



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, January 4, 2018  
AGENDA

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BRIEFINGS:	5ES	11:30 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

\*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

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David Cossum, Director  
Neva Dean, Assistant Director of Current Planning

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S178-047**  
(CC District 2)

An application to replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/694 and part of City Block B/2008 to create five lots on property located on Deere Street at Fitzhugh Avenue, south corner.  
Applicant/Owner: MM Deere, LLC  
Surveyor: Shield Engineering Group, PLLC  
Application Filed: December 6, 2017  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-048**  
(CC District 8)

An application to create one 1.30-acre lot from a tract of land in City Block 8803 on property located on Belt Line Road at Kleberg Road, west corner.  
Applicant/Owner: David O. Stutts and Cathy E. Stutts  
Surveyor: Robert Bryan  
Application Filed: December 6, 2017  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S178-049**  
(CC District 8)
- An application to replat a 1.221-acre tract of land containing part of Lot 1 and all of Lots 2 through 5 in City Block 6/8802 to create one lot on property located between Hopeful Vista Lane and Belt Line Road, east of Lenosa Lane.
- Applicant/Owner: Max Alley Investments, LLC  
Surveyor: A & W Surveyors, Inc.  
Application Filed: December 6, 2017  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-050**  
(CC District 14)
- An application to replat a 0.203-acre tract of land containing part of Lot 7 in City Block 7/1012 to create four lots on property located on Routh Street at Welborn Street, south corner.
- Applicant/Owner: Scope Properties, LTD  
Surveyor: Brown & Gay Engineers, Inc.  
Application Filed: December 6, 2017  
Zoning: PD 193 (MF-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-051**  
(CC District 14)
- An application to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Cantegral Street, south corner.
- Applicant/Owner: J.W. Campbell & Associates of Texas, Inc.  
Surveyor: CBG Surveying, Inc.  
Application Filed: December 7, 2017  
Zoning: PD 298 (Subdistrict 5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S178-052**  
(CC District 13)
- An application to create one 1.732-acre lot from a tract of land containing part of City Block 14/6139 on property located on Greenville Avenue, north of Walnut Hill Lane.
- Applicant/Owner: Invescrow Group, LLC, Little Bro Big Sis, LLC, Tire Kickers, LLC  
Surveyor: Wier & Associates, Inc.  
Application Filed: December 7, 2017  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S178-053**  
(CC District 13)
- An application to replat a 1.469-acre tract of land containing all of Lots 1 through 17 in City Block 4/2470 to create a 22-lot shared access area development with two common areas on property located on Miles Street at Holland Avenue, east corner.
- Applicant/Owner: CND-Cityville, LLC  
Surveyor: Pacheco Koch, LLC  
Application Filed: December 7, 2017  
Zoning: PD 193 (PDS 67) (Tract B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-054**  
(CC District 7)
- An application to create 5 lots from an 8.159-acre tract of land containing part of City Block 6127 on property located on Buckner Boulevard at Clover Haven, northwest corner.
- Applicant/Owner: 5204 Buckner, LLC  
Surveyor: Eagle Surveying, LLC  
Application Filed: December 7, 2017  
Zoning: PD 605  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (9) **S178-056**  
(CC District 2)
- An application to replat a 0.283-acre tract of land containing all of Lots 1 and 2 in City Block D/445 to create one lot on property located on Wall Street at Powhattan Street, west corner.
- Applicant/Owner: Guestwiser Venture 1, LLC  
Surveyor: Gonzalez & Schneberg, Engineers & Surveyors, Inc.  
Application Filed: December 8, 2017  
Zoning: PD 317 (Subdistrict 3A)  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (10) **S178-057**  
(CC District 6)
- An application to replat a 13.689-acre tract of land containing all of Lot 1A in City Block A/6544 to create two lots on property located on Royal Lane at Newkirk Street, north of Joe Field Road.
- Applicant/Owner: 321 Commercial Ave, LLC & 329 Commercial Ave, LLC  
Surveyor: Probeck Land Surveyors  
Application Filed: December 8, 2017  
Zoning: IR  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

- (11) **S178-059**  
(CC District 2) An application to create one 1.167-acre lot from a tract of land containing part of City Block 801 on property located on Fitzhugh Avenue at Santa Fe Avenue, west corner.  
Applicant/Owner: Guerrero Drywall and Maria Torres  
Surveyor: Bison Creek Land Services, LLC  
Application Filed: December 12, 2017  
Zoning: MF-2(A)  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M167-050**  
Abraham Martinez  
(CC District 1) An application for a minor amendment to the site plan for Specific Use Permit No. 2243 for a restaurant with drive-through service on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Oak Lawn Avenue and Congress Avenue.  
Staff Recommendation: **Approval**  
Applicant: Texas Land & Capital, L.P.; 5612 Yale Holdings, L.P.  
Representative: Robert Baldwin

Zoning Cases – Under Advisement:

1. **Z167-338(JM)**  
Jennifer Muñoz  
(CC District 13) An application for an amendment to, and an expansion of, the Subarea D portion on property zoned Subareas C and D within Planned Development District No. 745, on the east side of Manderville Lane, north and south of Midtown Boulevard.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan and Subarea D development plan.  
Applicant: The Legacy Senior Communities, LLC; Freedom Hospitality LLC; and, Brazos Texas Land Development LLC  
Representative: Baldwin Associates, Rob Baldwin  
U/A From: November 30, 2017 and December 14, 2017

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Other Matters:

FY2016-17 City Plan Commission Annual Report

Minutes: December 14, 2017

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

## EXECUTIVE SESSION NOTICE

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

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

**FILE NUMBER:** S178-047

**SUBDIVISION ADMINISTRATOR:** Paul Nelson

**LOCATION:** Deere Street at Fitzhugh Avenue, south corner

**DATE FILED:** December 6, 2017

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

**CITY COUNCIL DISTRICT:**2

**SIZE OF REQUEST:** 0.196 acres

**MAPSCO:**35Z

**APPLICANT/OWNER:** MM Deere, LLC

**REQUEST** An application to replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/694 and part of City Block B/2008 to create five lots on property located on Deere Street at Fitzhugh Avenue, south corner.

**SUBDIVISION HISTORY:**

1. S167-149 was a request northeast of the present request to replat a 0.399-acre tract of land containing all of Lots 11 and 12 in City Block 9/696 to create one lot on property located on Garrett Avenue northwest of Fuqua Street. The request was approved April 27, 2017 but has not been recorded.
2. S167-099 was a request northeast of the present request to replat a 0.797-acre tract of land containing all of Lot 24 in City Block C/1990 and all of Lots 4 through 6 in City Block 9/696 to create one lot on property located on Bennett Avenue, northwest of Fuqua. The request was approved March 2, 2017 but has not been recorded.
3. S167-088 was a request south 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.
4. S156-268 was a request south 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 but has not been recorded.
5. S156-145 was a request south 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.
6. S156-072 was a request south of the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere

Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved on January 21, 2016, but has not been recorded.

7. S156-027 (WD) was a request southeast 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; and 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 1.414-acre lot. The request was approved on December 3, 2015, but has been withdrawn.
8. S156-016 was a request southwest of the present request to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner. The request was approved on November 19, 2015, but has not yet been recorded.
9. S156-012 was a request northeast of the present request to replat a 0.826-acre tract of land containing all of Lots 7, 8, 9, and 10 in City Block 8/695 to create one lot on property located on Bennett Avenue at Fuqua Street, west corner. The request was approved November 5, 2015 and was recorded August 11, 2016.
10. S145-169 was a request north of the present request to replat a 0.620-acre tract of land containing all of Lots 16-18 in City Block D/1990 into one lot on property located at 2216, 2222, and 2302 Fitzhugh Avenue. The request was approved May 21, 2015 and was recorded January 6, 2017.
11. S145-030 was a request southeast of the present request to replat a 0.463-acre tract land containing all of Lots 20, 21, and 22 in City Block 1/691 to create a 14 lot Shared Access Development with lots ranging in size from 1020 square feet to 1909 square feet on property located at 1913 through 1921 North Fitzhugh Avenue. The request was approved December 4, 2014 and was recorded December 9, 2015.
12. S145-003 was a request northwest of the present request to replat a 0.4154-acre tract of land containing all of Lots 13 and 14 in City Block C/1491 into one lot on property located on Henderson Avenue at Fuqua Street, south corner. The request was approved on November 6, 2014 and was recorded February 29, 2016.
13. S134-196 was a request east of the present request to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located on Bennett Avenue



and Fuqua Street, southwest corner. The request was approved on July 11, 2014 and was recorded March 18, 2016.

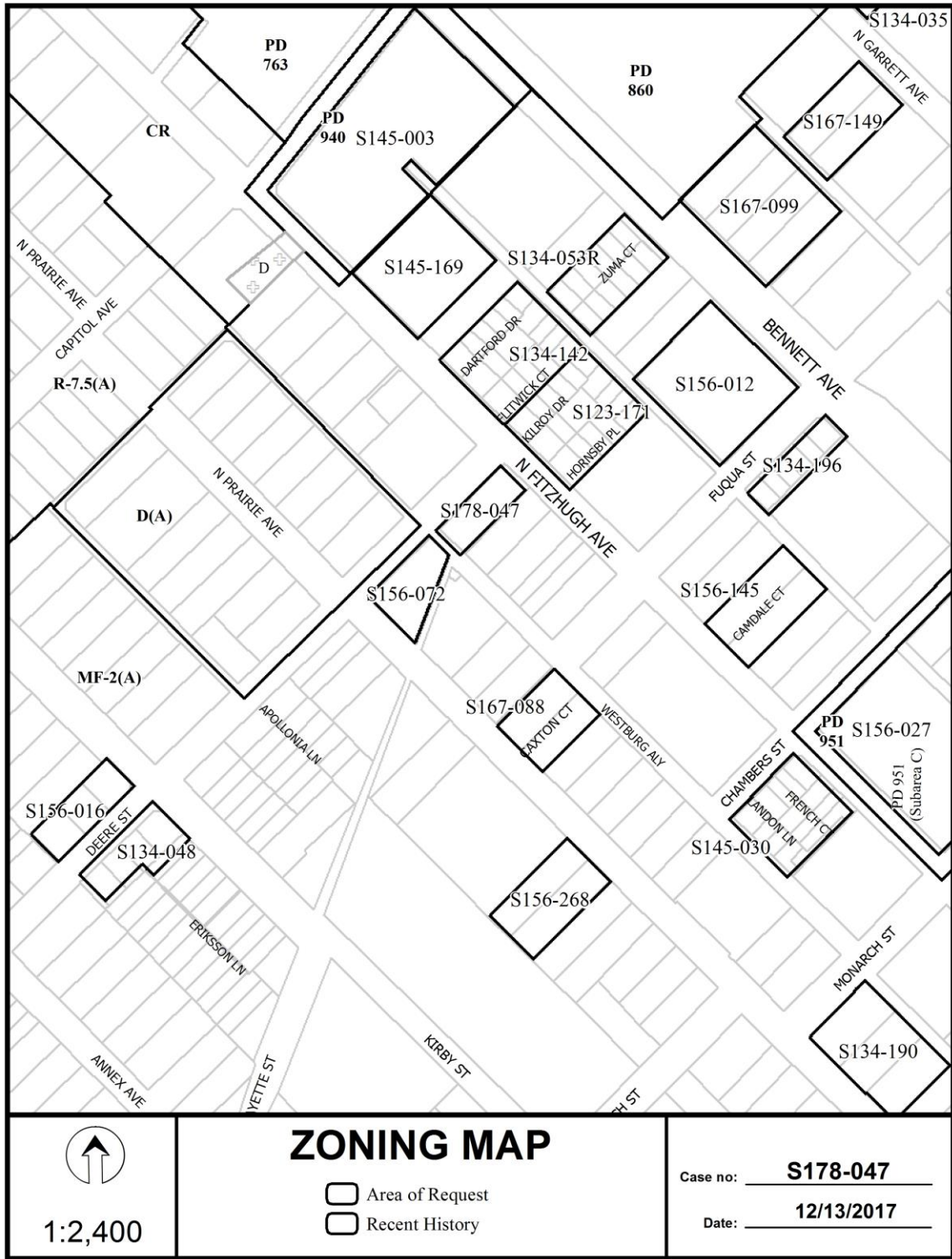
14. S134-190 was a request southeast of the present request and was withdrawn June 24, 2014.
15. S134-142 was a request north of the present request to replat a 0.620-acre tract of land containing all of Lots 20, 21, and 22 in City Block D/1990 into a Shared Access Development with 17 lots ranging in size from 1,267 square feet to 2,675 square feet on property located at 2204 Fitzhugh Avenue north of Deere Street. The request was approved May 22, 2014 and was recorded September 1, 2015.
16. S134-053R was a request north of the present request to revise the previously approved preliminary plat to replat a 0.413-acre lot containing all of Lots 1 and 2 in City Block D/1990 into a 12-lot shared access development with lots ranging in size from 1,045 square feet to 1,080 square feet on property located at 2207 Bennett Avenue. The request was approved on January 23, 2014 and was recorded January 8, 2015.
17. S134-048 was a request southwest of the present request to replat a 0.28-acre tract of land containing all of Lots 1 and 2A in City Block F/2012 into five lots ranging in size from 0.05-acre to 0.07-acre located at 2223 and 2225 Kirby Street. The request was approved on January 9, 2013 and was recorded September 22, 2014.
18. S134-035 was a request northeast of the present request to replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The request was approved December 5, 2013 and was recorded March 11, 2015.
19. S123-171 was a request north of the present request to replat a 0.620- acre tract of land containing all of Lots 4, 5, and 6 in City Block 8/695 into a 17-lot shared access development with lots ranging in size from 1,114.12 square feet to 2,401.11 square feet on property located on Fitzhugh Avenue at Deere Street. The request was approved June 20, 2013 and was recorded May 8, 2014.

**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.

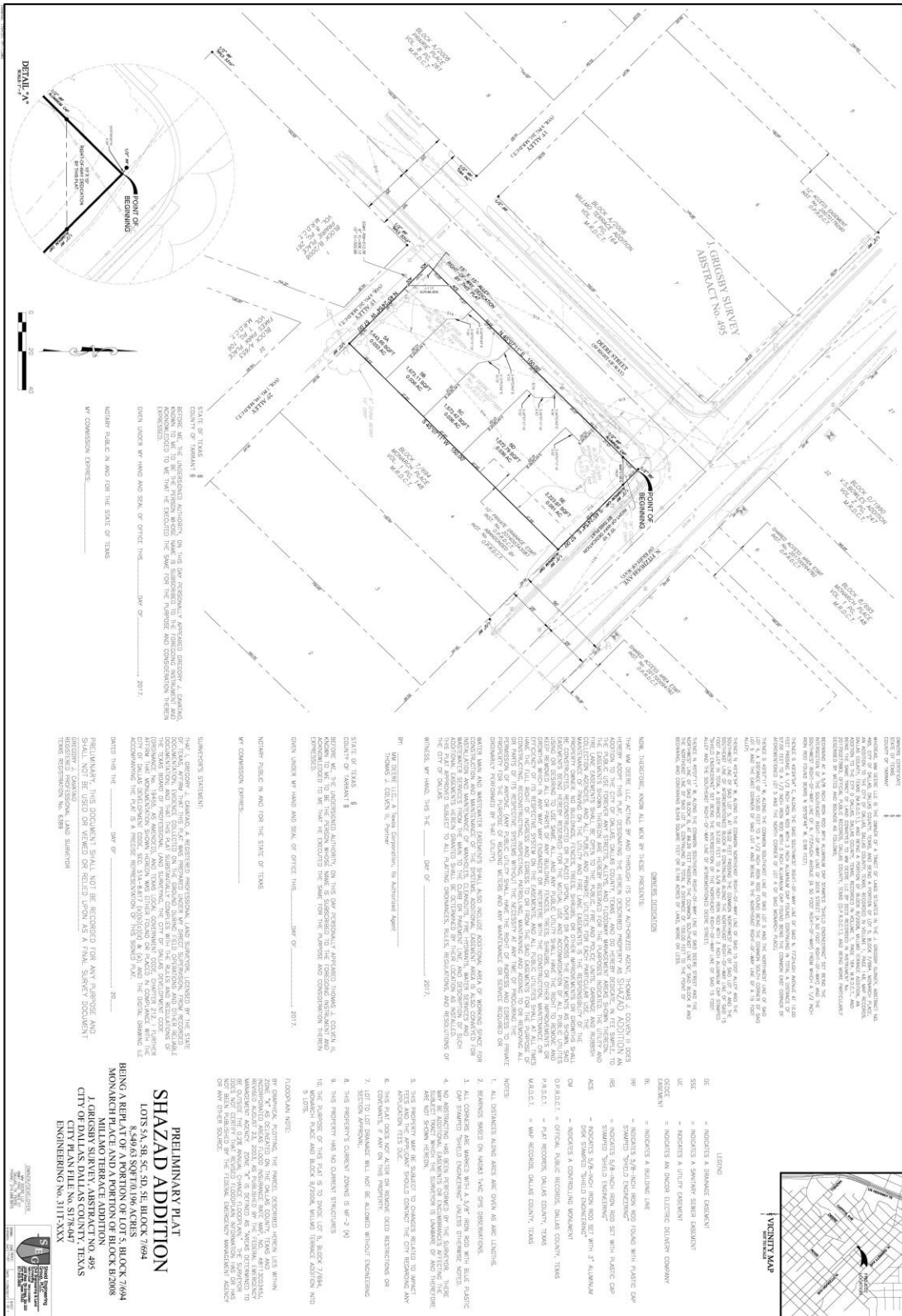
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. 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. The number of lots permitted by this plat is five.
11. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Deere Street and Fitzhugh Avenue. Section 51A 8.602(c).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Deere Street & Fitzhugh Avenue. Section 51A 8.602(d)(1).
15. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Deere Street & the alley. Section 51A-8.602(e),
16. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.

17. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
18. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show two control monuments. Section 51A-8.617.
22. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Wastewater main improvement is required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
25. On the final plat, identify the property as Lots 5A through 5E in City Block 7/694. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S178-047</b>          </u> Date: <u>          <b>12/13/2017</b>          </u>
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**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 4, 2018**

**FILE NUMBER:** S178-048

**SUBDIVISION ADMINISTRATOR:** Paul Nelson

**LOCATION:** South Belt Line Road at Kleberg Road, west corner

**DATE FILED:** December 6, 2017

**ZONING:** IR

**CITY COUNCIL DISTRICT:**8

**SIZE OF REQUEST:** 1.30 acres

**MAPSCO:**69A-V

**APPLICANT/OWNER:** David O. Stutts and Cathy E. Stutts

**REQUEST** An application to create one 1.30-acre lot from a tract of land in City Block 8803 on property located on South Belt Line Road at Kleberg Road, west corner.

**SUBDIVISION HISTORY:**

1. S178-049 is a request northeast of the present request to replat a 1.221-acre tract of land containing part of Lot 1 and all of Lots 2 through 5 in City Block 6/8802 to create one lot on property located between Hopeful Vista Lane and South Belt Line Road, east of Lenosa Lane. The request is also scheduled for a public hearing on January 4, 2018.

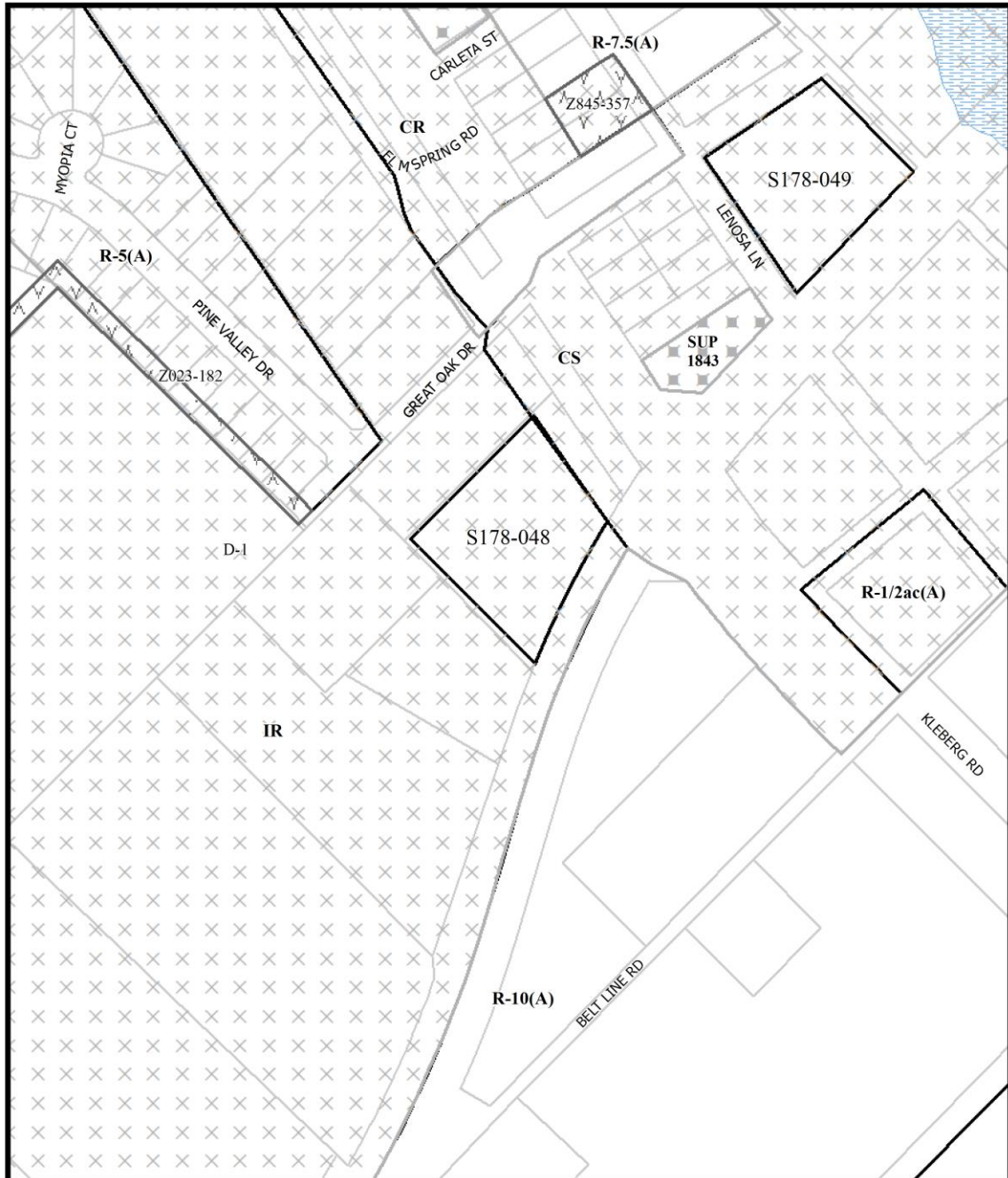
**STAFF RECOMMENDATION:** The request complies with the requirements of the IR Industrial/Research District; therefore, staff recommends approval of the request subject to compliance with the following conditions:


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. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate 53.5 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Beltline Road. Section 51A 8.602(c).
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
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. 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**.
18. Existing and any proposed water and wastewater easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utilities (DWU) easement size is 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, identify the property as Lot 1 in City Block H/8803. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>    <b>S178-048</b>    </u> Date: <u>    <b>12/13/2017</b>    </u>
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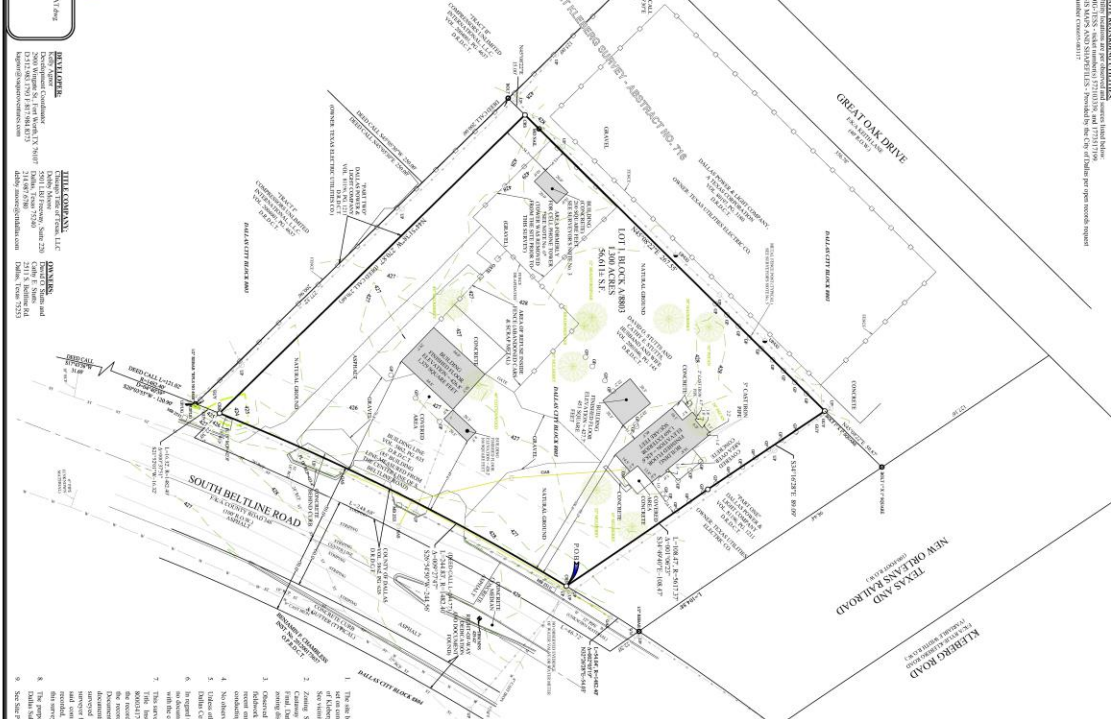
**THIRTY-THREE MONTHS**  
 (4) In order to obtain a permit from the City of Dallas, the applicant must submit a site plan and other information to the City of Dallas. The City of Dallas will review the site plan and other information and issue a permit if the site plan and other information meets the requirements of the City of Dallas. The City of Dallas will not be responsible for any delays or costs incurred by the applicant in obtaining a permit from the City of Dallas.

**MONUMENTS, UTILITIES, ETC.**  
 The applicant is responsible for locating and marking all monuments, utilities, and other features on the site. The City of Dallas will not be responsible for any delays or costs incurred by the applicant in locating and marking these features.

**LOCAL ORDINANCES**  
 The applicant is responsible for obtaining all necessary permits from the City of Dallas and for complying with all applicable local ordinances. The City of Dallas will not be responsible for any delays or costs incurred by the applicant in obtaining these permits or complying with these ordinances.

**PLANNING DEPARTMENT COMMENTS**  
 The Planning Department has reviewed the site plan and other information and has no comments at this time. The Planning Department reserves the right to request additional information or to deny the permit if the site plan and other information does not meet the requirements of the City of Dallas.

**NOTICE TO THE PUBLIC**  
 The City of Dallas is holding a public hearing on the proposed site plan and other information for the proposed development. The public hearing will be held on [DATE] at [TIME] at the City of Dallas, [ADDRESS]. The public is invited to attend the hearing and to provide comments on the proposed development. The City of Dallas will consider all comments received during the public hearing.



**NOTICE TO THE PUBLIC**  
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**NOTICE TO THE PUBLIC**  
 The City of Dallas is holding a public hearing on the proposed site plan and other information for the proposed development. The public hearing will be held on [DATE] at [TIME] at the City of Dallas, [ADDRESS]. The public is invited to attend the hearing and to provide comments on the proposed development. The City of Dallas will consider all comments received during the public hearing.

**NOTICE TO THE PUBLIC**  
 The City of Dallas is holding a public hearing on the proposed site plan and other information for the proposed development. The public hearing will be held on [DATE] at [TIME] at the City of Dallas, [ADDRESS]. The public is invited to attend the hearing and to provide comments on the proposed development. The City of Dallas will consider all comments received during the public hearing.

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**NOTICE TO THE PUBLIC**  
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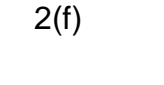
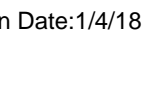
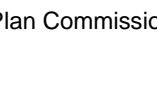
**GENERAL NOTES**  
 1. The boundaries to this site are shown as being approximately 1701.15 and 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide.

**GENERAL NOTES**  
 2. The boundaries to this site are shown as being approximately 1701.15 and 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide.

**GENERAL NOTES**  
 3. The boundaries to this site are shown as being approximately 1701.15 and 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide.

**GENERAL NOTES**  
 4. The boundaries to this site are shown as being approximately 1701.15 and 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide.

**GENERAL NOTES**  
 5. The boundaries to this site are shown as being approximately 1701.15 and 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide. The boundaries are shown as being approximately 1701.15 feet long and 1701.15 feet wide.



**PRELIMINARY PLAT**  
**LOT 1, BLOCK 4,8803**  
**THE STUTS ADDITION**  
**1.300 ACRES**

ROBERT T. HARRIS, COUNTY CLERK  
 CITY OF DALLAS, TEXAS  
 CITY PLAN FILE NUMBER 1578-048

City Plan Commission Date: 1/4/18

2(f)

S178-048

**FILE NUMBER:** S178-049

**SUBDIVISION ADMINISTRATOR:** Paul Nelson

**LOCATION:** Between Hopeful Vista Lane and Belt Line Road, east of Lenosa Lane

**DATE FILED:** December 6, 2017

**ZONING:** CS

**CITY COUNCIL DISTRICT:**8

**SIZE OF REQUEST:** 1.221 acres

**MAPSCO:**69A-U

**APPLICANT/OWNER:** Max Alley Investments, LLC

**REQUEST** An application to replat a 1.221-acre tract of land containing part of Lot 1 and all of Lots 2 through 5 in City Block 6/8802 to create one lot on property located between Hopeful Vista Lane and Belt Line Road, east of Lenosa Lane.

