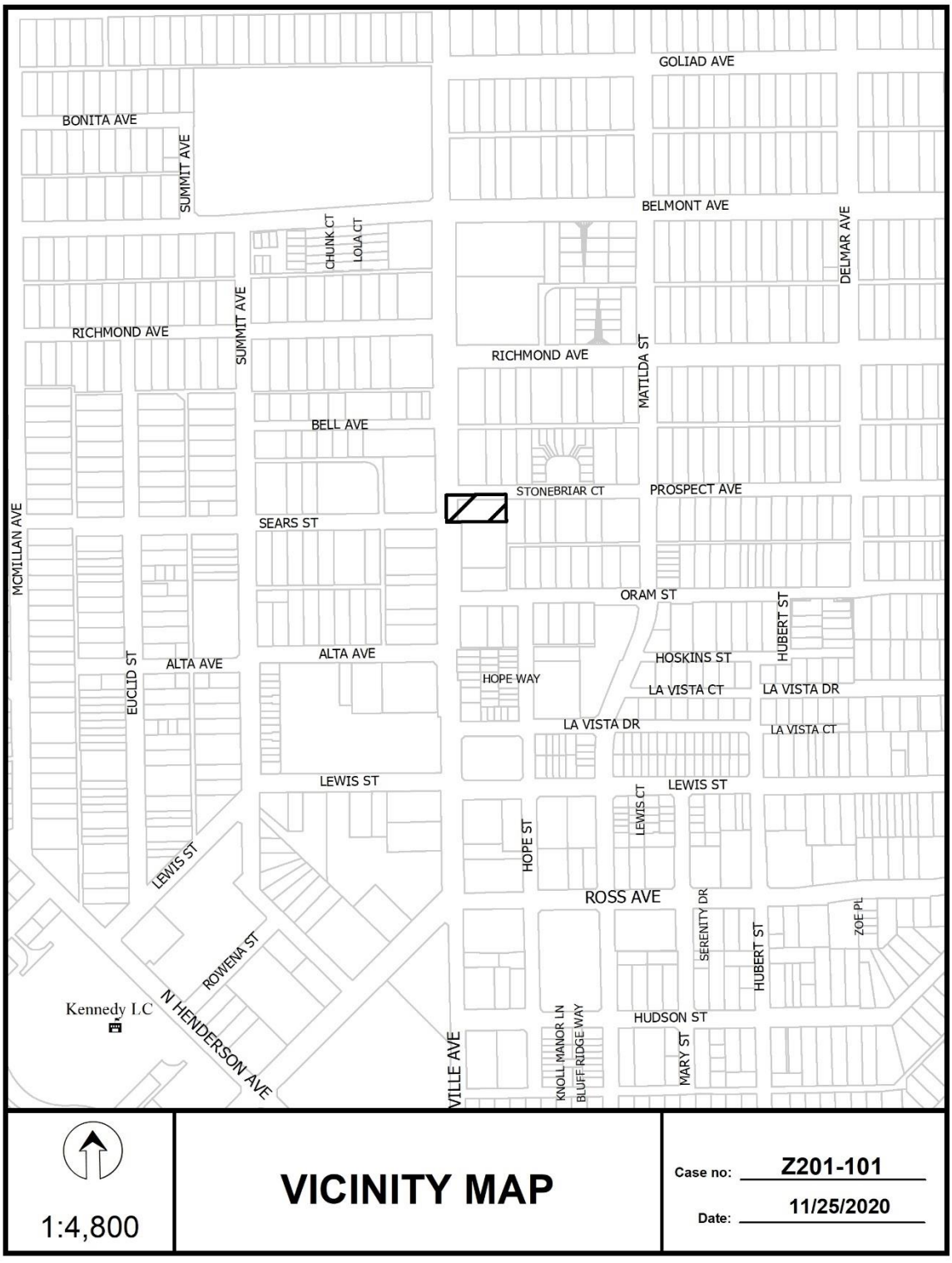
7. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.

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

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

Proposed SUP Site Plan





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VICINITY MAP

Case no: Z201-101

Date: 11/25/2020

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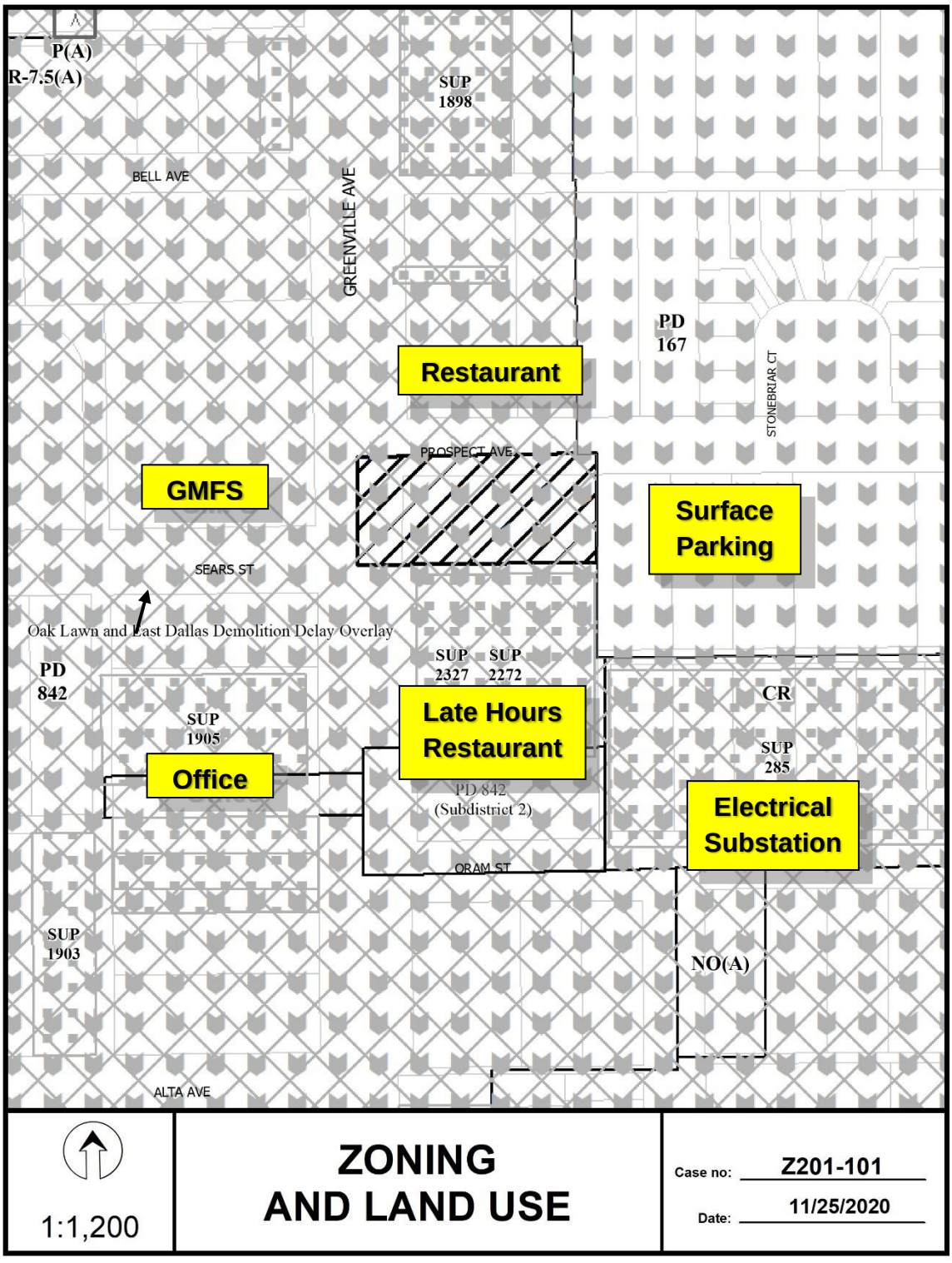
AERIAL MAP

