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CITY SECRETARY
DALLAS, TEXAS

Public Notice
230903

POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

City Plan Commission

October 19, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, OCTOBER 19, 2023
AGENDA

BRIEFINGS: **Videoconference/5ES*** **9:00 a.m.**

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

PUBLIC HEARINGS: **Videoconference/Council Chambers*** **12:30 p.m.**

Public hearings will not be heard before 12:30 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/CPC-101923 or by calling the following phone number: ***Webinar number: 2498 238 7805*** (Webinar password: dallas (325527 from phones)) and by ***phone:*** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: 2489 238 7805*) ***Password (if required)*** 325527.

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx or call (214) 670-4209, by 3:00 p.m., Wednesday, October 18, 2023, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 18 de octubre de 2023, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Planning and Urban Design Department by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona siguiendo todos los protocolos actuales de salud pública relacionados con la pandemia. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Diseño Urbano enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, OCTOBER 19, 2023
ORDER OF BUSINESS

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Urban Design's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m546d0b9e300d00bb4e72bd0ce8a23c1d

Public hearings will not be heard before 12:30 p.m.

BRIEFIENG ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES – CONSENT Item 1

ZONING DOCKET:

ZONING CASES – CONSENT Items 2-3

ZONING CASES – UNDER ADVISEMENT Items 4-8

ZONING CASES – INDIVIDUAL Item 9

DEVELOPMENT CODE AMENDMENTS:

CASES Item 10

DEVELOPMENT CODE AMENDMENTS – UNDER ADVISEMENT:

CASES Item 11

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 12-20

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propriedad."

CALL TO ORDER

BRIEFINGS:

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the October 5, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:

Miscellaneous Items:

Minor Amendments:

1. 23-2692 An application for a minor amendment to an existing development and landscape plan on property zoned Tract B2 & B3 within Planned Development District No. 308, at the northeast corner of Forest Lane and Webb Chapel Road.
Staff Recommendation: **Approval.**
Applicant: Evoque
Representative: Dutch Wickes, HKS Inc.
Planner: Teaseia Blue
Council District: 13
M223-023(TB)

Attachments: M223-023(TB)_Case Report
M223-023(TB)_Existing Development Plan
M223-023(TB)_Proposed Development Plan
M223-023(TB)_Existing Landscape Plan
M223-023(TB)_Proposed Landscape Plan

Zoning Cases - Consent:

2. 23-2683 An application for an MC-1 Multiple Commercial District on property zoned a CR Community Retail District, an NS(A) Neighborhood Service District, and an MF-2(A) Multifamily District, on the west corner of South Fitzhugh Avenue and Gaisford Street.
Staff Recommendation: **Approval.**
Applicant: Fair Park First
Representative: Karl A. Crawley, Masterplan
Planner: Michael Pepe
Council District: 7
Z212-343(MP)

Attachments: Z212-343(MP)_Case Report

3. 23-2684 An application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Dallas Water Utilities
Representative: City of Dallas
Planner: Michael Pepe
Council District: 9
Z212-247(MP)

Attachments: Z223-247(MP)_Case Report
Z223-247(MP)_Site Plan

Zoning Cases - Under Advisement:

4. 23-2685 An application for an amendment to and a renewal of Specific Use Permit No. 1817 for a private school and open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the north line of Bruton Road; between Leroy Road and Cheyenne Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, a traffic management plan, and conditions.
Applicant: Golden Rule Schools, Inc.
Representative: Rob Baldwin, Baldwin Associates
Planner: Michael Pepe
UA From: September 21, 2023.
Council District: 7
Z212-277(MP)

Attachments: Z212-277(MP)_Case Report
Z212-277(MP)_Site Plan
Z212-277(MP)_Traffic Management Plan

5. 23-2686 An application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20].
Staff Recommendation: **Approval** of an MU-1 District in lieu of a CS District.
Applicant: Bill Foose
Representative: Mike Coker
Planner: Jennifer Muñoz
UA From: August 3, 2023.
Council District: 8
Z212-298(JM)

Attachments: Z212-298(JM)_Case Report

6. 23-2687 An application for a 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road, at the terminus of Van Horn Drive.
Staff Recommendation: **Denial.**
Applicant: Santiago Rivera
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: Michael Pepe
UA From: October 5, 2023.
Council District: 8
Z223-106(MP)

Attachments: Z223-106(MP)_Case Report
Z223-106(MP)_Site Plan

7. 23-2688 An application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District, on the south line of West Ledbetter Drive, west of Duncanville Road.
Staff Recommendation: **Approval.**
Applicant: Larry and Patricia Christian
Representative: Rob Baldwin, Associates
Planner: Liliana Garza
UA From: September 7, 2023.
Council District: 3
Z223-179(LG)

Attachments: Z223-179(LG)_Case Report

8. 23-2689 An application for the renewal of and an amendment to Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Sagani Jawed, Sole Owner
Representative: Carlos Talison, LaSierra Planning Group
Planner: Andreea Udrea
UA From: September 7, 2023.
Council District: 3
Z223-189(AU)

Attachments: Z223-189(AU)_Case Report
Z223-189(AU)_Existing Site Plan

Zoning Cases - Individual:

9. 23-2693 An application for a 1) a CR Community Retail District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard between Clover Haven Street and St. Francis Avenue.
Staff Recommendation: **Approval** of a CR Community Retail District; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period, subject to a site plan and conditions.
Applicant: Sikka Investments
Representative: La Sierra Planning Group
Planner: Michael Pepe
Council District: 7
Z223-226(MP)

Attachments: Z223-226(MP)_Case Report
Z223-226(MP)_Site Plan.pdf

Development Code Amendments:

10. 23-2690 Consideration of amending Chapter 51A of the Dallas Development Code, with consideration to be given to amending Section 51A-4.507, "Neighborhood Stabilization Overlay" and related sections including but not limited to amending regulations related to height plane definition and how height is measured.
Staff Recommendation: **Approval** of staff's recommended amendments, as briefed.
Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Approval** of staff's recommended amendments, subject to revised height plane diagram.
Planner: Andrea Giles
Council District: All
DCA223-007(AG)

Attachments: DCA223-007(AG)_Case Report

Development Code Amendments - Under Advisement:

11. 23-2691 Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4) and 51A-4.204(3), "Child-Care Facility;" 51-4.204(6) and 51A-4.204(1), "Adult Day Care Facility;" 51-4.217(b)(10) and 51A-4.217(b)(7.1) "Day home;" 51-4.407 and 51A-4.407, "Maximum lot coverage;" 51-4.408 and 51A-4.408 "Maximum building height;" 51A-13.306, "Uses;" and 51A-13.402, "Required Parking;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities, child-care facilities, and day homes.
Staff Recommendation: **Approval** of staff's recommended amendments.
Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Approval** of ZOAC's recommended amendments.
Planner: Sarah May
UA From: September 21, 2023.
Council District: All
DCA223-002(SD)

Attachments: DCA223-002(SD)_Case Report

SUBDIVISION DOCKET:

Consent Items:

12. 23-2674 An application to create one 2.41-acre lot and to dedicate a public right-of-way from a tract of land in City Block 5984 on property located on Tyler Street, north of Pentagon Parkway.
Applicant/Owner: Arham Opportunity Investments, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 2023
Zoning: MF-2(A), RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S223-253

Attachments: S223-253_Case Report
S223-253_Plat

13. 23-2675 An application to create one 1.1095-acre lot from a tract of land in City Block 252 on property located between Olive Street and Pearl Street, at the terminus of Federal Street.
Applicant/Owner: Erius Propco 3, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 20, 2023
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S223-254

Attachments: S223-254_Case Report
S223-254_Plat

14. 23-2676 An application to create one 0.547-acre (23,828.58-square foot) lot from a tract of land in City Block 7965 on property located on Murdock Road, north of Pond Street.
Applicant/Owner: Neo Homes, Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S223-255

Attachments: S223-255_Case Report
S223-255_Plat

15. 23-2677 An application to create one 2.722-acre lot from a tract of land in City Block A/6949 on property located between Duncanville Road and Santa Fe Railroad, at the terminus of Ranchero Drive.
Applicant/Owner: Pablo Ramirez
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S223-256

Attachments: S223-256_Case Report
S223-256_Plat

16. 23-2678 An application to create one 11.711-acre lot from a tract of land in City Block A/8375 on property located on Ryan Road at Luna Road, southeast corner.
Applicant/Owner: The Smaisani Family Living Trust
Surveyor: Evolving Texas
Application Filed: September 21, 2023
Zoning: IR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-257

Attachments: S223-257_Case Report
S223-257_Plat

17. 23-2679 An application to replat a 17.272-acre tract of land containing part of Lot 1 in City Block A/7930 and part of Block in City Block 6062 to create one 6.410-acre lot and one 10.862-acre lot on property located between Empire Central and Anson Road, east of Brookhollow Road.
Applicant/Owner: PPF/LO 1900 Anson Venture, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 21, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-258

Attachments: S223-258_Case Report
S223-258_Plat

18. 23-2680 An application to replat a 7.452-acre tract of land containing all of Lot 1 in City Block B/7447 to create 3 lots ranging in size from 1.825 acre to 3.382 acre on property located on Hillcrest Plaza Drive, south of Lyndon B Johnson Freeway.
Applicant/Owner: 6700 LBJ Fwy, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: September 22, 2023
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
S223-259

Attachments: S223-259_Case Report
S223-259_Plat

19. 23-2681 An application to create one 2.69-acre lot from a tract of land in City Block A on property located on State Highway No. 78 and Easton Road, north corner.
Applicant/Owner: Price Smith
Surveyor: Atwell, LLC
Application Filed: September 22, 2023
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 9
S223-260

Attachments: S223-260_Case Report
S223-260_Plat

20. 23-2682 An application to create one 3.580-acre lot from a tract of land in City Block 8793 on property located on C F Hawn Freeway, northeast of Kleberg Road.
Applicant/Owner: Jordan Langston
Surveyor: Yazel Peebles & Associates, LLC
Application Filed: September 22, 2023
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S223-261

Attachments: S223-261_Case Report
S223-261_Plat

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, October 24, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, October 24, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference https://bit.ly/CLUP-10242023, to facilitate a draft ForwardDallas plan review workshop and brief the committee on the South Dallas / Fair Park Area Plan.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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 §551.087]

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]

Agenda Information Sheet

File #: 23-2692 **Item #:** 1.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development and landscape plan on property zoned Tract B2 & B3 within Planned Development District No. 308, at the northeast corner of Forest Lane and Webb Chapel Road.
Staff Recommendation: **Approval.**
Applicant: Evoque
Representative: Dutch Wickes, HKS Inc.
Planner: Teaseia Blue
Council District: 13
M223-023(TB)

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CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Teaseia Blue

FILE NUMBER: M223-023(TB) **DATE FILED:** March 26, 2023

LOCATION: On the northeast corner of Forest Lane and Webb Chapel Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 17.66 ± acres **CENSUS TRACT:** 4 8 1 1 3 0 0 9 6 0 5

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Dutch Wickes, HKS Inc.

OWNER/ APPLICANT: Evoque

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Tract B2 & B3 within Planned development District No. 308.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 308
https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20308.pdf

PD No. 308 Exhibits
https://dallascityhall.com/departments/city-attorney/articles/Exhibits/308A.pdf
https://dallascityhall.com/departments/city-attorney/articles/Exhibits/308B.pdf

BACKGROUND INFORMATION:

PD 308 was established by Ordinance No. 20280, passed by the Dallas City Council on April 26, 1989. Ordinance No. 20280 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20280 was amended by Ordinance No. 23852, passed by the Dallas City Council on April 14, 1999. (Ord. Nos. 10962; 19455; 20280; 23852; 25850)

SEC. 51P-308.105(a) DEVELOPMENT PLAN - a development plan for each phase of development must be submitted to and approved by the city plan commission prior to the issuance of any building permit for that phase.

SEC. 51P-308.106(a) LANDSCAPE PLAN - a landscape plan must be submitted to and approved by the city plan commission at the same time as each development plan.

REQUEST DETAILS:

The purpose of this request is to amend the existing development plan and landscape plan to reflect the new office and generator equipment yard addition. The applicant is proposing to remove the rear parking to construct the generator equipment yard addition. With the removal of the rear parking the site is still meeting the parking requirements.

Proposed landscape scope of work was reviewed by the Arborist Division of Development Services. Staff has no objections.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment the plan shall be approved.

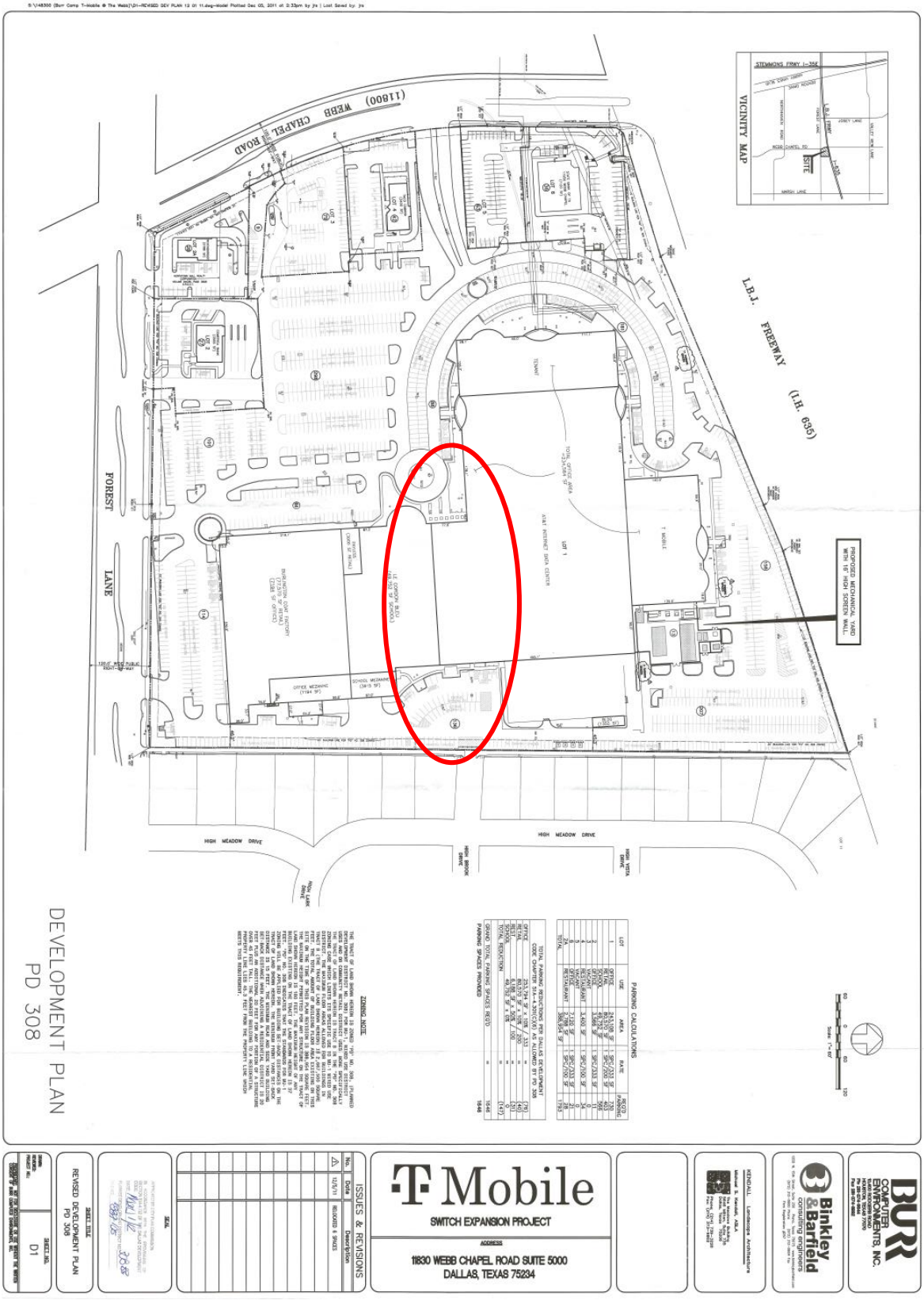
Staff has determined that the request meets the minor amendment criteria for a development plan and landscape plan and does not violate other applicable code requirements.

List of Officers

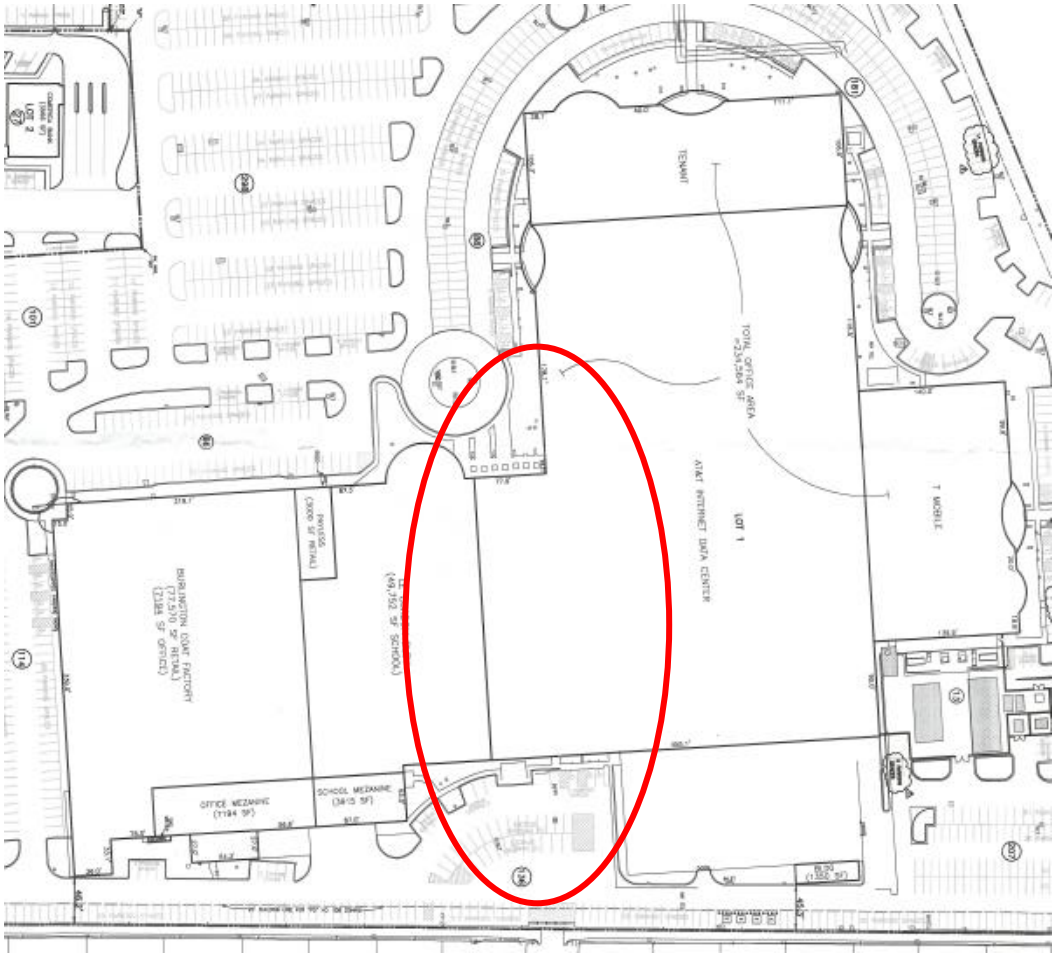
Evoque

1. Spencer Mullee - Chief Executive Officer
2. Catherine Smith - Chief Administrative Officer, General Counsel
3. Sara Lemons - Chief People Officer
4. Chris Conley - Chief Revenue Officer

Existing Development Plan



Existing Development Plan - Enlarged

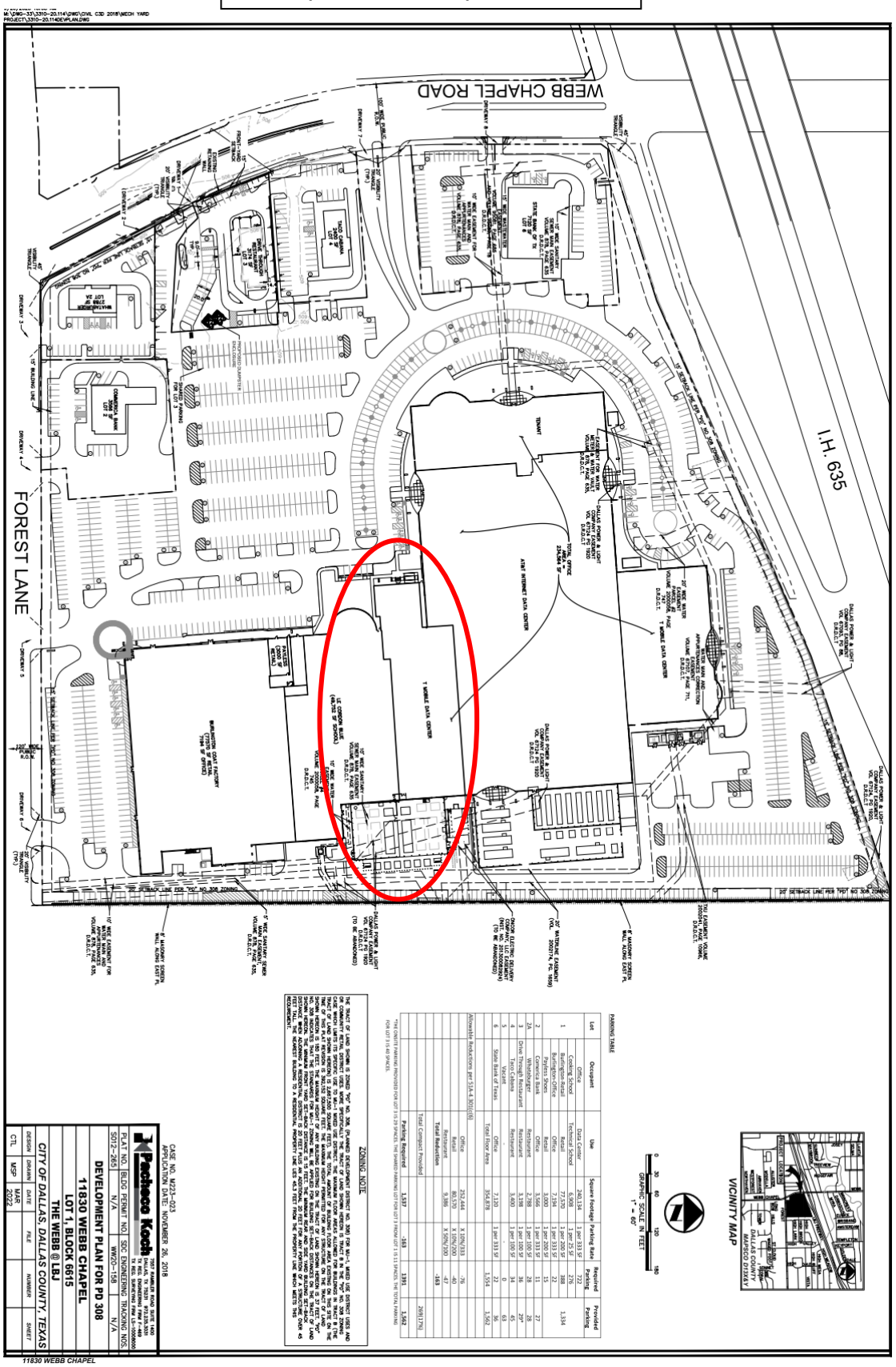


PARKING CALCULATIONS

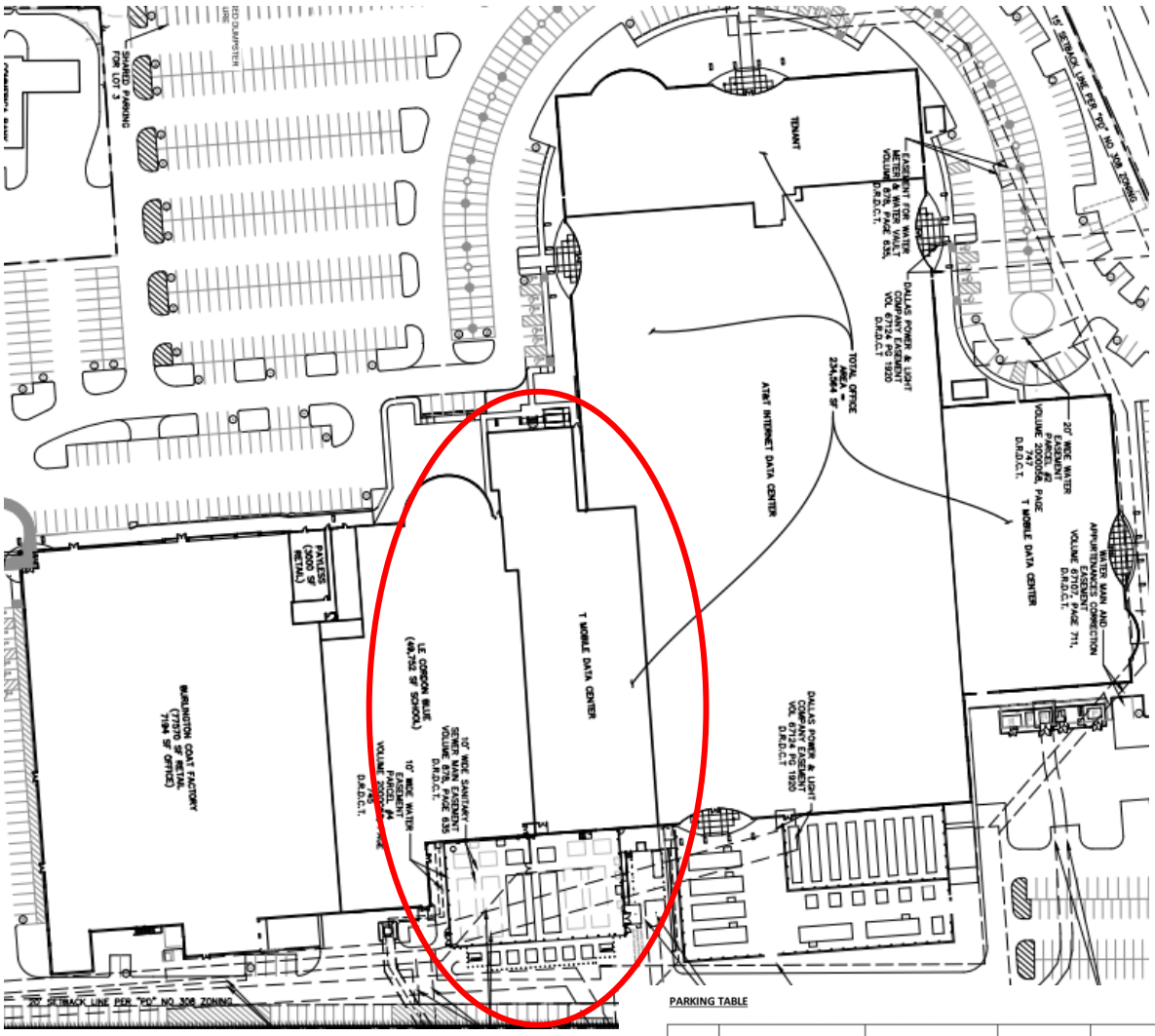
LOT	USE	AREA	RATE	REQ'D PARKING
1	OFFICE	243,108 SF	1 SPC/333 SF	730
	RETAIL	80,570 SF	1 SPC/200 SF	403
	SCHOOL	49,752 SF		566
2	OFFICE	3,566 SF	1 SPC/333 SF	11
3	VACANT			0
4	RESTAURANT	3,400 SF	1 SPC/100 SF	34
5	VACANT			0
6	OFFICE	7,120 SF	1 SPC/333 SF	21
2A	RESTAURANT	2,788 SF	1 SPC/100 SF	28
TOTAL		388,954 SF		1793

TOTAL PARKING REDUCTIONS PER DALLAS DEVELOPMENT CODE CHAPTER 51A-4.301(C)(6) AS ALLOWED BY PD 308			
OFFICE	253,794 SF x 10% / 333	=	(78)
RETAIL	80,570 SF x 10% / 200	=	(40)
REST.	6,188 SF x 50% / 100	=	(31)
SCHOOL	49,752 SF x 0%	=	0
TOTAL REDUCTION		=	(147)
GRAND TOTAL PARKING SPACES REQ'D		=	1646
PARKING SPACES PROVIDED			1648

Proposed Development Plan



Proposed Development Plan - Enlarged



PARKING TABLE

Lot	Occupant	Use	Square Footage	Parking Rate	Required Parking	Provided Parking
1	Office	Data Center	240,134	1 per 333 SF	722	1,334
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	Burlington-Office	Office	7,194	1 per 333 SF	22	
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3	Drive Through Restaurant	Restaurant	3,198	1 per 100 SF	36	29*
4	Taco Cabana	Restaurant	3,400	1 per 100 SF	34	45
5	Vacant	-		-	0	63
6	State Bank of Texas	Office	7,120	1 per 333 SF	22	36
		Total Floor Area	354,878		1,554	1,562
Allowable Reductions per 51A-4.301(c(6)						
		Office	252,444	X 10%/333	-76	
		Retail	80,570	X 10%/200	-40	
		Restaurant	9,386	X 50%/100	-47	
		Total Reduction			**-163**	
		Total Compact Provided				269(17%)
		Parking Required	**1,537**	**-163**	**1391**	**1,562**

*THE ONSITE PARKING PROVIDED FOR LOT 3 IS 29 SPACES. THE SHARED PARKING LOT FOR LOT 3 FROM LOT 1 IS 11 SPACES. THE TOTAL PARKING FOR LOT 3 IS 40 SPACES.