**SUBDIVISION HISTORY:**

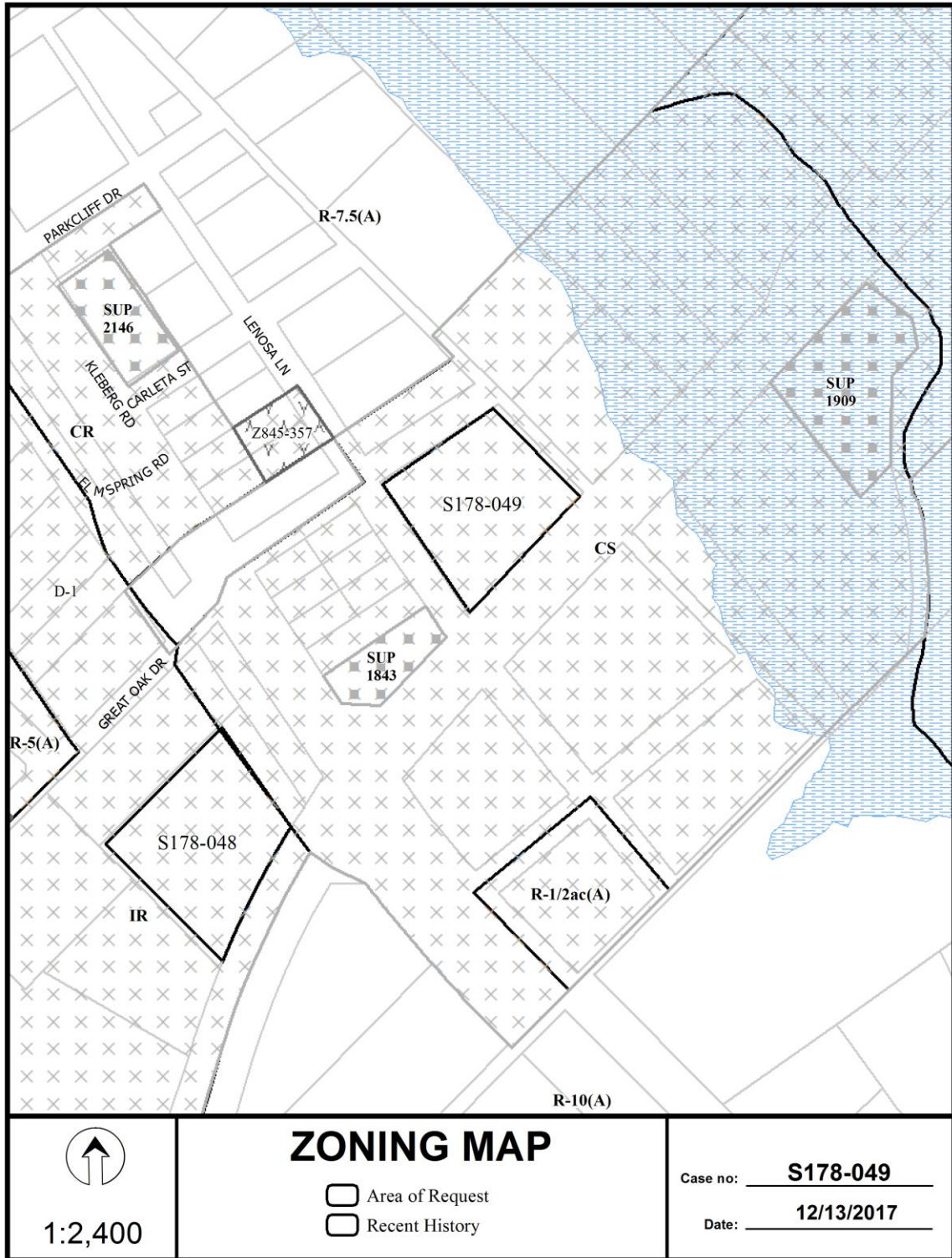
1. S178-048 is a request southwest of the present request to create one 1.30-acre lot from a tract of land in City Block 8803 on property located on South Belt Line Road at Kleberg Road, west corner. The request is also scheduled for a public hearing on January 4, 2018.

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

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


8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Lenosa Lane. Section 51A 8.602(c).
14. On the final plat, dedicate 53.5 feet of right-of-way from the established centerline of Belt Line Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Belt Line Road & Lenosa Lane. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Belt Line Road & the alley. Section 51A-8.602(e),
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Hopeful Vista Lane & the alley. Section 51A-8.602(e),
18. On the final plat, dedicate 10-foot by 10-foot corner clip at Lenosa Lane and Hopeful Vista Lane.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

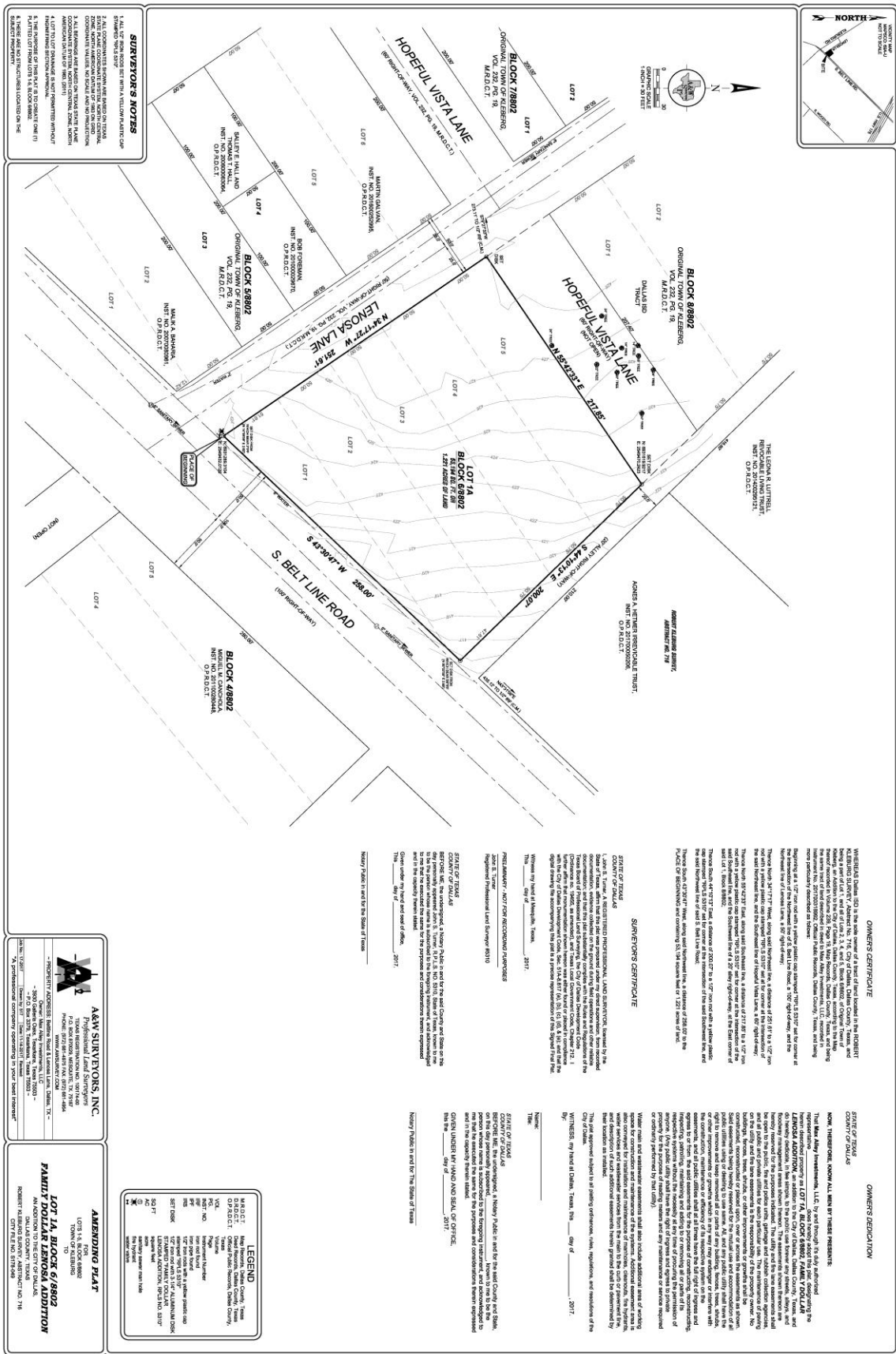
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvements are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
24. On the final plat, identify the property as Lot 1A in City Block 6/8802. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S178-049</u> Date: <u>12/13/2017</u>
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**SURVEYOR'S NOTES**

1. THIS PLAT WAS PREPARED BY A FIELD SURVEYOR.
2. THE CONVEYANCE OF THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL INSTRUMENTS OF RECORD AND TO ANY INSTRUMENTS OF RECORD THAT MAY BE FILED HEREIN.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
4. LOT 1A, BLOCK 6/9802 IS PART OF THE S1/2 OF SECTION 36, T20N, R18E, S1/2. THE S1/2 OF SECTION 36, T20N, R18E, S1/2 IS DIVIDED INTO 36 LOTS, 1A THROUGH 36. THE SURFACE AREA OF LOT 1A IS 1.271 ACRES.
5. THE SURFACE AREA OF LOT 1A IS 1.271 ACRES.
6. THE SURFACE AREA OF LOT 1A IS 1.271 ACRES.
7. THE SURFACE AREA OF LOT 1A IS 1.271 ACRES.
8. THE SURFACE AREA OF LOT 1A IS 1.271 ACRES.

**OWNERS CERTIFICATE**

I, the undersigned, hereby certify that I am the owner of the property described in the foregoing plat, and that the same is subject to the terms and conditions of the original instrument of record. I hereby certify that the same is subject to the terms and conditions of the original instrument of record, and that the same is subject to the terms and conditions of the original instrument of record.

WITNESSES my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**OWNERS DEDICATION**

I, the undersigned, hereby dedicate to the public the property described in the foregoing plat, and that the same is subject to the terms and conditions of the original instrument of record. I hereby certify that the same is subject to the terms and conditions of the original instrument of record, and that the same is subject to the terms and conditions of the original instrument of record.

WITNESSES my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**STATE OF TEXAS**

**SURVEYOR'S CERTIFICATE**

I, the undersigned, hereby certify that I am a duly licensed surveyor in the State of Texas, and that I have personally surveyed the property described in the foregoing plat, and that the same is subject to the terms and conditions of the original instrument of record. I hereby certify that the same is subject to the terms and conditions of the original instrument of record, and that the same is subject to the terms and conditions of the original instrument of record.

WITNESSES my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**STATE OF TEXAS**

**APPROVING PLAT**

I, the undersigned, hereby approve the plat described in the foregoing plat, and that the same is subject to the terms and conditions of the original instrument of record. I hereby certify that the same is subject to the terms and conditions of the original instrument of record, and that the same is subject to the terms and conditions of the original instrument of record.

WITNESSES my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

SYMBOL	DESCRIPTION
—	Section Line
—	Township Line
—	Range Line
—	County Line
—	Water Course
—	Right-of-Way Line
—	Boundary Line
—	Survey Line
—	Reference Line
—	Other Line

**A&W SURVEYORS, INC.**  
 TOWNSHIP RESTORATION AND SURVEYING  
 3805 S. W. 107th Ave., Suite 101, Dallas, TX 75244  
 TEL: 972-469-8227 FAX: 972-469-8228  
 WWW.AANDWSURVEYS.COM

**PARTIAL DOLLAR DENROSA ADDITION**  
 LOT 1A, BLOCK 6/9802  
 T20N, R18E, S1/2  
 DALLAS COUNTY, TEXAS  
 ORIGINAL INSTRUMENT NO. 194

**CITY PLAN COMMISSION****THURSDAY, JANUARY 4, 2018****FILE NUMBER:** S178-050**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Routh Street at Welborn Street, south corner**DATE FILED:** December 6, 2017**ZONING:** PD 193 (MF-3)

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

**CITY COUNCIL DISTRICT:**14**SIZE OF REQUEST:** 0.203 acres**MAPSCO:** 45A**APPLICANT/OWNER:** Scope Properties, LTD

**REQUEST** An application to replat a 0.203-acre tract of land containing part of Lot 7 in City Block 7/1012 to create four lots on property located on Routh Street at Welborn Street, south corner.

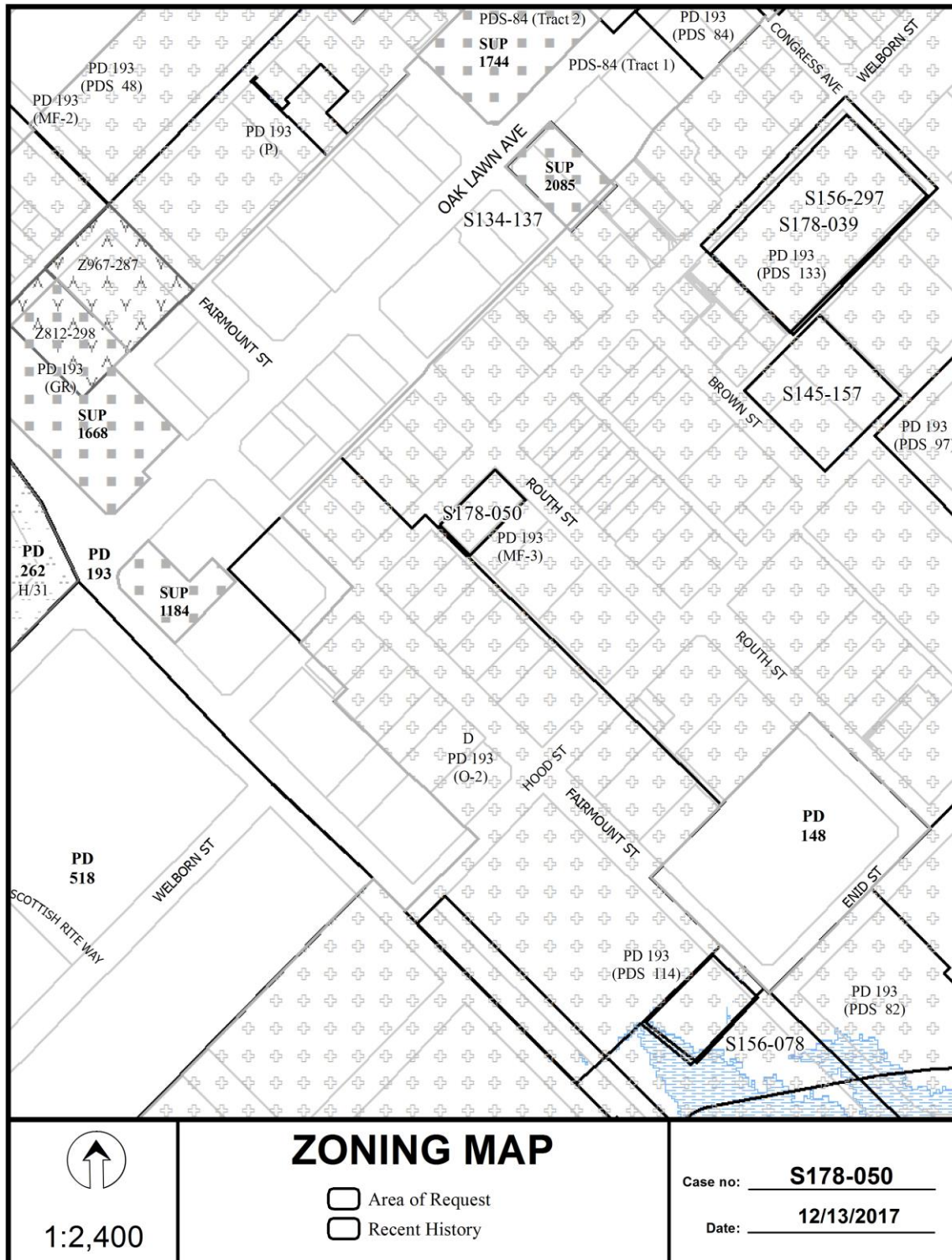
**SUBDIVISION HISTORY:**

1. S178-039 was a request northeast of the present request to replat a 1.319-acre tract of land containing part of Lot 9 and all of Lot 8 in City Blocks 1022 and all of Lots 6 and 7 in City Block 1023 to create one lot on property located on Welborn Street at Congress Avenue, south corner. The request was approved December 14, 2017 and has not been recorded.
2. S156-297 was a request at the same location of the present request to replat a 1.319-acre tract of land containing part of Lot 9 and all of Lots 6, 7, and 8 in City blocks 1022 and 1023 to create one lot on property located on Welborn Street at Congress Avenue, south corner. The plat was withdrawn.
3. S156-078 was a request southeast of the present request to create a 0.352-acre lot from a tract of land in City Block 1014 on property located on 3503 Fairmount Street at Enid Street, southwest corner. The request was approved February 4, 2016 and has not been recorded.
4. S145-157 was a request south of the present request to replat a 0.741-acre tract of land containing all of Lots 1 and 2 in City Block 1022 to create a 6-lot Shared Access Area Development with lot sizes ranging from 0.102-acre to 0.148-acre in size on property located on Hood Street at Brown Street, north corner. The request was approved May 7, 2015 and has not been recorded.
5. S134-137 was a request west of the present request to create one 0.349-acre lot from a tract of land containing in City Block 2/1025 on property located at 2700 Oak Lawn Avenue. The request was approved December 21, 2015 and was recorded January 8, 2016.


**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 193 (MF-3 Multifamily Subdistrict); therefore, staff recommends approval of the request subject to compliance with the following conditions:

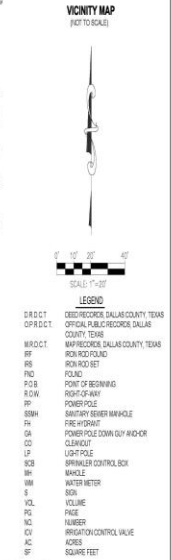
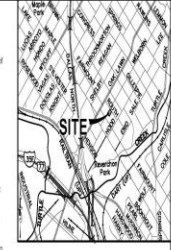
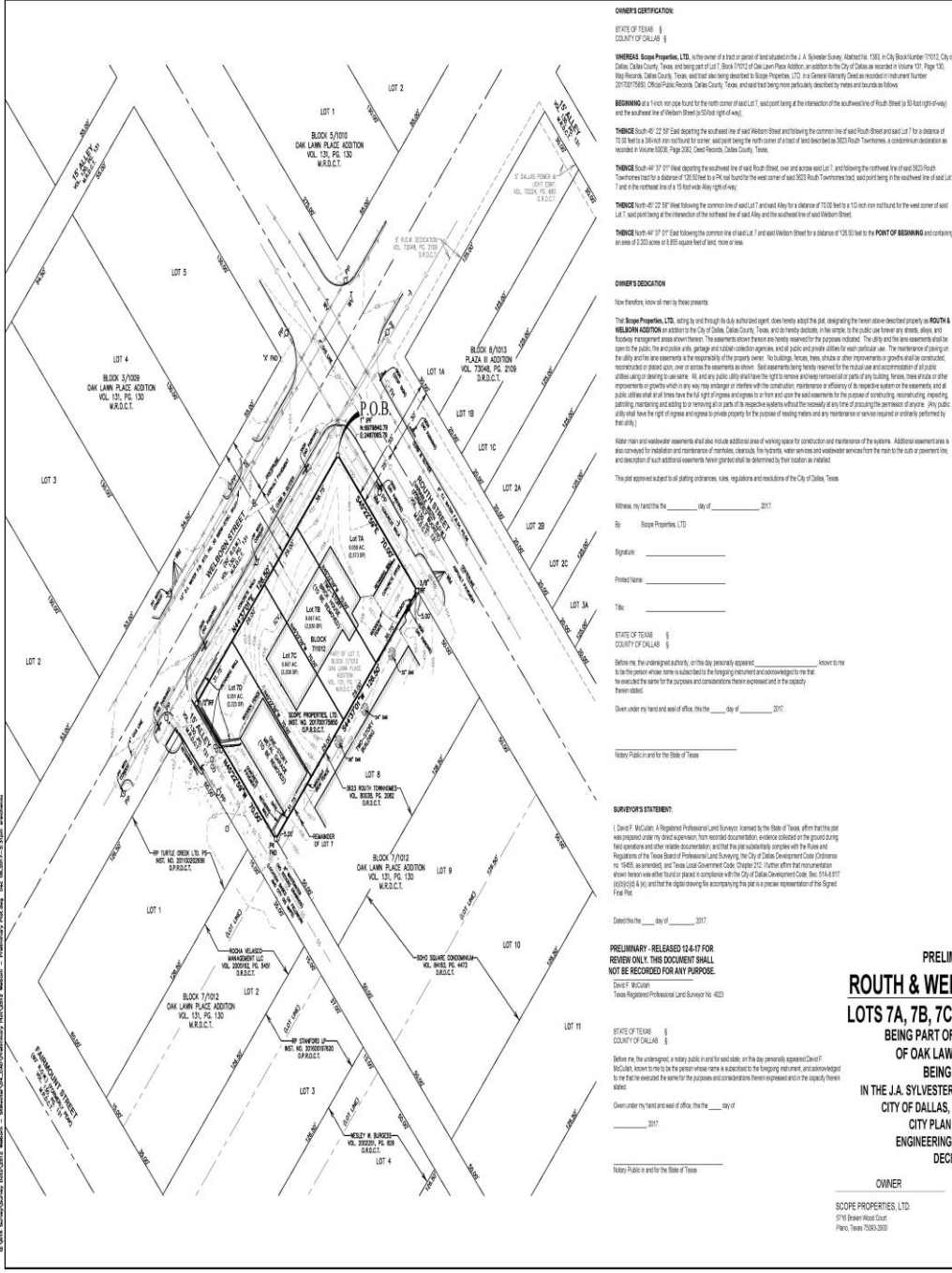
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. The number of lots permitted by this plat is four.
11. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Welborn Street & Routh Street. Section 51A 8.602(d)(1).

14. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Welborn Street & the alley. Section 51A-8.602(e),
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. Wastewater main improvements is required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. On the final plat, identify the property as Lots 7A through 7D in City Block 7/1012. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S178-050</b>    </u> Date: <u>    <b>12/13/2017</b>    </u>
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**PRELIMINARY PLAT**

**ROUTH & WELBORN ADDITION**

**LOTS 7A, 7B, 7C & 7D, BLOCK 7/1012**

**BEING PART OF LOT 7, BLOCK 7/1012**

**OF OAK LAWN PLACE ADDITION**

**BEING 0.203 ACRES**

**IN THE J.A. SYLVESTER SURVEY, ABSTRACT NO. 1383**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**CITY PLAN FILE NO. S178-050**

**ENGINEERING PLAN NO. 3117-XXXX**

**DECEMBER 2017**

**OWNER**  
SCOPE PROPERTIES, LTD.  
5716 Brown Street Court  
Frisco, Texas 75034-2808

**SURVEYOR/ENGINEER**  
 **Brown & Gray Engineers, Inc.**  
1208 Chelmsford, Suite 1010, Frisco, TX 75034  
Tel: 817-464-4800 • www.browneng.com  
Survey Registration No. 1919803

**SHEET 1 OF 1**



**LOCATION:** Swiss Avenue at Cantegral Street, south corner**DATE FILED:** December 7, 2017**ZONING:** PD 298 (Subdistrict 5)<http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20298.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.8525 acres **MAPSCO:** 45M**APPLICANT/OWNER:** J.W. Campbell & Associates of Texas, Inc.

**REQUEST** An application to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Cantegral Street, south corner.

**SUBDIVISION HISTORY:**

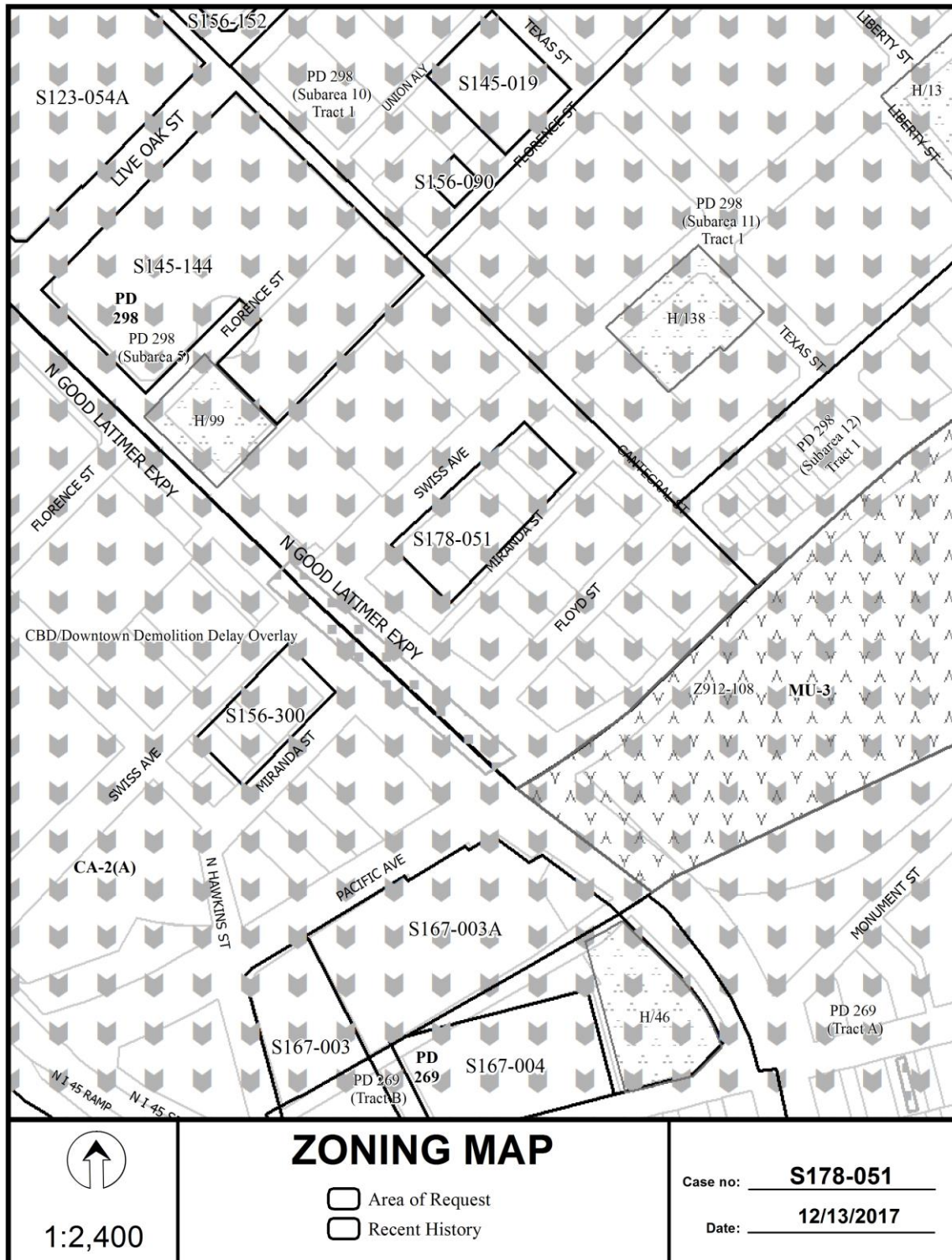
1. S167-004 was a request south of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved November 10, 2016 but has not been recorded.
2. S167-003 was a request south of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of the abandoned portions of Hawkins Street and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved November 10, 2016 and has not been recorded. S167-003A was a phased plat but has not been recorded.
3. S156-300 was a request southwest of the present request to replat a 0.538-acre tract of land containing part of Lot 11, and all of Lots 7, 8, 9, and 10 in City Block 279 1/2 to create one lot on property located on Good-Latimer Expressway between Swiss Avenue and Miranda Street. The request was approved October 20, 2016 but has not been recorded.
4. S156-152 was a request northwest of the present request to replat a 2.1895-acre tract of land containing part of Lots 1-3 and an unplatted tract of land in City Block 289 into one lot on property bounded by Texas Street, Bryan Street, Cantegral Street, and Live Oak Street. The request was approved April 21, 2016 but has not been recorded.
5. S156-090 was a request north of the present request to create one lot from a 0.08-acre tract of land containing part of City Block 2/325 on property located at 2707 Florence Street, between Cantegral Street and Texas Street. The request was approved on February 18, 2016 but has not been recorded.