Case no: Z201-101

Date: 11/25/2020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R-7.5(A)
SUP
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BELL AVE
GREENVILLE AVE
PD
167
STONEBRIAR CT
Restaurant
PROSPECT AVE
GMFS
Surface
Parking
SEARS ST
Oak Lawn and East Dallas Demolition Delay Overlay
PD
842
SUP
2327
SUP
2272
CR
SUP
1905
Late Hours
Restaurant
SUP
285
Office
PD 842
(Subdistrict 2)
Electrical
Substation
ORAM ST
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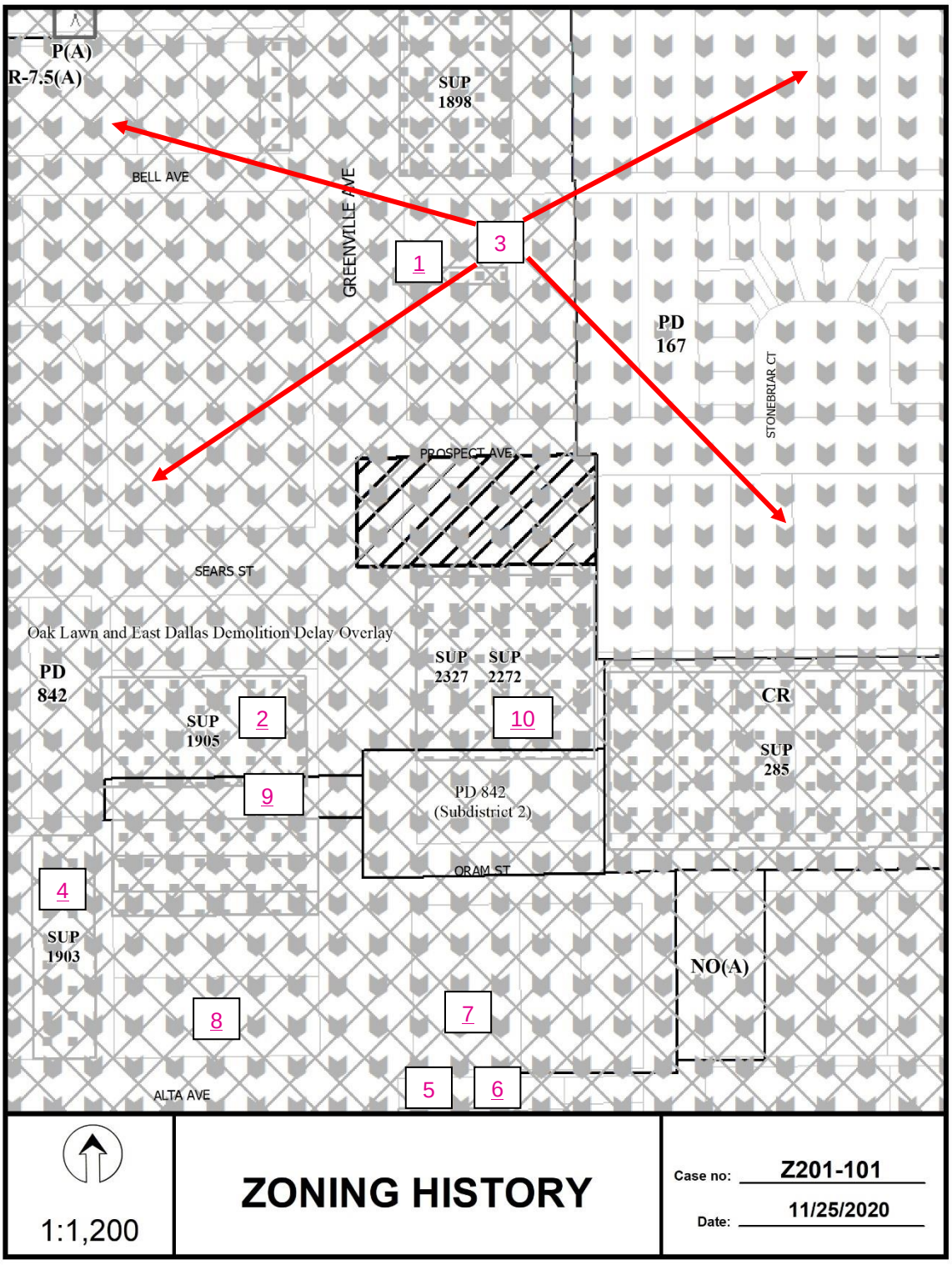
1903
NO(A)
ALTA AVE
1:1,200
ZONING
AND LAND USE
Case no: Z201-101
Date: 11/25/2020