ZONING NOTE

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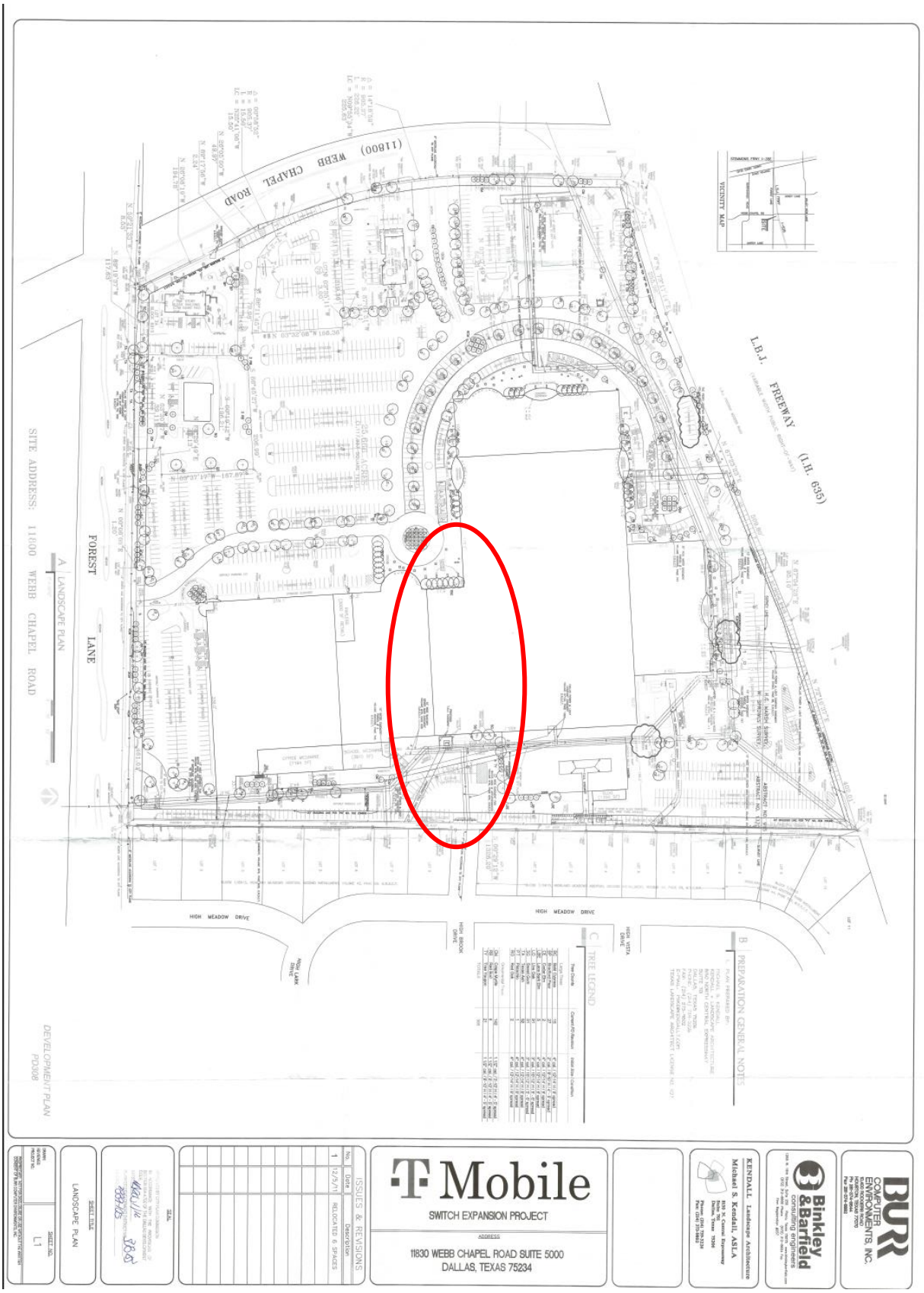
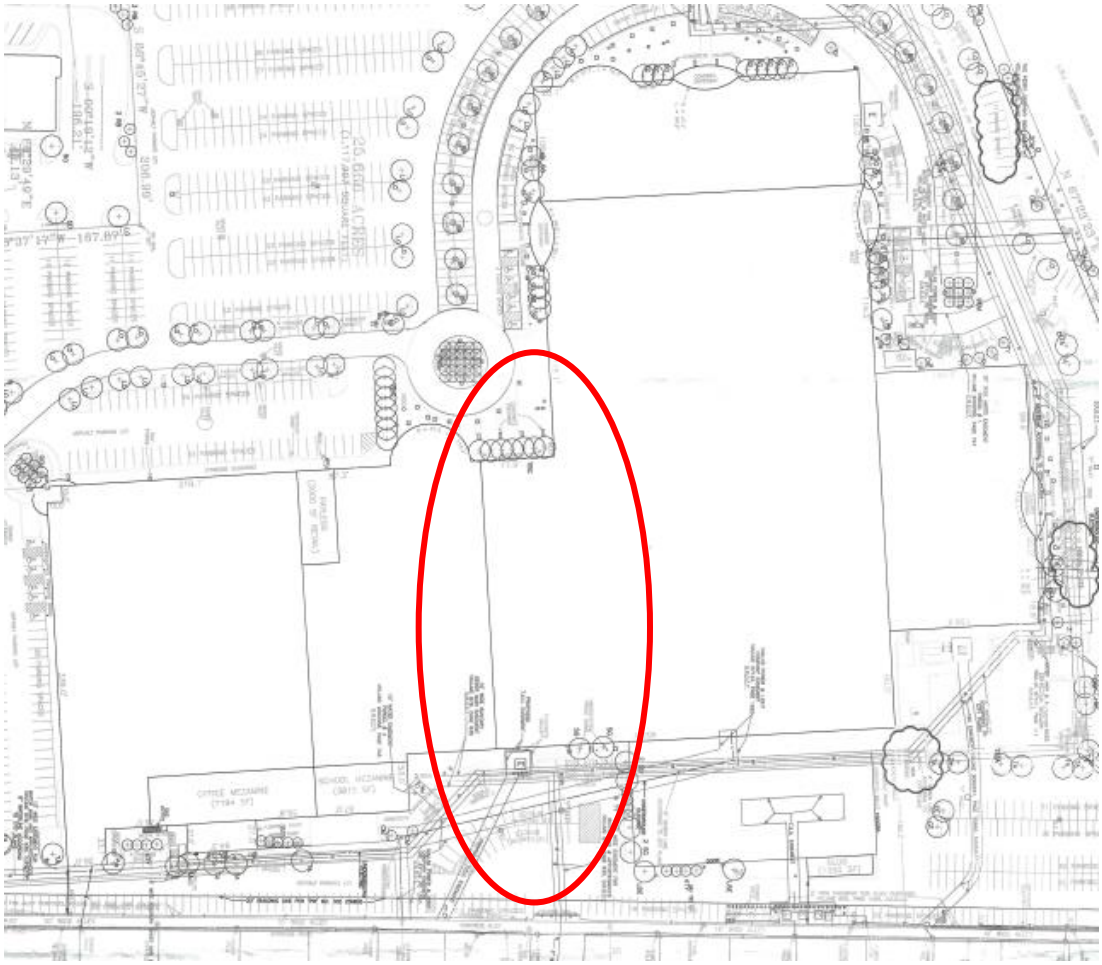
Existing Landscape Plan



Existing Landscape Plan – Enlarged

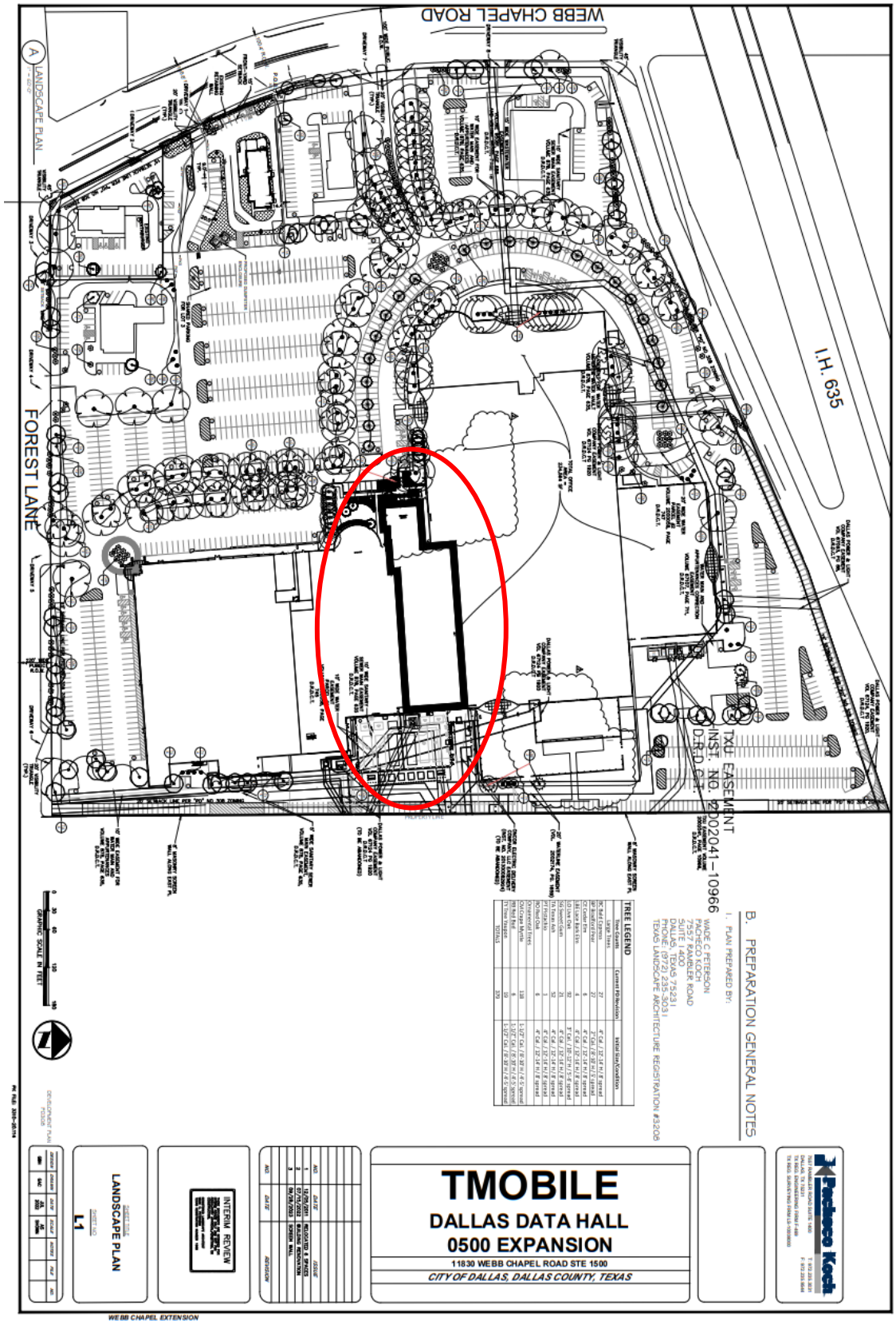


TREE LEGEND

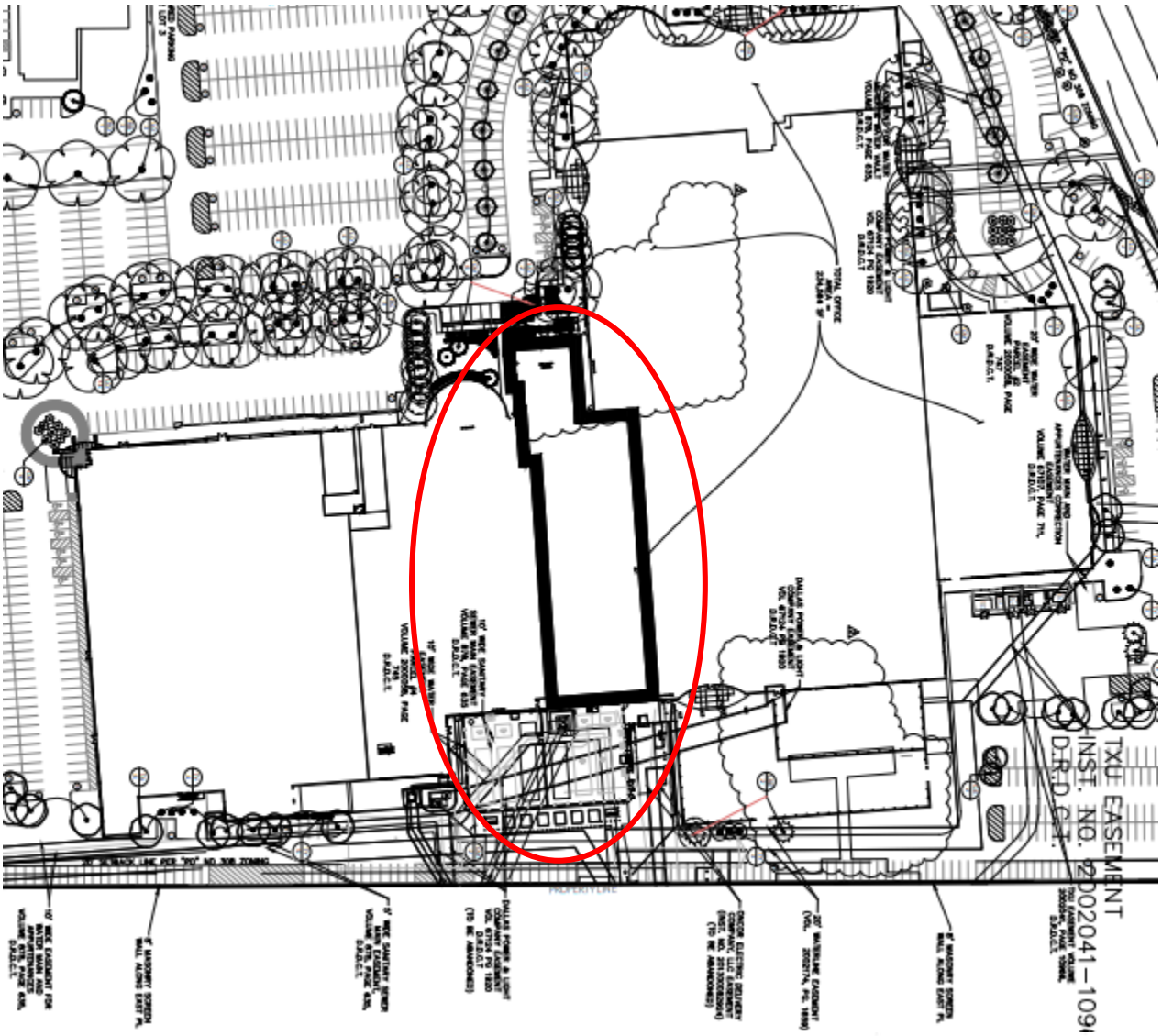
	Tree Counts	Current PD Revision	Initial Size / Condition
	Large Trees		
BC	Bald Cypress	15	4" cal. / 12'-14' H / 8' spread
BP	Bradford Pear	27	2" cal. / 8'-10' H / 4' - 5' spread
CE	Cedar Elm	2	4" cal. / 12'-14' H / 8' spread
LBE	Lace Bark Elm	5	4" cal. / 12'-14' H / 8' spread
LO	Live Oak	91	3" cal. / 10'-12' H / 5' - 6' spread
SG	Sweet Gum	31	3" cal. / 10'-12' H / 5' - 6' spread
TA	Texas Ash	52	4" cal. / 12'-14' H / 8' spread
PT	Pistachio	1	4" cal. / 12'-14' H / 8' spread
RO	Red Oak	2	4" cal. / 12'-14' H / 8' spread
	Ornamental Trees		
CM	Crape Myrtle	142	1 1/2" cal. / 8'-10' H / 4' - 5' spread
RB	Red Bud	6	1 1/2" cal. / 8'-10' H / 4' - 5' spread
TY	Tree Yaupon	21	1 1/2" cal. / 8'-10' H / 4' - 5' spread
	TOTALS	395	

M223-023(TB)

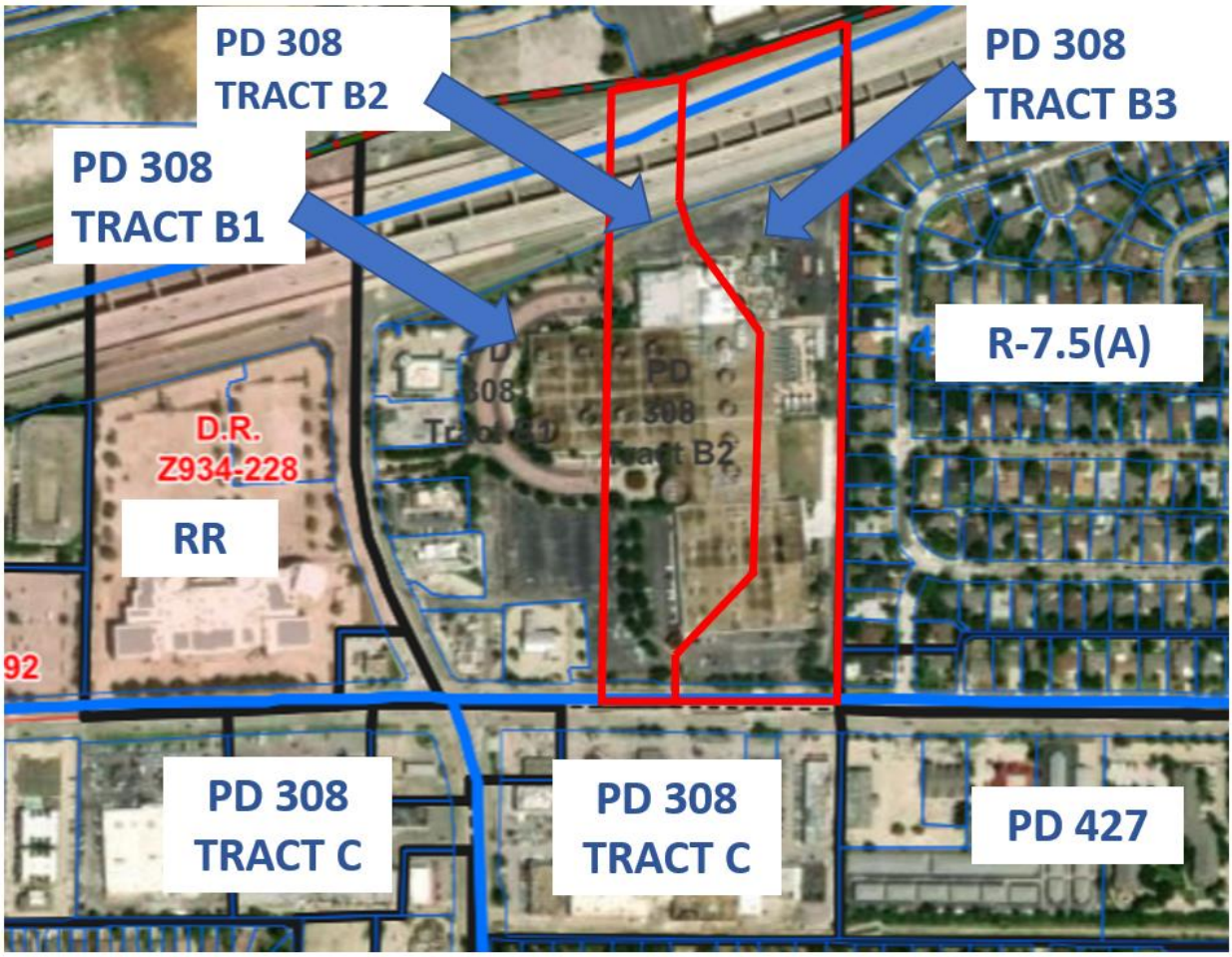
Proposed Landscape Plan



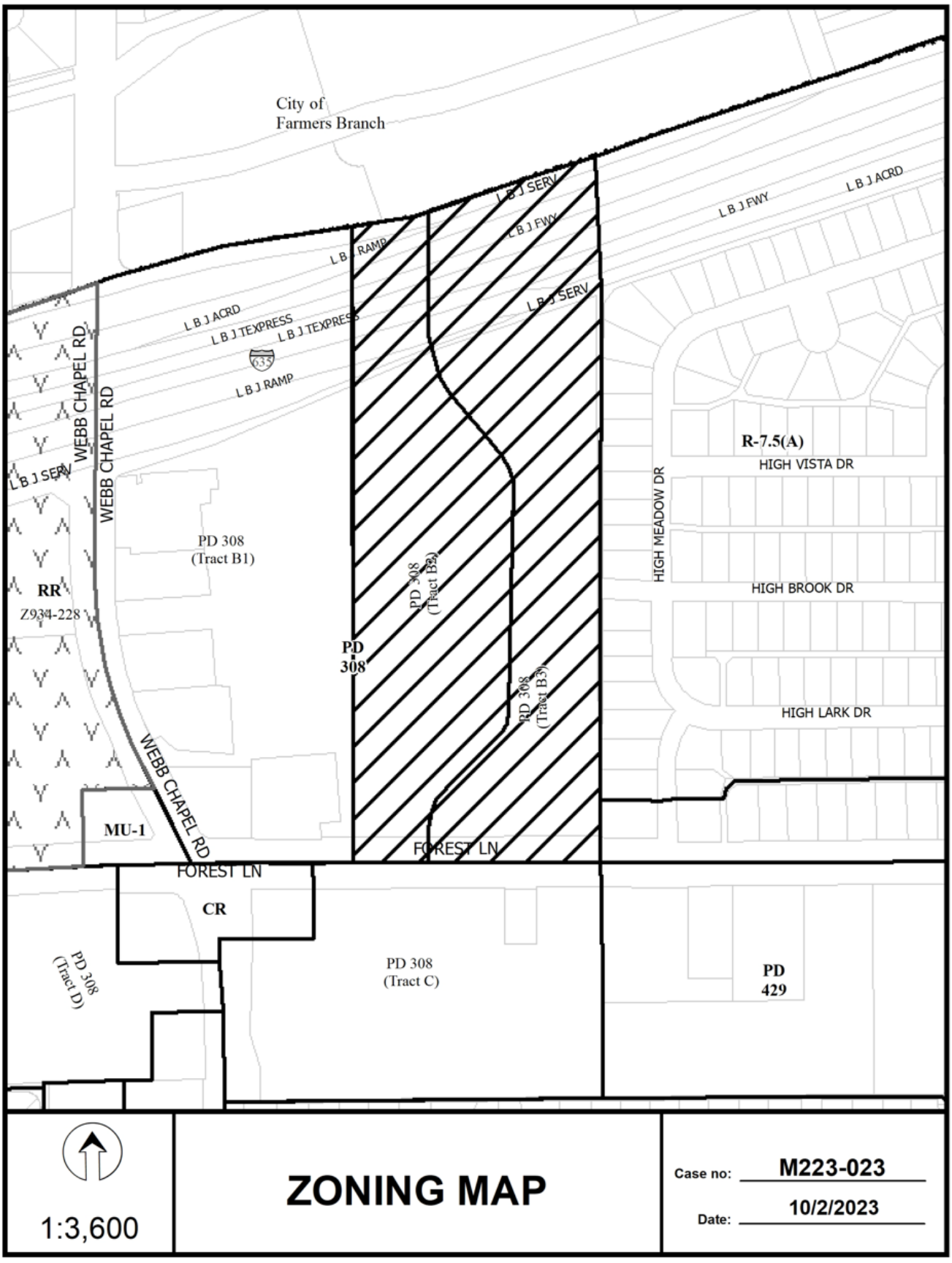
Proposed Landscape Plan – Enlarged

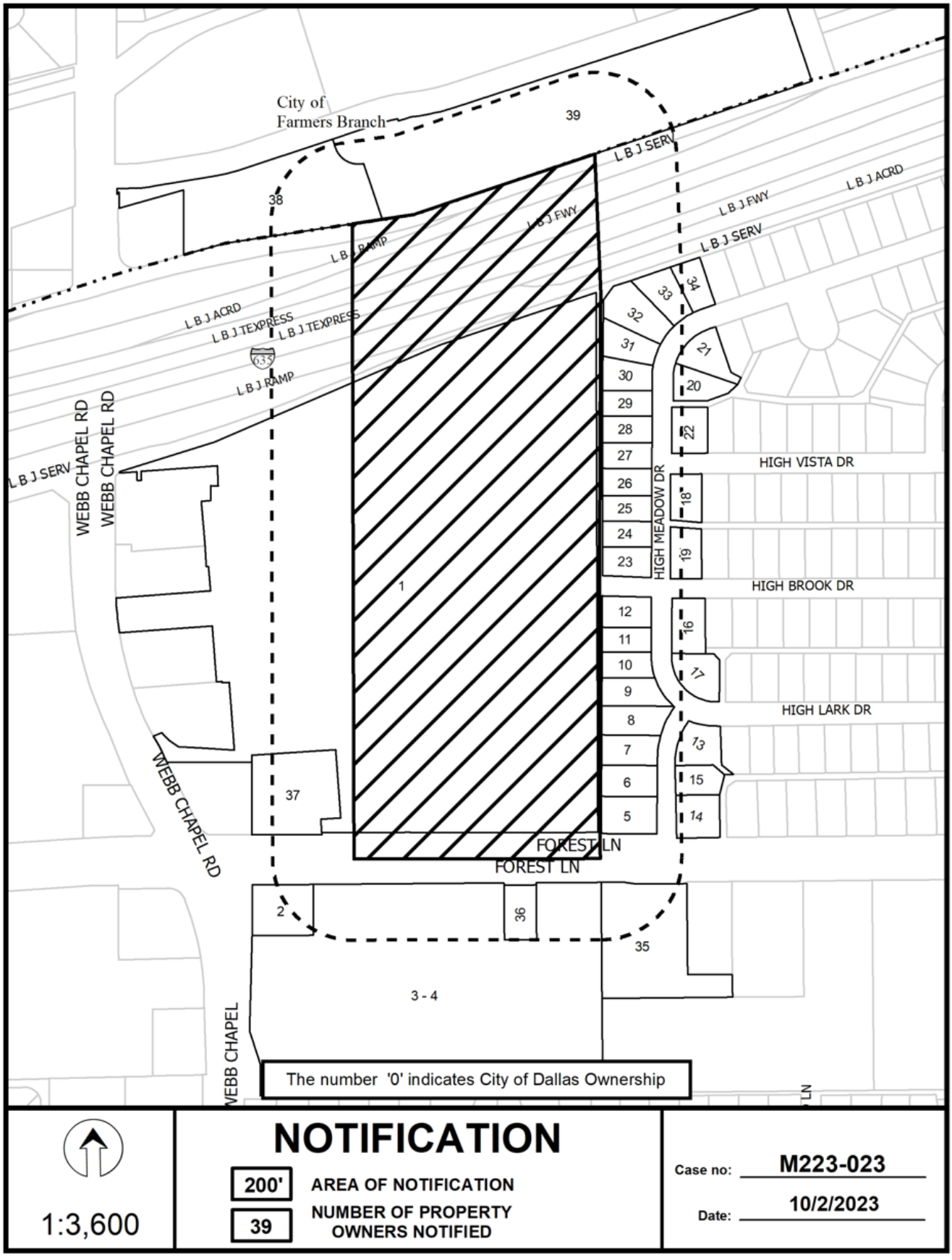


TREE LEGEND		
Tree Counts	Current PD Revision	Initial Size/Condition
Large Trees		
BC Bald Cypress	27	4" Cal. / 12'-14' H / 8' spread
BP Bradford Pear	27	2" Cal. / 8'-10' H / 5' spread
CE Cedar Elm	6	4" Cal. / 12'-14' H / 8' spread
LBE Lace Bark Elm	4	4" Cal. / 12'-14' H / 8' spread
LO Live Oak	92	3" Cal. / 10'-12' H / 5'-6' spread
SG Sweet Gum	21	4" Cal. / 12'-14' H / 8' spread
TA Texas Ash	52	4" Cal. / 12'-14' H / 8' spread
PT Pistachio	1	4" Cal. / 12'-14' H / 8' spread
RO Red Oak	6	4" Cal. / 12'-14' H / 8' spread
Ornamental Trees		
CM Crape Myrtle	118	1-1/2" Cal. / 8'-10' H / 4'-5' spread
RB Red Bud	6	1-1/2" Cal. / 8'-10' H / 4'-5' spread
TY Tree Yaupon	19	1-1/2" Cal. / 8'-10' H / 4'-5' spread
TOTALS	379	


PD 308
TRACT B2
PD 308
TRACT B3
PD 308
TRACT B1
R-7.5(A)
D.R.
Z934-228
RR
PD 308
TRACT C
PD 308
TRACT C
PD 427
N

Aerial View


City of
Farmers Branch
L B J SERV
L B J FWY
L B J ACRD
L B J RAMP
L B J TEXPRESS
635
WEBB CHAPEL RD
R-7.5(A)
HIGH VISTA DR
HIGH MEADOW DR
HIGH BROOK DR
HIGH LARK DR
PD 308
(Tract B1)
PD 308
(Tract B2)
PD 308
(Tract B3)
PD
308
RR
Z934-228
MU-1
FOREST LN
CR
PD 308
(Tract C)
PD 308
(Tract D)
PD
429
1:3,600
ZONING MAP
Case no: M223-023
Date: 10/2/2023


City of
Farmers Branch
39
38
L B J SERV
L B J FWY
L B J ACRD
L B J RAMP
L B J TEXPRESS
635
WEBB CHAPEL RD
HIGH VISTA DR
HIGH MEADOW DR
HIGH BROOK DR
HIGH LARK DR
FOREST LN
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The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
39
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: M223-023
Date: 10/2/2023

10/02/2023

Notification List of Property Owners

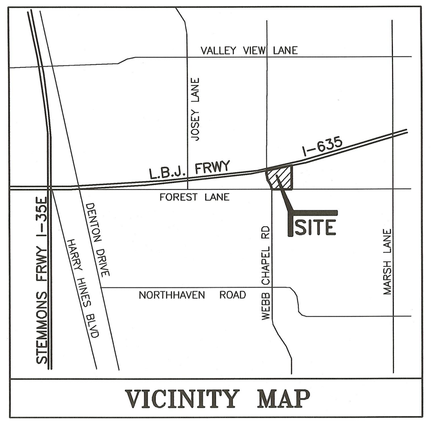
M223-023

39 Property Owners Notified

Label #	*Address*		*Owner*
1	11830	WEBB CHAPEL RD	EVOQUE DALLAS DATA
2	3100	FOREST LN	RED BIRD I-20 CORP
3	3106	FOREST LN	WEBB CHAPEL VILLAGE
4	3106	FOREST LN	LONG JOHN SILVERS LLC # 5101
5	11807	HIGH MEADOW DR	MARTINEZ EDUARDO CLETO
6	11815	HIGH MEADOW DR	SIFUENTES OSCAR & NANCY A
7	11821	HIGH MEADOW DR	GONZALEZ GUADALUPE R
8	11827	HIGH MEADOW DR	Taxpayer at
9	11833	HIGH MEADOW DR	HARDER CONNER TRUST THE &
10	11839	HIGH MEADOW DR	PADDOCK THOMAS JOSEPH SR &
11	11845	HIGH MEADOW DR	CERVANTES ARMANDO & HAYDEE
12	11851	HIGH MEADOW DR	SANCHEZ JUAN &
13	3210	HIGH LARK DR	AES RE MGMT
14	11808	HIGH MEADOW DR	WIENER RICHARD B & RICHARD A WIENER
15	11816	HIGH MEADOW DR	SIFUENTES OSCAR
16	3208	HIGH BROOK DR	CRITTENDEN DONALD
17	11832	HIGH MEADOW DR	TORRESS FERANDO &
18	3206	HIGH VISTA DR	SOLORZANO MALQUAIS & MARIA
19	3209	HIGH BROOK DR	DELGADO FERNANDO
20	12020	HIGH MEADOW DR	PUGA ROLANDO A
21	12030	HIGH MEADOW DR	YANCEY ELIZABETH
22	3205	HIGH VISTA DR	SANCHEZ JOSE ALFREDO
23	11905	HIGH MEADOW DR	MEJIA ANA T & RENE D
24	11911	HIGH MEADOW DR	MARK CARLTON & JANET
25	11917	HIGH MEADOW DR	KILLOUGH CHARLES A
26	11923	HIGH MEADOW DR	NGUYEN BRIAN

10/02/2023

Label #	*Address*		*Owner*
27	12003	HIGH MEADOW DR	MERCER JONATHAN
28	12009	HIGH MEADOW DR	CONDRON BOBBY R &
29	12015	HIGH MEADOW DR	MARTINEZ JOSE A &
30	12019	HIGH MEADOW DR	RAMIREZ OSCAR &
31	12023	HIGH MEADOW DR	ANOOS ANGELES JRA J
32	12027	HIGH MEADOW DR	PEREZ MARTA
33	12031	HIGH MEADOW DR	RAO VARADA P &
34	12035	HIGH MEADOW DR	LOPEZ AGUSTIN SAUL MORA &
35	3312	FOREST LN	3312 FOREST LN LLC
36	3234	FOREST LN	WEBB CHAPEL VILLAGE INC
37	3115	FOREST LN	LUNAVERSE INVESTMENTS LLC
38	1	MEDICAL PKWY	PRIME A INVESTMENTS LLC
39	2	MEDICAL PKWY	PRIME HEALTHCARE DALLAS MOB LLC



VICINITY MAP

L.B.J. FREEWAY (I.H. 635)

PROPOSED MECHANICAL YARD WITH 16' HIGH SCREEN WALL.

T MOBILE

TOTAL OFFICE AREA =234,564 SF

LOT 1

AT&T INTERNET DATA CENTER

TENANT

STATE BANK OF TX 11950 WEBB CHAPEL (7120 SF) LOT 6 (58)

LOT 5 (63)

TACO CABANA (3400 SF) LOT 4 (42)

LOT 3 (79)

WHATABURGER (2788 SF) LOT 2A (28)

COMERICA BANK (3566 SF) LOT 2 (27)

LE CORDON BLEU (49,752 SF SCHOOL)

PAYLESS (3000 SF RETAIL)

BURLINGTON COAT FACTORY (77,570 SF RETAIL) (7194 SF OFFICE)

SCHOOL MEZZANINE (3915 SF)

OFFICE MEZZANINE (7194 SF)

LOT 11

HIGH VISTA DRIVE

HIGH MEADOW DRIVE

HIGH BROOK DRIVE

HIGH LARK DRIVE

(11800) WEBB CHAPEL ROAD

FOREST LANE

120' WIDE PUBLIC RIGHT-OF-WAY

100.0' WIDE PUBLIC RIGHT-OF-WAY

60 0 60 120

Scale: 1"= 60'

PARKING CALCULATIONS

LOT	USE	AREA	RATE	REQ'D PARKING
1	OFFICE	243,108 SF	1 SPC/333 SF	730
	RETAIL	80,570 SF	1 SPC/200 SF	403
	SCHOOL	49,752 SF		566
2	OFFICE	3,566 SF	1 SPC/333 SF	11
3	VACANT			0
4	RESTAURANT	3,400 SF	1 SPC/100 SF	34
5	VACANT			0
6	OFFICE	7,120 SF	1 SPC/333 SF	21
2A	RESTAURANT	2,788 SF	1 SPC/100 SF	28
TOTAL		388,954 SF		1793

TOTAL PARKING REDUCTIONS PER DALLAS DEVELOPMENT CODE CHAPTER 51A-4.301(C)(6) AS ALLOWED BY PD 308			
OFFICE	253,794 SF x 10% / 333	=	(76)
RETAIL	80,570 SF x 10% / 200	=	(40)
REST.	6,188 SF x 50% / 100	=	(31)
SCHOOL	49,752 SF x 0%	=	0
TOTAL REDUCTION		=	(147)
GRAND TOTAL PARKING SPACES REQ'D		=	1646
PARKING SPACES PROVIDED			**1646**

ZONING NOTE

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DEVELOPMENT PLAN
PD 308

BURR
COMPUTER ENVIRONMENTS, INC.
10,400 RODGERS ROAD
HOUSTON, TEXAS 77070
Ph 281-374-8644
Fax 281-374-8992

Binkley & Barfield
consulting engineers
1255 W. 15th Street, Suite 250 Plano, Texas 75075 www.binkleybarfield.com
(972) 312-8600 Phone (972) 312-8604 Fax
Firm Registration #257

KENDALL Landscape Architecture
Michael S. Kendall, ASLA
The Meadows Building
5646 Milton, Suite 735
Dallas, Texas 75206
Phone: (214) 739-3226
Fax: (214) 373-9802

T-Mobile

SWITCH EXPANSION PROJECT

ADDRESS
11830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234

ISSUES & REVISIONS

No.	Date	Description
1	12/5/11	RELOCATED 6 SPACES

SEAL

APPROVED BY CITY PLAN COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 51A-4.702 OF THE DALLAS DEVELOPMENT CODE.
DATE: May 1 '12
PLANNED DEVELOPMENT DISTRICT NO. 308
FILE NO. 087-105

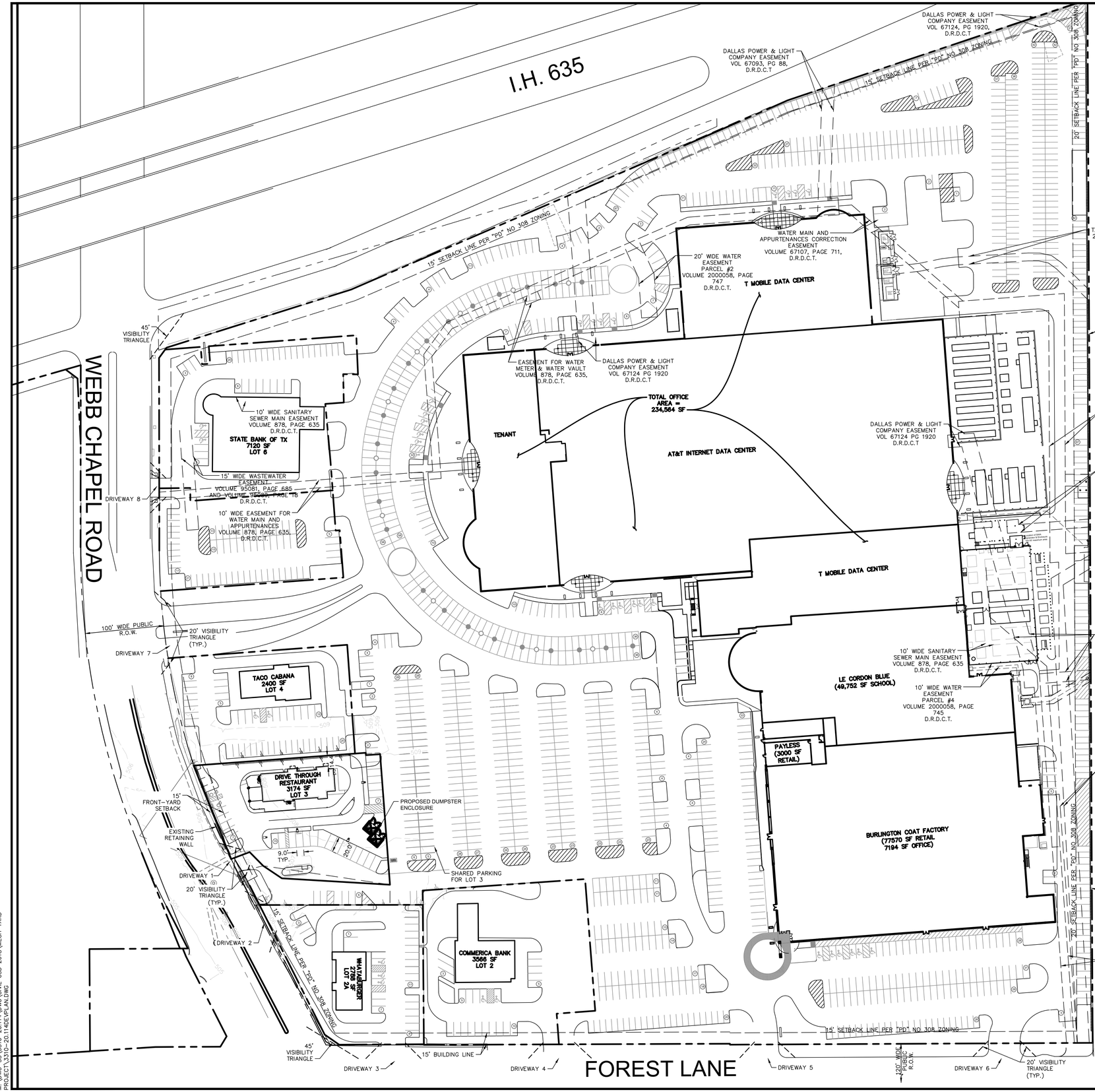
SHEET TITLE
REVISED DEVELOPMENT PLAN PD 308

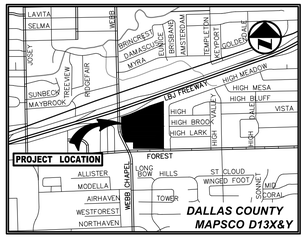
DRAWN:
REVIEWED:
PROJECT NO.:

SHEET NO.
D1

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.