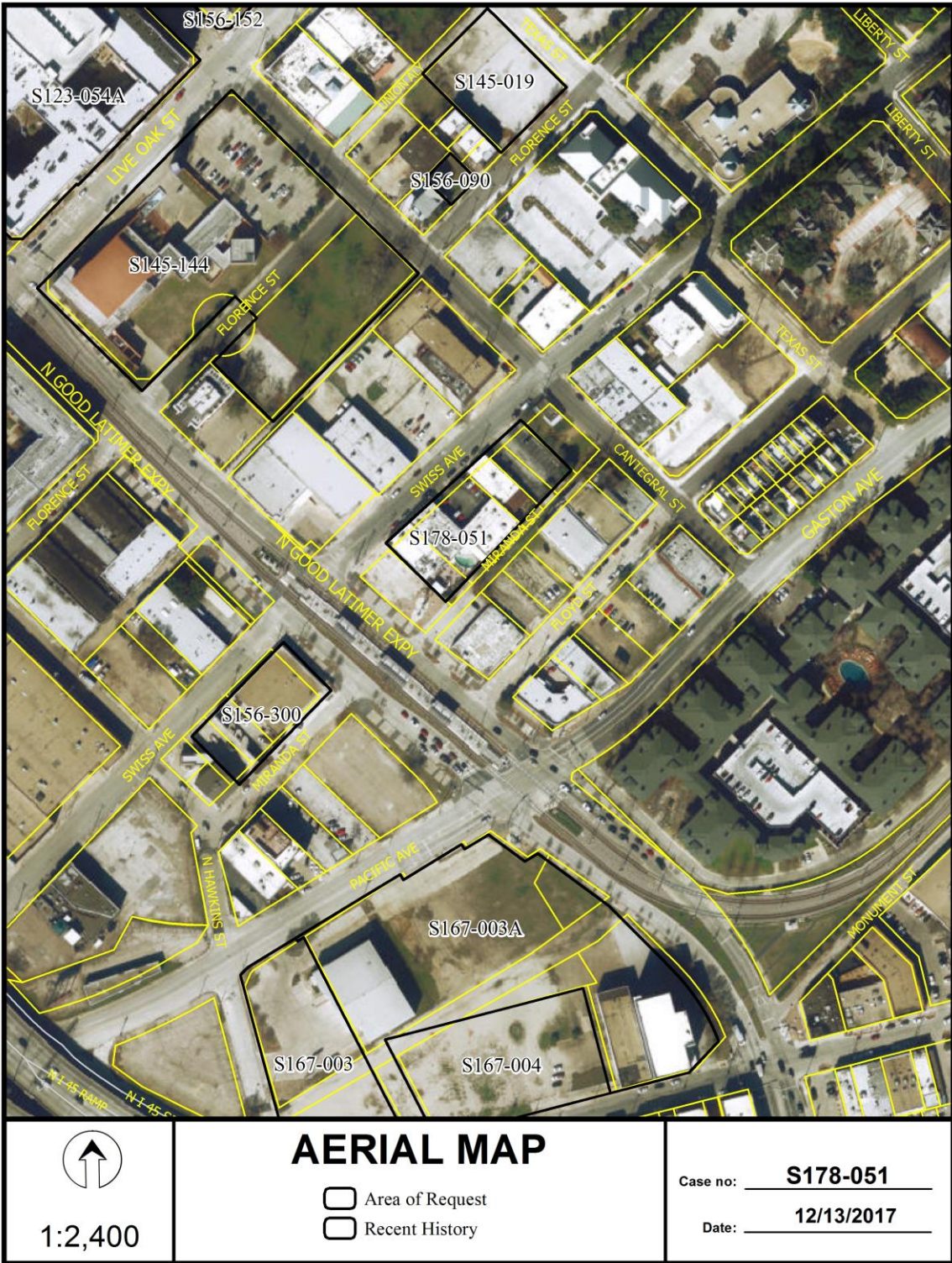
6. S145-144 was a request northwest of the present request to replat a 1.0277-acre tract of land containing all of Lots 1, 2, 3, 4A, 5, and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Peak Street, north corner. The request was approved on July 9, 2015 and was recorded November 23, 2016.
7. S145-019 was a request north of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014, and was recorded May 23, 2016.
8. S123-054A was a request northwest of the present request to create a 0.485-acre lot from a tract of land in City Block 2/600 on property located at 3816 through 3824 Roseland Avenue, southwest of Caddo Street. The request was approved on October 10, 2013 and was recorded May 13, 2015.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 298 (Subdistrict 5); 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. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, show recording information on all existing easements within 150 feet of the property.
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
15. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
16. Wastewater main improvements is required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
17. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
18. On the final plat, change the label "20' Alley" to "Miranda Street", from the Murphy and Bolanz Maps (official City maps then). Section 51A-8.403(a)(1)(A)(xii)
19. On the final plat, identify the property as Lot 12A in City Block 7/284. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







**CITY PLAN COMMISSION****THURSDAY, JANUARY 4, 2018****FILE NUMBER:** S178-052**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Greenville Avenue, north of Walnut Hill Lane**DATE FILED:** December 7, 2017**ZONING:** CR**CITY COUNCIL DISTRICT:** 13    **SIZE OF REQUEST:** 1.732 acres    **MAPSCO:** 26L**APPLICANT/OWNER:** Invescrow Group, LLC, Little Bro Big Sis, LLC, Tire Kickers, LLC

**REQUEST** An application to create one 1.732-acre lot from a tract of land containing part of City Block 14/6139 on property located on Greenville Avenue, north of Walnut Hill Lane.

**SUBDIVISION HISTORY:**

1. S145-204 was a request southwest of the present request to replat a 1.551-acre tract of land containing the remainder of Lot 1 and all of Lot 2 in City Block B/5213 ½ into one lot on property located at Meadow Road and Greenville Avenue, southwest corner. The request was approved October 2, 2014 but has not been recorded.

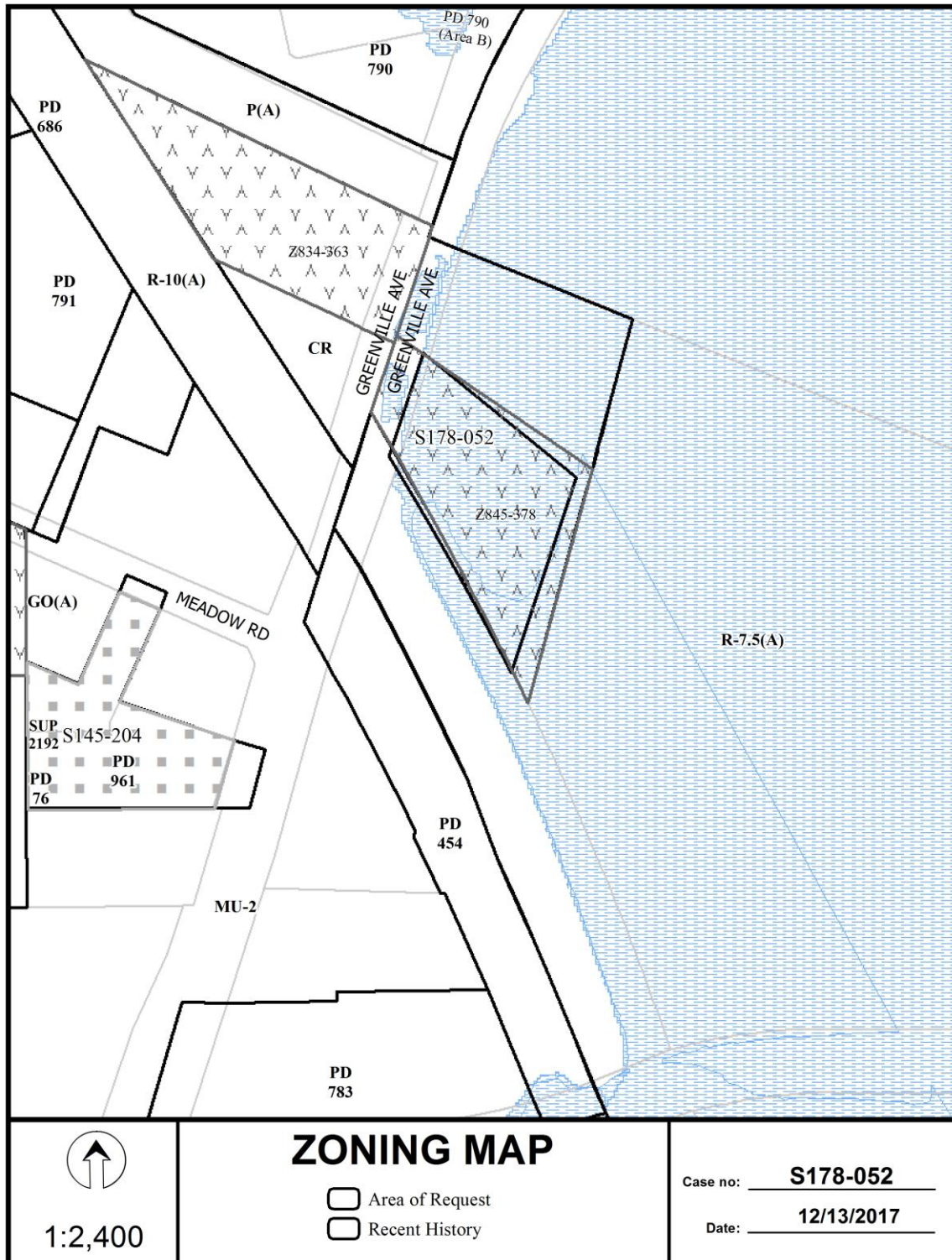
**STAFF RECOMMENDATION:** The request complies with the requirements of the CR Commercial Retail District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
14. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
15. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
16. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
17. 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.
18. 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).
19. 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).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.



21. On the final plat, chose a new or different addition name. Platting Guidelines.
22. On the final plat, show two control monuments. Section 51A-8.617.
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
25. Existing and any proposed water and wastewater easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utilities (DWU) easement size is 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
26. On the final plat, identify the property as Lot 19A in City Block 14/6139. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





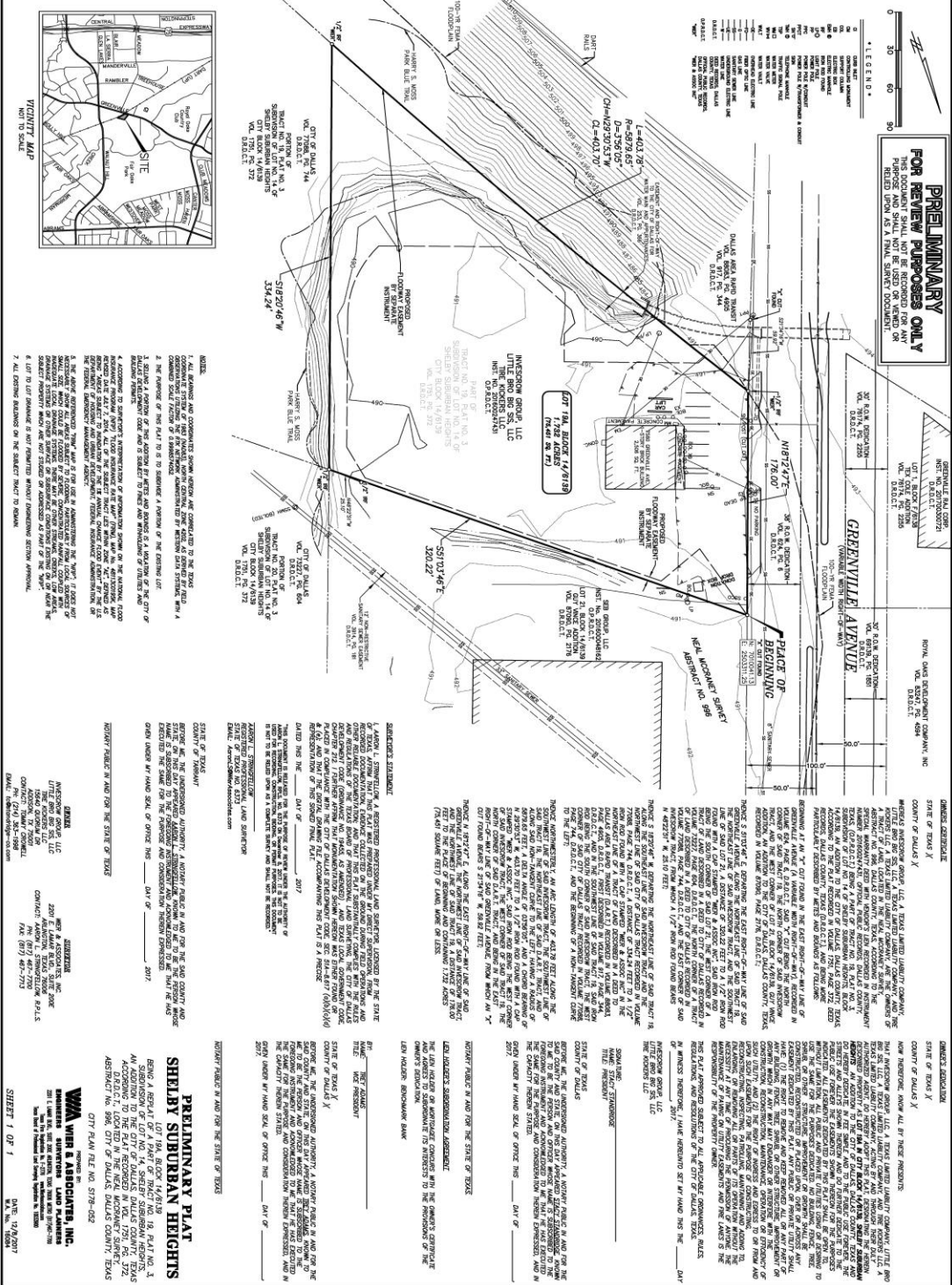
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### AERIAL MAP

- Area of Request
- Recent History

Case no: **S178-052**

Date: **12/13/2017**



**CITY PLAN COMMISSION****THURSDAY, JANUARY 4, 2018****FILE NUMBER:** S178-053**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Miles Street at Holland Avenue, east corner**DATE FILED:** December 7, 2017**ZONING:** PD 193 (PDS 67, Tract B)

[http://www.dallascityattorney.com/51P/Articles%20Supp%2041/Div%20S-67%20\[Part%20II%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles%20Supp%2041/Div%20S-67%20[Part%20II%20PD%20193].pdf)

**CITY COUNCIL DISTRICT:** 13    **SIZE OF REQUEST:** 1.469 acres    **MAPSCO:** 34R**APPLICANT/OWNER:** CND-Cityville, LLC

**REQUEST** An application to replat a 1.469-acre tract of land containing all of Lots 1 through 17 in City Block 4/2470 to create a 22-lot shared access area development with two common areas on property located on Miles Street at Holland Avenue, east corner.

**SUBDIVISION HISTORY:**

1. S167-104 was a request southeast of the present request to replat a 1.240-acre tract of land containing all of Lots 9 through 11, and part of Lots 7, 8, and 12 in City Block 10/2471; part of Lots 7 through 12 in City Block 5/2459; and an abandoned portion of Gilbert Avenue, to create a 26-lot shared access area development on property located on Gilbert Avenue between Wheeler Street and Mahanna Street. The request was approved March 2, 2017 and was recorded September 19, 2017.
2. S167-103 was a request southeast of the present request to replat a 1.826-acre tract of land containing all of Lots 1 through 6, and part of Lots 7 and 8 in City Block 10/2471; all of Lots 1 through 6 and part of Lots 7 through 12 in City Block 5/2459; and all of an abandoned 15-foot alley, to create a 27 lot Shared Access Development and one Common Area on property located on Holland Avenue between Wheeler Street and Mahanna Street. The request was approved March 2, 2017 and was recorded September 19, 2017.
3. S156-013 was a request west of the present request to replat a 0.736-acre tract of land containing all of Lot 2A in City Block 1/2475; and all of Lots 1, 2, 3 and 4 in City Block 3/2475 into 12 lots ranging in size from 2,545 square feet to 2,750 square feet on property located on Dorothy Avenue, southwest of Holland Street. The request was approved November 5, 2015 and was recorded April 8, 2016.
4. S145-097 was a request southwest of the present request to replat a 1.690-acre tract of land containing all of Lots 1 through 5 in City Block 4/2475 and all of Lots 1 through 12 in City Block 2/2463 to create a 26-lot and one common area Shared Access Development with lot sizes ranging from 1,460 square feet to 5,055 square feet in size on property located on Bowser Avenue, Dorothy Avenue, Holland Avenue, and Miles Street. The request was approved March 5, 2015 but was recorded March 4, 2016.

5. S134-230 was a request southwest of the present request to replat a 2.159-acre tract of land containing all of Lots 1 through 24 in City Block 5/2466 into a 31-lot Shared Access Development ranging in size from 1,626 square feet to 4,223 square feet and one Common Area on property located at 3610 Miles Street. The request was approved on August 20, 2014 and was recorded December 8, 2015.
6. S134-108 was a request south of the present request to replat a 2.1591-acre tract of land containing all of Lots 1 through 24 in City Block 8/2469 into 1 lot; and to replat a 2.1130-acre tract of land containing all of Lots 1 through 12, 15 through 24, 13A and 14A in City Block 9/2470 into 1 lot and remove the 25-foot platted building line along the northwest line of Wheeler Street on property located on Bowser Street between Cedarplaza and Wheeler Street. The request was approved April 3, 2014 and was recorded June 12, 2017.
7. S123-246 was a request north of the present request to replat a 5.922-acre tract of land in City Block 2478 into one 4.319-acre lot and an 8 lot Shared Access Development on a 1.4065-acre lot with lots ranging in size from 0.177-acres to 0.199-acres in size and located on Westside Drive at Lorraine Avenue. The request was approved on September 12, 2013. S123-246A and S123-246B was a phased plat and was recorded April 4, 2016.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 193 (PDS 67, Tract B); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

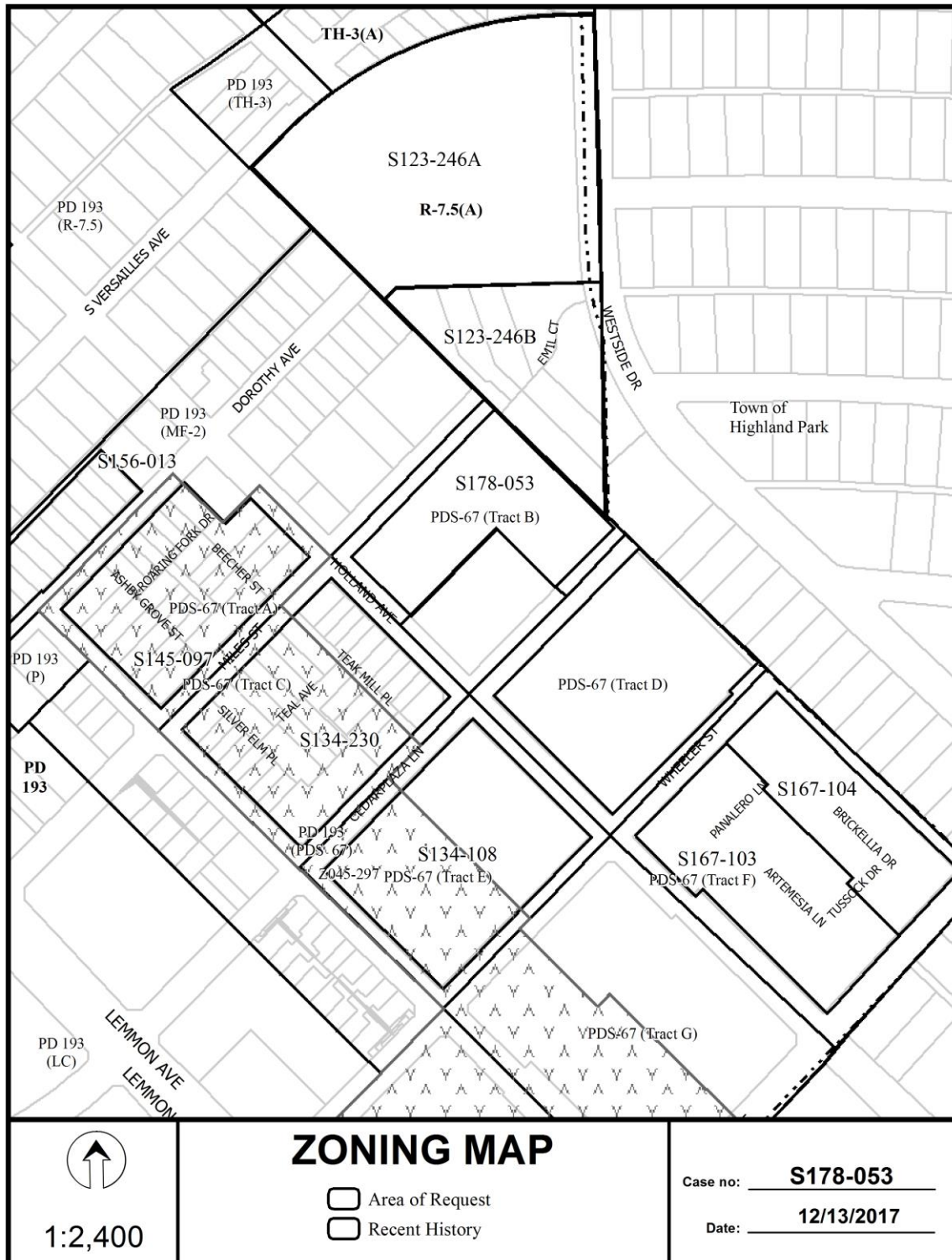
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 22 with two 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. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Holland Avenue, Miles Street, and Cedarplaza Lane. Section 51A 8.602(c).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Holland Avenue & Miles Street. Section 51A 8.602(d)(1).
15. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. Prior to final plat, provide 8.5" by 11" drawing depicting an existing building (per Arial map) in Lot 6 City Block T/2478, Westside Circle Addition. Drawing should show dimension between building and west line of Lot 6.
18. Provide guest parking at a rate of 0.25 spaces per dwelling unit with adequate maneuverability per the Shared Access Development requirements.
19. There must be no more than two access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
20. The Shared Access Area Easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7).
21. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and

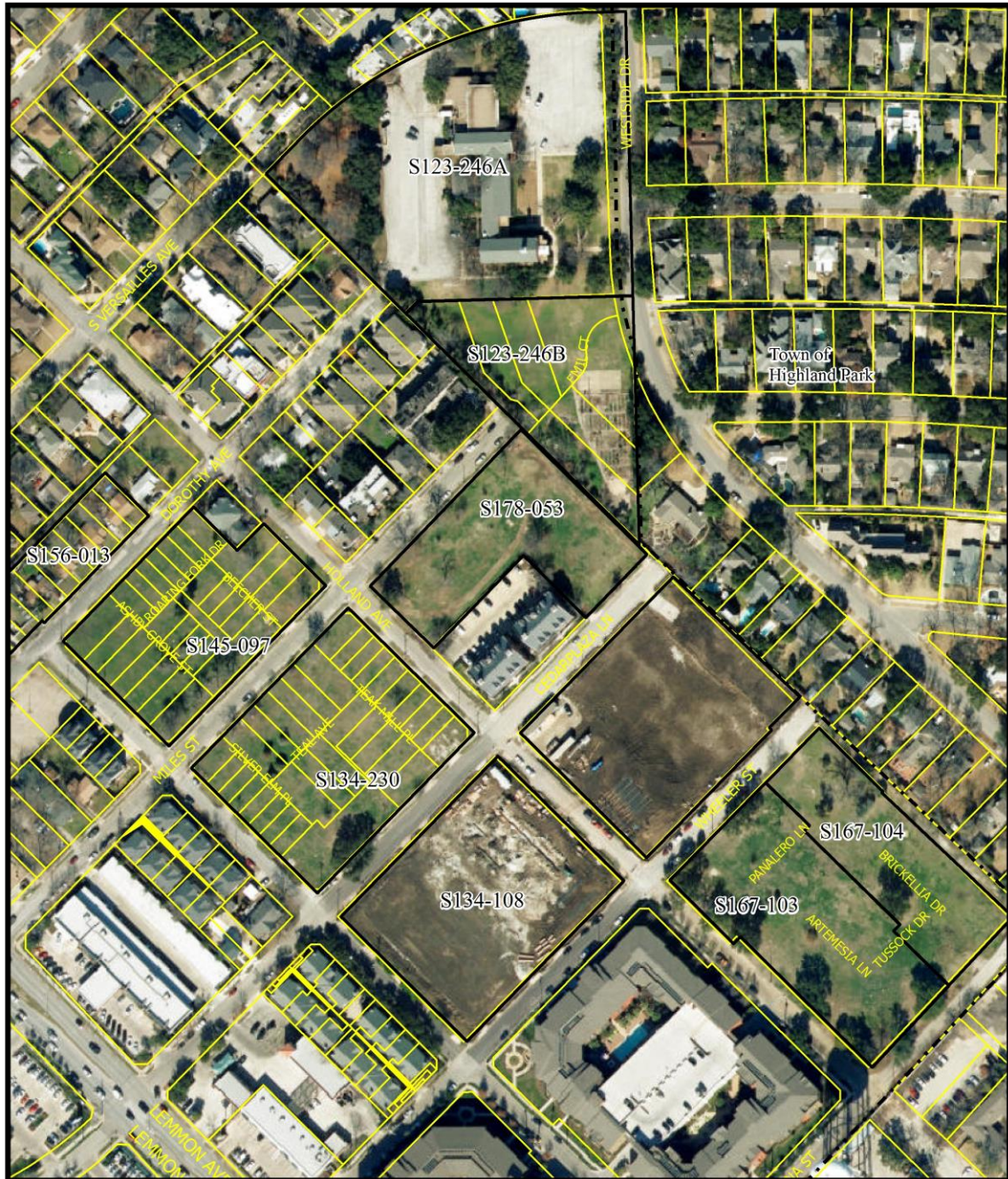
Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2.

22. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3).
23. Prior to submittal of the final plat, the Shared Access Development must meet all requirements of Section 51A-4.411. Section 51A-4.411(c).
24. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e).
25. For frontage purposes and determining building setback lines only, all property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2).
26. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2).
27. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines.
28. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10).
29. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8).
30. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b).
31. Shared Access Area Developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2.



32. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
33. 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.
34. 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**.
35. On the final plat, change “Cedar Plaza Lane” to “Cedarplaza Lane,” as named by Ordinance 12627. Section 51A-8.403(a)(1)(A)(xii)
36. On the final plat, show the Dallas/Highland Park corporate limits. Section 51A-8.403(a)(1)(A)(xii)
37. Prior to final plat, contact the street name coordinator for help determining acceptable names for the new mutual access drives. Section 51A-8.403.(a)(1)(A)(xiv)
38. On the final plat, identify the property as Lots 1 through 12 with common areas A and B in City Block 4A/2465. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





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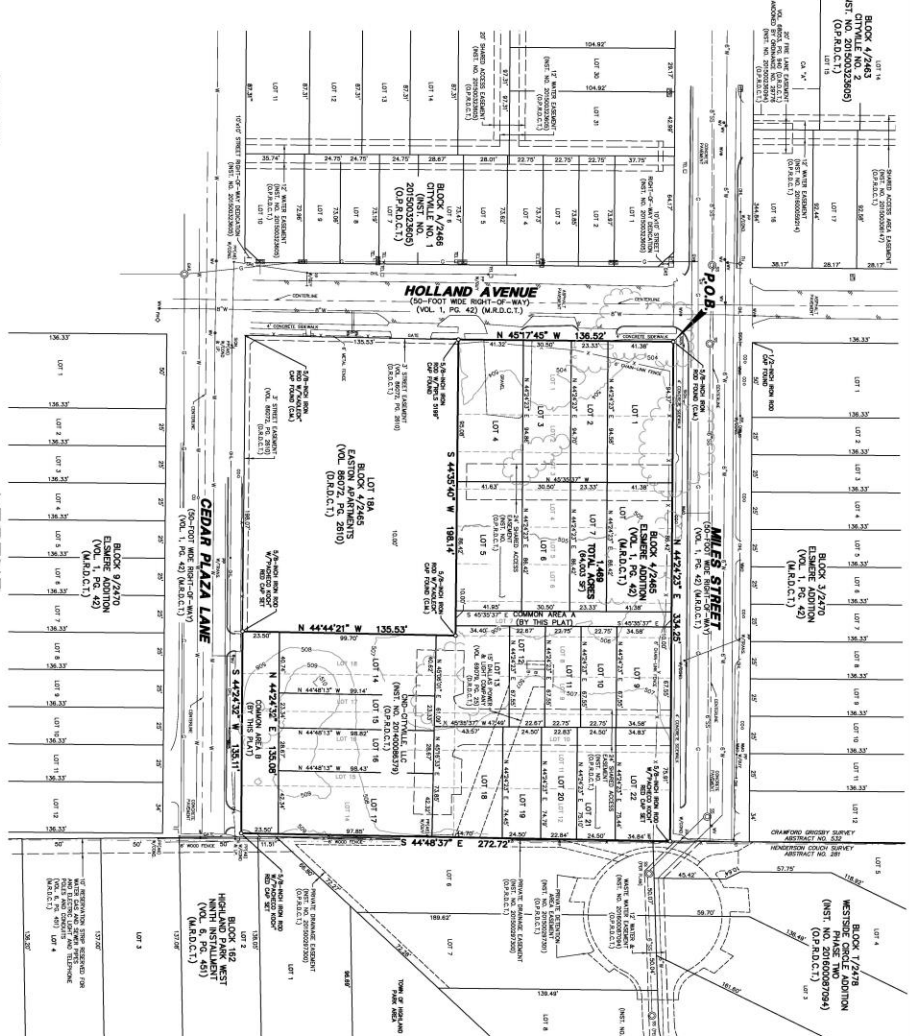
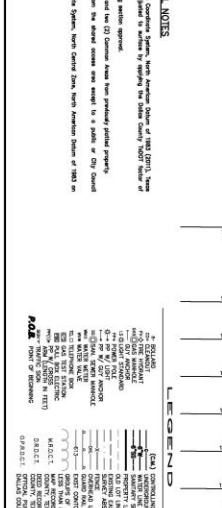
# AERIAL MAP

- Area of Request
- Recent History

Case no: S178-053

Date: 12/13/2017

- GENERAL NOTES**
1. Before grading for this project, the applicant shall provide to the City of St. Charles, Missouri, a copy of the City's Subdivision Plat and the Subdivision Plat Act (Chapter 107, RSMo, 1992) for review and approval.
  2. All lot-cast drainage shall be provided without requiring any other utility.
  3. The applicant shall be responsible for providing the City of St. Charles with the necessary permits for all utility work, including but not limited to the installation of water, sewer, gas, and electric lines.
  4. The applicant shall be responsible for providing the City of St. Charles with the necessary permits for all utility work, including but not limited to the installation of water, sewer, gas, and electric lines.
  5. All utility work shall be installed in accordance with the City of St. Charles' standards and specifications.