P(A)
R-7.5(A)
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Oak Lawn and East Dallas Demolition Delay Overlay
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CR
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1905
2
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PD 842
(Subdistrict 2)
ORAM ST
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SUP
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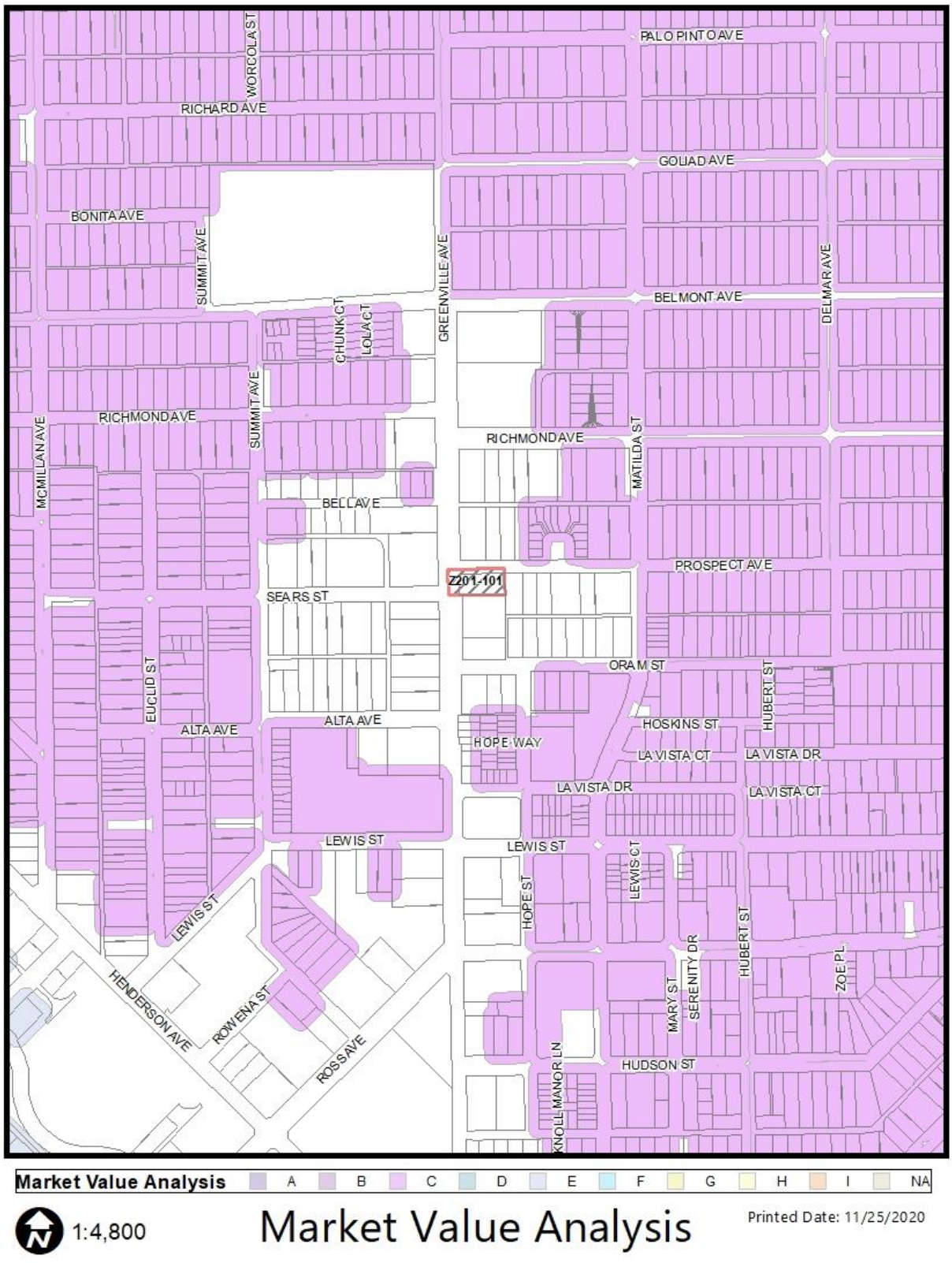
ALTA AVE
1:1,200
ZONING HISTORY
Case no: Z201-101
Date: 11/25/2020



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

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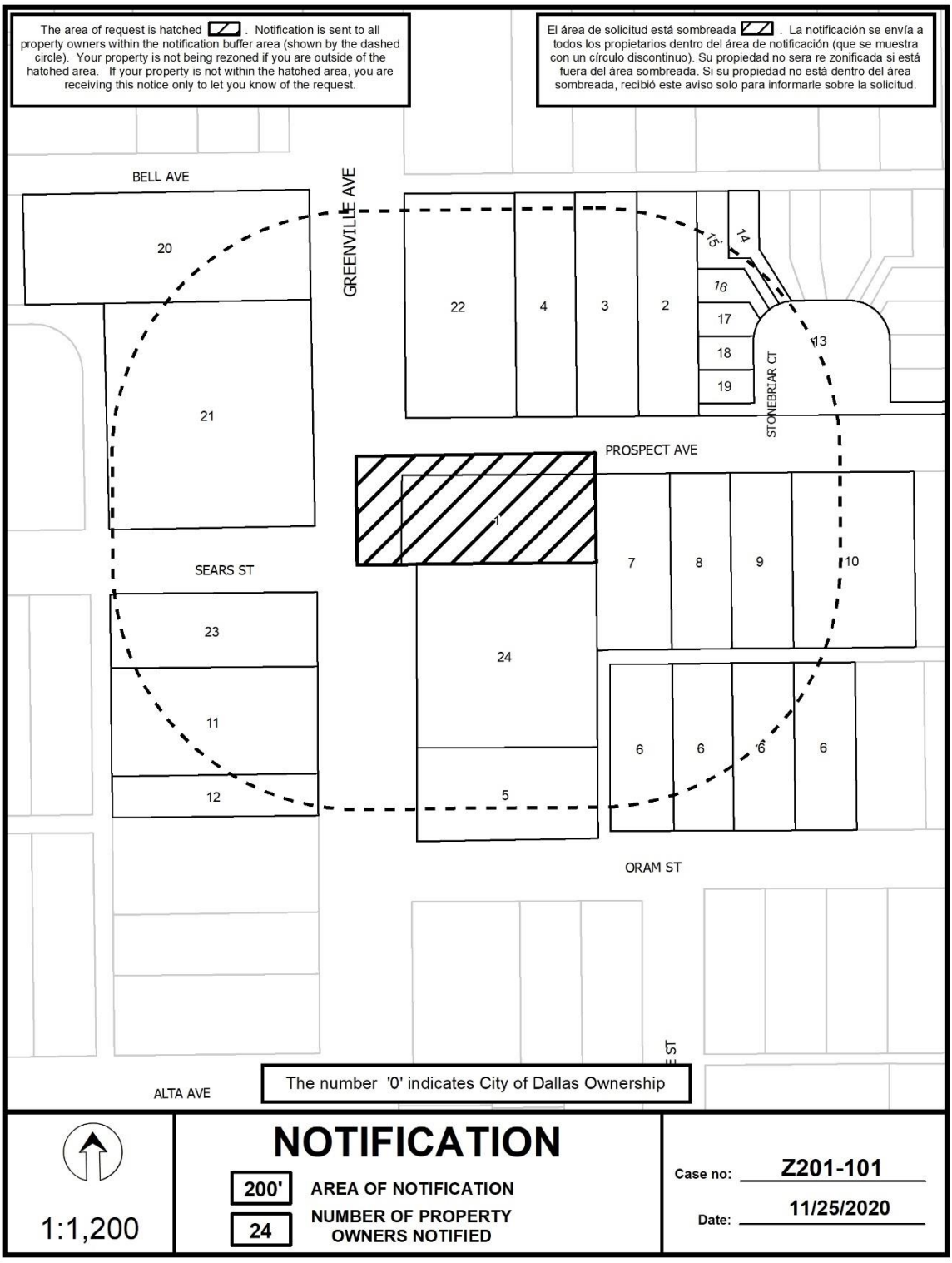
Market Value Analysis