S:\148300 (Burr Comp T-Mobile @ The Webb)\D1-REVISED DEV PLAN 12 01 11.dwg-Model Plotted Dec 05, 2011 at 2:33pm by jra | Last Saved by: jra





VICINITY MAP

0 30 60 120 180

GRAPHIC SCALE IN FEET
1" = 60'

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		Total Compact Provided				269(17%)
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CASE NO. M223-023
APPLICATION DATE: NOVEMBER 26, 2018

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.	
S012-265	N/A	WW20-158	N/A

DEVELOPMENT PLAN FOR PD 308

11830 WEBB CHAPEL

LOT 1, BLOCK 6615

THE WEBB @ LBJ

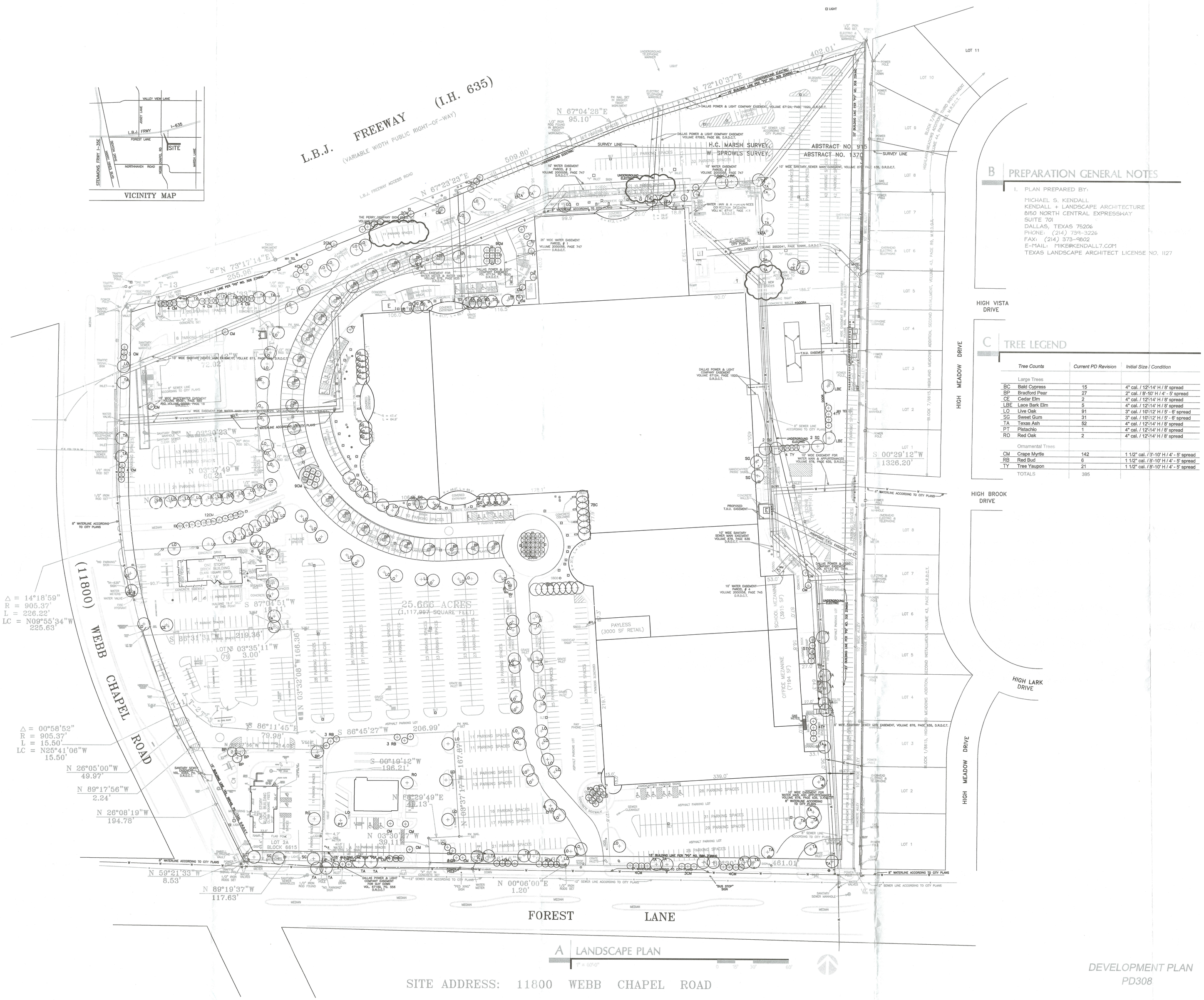
CITY OF DALLAS, DALLAS COUNTY, TEXAS

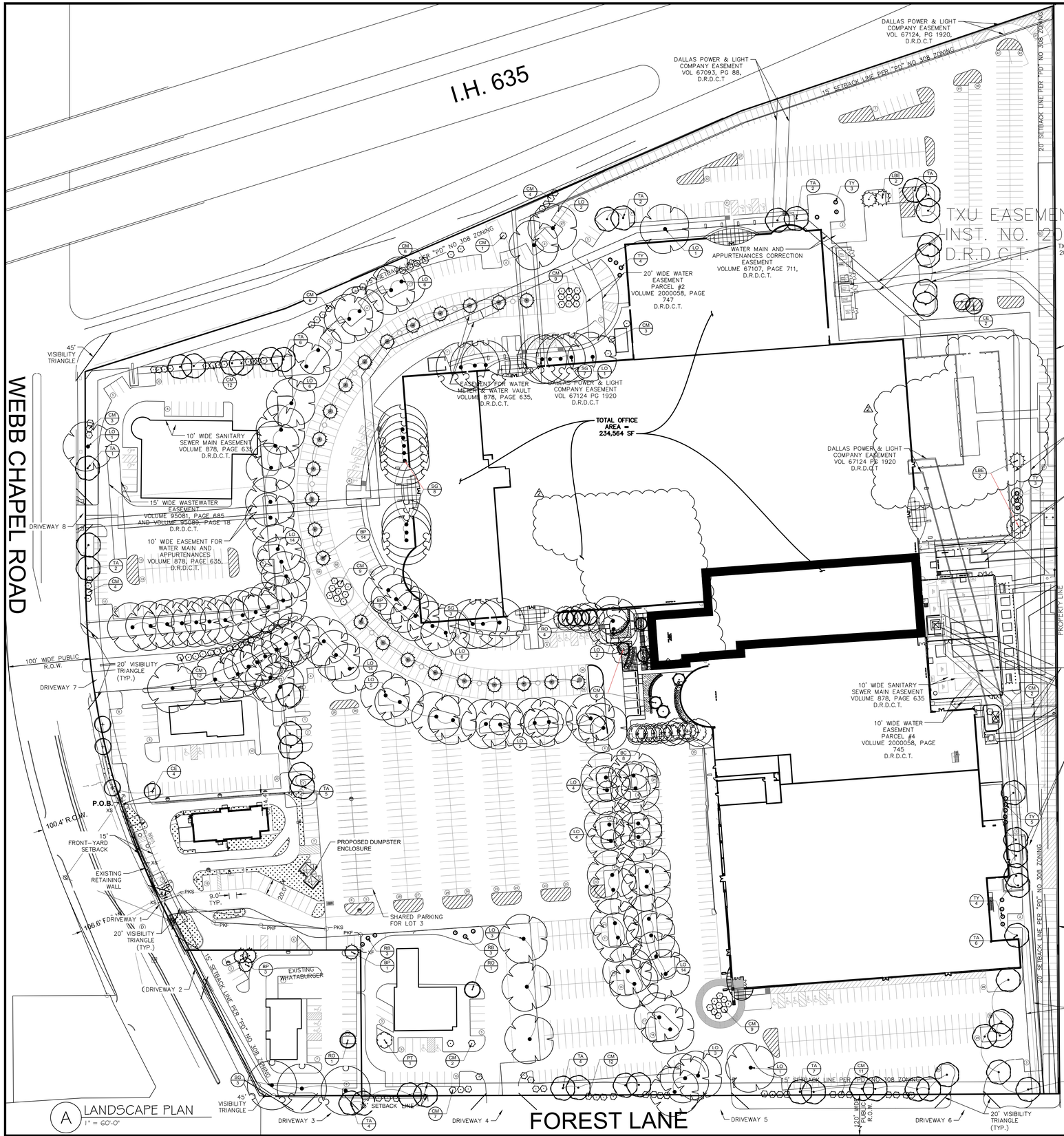
DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
CTL	MSP	MAR 2022			

PK FILE: 3310-20.114

11830 WEBB CHAPEL

CTLEUGERS
9/26/2023 10:08 AM
M:\DWG-33\3310-20\114\DWG\CIVIL C3D 2018\MECH YARD PROJECT\3310-20.114SITEPLAN.DWG


L.B.J. FREEWAY (I.H. 635)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VICINITY MAP
VALLEY VIEW LANE
L.B.J. FRWY
FOREST LANE
I-635
SITE
NORTHAVEN ROAD
WEBB CHAPEL RD.
MARSH LANE
STEMMONS FRWY I-35E
WEBB CHAPEL ROAD (11800)
HIGH MEADOW DRIVE
HIGH VISTA DRIVE
HIGH BROOK DRIVE
HIGH LARK DRIVE
FOREST LANE
H.C. MARSH SURVEY
W. SPROWLS SURVEY
ABSTRACT NO. 915
ABSTRACT NO. 1370
25.666 ACRES
(1,117,997 SQUARE FEET)
PAYLESS
(3000 SF RETAIL)
SCHOOL MEZZANINE
(3915 SF)
OFFICE MEZZANINE
(7194 SF)
LOT 2A
BLOCK 6615
HIGHLAND MEADOWS ADDITION, SECOND INSTALLMENT
BLOCK 1/6815, HIGHLAND MEADOWS ADDITION, SECOND INSTALLMENT, VOLUME 43, PAGE 89, M.R.D.C.T.
BLOCK 7/6815, HIGHLAND MEADOWS ADDITION, SECOND INSTALLMENT, VOLUME 43, PAGE 89, M.R.D.C.T.
△ = 14°18'59"
R = 905.37'
L = 226.22'
LC = N09°55'34"W
225.63'
△ = 00°58'52"
R = 905.37'
L = 15.50'
LC = N25°41'06"W
15.50'
N 67°04'28"E
95.10'
N 72°10'37"E
402.01'
N 67°23'23"E
509.80'
N 73°17'14"E
256.96'
S 87°04'51"W
S 86°11'45"E
79.98'
S 86°45'27"W
206.99'
S 00°19'12"W
196.21'
N 89°30'48"E
481.01'
S 00°29'12"W
1326.20'
N 03°32'08"W
166.36'
N 03°35'11"W
3.00'
N 26°05'00"W
49.97'
N 89°17'56"W
2.24'
N 26°08'19"W
194.78'
N 59°21'33"W
8.53'
N 89°19'37"W
117.63'
N 00°06'00"E
1.20'
N 03°32'23"W
89.51'
N 03°17'49"W
50.24'
S 88°31'51"W
219.36'
N 89°27'56"W
24.40'
N 89°29'49"E
49.13'
N 03°30'27"W
39.11'
S 89°30'48"W
339.0'
S 89°30'48"W
461.01'
S 89°30'48"W
461.01'
402.01'
509.80'
256.96'
72.02'
89.51'
50.24'
219.36'
24.40'
49.13'
39.11'
339.0'
461.01'
1326.20'
166.36'
3.00'
49.97'
2.24'
194.78'
8.53'
117.63'
1.20'
79.98'
206.99'
196.21'
167.81'
219.1'
53.0'
37.0'
33.1'
27.6'
99.9'
90.0'
186.2'
116.5'
106.6'
118.1'
95.0'
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
BLOCK 7/6815
BLOCK 1/6815
(1350 SF)
(1150 SF)
(1000 SF)
(1000 SF)
(1000



A LANDSCAPE PLAN
1" = 60'-0"

B. PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

WADE C PETERSON
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
TEXAS LANDSCAPE ARCHITECTURE REGISTRATION #3208

TREE LEGEND

Tree Counts	Current PD Revision	Initial Size/Condition
Large Trees		
BC Bald Cypress	27	4" Cal. / 12'-14' H / 8' spread
BP Bradford Pear	27	2" Cal. / 8'-10' H / 5' spread
CE Cedar Elm	6	4" Cal. / 12'-14' H / 8' spread
LBE Lace Bark Elm	4	4" Cal. / 12'-14' H / 8' spread
LO Live Oak	92	3" Cal. / 10'-12' H / 5'-6' spread
SG Sweet Gum	21	4" Cal. / 12'-14' H / 8' spread
TA Texas Ash	52	4" Cal. / 12'-14' H / 8' spread
PT Pistachio	1	4" Cal. / 12'-14' H / 8' spread
RO Red Oak	6	4" Cal. / 12'-14' H / 8' spread
Ornamental Trees		
CM Crape Myrtle	118	1-1/2" Cal. / 8'-10' H / 4'-5' spread
RB Red Bud	6	1-1/2" Cal. / 8'-10' H / 4'-5' spread
TY Tree Yaupon	19	1-1/2" Cal. / 8'-10' H / 4'-5' spread
TOTALS	379	

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400 T: 972.235.3031
DALLAS, TX 75231 F: 972.235.9544
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

TMOBILE
DALLAS DATA HALL
0500 EXPANSION
11830 WEBB CHAPEL ROAD STE 1500
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NO.	DATE	ISSUE
1	12/05/2011	RELOCATED 6 SPACES
2	07/15/2022	BUILDING RENOVATION
3	09/28/2023	SCREEN WALL
NO.	DATE	REVISION

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT WADE C. PETERSON TEXAS REGISTRATION NUMBER 1965

SHEET TITLE
LANDSCAPE PLAN

SHEET NO
L1

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GBH	GAC	JUL 2022	AS SHOWN			

DEVELOPMENT PLAN
PD308

WEBB CHAPEL EXTENSION

PK FILE: 3310-20.114

Agenda Information Sheet

File #: 23-2683 **Item #:** 2.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MC-1 Multiple Commercial District on property zoned a CR Community Retail District, an NS(A) Neighborhood Service District, and an MF-2(A) Multifamily District, on the west corner of South Fitzhugh Avenue and Gaisford Street.
Staff Recommendation: **Approval.**
Applicant: Fair Park First
Representative: Karl A. Crawley, Masterplan
Planner: Michael Pepe
Council District: 7
Z212-343(MP)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Michael V. Pepe

FILE NUMBER: Z212-343(MP) **DATE FILED:** September 15, 2022

LOCATION: West corner of South Fitzhugh Avenue and Gaisford Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 13.6 acres **CENSUS TRACT:** 48113020300

REPRESENTATIVE: Karl A. Crawley, Masterplan

OWNER: City of Dallas

APPLICANT: Fair Park First

REQUEST: An application for an MC-1 Multiple Commercial District on property zoned a CR Community Retail District, an NS(A) Neighborhood Service District, and an MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to allow development of a commercial parking lot or garage use.

STAFF RECOMMENDATION: **Approval**.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CR Community Retail District, an NS(A) Neighborhood Service District, and an MF-2(A) Multifamily District and is developed with a surface parking facility that serves Fair Park.
- The existing surface parking facility currently provides roughly 1,665 parking spaces.
- MC-1 Multiple Commercial District functions similarly to an MU-1 Mixed District in terms of uses, but it does not include residential uses. The proposed district will allow the necessary height to construct the proposed garage, whereas other light commercial districts may not allow the requested height of 56 feet.

Zoning History:

There have been three zoning cases in the area in the last five years.

1. **Z190-146** On September 23, 2020, the City Council denied an application for a Specific Use Permit for a tower/antenna for cellular communication, on the east line of South Fitzhugh Avenue, north of Lagow Street.
2. **Z189-325**: On March 25, 2020, the City Council approved an application for a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses on property zoned an D(A) Duplex District, located on the south corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street.
3. **Z201-217:** On August 11, 2021, the City Council approved an application for an amendment to Specific Use Permit No. 2218 for a local utilities use limited to utility services on property zoned MF-2(A) Multifamily District located on the south line of Bank Street, east of Herndon Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW / Proposed ROW
South Fitzhugh Avenue	Minor Arterial	Variable / 100 feet Bike Plan
Gaisford Street	Local Street	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

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

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The proposed district will better align existing zoning districts with their surroundings and allow consolidation of surface parking, which should improve quality of life and maintain neighborhood scale and character.

Area Plans:

South Dallas Fair Park Economic Development Plan

The South Dallas Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

- Objective One: Holistic Strategy
- Objective Two: Improve Basic Attributes
- Objective Three: Increase Resources
- Objective Four: Financial Support and Technical Assistance
- Objective Five: Encourage Corridor Reinvestment

The applicant's request complies with the recommendations of the South Dallas Fair Park Economic Development Plan. The proposed development furthers objectives One, Two, and Five. The fundamental objectives listed above are overall intended to encourage revitalization and reinvestment within the existing framework. The proposed change furthers the goal to improve the basic attributes, among which are landscaping, urban design, and access to goods and services. The reactivation and continued maintenance of this underutilized space encourages the property-by-property revitalization called for by this plan. Redevelopment would support urban design by requiring compliance with current landscaping code, allowing consolidation of surface parking, and allowing

additional height. Removal of residential zoning from this inappropriate siting aids in decreasing incompatible land uses noted by the plan.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District, MF-2(A) Multifamily District, NS(A) Neighborhood Service district	Surface parking
Northeast	IM Industrial Manufacturing District	Warehouse
Southeast	NC Neighborhood Commercial Subdistrict and D(A) Duplex Subdistrict within Planned Development District No. 595	Retail, Undeveloped
Southwest	CR Community Retail District, CS Commercial Service District	Surface parking
Northwest	CS Commercial Service District	Surface parking

Land Use Compatibility:

Properties to the northeast across Gaisford Street are developed as warehouses. Across S Fitzhugh Avenue to the southeast are multiple retail buildings as well as four undeveloped lots. Additional surface parking exists to the southwest and northwest. The proposed MC-1 district would be complimentary to these surrounding uses.

The proposed MC-1 district will allow the development of the site with the proposed structured parking facility and allow consolidation of surface parking throughout the Fair Park site. Redevelopment of the site as parking will require new parking areas to conform to modern code standards including Article X, which would aid in mitigating the negative effects of concentrated parking, in comparison to the current site.

MF-2(A) is an inappropriate zoning for the site, as it is surrounded by intense industrial or light industrial districts. The proposed change would be more appropriate in the context of the Fair Park facility and along the large South Fitzhugh corridor. The change would also simplify the multiple districts present on site into one consistent category. The proposed district would form a transitional buffer between the industrial districts to the north and west to the lower intensity neighborhood to the south and east.

Land Use Comparison

	LEGEND
	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
(Special)	Consult the use regulations in Section 51A-4.200 as applicable

	Existing District	Existing District	Proposed District
Use	**CR**	**MF-2(A)**	**MC-1**
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop	R		
Bus or rail transit vehicle maintenance or storage facility			
Catering service	•		•
Commercial cleaning or laundry plant			
Custom business services	•		•
Custom woodworking, furniture construction, or repair			
Electronics service center	•		•
Job or lithographic printing			
Labor hall			S
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory	S		S
Technical school			
Tool or equipment rental	•		
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing			
Industrial (outside)			

Use	Existing District CR	Existing District MF-2(A)	Proposed District MC-1
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	S	•
Cemetery or mausoleum	S	S	S
Child-care facility	•	S	•
Church	•	•	•
College, university, or seminary	S	S	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions		R	
Convent or monastery	•	•	•
Foster home		•	
Halfway house			
Hospital	S	S	S
Library, art gallery, or museum	•	S	•
Open enrollment charter school or private school	S	S	S
Public school other than an open enrollment charter school	R	S	R
LODGING USES			
Extended stay hotel or motel			S
Hotel or motel	S		R or S
Lodging or boarding house	S	•	
Overnight general purpose shelter	(Special)		(Special)
MISCELLANOUS USES			
Carnival or circus (temporary)	(Special)	(Special)	(Special)
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment	S		S
Financial institution without drive-in window	•		•

Use	Existing District CR	Existing District MF-2(A)	Proposed District MC-1
Financial institution with drive-in window	D		D
Medical clinic or ambulatory surgical center	•		•
Office	•		•
RECREATION USES			
Country club with private membership	•	R	•
Private recreation center, club, or area	•	S	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house	•	•	•
Duplex		•	
Group residential facility		•	
Handicapped group dwelling unit		•	
Manufactured home park, manufactured home subdivision, or campground			
Multifamily		•	
Residential hotel		•	
Retirement housing		•	
Single family		•	
RETAIL AND PERSONAL SERVICE USES			
Alcoholic Beverage Establishment	S		S
Ambulance service	R		
Animal shelter or clinic without outside runs	R		R
Animal shelter or clinic with outside runs			
Auto service center	R		R
Business school	•		•
Car wash	D		
Commercial amusement (inside)	• or S		• or S
Commercial amusement (outside)	S		S
Commercial motor vehicle parking			
Commercial parking lot or garage	R		R
Convenience store with drive-through	S		S
Dry cleaning or laundry store	•		•
Furniture store	•		•
Drive in Theater			
General merchandise or food store 3,500 square feet or less	•		•
General merchandise or food store greater than 3,500 square feet	•		•

Use	Existing District CR	Existing District MF-2(A)	Proposed District MC-1
General merchandise or food store greater than 100,000 square feet	S		S
Home improvement center, lumber, brick or building materials sales yard	•		
Household equipment and appliance repair	•		
Liquefied natural gas fueling station			
Liquor Store	•		
Motor vehicle fueling station	•		•
Mortuary, funeral home, or commercial wedding chapel	•		•
Nursery, garden shop, or plant sales	•		•
Outside sales	S		
Paraphernalia shop	•		
Pawn shop	•		
Personal service use	•		•
Restaurant without drive-in or drive-through service	•		•
Restaurant with drive-in or drive-through service	•		D
Surface parking	•		•
Swap or buy shop	•		S
Taxidermist			
Temporary retail use	•		•
Theater	•		•
Truck stop			
Vehicle display, sales, and service			
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal			
Heliport			
Helistop			
Private street or alley			
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S	S	S or CC
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	•		•
Electrical generating plant			

Use	Existing District CR	Existing District MF-2(A)	Proposed District MC-1
Electrical substation	•	S	•
Local utilities	S / R	S / R	S / R
Police or fire station	•	S	•
Post office	•		•
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	(Special)	(Special)	(Special)
Utility or government installation other than listed	S	S	S
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			
Building mover's temporary storage yard			
Contractor's maintenance yard			
Freight terminal			
Livestock auction pens or sheds			
Manufactured building sales lot			
Mini-warehouse	S	S	S
Office showroom/warehouse			
Outside storage			
Petroleum product storage and wholesale			
Recycling buy-back center	(Special)	(Special)	(Special)
Recycling collection center	(Special)	(Special)	(Special)
Recycling drop-off container	(Special)		(Special)
Recycling drop-off for special occasion collection			(Special)
Sand, gravel, or earth sales and storage			
Trade center			
Vehicle storage lot			
Warehouse			

Development Standards:

DISTRICT	SETBACKS		Density / Lot Size	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing CR Community retail	15' No max	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope, Visual Intrusion	Retail, personal service, office, restaurant
Existing MF-2(A) Multifamily	15' min No max	Side:10' Rear: 10' adj res'	800 sf – Efficiency 1,000 sf – 1BR 1,200 sf – 2BR	36'	60%	Proximity Slope	Multifamily, Single family, Duplex
Proposed MC-1 Multiple Commercial	15' min No max	20' adjacent to residential OTHER: No Min.	FAR 0.8	70'	80%	Urban Form Setback, Tower Spacing, Proximity Slope	Retail, personal service, office, restaurant

MC-1 Multiple Commercial District functions similarly to an MU-1 Mixed District in terms of uses, but it does not include residential uses. The proposed district will allow the necessary height to construct the proposed garage, whereas other light commercial districts may not allow the requested height of 56 feet.

Landscaping:

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

Parking:

There is no minimum parking requirement for the proposed use of a commercial parking lot or garage. Currently, the lot contains 1,665 surface parking spaces. Although the zoning does not necessarily limit the number of spaces that can be built, the applicant has stated roughly 1,900 spaces would be built. While this is an increase in spaces on this singular site, the applicant has stated this development will allow for replacement of the 1,784 space lot to the southwest with the planned community park, which does not require a zoning change. Across the two sites, that would imply a reduction of total spaces of approximately 1,550.

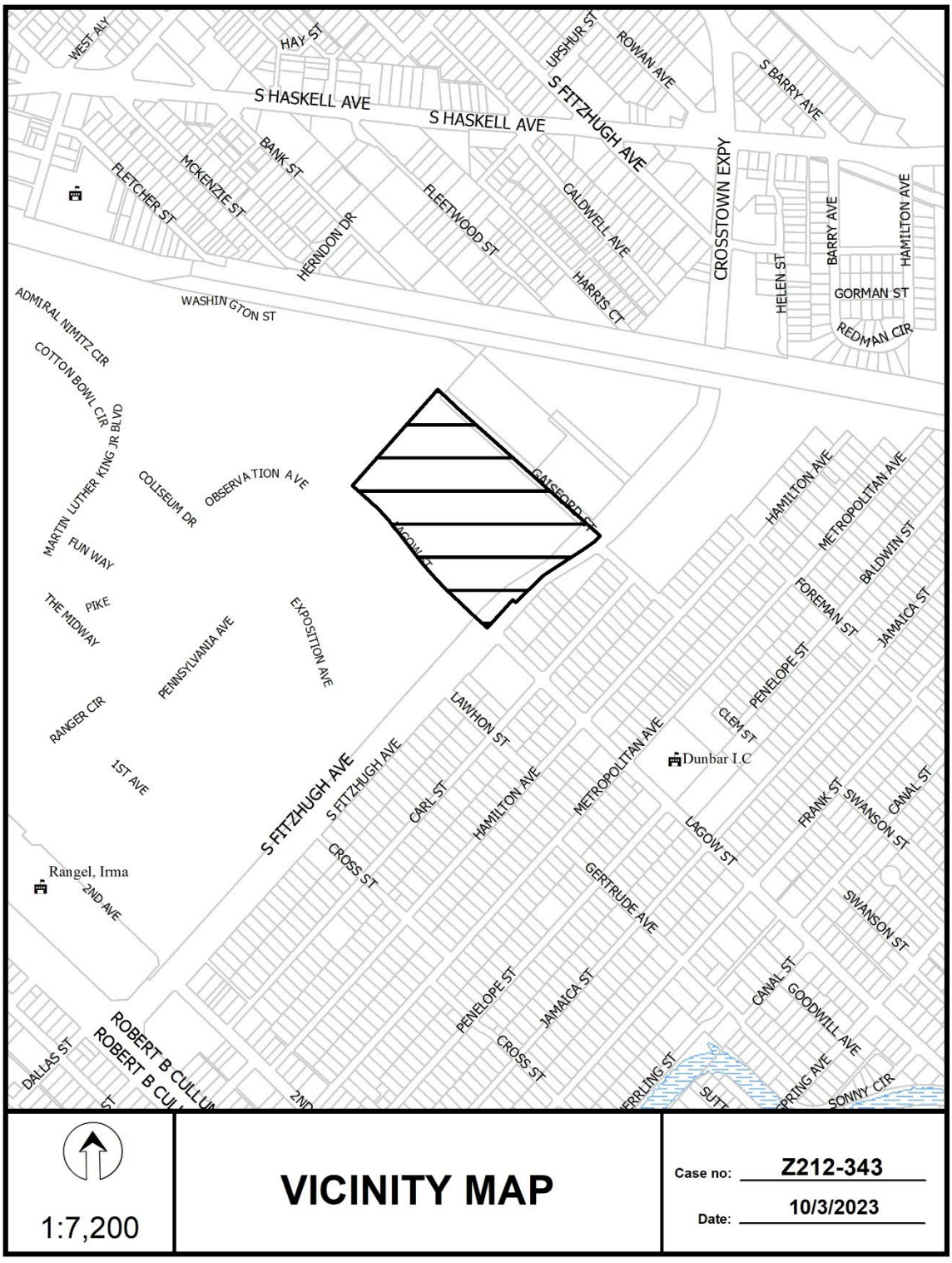
Market Value Analysis:

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

List of Officers

Fair Park First Board
Darren L. James, Board President
Mercedes Fulbright, Board Member
Margo Ramirez Keyes, Board Member
Velvetta Forsythe-Lill, Board Member
Robert Luxen, Secretary
Rev. Donald Parish, Sr., Board Member
Emily Ledet, Board Member
Ann Smith Barbier-Mueller, Board Member
Sonja McGill, Board Member
Jason Brown, Board Member
Cristina Zertuche Wong, Board Member
Sonya Woods Rose, Board Member
Kimerly Shaw, Board Member
Cristina Lynch, Board Member
Chris Bowers, Board Member