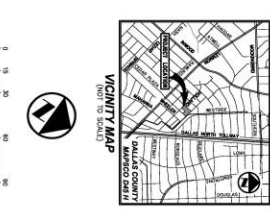


**LOT AREA TABLE**

LOT	ADJACENT	SUBJECT	LOT	ADJACENT	SUBJECT
1	0.000	3.500	12	0.000	1.501
2	0.000	2.500	13	0.000	1.501
3	0.000	2.500	14	0.000	4.014
4	0.000	3.500	15	0.000	2.510
5	0.000	2.500	16	0.000	2.510
6	0.000	2.500	17	0.000	3.279
7	0.000	2.018	18	0.000	3.279
8	0.000	3.570	19	0.000	1.828
9	0.000	3.570	20	0.000	1.828
10	0.000	1.501	21	0.000	1.844
11	0.000	1.501	22	0.000	2.838

**COMMON AREA TABLE**

AREA	ADJACENT	SUBJECT
A	0.000	1.571
B	0.000	3.714



**PURPOSE: TO SUBDIVIDE PLAT CITYVILLE NO. 5 SHARED ACCESS DEVELOPMENT LOTS 1-22 AND COMMON AREAS A AND B CITY BLOCK 4/2470 OF ESNER ADDITION, MISSOURI.**

**BEING A REPEAT OF LOTS 1-17, BLOCK 4/2470 OF ESNER ADDITION, MISSOURI, AND BEING OUT OF THE RECORDS OF THE CITY OF ST. CHARLES, MISSOURI.**

**COMPTON DESIGN SERVICES, INC. 402 W. PINE STREET, SUITE 300 ST. CHARLES, MISSOURI 63101 (636) 732-3300**

**FILED: 01/14/2014 10:29 PM**

**RECORDS & PERMITS DEPARTMENT**

**PLAT NO. 17-44-LI-44-LI-CITY-PLAN-002-CSD-001-000-17-44-LI-44-LI-001**

**Pacheco Koch** 2021 MARKET STREET, SUITE 1400 ST. CHARLES, MISSOURI 63101 (636) 732-3300

**OWNER:** LINDA S. BARNETT, 402 W. PINE STREET, SUITE 300, ST. CHARLES, MISSOURI 63101 (636) 732-3300

**DATE:** 01/14/2014

**SCALE:** AS SHOWN

**DATE:** 01/14/2014

**PROJECT:** 17-44-LI-44-LI-CITY-PLAN-002-CSD-001-000-17-44-LI-44-LI-001

OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned authority, a Notary Public in and for the State of Texas, do hereby certify that the following information was provided to me by the applicant for this plat and that I believe the information to be true and correct.

SUBJECT PROPERTY

1. Applicant, a Notary Public, is the undersigned authority for the State of Texas, and that the following information was provided to me by the applicant for this plat and that I believe the information to be true and correct.

PRELIMINARY

1. Applicant, a Notary Public, is the undersigned authority for the State of Texas, and that the following information was provided to me by the applicant for this plat and that I believe the information to be true and correct.

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STATE OF TEXAS
COUNTY OF DALLAS
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PRELIMINARY

1. Applicant, a Notary Public, is the undersigned authority for the State of Texas, and that the following information was provided to me by the applicant for this plat and that I believe the information to be true and correct.

APPLICANT'S ADDRESS
11111 DALLAS STREET
DALLAS, TEXAS 75241

OWNER'S ADDRESS
11111 DALLAS STREET
DALLAS, TEXAS 75241

NOTARY PUBLIC
11111 DALLAS STREET
DALLAS, TEXAS 75241

PACHECO KOCH ARCHITECTS
PACHECO KOCH ARCHITECTS
11111 DALLAS STREET
DALLAS, TEXAS 75241

**LOCATION:** Buckner Boulevard at Clover Haven, northwest corner

**DATE FILED:** December 7, 2017

**ZONING:** PD 605

<http://www.dallascityattorney.com/51P/Articles%20Supp%2028/Article%20605.pdf>

**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 8.159 acres **MAPSCO:**48L & 48G

**APPLICANT/OWNER:** 5204 Buckner, LLC

**REQUEST** An application to create 5 lots from an 8.159-acre tract of land containing part of City Block 6127 on property located on Buckner Boulevard at Clover Haven, northwest corner.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 605; 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

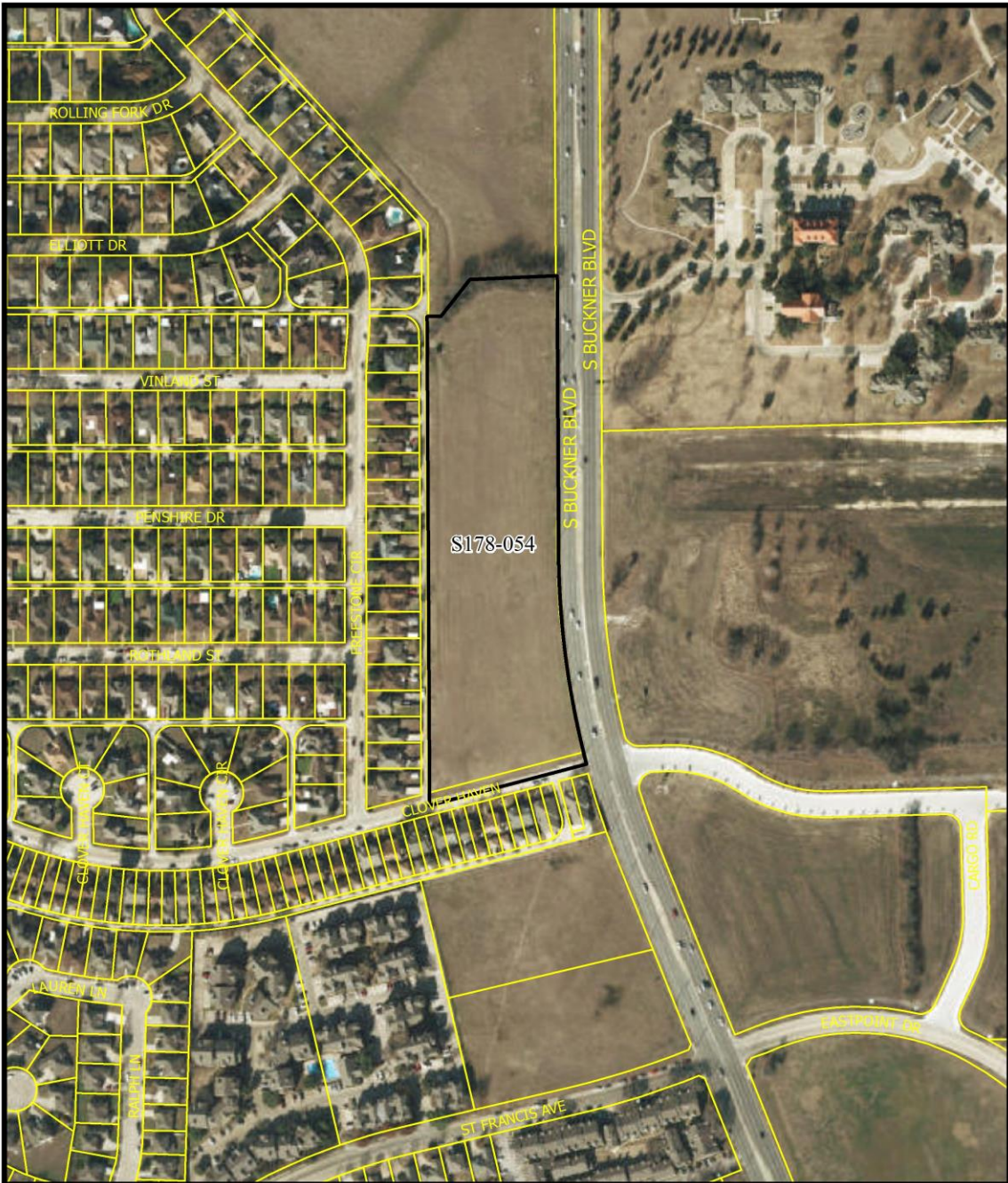
must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617


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. The number of lots permitted by this plat is five.
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 53.5 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Buckner Boulevard. Section 51A 8.602(c).
15. On the final plat, dedicate 28 feet of right-of-way from the established centerline of Clover Haven Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Clover Haven Lane & the alley. Section 51A-8.602(e),
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
18. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
19. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
20. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
21. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.

22. 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.
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show two control monuments. Section 51A-8.617.
29. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. Water and wastewater main improvements are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
32. On the final plat, show and label “Clover Haven” east of Buckner Boulevard/Loop 12. Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, identify the property as Lots 34 through 38 in City Block 9/6127. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S178-054</b>          </u> Date: <u>          <b>12/13/2017</b>          </u>
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**LOCATION:** Wall Street at Powhattan Street, west corner**DATE FILED:** December 8, 2017**ZONING:** PD 317 (Subdistrict 3A)<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20317.pdf>**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 0.283 acres    **MAPSCO:** 45U**APPLICANT/OWNER:** Guestwiser Venture 1, LLC

**REQUEST** An application to replat a 0.283-acre tract of land containing all of Lots 1 and 2 in City Block D/445 to create one lot on property located on Wall Street at Powhattan Street, west corner.

**SUBDIVISION HISTORY:**

1. S167-089 was a request north of the present request to replat a 0.692-acre tract of land containing all of Lot 12A in City Block A/441 to remove the platted 10-foot building line on the southerly line of Griffin Street West, and the platted 10-foot building line on the northeasterly line of Griffin Street East on property located on Peters Street between Griffin Street West and Griffin Street East. The request was approved February 16, 2017 but has not been recorded.
2. S167-069 was a request southwest of the present request to create one 1.077-acre lot from a tract of land in City Block 420 on property located on Lamar Street at Powhattan Street, northwest corner. The request was approved January 19, 2017 but has not been recorded.
3. S145-098 is a request southeast of the present request to create an 8 lot, with lot sizes ranging from 1,588 square feet to 1760 square feet Shared Access Development from a 0.431-acre tract of land containing parts of City Block A/420 and part of City Block 446 on property located on Belleview Street between S. Lamar Street and the DART Rail Line. The request was approved March 5, 2015 and recorded May 31, 2016.
4. S145-096 is a request east of the present request to create a 21 lot (lot sizes ranging from 1,543 square feet to 1697 square feet in size) Shared Access Development from a 0.905-acre tract of land containing parts of City Block A/420 and part of City Block 446 on property located on Powhattan Street between S. Lamar Street and the DART Rail Line. The request was approved March 5, 2015 and recorded April 26, 2016.
5. S145-095 is a request northeast of the present request to create a 12 lot Shared Access Development with lot sizes ranging from 1,526 square feet to 2,464 square feet in size from a 0.558-acre tract of land containing part of City Block 446 on property located on Powhattan Street between S. Lamar Street and the

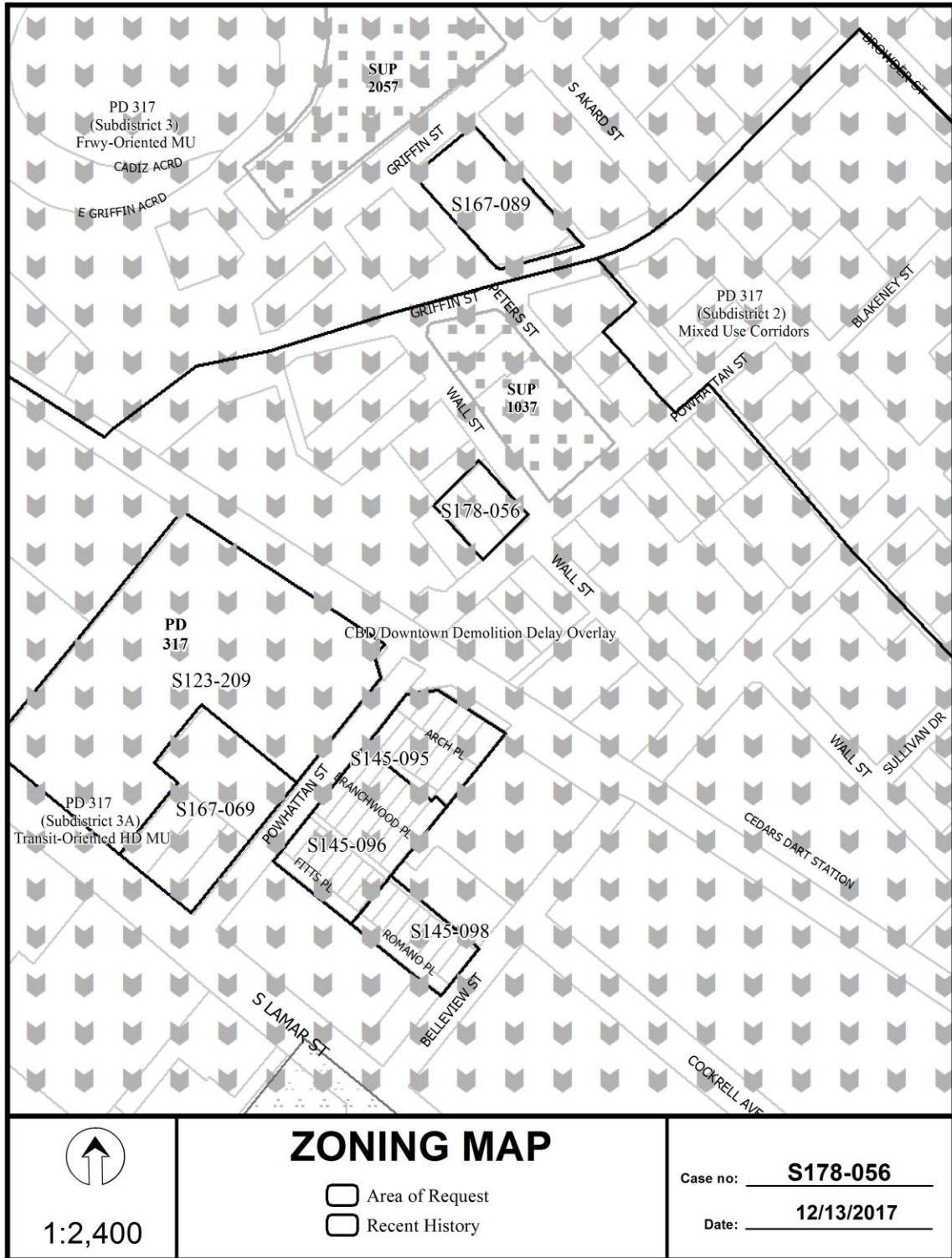
DART Rail Line. The request was approved March 5, 2015 and recorded June 3, 2016.

6. S123-209 was a request north of the present request to create a 3.935-acre lot from a tract of land in City Block 420 and City Block 460 located at the northeast corner of Lamar Street and Powhattan Street. The request was approved July 25, 2013 and recorded January 12, 2016.


**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 317 (Subdistrict 3A); 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. The number of lots permitted by this plat is one.

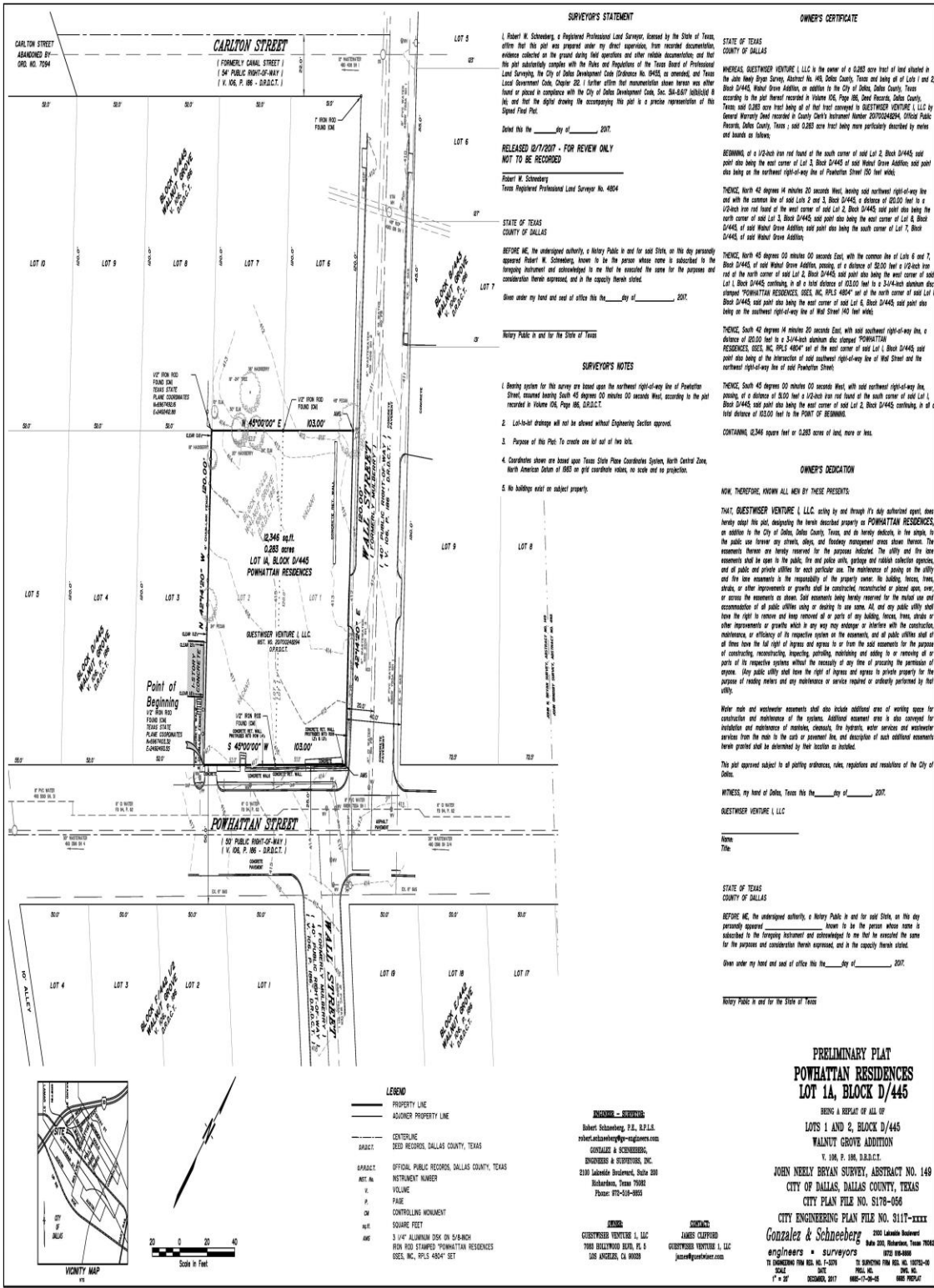
11. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Wall Street and Powhattan Street. Section 51A 8.602(c).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Wall Street & Powhattan Street. Section 51A 8.602(d)(1).
15. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. 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**.
20. On the final plat, identify the property as Lot 1A in City Block D/445. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S178-056</b>          </u> Date: <u>          <b>12/13/2017</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JANUARY 4, 2018****FILE NUMBER:** S178-057**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Royal Lane at Newkirk Street, north of Joe Field Road**DATE FILED:** December 8, 2017**ZONING:** IR**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 13.689 acres    **MAPSCO:**22G**APPLICANT/OWNER:** 321 Commercial Ave, LLC & 329 Commercial Ave, LLC

**REQUEST** An application to replat a 13.689-acre tract of land containing all of Lot 1A in City Block A/6544 to create two lots on property located on Royal Lane at Newkirk Street, north of Joe Field Road.

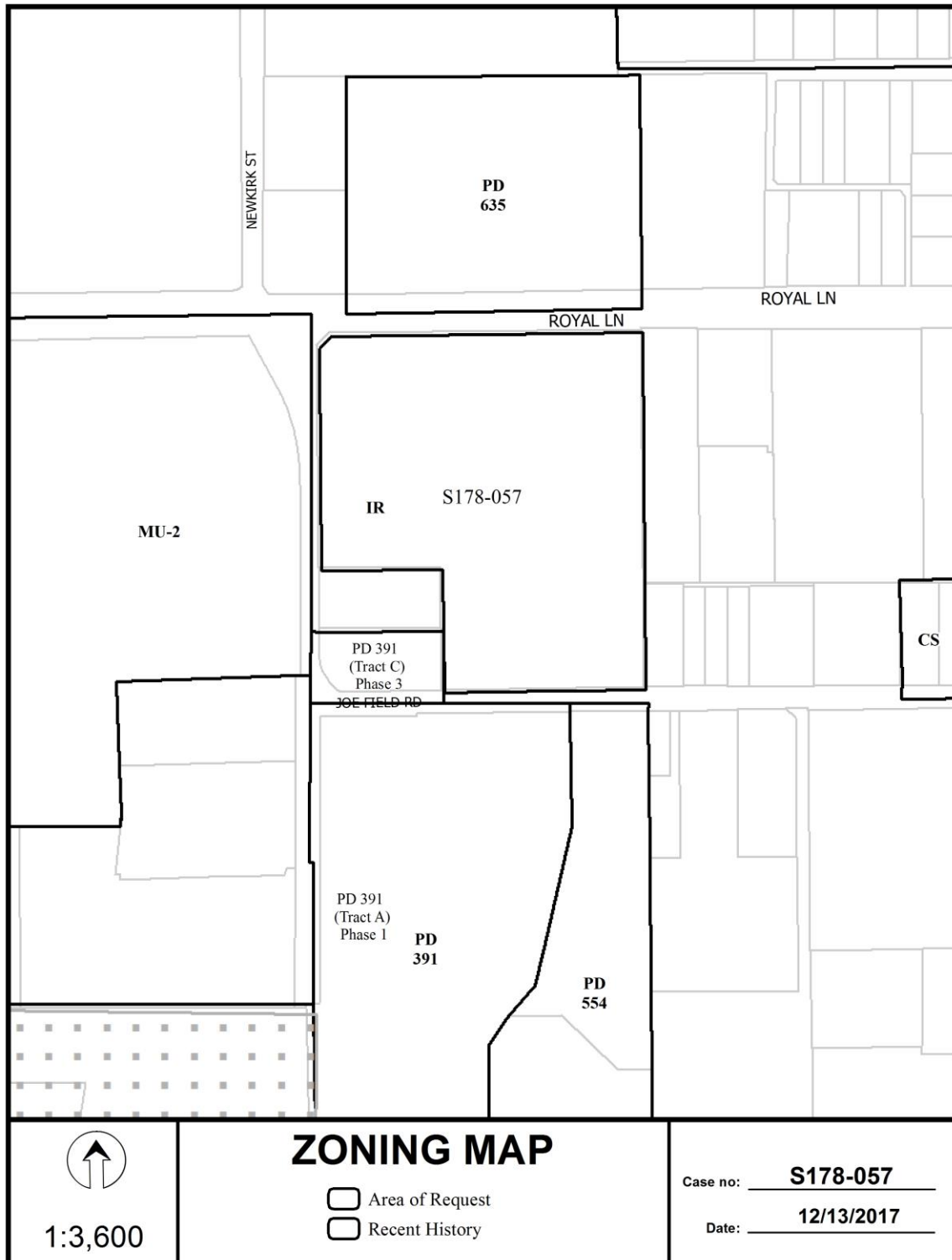
**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IR Industrial/Research 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. The number of lots permitted by this plat is two.
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 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Joe Field Road. Section 51A 8.602(c).
15. On the final plat, dedicate 53.5 feet of right-of-way from the established centerline of Royal Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 20-foot by 20-foot corner clip at the intersection of Newkirk Street & Royal Lane. 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. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
19. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article 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 the correct recording information for the subject property. Platting Guidelines.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show two control monuments. Section 51A-8.617.
27. 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. On the final plat, identify the property as Lots 1B and 1C in City Block A/6544. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





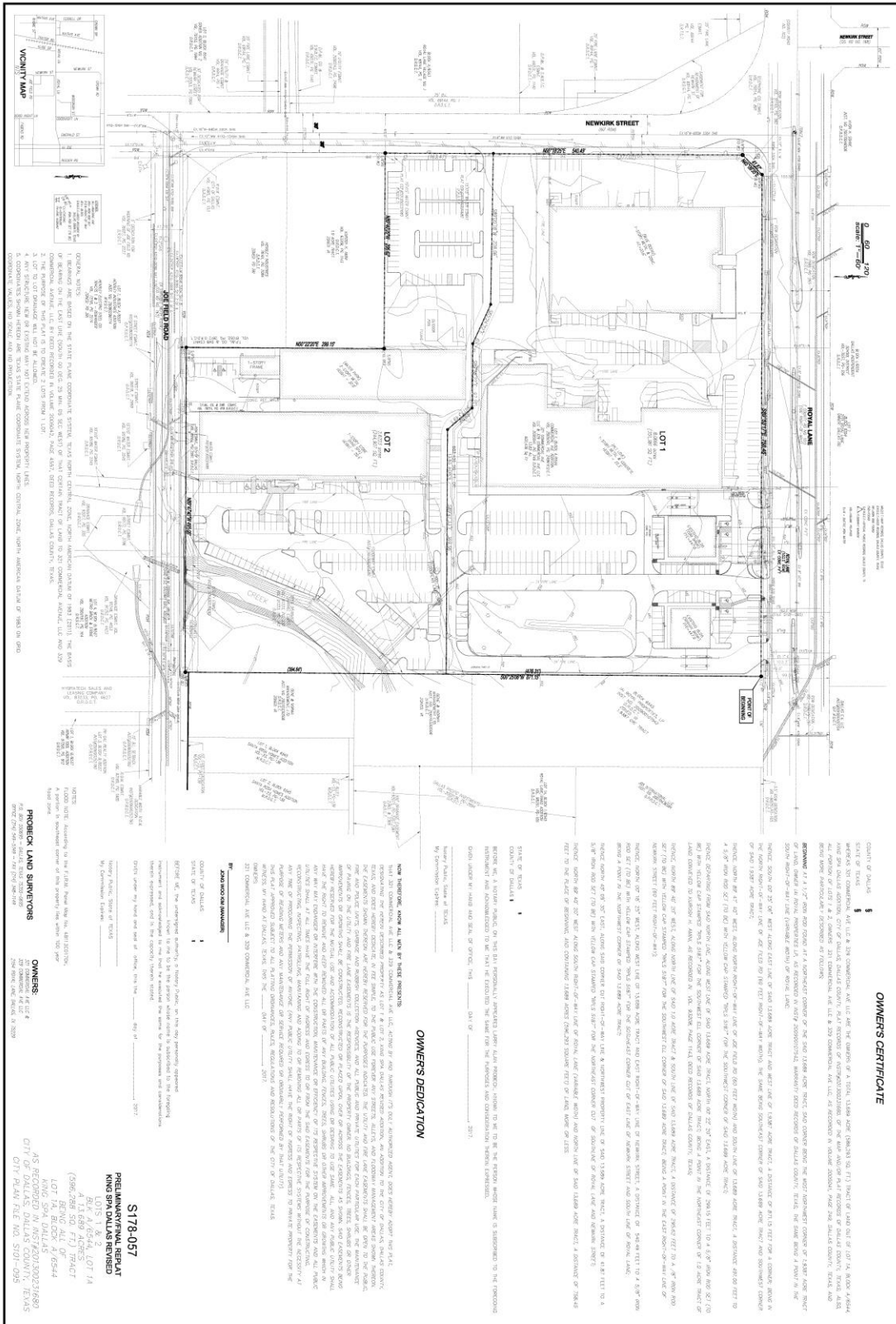
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# AERIAL MAP

- Area of Request
- Recent History

Case no: S178-057

Date: 12/13/2017



**CITY PLAN COMMISSION****THURSDAY, JANUARY 4, 2018****FILE NUMBER:** S178-059**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Fitzhugh Avenue at Santa Fe Avenue, west corner**DATE FILED:** December 12, 2017**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 1.167 acres**MAPSCO:** 46F**APPLICANT/OWNER:** Guerrero Drywall and Maria Torres

**REQUEST** An application to create one 1.167-acre lot from a tract of land containing part of City Block 801 on property located on Fitzhugh Avenue at Santa Fe Avenue, west corner.