Printed Date: 11/25/2020


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 sera 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.
BELL AVE
GREENVILLE AVE
PROSPECT AVE
SEARS ST
ORAM ST
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The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
24
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-101
Date: 11/25/2020

11/25/2020

Notification List of Property Owners

Z201-101

24 Property Owners Notified

Label #	***Address***		***Owner***
1	2026	GREENVILLE AVE	Taxpayer at
2	5719	PROSPECT AVE	Taxpayer at
3	5715	PROSPECT AVE	Taxpayer at
4	5711	PROSPECT AVE	ANDRES FAMILY TRUST
5	2000	GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
6	5715	ORAM ST	ONCOR ELECRIC DELIVERY COMPANY
7	5716	PROSPECT AVE	Taxpayer at
8	5720	PROSPECT AVE	Taxpayer at
9	5724	PROSPECT AVE	Taxpayer at
10	5728	PROSPECT AVE	WALL JOHN E JR
11	1919	GREENVILLE AVE	Taxpayer at
12	1917	GREENVILLE AVE	MEDICAPITAL INC
13	2100	STONEBRIAR CT	STONEBRIAR CT H O A
14	6	STONEBRIAR CT	KELLEY STEPHANIE C &
15	5	STONEBRIAR CT	WHITELEY ANDREW &
16	4	STONEBRIAR CT	STOKES ROBERT CHARLES
17	3	STONEBRIAR CT	MATTHEW JOHN W &
18	2	STONEBRIAR CT	GERDES ANDREW KIRK
19	1	STONEBRIAR CT	Taxpayer at
20	2023	GREENVILLE AVE	2001 GREENVILLE VENTURE
21	2001	GREENVILLE AVE	2001 GREENVILLE VENTURE LTD
22	2104	GREENVILLE AVE	Taxpayer at
23	1931	GREENVILLE AVE	Taxpayer at
24	2018	GREENVILLE AVE	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, JANUARY 21, 2020**

Planner: La'Kisha Girder

FILE NUMBER: Z201-106(LG) **DATE FILED:** October 7, 2020

LOCATION: Northwest corner of East 11th Street and South Ewing Avenue

COUNCIL DISTRICT: 1 **MAPSCO:** 55 A

SIZE OF REQUEST: 0.838 acres **CENSUS TRACT:** 48.00

APPLICANT/ REPRESENTATIVE: Ryan Companies

OWNER: East Jefferson Partners, Inc.

REQUEST: An application for a Specific Use Permit for a commercial surface parking lot on property zoned Subdistrict F (WMU-12) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The applicant is requesting a specific use permit to develop the site as a parking lot with 76 spaces (Dallas County Oak Cliff Government Center).

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

BACKGROUND INFORMATION:

- Planned Development District No. 468 was created by the City Council on March 12, 1997. PD No. 468 consists of 608.86 acres and 14 subdistricts.

- The area of request consists of five lots and is currently undeveloped. This subdistrict allows for non-residential uses such as park or open space, commercial surface parking lot, government service, community service, utilities, and educational uses.

- According to Article XIII of the Dallas Development Code, a commercial surface parking lot on an open space lot may be approved through the specific use permit process. The length of time the use may be operated must be set during approval of the specific use permit. The commercial surface parking lot must meet all standards for design and landscaping required in this article. No commercial surface parking lot may be used to satisfy public or private open space requirements.

- The applicant proposes to construct 76 parking spaces on the property for the newly constructed county building adjacent to the site. The county will also use the site to provide COVID-19 testing.

Zoning History: There has been one zoning change in the vicinity during the last five years.

1. **Z178-185** On April 25, 2018, the City Council approved the creation of the Oak Cliff Demolition Delay Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
S Ewing Avenue	Community Collector	44 feet	60 feet

Traffic.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the applicant needs to provide a preliminary traffic assessment of proposed parking facility. The document should include a description of proposed operations in coordination with the proposed County building and parking garage (Civil Plans Number DP20-147) as well as planned Covid-19 testing plans.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

URBAN DESIGN ELEMENT:

Policy 5.1.5 Promote pedestrian-friendly streetscapes.

Area Plans:

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

The 360 Plan emphasizes strategies to continue to improve connectivity, identifying streets such as Houston, Zang, and Beckley as District Connectors and enhancing access, with particular focus on bike and pedestrian connections, to and across the Trinity River.

The Plan's key recommendations include:

- Creating vibrant parks and neighborhood spaces.
- Providing access to and connections between these amenities and services.

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

Land Uses:

	Zoning	Land Use
Site	PD No. 468, Subdistrict F Tract 1 WMU-12	Undeveloped Land
North	PD No. 468, Subdistrict F Tract 1 WMU-12	Multifamily
Northeast	PD No. 468, Subdistrict F Tract 1 WMU-12	Undeveloped Land
East	PD No. 468, Subdistrict F Tract 1 WMU-12	Undeveloped Land
South	PD No. 468, Subdistrict F Tract 1 WMU-12	Undeveloped Land, Multifamily
Southwest	PD No. 468, Subdistrict F Tract 1 WMU-12	Multifamily
West/ Northwest	PD No. 468, Subdistrict F Tract 1 WMU-12	Undeveloped Land (Location of the proposed Dallas County Oak Cliff Government Center)

Land Use Compatibility:

The subject site is currently undeveloped. The applicant is proposing to develop the site as commercial surface parking lot for employees of the adjacent Dallas County Oak Cliff Government Center. During the pandemic, the County indicated the lot may be used for COVID-19 testing as needed. While this is not a use that is specifically allowed in the code, staff is in support of this request due to the community service that will be provided if this request is approved.

Surrounding land uses include undeveloped land to the northwest, northeast, east, south, and west of the subject site. The undeveloped land to the west and northwest is the proposed location for the Dallas County Oak Cliff Government Center. Multifamily uses are also to the north, south and southwest of the site.

In Form Districts, open space lots can be used to accommodate commercial surface parking lots. A specific use permit is required for the commercial surface parking lot as an open space development type. Commercial parking is a facility that provides parking not accessory to a principal use, for which a fee may or may not be charged. The commercial surface parking lot must meet all design and landscaping standards in Article XIII.

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 commercial surface parking lot is compatible with the surrounding area as it will be adjacent to the parking garage of the proposed County facility. The SUP conditions limit the use of the parking lot to between 7:00 am and 5:00 pm. The limit on the hours of operation and the prohibition on loudspeakers help to ensure compatibility with the nearby multifamily uses.