Staff
Brian Luallen, CEO
Alyssa Arnold, Director of Strategic Initiatives



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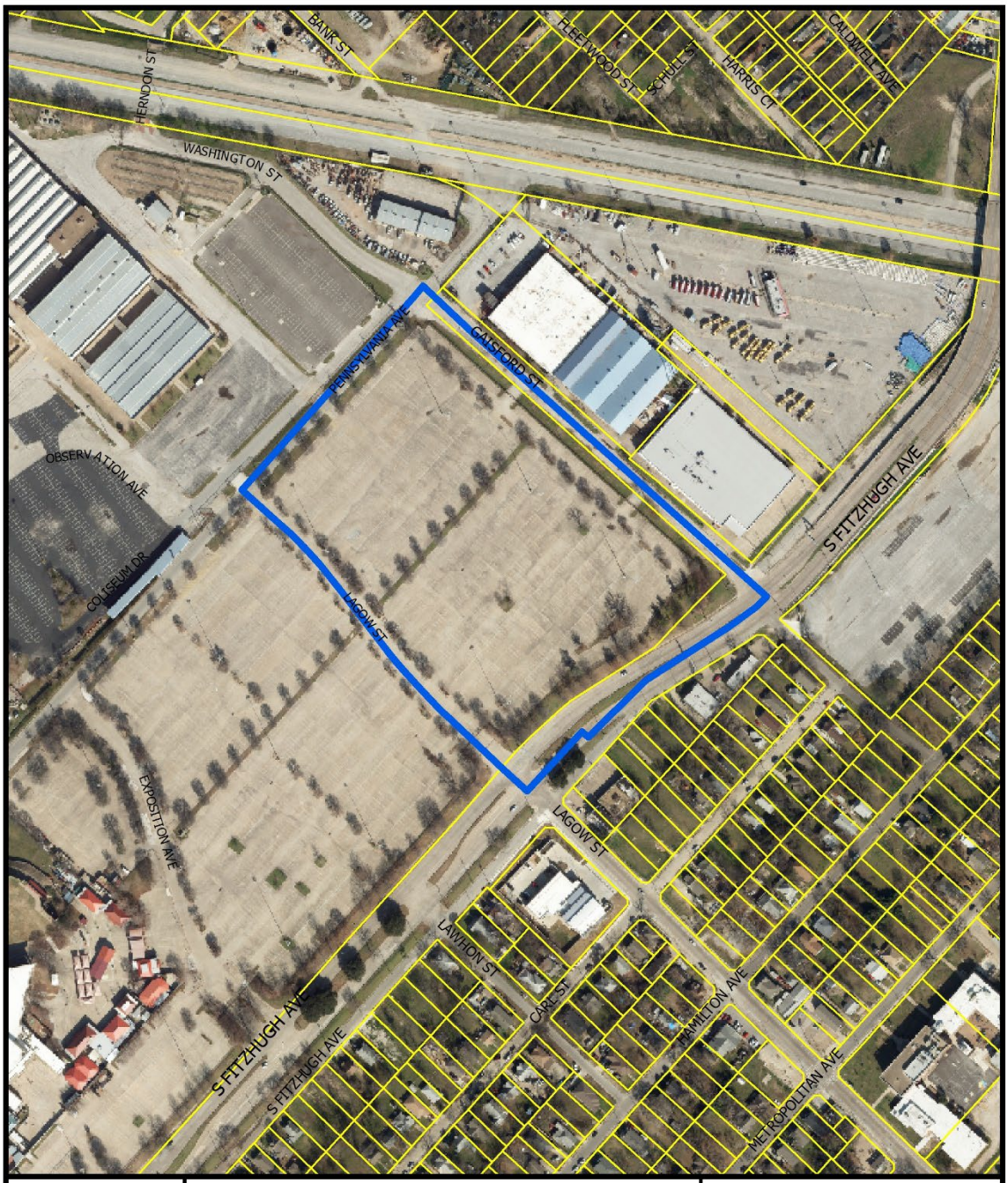
VICINITY MAP

Case no: Z212-343

Date: 10/3/2023



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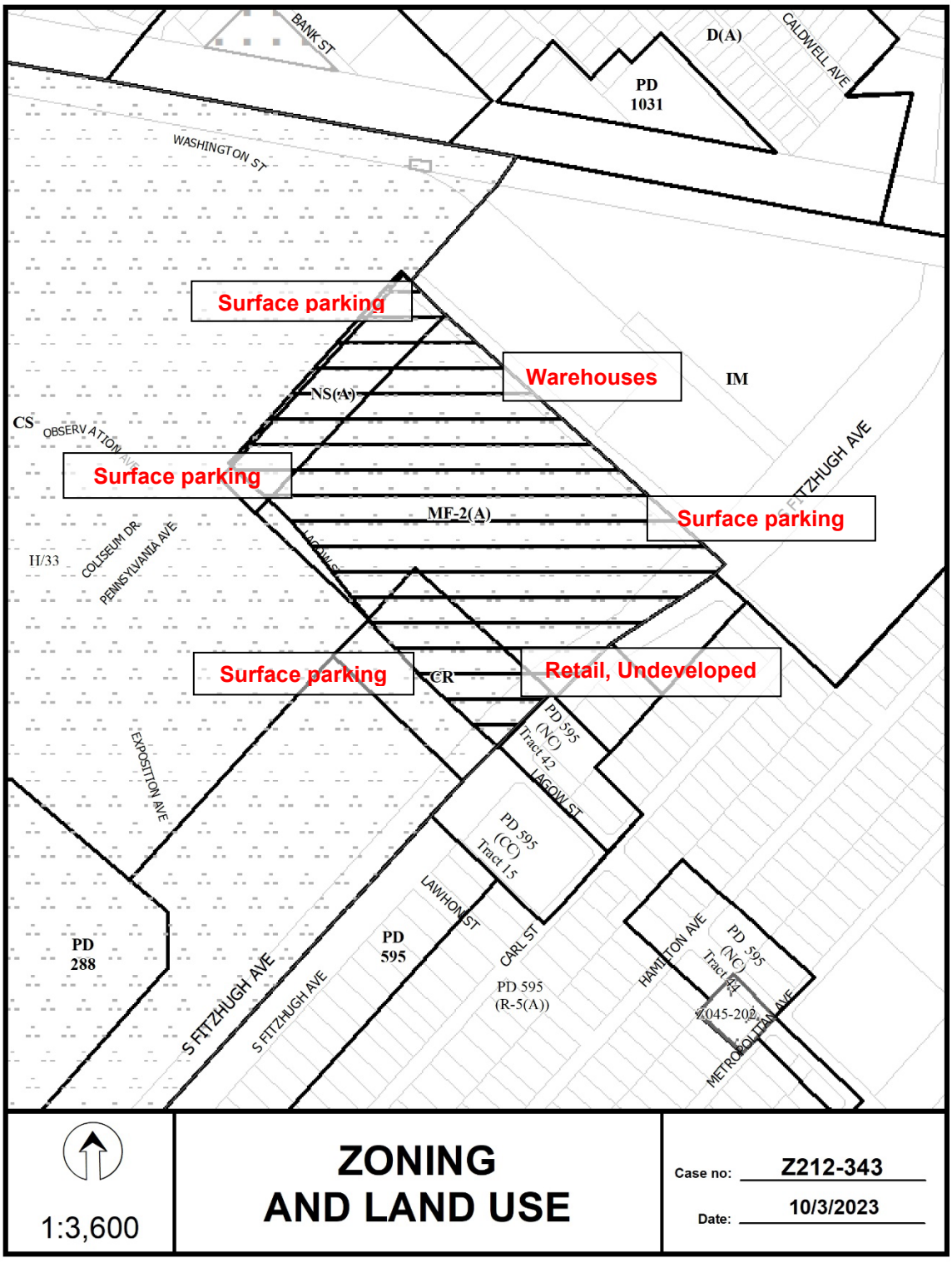
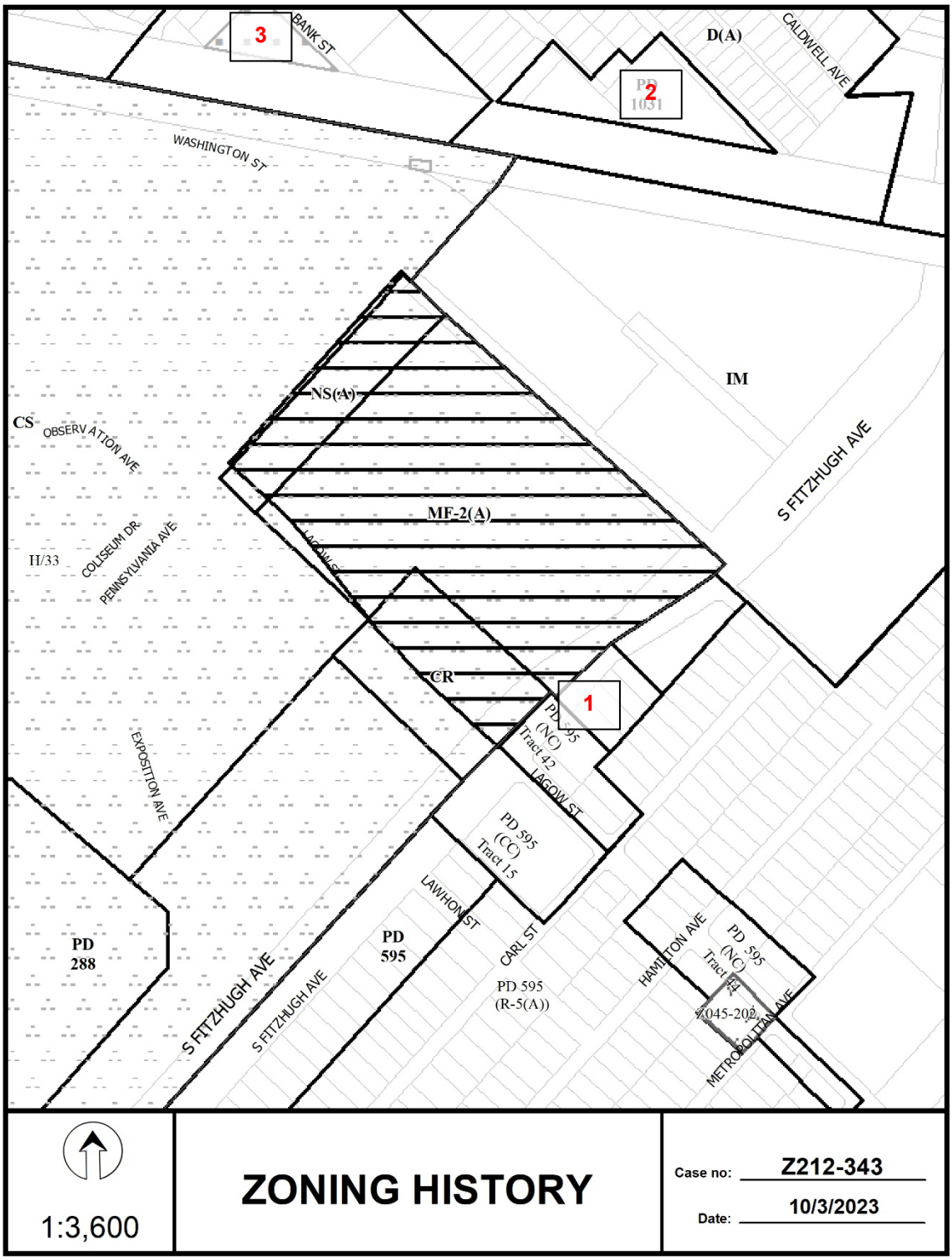
AERIAL MAP

Case no: Z212-343

Date: 10/3/2023


BANK ST
D(A)
CALDWELL AVE
PD 1031
WASHINGTON ST
Surface parking
Warehouses
IM
NS(A)
CS
OBSERVATION AVE
Surface parking
S FITZHUGH AVE
MF-2(A)
Surface parking
COLISEUM DR
PENNSYLVANIA AVE
H/33
LAGOW ST
Surface parking
CR
Retail, Undeveloped
PD 595 (NC) Tract 42
EXPOSITION AVE
PD 595 (CC) Tract 15
LAGOW ST
LAWHON ST
PD 288
PD 595
CARL ST
PD 595 (R-5(A))
S FITZHUGH AVE
S FITZHUGH AVE
HAMILTON AVE
PD 595 (NC) Tract 44
4045-202
METROPOLITAN AVE
1:3,600
ZONING AND LAND USE
Case no: Z212-343
Date: 10/3/2023


3
BANK ST
D(A)
CALDWELL AVE
PD 1031
2
WASHINGTON ST
IM
NS(A)
CS
OBSERVATION AVE
S FITZHUGH AVE
MF-2(A)
COLISEUM DR
PENNSYLVANIA AVE
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LAGOW ST
CR
1
PD 595 (NC) Tract 42
LAGOW ST
EXPOSITION AVE
PD 595 (CC) Tract 15
LAWHON ST
PD 288
PD 595
S FITZHUGH AVE
S FITZHUGH AVE
CARL ST
PD 595 (R-5(A))
HAMILTON AVE
PD 595 (NC) Tract 44
4045-2021
METROPOLITAN AVE
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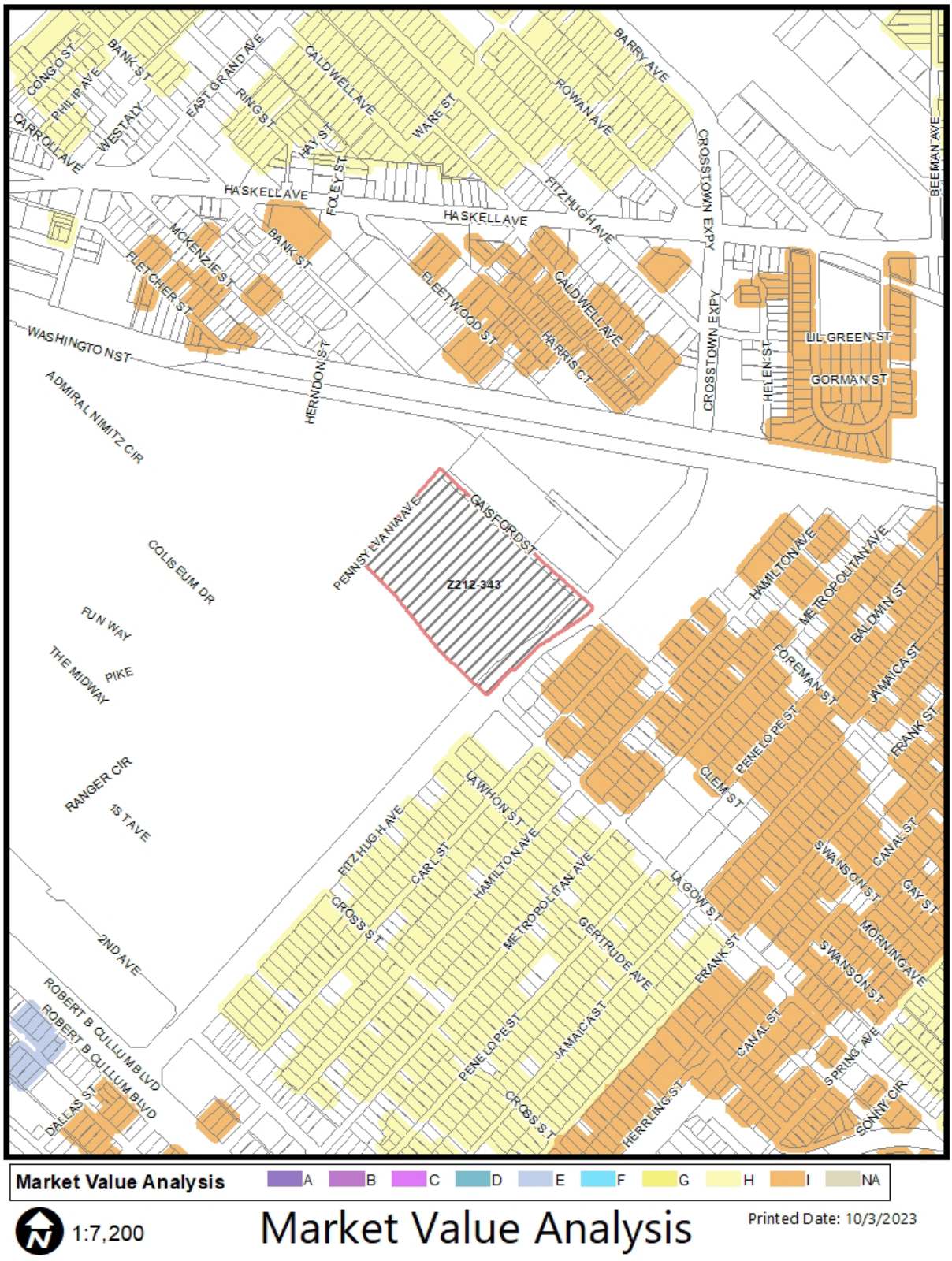
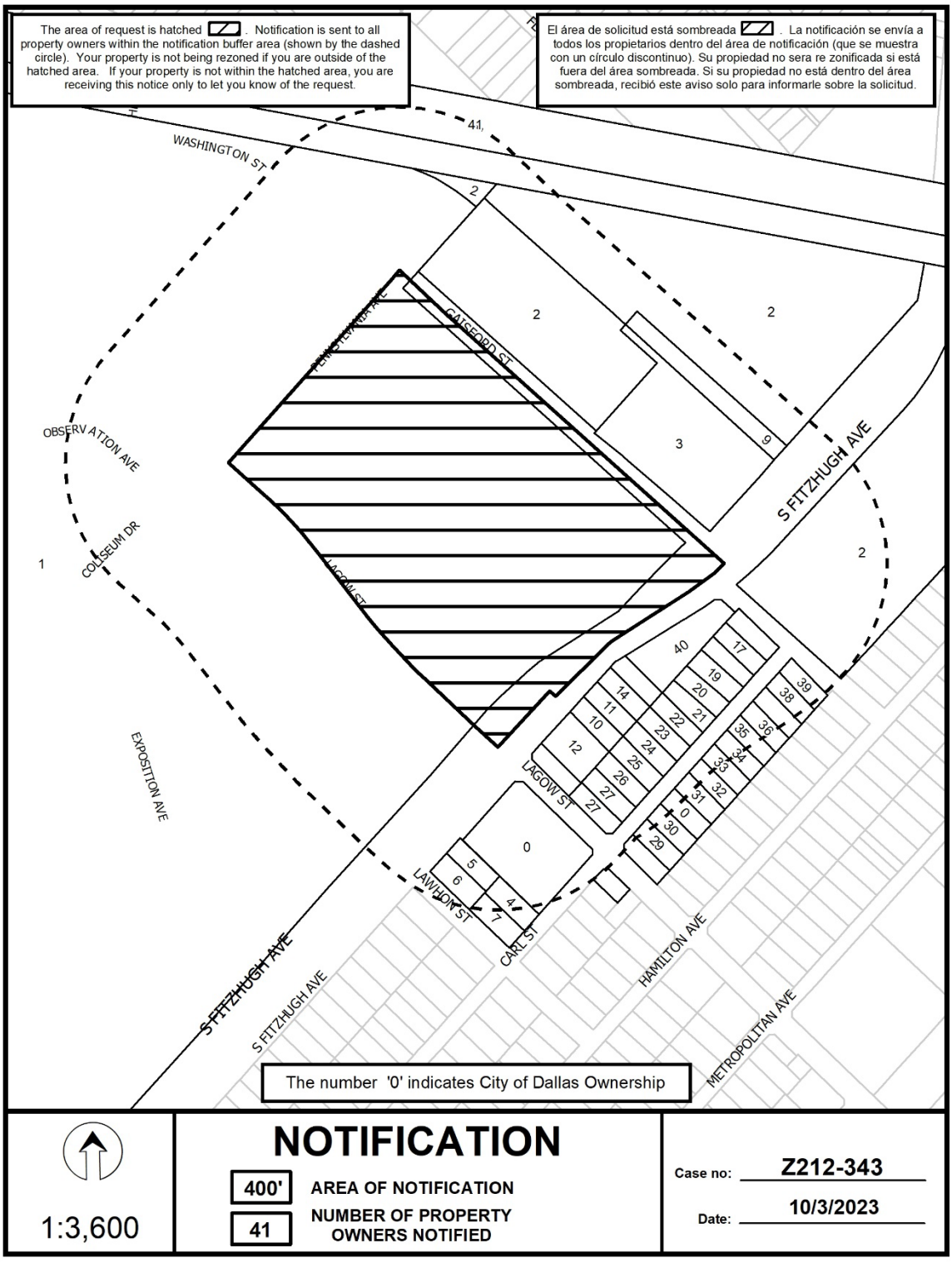
ZONING HISTORY
Case no: Z212-343
Date: 10/3/2023


Z212-343
HASKELL AVE
WASHINGTON ST
ADMIRAL NIMITZ CIR
COLISEUM DR
FUN WAY
THE MIDWAY
PIKE
RANGER CIR
1ST AVE
2ND AVE
ROBERT B CULLUM BLVD
DALLAS ST
GASTON ST
PENNSYLVANIA AVE
FITZHUGH AVE
CARL ST
LAWHON ST
HAMILTON AVE
METROPOLITAN AVE
CROSS ST
GERTRUDE AVE
JAMAICA ST
PENELOPE ST
FOREMAN ST
BALDWIN ST
FRANK ST
CLEM ST
LAGOW ST
SWANSON ST
CANAL ST
GAY ST
MORNING AVE
SPRING AVE
SONNY CIR
HERRLING ST
CROSSTOWN EXPY
LIL GREEN ST
GORMAN ST
HELEN ST
HARRIS CT
FLEETWOOD ST
CALDWELL AVE
FITZHUGH AVE
ROWAN AVE
BARRY AVE
BEEMAN AVE
WARE ST
RING ST
EAST GRAND AVE
CALDWELL AVE
HAY ST
FOLEY ST
BANK ST
MCKENZIE ST
FLETCHER ST
HERNDON ST
CONGO ST
PHILIP AVE
WESTALY
CARROLL AVE
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 10/3/2023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WASHINGTON ST
41
2
2
2
3
9
CATSFORD ST
OBSERVATION AVE
COLISEUM DR
1
S FITZHUGH AVE
2
LAGOW ST
EXPOSITION AVE
40
17
19
20
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11
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39
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35
36
34
33
32
31
0
30
29
0
5
6
4
7
LAWHON ST
CARL ST
HAMILTON AVE
S FITZHUGH AVE
S FITZHUGH AVE
METROPOLITAN AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
41
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z212-343
Date: 10/3/2023

10/03/2023

Notification List of Property Owners

Z212-343

41 Property Owners Notified

Label #	*Address*		*Owner*
1	3839	S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP
2	4500	PENNSYLVANIA AVE	STATE FAIR OF TEXAS INC
3	1800	GAISFORD ST	DALLAS OPERA THE
4	4107	CARL ST	STEWARD JAMES &
5	4104	S FITZHUGH AVE	CRUZ IRLANDI & WILLIAM
6	4100	S FITZHUGH AVE	MADDEN KEVIN D
7	4103	CARL ST	ECHOLS SAVELLA E
8	4124	CARL ST	RANGEL JUAN
9	4329	S FITZHUGH AVE	DALLAS OPERA
10	4214	S FITZHUGH AVE	Taxpayer at
11	4218	S FITZHUGH AVE	Taxpayer at
12	4206	S FITZHUGH AVE	SOUTH WORLD LTD PS
13	4200	S FITZHUGH AVE	STURDIVANT CHRISTOPHER &
14	4222	S FITZHUGH AVE	BLESS HOUSING LLC
15	4226	S FITZHUGH AVE	Taxpayer at
16	4251	CARL ST	BIGGINS JOHN W
17	4247	CARL ST	DIAZ SERGIO
18	4245	CARL ST	GONZALEZ GUILLERMO
19	4243	CARL ST	HUDGENS JOHNNIE MAE
20	4235	CARL ST	HODGE EARLINE EST OF
21	4231	CARL ST	OIBARA CATTLE FAMILY HOLDINGS LLC
22	4225	CARL ST	WALKER JOHN ETTA
23	4223	CARL ST	CAKAJ ILIR
24	4219	CARL ST	AVITIA GERMAN
25	4215	CARL ST	WEALTHGATES INVESTMENT COMPANY
26	4211	CARL ST	HILL STEPHEN JOHN

10/03/2023

Label #	*Address*		*Owner*
27	4207	CARL ST	RECONCILIATION OUTREACH MINISTRIES INC
28	4202	CARL ST	PRUITT LULA MAE
29	4206	CARL ST	Taxpayer at
30	4210	CARL ST	RIVAS JOSE
31	4218	CARL ST	LEIJA LUIS A
32	4222	CARL ST	DAVIS TELAH & THEODORE EST OF
33	4226	CARL ST	RAMIREZ MIGUEL ANGEL &
34	4230	CARL ST	TUCKER BRITTNEY
35	4238	CARL ST	MCGOWAN DEBRA BAGLEY
36	4240	CARL ST	GIBBS AVA L ROBERTS
37	4242	CARL ST	MEDINA GRACIELA CASTILLO &
38	4246	CARL ST	CHEN KATIE
39	4250	CARL ST	JACKSON TERESA L
40	4248	S FITZHUGH AVE	REEVES GEORGE M III LTD
41	401	S BUCKNER BLVD	DART

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2684 **Item #:** 3.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Dallas Water Utilities
Representative: City of Dallas
Planner: Michael Pepe
Council District: 9
Z212-247(MP)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Michael Pepe

FILE NUMBER: Z223-247(MP) **DATE FILED:** April 11, 2023

LOCATION: East line of Executive Drive, north of East Northwest Highway

COUNCIL DISTRICT: 9

SIZE OF REQUEST: ±3.4166 acres **CENSUS TRACT:** 48113013010

APPLICANT: Dallas Water Utilities

OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to allow the development of an elevated water storage reservoir.

STAFF RECOMMENDATION: **Approval** subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The subject parcel is an undeveloped 3.42 acre lot.
- The proposed use is a utility or government installation other than listed limited to an elevated water storage reservoir, otherwise known as a water tower.
- Utility or government installation other than listed is defined as follows: "a 'utility other than listed' is a public or private facility certificated, franchised, licensed, or operated by the city as a utility, and that is not specifically covered by the use regulations in this chapter. A 'government installation other than listed' is an installation owned or leased by a government agency and that is not specifically covered by the use regulations in this chapter. Typical such government installations include city hall, a courthouse, or an elevated water storage reservoir."
- The lot would be accessed from Executive Drive.
- The proposed use requires a specific use permit in the existing CS Commercial Service District.

Zoning History:

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

1. **Z190-327:** On February 24, 2021, the City Council denied the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment limited to a private club/bar and a commercial amusement (inside) limited to a dance hall on property zoned a CS Commercial Service District on the west line of McCree Road, north of East Northwest Highway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Executive Drive	Local	55 feet
East Northwest Highway	Principal Arterial	107 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

While the Plan does not specifically address water utilities, the Plan contains goals and policies for the stabilization and strengthening of neighborhoods. Staff recognizes that municipal water infrastructure is a part of overall access to quality of life and economic development. Therefore, updating water facilities while respecting neighborhood character may help achieve the general goals of the Plan.

Land Use:

	Zoning	Land Use
Site	CS Commercial Service District	Undeveloped
North	CS Commercial Service District	Undeveloped
East	CS Commercial Service District	Vehicle or Engine Repair or Maintenance
South	CS Commercial Service District	Restaurants without drive-in or drive-through service (3), Undeveloped
West	MC-4 Multiple Commercial District	Office / Surface parking

Land Use Compatibility:

The area of request is currently undeveloped. Properties to the west across Executive Drive include office uses and associated surface parking. Properties to the north are undeveloped. Property to the east of the site, across a private access drive, is a vehicle or engine repair or maintenance use. There are three restaurants without drive-in or drive-through service to the south, as well as one undeveloped lot. Staff finds the proposed use and site plan compatible with the surrounding area.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use

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

Although many of the immediately adjacent lots are currently undeveloped, the broader area along the Northwest Highway corridor is generally commercial in character, and the undeveloped lots are all entitled to commercial development by right. The location of the structure within the site should allow the facility to deliver service without impact on residential properties, which meets the evaluation requirements for SUPs as stated above.

Development Standards

District	Setbacks		Height	Lot Coverage[1]	FAR	Special Standards
	Front	Side/Rear				
Existing CS	15' min No max	20 feet adj res Otherwise, no min	45' max Max 3 stories Structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitations, residential proximity slope height restrictions, and the building code. [2]	80% max	0.5 max for lodging, office, and retail/personal service uses combined, 0.75 max for all uses combined	DIR for trip gen > 6000 per day and 500 trips per acre per day Continuity of blockface Proximity Slope

[1] Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.
[2] Exceptions: No portion of a structure that exceeds the maximum structure height specified in the district regulations may be located above a residential proximity slope.

The proposed site plan for the SUP complies with the development standards of the CS Commercial Service district.

Landscaping:

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

Parking:

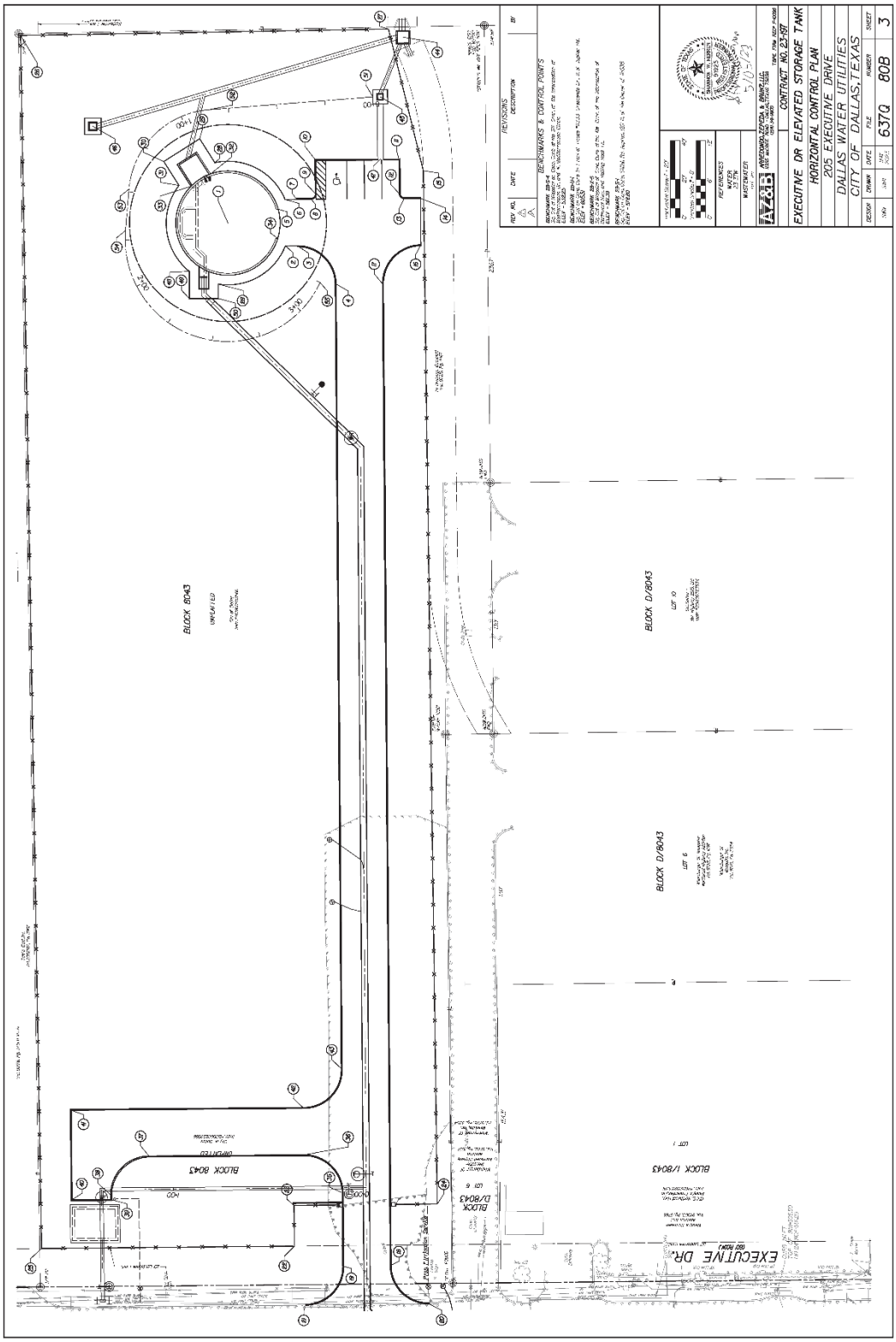
The use of government installation other than listed requires the ratio of the use that the building official determines is the most equivalent to the proposed use in terms of function. If a specific use permit is required, the off-street parking regulations may be established in the ordinance granting the permit. In such cases, the city council shall consider the degree to which the use would create traffic hazards or congestion given the capacity of nearby streets, the trip generation characteristics of the use, the availability of public transit and the likelihood of its use, and the feasibility of traffic mitigation measures.

The specific use permit establishes a minimum of one space for the use. The proposed site plan provides four spaces.