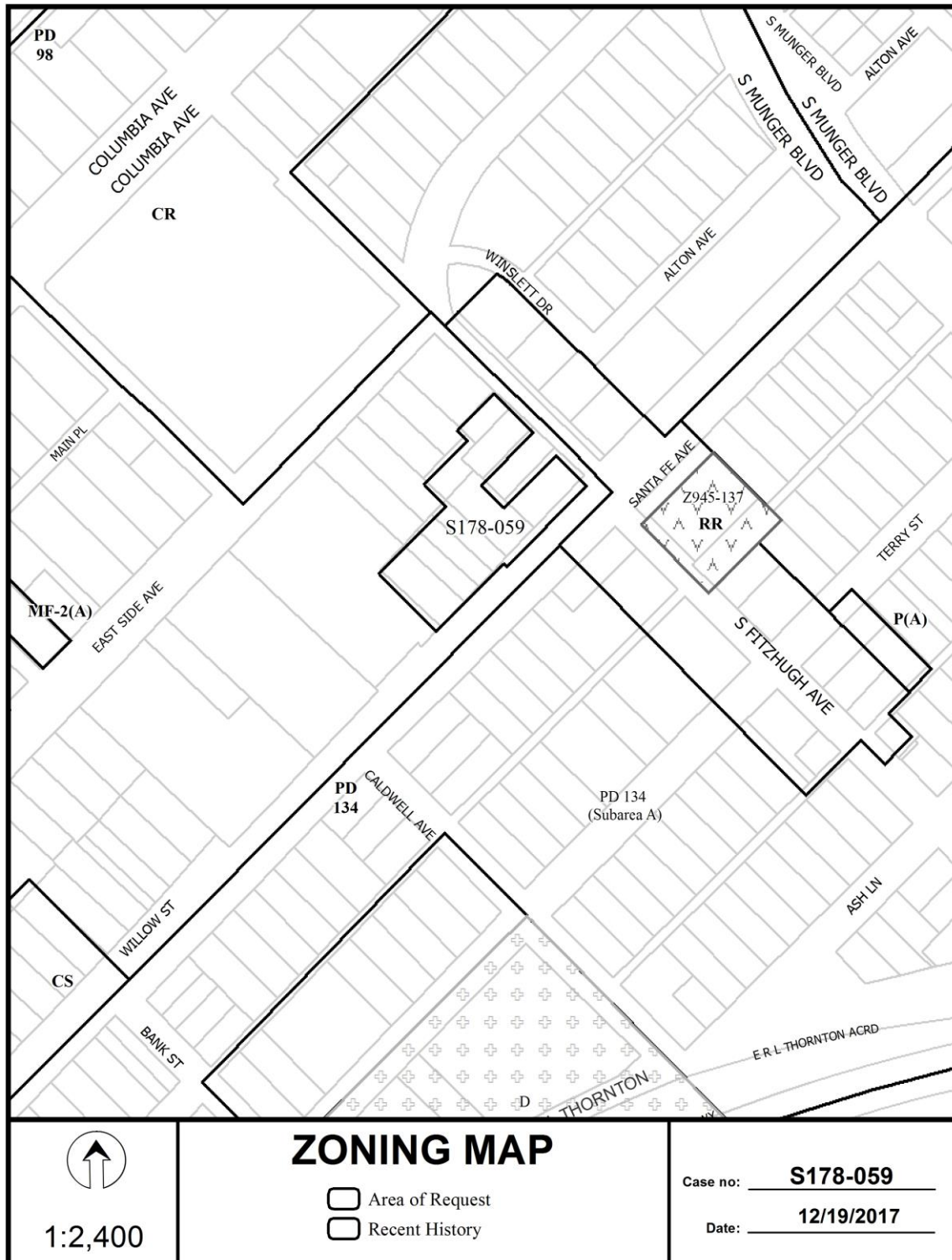
**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of the 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

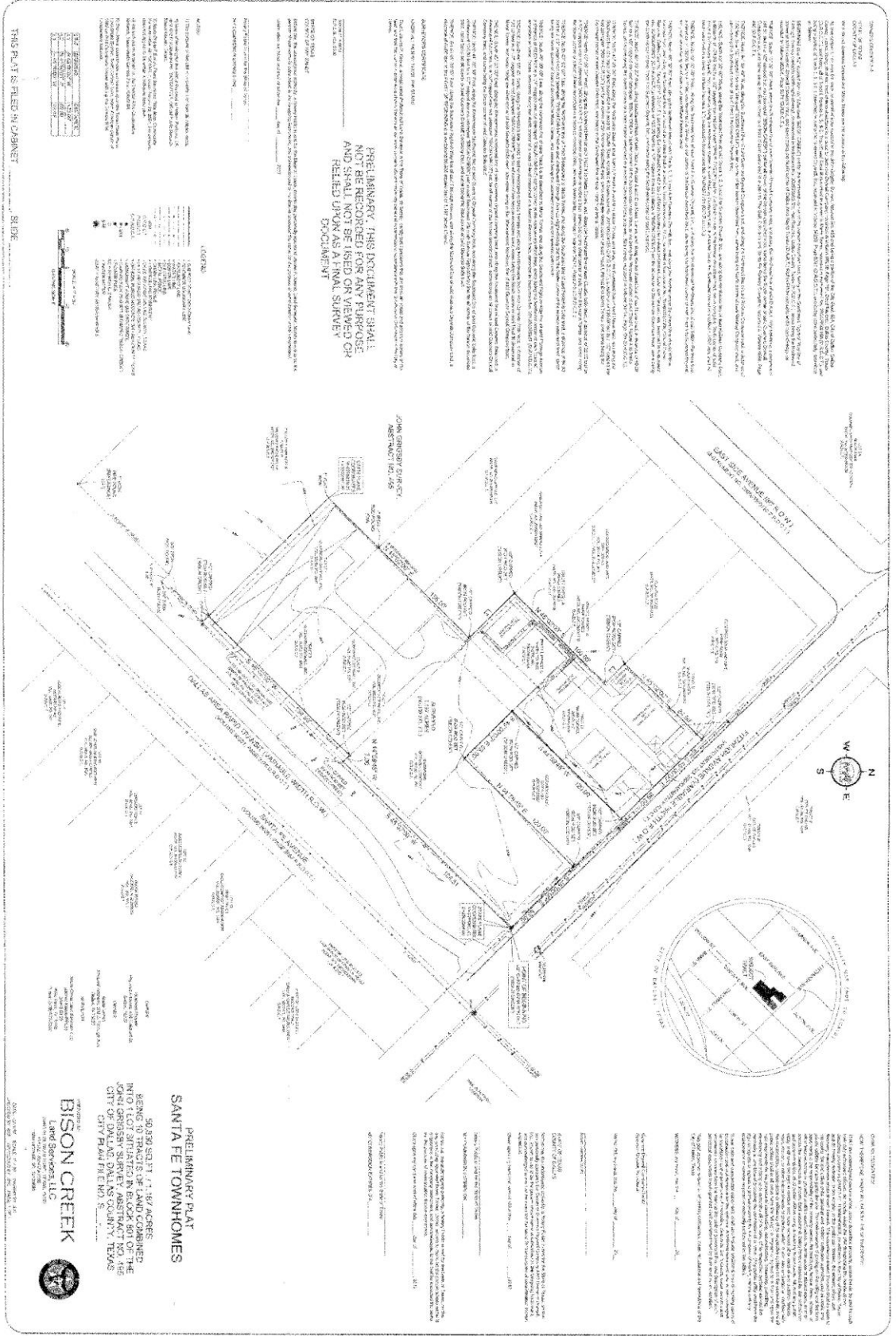


9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Fitzhugh Avenue. Section 51A 8.602(c).
14. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, show two control monuments. Section 51A-8.617.
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. On the final plat, identify the property as Lot 1 in City Block A/801. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S178-059</b>          </u> Date: <u>          <b>12/19/2017</b>          </u>
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**FILE NUMBER:** M167-050

**DATE FILED:** November 9, 2017

**LOCATION:** Southeast corner of Oak Lawn Avenue and Congress Avenue

**COUNCIL DISTRICT:** 1

**MAPSCO:** 35-W

**SIZE OF REQUEST:** 0.564 acres

**CENSUS TRACT:** 5.00

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**MISCELLANEOUS DOCKET ITEM**

**APPLICANT/OWNER:** Texas Land & Capital, L.P.; 5612 Yale Holdings, L.P.

**REPRESENTATIVE:** Robert Baldwin

**REQUEST:** An application for a minor amendment to the site plan for Specific Use Permit No. 2243 for a restaurant with drive-through service on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Oak Lawn Avenue and Congress Avenue.

**SUMMARY:** On February 8, 1985, the Dallas City Council established Planned Development District No. 193 by Ordinance No. 18580.

The subject site is located within PD No. 193 as indicated on the conceptual plan. The purpose of this request is to adjust the property boundary lines to reflect an accurate property survey and adjust internal landscaping buffers.

Amendments to the existing site plan and landscape plan require City Plan Commission approval. The requested minor amendment complies with the requirements set forth by Planned Development District No. 193 and does not impact any other provisions of the ordinance permitting this use.

The ordinance is accessible at the following link:

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

**STAFF RECOMMENDATION:** Approval

**List of Partners/Principals/Officers**

Texas Land & Capital, L.P.

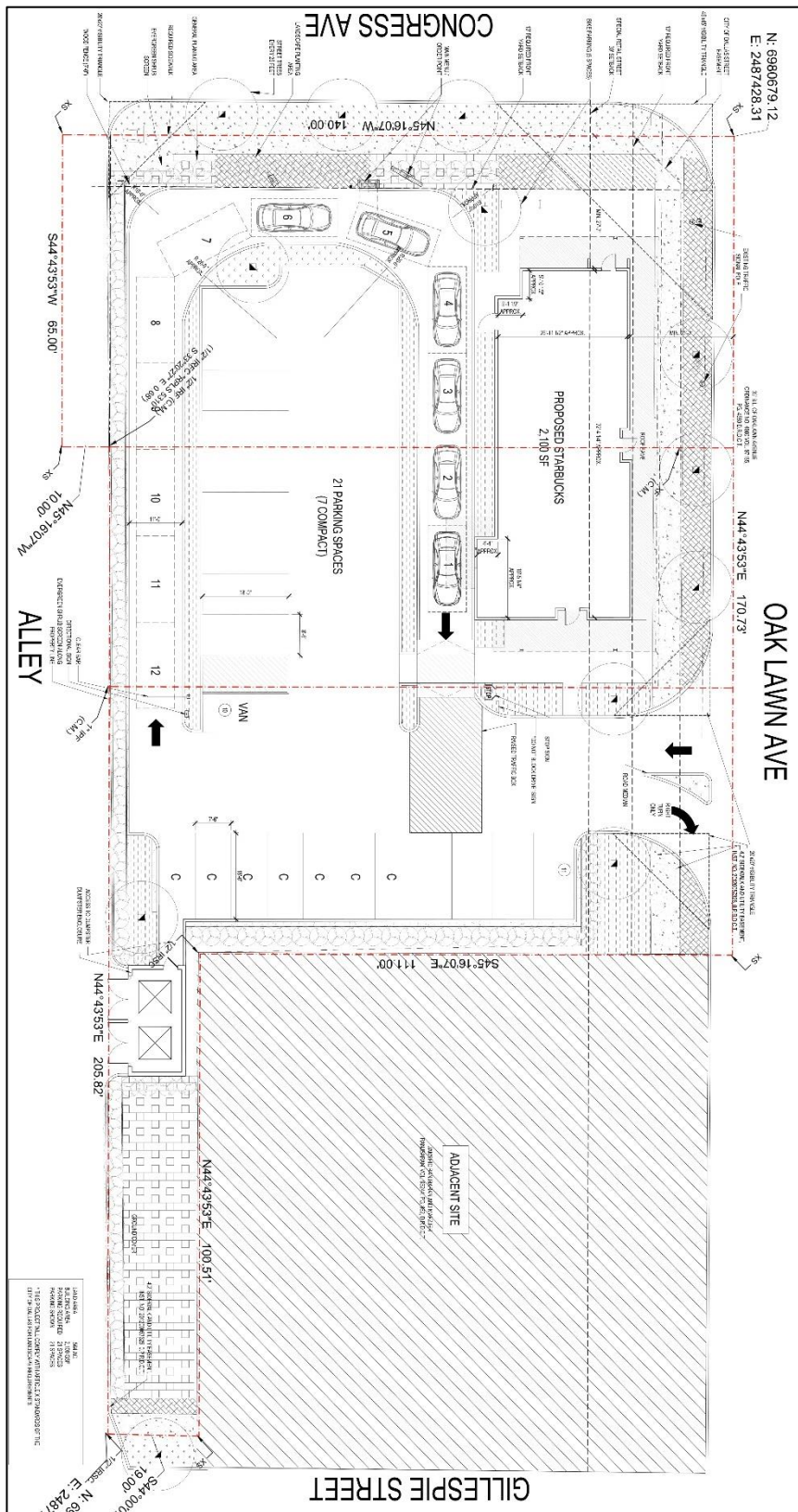
Barry Hancock, Sole Owner

5612 Yale Holdings, L.P.

Barry Hancock, Sole Owner

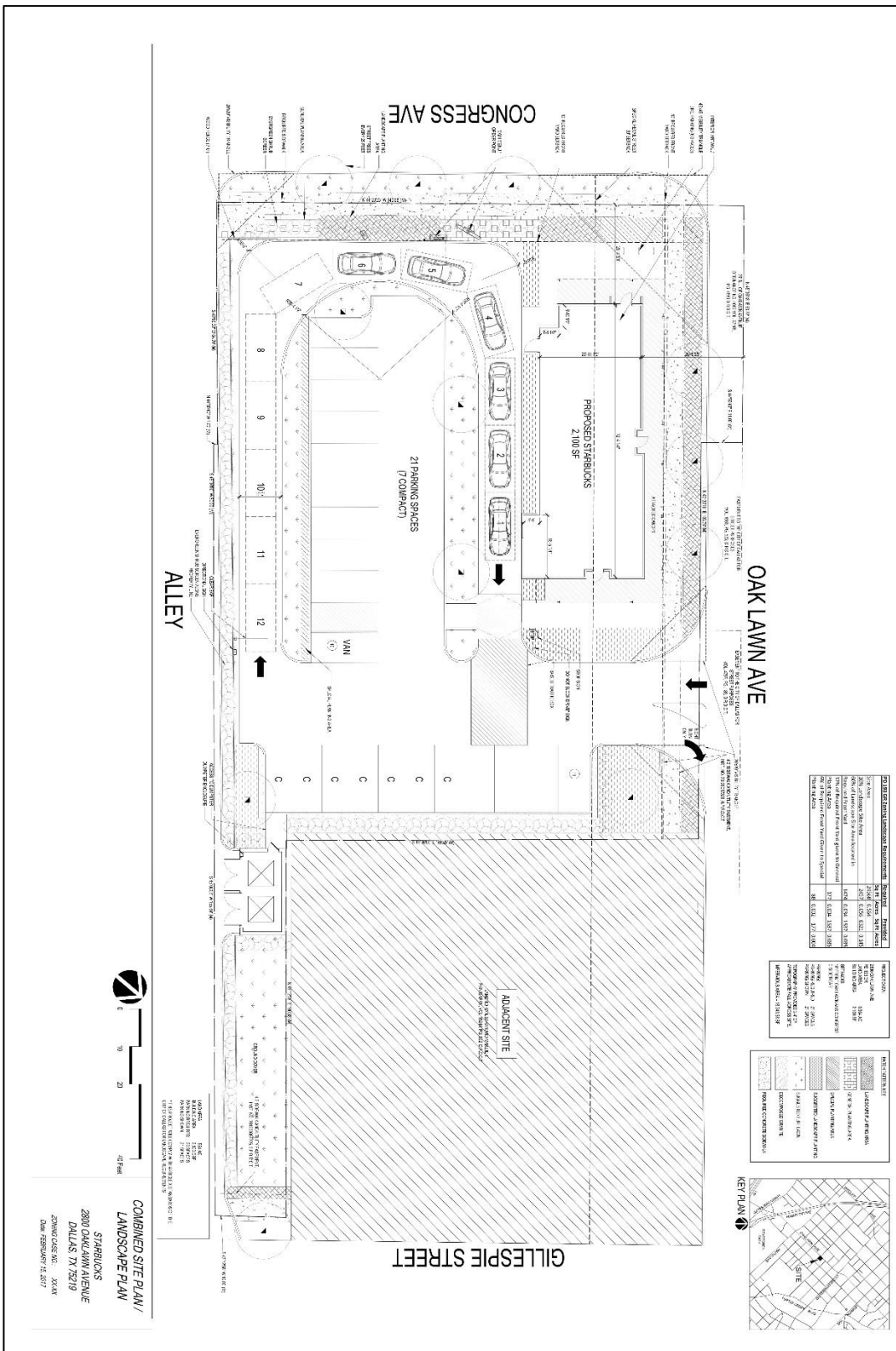


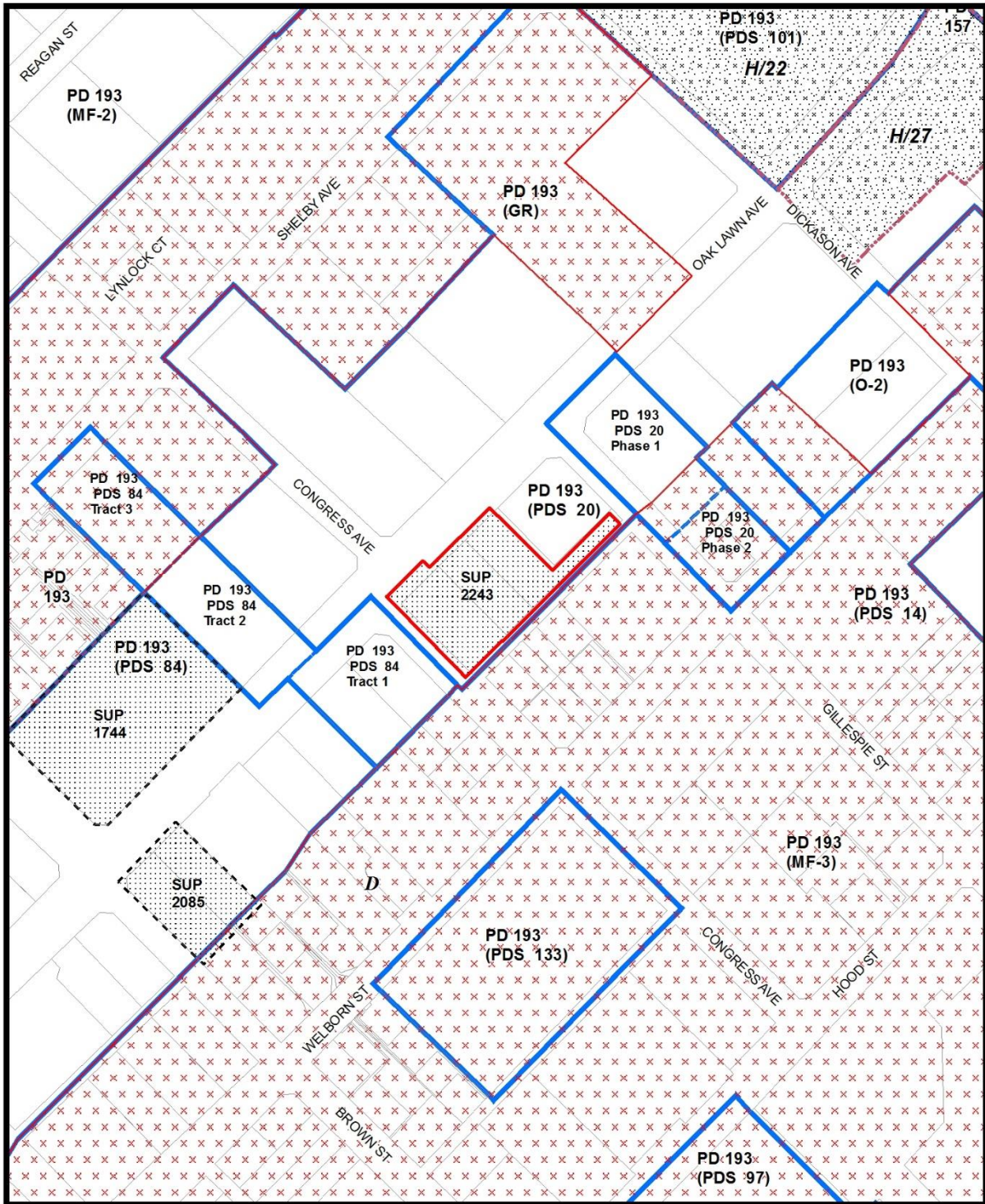
# Proposed Development Plan and Landscape Plan





# Existing Development Plan and Landscape Plan





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# Zoning Map

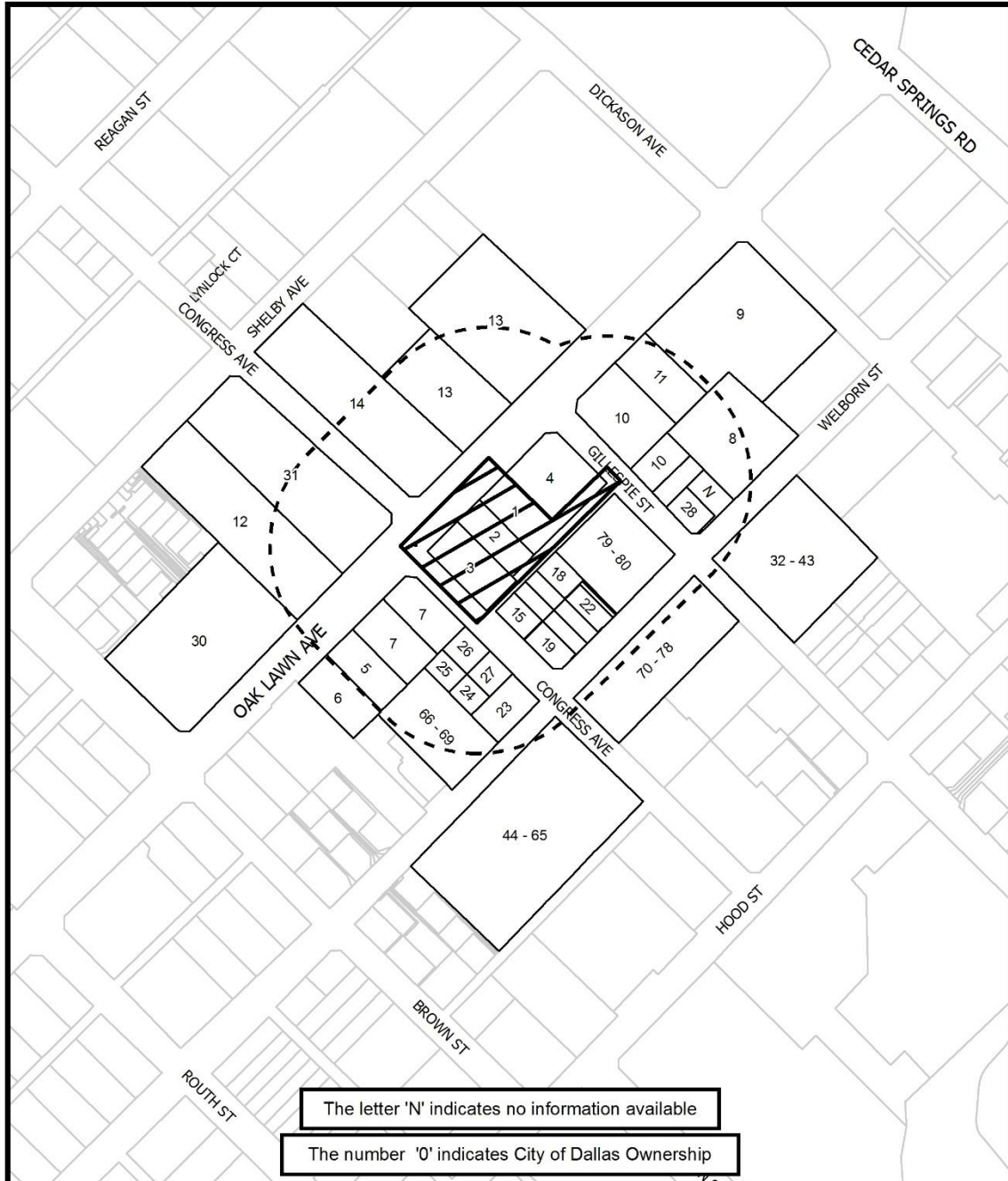
Printed Date: 12/6/2017



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# Aerial Map

Printed Date: 12/6/2017



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:2,400

# NOTIFICATION

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

Case no: **M167-050**

Date: **10/26/2017**

10/26/2017

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

***M167-050***

***80 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2814 OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
2	2808 OAK LAWN AVE	5612 YALE HOLDINGS LP
3	2800 OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
4	2820 OAK LAWN AVE	RANJBARAN JAMSHID &
5	2722 OAK LAWN AVE	CANNON YOUNG PPTIES LP
6	2720 OAK LAWN AVE	CANNON YOUNG PPTIES LP
7	2732 OAK LAWN AVE	CANNON YOUNG PROPRTIERS LP
8	2919 WELBORN ST	ANDES CAPITAL FINANCING LLC
9	2920 OAK LAWN AVE	INTERPROPERTIES GROUP INC
10	2904 OAK LAWN AVE	AHNS GROUP INC
11	2912 OAK LAWN AVE	SACHDEV PRAVEEN
12	2727 OAK LAWN AVE	CANNON YOUNG PPTIES LP
13	2825 OAK LAWN AVE	U S POSTAL SERVICE
14	3810 CONGRESS AVE	CALABAZA HOLDINGS LLC
15	3780 CONGRESS AVE	GANDOLFO ANA MARIA M &
16	2801 WELBORN ST	BROOKSHIER ANDREW S
17	2811 WELBORN ST	OTHMAN ANAS R
18	2813 WELBORN ST	CLARK KELSEY
19	2803 WELBORN ST	MAXWELL ELEANOR POWELL
20	2805 WELBORN ST	PESTL MARCUS G
21	2807 WELBORN ST	OLIVER CECILIA B &
22	2809 WELBORN ST	ETTER KRISTOPHER FOREST
23	2729 WELBORN ST	BOUSTRIDGE MICHAEL
24	3707 CONGRESS AVE	BEACH BRIAN A & JEAN A
25	3711 CONGRESS AVE	GREEN DAVID A
26	3715 CONGRESS AVE	MORELAND NANCY

10/26/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3703 CONGRESS AVE	LOWRY CAROL L & SCOTT D
28	3716 GILLESPIE ST	GINSBERG LAURIE BECKER & MAJOR
29	3722 GILLESPIE ST	MEYRAT RICHARD
30	2703 OAK LAWN AVE	AMERICAN NATIONAL BANK OF TEXAS
31	2733 OAK LAWN AVE	OAK LAWN OUTDOOR LLC
32	3618 GILLESPIE ST	MCRAE WILLIAM H
33	3618 GILLESPIE ST	LANDRUM MARY E
34	3618 GILLESPIE ST	MENDELOW MICHAEL &
35	3618 GILLESPIE ST	FINGER ANDREW & JUDITH
36	3618 GILLESPIE ST	DREES VIKTORIJA & SCOTT
37	3618 GILLESPIE ST	LANE G DAVID & CYNTHIA L
38	3618 GILLESPIE ST	LANE G DAVID & CYNTHIA
39	3618 GILLESPIE ST	BURKE GENIE
40	3618 GILLESPIE ST	BAHRAMI SHOHREH
41	3618 GILLESPIE ST	BUTLER CHAD MARTIN
42	3618 GILLESPIE ST	SBEITY ALI
43	3618 GILLESPIE ST	WHITTIER ANTONIE
44	2728 WELBORN ST	LINN DIANE E
45	2700 WELBORN ST	SATYU PPTIES LLC
46	2728 WELBORN ST	LINN DIANE E
47	2700 WELBORN ST	ORMSBY BRETT
48	2700 WELBORN ST	BUTLER GERALD W
49	2700 WELBORN ST	DUBBELDE TODD
50	2700 WELBORN ST	WEISFELD RONALD A
51	2700 WELBORN ST	DEAN GHIAS UD & NAZI
52	2700 WELBORN ST	SOMES FAMILY TRUST
53	2700 WELBORN ST	MCFARLAIN RANDALL R
54	2700 WELBORN ST	RYAN SCOTT
55	2700 WELBORN ST	ZH PPTY LLC
56	2700 WELBORN ST	WELBORN STREET PARTNERS LLC
57	2700 WELBORN ST	HAVELKA JUDY

10/26/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2700 WELBORN ST	ANDERSON DENISE
59	2700 WELBORN ST	VENEGAS ARTURO
60	2700 WELBORN ST	LESZINSKI SLAWOMIR
61	2700 WELBORN ST	MERTENS KATHLEEN & G
62	2728 WELBORN ST	CULLEN MARK C &
63	2700 WELBORN ST	ROMERO ESTELA ALEJANDRA
64	2700 WELBORN ST	WALKER JOHN POWELL
65	2700 WELBORN ST	YSASAGA PATRICIA MARGARET
66	2727 WELBORN ST	WELBORN STREET PARTNERS LLC
67	2727 WELBORN ST	VDT HOLDINGS LLC
68	2727 WELBORN ST	WALGAMA RUWANI M
69	2727 WELBORN ST	GILBERT JR RICHARD A
70	2802 WELBORN ST	SHUGHRUE CYNTHIA L
71	2804 WELBORN ST	BOUNDS JAMES T III
72	2806 WELBORN ST	FUNK JUDITH EHMAN
73	2808 WELBORN ST	BORLENGHI ELLEN S
74	2810 WELBORN ST	SCOTT LLOYD & ALVIN C TISDALE
75	2812 WELBORN ST	DIAZ OCTAVIO J &
76	2814 WELBORN ST	BOLIN DENNIS L
77	2816 WELBORN ST	SEWELL REVOCABLE TRUST THE
78	2818 WELBORN ST	GUZZETTI WILLIAM L
79	2815 WELBORN ST	WAIATARUA INC
80	2815 WELBORN ST	WAIATARUA INC

**FILE NUMBER:** Z167-338(JM)

**DATE FILED:** June 27, 2017

**LOCATION:** East side of Manderville Lane, north and south of Midtown Boulevard

**COUNCIL DISTRICT:** 13

**MAPSCO:** 26-F

**SIZE OF REQUEST:** Approx. 16.81 acres

**CENSUS TRACT:** 78.06

**APPLICANT/OWNER:** The Legacy Senior Communities, LLC; Freedom Hospitality LLC; and, Brazos Texas Land Development LLC

**REPRESENTATIVE:** Baldwin Associates, Rob Baldwin

**REQUEST:** An application for an amendment to, and an expansion of, the Subarea D portion on property zoned Subareas C and D within Planned Development District No. 745.

**SUMMARY:** The purpose of this request is to remove approximately four acres from Subarea C and add them to Subarea D. Amended conditions for the enlarged Subarea D include; **1)** increasing the minimum front yard setback from eight feet to 15 feet; **2)** removing the maximum front yard setback; **3)** allowing landscape walls and features, and accessory arbors and carports in all setback areas; **4)** increasing the maximum allowable height from 56 feet to 130 feet for 30 percent of the total lot area (or decreasing from 240 feet to 130 feet for the four acres coming from Subarea C); **5)** removing the façade location requirement; and, **6)** removing the entrance spacing standard for convalescent and nursing homes, hospice care, and related institutions and retirement housing uses.

**STAFF RECOMMENDATION:** Approval

**PRIOR CPC ACTION:** On November 30 and December 14, 2017, this case was held under advisement to allow additional time for consideration of the request. Amendments to the proposed conditions restrict the increase in height to no more than 30 percent of the lot and allow accessory arbor/carport structures within the required setback areas.



**BACKGROUND INFORMATION:**

- On June 14, 2006, City Council approved PD No. 745 for mixed uses, containing approximately 77 acres. Subsequent amendments have created a total of six subareas.
- The subject site is largely undeveloped, with a hotel in the portion of Subarea C which will remain Subarea C.
- The purpose of this request is to reduce Subarea C, enlarge Subarea D, and amend conditions for Subarea D. Amended conditions include:
  - Increasing the minimum front yard setback from eight feet to 15 feet;
  - Removing the maximum front yard setback;
  - Exempting landscape walls and features and accessory arbors and carports from setback requirements;
  - Increasing the maximum allowable height from 56 feet to 130 feet for 30 percent of the total lot area;
  - Removing the façade location requirement; and,
  - Removing the entrance spacing standard for convalescent and nursing homes, hospice care, and related institutions and retirement housing uses.