The applicant requested a 20-year period for the SUP. Staff recommends a three-year period to provide a more frequent re-evaluation of the SUP. Such uses, for a short time-period, can be a placeholder until a more desirable, street activating use is developed on the property.

Parking:

No parking is required for a commercial surface parking lot. As depicted on the proposed site plan a total of 76 off-street parking spaces will be provided.

For reference, the County facility to the west of the site will provide 244 parking spaces.

Landscaping:

Landscaping provided will be in accordance with Article X of the Dallas Development Code, as amended. Although the property is zoned Subdistrict F in WMU-12, it must comply with Article X and the requirements under Section 51A-13.408 of the Dallas Development Code.

The applicant is required to provide 8% open space per Article XIII. Based on the area of request, which totals 36,502 square feet, the applicant is required to provide 2,920 square feet of open space. The applicant is providing 7,712 SF of open space, which is 21.12% of the total land area.

Market Value Analysis

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

types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. A portion of the site is within an “E” MVA cluster. Parcels to the north, south, east, northeast, northwest and southwest are also located within an “E” MVA cluster. Parcels further northwest are within an “F” MVA cluster. There are also parcels further north within a “G” MVA cluster and parcels further east and southwest within an “I” MVA cluster.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a commercial surface parking lot.

2. SITE PLAN: Use and development of the property will comply with the attached site plan.

Staff Recommendation:

3. TIME LIMIT: The specific use permit shall expire on _____ (three years from the passage of this ordinance).

Applicant's Request

3. TIME LIMIT: The specific use permit shall expire on _____ (twenty years from the passage of this ordinance).

4. FLOOR AREA: The proposed parking lot will cover 36,500 square feet.

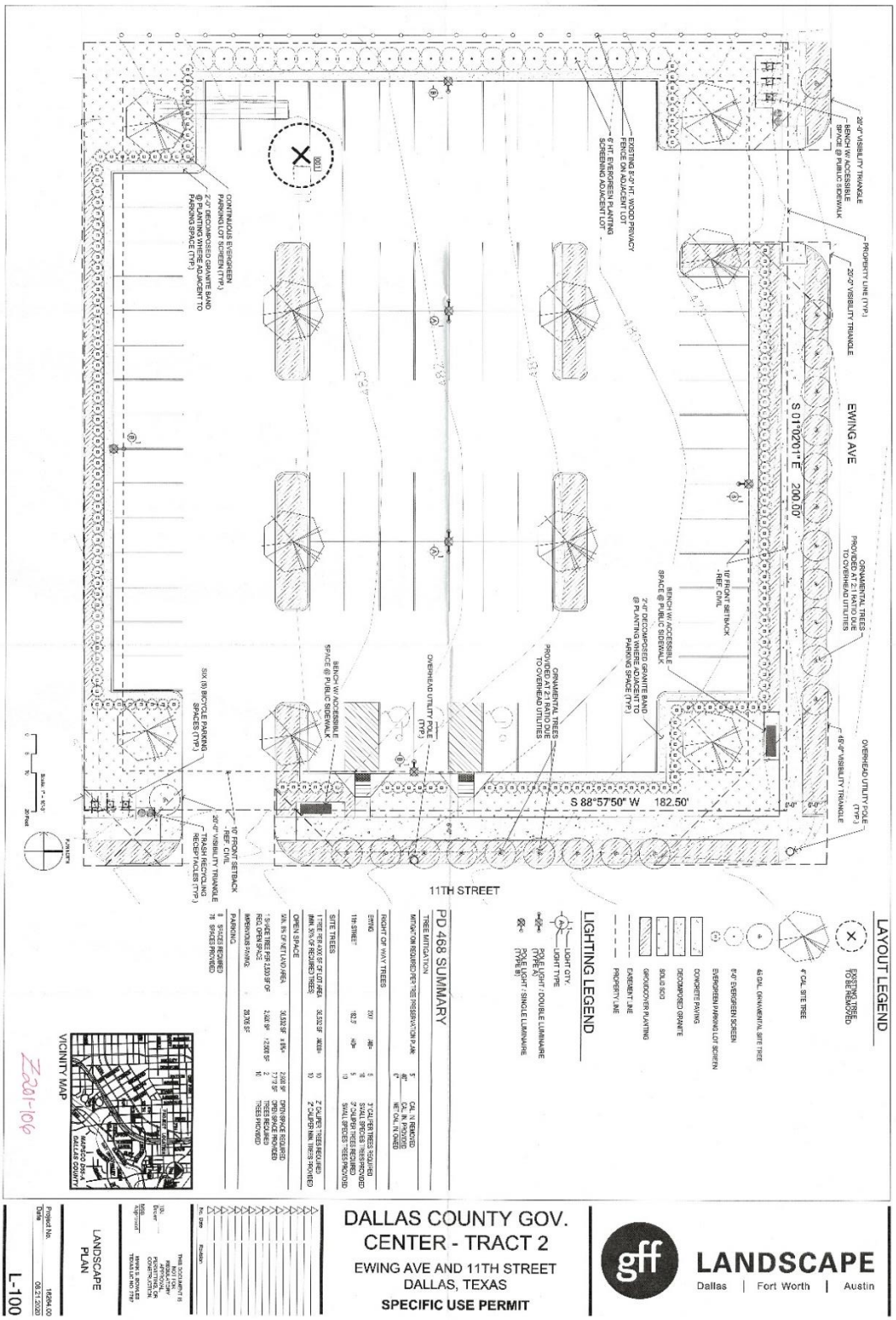
5. HOURS OF OPERATION: The parking lot will operate from 7:00 am and 5:00 pm, Monday through Sunday.