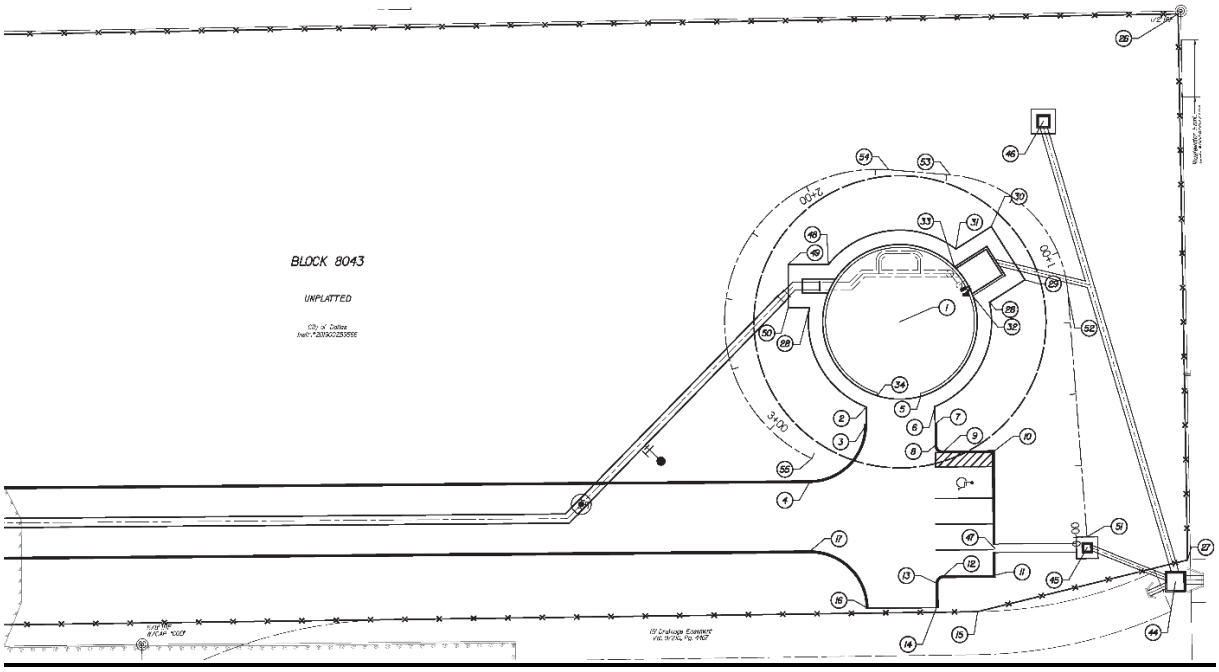
Market Value Analysis:

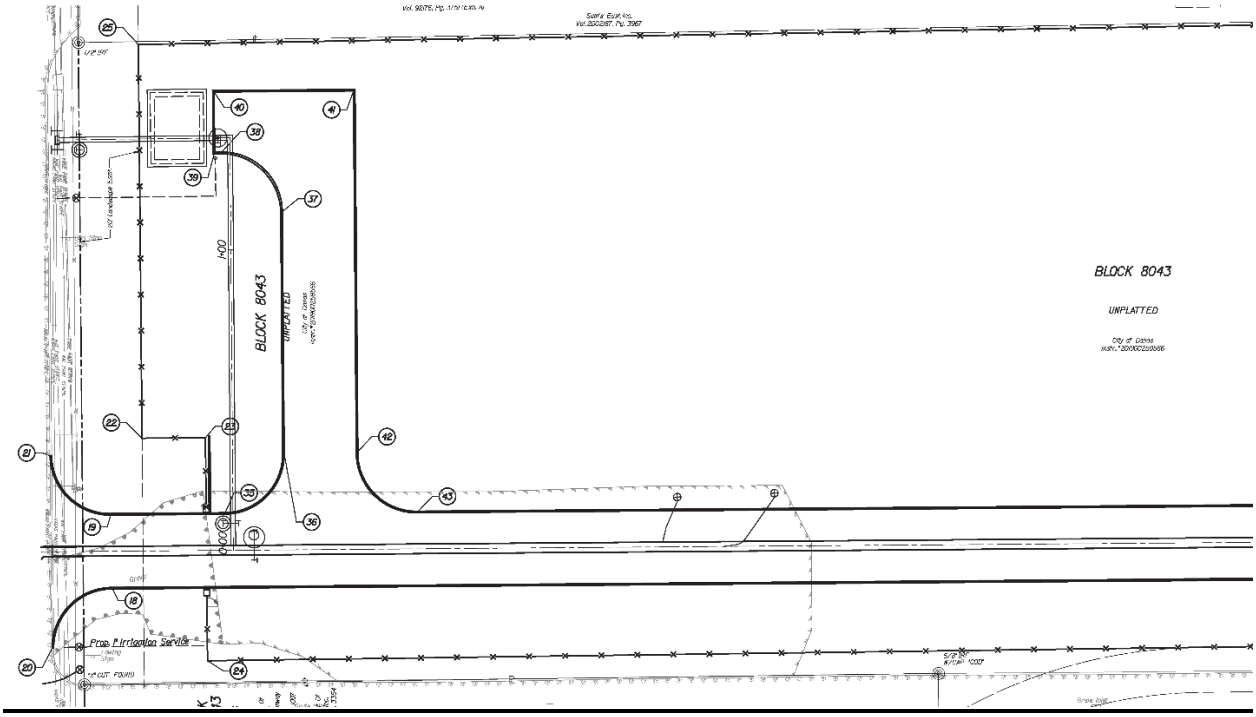
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

PROPOSED SITE PLAN



PROPOSED SITE PLAN (ENLARGED)





PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a utility or government installation other than listed limited to an elevated water storage tank.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

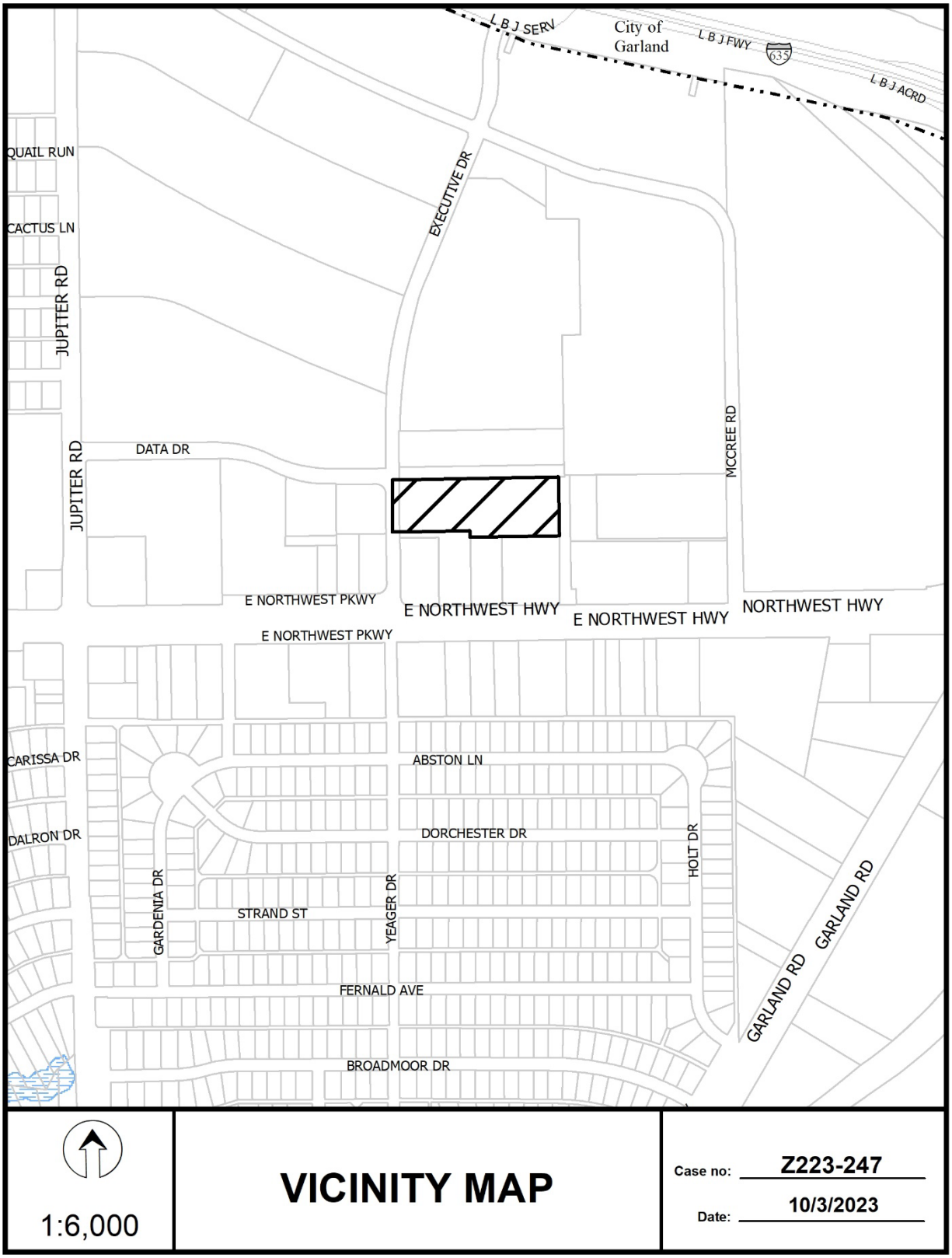
3. HEIGHT: The use authorized by the specific use permit may not exceed 130 feet in height.

4. TIME LIMIT: This specific use permit has no expiration date.

5. PARKING: The minimum required off-street parking for the use shall be one space.

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

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

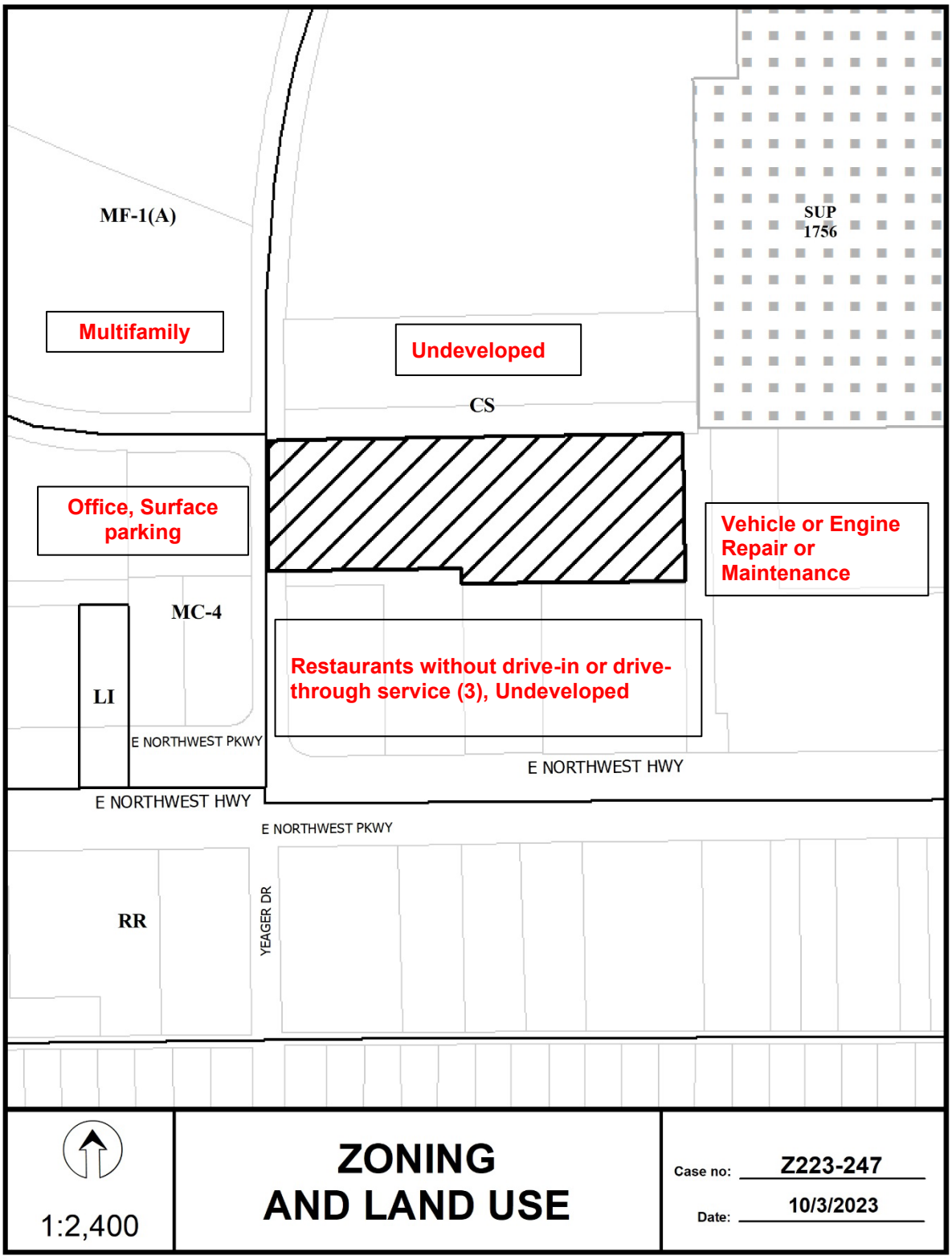

L B J SERV
City of Garland
L B J FWY
635
L B J ACRD
QUAIL RUN
CACTUS LN
JUPITER RD
JUPITER RD
EXECUTIVE DR
DATA DR
MCCREE RD
E NORTHWEST PKWY
E NORTHWEST HWY
E NORTHWEST HWY
NORTHWEST HWY
E NORTHWEST PKWY
CARISSA DR
ABSTON LN
DALRON DR
DORCHESTER DR
HOLT DR
GARDENIA DR
STRAND ST
YEAGER DR
GARLAND RD
GARLAND RD
FERNALD AVE
BROADMOOR DR
1:6,000
VICINITY MAP
Case no: Z223-247
Date: 10/3/2023

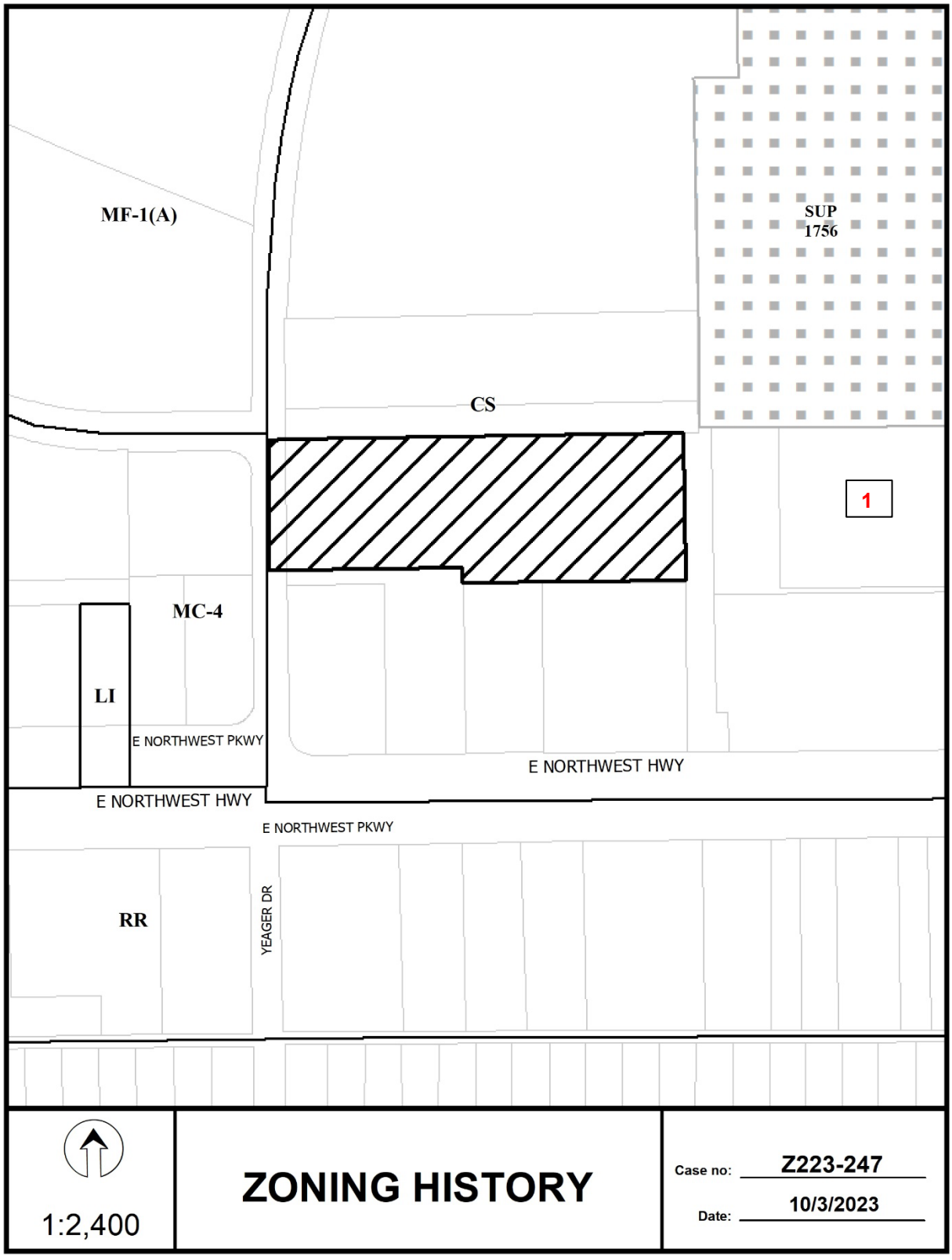
1:2,400

AERIAL MAP

Case no: Z223-247

Date: 10/3/2023


MF-1(A)
SUP 1756
Multifamily
Undeveloped
CS
Office, Surface parking
Vehicle or Engine Repair or Maintenance
MC-4
LI
Restaurants without drive-in or drive-through service (3), Undeveloped
E NORTHWEST PKWY
E NORTHWEST HWY
E NORTHWEST HWY
E NORTHWEST PKWY
RR
YEAGER DR
1:2,400
ZONING AND LAND USE
Case no: Z223-247
Date: 10/3/2023


MF-1(A)
SUP
1756
CS
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MC-4
LI
E NORTHWEST PKWY
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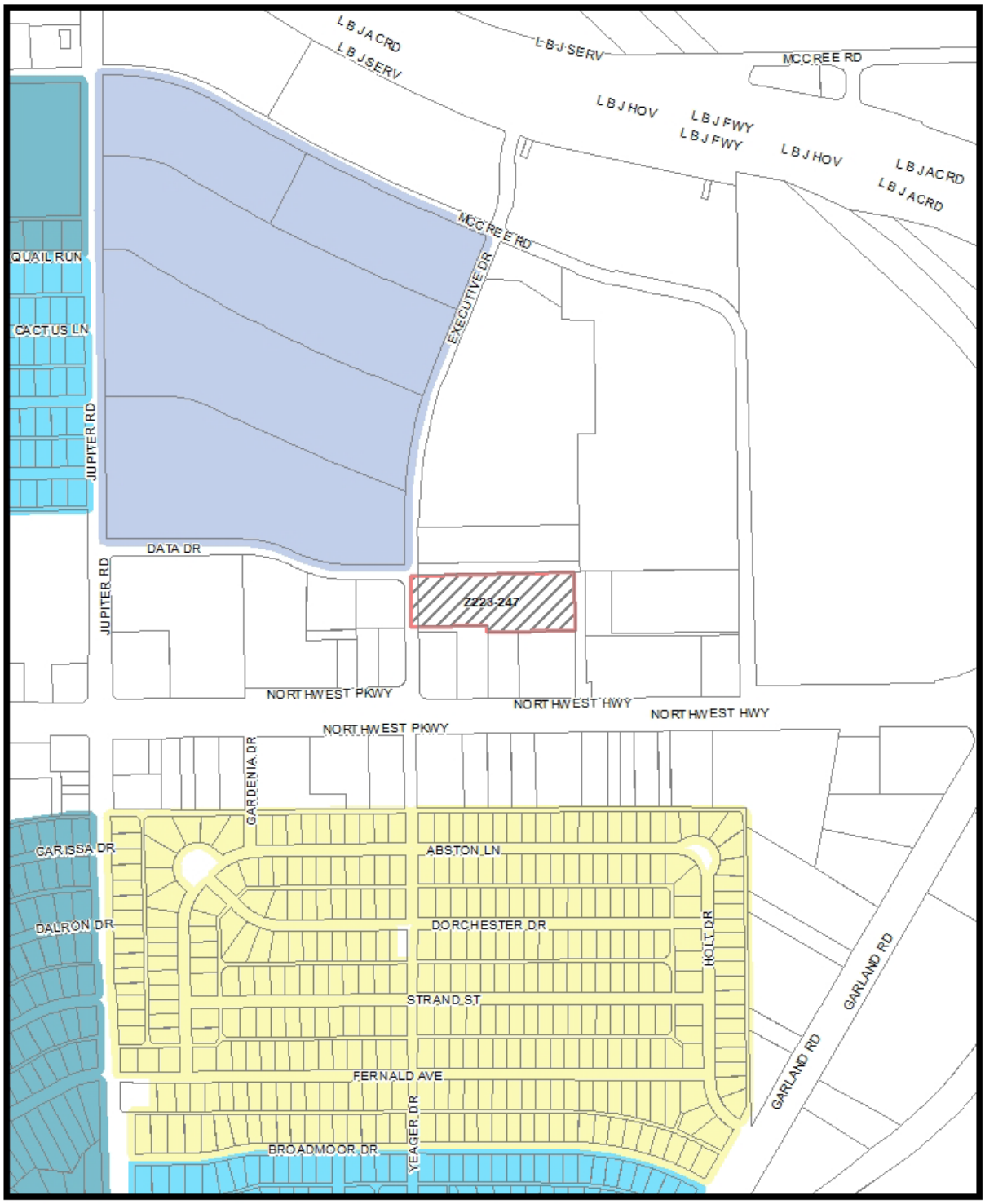
E NORTHWEST HWY
E NORTHWEST PKWY
RR
YEAGER DR
1:2,400
ZONING HISTORY
Case no: Z223-247
Date: 10/3/2023


LBJ ACRD
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MCCREE RD
LBJ HOV
LBJ FWY
LBJ FWY
LBJ HOV
LBJ ACRD
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EXECUTIVE DR
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CACTUS LN
JUPITER RD
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Z223-247
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GARDENIA DR
CARISSA DR
DALRON DR
ABSTON LN
DORCHESTER DR
HOLT DR
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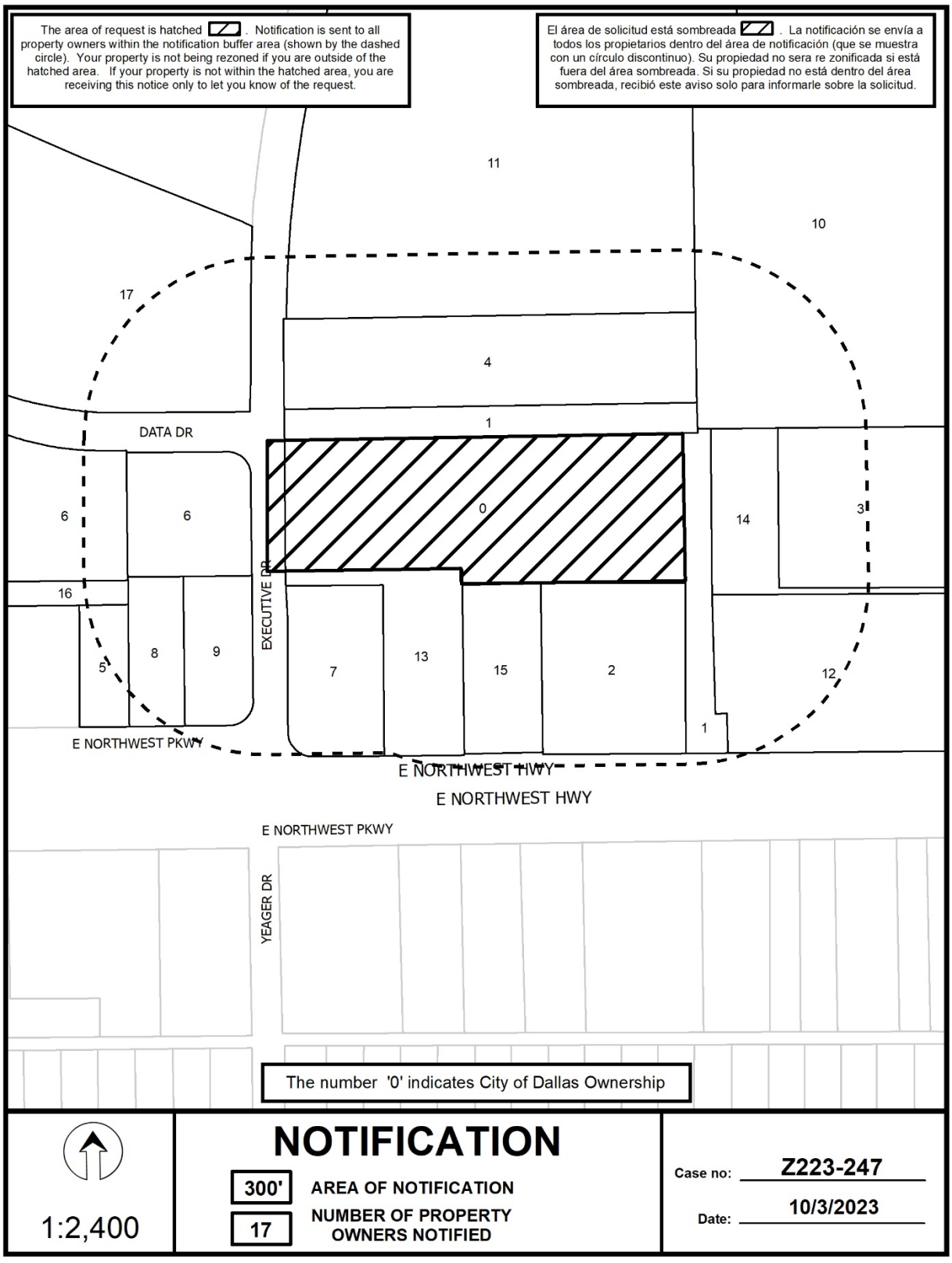
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11
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17
4
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DATA DR
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EXECUTIVE DR
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15
2
12
1
E NORTHWEST PKWY
E NORTHWEST HWY
E NORTHWEST HWY
E NORTHWEST PKWY
YEAGER DR
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z223-247
Date: 10/3/2023

10/03/2023

Notification List of Property Owners

Z223-247

17 Property Owners Notified

Label #	*Address*		*Owner*
1	11921	E NORTHWEST HWY	SAMS EAST INC
2	11809	E NORTHWEST HWY	DFW VENTURE NO 1
3	11921	E NORTHWEST HWY	Taxpayer at
4	206	EXECUTIVE DR	KKMD INESTMENTS LLC
5	11607	E NORTHWEST HWY	ENGLISH FAMILY LTD PS
6	11510	DATA DR	GAMINO REYES
7	11701	E NORTHWEST HWY	WENDYS PROPERTIES LLC
8	11609	E NORTHWEST HWY	E&M GROUP LLC THE
9	11613	E NORTHWEST HWY	CLYDE AQUILL HOLDINGS LLC
10	12000	MCCREE RD	SAMS REAL ESTATE BUS TR
11	12710	EXECUTIVE DR	DAY DALLAS LLC
12	11917	E NORTHWEST HWY	COMMERCIAL NET LEASE
13	11721	E NORTHWEST HWY	WHATABURGER OF MESQUITE
14	12124	MCCREE RD	CHRISTIAN BRO AUTO CORP
15	11805	E NORTHWEST HWY	PKK INVESTMENTS LLC
16	11501	DATA DR	AVOUE MARCHAND INV INC
17	12610	JUPITER RD	12610 JUPITER ROAD PROPERTY

Vol. 92176, Pg. 3751 tx.rx. Al

Sam's East, Inc.
Vol. 2002187, Pg. 3967

1/2" IRF

1/2" IRF

Westmeyer Estates
Vol. 4, Pg. 00000 xxxx

BLOCK 8043

UNPLATTED

City of Dallas
Instr.*201900259566

20' Landscape Esmt.

1-00

BLOCK 8043
UNPLATTED
City of Dallas
Instr.*201900259566

2-00

1-00

3-00

Prop. 1" Irrigation Service

Towing Sign

"X" CUT FOUND

5/8" IRF
W/CAP "COD"

15' Drainage Easement
Vol. 97220, Pg. 4467

BRASS DISC
FND W/CAP
"STRIPES NW HWY RPLS 5107"

3/4" IRF

236.7'

130'

154.3'

130'

ALUM. DISC
FND

ALUM. DISC
FND

Grate Inlet

BLOCK D/8043
LOT 6

Whataburger Of Mesquite-Northwest Highway Addition
Vol. 97112, Pg. 1097

Whataburger Of Mesquite, Inc.
Vol. 97115, Pg. 3354

BLOCK D/8043

LOT 10

G.C. Dallas - NW Highway 2015, Ltd
Instr. *201600323534

BLOCK D/8043
LOT 6

Whataburger Of Mesquite-Northwest Highway Addition
Vol. 97112, Pg. 1097

Whataburger Of Mesquite, Inc.
Vol. 97115, Pg. 3354

BLOCK I/8043
LOT 1

Wendy's Northwest Addition No.1
Vol. 94003, Pg. 5766

1711 E. Northwest Hwy.
Wendy's Properties, Llc
Instr.* 20120000253598

EXECUTIVE DR.
(60' ROW)

20' Landscape Esmt.

Traffic Info Sign

Conc. Driveway

Conc. Driveway

20" Oak

Crape Myrtle

Crape Myrtle

12" Live Oak

18" Live Oak

18" Live Oak

2 - Crape Myrtle

CURB INLET
TOP OF RIM=596.50
(W) 24" RCP=591.25

Grate Inlet

REVISIONS

REV NO.	DATE	DESCRIPTION	BY
1			
2			

BENCHMARKS & CONTROL POINTS

BENCHMARK 28-S-4
Sq. Cut at Midpoint on Conc. Curb at the SW Crnr. of the Intersection of Mediterranean Dr. and N. Mediterranean Circle
ELEV = 532.25

BENCHMARK 28-U-1
Sq. Cut on Conc. Curb In Front of House #11333 Crescendo Dr., W. of Jupiter Rd.
ELEV = 605.51

BENCHMARK 28-X-5
Sq. Cut at Midpoint of Conc. Curb at the NW Crnr. of the Intersection of Northwest Hwy. and Rolling Rock Ln.
ELEV = 561.39

BENCHMARK 29-S-1
Sq. Cut on Conc. Curb, Shiloh Rd. Approx. 120' N. of the Center of IH635
ELEV = 578.20

Horizontal Scale: 1" = 20'
0' 20' 40'

Vertical Scale: 1" = 6'
0' 6' 12'

REFERENCES

WATER
23-37W

WASTEWATER
BH J-7

STATE OF TEXAS
SHANNON W. NERREN
91925
REGISTERED
PROFESSIONAL ENGINEER
5/05/23

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, LLC.
11355 McCREE ROAD - DALLAS, TEXAS 75238
(214) 341-2900
TBPE FIRM REG# F-10098

CONTRACT NO. 23-197

EXECUTIVE DR ELEVATED STORAGE TANK

HORIZONTAL CONTROL PLAN

205 EXECUTIVE DRIVE

DALLAS WATER UTILITIES

CITY OF DALLAS, TEXAS

DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
SWN	SWN	MAY 2023	637Q	80B	3

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2685 **Item #:** 4.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to and a renewal of Specific Use Permit No. 1817 for a private school and open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the north line of Bruton Road; between Leroy Road and Cheyenne Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, a traffic management plan, and conditions.
Applicant: Golden Rule Schools, Inc.
Representative: Rob Baldwin, Baldwin Associates
Planner: Michael Pepe
UA From: September 21, 2023.
Council District: 7
Z212-277(MP)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Michael Pepe

FILE NUMBER: Z212-277(MP) **DATE FILED:** May 27, 2022

LOCATION: North line of Bruton Road; between Leroy Road and Cheyenne Road.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 5.688 acres **CENSUS TRACT:** 48113017605

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Golden Rule Schools, Inc.

REQUEST: An application for an amendment to and a renewal of Specific Use Permit No. 1817 for a private school and open enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the continued use of an open enrollment charter school on the property and to enable an expansion of the existing facility.

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

PREVIOUS CPC ACTION: At the September 21, 2023 hearing, the City Plan Commission moved to hold the case under advisement until October 19, 2023.

Single Family Districts [Ref. Sec. 51A-4.112(g) for R-7.5(A)]:
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

BACKGROUND INFORMATION:

- The 5.69-acre area of request consists of two lots. There is a 1.85-acre southwestern lot fronting Bruton Road which is currently developed with a 14,993-square-foot building that contains a church use [Nueva Vida / New Life Assembly] and an open-enrollment charter school [Golden Rule Schools]. The existing school currently contains 15 classrooms, pre-kindergarten through sixth grade. The lot also contains two portable classroom buildings, 1,552 square feet and 807 square feet in area. The 3.84-acre northeastern lot is a flag lot that has access from Bruton Road and is currently developed with a parking lot including additional parking facilities for the existing school and church.

- On November 10, 2010, the City Council approved Specific Use Permit No. 1817 for an open-enrollment charter school, for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, a traffic management plan, and conditions.

- On September 10, 2014, City Council approved an amendment and renewal of SUP No. 1817 for a five-year period with eligibility for automatic renewal for additional five-year periods. The amendment included two new portable buildings for additional classroom space, but the number of classrooms remained 15 as approved with the initial SUP. On February 12, 2020, the SUP was approved and amended again with a site plan similar to the one proposed at this time, however with only 15 classrooms in the conditions.

- Similar to the previous approval, the proposed site plan depicts a new building southwest of the existing buildings. The applicant proposes to modify the conditions to allow 23 total classrooms.

- The applicant has not proposed change changes since the previous hearing.

Zoning History:

There has been one zoning change request in the area in the last five years.

1. **Z189-268 –** On February 12, 2020, City Council approved an application for the renewal of and an amendment to Specific Use Permit No. 1817 for an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District. [Subject site previous SUP approval]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Bruton Road	Principal Arterial	100 feet Bike plan

Traffic:

The proposed TMP, dated July 20, 2023, is sealed by a licensed professional engineer, and contains the signature of the school principal. Proposed SUP conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by November 1, 2024, and by November 1st of each event-numbered year thereafter.

The proposed traffic management plan (TMP) projects for queuing to occur entirely within the school site.

The TMP alters the existing queue pattern to move up the unloading area in order to increase the onsite queuing space across two queues. The west queue (Pre-K, 4th, 5th, and 8th grades) is projected to accumulate a maximum of 15 cars at a time and has capacity for 16 cars. The east queue (K – 3rd grade, 6th and 7th grade) is projected to accumulate a maximum of 37 cars at a time and has capacity for 47 cars.

The Transportation Division of the Transportation Department has reviewed the current zoning application and supports the zoning request as proposed. The Transportation Department will collaborate with school officials to enforce the TMP.

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS
Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY
Policy 5.1.1 Promote pedestrian friendly streetscapes
Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE
Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Policy 5.3.2 Direct pedestrian routes to home, school or work.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Church, open enrollment charter school
North	TH-2(A) Townhouse	Single family
East	R-7.5(A) Single Family with Deed Restrictions [Z845-226]	Single family
South	R-7.5(A) Single Family	Single family
West	R-7.5(A) Single Family	Single family

Land Use Compatibility:

The property is surrounded by single family uses on four sides, and the only access is from Bruton Road. The proposed use and its facilities are appropriately sited relative to surrounding land uses and would be complimentary to nearby residential.

The applicant is proposing the construction of an additional building to expand the school use on this lot. The building will be approximately 15,283 square feet in area and will contain eight additional classrooms. The area of the expansion is the same space allocated on the previous site plan approvals, but a change in SUP conditions is necessary to occupy that space with additional classrooms.

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

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

The proposed use is compatible with the surrounding neighborhood and is consistent with the existing zoning and with the general provisions for a Specific Use Permit. Additionally, the request is consistent with the Comprehensive Plan goals of ensuring neighborhood access to schools, encouraging a balance of land uses within walking distance, and promoting strong and distinctive neighborhoods to enhance Dallas' quality of life.