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

1. **Z167-282:** On August 9, 2017, the City Council approved an amendment to PD No. 790 to increase the allowable square footage within Area C on property located on the west corner of Royal Lane and Greenville Avenue.
2. **Z167-237:** On June 28, 2017, the City Council approved an amendment to the Subarea B portion of PD No. 745 on property bounded by the west line of Manderville Lane and the north line Midtown Boulevard.
3. **Z167-103:** On Wednesday, February 8, 2017, the City Council approved an MU-3 Mixed Use District with volunteered deed restrictions located on the east line of North Central Expressway, north of Meadow Road.
4. **Z145-204:** On August 12, 2015, the City Council approved an amendment to Subareas C & D PD No. 745 on property bounded by the west line of Manderville Lane and the north line Midtown Boulevard.
5. **Z145-153:** On June 17, 2015, the City Council approved an amendment to the Subarea B portion of PD No. 745 on property bounded by the west line of Manderville Lane and the north line Midtown Boulevard.
6. **Z134-171:** On October 8, 2014, the City Council approved PD No. 927 for mixed uses on property zoned an MF-2(A) Multifamily District and a GO(A)

General Office District on the north and south sides of Meadow Road, west of Manderville Lane.

7. **Z123-212:** On August 28, 2013, the City Council approved PD No. 895 for mixed uses on property zoned a GO(A) General Office District on the southeast corner of North Central Expressway and Midtown Boulevard.
8. **Z123-148:** On March 26, 2014, the City Council approved PD No. 904 for non-residential uses on property zoned a GO(A) General Office District.

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Manderville Lane	Local	Variable	None
Midtown Boulevard	Local	Variable	None

**Traffic:**

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

Exhibit B for the PD is an equivalency chart to help keep uses in-line with the previously approved traffic impact analysis. This exhibit references the *ITE Trip Generation* manual for all other uses. An assessment made by the city engineer determined that the convalescent and nursing homes, hospice care, and related institutions use would generate an equivalency of two beds to one multifamily unit. Page 2 of the development plan includes the equivalency charts for the PD, which are updated with each request. The applicant has used the ratio determined by the city engineer using the *ITE Trip Generation* manual to generate the numbers and added a note to reflect the meaning.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	PD No. 745, Subareas C & D	Hotel & Undeveloped
North	PD No. 745, Subarea F	Undeveloped
East	CR, PD No. 790, SUP No. 701	Electrical Substation, DART ROW, Country Club
South	PD No. 745, Subarea C & PD No. 895	Undeveloped
West	PD No. 745, Subareas E & F, GO(A), PD No. 895	Multifamily

**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 identifies the subject site as being located within an *Urban Mixed-Use Building Block*, which provides 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 midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. 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.

Additionally, the Plan has identified the site as within a *Transit Center* which supports a compact mix of employment, retail, cultural facilities and housing.

**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.

Implementation Measure 2.5.1.2 Support efforts to maintain distinctive identities of existing neighborhoods and ensure high-quality development of new neighborhoods.

**URBAN DESIGN**

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

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

Implementation Measure 5.1.3.2 Amend the Dallas zoning regulations to establish urban design standards that reflect quality design and good land use principles through regulations which address height, scale, bulk and massing of new development. Standards will also address the impact of parking lots and structures to minimize spillover to adjacent neighborhoods, mitigate any negative effects and eliminate visual intrusion or incompatibility with the adjacent residential neighborhoods, historic or conservation districts.

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

Policy 5.2.1 Maintain neighborhood scale and character.

### **NEIGHBORHOOD PLUS**

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

The current request to remove established urban design criteria for Subarea D does not seem to support the above-referenced goals of the comprehensive plan; however, the proposed structures would meet 68 percent of the minimum façade location requirements by providing approximately 332 feet of building façade within 15 feet of the property line. The minimum and maximum setback requirements to bring buildings up to the street, and façade and entrance requirements of the existing PD, allow for a more vibrant and urban street-level experience for pedestrians and drivers. Development in the area has progressed according to the requirements of the PD creating a unique neighborhood experience. The proposed development would address walkability and street activity by supplementing the remaining street frontage areas with arbor-like carports and seating areas for pedestrians creating a type of pocket park feel, thereby contributing to the pedestrian experience within the PD and supporting the goals of the comprehensive plan.

### **Land Use Compatibility:**

The property contains a hotel within Subarea C (section remaining in Subarea C) and undeveloped land within the remainder, including all of Subarea D. While undeveloped land surrounds the site to the north and south, a large new multifamily development (395 units) exists to the west. A DART line and electrical substation exist to the east and separates the subject site from The Royal Oaks Country Club (PD 790).

The area is poised for continued development characteristic of an urban neighborhood. PD No. 745 created subareas with varying degrees of height, setback, and urban design elements. The following analysis contemplates the existing zoning of Subareas C & D. However, it is imperative to consider the new multifamily development to the west, as well. That development is located within Subarea F, which follows the existing development standards for Subarea D.

The applicant proposes six amendments with this request, as outlined below. The proposed changes would apply to the proposed Subarea D, with four acres taken from Subarea C for a total of 11 acres.

**1)** To increase the minimum front yard setback from eight feet to 15 feet.

	Existing Subarea C	Existing Subarea D	Proposed Subarea D
Minimum Front Yard Setback	10 feet	8 feet	15 feet

A reduced minimum front yard setback provides for a more urban feeling, pulling building frontages up to the street to create a livelier experience. The proposed increase would nearly double the minimum standard, matching the MU-3 Mixed Use District requirement. It is important to note that when PD No. 745 was created, it established a base zoning of MU-3, while choosing to modify the subareas to allow for an improved urban experience—to set the PD area apart. This request has allowed landscape walls and features, and accessory arbors and carports within the setback areas to diminish the lack of building frontage and add to the overall pedestrian realm.

**2)** To remove the maximum front yard setback.

	Existing Subarea C	Existing Subarea D	Proposed Subarea D
Maximum Front Yard Setback	14 feet	14 feet	None

While the minimum front yard setback ensures free space from the property line into the site, the maximum front yard setback guarantees that the front yard will not exceed a certain point, possibly negating the urban experience intended. In this case, the PD established a 14-foot maximum, setting a range of flexibility from 8 feet to 14 feet for the building façade. Removing this requirement means that there will be no guarantee of having buildings pulled-up to the street other than the development plan. A more traditional type of development would be allowed, as suggested by the applicant, with surface parking lots as the main vantage from the sidewalk and street; however, additional landscape, parking, and gathering features will help to mitigate the effect of the increased front yard setback.

**3)** To allow landscape walls and features and accessory arbors/carports in all setback areas.

As anything taller than six inches is considered a structure, the applicant has chosen to exempt landscaping walls and features from the front, side, and rear setback requirements to allow greater flexibility in site design. Additionally, arbor-like carport and gathering structures are proposed within the front yard area where parking is provided. This could help to activate more of the street/neighborhood experience. Staff does not have concerns over this request, as long as visibility obstruction regulations are taken into consideration.

4) To increase the maximum allowable height from 56 feet to 130 feet for 30 percent of the total lot area (or decrease from 240 feet to 130 feet for the four acres coming from Subarea C).

	Existing Subarea C	Existing Subarea D	Proposed Subarea D
Maximum Height	240 feet	56 feet	130 feet

Subarea C is currently south of Midtown Boulevard. The Manderville Lane section of the development faces Subarea F, with regulations matching the existing Subarea D. The MU-3 District allows 270 feet in height. The creation of the PD chose to reduce the allowable height in this area to 56 feet. The new multifamily development along the west side of Manderville Lane, and within Subarea F, has adhered to the 56-foot height standard, yet the applicant has requested a significant increase in height. One difference between the two sides of Manderville Lane is the proximity to the DART right-of-way. The subject site offers immediate proximity to the rail line along the east boundary of the property. Additionally, the land further east, across the DART right-of-way, is zoned Subarea B and allows up to 240 feet in height, which matches the remainder of Subarea C to the southwest. In order to protect the neighborhood from a stark difference in development across Manderville Lane, a local road with 40-60 feet of variable right-of-way, a provision has been added to only allow the increase in height for 30 percent of the overall lot area. The intent is to allow the existing development rights to remain across the southern section of the property, currently zoned Subarea C and allowing 240 feet in height, while protecting the site tied to more restrictive conditions and a development plan. PD No. 745 chose to scale structures along the north and west end of the PD at a maximum of 56 feet. That choice was made 10 years ago. Half of the area is developed with structures that are aligned with the reduced scale sought. Staff believes the amended height provision will allow for an adequate shift in development rights to support development of the narrow site.

5) To remove the façade location requirement.

The existing façade location requirement for both subareas is 50 percent within the minimum/maximum front yard established. Removing this requirement is a second attempt to pull the proposed structures further into the property, away from the street, making way for the proposed parking lots to line the street frontage. Essentially, this echoes the removal of the front yard maximum setback, encouraging a typical development style with surface parking lots being the main vantage point from the street, thereby reducing the activity and compromising the lively nature sought with the establishment of the design criteria. The applicant has provided alternatives to help reduce the potential impact on the liveliness of the pedestrian areas. Landscape features, arbors, carports, and gathering areas will be used in areas where parking are

provided along the street frontage to activate the areas and pull the eyes away from the parking areas.

**6)** To remove the entrance spacing standard for convalescent and nursing homes, hospice care, and related institutions and retirement housing uses. All other uses would maintain the required 100-to-150-foot entrance spacing requirements that exist in the PD.

Another element of creating a lively urban streetscape is requiring entry spacing at a maximum of 100-to-150-feet. Requiring frequent entryways into structures creates a more active atmosphere when combined with bringing the building façade up to the property line/street. The applicant has stated that pushing entrances far behind the surface parking lots and limiting entrances is an operational requirement for the proposed convalescent and nursing homes, hospice care, and related institutions and retirement housing uses, ~~without providing evidence to support the claim.~~

### **Parking:**

The parking requirement set forth in Sec.51P-745.112 is not proposed to change. PD No. 745 refers back to Division 51A-4.200 for specific off-street parking and loading requirements for each use. The parking requirement for a retirement housing use is one off-street parking space per dwelling unit. Additionally, the convalescent and nursing homes, hospice care, and related institutions use demands 0.3 parking spaces per bed provided at the facility.

The proposed development plan identifies 180 retirement housing dwelling units and 190 beds for the convalescent and nursing homes, hospice care, and related institutions use. Overall, 237 parking spaces are required and 372 parking spaces have been provided.

### **Landscaping:**

Landscaping must be provided in accordance Sec.51P-745.114. A landscape plan will be required. The applicant chose not to submit one with this request. A landscape plan will have to be presented to, and approved by the City Plan Commission, before issuance of a building permit to authorize work in this district.

**List of Officers**

The Legacy Senior Communities, LLC

Alan Postel, Director  
Andrea Statman, Director  
Anita Chanon, Director  
Barrett Stern, Director  
Bill Silverman, Director  
Bruce Bernbaum, Director  
Buddy Rosenthal, Director  
Candi Haas, Director  
Carey Rossel, Director  
Carmen Michael, PhD., Director  
Carol Aaron, Director  
Cheryl Moore, Director  
Gary Weinstein, Director  
Genie Weitzman, Director  
George Tobolowsky, Director  
Gerald Ray, Director  
Glenn Geller, Director  
Howard Wolf, Director  
Irvin Levy, Director  
Irwin Grossman, Director  
Jerry Rasansky, Director  
John Raphael, Director  
Larry Golman, Director  
Linda Garner, Director  
Marc Stanley, Director  
Michael Ellentuck, CEO and President  
Michael Friedman, Director  
Michael Glazer, Director  
Mike Ablon, Director  
Milton Levy Jr., Director  
Randy Colen, Director  
Robert Miller, Director  
Robert Pollock, Director  
Ron Fiedelman, Secretary  
Ruthie Pack, Director  
Sandy Donsky, Director  
Sandy Kaufman, Director  
Sanford Fagadau, Ph.D., Director  
Sara Efune, Director  
Stuart Morse, Director  
Todd Shapiro, Director  
Todd Teiber, Treasurer

Freedom Hospitality LLC

Zabir Ismail, Managing Director  
Salim M. Ismail, Managing Member  
Shireen S. Ismail, Managing Member

Brazos Texas Land Development LLC

Zabir Ismail, Managing Director  
Salim M. Ismail, Managing Member  
Shireen S. Ismail, Managing Member



**PROPOSED PD CONDITIONS**

**ARTICLE 745.**

**PD 745.**

**SEC. 51P-745.101. LEGISLATIVE HISTORY.**

PD 745 was established by Ordinance No. 26372, passed by the Dallas City Council on June 14, 2006. (Ord. 26372)

**SEC. 51P-745.102. PROPERTY LOCATION AND SIZE.**

PD 745 is established on property located on both sides of Manderville Lane, north of Blair Road and south of Royal Lane. The size of PD 745 is approximately 77.028 acres. (Ord. No. 26372; 27713)

**SEC. 51P-745.103. CREATION OF SUBAREAS.**

This district is divided into Subareas A, B, C, D, E, and F as shown on the conceptual plan (Exhibit 745A). (Ord. Nos. 26372; 29804)

**SEC. 51P-745.104. DEFINITIONS AND INTERPRETATIONS.**

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

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

(c) In this district, the following definitions apply:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) INTERIOR SIDE YARD means a side yard that is not adjacent to a street.

(2.1) LANDSCAPE WALLS mean a retaining wall or decorative wall.

(2.2) LANDSCAPE WALL AREA FEATURES means retaining or decorative walls, rails, steps, or foundations. A landscape wall area feature is not considered a blank wall.

(3) MEWS STREET means a multimodal street for pedestrians or low-speed vehicular traffic.

(4) OPEN SPACE means an area that is unobstructed to the sky, and that contains no structures except for ordinary projections of window sills, bay windows, belt courses, cornices, eaves, unenclosed

balconies, unenclosed patios, stoops, and other architectural features. A required yard on a lot with a structure is not open space.

(5) PRIMARY STREET means the principal frontage for a building site, as designated on the development plan.

(5.1) PRIVATE PERMEABLE AREA means an area open and available to residents.

(6) PROPERTY means Subareas A, B, C, and D collectively.

(7) ROADWAY ZONE means the zone for public use that includes the right-of-way, a portion of the sidewalk and utility easements, and landscape areas including pavers, concrete sidewalks, landscaping, trees, and decorative lighting, as shown on the roadway cross sections.

(8) SECONDARY STREET means the frontage for a building site that is not a primary street, as designated on the development plan.

(9) SETBACK means the minimum distance a building may be erected from a roadway zone or lot line.

(10) STOOP means a small porch leading to the entrance of a residence.

(11) TANDEM PARKING means one parking space in front of another parking space.

(d) This district is considered to be a nonresidential zoning district. (Ord. Nos. 26372; 27713; 29786; 29801)

**SEC. 51P-745.104.1. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 745A: conceptual plan.

(2) Exhibit 745B: equivalency chart.

(3) Exhibit 745C: mixed use development parking chart.

(4) Exhibit 745D: tree survey.

(5) Exhibit 745E: roadway cross sections.

(6) Exhibit 745F: private permeable area plan.

(7) Exhibit 745G: Subarea E and F development plan.

(8) Exhibit 745H: Subarea E and F landscape plan. (Ord. Nos. 27713; 29786; 29804)

**SEC. 51P-745.105. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan. In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. Minor adjustments to final street alignments and locations are permitted at the time of platting without requiring an amendment to the conceptual plan. (Ord. 26372)

**SEC. 51P-745.106. DEVELOPMENT PLAN.**

(a) Prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping, a development plan and landscape plan must be approved by the city plan commission. In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) In addition to the requirements set forth in Section 51A-4.702, the submittal of a development plan must also include the following:

(1) Cumulative floor area, number of dwelling units, number of multifamily dwelling units, and open space totals by use category for:

- (A) the building site;
- (B) the subarea in which the building site is located; and
- (C) the Property.

(2) Sufficient information to verify compliance with the maximum floor area and floor area ratio requirements of this article.

(3) Ingress and egress locations.

(4) Landscape plan including a tree survey and special amenities.

(5) Dwelling unit density and floor area calculations for the Property must be referenced in accordance with the equivalency chart (Exhibit 745B).

(6) Roadway zone delineations referenced on the roadway cross sections.

(7) Designation of primary streets and secondary streets.

(c) For single family uses, a recorded plat may suffice as a development plan, provided it contains all of the required elements for a development plan.

(d) The portion of Section 51A-4.702(c) requiring submission of a development plan within six months of the city council's approval of this district does not apply.

(e) Signs are not required to be shown on a development plan.

(f) A development plan, landscape plan, and tree survey are not required to reflect the entire Property and may include only a portion of the Property.

(g) In Subareas E and F, use and development of the Property must comply with the Subarea E and F development plan (Exhibit 745G). If there is a conflict between the text of this article and the Subarea E and F development plan, the text of this article controls. (Ord. Nos.26372; 27713; 29804)

**SEC. 51P-745.107. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted in this district 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) Residential adjacency review (RAR) is not required for uses in this district.

(c) In this district, the following main uses are also permitted:

(1) Residential uses.

- Single family.
- Handicapped group dwelling unit.

(2) Retail and personal service uses.

- Ambulance service.
- Home improvement center, lumber, brick, or building materials sales yard. *[Limited to 15,000 square feet.]*
- Surface parking.

(3) Transportation uses.

- Private street or alley.

(d) In this district, the following main uses are prohibited:

(1) Agricultural uses.

- Crop production.

(2) Institutional and community service uses.

- Cemetery or mausoleum.
- Halfway house.

(3) Lodging uses.

- Overnight general purpose shelter.

- (4) Miscellaneous uses.
  - Carnival or circus (temporary).
- (5) Residential uses.
  - College dormitory, fraternity or sorority house.
- (6) Retail and personal service uses.
  - Auto service center.
  - Car wash.
  - Commercial amusement (inside).
  - Commercial amusement (outside).
  - Swap or buy shop.
- (7) Transportation uses.
  - Heliport.
  - Helistop.
  - Railroad passenger station.
- (8) Utility and public service uses.
  - Electrical substation.

(Ord. 26372)

**SEC. 51P-745.108. 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) In this district, the following accessory use is not permitted:
  - Private stable.
- (c) In this district, the following accessory uses are permitted by SUP only:
  - Accessory medical/infectious waste incinerator.
  - Accessory pathological waste incinerator.
- (d) In Subarea B, the following additional accessory use is permitted:
  - Accessory community center (private).

(Ord. Nos. 26372; 29786)

**SEC. 51P-745.109. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

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

(b) Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front, side, or rear yard.

(c) Unenclosed balconies, unenclosed patios, and stoops may project up to six feet into a required front, side, or rear yard, provided that the width of the encroachment is not greater than 12 feet.

(d) The residential proximity slope provisions of Section 51A-4.125(f)(4)(E)(i) apply only if the site of origination is property outside this district that is zoned as an R or R(A) Single Family District and is developed with a single family use on June 14, 2006.

(e) That portion of the lot or building site designated as open space is not included in lot coverage.

(f) Subarea A.

*OMITTED FOR BREVITY*

(g) Subarea B.

*OMITTED FOR BREVITY*

(h) Subareas C and E.

(1) Front yard.

(A) Minimum.

(i) Except as provided in this subparagraph, minimum front yard is 10 feet.

(ii) For lots fronting on a mews street, no minimum front yard is required.

(B) Maximum.

(i) Except as provided in this subparagraph, maximum front yard is 14 feet.

(ii) For lots fronting on a mews street, maximum front yard is five feet.

(C) Facade location.

(i) Except as provided in Provision (ii), a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) must comply only with the minimum front yard setback.

(ii) For lots fronting a mews street, a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the front property line and the maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) is not required to comply with the maximum front yard setback.

(D) Landscape wall area features. In Subarea E, landscape wall area features may be located in the front yard, in accordance with the visibility obstruction regulations in Section 51P-745.111.

(2) Side and rear yard.

(A) Minimum side and rear yard is six feet, except that for lots with single family uses, no minimum interior side yard is required.

(B) In Subarea E, landscape wall area features may be located in the side and rear yard, in accordance with the visibility obstruction regulations in Section 51P-745.111.

(3) Dwelling unit density. Maximum dwelling unit density is 120 units per acre. See Section 51P-745.110 for additional provisions on density.

(4) Floor area ratio. Maximum floor area ratio is 2.85. See Section 51P-745.110 for additional provisions on floor area.

(5) Height. Unless further restricted under Subsection (d), maximum structure height is 240 feet.

(6) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Open space. Minimum open space is .25 acres.

(i) Subarea D.

(1) Front yard.

(A) Minimum front yard is 15 feet.

(B) Landscape wall area features may be located in the front yard, in accordance with the visibility obstruction regulations in Section 51P-745.111.

(C) Accessory structures limited to arbors, trellises, and carports do not require a setback.

(2) Side and rear yard.

(A) Except as provided in the subparagraph, minimum side and rear yard is six feet. For lots with single family uses, no minimum interior side yard is required.

(B) Landscape wall area features may be located in the side and rear yards, in accordance with the visibility obstruction regulations in Section 51P-745.111.

(3) Dwelling unit density. Maximum dwelling unit density is 100 units per acre. See Section 51P-745.110 for additional provisions on density.

(4) Floor area ratio. Maximum floor area ratio is 2.25. See Section 51P-745.110 for additional provisions on floor area.

(5) Height.

(A) Except as provided, maximum structure height is 56 feet.

(B) Maximum height must comply with Subsection (d).

(C) A maximum of 30 percent of the lot area is permitted to be a maximum of 130 feet.

(D) Structure projections listed in 51A-4.408(a)(2)(A) are allowed to exceed the maximum height by 12 feet.

(6) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Open space. Minimum open space is 1.5 acres.

(j) Subareas ~~D~~ and F.

(1) Front yard.

(A) Minimum.

(i) Except as provided in this subparagraph, minimum front yard is eight feet.



(ii) For lots fronting on a mews street, no minimum front yard is required.

(B) Maximum.

(i) Except as provided in this subparagraph, maximum front yard is 14 feet.

(ii) For lots fronting on a mews street, maximum front yard is five feet.

(C) Facade location.

(i) Except as provided in Provision (ii), a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) must comply only with the minimum front yard setback.

(D) Landscape wall area features. In Subarea F, landscape wall area features may be located in the front yard, in accordance with the visibility obstruction regulations in Section 51P-745.111.

(ii) For lots fronting a mews street, a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the front property line and the maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) is not required to comply with the maximum front yard setback.

(2) Side and rear yard.

(A) Minimum side and rear yard is six feet, except that for lots with single family uses, no minimum interior side yard is required.

(B) In Subarea F, landscape wall area features may be located in the side and rear yard, in accordance with the visibility obstruction regulations in Section 51P-745.111.

(3) Dwelling unit density. Maximum dwelling unit density is 100 units per acre. See Section 51P-745.110 for additional provisions on density.

(4) Floor area ratio. Maximum floor area ratio is 2.25. See Section 51P-745.110 for additional provisions on floor area.

(5) Height. Unless further restricted under Subsection (d), maximum structure height is 56 feet.

(6) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

- (8) Open space. Minimum open space is 1.5 acres.

**SEC. 51P-745.110. MAXIMUM DENSITY, FLOOR AREA, AND EQUIVALENCIES.**

(a) Except as provided in this section, the maximum number of multifamily dwelling units in this district is 3,800, and the maximum floor area (exclusive of service areas, elevator cores, and similar common areas) is 930,000 square feet of office uses; and 90,000 square feet of retail and personal service uses.

(b) The maximums set forth above may be adjusted by using the equivalency table. (Exhibit 745B). For example, one guest room in a lodging use could replace one multifamily dwelling unit, or 3,700 multifamily units could be provided in combination with a maximum of 972,000 (930,000+42,000) square feet of office and 90,000 square feet of retail and personal service. All uses permitted in this district not listed in the equivalency table must be converted to equivalencies in the manner set forth in the equivalency table notes, and are subject to the limits set forth in Subsection (a).

(c) Notwithstanding the provisions of Subsection (b), office uses (not equivalencies thereof) may not exceed 1,250,000 square feet, and retail and personal service uses (not equivalencies thereof) may not exceed 500,000 square feet in this district, and the number of multifamily dwelling units may not exceed 3800 units in this district. (Ord. 26372)

**SEC. 51P-745.111. VISUAL OBSTRUCTION REGULATIONS.**

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply.

(b) In this district VISIBILITY TRIANGLE means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) Landscape walls exceeding 18 inches in height may not be located in a visibility triangle. (Ord. Nos. 26372; 27713; 29785)

**SEC. 51P-745.112. OFF-STREET PARKING AND LOADING.**

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

(b) Multifamily. A minimum of one space per unit is required for units with one bedroom or fewer, and a minimum of 1.5 spaces per unit is required for units with two bedrooms or more.

(c) Parking reductions for proximity to DART light rail stations.

(1) Parking for all uses, except residential uses, which are located within ¼ mile of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 20 percent.

(2) Parking for all uses, except residential uses, which are located more than ¼ mile but ½ mile or less from a DART light rail station may be reduced by 20 percent provided there is a minimum six-foot-wide pedestrian connection on the east side of Manderville Lane from Subareas C and D to the closest DART light rail station. Pedestrian connections must be illuminated such that a minimum maintained average illumination level of 1.5 footcandles is provided.

(3) Measurements to a light rail station may be calculated as a radial measurement from the nearest point of the light rail station to the nearest point of the lot containing the use.

(d) Screening of off-street loading spaces and service areas.

(1) Off-street loading spaces and service areas must be screened from all public streets, and from all adjoining property whether abutting or directly across a street or alley.

(2) The screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off- street loading space and may be provided by using any of the methods for providing screening described in Section 51A-4.602(b)(3), except that screening around service areas for trash collection must be screened by a masonry wall.

(e) Parking structures. Below-grade parking structures may project to the lot line.

(f) Compact parking. No more than 35 percent of the required parking spaces for any use may be provided by compact (7.5-foot-wide) stalls.

(g) On-street parking credit. Required parking for non-residential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations.

(1) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

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

(h) Tandem parking. Tandem parking is permitted for single family uses.

(i) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 745C).

(B) For purposes of this section, mixed use development means a subarea with more than one main use.

(C) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

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

(A) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

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

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

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

(j) Parking setback. Except for below-grade parking, parking is prohibited in a required front yard. (Ord. 26372)

**SEC. 51P-745.113. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 26372)

**SEC. 51P-745.114. LANDSCAPING.**

(a) Landscape plan.

(1) Except as provided in this section, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district. The landscape plan must include any relevant parkway area and roadway zones. For Subarea B, a landscape plan must be submitted for each area of a shared access development before the issuance of a building permit to authorize work in each area.

(2) A landscape plan submission must consist of two blue line or black line prints. The plan must have a scale of one inch equals 50 feet or larger (e.g. one inch equals 40 feet, one inch equals 30 feet, etc.) and be on a standard drawing sheet of a size not to exceed 36 inches by 48 inches. A plan which cannot be drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.

(3) A landscape plan must contain the following information:

(A) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(B) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, and the subarea classification of adjacent properties. A vicinity map should also be attached to or made a part of the plan.

(C) Approximate centerlines of existing water courses and the location of the 100-year flood plain, the escarpment zone, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(D) Project name, street address, and lot and block description.

(E) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(F) Locations and dimensions of proposed landscape buffer strips.

(G) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(H) Complete description of landscaping and screening to be provided in or near off street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(I) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(J) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(K) A description of proposed watering methods.

(L) Location of visibility triangles on the lot (if applicable).

(M) Tabulation of points earned by the plan (See Subsection (f)).

(4) Landscape plan review.

(A) The city plan commission shall review each landscape plan submitted to determine whether or not it complies with the requirements of this section. All landscape plans must comply with the mandatory provisions in Subsection (e). In addition, all landscape plans must earn a minimum of 20 points. Points are awarded for specified landscape features and elements based on their relative value or merit.

(B) The alternatives from which an applicant may select to achieve the minimum point score needed for approval are referred to in this section as design standards and are set forth in Subsection (f).

(5) In Subareas E and F, landscaping must comply with the Subarea E and F landscape plan (Exhibit 745H). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Application of section. Except as otherwise provided, this section applies when an application for a building permit for work is made, unless the application is for:

(1) the repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping; or

(2) restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of a public enemy, or accident of any kind. For purposes of this subsection, “restoration” means

(A) the act of putting back into a former or original state; or

(B) construction work that does not increase:

(i) the number of buildings on the lot;

(ii) the number of stories in a building on the lot;

(iii) the floor area of a building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(iv) the nonpermeable coverage of the lot by more than 2,000 square feet.

(3) Notwithstanding the provisions of this subsection, tree mitigation requirements must be met in accordance with the provisions of this article.

(c) Consistency. The city council shall, at a minimum, impose landscaping requirements consistent with the standards and purposes of this section as a part of all ordinances establishing or amending any subarea.

(d) Special exception. The board of adjustment may grant a special exception to the landscaping requirements of this section upon making a finding from the evidence presented that strict compliance with the requirements of this section will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives and purposes of this section.

(e) Mandatory provisions.

(1) Trees.

(A) Tree planting zone. For purposes of this section, the tree planting zone is that area parallel to and between two-and-one-half and four feet from the back of the projected street curb.

(The tree planting zone is in the parkway. Note that the property owner must apply for a parkway landscape permit before any required trees may be planted in the parkway. See Paragraph (3) for more details regarding the parkway landscape permit.)

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage by 25. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. All required trees must be recommended for local area use by the director of parks and recreation. If a property owner cannot obtain a parkway landscape permit to locate a required tree in the parkway, the property owner shall locate the tree in the required front yard as near as practicable to the front lot line. If a lot has no front yard requirement and the property owner cannot obtain a parkway landscape permit to locate the required tree in the parkway, the property owner need not provide that required tree.