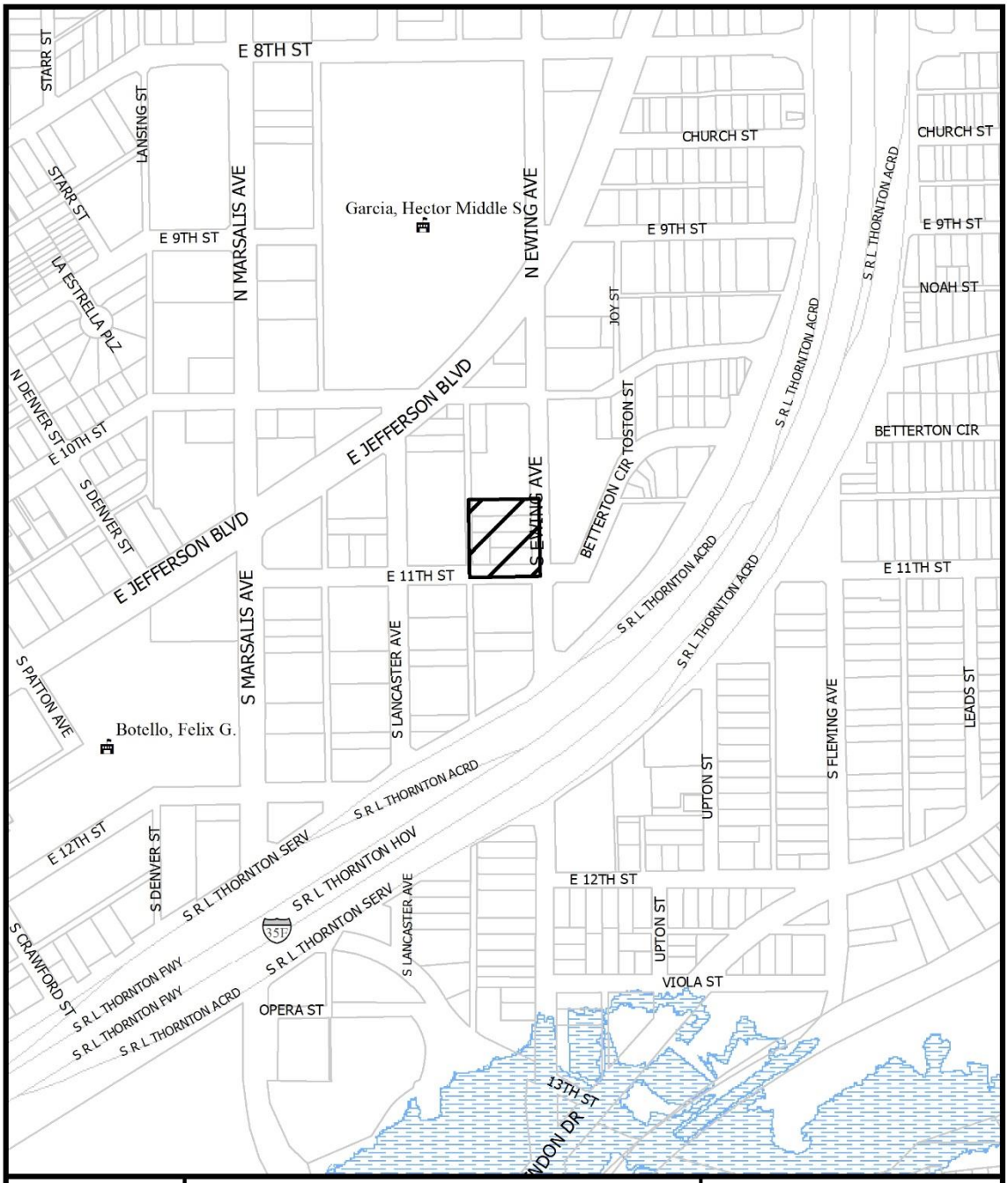
6. OUTDOOR LOUDSPEAKERS: Use of loudspeakers on this Property is prohibited.

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

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

PROPOSED SUP SITE PLAN





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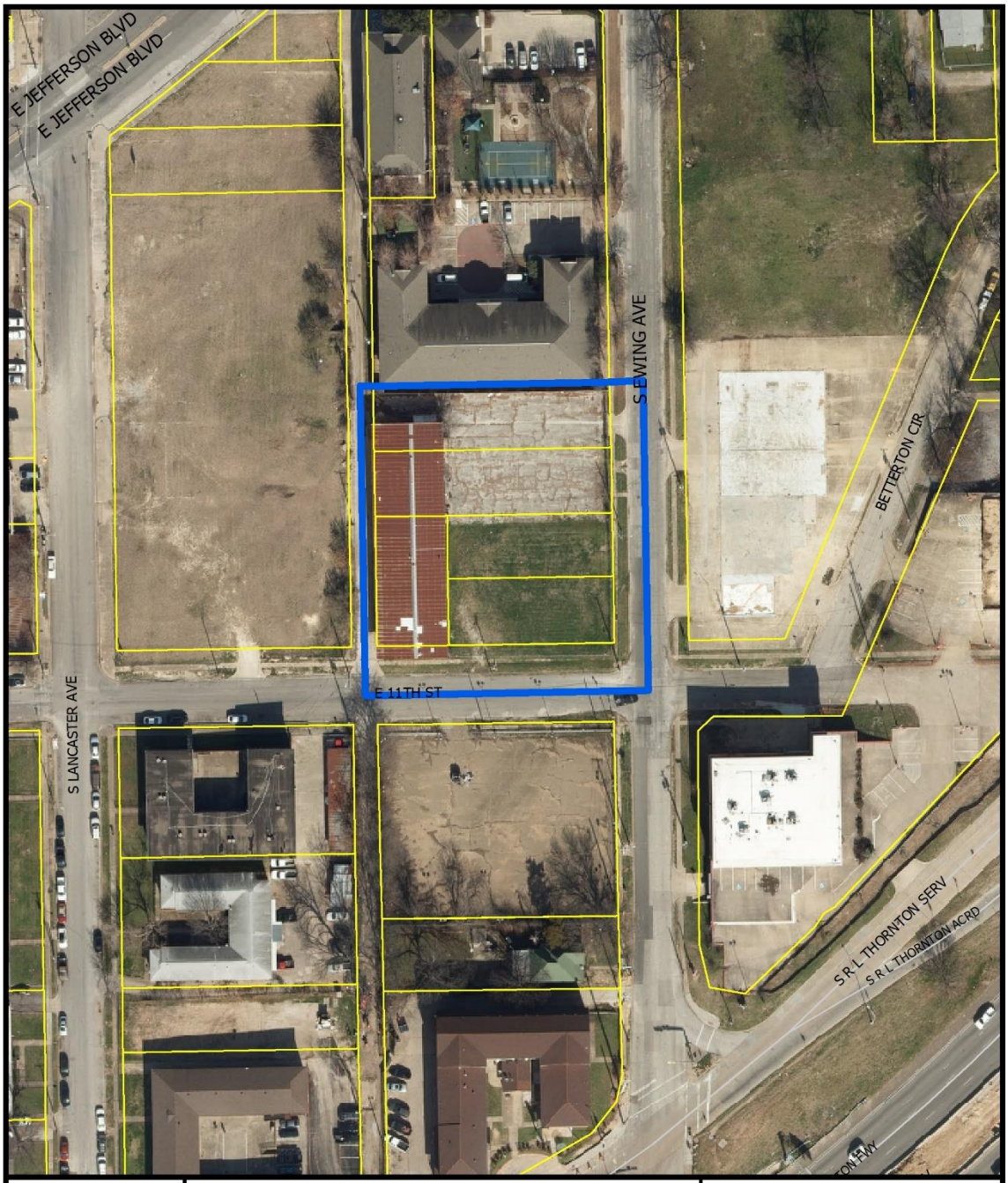
VICINITY MAP