Staff finds that the current proposal will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance pedestrian access within and around the request site.

Development Standards:

Following is a comparison table showing development standards for R-7.5(A) Single Family Districts, in general when developing an institutional use.

DISTRICT	SETBACKS			Height	Lot Coverage	Special Standards
	Front	Side	Rear			
R-7.5(A) and standards for open enrollment schools	25'	5' 10' other permitted structures	5' 15' other permitted structures	30' Any height for institutional uses (subject to FAA, RPS and building code)	45% 60% for institutional uses	RPS

[1] Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.
[2] Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

The proposed expansion as shown on the site plan complies with these standards.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Parking will be provided pursuant to the Dallas Development Code, as amended. The total number of proposed classrooms determines the number of required parking spaces. The Dallas Development Code requirement for off-street parking for this school is as follows:

• one- and one-half space for each kindergarten/elementary school classroom, and

• three and one-half spaces for each junior high/middle school classroom.

The requirement for off-street parking for church uses is 1 space per 4 fixed seats in the sanctuary or auditorium.

For the southwestern lot, the school is required to provide 23 parking spaces and the church is required to provide 50 parking spaces. The Dallas Development Code allows institutional uses to share parking in residential districts on the same lot where both uses are located. The code also specifies that special parking may not account for more than 50 percent of the off-street parking required for each use. Uses sharing parking must have either mutually exclusive or compatibly overlapping normal hours of operation. Since the uses of school and church do not overlap in hours of operation, the property may make use of this Special Parking provision. According to the site plan, there are currently 52 parking spaces on this lot, thus meeting the code requirements for parking for both uses. The applicant will provide information regarding a parking agreement filed with the Building Official between the school and church.

For the northeastern lot, the 8 middle school classrooms are required to provide 28 parking spaces. According to the site plan, there are currently 29 parking spaces on this lot, which meets the code requirements for parking.

Market Value Analysis:

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

List of Officers

Golden Rule Schools, Inc.
Darrell Pilcher, President
Gamaliel Solares, Secretary
Sarah Elizondo, Vice President
Yolanda Mata, Board Member
Lupita Kassi, Board Member
Dr. Vicente Delgado, Superintendent

Nueva Vida/New Life Assembly, Inc.
Juan Velazquez, President
Johnny Pecina, Secretary
Vicente Delgado, Director
Antonio Delgado, Director
Fernando Rodriguez, Director
Iza Mendez, Business Manager

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan/traffic management plan.

3. TIME LIMIT: This specific use permit expires on ~~February 12, 2025~~ (five years from the passage of this Ordinance) but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of classrooms is ~~15~~ 23.

5. DROP-OFF/PICK-UP: A student pick-up and drop-off area must be provided in the locations shown on the attached site plan.

6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and ~~4:30 p.m.~~ 5:00 p.m., Monday through ~~Friday~~ Saturday.

7. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

~~8. PARKING: Parking must be provided in the locations shown on the attached site plan.~~

8. TRAFFIC MANAGEMENT PLAN:

A. In general. The operation of the uses must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study

evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by November 1, 2024. After the initial traffic study, the Property owner or operator shall submit biannual updates of the traffic study to the Director by November 1st of each even-numbered year.

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

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

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

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

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

D. Amendment process.

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

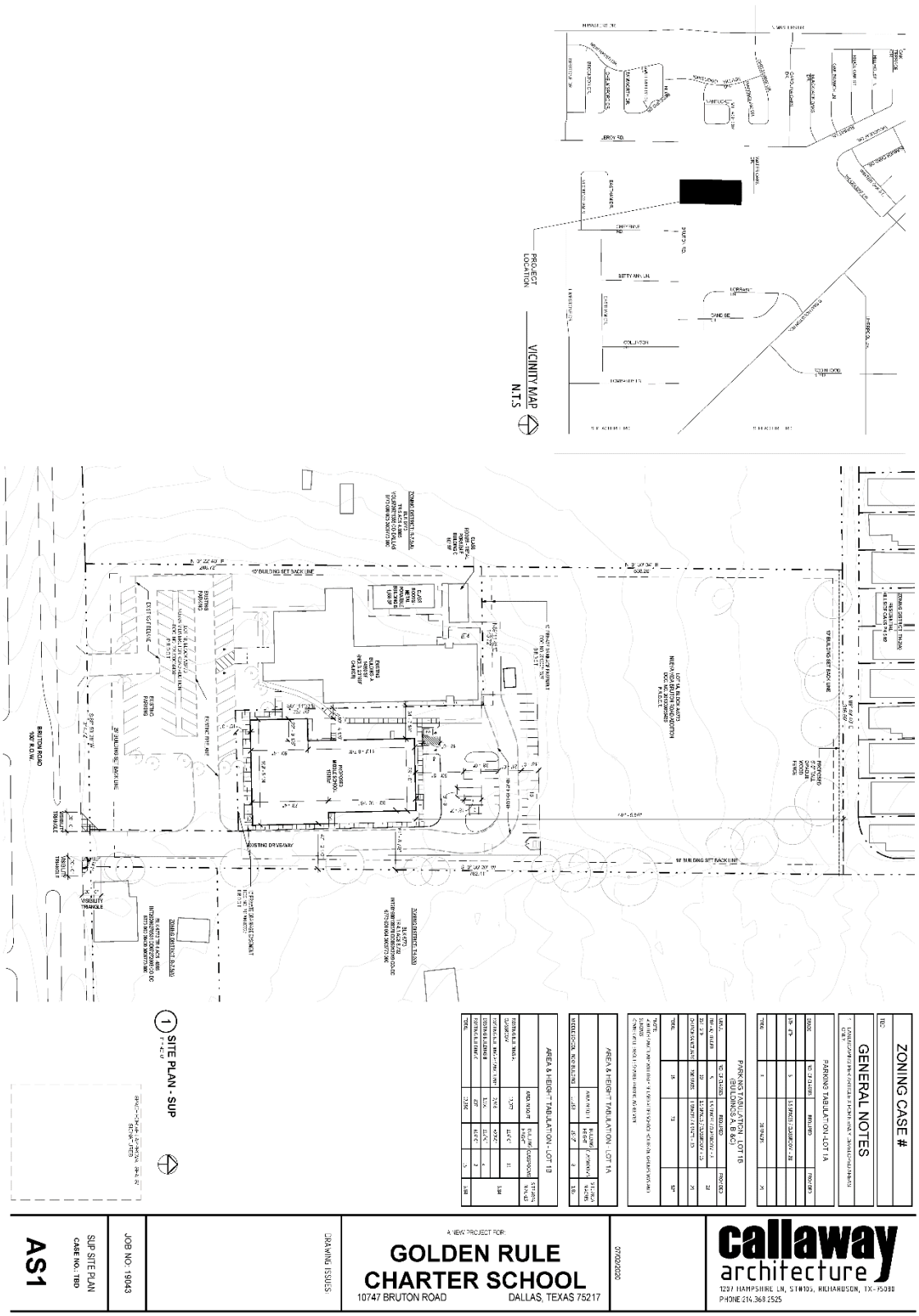
2. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

9. Prior to the issuance of a certificate of occupancy for the addition labeled on the site plan as proposed middle school, minimum six-foot wide unobstructed sidewalks with minimum five-foot wide buffer must be provided along the Bruton Road frontage.

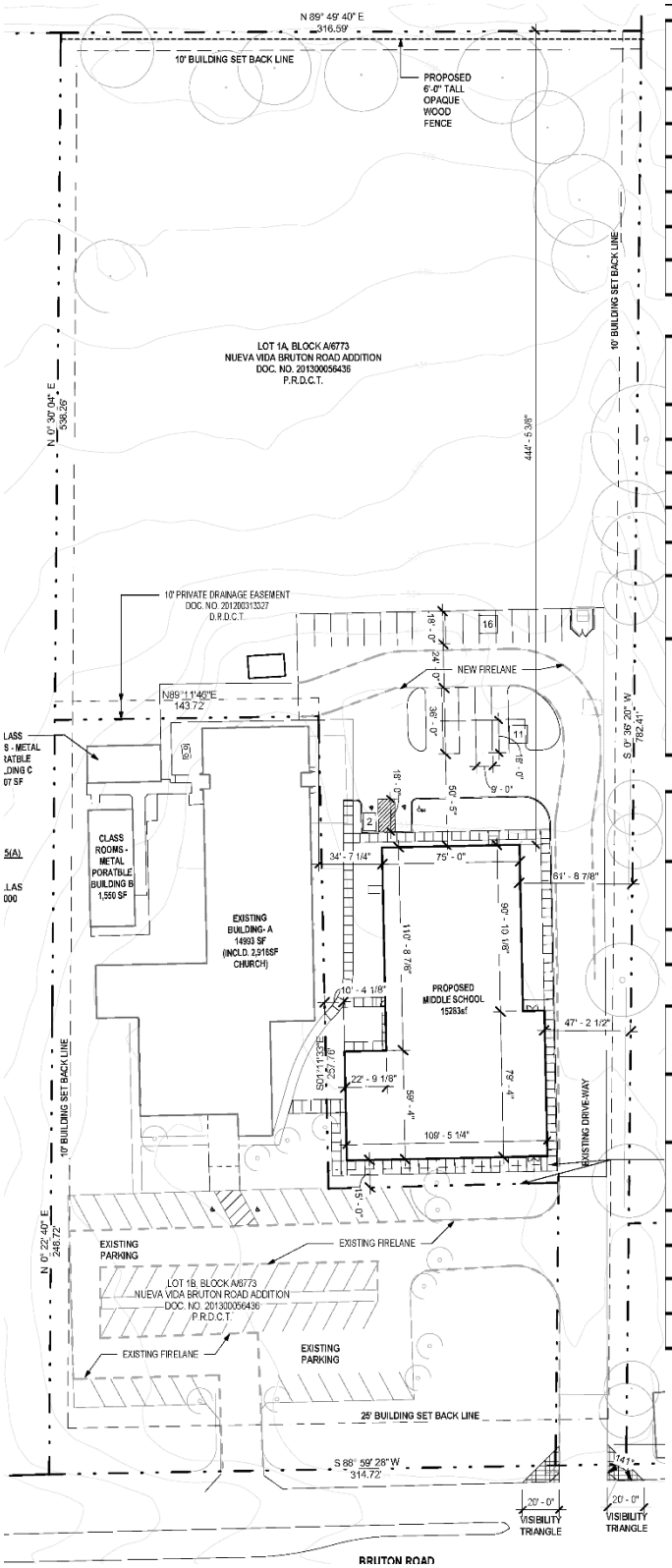
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

PROPOSED SITE PLAN



PROPOSED SITE PLAN *[ENLARGED]*



PARKING TABULATION -LOT 1A

GRADE	NO. OF CLASSES	REQUIRED	PROVIDED
6TH - 8TH	8	3.5 SPACES / CLASSROOM = 28	
TOTAL	8	28 SPACES	29

PARKING TABULATION - LOT 1B (BUILDINGS A, B &C)

GRADE	NO. OF CLASSES	REQUIRED	PROVIDED
PRE - K/ KINDER	5	1.5 SPACES / CLASSROOM = 8	23
1ST - 5TH	10	1.5 SPACES / CLASSROOM = 15	
CHURCH SANCTUARY	200 SEATS	1 SPACES / 4 SEATS = 50	29
TOTAL	15	73	52*

*NOTE:
-CHURCH SANCTUARY WILL ONLY BE USED AFTER SCHOOL HOURS ON WEDNESDAYS AND SUNDAYS
-OWNER WILL EXECUTE SHARED PARKING AGREEMENT

AREA & HEIGHT TABULATION - LOT 1A

	AREA IN SQ.FT	BUILDING HEIGHT	CLASSROOMS	SITE AREA IN ACRES
MIDDLE SCHOOL - NEW BUILDING	15,283	28'-0"	8	1.85

AREA & HEIGHT TABULATION - LOT 1B

	AREA IN SQ.FT	BUILDING HEIGHT	CLASSROOMS	SITE AREA IN ACRES
EXISTING BUILDING A: CLASSROOM	12,077	±14'-0"	11	3.84
EXISTING BUILDING A: SANCTUARY	2,916	±20'-0"		
EXISTING BUILDING B	1,550	±12'-0"	2	
EXISTING BUILDING C	807	±14'-0"	2	
TOTAL	17,350		15	3.84

PROPOSED TRAFFIC MANAGEMENT PLAN

MEMORANDUM

To: David Nevarez., P.E., City of Dallas

From: Tyler Fosnes, P.E. (Tennessee), KCI Technologies, Inc.
Kyle Jones, P.E., KCI Technologies, Inc. (TBPE Firm #10573)

Re: **Golden Rule – Pleasant Grove – Traffic Management Plan**

Date: July 20, 2023

Introduction

This purpose of this memo is to provide a traffic management plan (TMP) for the Golden Rule School – Pleasant Grove campus. The school is located on Bruton Road, west of Cheyenne Road in Dallas, Texas. Specifically, the school is located at 10747 Bruton Road, Dallas, TX 75217, and their phone number is 469-341-5780. The school is currently planned to expand by 176 middle school students. The Pleasant Grove campus includes two vehicular access points on Bruton Road.

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

Existing Conditions

The following roadway provides access to the Pleasant Grove campus:

- Bruton Road is a two-way roadway that travels in an east-west direction with three lanes in each direction. Bruton Road is divided by a center median in the vicinity of the school. Bruton Road provides connection between Interstate 635 to the east and C.F. Hawn Freeway to the west. The posted speed limit on Bruton Road near the school is 35 mph.

The Golden Rule School – Pleasant Grove campus has a current enrollment of 236 full-time students. The existing enrollment includes 48 Pre-K students either during the morning hours (arrive at 8:00 AM, dismiss at 12:00 PM) or the afternoon hours (arrive at 12:00 PM and dismiss at 3:00 PM). The remainder of the existing enrollment consists

of elementary students. Elementary school students arrive at 7:30 AM and dismiss at 3:30 PM. The 176 new middle school students will arrive and dismiss on a schedule, staggered from the elementary school, beginning at 8:00 AM and 4:00 PM, respectively. There are no school buses associated with the school, and students arriving on alternative modes of travel are minimal and discouraged by the school.

Field observations of the existing traffic management system at the school were made in 2023 on April 25, April 27, May 2, and May 4. The observations were made during arrival and dismissal periods. A summary of the field observations is presented in Table 1.

TABLE 1: SUMMARY OF FIELD OBSERVATIONS

DATE	FEATURE	AM ARRIVAL	PM DISMISSAL
4/25/23	Duration of Queue on Public Roadway:	<20 minutes	<20 minutes
	Maximum Eastbound Left-Turn Queue on Public Roadway:	<60 feet (2 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*
	Maximum Westbound Right-Turn Queue on Public Roadway:	Westbound Queue Contained On-Site	Westbound Queue Contained On-Site
4/27/23	Duration of Queue on Public Roadway:	<20 minutes	<30 minutes
	Maximum Eastbound Left-Turn Queue on Public Roadway:	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*	150 feet (6 vehicles)
	Maximum Westbound Right-Turn Queue on Public Roadway:	~30 feet (2 vehicles) *(Queue Distance Measured from Eastern Driveway)*	~240 feet (12 vehicles) *(Queue Distance Measured from Western Driveway)*
5/2/23	Duration of Queue on Public Roadway:	<20 minutes	<30 minutes
	Maximum Eastbound Left-Turn Queue on Public Roadway:	<60 feet (2 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*
	Maximum Westbound Right-Turn Queue on Public Roadway:	~15 feet (1 vehicle) *(Queue Distance Measured from Eastern Driveway)*	~210 feet (10 vehicles) *(Queue Distance Measured from Western Driveway)*
5/4/23	Duration of Queue on Public Roadway:	<20 minutes	<30 minutes
	Maximum Eastbound Left-Turn Queue on Public Roadway:	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*
	Maximum Westbound Right-Turn Queue on Public Roadway:	~15 feet (1 vehicle) *(Queue Distance Measured from Eastern Driveway)*	~210 feet (10 vehicles) *(Queue Distance Measured from Western Driveway)*

The field observations indicate that the majority of traffic entering the school for drop-off/pick-up travel through the eastern access point. These vehicles travel to the northern parking lot, circulate through the parking lot, and exit out the same travel path after drop-off/pick-up.

As shown in Tables 1A-1D, field observations also indicate that during the morning arrival period, the maximum queue on the public roadway for eastbound left-turning vehicles is less than 60 feet (3 vehicles) and accommodated by the existing left-turn lane storage. It should be noted that, while the assumed feet per vehicle length is 25 feet, it was observed that three vehicles were able to fit in the existing left turn bay. This is most likely due to less buffer room being provided in between vehicles. Additionally, the maximum queue on the public roadway was approximately 50 feet (2 vehicles) queued up to the eastern entrance.

During the dismissal period in the afternoon, field measurements indicate that the maximum queue on the public roadway for eastbound left-turning vehicles was calculated to be 150 feet (6 vehicles). Additionally, the maximum queue along the public roadway is approximately 300 feet (12 vehicles) for westbound right-turning vehicles. It should be noted that the westbound queue length was measured from the western access point and extends just passed the eastern driveway. An opening in the queue was maintained for exiting vehicles from the driveway throughout the dismissal period.

It should also be noted the duration that vehicles were observed queueing on the public roadway was less than 30 minutes during all arrival/dismissal periods. Photos of existing conditions are presented at the end of the report. Mitigation measures for the queueing issues will be presented in the TMP Exhibit and TMP Summary later in the report.

According to information provided by school officials and field observations, an identification system is in place for dismissal that involves student name signs displayed in vehicles and walkie-talkie communications in order to coordinate students with their vehicles as they arrive. There are two off-duty peace officers that direct traffic along Bruton Road during arrival and dismissal periods. Four school staff members assist in walking students to/from vehicles during arrival and dismissal periods.

Turning Movement Counts

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

- Bruton Road and Leroy Road

- Bruton Road and West School Access
- Bruton Road and East School Access
- Bruton Road and Cheyenne Road

Turning movement counts were conducted from 6:30 – 8:30 AM and 3:00 – 6:00 PM on a typical weekday in September 2019 by Marr Traffic. From the counts, it was determined that the peak hours of traffic flow for the combined traffic at the four study intersections occurred from 7:15 – 8:15 AM and 3:15 – 4:15 PM. It should be noted that this is not indicative of the peak queueing duration during arrival and dismissal of the school, but rather the overall study area analyzed in the September 2019 traffic impact study. The existing peak hour traffic volumes are presented on a figure at the end of the report.

Sight Distance

Sight distance measurements were conducted on Bruton Road at the site access drives to determine if adequate sight distance would be available for motorists making left or right turns from the site accesses. For a 35 mph speed on Bruton Road, the guidelines from *A Policy on Geometric Design of Highways and Streets*, by the American Association of State Highway and Transportation Officials (AASHTO), call for a minimum stopping sight distance of 250 feet as a design value. This is the distance required for a motorist to detect an object in the roadway necessitating a stop and be able to stop before reaching the object.

Subsequently, AASHTO also provides minimum design values for intersection sight distance. For example, the intersection sight distance allows enough time gap for a motorist to turn from the site access drives onto Bruton Road without requiring a motorist on Bruton Road to significantly reduce speed. For example, for a speed of 35 mph, the design value for intersection sight distance for a motorist turning right from a stop is 335 feet. Therefore, it is desirable to provide a minimum of 335 feet looking to the east of the site accesses onto Bruton Road. For a speed of 35 mph, the design value for intersection sight distance for a motorist turning left (across 3 lanes) from a stop is 440 feet. Therefore, it is desirable to provide a minimum of 440 feet looking to the west of the site accesses onto Bruton Road.

According to field measurements, adequate intersection sight distance is available for all turning movements from the site access drives, with one exception. Adequate sight distance is not available for motorists turning right from the East School Access onto

Bruton Road. Specifically, approximately 80 feet of sight distance is available due to an existing house located east of the property.

It should be noted that this driveway is existing. Furthermore, during arrival and dismissal periods an off-duty peace officer will mitigate this issue by directing traffic. During non-peak hours, motorists turning right have the option of exiting out of the western site access point.

TMP Exhibit

The TMP exhibits are shown on the next page. Figure 1 shows the existing circulation pattern utilized by the school. Figure 2 shows the proposed new circulation pattern. The TMP Summary section discusses the recommended mitigation measures for the observed traffic flow issues. The TMP exhibit shows the following features of the Pleasant Grove campus:

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

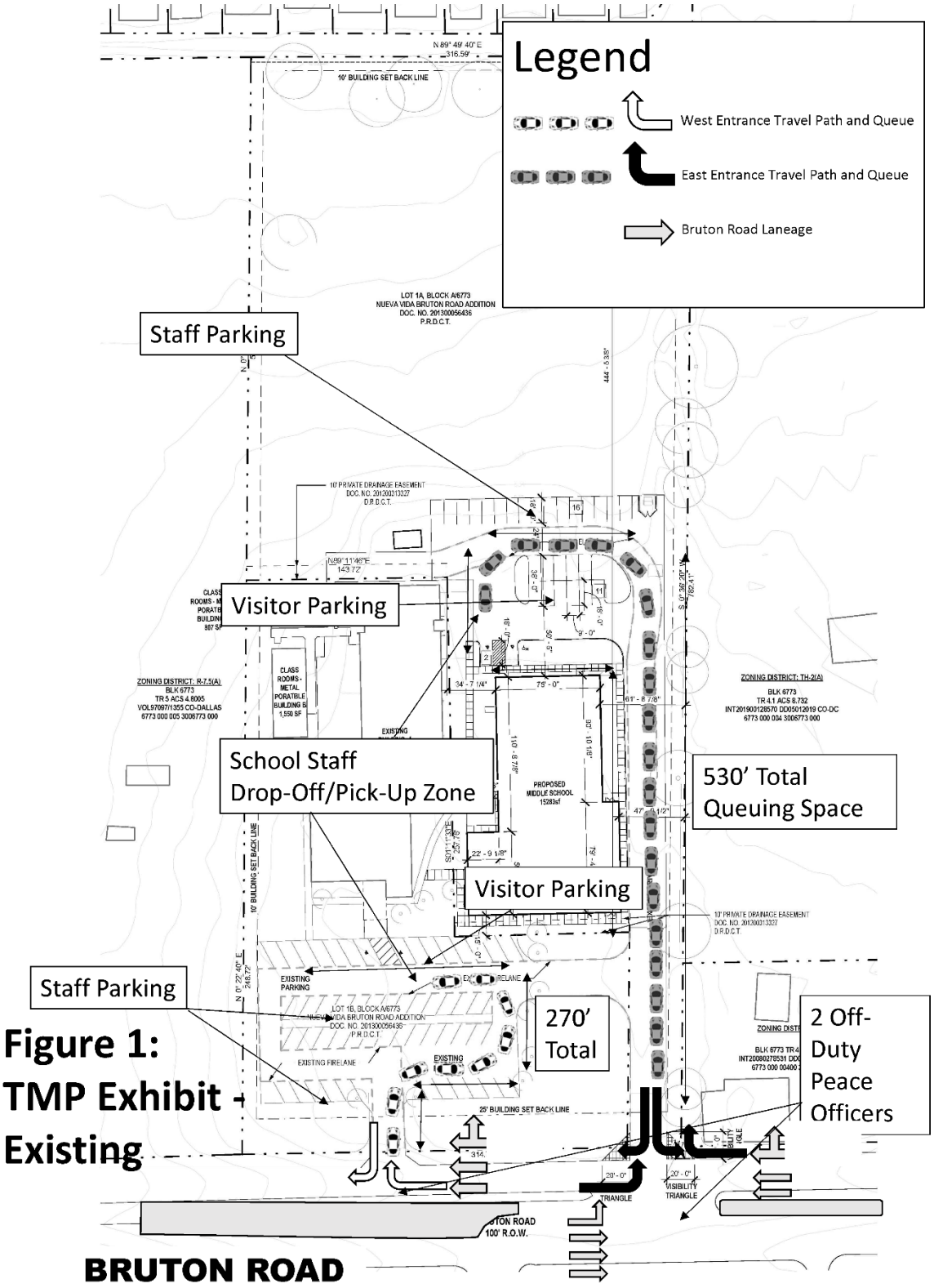
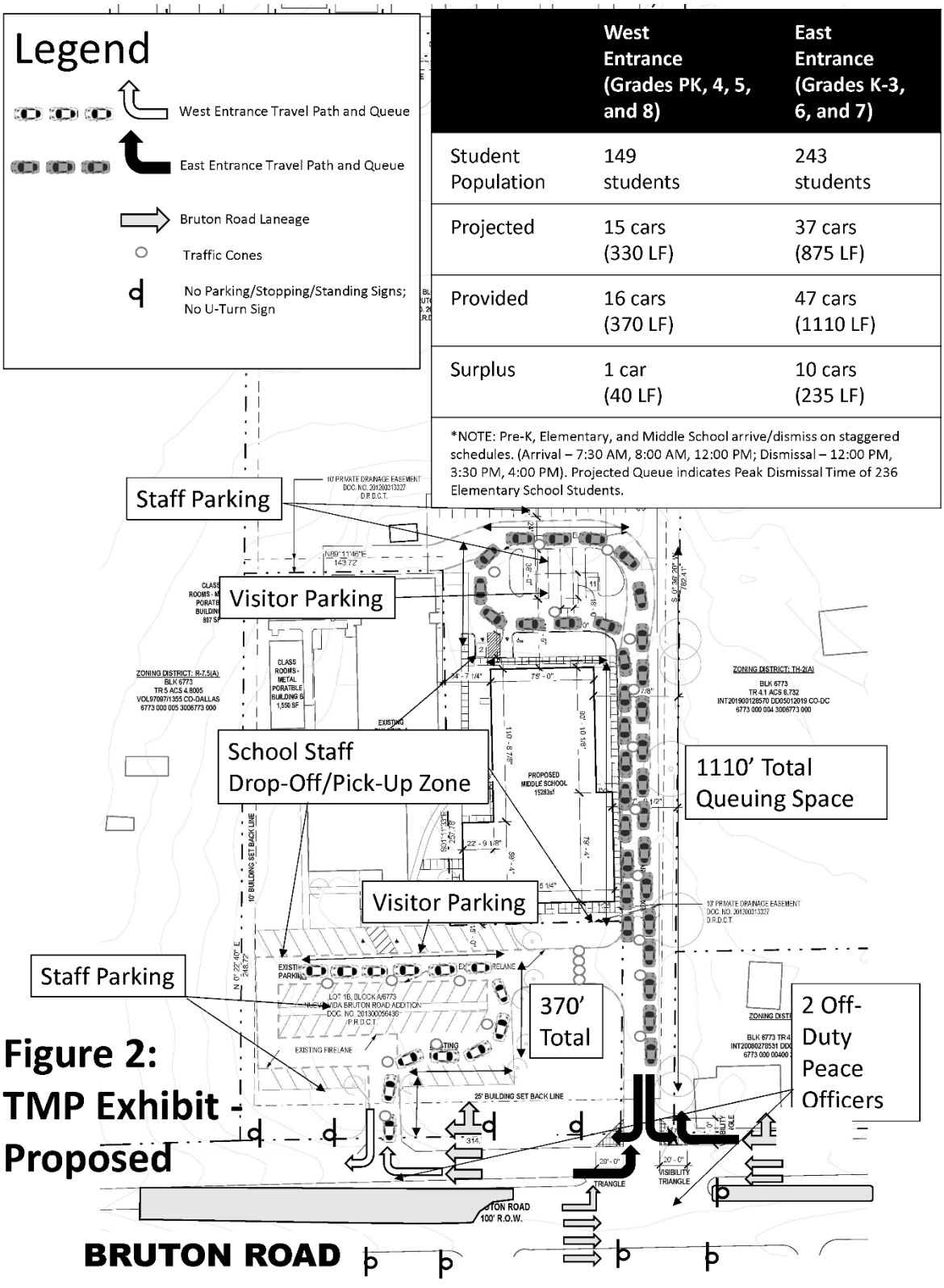


Figure 1: TMP Exhibit - Existing



	West Entrance (Grades PK, 4, 5, and 8)	East Entrance (Grades K-3, 6, and 7)
Student Population	149 students	243 students
Projected	15 cars (330 LF)	37 cars (875 LF)
Provided	16 cars (370 LF)	47 cars (1110 LF)
Surplus	1 car (40 LF)	10 cars (235 LF)

*NOTE: Pre-K, Elementary, and Middle School arrive/dismiss on staggered schedules. (Arrival – 7:30 AM, 8:00 AM, 12:00 PM; Dismissal – 12:00 PM, 3:30 PM, 4:00 PM). Projected Queue indicates Peak Dismissal Time of 236 Elementary School Students.

Figure 2: TMP Exhibit - Proposed

TMP Summary

TABLE 2: SUMMARY OF TMP

FEATURE	Existing Conditions	Projected Conditions
Student Arrival Time:	Elementary - 7:30 AM, 12:00 PM (Pre-K only)	Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM
Student Dismissal Time:	Elementary – 12:00 PM (Pre-K only), 3:30 PM	Elementary – 12:00 PM (Pre-K only), 3:30 PM Middle School – 4:00 PM
School Enrollment:	PK – 48 students KG – 36 students Gr. 1 – 40 students Gr. 2 – 34 students Gr. 3 – 22 students Gr. 4 – 24 students Gr. 5 – 17 students Gr. 6 – 15 students*	PK – 48 students KG – 36 students Gr. 1 – 40 students Gr. 2 – 34 students Gr. 3 – 22 students Gr. 4 – 24 students Gr. 5 – 17 students Gr. 6,7,8 – 176 students*
Number of School Staff Assisting Loading/Unloading:	4	4
Number of Off-Duty Peace Officers:	2	2
Storage Capacity:	530 feet (Eastern Entrance) 270 feet (Western Entrance – Underutilized)	1,110 feet (Eastern Entrance) 370 feet (Western Entrance)

**It should be noted that the 6th grade enrollment is already existing and is planned to move up through 7th and 8th grade. The total number of students for all 6-8th grade is expected to be approximately 176 students when fully utilized.*

It is the goal of this TMP to eliminate all queues along Bruton Road during arrival and dismissal periods for the school. As shown in on Figure 2 (TMP Exhibit) during arrival and dismissal periods, traffic follows two separate travel paths. As depicted in Figure 2, these paths should be separated by cones to avoid conflicts. The first path is planned to travel through the western site access point and circulate through the southern parking lot. This path provides 370 feet of queuing space that is mis-utilized in existing conditions based on field observations. The second path is planned to travel through the eastern site access point and circulate through the northern parking lot. As shown in Table 2, the expansion

project will provide 580 feet of added storage capacity for the travel path that enters the eastern site access and 100 feet of added storage capacity for the travel path that enters the western site access. This is due to the northern parking lot being shifted further north than its existing location and the shifting of drop-off/pick-up locations.

The staggered arrival/dismissal schedule (elementary school at 7:30 AM and 3:30 PM; middle school at 8:00 AM and 4:00 PM) along with the added storage capacity should help mitigate existing queueing issues along Bruton Road. As shown, the elementary population is expected to remain at 236 students with an additional 176 middle school students to be dismissed at a separate time. Therefore, the maximum queue lengths are expected to occur during the elementary school dismissal period. This means the excess queues onto public roadways that needs to be eliminated will remain the same as existing conditions or decrease due to improved operations.

As discussed in the field observations section of this memo, the eastbound queues were contained within the existing left-turn lane storage (<60 feet) for the duration of the AM arrival period. Additionally, the westbound queues were limited to ~1-2 vehicles for the duration of AM arrival period. Therefore, it is expected that operations and queues for the AM period should remain acceptable.

As discussed, the maximum eastbound queue during the PM dismissal period was approximately 150 feet (6 vehicles). Furthermore, the maximum queue extended approximately 300 feet (12 vehicles) for westbound vehicles measured from the western access. Therefore, the total maximum onto public roadways that needs to be mitigated is approximately 450 feet (6 EB vehicles + 12 WB vehicles). As shown in Figure 2 and Table 2, an additional 580 feet of storage capacity will be provided for the eastern access travel path on-site, and an additional 100 feet of storage capacity will be provided for the western access travel path. As a result, the added storage capacity should mitigate the queuing issues along Bruton Road. Furthermore, the extension of the eastbound left-turn lane or implementation of a westbound right-turn lane is not recommended at this time due to the additional storage capacity on-site. Queue length calculations are attached as an appendix.

Further mitigating the existing queues, it is recommended that Golden Rule Charter School implement a standard practice to efficiently utilize both the east and west entrance during dismissal. Ideal utilization for each entrance would be 30 percent of parents using the west travel path and 70 percent of parents using the east travel path. Table 3 illustrates a possible methodology of how parents would be distributed in order to achieve these percentages:

TABLE 3: DISTRIBUTION OF PARENTS FOR DISMISSAL

Method and School		West Travel Path		East Travel Path	
		Group	Approximate Percent	Group	Approximate Percent
Sort by Grade*	Elementary School	4th and 5th Grade	27%	K-3rd Grade	73%
	Middle School	8th Grade	33%	6th and 7th Grade	67%
** This may result in siblings being separated. In this case, older siblings should join younger siblings' travel path during AM arrival and the younger siblings should join older siblings' travel path during PM dismissal.*					

Relatedly, the Texas Transportation Institute's *Traffic Operations and Safety at Schools: Recommended Guidelines* was reviewed to determine if the provided storage length will be adequate to accommodate the school. This study provides recommended storage lengths based on student population size for elementary, middle, and high schools. According to the guidelines, it is recommended that 900-1,200 feet of storage be provided for elementary/middle schools with student populations of 200-600 students. Therefore, the proposed 1,480 feet of total storage should be sufficient.