(C) Minimum tree height and trunk caliper. Required trees must have a minimum height of 14 feet and a minimum trunk caliper of three-and-one-half inches measured at a point 12 inches above the root ball.

(D) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 50 feet of another required tree.

(2) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants or designated property owners association (“property owner”) of all Property in this district for the exclusive purpose of complying with Subsection (e). A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Paragraph (3). This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the city council, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the office of risk management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent it is covered by this liability insurance policy.

(C) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(3) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees, landscaping, sidewalks, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director of public works and transportation's denial of a parkway landscape permit

(D) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way.

(4) Acceptable landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this section.

(B) Plant materials used to satisfy the requirements of this section must comply with the following minimum size requirements at the time of installation:

(i) Large trees must have a minimum caliper of three inches, or a minimum height of twelve feet, depending on the standard measuring technique for the species.

(ii) Small trees must have a minimum height of six feet.



(iii) Large shrubs must have a minimum height of three feet.

(C) For purposes of Subparagraph (4)(B), “height” is measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.

(D) In satisfying the landscaping requirements of this section, the use of high quality, hardy, and drought tolerant plant materials is recommended and encouraged.

(5) Soil requirements.

(A) Except as otherwise provided in this paragraph, landscape planting areas in general must have the following soil depths and dimensions:

(i) For each large shrub or small tree installation, a minimum of 24 inches of soil depth and 16 square feet of surface area (total of 32 cubic feet).

(ii) For each large tree installation, a minimum of 36 inches of soil depth and 25 square feet of surface area (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) For each large shrub or small tree installation, a minimum of 30 inches of soil depth and 25 square feet of surface area (total of 62.5 cubic feet).

(ii) For each large tree installation, a minimum of 40 inches of soil depth and 36 square feet of surface area (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the plant materials affected.

(6) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(7) Irrigation requirements. Required plant materials must be located within 100 feet of a verifiable water supply. Proposed watering methods (irrigation or otherwise) must be:

(A) indicated on the landscape plan; and

(B) adequate to maintain the plant materials in a healthy, growing condition at all times.

(8) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles along all sidewalks on or adjacent to the lot and adjacent to a public street must be provided. PEDESTRIAN SCALE LIGHTING means that the light emanates from a source that is no more than 15 feet above the grade of the sidewalk. The design and placement of both the standards and fixtures must be approved by the director of public works and transportation. Unless otherwise provided for, each property owner is responsible for the cost of

installation, operation and maintenance of the lighting on their property or in the public right-of-way adjacent to their property.

(9) Sidewalks. Except as provided in this paragraph, a minimum six-foot-wide sidewalk must be provided in an area parallel to and between four and 12 feet from the back of the projected street curb. If necessary to protect an existing tree, the building official may allow a sidewalk to be provided in another location. If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(f) Design standards. To earn points under this subsection, landscape areas must be placed in the front yard of a building site. For purposes of this subsection, a front yard may include those areas of the public right-of-way or roadway zone located behind the curb that are used for streetscape.

(1) Percentage of front yard area. One point is awarded for each three percent of the total front yard area provided as landscape area to a maximum of 15 points if the landscape area:

(A) is at least 50 square feet;

(B) is covered with grass or other plant material as ground cover; and

(C) for every 100 square feet of landscape area, or fraction thereof has a minimum of:

(i) one large canopy tree (See Paragraph (3) regarding credit for retention or relocation of existing trees);

(ii) three small trees;

(iii) two small trees and one large shrub;

(iv) one small tree and two large shrubs; or

(v) three large shrubs.

(2) Parking concealment. Five points are awarded for providing all required parking in structures which:

(A) have all facades covered with the same material as the main building; or

(B) are totally underground.

(3) Existing tree credits. Existing healthy trees are categorized in accordance with the definitions of this section and credited toward meeting design standards as follows:

(A) For each tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large tree is allowed.

(B) For each tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large trees is allowed.

(C) For each tree retained or relocated to the front yard of the building site, to the parkway, or within any of the subareas having a caliper equal to or greater than 12 inches, a credit of three required large trees is allowed.

(4) Special amenities.

(A) Enhanced pavement material.

(i) Three points are awarded when at least 50 percent of all outdoor vehicular pavement area in the front yard(s) of a lot consists of enhanced pavement. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code, as amended.)

(ii) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the director of public works and transportation.)

(B) Pedestrian facilities. One point is awarded for each one percent increment of lot area covered by publicly accessible special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas, bicycle racks, and outdoor recreation facilities, up to a maximum of five points.

(g) Tree preservation, removal, and replacement. A property owner may follow the provisions of Division 51A-10.130 or the following:

(1) This subsection applies to all Property within this district except for lots smaller than two acres in size that contain single family (including duplex and townhouse) uses.

(2) The tree survey (Exhibit 745D) shall serve as the basis for tree preservation, removal, and replacement activity.

(3) Tree preservation may be accomplished by planting replacement trees anywhere within this district.

(4) Trees which are preserved in or relocated to a park, a conservation easement, designated open space, or area shown on a development plan shall receive a 2:1 caliper inch credit which may be applied toward meeting the requirement of this subsection.

(5) The city arborist must approve all tree preservation, removal, and replacement activity.

(6) Tree replacement is required within 12 months after issuance of a final certificate of occupancy for structure in the area identified on an approved development plan. Subject to the provisions of this section regarding tree credits, the total caliper inches of replacement trees must equal or exceed the total caliper inches of protected trees removed, including those protected trees removed prior to demolition activity.

(h) When landscaping must be completed.

(1) Except as otherwise provided in Paragraph (2), all landscaping must be completed in accordance with the approved landscape plan before a certificate of occupancy may be issued for any building on the lot.

(2) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete his landscaping during the six-month period.

(A) For purposes of this subsection, DOCUMENTED ASSURANCE means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period; or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period.

(B) The deed restrictions must:

- (i) expressly provide that they may be enforced by the city;
- (ii) be approved as to form by the city attorney; and
- (iii) be filed in the deed records of the county in which the land is

located.

(i) General maintenance. Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(j) Subarea B.

(1) Single family uses. Single family uses must comply with the following requirements:

(A) A minimum of 20 percent of the aggregate land area of all shared access developments in Subarea B must be designated as landscape area. Designated landscape area must consist of all areas within a shared access development except for platted residential lots and driving surfaces. For purposes of this subsection, consolidated open space, pedestrian way open space, mid-block open space, and modified mid-block open space located as shown on the private permeable area plan (Exhibit 745F) are considered landscape area.

(B) One site tree must be provided for every 4,000 square feet within a shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in Section 51A-10.134.

(C) In addition to any site trees, one tree must be provided for every 40 feet of street frontage, excluding shared access points, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this paragraph, PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a tree

would interfere with utility lines, a substitute street tree from a species listed in Section 51A-10.134 may be provided.

(D) Required street trees may be located anywhere in Subarea B.

(2) Private permeable area plan for a shared access development.

(A) For a shared access development, consolidated open space, pedestrian way open space, mid-block open space, and modified mid-block open space must be provided as shown on the private permeable area plan (Exhibit 745F).

(B) Dimensional revisions to consolidated open space areas 1 through 8 may be considered if requested revisions provide for no reduction in land area for each area, using the director procedure in Section 51A-4.702(h)(2)(A). For purposes of this subparagraph, Section 51A-4.702(h)(2)(A)(ii)(aa) does not apply.

(C) Dimensional revisions to a pedestrian way open space may be considered if requested revisions provide for not less than 18 feet of width for each area, using the director procedure in Section 51A-4.702(h)(2)(A). For purposes of this subparagraph, Section 51A-4.702(h)(2)(A)(ii)(aa) does not apply.

(D) Dimensional revisions to a mid-block open space may be considered if requested revisions provide for not less than 10 feet of width for each area, using the director procedure in Section 51A-4.702(h)(2)(A). For purposes of this subparagraph, Section 51A-4.702(h)(2)(A)(ii)(aa) does not apply.

(E) Roof eaves may project into a pedestrian way open space and mid-block open space up to two feet, with a minimum clearance of 10 feet above grade.

(F) Each pedestrian way open space area, as shown on the private permeable area plan (Exhibit 745F), must be 100 percent permeable except sidewalks no more than four feet in width, steps, stoops, retaining walls, and landscape walls.

(G) Each mid-block open space, as shown on the private permeable area plan, must contain a minimum width of 10 feet and must be 90 percent permeable. For purposes of this subparagraph, brick pavers or similarly small dimensioned material are considered permeable. Nonpermeable sidewalk construction is prohibited.

(H) Each modified mid-block open space, as shown on the private permeable area plan, must be 90 percent permeable. For purposes of this subparagraph, brick pavers or similarly small dimensioned material are considered permeable. Nonpermeable sidewalk construction is prohibited.

(I) If consolidated open space area 3 is developed with a swimming pool and associated structures and improvements, a minimum of 45 percent of the land area must be covered by natural grass, ground cover, or other natural plant materials (excluding screening).

(3) Tree preservation, removal, and replacement for single family uses. Tree preservation, removal and replacement must comply with Division 51A-10.130.

(4) Mitigation calculations. Within five years after issuance of a grading permit, the Property owner shall present to the building official the total mitigation calculation including mitigation amount less trees planted. This term may be extended by two one-year extensions to be mutually agreed by the building official and Property owner. (Ord. No. 26372; 27713; 29785; 29804)

**SEC. 51P-745.115. BUILDING ELEMENTS AND DESIGN STANDARDS.**

(a) In general.

(1) Applicability.

(A) Except as provided in this section, building elements and design standards apply to all buildings within the district.

(B) Single family uses in Subarea B are not subject to this section.

(2) Purpose. Building elements and design standards are intended to:

(A) ensure that new development enhances and is compatible with surrounding neighborhoods; and

(B) enhance the character and environment for pedestrians.

(3) Building elements and facade for Subareas A, C, and D.

(A) Street-level transparency. (*Measured between 0 and 10 feet above adjacent sidewalk.*)

(i) Primary street facade: Minimum 40 percent.

(ii) Secondary street facade: Minimum 20 percent.

(B) Upper-story transparency. (*Measured from floor to floor.*)

(i) Primary street facade: Minimum 40 percent.

(ii) Secondary street facade: Minimum 20 percent.

(C) Entrance.

(i) Primary street facade: Required.

(ii) Entrance spacing: (*Maximum linear feet.*)

(aa) Except as provided in Provision (bb) and (cc): 100.

(bb) For hospital, medical or scientific laboratory, and all

office uses: 150.

(cc) For convalescent and nursing homes, hospice care, and related institutions and retirement housing, no maximum entrance spacing is required.

(iii) Secondary facade: Allowed.

(4) Building elements and facade for Subarea B.

(A) Street-level transparency. (*Measured for first finished floor above adjacent sidewalk.*)

(i) Primary street facade:

(aa) Except as provided in Provision (bb): Minimum 40 percent.

(bb) For multifamily uses: Minimum 30 percent.

(ii) Secondary street facade: Minimum 20 percent.

(B) Upper-story transparency. (*Measured from floor to floor.*)

(i) Primary street facade:

(aa) Except as provided in Provision (bb): Minimum 40 percent.

(bb) For multifamily uses: Minimum 30 percent.

(ii) Secondary street facade: Minimum 20 percent.

(C) Entrance.

(i) Primary street facade: Required.

(ii) Entrance spacing (*Maximum linear feet.*): 150.

(iii) Secondary facade: Allowed.

(5) Blank wall. A blank wall may not face a primary street for more than 20 linear feet.

(6) Street-level retail use front windows. A minimum of 60 percent of a street-fronting street-level window must allow views into the street-level retail use for a depth of at least four feet, measured from the edge of the sidewalk closest to the window. Windows must be clear, unpainted, or translucent. Spandrel glass or back-painted glass is not permitted.

(b) Off-street parking structures.

(1) Except as provided in this subsection, all permanent parking structures must be either underground, or concealed in a building with a facade that is similar in appearance to the facade of either the main non-parking building to which the parking is accessory or the adjacent structure's architecture. At least 10 percent of the parking structure facade must be covered with the same material used predominantly on the first 50 feet of height of the main non-parking building. (The facade area is

calculated by including openings, if any.) Openings in the parking structure facade must not exceed 52 percent of the total facade area.

(2) Parking structures in Subarea B that are not adjacent to public right-of-way are not subject to the requirements of Paragraph (1).

(c) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(d) Multifamily structures. The facade of multifamily dwelling units, exclusive of trim, doors, soffets, and shutters, must consist of no more than 15 percent wood or products that appear to be wood (such as Hardi-plank), with the remainder of the facade to be constructed of glass or masonry that does not have the appearance of wood.”  
(Ord. Nos. 26372; 27713; 29785)

**SEC. 51P-745.116. SIGNS.**

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

(b) A-frame signs. A-frame signs are permitted to identify a business in accordance with the following provisions:

- (1) The maximum size of the sign is 32 inches wide and 36 inches tall.
- (2) The maximum effective area per side is 1,200 square inches.
- (3) A-frame signs may only be displayed when the business that it is identifying is open.
- (4) A-frame signs may be located on the sidewalk or in the front yard of the business that it is identifying, provided a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.
- (5) Only one A-frame sign is permitted per business.
- (6) A-frame signs must be separated by a minimum of 50 feet.
- (7) A-frame signs may not be located closer than 25 feet to a street intersection.

(Ord. Nos. 26372; 27713)

**SEC. 51P-745.117. ADDITIONAL PROVISIONS.**

(a) In Subarea B, platting must comply with Article VIII. No more than 350 lots may be platted as a shared access development subject to a final plat providing for no dead end streets. For



purposes of this subsection, a cul-de-sac or a shared access area containing a maximum linear distance of 150 feet are not considered dead end streets.

(b) Before the final inspection of the first single family dwelling unit, an eight inch water main must be provided to serve the shared access development, with final design and construction approved by Dallas Water Utilities.

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

(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.  
(Ord. Nos. 26372; 29875)

**SEC. 51P-745.118. COMPLIANCE WITH CONDITIONS.**

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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. (Ord. 26372)

**Proposed Conceptual Plan**

29804

151440

Exhibit 745A

JUNE 22, 2015

CONCEPTUAL PLAN  
MANDERVILLE LANE AND MIDTOWN BOULEVARD  
MEADOW ROAD AND RAMBLER ROAD



VICINITY MAP  
N.T.S.



Sub-District A (10,959 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	270
Commercial/Residential FUR	None	4.20
Residential Density (Dwelling Units/Acre)	None	8
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	10	22
Rear/Side Yard Setback (ft. from Property Line)	0	None

\* Except for news footage

Sub-District B (32,952 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	247
Commercial/Residential FUR	None	4.08
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	10	10
Rear/Side Yard Setback (ft. from Property Line)	0	None

\* Except for news footage

Sub-District C (9,915 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	247
Commercial/Residential FUR	None	3.89
Residential Density (Dwelling Units/Acre)	None	100
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	10	14
Rear/Side Yard Setback (ft. from Property Line)	0	None

\* Except for news footage

Sub-District D (6,896 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	96
Commercial/Residential FUR	None	3.23
Residential Density (Dwelling Units/Acre)	None	100
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	0	14
Rear/Side Yard Setback (ft. from Property Line)	0	None

\* Except for news footage

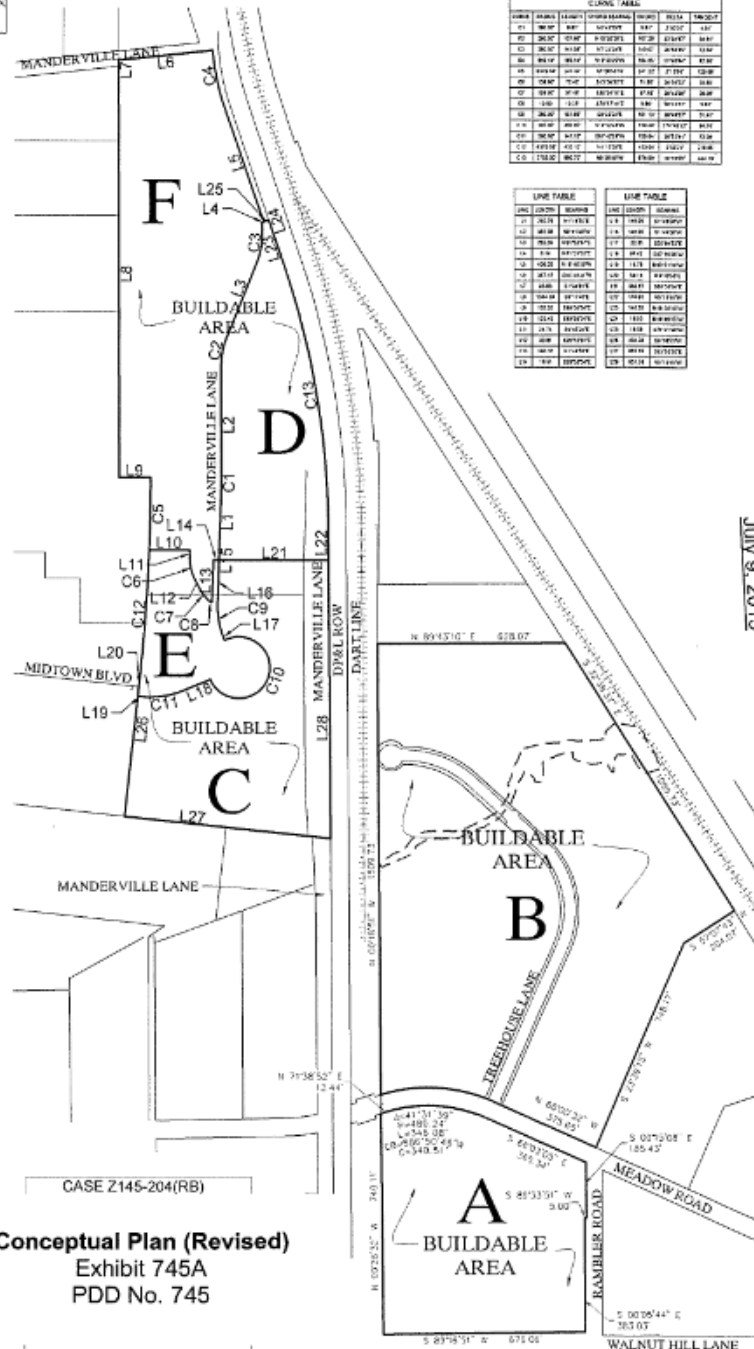
Sub-District E (3,095 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	247
Commercial/Residential FUR	None	2.55
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	10	14
Rear/Side Yard Setback (ft. from Property Line)	0	None

\* Except for news footage

Sub-District F (14,066 Acres)		
Issue	Minimum	Maximum
Height (ft)	None	90
Commercial/Residential FUR	None	3.25
Residential Density (Dwelling Units/Acre)	None	100
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	0	14
Rear/Side Yard Setback (ft. from Property Line)	0	None

\* Except for news footage

Planned Development  
District  
No. 745

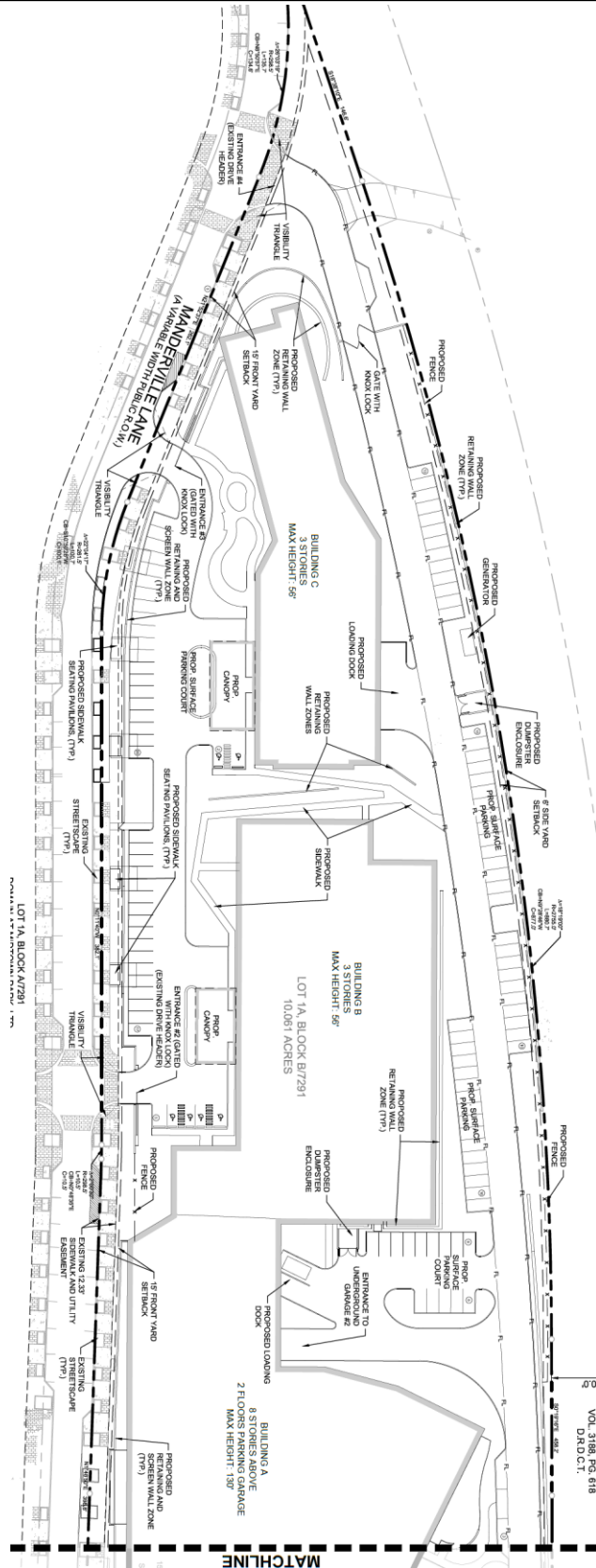


CURVE AREA					
LINE	START	END	BEARING	ANGLE	AREA
1	10+00	10+50	N 89°51'00" E	132°00'	137
2	10+50	11+00	S 89°51'00" W	132°00'	141
3	11+00	11+50	N 89°51'00" E	132°00'	145
4	11+50	12+00	S 89°51'00" W	132°00'	149
5	12+00	12+50	N 89°51'00" E	132°00'	153
6	12+50	13+00	S 89°51'00" W	132°00'	157
7	13+00	13+50	N 89°51'00" E	132°00'	161
8	13+50	14+00	S 89°51'00" W	132°00'	165
9	14+00	14+50	N 89°51'00" E	132°00'	169
10	14+50	15+00	S 89°51'00" W	132°00'	173
11	15+00	15+50	N 89°51'00" E	132°00'	177
12	15+50	16+00	S 89°51'00" W	132°00'	181
13	16+00	16+50	N 89°51'00" E	132°00'	185
14	16+50	17+00	S 89°51'00" W	132°00'	189
15	17+00	17+50	N 89°51'00" E	132°00'	193
16	17+50	18+00	S 89°51'00" W	132°00'	197
17	18+00	18+50	N 89°51'00" E	132°00'	201
18	18+50	19+00	S 89°51'00" W	132°00'	205
19	19+00	19+50	N 89°51'00" E	132°00'	209
20	19+50	20+00	S 89°51'00" W	132°00'	213
21	20+00	20+50	N 89°51'00" E	132°00'	217
22	20+50	21+00	S 89°51'00" W	132°00'	221
23	21+00	21+50	N 89°51'00" E	132°00'	225
24	21+50	22+00	S 89°51'00" W	132°00'	229
25	22+00	22+50	N 89°51'00" E	132°00'	233
26	22+50	23+00	S 89°51'00" W	132°00'	237
27	23+00	23+50	N 89°51'00" E	132°00'	241
28	23+50	24+00	S 89°51'00" W	132°00'	245
29	24+00	24+50	N 89°51'00" E	132°00'	249
30	24+50	25+00	S 89°51'00" W	132°00'	253
31	25+00	25+50	N 89°51'00" E	132°00'	257
32	25+50	26+00	S 89°51'00" W	132°00'	261
33	26+00	26+50	N 89°51'00" E	132°00'	265
34	26+50	27+00	S 89°51'00" W	132°00'	269
35	27+00	27+50	N 89°51'00" E	132°00'	273
36	27+50	28+00	S 89°51'00" W	132°00'	277
37	28+00	28+50	N 89°51'00" E	132°00'	281
38	28+50	29+00	S 89°51'00" W	132°00'	285
39	29+00	29+50	N 89°51'00" E	132°00'	289
40	29+50	30+00	S 89°51'00" W	132°00'	293
41	30+00	30+50	N 89°51'00" E	132°00'	297
42	30+50	31+00	S 89°51'00" W	132°00'	301
43	31+00	31+50	N 89°51'00" E	132°00'	305
44	31+50	32+00	S 89°51'00" W	132°00'	309
45	32+00	32+50	N 89°51'00" E	132°00'	313
46	32+50	33+00	S 89°51'00" W	132°00'	317
47	33+00	33+50	N 89°51'00" E	132°00'	321
48	33+50	34+00	S 89°51'00" W	132°00'	325
49	34+00	34+50	N 89°51'00" E	132°00'	329
50	34+50	35+00	S 89°51'00" W	132°00'	333
51	35+00	35+50	N 89°51'00" E	132°00'	337
52	35+50	36+00	S 89°51'00" W	132°00'	341
53	36+00	36+50	N 89°51'00" E	132°00'	345
54	36+50	37+00	S 89°51'00" W	132°00'	349
55	37+00	37+50	N 89°51'00" E	132°00'	353
56	37+50	38+00	S 89°51'00" W	132°00'	357
57	38+00	38+50	N 89°51'00" E	132°00'	361
58	38+50	39+00	S 89°51'00" W	132°00'	365
59	39+00	39+50	N 89°51'00" E	132°00'	369
60	39+50	40+00	S 89°51'00" W	132°00'	373
61	40+00	40+50	N 89°51'00" E	132°00'	377
62	40+50	41+00	S 89°51'00" W	132°00'	381
63	41+00	41+50	N 89°51'00" E	132°00'	385
64	41+50	42+00	S 89°51'00" W	132°00'	389
65	42+00	42+50	N 89°51'00" E	132°00'	393
66	42+50	43+00	S 89°51'00" W	132°00'	397
67	43+00	43+50	N 89°51'00" E	132°00'	401
68	43+50	44+00	S 89°51'00" W	132°00'	405
69	44+00	44+50	N 89°51'00" E	132°00'	409
70	44+50	45+00	S 89°51'00" W	132°00'	413
71	45+00	45+50	N 89°51'00" E	132°00'	417
72	45+50	46+00	S 89°51'00" W	132°00'	421
73	46+00	46+50	N 89°51'00" E	132°00'	425
74	46+50	47+00	S 89°51'00" W	132°00'	429
75	47+00	47+50	N 89°51'00" E	132°00'	433
76	47+50	48+00	S 89°51'00" W	132°00'	437
77	48+00	48+50	N 89°51'00" E	132°00'	441
78	48+50	49+00	S 89°51'00" W	132°00'	445
79	49+00	49+50	N 89°51'00" E	132°00'	449
80	49+50	50+00	S 89°51'00" W	132°00'	453
81	50+00	50+50	N 89°51'00" E	132°00'	457
82	50+50	51+00	S 89°51'00" W	132°00'	461
83	51+00	51+50	N 89°51'00" E	132°00'	465
84	51+50	52+00	S 89°51'00" W	132°00'	469
85	52+00	52+50	N 89°51'00" E	132°00'	473
86	52+50	53+00	S 89°51'00" W	132°00'	477
87	53+00	53+50	N 89°51'00" E	132°00'	481
88	53+50	54+00	S 89°51'00" W	132°00'	485
89	54+00	54+50	N 89°51'00" E	132°00'	489
90	54+50	55+00	S 89°51'00" W	132°00'	493
91	55+00	55+50	N 89°51'00" E	132°00'	497
92	55+50	56+00	S 89°51'00" W	132°00'	501
93	56+00	56+50	N 89°51'00" E	132°00'	505
94	56+50	57+00	S 89°51'00" W	132°00'	509
95	57+00	57+50	N 89°51'00" E	132°00'	513
96	57+50	58+00	S 89°51'00" W	132°00'	517
97	58+00	58+50	N 89°51'00" E	132°00'	521
98	58+50	59+00	S 89°51'00" W	132°00'	525
99	59+00	59+50	N 89°51'00" E	132°00'	529
100	59+50	60+00	S 89°51'00" W	132°00'	533

LINE TABLE			LINE TABLE		
LINE	START	END	LINE	START	END
1	10+00	10+50	1	10+00	10+50
2	10+50	11+00	2	10+50	11+00
3	11+00	11+50	3	11+00	11+50
4	11+50	12+00	4	11+50	12+00
5	12+00	12+50	5	12+00	12+50
6	12+50	13+00	6	12+50	13+00
7	13+00	13+50	7	13+00	13+50
8	13+50	14+00	8	13+50	14+00
9	14+00	14+50	9	14+00	14+50
10	14+50	15+00	10	14+50	15+00
11	15+00	15+50	11	15+00	15+50
12	15+50	16+00	12	15+50	16+00
13	16+00	16+50	13	16+00	16+50
14	16+50	17+00	14	16+50	17+00
15	17+00	17+50	15	17+00	17+50
16	17+50	18+00	16	17+50	18+00
17	18+00	18+50	17	18+00	18+50
18	18+50	19+00	18	18+50	19+00
19	19+00	19+50	19	19+00	19+50
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21	20+00	20+50	21	20+00	20+50
22	20+50	21+00	22	20+50	21+00
23	21+00	21+50	23	21+00	21+50
24	21+50	22+00	24	21+50	22+00
25	22+00	22+50	25	22+00	22+50
26	22+50	23+00			