Case no: Z201-106

Date: 11/30/2020



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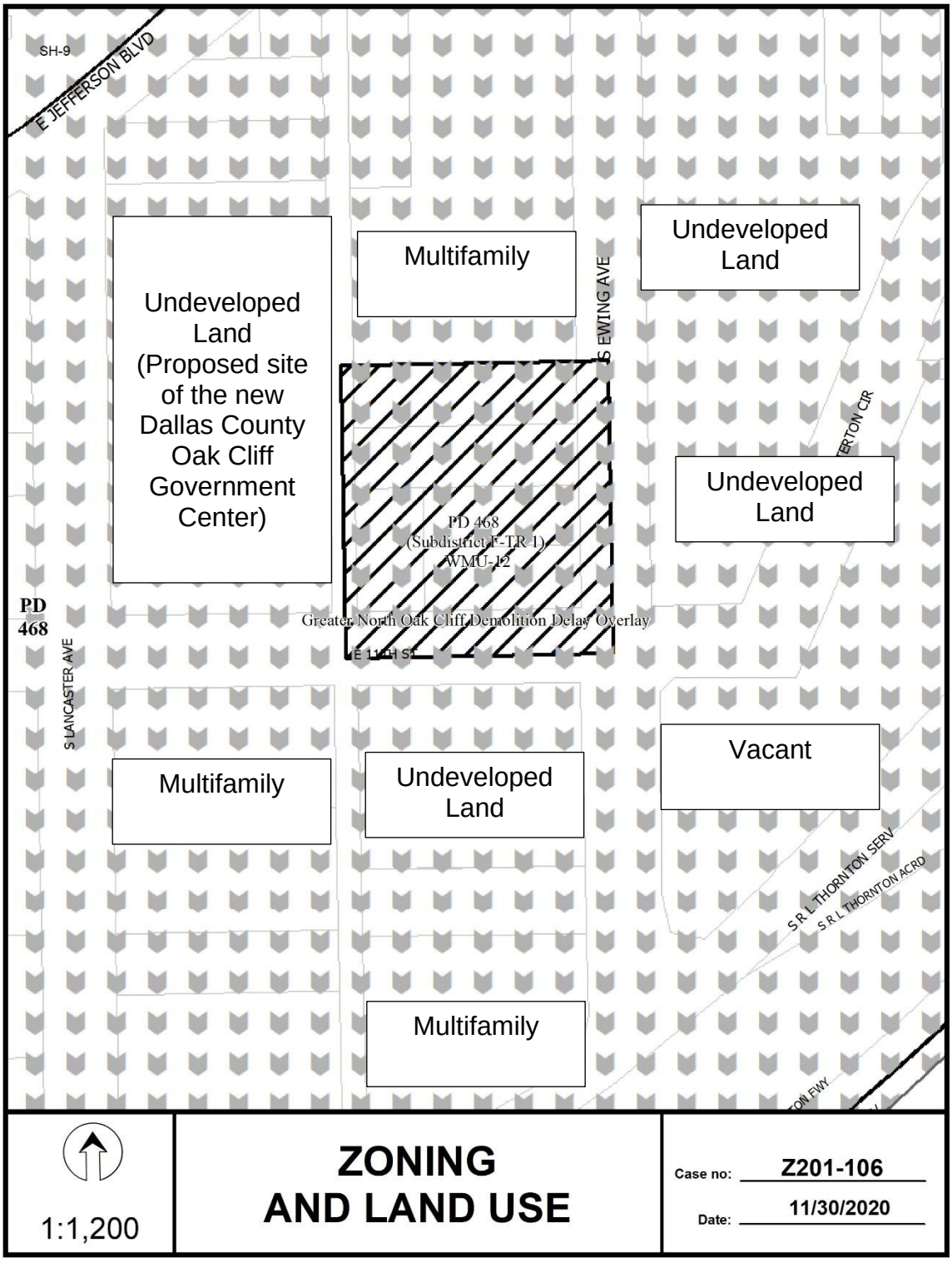
AERIAL MAP