It was requested through coordination with the City of Dallas to evaluate restricting the eastbound u-turning movement at the intersection of Bruton Road at the site access drive. The impact of u-turning movements on traffic operations at an intersection differs minimally from left turn movements. However, the impact of restricting u-turns at this site could be beneficial for overall safety at the intersection and the negative impacts would be minimal. Therefore, it is recommended that a u-turns be restricted at this location.

It was also requested through coordination with the City of Dallas to evaluate the potential of restricting the eastern access drive to right-in/right-out only. As a result, this would likely cause increased u-turns at adjacent intersections. Furthermore, the traffic volumes for southbound left-turning vehicles exiting the site (per the September 2019 TIS) show that the number of vehicles making that movements should be manageable without causing significant delays. This is due to the presence of off-duty peace officers directing traffic during arrival and dismissal periods. Therefore, it is not recommended that the eastern access drive be restricted to right-in/right-out movements.

In the event of an emergency occurring during peak arrival/dismissal periods, the school plans to utilize existing procedures to allow emergency vehicles onto the campus. School staff and traffic control officers will direct traffic either off-site, into parking spaces, or off the side of the internal drives in order to clear a path for emergency vehicles to travel.

TMP Statement

The driveway parents should use for arrival and dismissal will be separated by grade as assigned by the school. In the event of siblings the access drive will be determined by the youngest sibling's grade during AM arrival and the oldest sibling during PM dismissal. Follow the travel path at your assigned driveway as directed by off-duty peace officers and traffic cones. Identification card should be ready at drop-off / pick-up. Continue to follow the travel path to exit out of the same driveway that was entered. Follow direction of off-duty peace officers to maintain safety and traffic circulation.

Conclusions and Recommendations

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

- Maintain existing traffic management plan characteristics, including 4 school staff members, 2 off-duty peace officers, temporary traffic control equipment, and student identification system.
- Maintain and utilize the existing travel paths for both the eastern and western entrance points, as shown in the TMP Exhibit. Utilize traffic cones to prohibit the two travel paths from intersecting at the existing connection on the southern portion of the campus.
- Implement a standard practice to control utilization of each travel path by assigning students to each path by grade level. The recommended distribution strategy is identified above. Goal utilization should be 30% for the west travel path and 70% for the east travel path.
- Shift the front of the dismissal queue for each travel path to maximize storage. For the west path this pushes the front of queue to the west corner of the existing building. For the east path, this pushes the front of the queue to the northeast corner of the building expansion.
- Stagger arrival and dismissal times for elementary and middle school students with as much time between phases as possible to avoid queueing issues.

- No parking, standing, or stopping on Bruton Road is allowed. Any observed vehicular queue on Bruton Road should be immediately mitigated.
- Install No Parking/Stopping/Standing signs along the north and south Bruton Road near the site access drives in order to discourage on-street parking before the arrival/dismissal periods end. Figure 2 (TMP Exhibit - Proposed) identifies the placement of the proposed signs.
- Install a No U-Turn sign within the median at the intersection of Bruton Road and the easternmost access drive. Figure 2 (TMP Exhibit - Proposed) identifies the placement of the proposed sign.

SCHOOL TMP REVIEW AND COMMITMENT

The school traffic management plan (TMP) for *<School_Name>* was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. A concerted effort and full participation of the school administration are essential to maintain safe and efficient traffic operations.

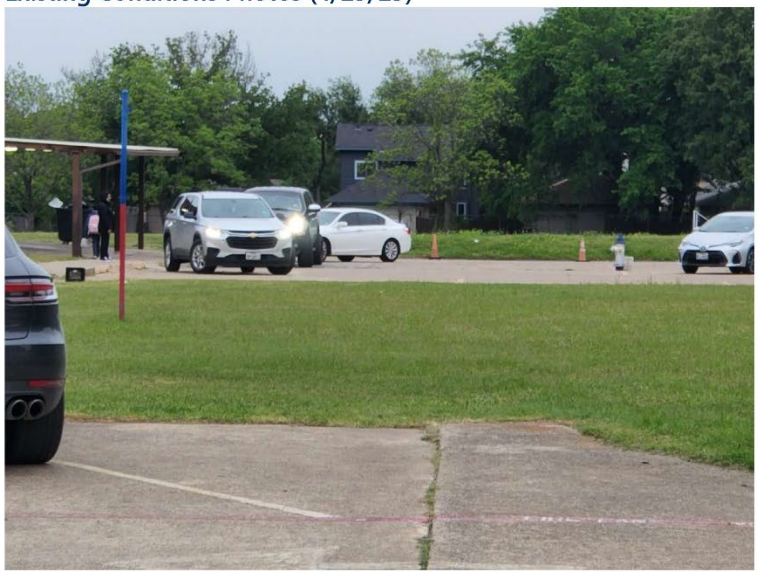
By consent of this submittal, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary through a minor amendment.

Signature

7/7/2023
Date

Name: JOHNNY PEREIRA
Title: CHIEF EXEC. ASST.

Existing Conditions Photos (4/25/23)



1: Morning Arrival Period - Back Entrance (Eastern Access) On-Campus

2: Afternoon Dismissal Period – Eastbound Left-Turn Lane at Eastern Access

Existing Conditions Photos (4/27/23)

3: *Morning Arrival Period – Eastern Access Drive on Campus*

4:*Afternoon Dismissal Period – Westbound Right-Turn onto Western Access Off-Campus*

Existing Conditions Photos (5/2/23)

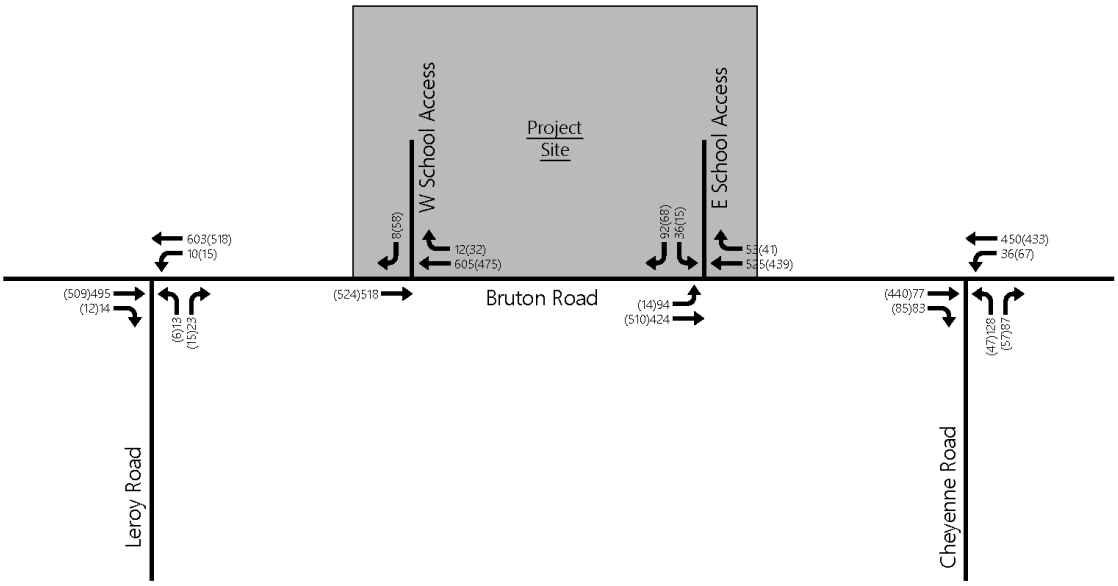
5: *Morning Arrival Period - Back Entrance (Eastern Access) On-Campus*

6: *Afternoon Dismissal Period – Westbound Right-Turn onto Western Access Off-Campus*

Existing Conditions Photos (5/4/23)

7: *Morning Arrival Period - Back Entrance (Eastern Access) On-Campus*

8: *Afternoon Dismissal Period – Eastern Access On-Campus*



XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes

Existing Peak Hour Traffic Volumes
(Not to Scale) Figure 3.

APPENDIX

Queue Length Calculations

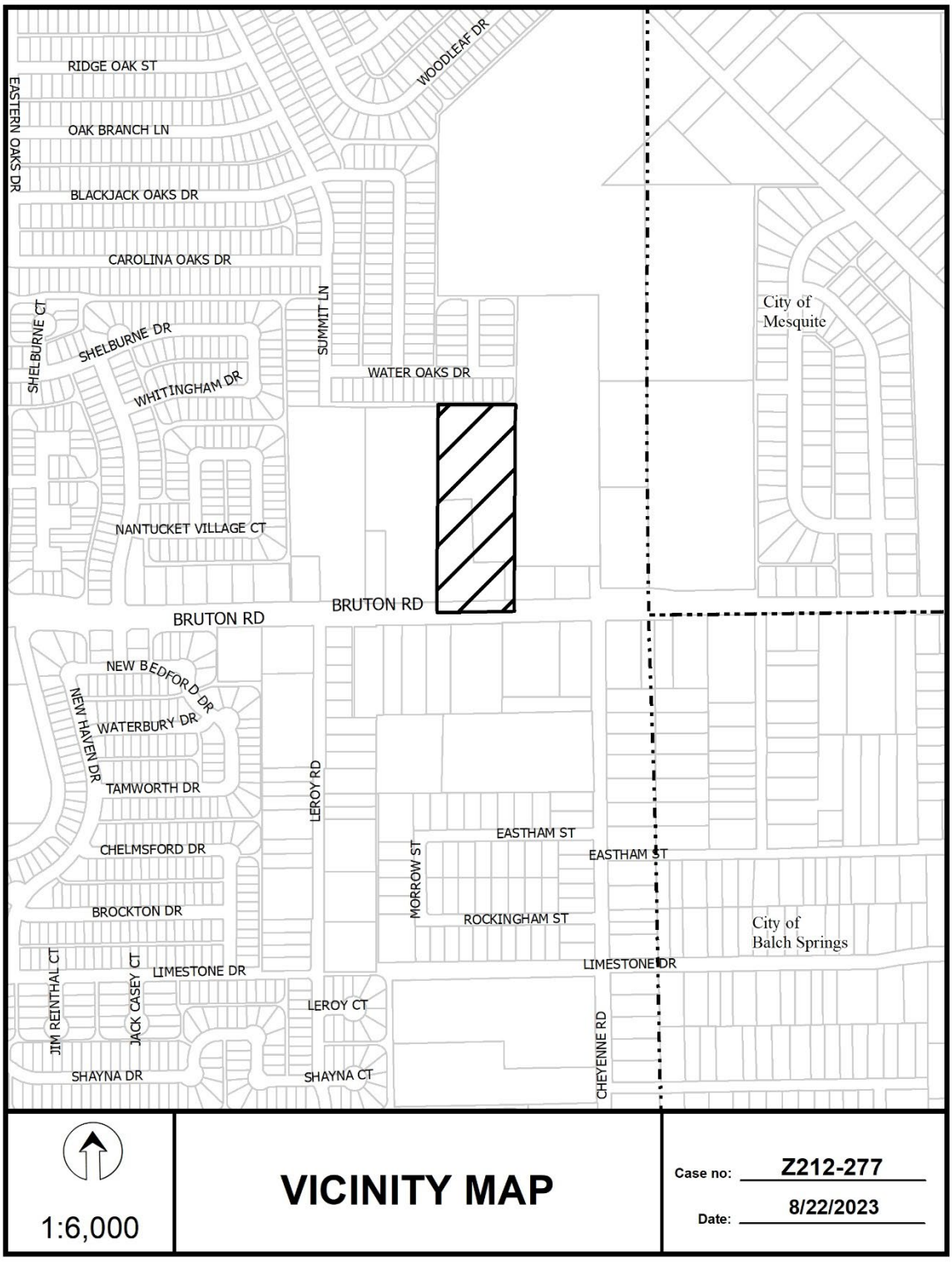
Existing On-Site Storage Length = 530 East Entrance + 270 West Entrance = 800 ft
Observed Overflow Queue Length = 150 EB + 300 WB = 450 ft

Existing Queue Length = 800' On-Site + 450' Overflow = 1,250 ft
LF / Vehicle Ratio = 23.5 LF / Vehicle

Future Eastern On-Site Storage Length = 1,110 ft (47 vehicles)
Future Western On-Site Storage Length = 370 ft (16 vehicles)

Projected Queue Eastern Entrance = 1,250' x 70% = 875 ft (37 vehicles)
Projected Queue Western Entrance = 1,250' ft x 30% = 375 ft (16 vehicles)

Note: Due to the recommended staggered arrival / dismissal times, to the peak queueing period is projected to remain during the elementary dismissal of 216 students. Queues associated with the middle school dismissal of 176 students are expected to be less than the elementary dismissal.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WHITTINGHAM DR
SUMMIT LN
WOODLEAF DR
WATER OAKS DR
City of Mesquite
NANTUCKET VILLAGE CT
BRUTON RD
BRUTON RD
NEW BEDFORD DR
NEW HAVEN DR
WATERBURY DR
TAMWORTH DR
CHELMSFORD DR
BROCKTON DR
LIMESTONE DR
JIM REINTHAL CT
JACK CASEY CT
LEROY RD
LEROY CT
SHAYNA DR
SHAYNA CT
EASTHAM ST
EASTHAM ST
MORROW ST
ROCKINGHAM ST
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CHEYENNE RD
City of Balch Springs
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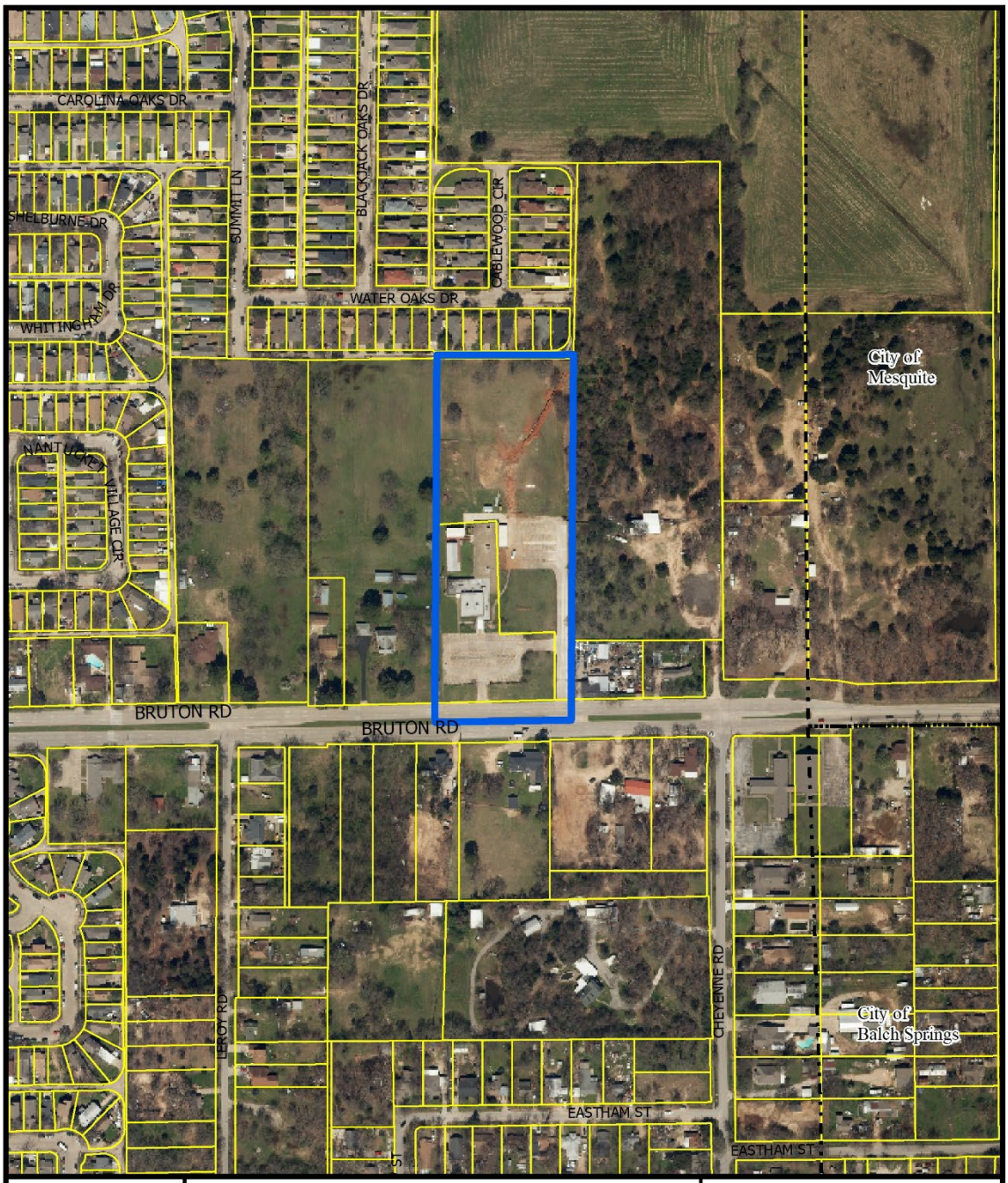
VICINITY MAP
Case no: Z212-277
Date: 8/22/2023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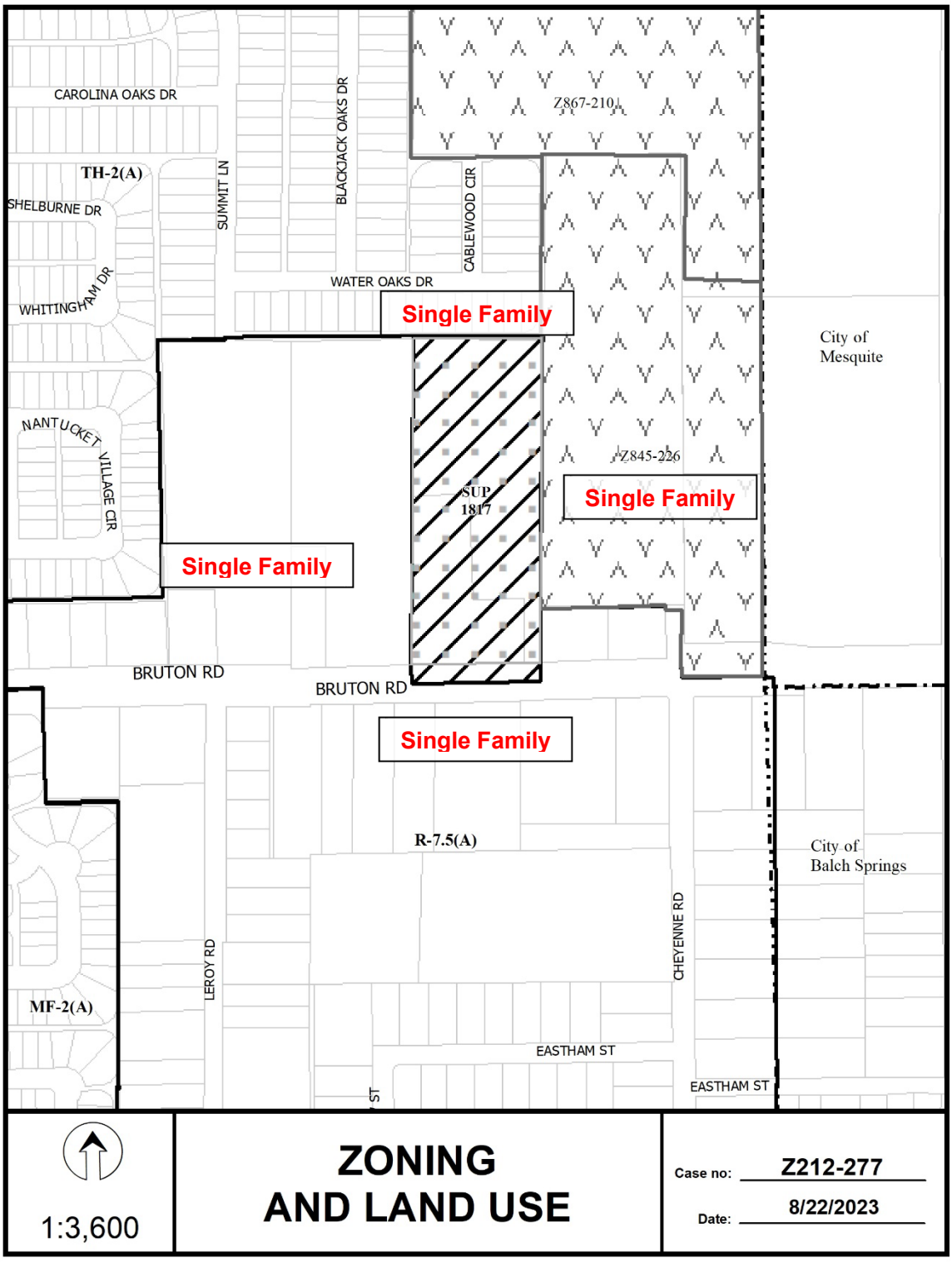
AERIAL MAP
Case no: Z212-277
Date: 8/22/2023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Single Family
City of Mesquite
NANTUCKET VILLAGE CIR
Z845-226
SUP 1817
Single Family
Single Family
BRUTON RD
BRUTON RD
Single Family
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City of Balch Springs
CHEYENNE RD
LEROY RD
MF-2(A)
EASTHAM ST
EASTHAM ST
ST
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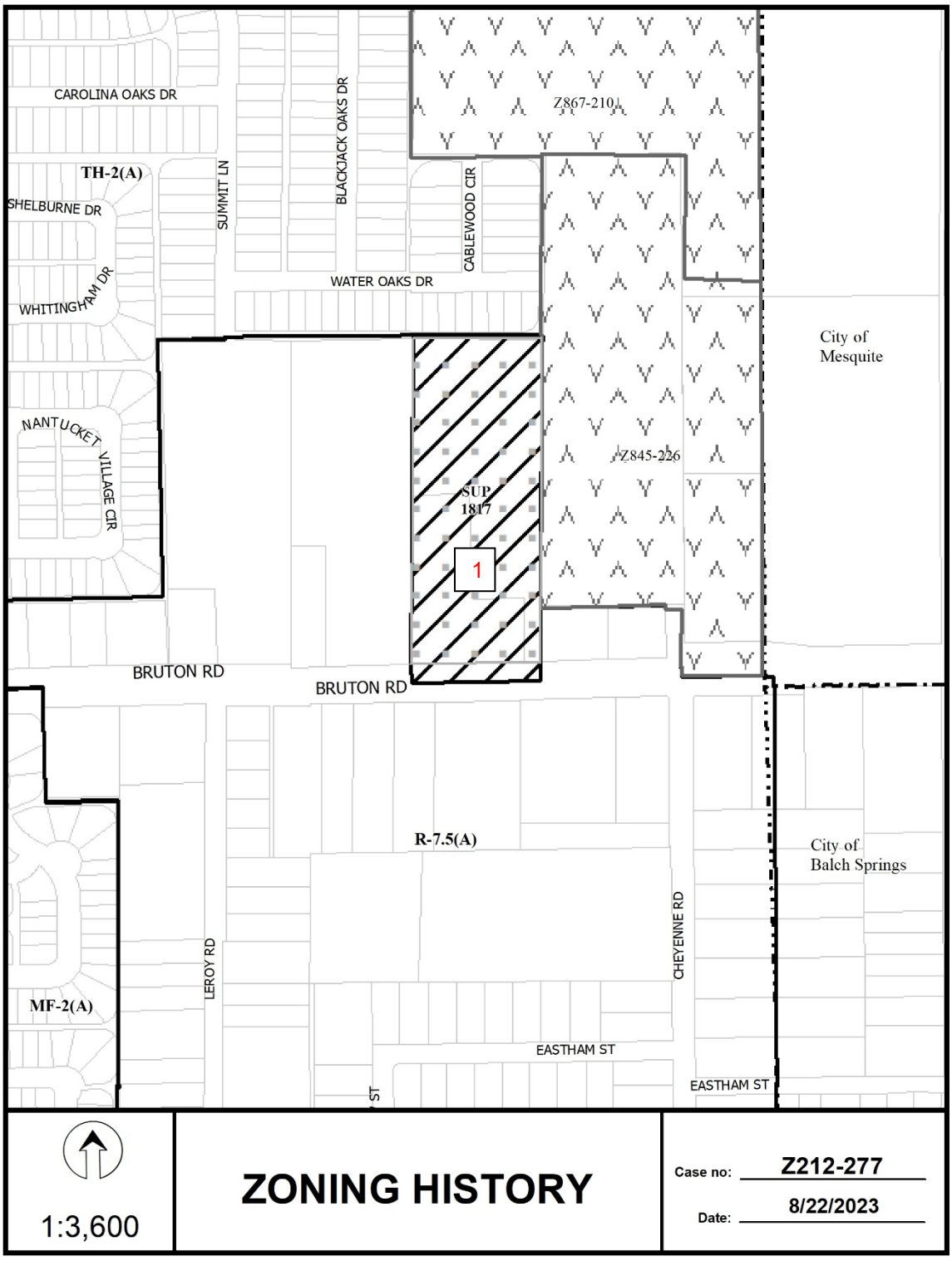
ZONING AND LAND USE
Case no: Z212-277
Date: 8/22/2023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WATER OAKS DR
City of Mesquite
NANTUCKET VILLAGE CIR
Z845-226
SUP 1817
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BRUTON RD
BRUTON RD
R-7.5(A)
City of Balch Springs
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LEROY RD
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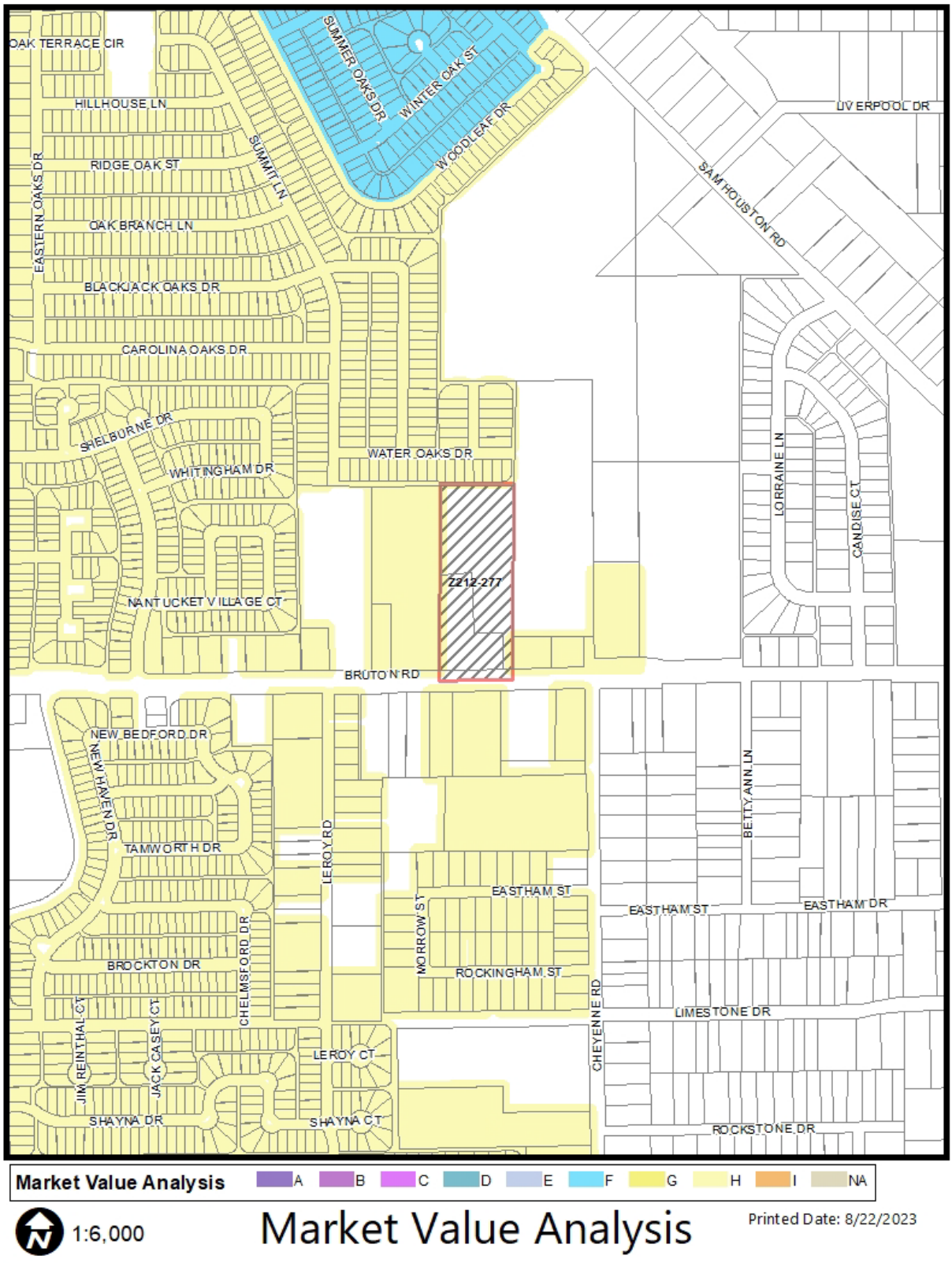
Case no: Z212-277
Date: 8/22/2023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SUMMIT LN
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SHELBURNE DR
WHITINGHAM DR
NANTUCKET VILLAGE CT
SUMMER OAKS DR
WINTER OAK ST
WOODLEAF DR
LIVERPOOL DR
SAM HOUSTON RD
WATER OAKS DR
LORRAINE LN
CANDISE CT
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NEW HAVEN DR
TAMWORTH DR
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MORROW ST
ROCKINGHAM ST
BROCKTON DR
CHELMSFORD DR
JIM REINTHAL CT
JACK CASEY CT
LEROY CT
SHAYNA DR
SHAYNA CT
BETTY ANN LN
EASTHAM ST
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LIMESTONE DR
ROCKSTONE DR
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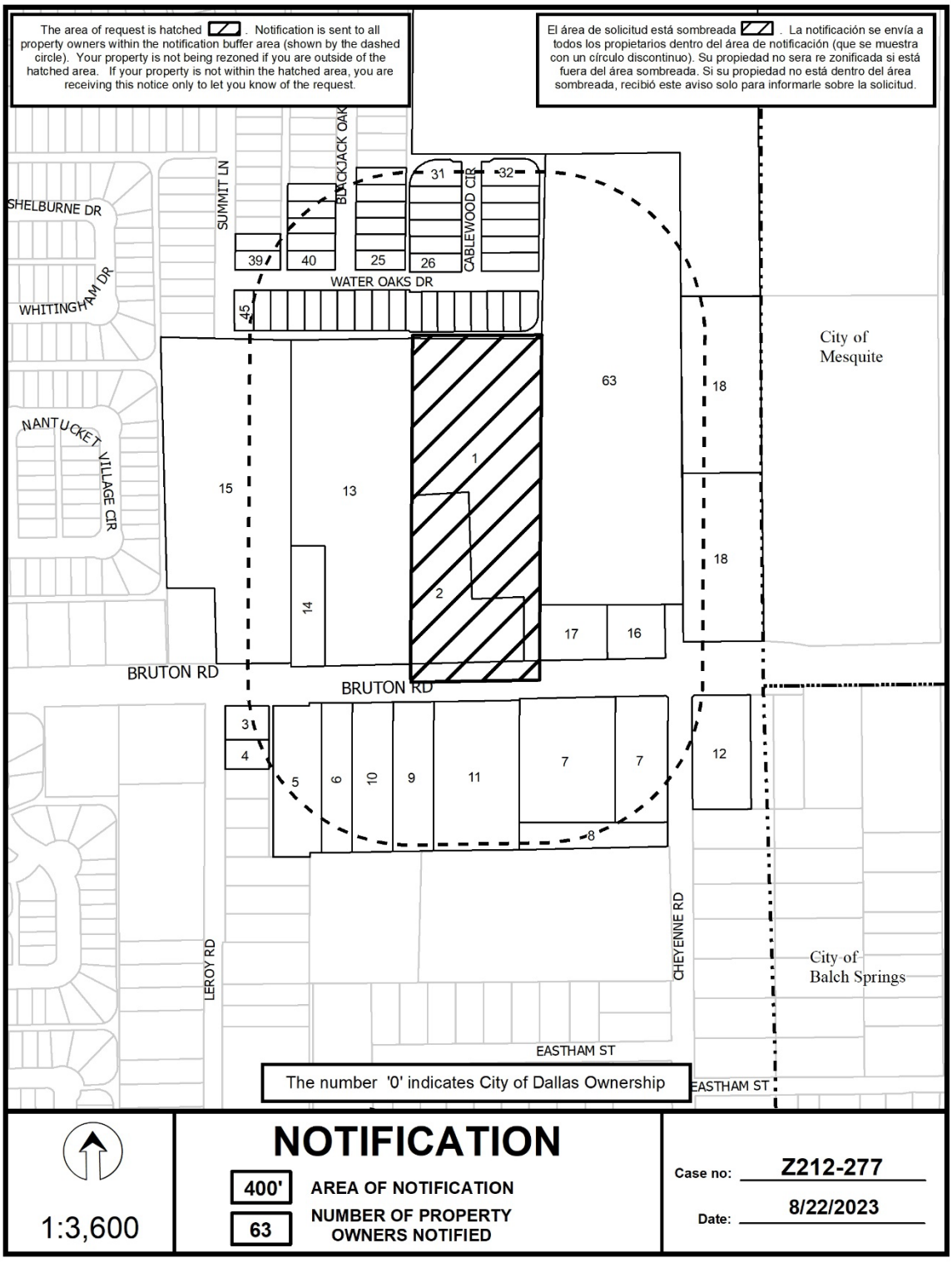
Market Value Analysis
Printed Date: 8/22/2023


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SHELBURNE DR
WHITTINGHAM DR
NANTUCKET VILLAGE CIR
SUMMIT LN
BLACKJACK OAK
CABLEWOOD CIR
WATER OAKS DR
BRUTON RD
BRUTON RD
LEROY RD
CHEYENNE RD
EASTHAM ST
EASTHAM ST
City of Mesquite
City of Balch Springs
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
400'
AREA OF NOTIFICATION
63
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z212-277
Date: 8/22/2023