# Proposed "Subarea D" Development Plan Enlarged





**Proposed “Subarea D” Development Plan  
Enlarged**

<b>SITE DATA</b>	
SITE TOTAL	(438,257 S.F.) 10.06 AC.
TOTAL BUILDING FOOTPRINT AREA	(154,970 S.F.) 3.56 AC.
TOTAL BUILDING FLOOR AREA	560,000 S.F.
LOT COVERAGE RATIO (MAX. 90%)	154,970 S.F. / 438,257 S.F. = 35%
FLOOR AREA RATIO (MAX. 2.25)	1.28
OPEN SPACE (MIN: 1.5 AC.)	2.50 AC.
UNIT DENSITY (MAX. 100 UNITS/ACRE)	37 UNITS PER ACRE
BUILDING HEIGHT	BUILDING A - 130' MAX BUILDING B - 56' MAX BUILDING C - 56' MAX

<b>UNIT DATA</b>	
RETIREMENT HOUSING (INDEPENDENT LIVING)	180 UNITS
CONVALESCENT/ NURSING HOME (2 BEDS = 1 UNIT)	95 UNITS (190 BEDS)
<b>TOTAL UNIT COUNT</b>	<b>275 UNITS</b>

<b>PARKING DATA</b>	
<b>PARKING REQUIRED</b>	
RETIREMENT HOUSING (INDEPENDENT LIVING) 1 SPACE PER UNIT	180 SPACES
CONVALESCENT/ NURSING HOME 0.3 SPACES PER BED	57 SPACES
<b>TOTAL PARKING REQUIRED</b>	<b>237 SPACES (4 LOADING SPACES)</b>
<b>PARKING PROVIDED</b>	
UNDERGROUND GARAGE PARKING	178 SPACES
SURFACE PARKING	175 SPACES
ON-STREET PARKING	19 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>372 SPACES (4 LOADING SPACES)</b>

Proposed "Subarea D" Development Plan Page 2

SUBAREA D  
DEVELOPMENT PLAN  
(LOT 1A, BLOCK B/7291)  
8182 MANDERVILLE LANE  
PLANNED DEVELOPMENT  
DISTRICT NO. 745

Summary of PD 745 Cumulative Development											
Available Acres: 3,133,148											
Development Name	Lot Size (Acres)	Overall Floor Area (SF)	FAR	Lot Coverage (%)	Open Space (%)	Multifamily Density (DU/AC)	Open Space (SF)	Lot Coverage (SF)	Lot Coverage (%)	Open Space (%)	Pass
Overall PD 745 Project	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Summary of All Subarea Development Limits:											
Subarea A	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea B	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea C	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea D	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea E	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea F	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass

Summary of Subareas Cumulative Development											
Available Acres: 3,133,148											
Subarea	Lot Size (Acres)	Overall Floor Area (SF)	FAR	Lot Coverage (%)	Open Space (%)	Multifamily Density (DU/AC)	Open Space (SF)	Lot Coverage (SF)	Lot Coverage (%)	Open Space (%)	Pass
Subarea A	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea B	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea C	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea D	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea E	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea F	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass

Individual Development Characteristics											
Available Acres: 476,267											
Development Name	Lot Size (Acres)	Overall Floor Area (SF)	FAR	Lot Coverage (%)	Open Space (%)	Multifamily Density (DU/AC)	Open Space (SF)	Lot Coverage (SF)	Lot Coverage (%)	Open Space (%)	Pass
Subarea A	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea B	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea C	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea D	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea E	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea F	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass

Individual Development Characteristics											
Available Acres: 1,438,389											
Development Name	Lot Size (Acres)	Overall Floor Area (SF)	FAR	Lot Coverage (%)	Open Space (%)	Multifamily Density (DU/AC)	Open Space (SF)	Lot Coverage (SF)	Lot Coverage (%)	Open Space (%)	Pass
Subarea A	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea B	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea C	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea D	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea E	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea F	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass

Individual Development Characteristics											
Available Acres: 1,438,389											
Development Name	Lot Size (Acres)	Overall Floor Area (SF)	FAR	Lot Coverage (%)	Open Space (%)	Multifamily Density (DU/AC)	Open Space (SF)	Lot Coverage (SF)	Lot Coverage (%)	Open Space (%)	Pass
Subarea A	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea B	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea C	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea D	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea E	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass
Subarea F	45,002	1,382,397	0.66	645,656	19%	377,037	18.10				Pass

**Summary of Equivalencies and Overall Project Land Uses**

Land Use	Current Allowable	Equivalent Allowable	Net Change	Net Development	Net Allowability
Multi-Family (MFL)	3,800	3,800	0	3,800	1,382
Residential/Professional Services (RPS)	90,000	90,000	0	90,000	0
Office (O)	19,000	19,000	0	19,000	0
Single-Family Attached (SFA)	0	0	0	0	0
Single-Family Detached (SFD)	0	0	0	0	0
Medical Clinic (MC)	0	0	0	0	0
Medical Clinic (with Amb. Surg. Center) (MC-ASC)	0	0	0	0	0
Restaurant (R)	0	0	0	0	0

**Equivalency Exchange Record**

Land Use	Exchange Rate (Not Included in Summary)
Medical Clinic (with Amb. Surg. Center) (MC-ASC)	1:10
Office (O)	1:10
Single-Family Attached (SFA)	1:10
Single-Family Detached (SFD)	1:10
Restaurant (R)	1:10

**Existing Conceptual Plan**



VICINITY MAP  
N.T.S.

Sub-District A (10.939 Acres)

Issue	Minimum	Maximum
Height (ft)	None	270
Commercial/Residential FAR	None	4.00
Residential Density (Dwelling Units/Acre)	None	8
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	10'	20'
Rear/Side Yard Setback (ft. from Property Line)	0'	None

\* - Except for news footage

Sub-District B (32.952 Acres)

Issue	Minimum	Maximum
Height (ft)	None	240
Commercial/Residential FAR	None	4.00
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	10'	16'
Rear/Side Yard Setback (ft. from Property Line)	0'	None

\* - Except for news footage

Sub-District C (9.915 Acres)

Issue	Minimum	Maximum
Height (ft)	None	240
Commercial/Residential FAR	None	2.85
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	10'	14'
Rear/Side Yard Setback (ft. from Property Line)	0'	None

\* - Except for news footage

Sub-District D (6.896 Acres)

Issue	Minimum	Maximum
Height (ft)	None	58'
Commercial/Residential FAR	None	2.25
Residential Density (Dwelling Units/Acre)	None	100
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	0'	14'
Rear/Side Yard Setback (ft. from Property Line)	0'	None

\* - Except for news footage

Sub-District E (3.095 Acres)

Issue	Minimum	Maximum
Height (ft)	None	240'
Commercial/Residential FAR	None	2.85
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	10'	14'
Rear/Side Yard Setback (ft. from Property Line)	0'	None

\* - Except for news footage

Sub-District F (14.086 Acres)

Issue	Minimum	Maximum
Height (ft)	None	58'
Commercial/Residential FAR	None	2.25
Residential Density (Dwelling Units/Acre)	None	100
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")	0'	14'
Rear/Side Yard Setback (ft. from Property Line)	0'	None

\* - Except for news footage

Planned Developme  
District  
No. 745

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**Existing Exhibit B Equivalency Table**

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**EXHIBIT 745B**  
Equivalency Table

1. Modifications to the land uses within this planned development district are allowed, provided that the floor area or equivalents of the uses originally studied in the Valencia Assemblage traffic impact analysis (TIA) dated January 24, 2006 are not exceeded.
2. Development in this planned development district must not exceed the sum of the following land uses, or equivalents as calculated in accordance with this section:

Land Use	Amount	Unit
Multifamily	3,800	Dwelling Unit
Retail and Personal Services	90,000	Square Feet
Office	930,000	Square Feet

3. The following equivalency table must be used to calculate maximum permitted floor areas for uses identified in Section 2.

		Quantity	Use (ITE Land Use Code)
One (1.0) Multifamily Dwelling Unit (ITE Land Use 220)	is considered equivalent to	0.6 DU	Single-Family Detached Housing (210)
		1.2 DU	Single-Family Attached Housing (230)
		1.0 Guest Room	Lodging uses (310)
		420 SF	Office (710)
		140 SF	Medical Clinic or Ambulatory Surgical Center (720)
		165 SF	Retail and Personal Services (other than Restaurant) (820)
		60 SF	Restaurant (932)

4. In no instance shall office uses exceed 1,250,000 square feet of floor area in this district.
5. In no instance shall retail and personal service uses exceed 500,000 square feet of floor area in this district.
6. In no instance shall multifamily dwelling units exceed 3,800 units in this district.

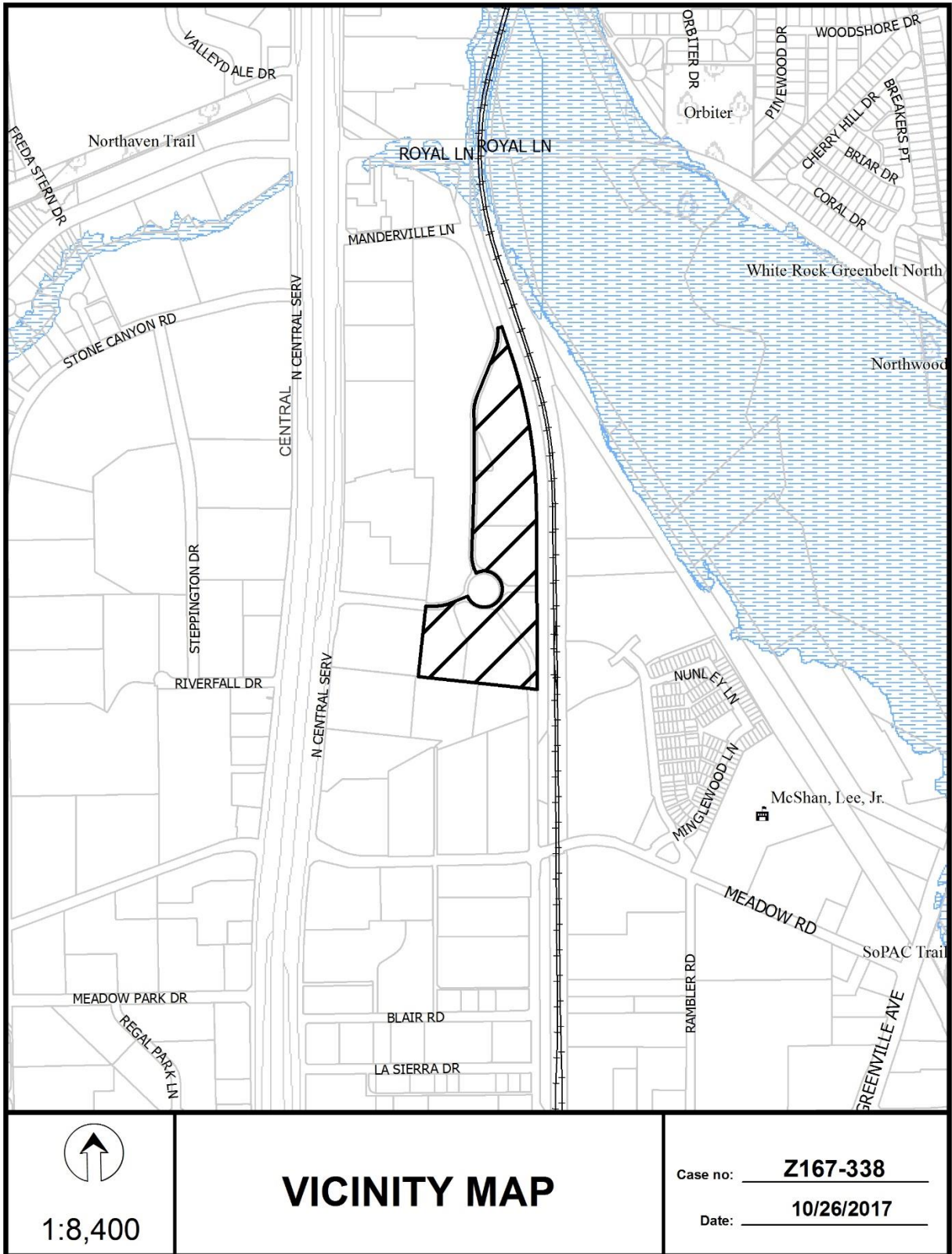
*Example: 100 multifamily DU is equivalent to 42,000 SF of office floor area, or 6,000 SF of restaurant floor area.*

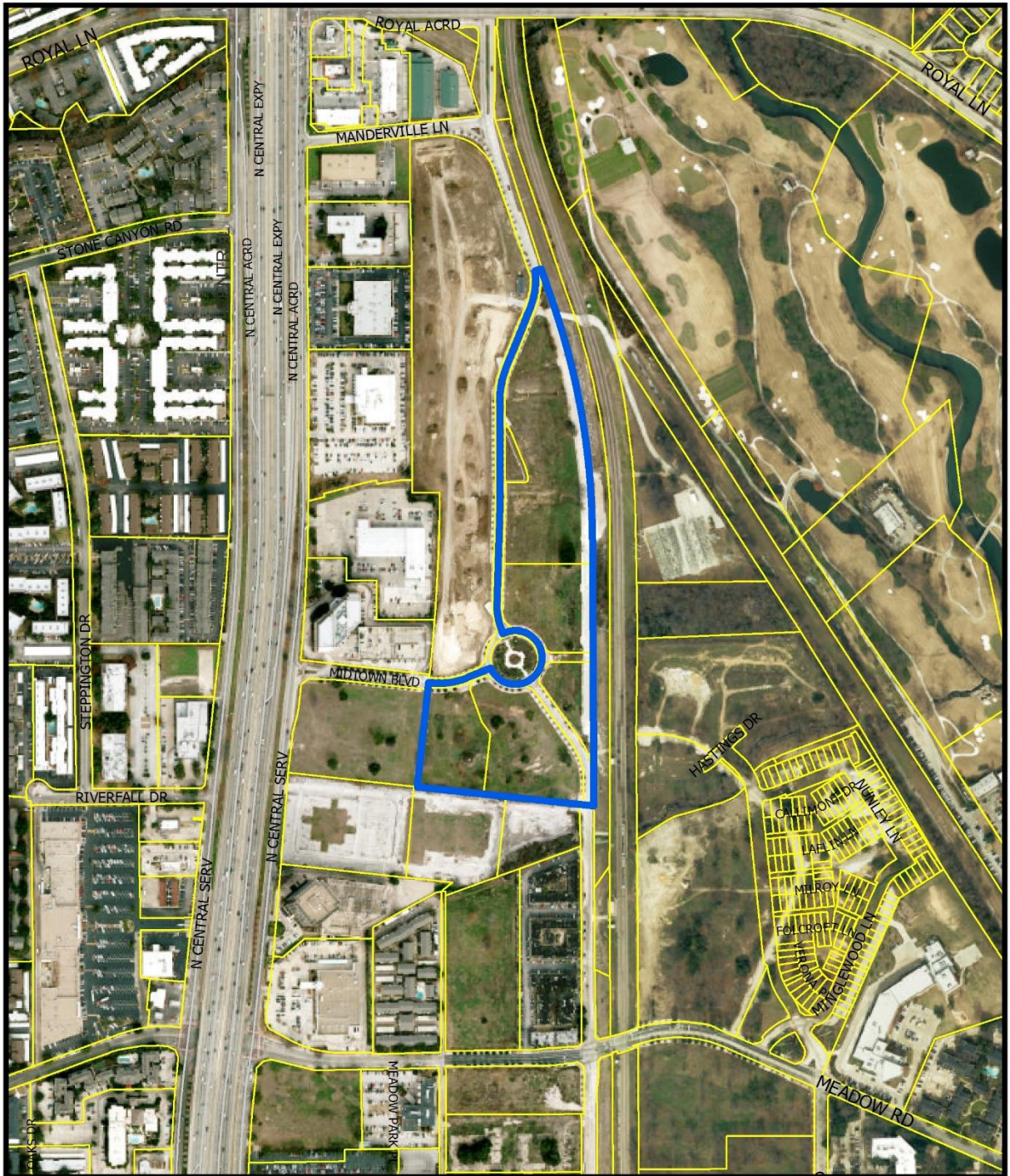
The equivalency table may be used to convert between any of the land uses listed.

*Example: 1,000 SF of office floor area is equivalent to 393 SF of retail floor area, or 143 SF of restaurant floor area, or 2.4 multifamily DU.*

The above table was developed by comparing the average PM peak hour trip generation for each use, using data from the Institute of Transportation Engineers (ITE) *Trip Generation*, 7<sup>th</sup> Edition. Equivalencies for other land uses not reflected in the table may be made by citing the data in *Trip Generation*, 7<sup>th</sup> or newer Edition.





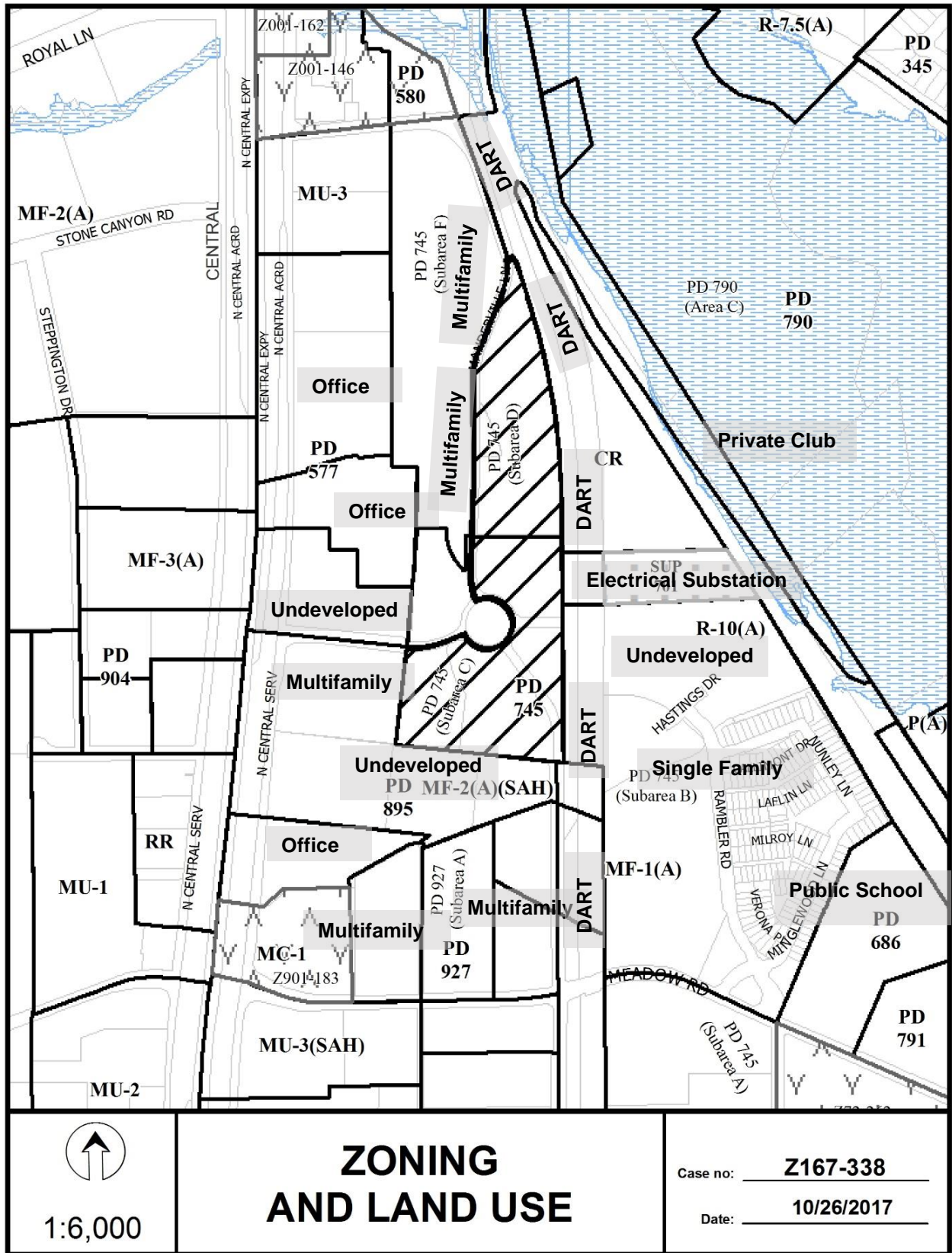


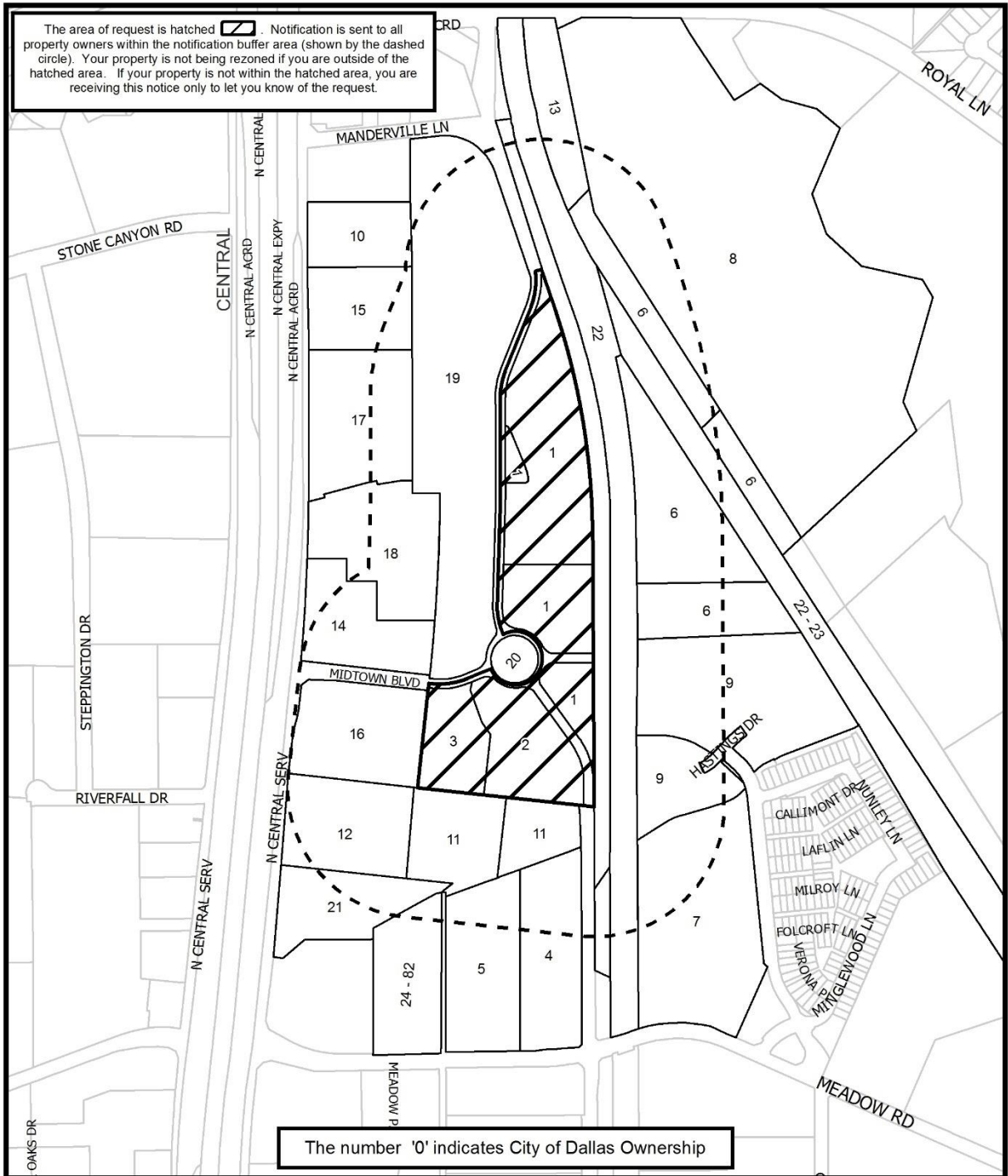
1:6,000

# AERIAL MAP

Case no: Z167-338

Date: 10/26/2017





 1:6,000	<h2>NOTIFICATION</h2>	Case no: <b>Z167-338</b>
	500' AREA OF NOTIFICATION 82 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>10/26/2017</b>

10/26/2017

***Notification List of Property Owners******Z167-338******82 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8182 MANDERVILLE LN	LEGACY AT MIDTOWN PARK INC
2	8190 MIDTOWN BLVD	BRAZOS TEXAS LAND DEVELOPMENT LLC
3	8180 MIDTOWN BLVD	FREEDOM HOSPITALITY LLC
4	8175 MEADOW RD	MEADOWS REDEVELOPMENT LTD
5	8111 MEADOW RD	FIRST BAPTIST REALTY LLC
6	8200 MANDERVILLE LN	TEXAS UTILITIES ELEC CO
7	8232 MEADOW RD	TKG VALENCIA MIDTOWN LLC
8	7800 GREENVILLE AVE	ROYAL OAKS COUNTRY CLUB
9	8200 RAMBLER RD	HT MIDTOWN LP
10	10830 N CENTRAL EXPY	SHOAL CREEK NO 1 LC
11	8109 MANDERVILLE LN	COMMODORE PARTNERS LTD
12	10550 N CENTRAL EXPY	MIDTOWN MARK LLC
13	8409 MANDERVILLE LN	TEXAS UTILITIES ELEC CO
14	10670 N CENTRAL EXPY	BVP NCE LLC
15	10824 N CENTRAL EXPY	DALLAS SSA LP
16	10650 N CENTRAL EXPY	COMMODORE PTNRS LTD
17	10740 N CENTRAL EXPY	FAEC HOLDINGS LLC
18	10720 N CENTRAL EXPY	SK23 NORTH DALLAS LTD
19	8401 MANDERVILLE LN	DOMAIN AT MIDTOWN PARK LTD
20	1 MANDERVILLE LN	DOMAIN AT MIDTOWN PARK LTD
21	10440 N CENTRAL EXPY	SCG CP MEADOW PARK
22	401 S BUCKNER BLVD	DART
23	401 S BUCKNER BLVD	DART
24	8059 MEADOW RD	MESSEYE ABEIR
25	8059 MEADOW RD	TODORA TONY
26	8057 MEADOW RD	MEADOWS NORTH INVESTMENTS LLC

10/26/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8057 MEADOW RD	8057 MEADOW ROAD #201 LAND TRUST
28	8057 MEADOW RD	NEWAY ZEKARIAS
29	8057 MEADOW RD	ABEBE ZUFAN
30	8055 MEADOW RD	COOMER JEFFREY
31	8055 MEADOW RD	CUNNINGHAM SHEREICE
32	8057 MEADOW RD	CUNNINGHAM SHEREICE
33	8055 MEADOW RD	MEADOWS NORTH REALTY LLC
34	8055 MEADOW RD	KEBEDE TAFESECH
35	8065 MEADOW RD	MALLARD WARREN L
36	8065 MEADOW RD	HUEY JOSEPH D & LORI A
37	8067 MEADOW RD	CHILDRESS CAROLYN H
38	8065 MEADOW RD	YEMANE SOLOMON
39	8065 MEADOW RD	JORDAN JAMES C &
40	8067 MEADOW RD	SHARP ABRAHAM E & SUSAN A
41	8069 MEADOW RD	BENAVIDES OSCAR
42	8069 MEADOW RD	HARTGROVE GRACE T
43	8069 MEADOW RD	ASKY MAZYAR
44	8069 MEADOW RD	PEREYDA MIRANDA
45	8071 MEADOW RD	GARCIA CYNTHIA
46	8071 MEADOW RD	WOLTER DIANE
47	8071 MEADOW RD	MESSEYE ABIER
48	8071 MEADOW RD	YANACEK CANDACE L
49	8075 MEADOW RD	PINNEBOG INVESTMENTS LLC
50	8075 MEADOW RD	NGUYEN LAM P
51	8075 MEADOW RD	SINGLETON PAULA K
52	8075 MEADOW RD	MEDINA JUANA
53	8081 MEADOW RD	MISGINA HAIMANOT BERAK
54	8081 MEADOW RD	SALCEDO DANNIEL E
55	8081 MEADOW RD	SOLOMON YEMANE KIFLU
56	8081 MEADOW RD	VILLAFUERTE ARMANDO
57	8083 MEADOW RD	MAYO HEDWIG J

10/26/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8083 MEADOW RD	VALDEZ FEDERICO C &
59	8083 MEADOW RD	ARMSTRONG YENY A
60	8083 MEADOW RD	LARUMBE ZULEMA
61	8085 MEADOW RD	KELSO JOSHUA & TERRY D
62	8085 MEADOW RD	MEADOW 8085#226 LAND TRUST
63	8085 MEADOW RD	MITCHELL LAURENCE
64	8087 MEADOW RD	KIRK CHARLES GLEN
65	8087 MEADOW RD	HOLAN ANTHONY N &
66	8087 MEADOW RD	HOLCOMB JAMES RUSSELL III
67	8089 MEADOW RD	GLO NITE INC
68	8089 MEADOW RD	JOHNSTON HILLARY
69	8089 MEADOW RD	HAILE TESHOME S
70	8091 MEADOW RD	BENAVIDES OSCAR R JR
71	8091 MEADOW RD	ALEMU HULUMSEW ABEBE
72	8093 MEADOW RD	KIDANE MULU HABITE &
73	8093 MEADOW RD	BENEVIDES OSCAR
74	8091 MEADOW RD	CHOU AMY &
75	8093 MEADOW RD	ABRAHA SELAMAWIT
76	8095 MEADOW RD	MIZU KASSAHUN
77	8095 MEADOW RD	TAN JINI L
78	8095 MEADOW RD	SHEPHERD MARGARET
79	8095 MEADOW RD	SEUBERT SALLY A
80	8095 MEADOW RD	STOKES CATRIONA
81	8095 MEADOW RD	FOSTER CORRIE LEE
82	8079 MEADOW RD	MEADOWS NORTH REALTY LLC