Case no: Z201-106

Date: 11/30/2020


SH-9
E JEFFERSON BLVD
Undeveloped Land (Proposed site of the new Dallas County Oak Cliff Government Center)
Multifamily
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Undeveloped Land
Undeveloped Land
PD 468 (Subdistrict F-TR 1) WMU-12
Greater North Oak Cliff Demolition Delay Overlay
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PD 468
S LANCASTER AVE
Multifamily
Undeveloped Land
Vacant
Multifamily
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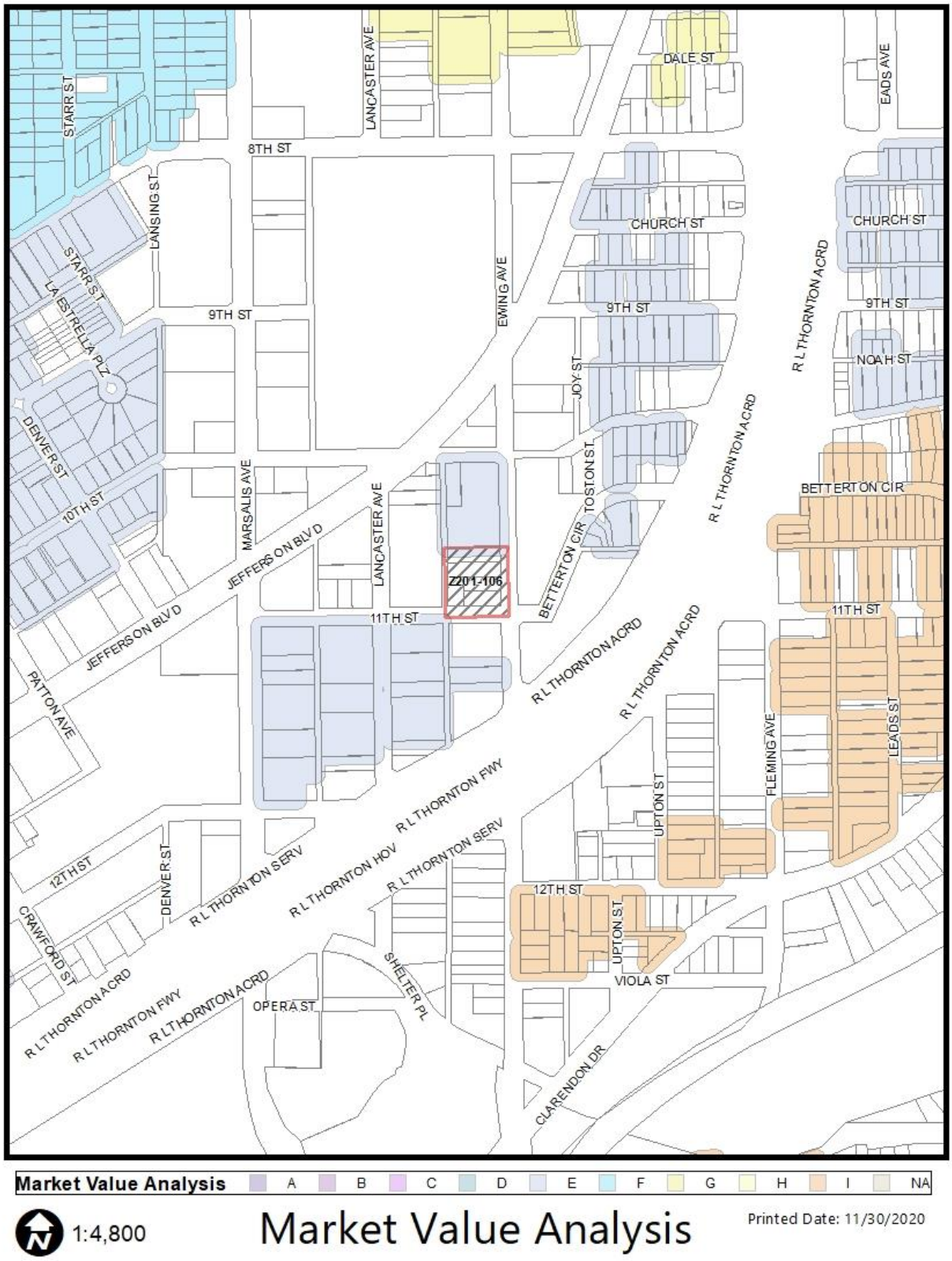
ZONING AND LAND USE
Case no: Z201-106
Date: 11/30/2020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LANSING ST
CHURCH ST
CHURCH ST
STARR ST
LA ESTRELLA PLZ
EWING AVE
9TH ST
9TH ST
R L THORNTON ACRD
NOAH ST
JOY ST
DENVER ST
TOSTON ST
BETTERTON CIR
10TH ST
MARSALIS AVE
JEFFERSON BLVD
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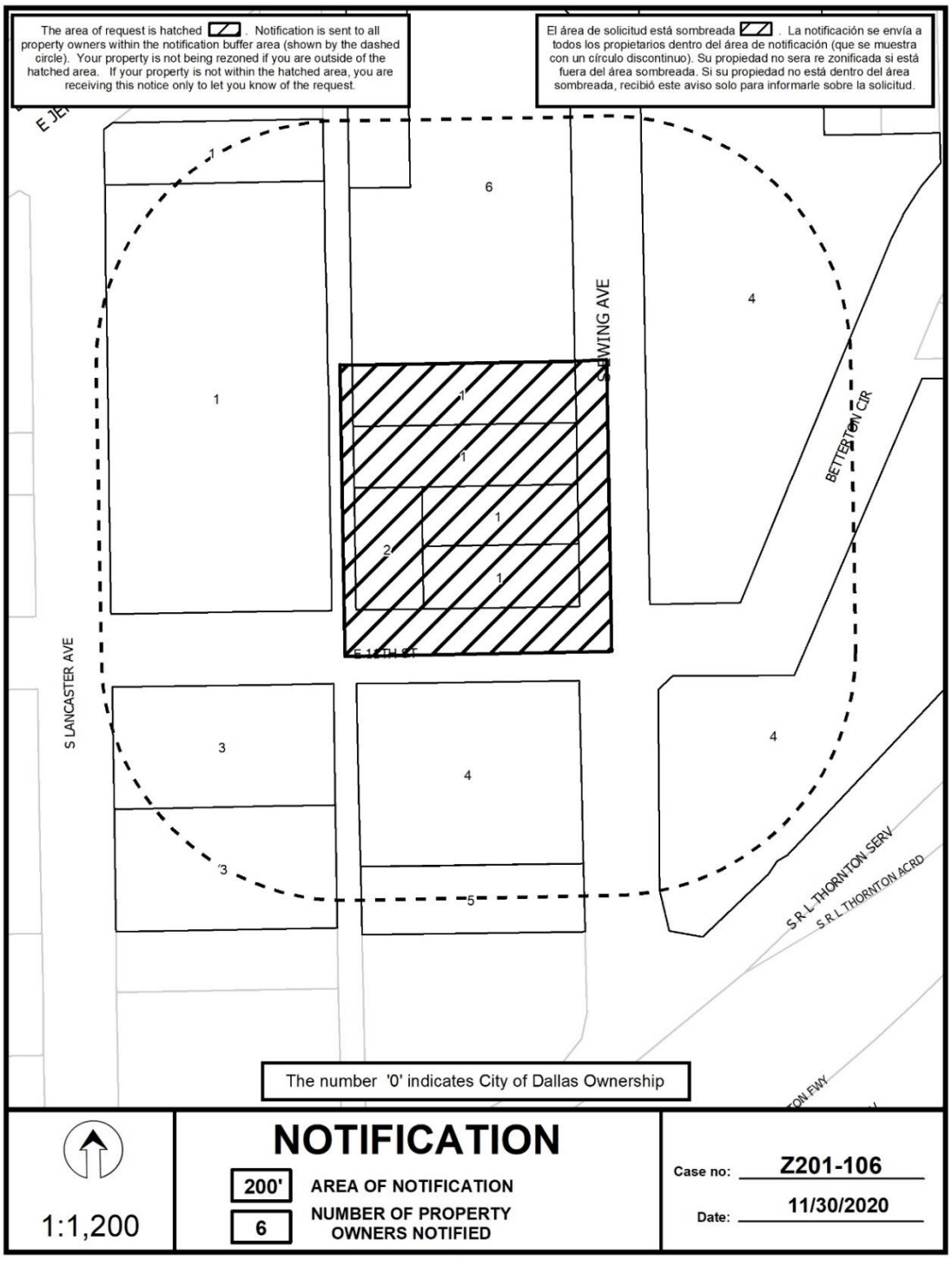
R L THORNTON ACRD
OPERA ST
CLARENDON DR
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 11/30/2020


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 sera 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.
E JE
S LANCASTER AVE
E 16TH ST
BETTERTON CIR
S R L THORNTON SERV
S R L THORNTON ACRD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
6
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-106
Date: 11/30/2020

11/30/2020

Notification List of Property Owners

Z201-106

6 Property Owners Notified

Label #	*Address*		*Owner*
1	128	S LANCASTER AVE	EAST JEFFERSON PARTNERS INC
2	719	E 11TH ST	EAST JEFFERSON PARTNERS INC
3	208	S LANCASTER AVE	202 SOUTH LANCASTER LLC
4	201	S EWING AVE	BMH OAK CLIFF LLC
5	213	S EWING AVE	223 SOUTH EWING LLC
6	115	S EWING AVE	SHELTER MINISTRIES OF