08/22/2023

Notification List of Property Owners

Z212-277

63 Property Owners Notified

Label #	*Address*		*Owner*
1	10747	BRUTON RD	GOLDEN RULE SCHOOLS INC
2	10747	BRUTON RD	NUEVA VIDA NEW LIFE ASSEMBLY INC
3	2048	LEROY RD	TURNER THERESA A
4	2042	LEROY RD	HILL CHARLES RAY EST OF
5	10612	BRUTON RD	SAENZ ADALBERTO
6	10618	BRUTON RD	Taxpayer at
7	10822	BRUTON RD	MACIEL GUADALUPE & PABLO
8	10822	BRUTON RD	CARBAJAL AUGUSTINE & VERONICA
9	10708	BRUTON RD	RODRIGUEZ JOSE JUAN
10	10622	BRUTON RD	FLORES JOSE B &
11	10726	BRUTON RD	RIOS MARTHA M
12	10910	BRUTON RD	GODS WAY NEHEMIAH M B C
13	10631	BRUTON RD	ROBERTSON MARY ELLEN
14	10625	BRUTON RD	HOLMES JOHNNY & ALICE G
15	10601	BRUTON RD	RICO MARCO A & SARITA
16	10825	BRUTON RD	PERALTA FIDELINA CHAIDEZ DE
17	10807	BRUTON RD	JENNINGS ALISHA
18	10903	BRUTON RD	ALEMAN GUILLERMO R &
19	2501	SAM HOUSTON RD	MESQUITE CITY OF
20	10556	BLACKJACK OAKS DR	GUIDO JUSTO P& DINORA J
21	10560	BLACKJACK OAKS DR	GIPSON JAMES EARL JR &
22	10564	BLACKJACK OAKS DR	BAILEY YOLANDA
23	10568	BLACKJACK OAKS DR	MIMS ALICE M
24	10572	BLACKJACK OAKS DR	REYES MARIANA
25	10576	BLACKJACK OAKS DR	CALIXTO EFRAIN HUERTA
26	2303	CABLEWOOD CIR	MAYORAL ALBERTO

08/22/2023

Label #	*Address*		*Owner*
27	2307	CABLEWOOD CIR	DOMINGUEZ BERTOLDO &
28	2311	CABLEWOOD CIR	ESTRADA DEMETRIO
29	2315	CABLEWOOD CIR	RODRIGUEZ MERECEDES EST OF
30	2319	CABLEWOOD CIR	JKT 2021 LLC
31	2323	CABLEWOOD CIR	RUEDA JOSE GUADALUPE ORTIZ &
32	2324	CABLEWOOD CIR	WHITE ABIGALE CROSS
33	2320	CABLEWOOD CIR	Taxpayer at
34	2316	CABLEWOOD CIR	DELAROSAMORALES PEDRO ANTONIO &
35	2312	CABLEWOOD CIR	RESICAP TEXAS OWNER LLC
36	2308	CABLEWOOD CIR	KIRK KIMBERLY LYNNETTE &
37	2304	CABLEWOOD CIR	ALEGRIA MAX A & SANDRA E
38	2308	SUMMIT LN	ARNOLD DONALD W & JOY
39	2304	SUMMIT LN	RIZO FOSTER MORALES &
40	10575	BLACKJACK OAKS DR	M D W VENTURES INC
41	10571	BLACKJACK OAKS DR	WOODRUFF CLAUDIA WHITE
42	10567	BLACKJACK OAKS DR	Taxpayer at
43	10563	BLACKJACK OAKS DR	GONZALEZ FRANCISCO E &
44	10559	BLACKJACK OAKS DR	KELLY MILTON CARDELL
45	10704	WATER OAKS DR	MUNIZ MARIA GUADALUPE
46	10708	WATER OAKS DR	PARKER CARLA
47	10712	WATER OAKS DR	EUCEDA INVESTMENT CORP
48	10716	WATER OAKS DR	MENDOZA PABLO JR
49	10720	WATER OAKS DR	ALFARO CYNTHIA JUDITH
50	10724	WATER OAKS DR	PATTON CHESTER R & DOLLY
51	10728	WATER OAKS DR	SHAW CAROLYN
52	10732	WATER OAKS DR	JONES BYRON L
53	10736	WATER OAKS DR	NEIMETZ RANDOLPH S
54	10740	WATER OAKS DR	GAMBLE BRUCE L
55	10744	WATER OAKS DR	GONZALES ORALIA TUDON &
56	10748	WATER OAKS DR	HEBRON DELORES
57	10752	WATER OAKS DR	COOPER ANGELA

08/22/2023

Label #	*Address*		*Owner*
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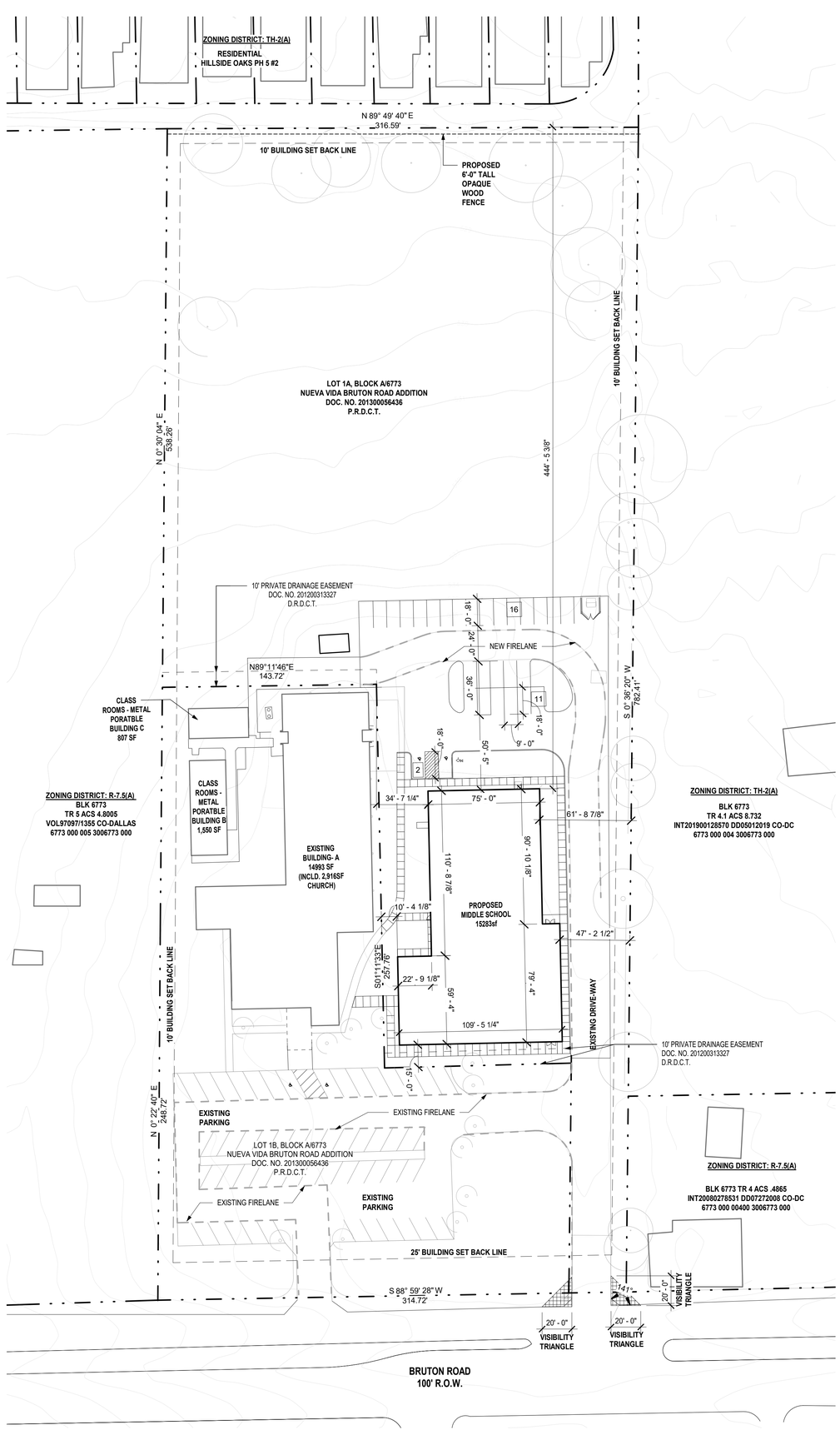
59	10804	WATER OAKS DR	CORLEY ROBERT & PATRICIA ANN
60	10808	WATER OAKS DR	BATTLE TRAVIS J
61	10812	WATER OAKS DR	MOORE SARAH J
62	10816	WATER OAKS DR	REEVES MAE JEWELL
63	2181	CHEYENNE RD	HERNANDEZ GERARDO P &

VICINITY MAP
N.T.S



1 SITE PLAN - SUP
1" = 40'-0"

ZONING CASE

TBD

GENERAL NOTES

1. LANDSCAPING PER ARTICLE X FOR NEWLY DEVELOPED AREAS ONLY.

PARKING TABULATION -LOT 1A

GRADE	NO. OF CLASSES	REQUIRED	PROVIDED
6TH - 8TH	8	3.5 SPACES / CLASSROOM = 28	
TOTAL	8	28 SPACES	29

PARKING TABULATION - LOT 1B (BUILDINGS A, B &C)

GRADE	NO. OF CLASSES	REQUIRED	PROVIDED
PRE - K/ KINDER	5	1.5 SPACES / CLASSROOM = 8	23
1ST - 5TH	10	1.5 SPACES / CLASSROOM = 15	
CHURCH SANCTUARY	200 SEATS	1 SPACES / 4 SEATS = 50	29
TOTAL	15	73	52*

*NOTE:
-CHURCH SANCTUARY WILL ONLY BE USED AFTER SCHOOL HOURS ON WEDNESDAYS AND SUNDAYS
-OWNER WILL EXECUTE SHARED PARKING AGREEMENT

AREA & HEIGHT TABULATION - LOT 1A

	AREA IN SQ.FT	BUILDING HEIGHT	CLASSROOMS	SITE AREA IN ACRES
MIDDLE SCHOOL - NEW BUILDING	15,283	28'-0"	8	1.85

AREA & HEIGHT TABULATION - LOT 1B

	AREA IN SQ.FT	BUILDING HEIGHT	CLASSROOMS	SITE AREA IN ACRES
EXISTING BUILDING A: CLASSROOM	12,077	±14'-0"	11	3.84
EXISTING BUILDING A: SANCTUARY	2,916	±20'-0"		
EXISTING BUILDING B	1,550	±12'-0"	2	
EXISTING BUILDING C	807	±14'-0"	2	
TOTAL	17,350		15	3.84

SPACE FOR AHJ APPROVAL SEALS/ SIGNATURES

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX-75080
PHONE:214.368.2525

07/02/2020

A NEW PROJECT FOR:

GOLDEN RULE CHARTER SCHOOL

10747 BRUTON ROAD DALLAS, TEXAS 75217

DRAWING ISSUES:

JOB NO: 19043

SUP SITE PLAN

CASE NO.: TBD

AS1

7/2/2020 11:49:59 AM

MEMORANDUM

To: David Nevarez., P.E., City of Dallas

From: Tyler Fosnes, P.E. (Tennessee), KCI Technologies, Inc.
Kyle Jones, P.E., KCI Technologies, Inc. (TBPE Firm #10573)

Re: **Golden Rule – Pleasant Grove – Traffic Management Plan**

Date: July 20, 2023

Introduction

This purpose of this memo is to provide a traffic management plan (TMP) for the Golden Rule School – Pleasant Grove campus. The school is located on Bruton Road, west of Cheyenne Road in Dallas, Texas. Specifically, the school is located at 10747 Bruton Road, Dallas, TX 75217, and their phone number is 469-341-5780. The school is currently planned to expand by 176 middle school students. The Pleasant Grove campus includes two vehicular access points on Bruton Road.

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

Existing Conditions

The following roadway provides access to the Pleasant Grove campus:

- Bruton Road is a two-way roadway that travels in an east-west direction with three lanes in each direction. Bruton Road is divided by a center median in the vicinity of the school. Bruton Road provides connection between Interstate 635 to the east and C.F. Hawn Freeway to the west. The posted speed limit on Bruton Road near the school is 35 mph.

The Golden Rule School – Pleasant Grove campus has a current enrollment of 236 full-time students. The existing enrollment includes 48 Pre-K students either during the morning hours (arrive at 8:00 AM, dismiss at 12:00 PM) or the afternoon hours (arrive at 12:00 PM and dismiss at 3:00 PM). The remainder of the existing enrollment consists

of elementary students. Elementary school students arrive at 7:30 AM and dismiss at 3:30 PM. The 176 new middle school students will arrive and dismiss on a schedule, staggered from the elementary school, beginning at 8:00 AM and 4:00 PM, respectively. There are no school buses associated with the school, and students arriving on alternative modes of travel are minimal and discouraged by the school.

Field observations of the existing traffic management system at the school were made in 2023 on April 25, April 27, May 2, and May 4. The observations were made during arrival and dismissal periods. A summary of the field observations is presented in Table 1.

TABLE 1: SUMMARY OF FIELD OBSERVATIONS

DATE	FEATURE	AM ARRIVAL	PM DISMISSAL
4/25/23	Duration of Queue on Public Roadway:	<20 minutes	<20 minutes
	Maximum Eastbound Left-Turn Queue on Public Roadway:	<60 feet (2 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*
	Maximum Westbound Right-Turn Queue on Public Roadway:	Westbound Queue Contained On-Site	Westbound Queue Contained On-Site
4/27/23	Duration of Queue on Public Roadway:	<20 minutes	<30 minutes
	Maximum Eastbound Left-Turn Queue on Public Roadway:	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*	150 feet (6 vehicles)
	Maximum Westbound Right-Turn Queue on Public Roadway:	~30 feet (2 vehicles) *(Queue Distance Measured from Eastern Driveway)*	~240 feet (12 vehicles) *(Queue Distance Measured from Western Driveway)*
5/2/23	Duration of Queue on Public Roadway:	<20 minutes	<30 minutes
	Maximum Eastbound Left-Turn Queue on Public Roadway:	<60 feet (2 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*
	Maximum Westbound Right-Turn Queue on Public Roadway:	~15 feet (1 vehicle) *(Queue Distance Measured from Eastern Driveway)*	~210 feet (10 vehicles) *(Queue Distance Measured from Western Driveway)*
5/4/23	Duration of Queue on Public Roadway:	<20 minutes	<30 minutes
	Maximum Eastbound Left-Turn Queue on Public Roadway:	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*	<60 feet (3 vehicles) *(Contained within Eastbound Left-Turn Lane Storage)*
	Maximum Westbound Right-Turn Queue on Public Roadway:	~15 feet (1 vehicle) *(Queue Distance Measured from Eastern Driveway)*	~210 feet (10 vehicles) *(Queue Distance Measured from Western Driveway)*

The field observations indicate that the majority of traffic entering the school for drop-off/pick-up travel through the eastern access point. These vehicles travel to the northern parking lot, circulate through the parking lot, and exit out the same travel path after drop-off/pick-up.

As shown in Tables 1A-1D, field observations also indicate that during the morning arrival period, the maximum queue on the public roadway for eastbound left-turning vehicles is less than 60 feet (3 vehicles) and accommodated by the existing left-turn lane storage. It should be noted that, while the assumed feet per vehicle length is 25 feet, it was observed that three vehicles were able to fit in the existing left turn bay. This is most likely due to less buffer room being provided in between vehicles. Additionally, the maximum queue on the public roadway was approximately 50 feet (2 vehicles) queued up to the eastern entrance.

During the dismissal period in the afternoon, field measurements indicate that the maximum queue on the public roadway for eastbound left-turning vehicles was calculated to be 150 feet (6 vehicles). Additionally, the maximum queue along the public roadway is approximately 300 feet (12 vehicles) for westbound right-turning vehicles. It should be noted that the westbound queue length was measured from the western access point and extends just passed the eastern driveway. An opening in the queue was maintained for exiting vehicles from the driveway throughout the dismissal period.

It should also be noted the duration that vehicles were observed queueing on the public roadway was less than 30 minutes during all arrival/dismissal periods. Photos of existing conditions are presented at the end of the report. Mitigation measures for the queueing issues will be presented in the TMP Exhibit and TMP Summary later in the report.

According to information provided by school officials and field observations, an identification system is in place for dismissal that involves student name signs displayed in vehicles and walkie-talkie communications in order to coordinate students with their vehicles as they arrive. There are two off-duty peace officers that direct traffic along Bruton Road during arrival and dismissal periods. Four school staff members assist in walking students to/from vehicles during arrival and dismissal periods.

Turning Movement Counts

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

- Bruton Road and Leroy Road

- Bruton Road and West School Access
- Bruton Road and East School Access
- Bruton Road and Cheyenne Road

Turning movement counts were conducted from 6:30 – 8:30 AM and 3:00 – 6:00 PM on a typical weekday in September 2019 by Marr Traffic. From the counts, it was determined that the peak hours of traffic flow for the combined traffic at the four study intersections occurred from 7:15 – 8:15 AM and 3:15 – 4:15 PM. It should be noted that this is not indicative of the peak queueing duration during arrival and dismissal of the school, but rather the overall study area analyzed in the September 2019 traffic impact study. The existing peak hour traffic volumes are presented on a figure at the end of the report.

Sight Distance

Sight distance measurements were conducted on Bruton Road at the site access drives to determine if adequate sight distance would be available for motorists making left or right turns from the site accesses. For a 35 mph speed on Bruton Road, the guidelines from *A Policy on Geometric Design of Highways and Streets*, by the American Association of State Highway and Transportation Officials (AASHTO), call for a minimum stopping sight distance of 250 feet as a design value. This is the distance required for a motorist to detect an object in the roadway necessitating a stop and be able to stop before reaching the object.

Subsequently, AASHTO also provides minimum design values for intersection sight distance. For example, the intersection sight distance allows enough time gap for a motorist to turn from the site access drives onto Bruton Road without requiring a motorist on Bruton Road to significantly reduce speed. For example, for a speed of 35 mph, the design value for intersection sight distance for a motorist turning right from a stop is 335 feet. Therefore, it is desirable to provide a minimum of 335 feet looking to the east of the site accesses onto Bruton Road. For a speed of 35 mph, the design value for intersection sight distance for a motorist turning left (across 3 lanes) from a stop is 440 feet. Therefore, it is desirable to provide a minimum of 440 feet looking to the west of the site accesses onto Bruton Road.

According to field measurements, adequate intersection sight distance is available for all turning movements from the site access drives, with one exception. Adequate sight distance is not available for motorists turning right from the East School Access onto

Bruton Road. Specifically, approximately 80 feet of sight distance is available due to an existing house located east of the property.

It should be noted that this driveway is existing. Furthermore, during arrival and dismissal periods an off-duty peace officer will mitigate this issue by directing traffic. During non-peak hours, motorists turning right have the option of exiting out of the western site access point.

TMP Exhibit

The TMP exhibits are shown on the next page. Figure 1 shows the existing circulation pattern utilized by the school. Figure 2 shows the proposed new circulation pattern. The TMP Summary section discusses the recommended mitigation measures for the observed traffic flow issues. The TMP exhibit shows the following features of the Pleasant Grove campus:

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

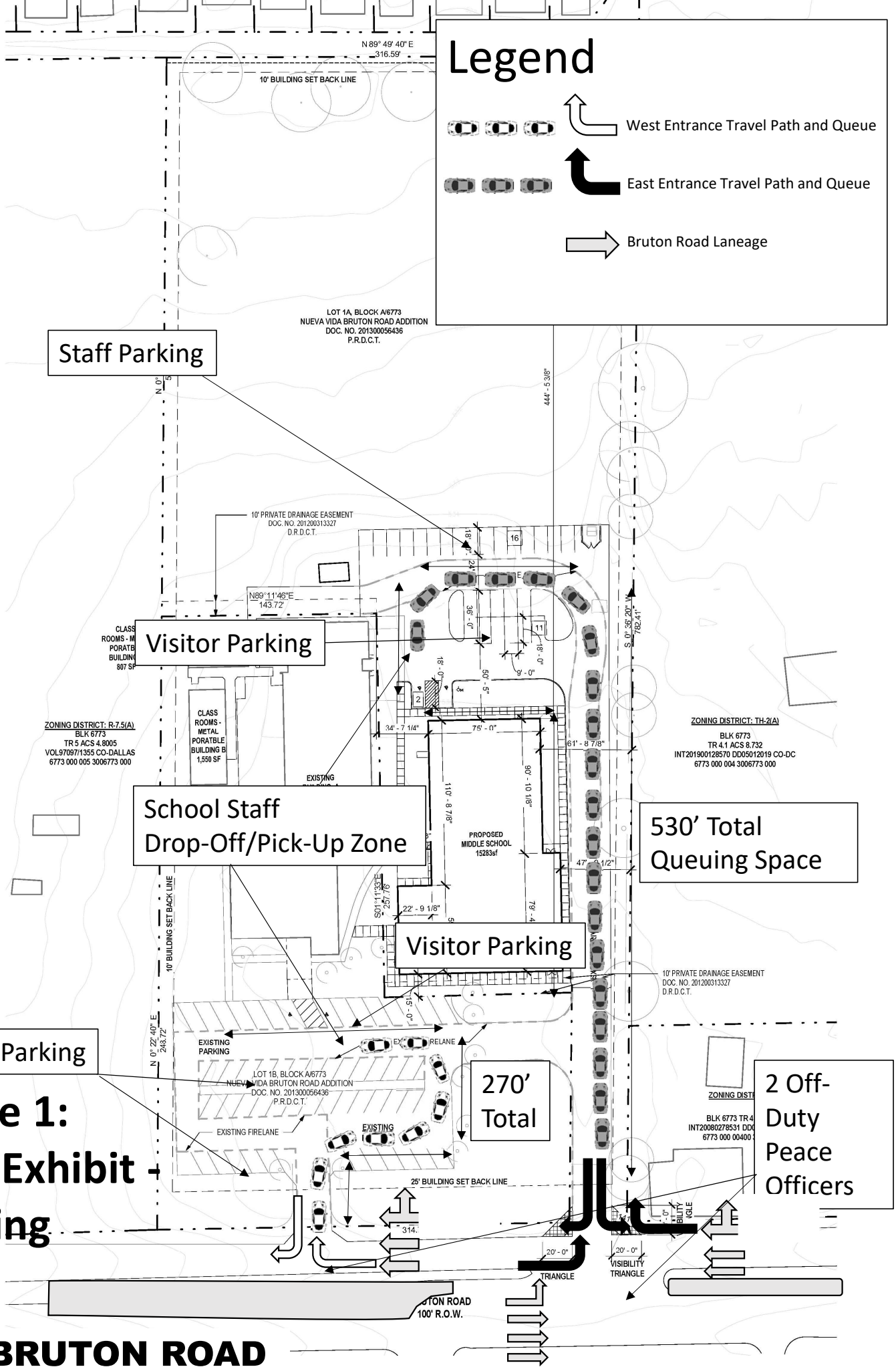
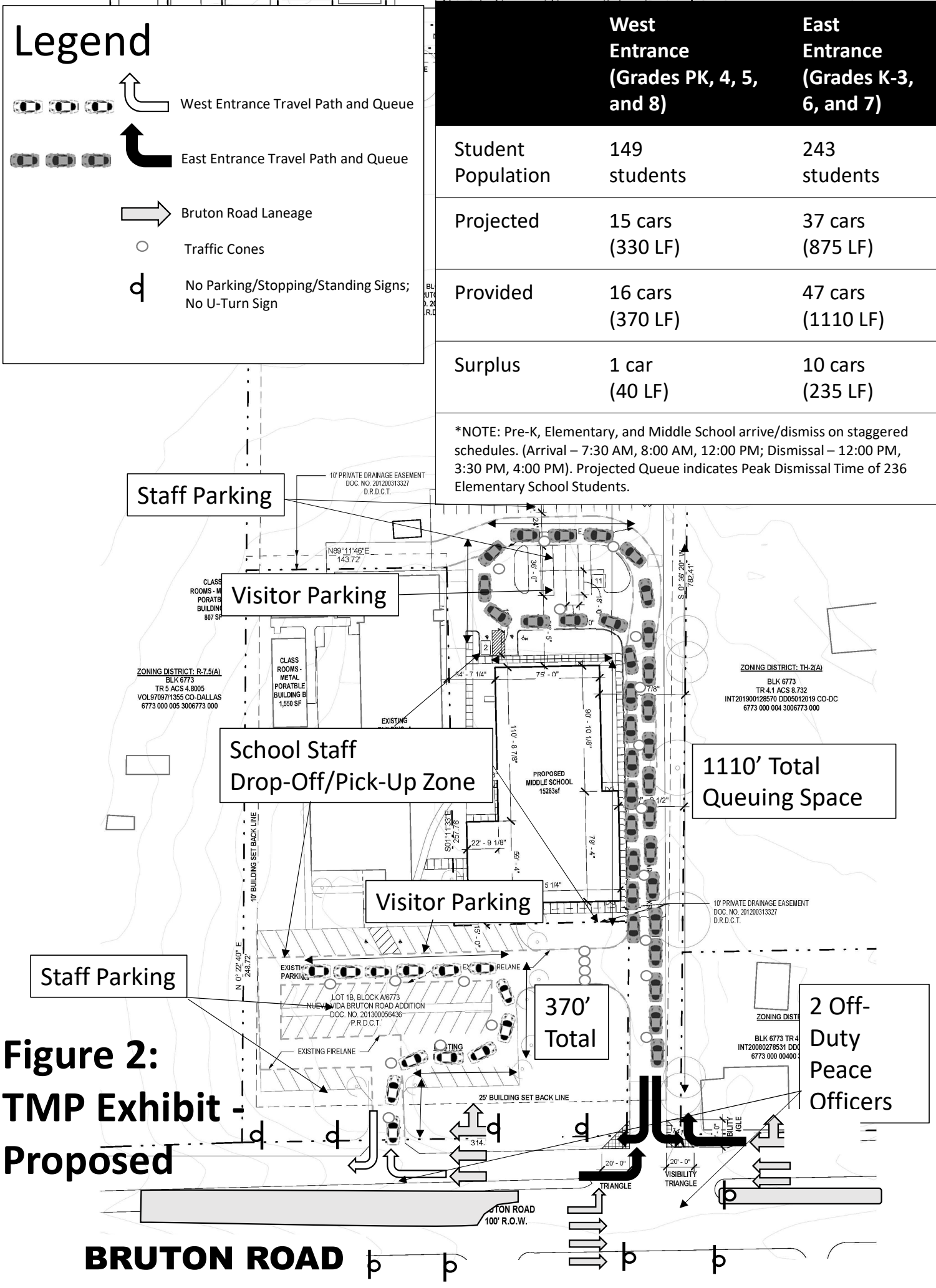


Figure 1: TMP Exhibit - Existing



	West Entrance (Grades PK, 4, 5, and 8)	East Entrance (Grades K-3, 6, and 7)
Student Population	149 students	243 students
Projected	15 cars (330 LF)	37 cars (875 LF)
Provided	16 cars (370 LF)	47 cars (1110 LF)
Surplus	1 car (40 LF)	10 cars (235 LF)

*NOTE: Pre-K, Elementary, and Middle School arrive/dismiss on staggered schedules. (Arrival – 7:30 AM, 8:00 AM, 12:00 PM; Dismissal – 12:00 PM, 3:30 PM, 4:00 PM). Projected Queue indicates Peak Dismissal Time of 236 Elementary School Students.

Figure 2: TMP Exhibit - Proposed

TMP Summary

TABLE 2: SUMMARY OF TMP

FEATURE	Existing Conditions	Projected Conditions
Student Arrival Time:	Elementary - 7:30 AM, 12:00 PM (Pre-K only)	Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM
Student Dismissal Time:	Elementary – 12:00 PM (Pre-K only), 3:30 PM	Elementary – 12:00 PM (Pre-K only), 3:30 PM Middle School – 4:00 PM
School Enrollment:	PK – 48 students KG – 36 students Gr. 1 – 40 students Gr. 2 – 34 students Gr. 3 – 22 students Gr. 4 – 24 students Gr. 5 – 17 students Gr. 6 – 15 students*	PK – 48 students KG – 36 students Gr. 1 – 40 students Gr. 2 – 34 students Gr. 3 – 22 students Gr. 4 – 24 students Gr. 5 – 17 students Gr. 6,7,8 – 176 students*
Number of School Staff Assisting Loading/Unloading:	4	4
Number of Off-Duty Peace Officers:	2	2
Storage Capacity:	530 feet (Eastern Entrance) 270 feet (Western Entrance – Underutilized)	1,110 feet (Eastern Entrance) 370 feet (Western Entrance)
**It should be noted that the 6th grade enrollment is already existing and is planned to move up through 7th and 8th grade. The total number of students for all 6-8th grade is expected to be approximately 176 students when fully utilized.*		

It is the goal of this TMP to eliminate all queues along Bruton Road during arrival and dismissal periods for the school. As shown in on Figure 2 (TMP Exhibit) during arrival and dismissal periods, traffic follows two separate travel paths. As depicted in Figure 2, these paths should be separated by cones to avoid conflicts. The first path is planned to travel through the western site access point and circulate through the southern parking lot. This path provides 370 feet of queuing space that is mis-utilized in existing conditions based on field observations. The second path is planned to travel through the eastern site access point and circulate through the northern parking lot. As shown in Table 2, the expansion

project will provide 580 feet of added storage capacity for the travel path that enters the eastern site access and 100 feet of added storage capacity for the travel path that enters the western site access. This is due to the northern parking lot being shifted further north than its existing location and the shifting of drop-off/pick-up locations.

The staggered arrival/dismissal schedule (elementary school at 7:30 AM and 3:30 PM; middle school at 8:00 AM and 4:00 PM) along with the added storage capacity should help mitigate existing queueing issues along Bruton Road. As shown, the elementary population is expected to remain at 236 students with an additional 176 middle school students to be dismissed at a separate time. Therefore, the maximum queue lengths are expected to occur during the elementary school dismissal period. This means the excess queues onto public roadways that needs to be eliminated will remain the same as existing conditions or decrease due to improved operations.

As discussed in the field observations section of this memo, the eastbound queues were contained within the existing left-turn lane storage (<60 feet) for the duration of the AM arrival period. Additionally, the westbound queues were limited to ~1-2 vehicles for the duration of AM arrival period. Therefore, it is expected that operations and queues for the AM period should remain acceptable.

As discussed, the maximum eastbound queue during the PM dismissal period was approximately 150 feet (6 vehicles). Furthermore, the maximum queue extended approximately 300 feet (12 vehicles) for westbound vehicles measured from the western access. Therefore, the total maximum onto public roadways that needs to be mitigated is approximately 450 feet (6 EB vehicles + 12 WB vehicles). As shown in Figure 2 and Table 2, an additional 580 feet of storage capacity will be provided for the eastern access travel path on-site, and an additional 100 feet of storage capacity will be provided for the western access travel path. As a result, the added storage capacity should mitigate the queuing issues along Bruton Road. Furthermore, the extension of the eastbound left-turn lane or implementation of a westbound right-turn lane is not recommended at this time due to the additional storage capacity on-site. Queue length calculations are attached as an appendix.

Further mitigating the existing queues, it is recommended that Golden Rule Charter School implement a standard practice to efficiently utilize both the east and west entrance during dismissal. Ideal utilization for each entrance would be 30 percent of parents using the west travel path and 70 percent of parents using the east travel path. Table 3 illustrates a possible methodology of how parents would be distributed in order to achieve these percentages:

TABLE 3: DISTRIBUTION OF PARENTS FOR DISMISSAL

Method and School		West Travel Path		East Travel Path	
		Group	Approximate Percent	Group	Approximate Percent
Sort by Grade*	Elementary School	4th and 5th Grade	27%	K-3rd Grade	73%
	Middle School	8th Grade	33%	6th and 7th Grade	67%
** This may result in siblings being separated. In this case, older siblings should join younger siblings' travel path during AM arrival and the younger siblings should join older siblings' travel path during PM dismissal.*					

Relatedly, the Texas Transportation Institute's *Traffic Operations and Safety at Schools: Recommended Guidelines* was reviewed to determine if the provided storage length will be adequate to accommodate the school. This study provides recommended storage lengths based on student population size for elementary, middle, and high schools. According to the guidelines, it is recommended that 900-1,200 feet of storage be provided for elementary/middle schools with student populations of 200-600 students. Therefore, the proposed 1,480 feet of total storage should be sufficient.

It was requested through coordination with the City of Dallas to evaluate restricting the eastbound u-turning movement at the intersection of Bruton Road at the site access drive. The impact of u-turning movements on traffic operations at an intersection differs minimally from left turn movements. However, the impact of restricting u-turns at this site could be beneficial for overall safety at the intersection and the negative impacts would be minimal. Therefore, it is recommended that a u-turns be restricted at this location.

It was also requested through coordination with the City of Dallas to evaluate the potential of restricting the eastern access drive to right-in/right-out only. As a result, this would likely cause increased u-turns at adjacent intersections. Furthermore, the traffic volumes for southbound left-turning vehicles exiting the site (per the September 2019 TIS) show that the number of vehicles making that movements should be manageable without causing significant delays. This is due to the presence of off-duty peace officers directing traffic during arrival and dismissal periods. Therefore, it is not recommended that the eastern access drive be restricted to right-in/right-out movements.

In the event of an emergency occurring during peak arrival/dismissal periods, the school plans to utilize existing procedures to allow emergency vehicles onto the campus. School staff and traffic control officers will direct traffic either off-site, into parking spaces, or off the side of the internal drives in order to clear a path for emergency vehicles to travel.

TMP Statement

The driveway parents should use for arrival and dismissal will be separated by grade as assigned by the school. In the event of siblings the access drive will be determined by the youngest sibling's grade during AM arrival and the oldest sibling during PM dismissal. Follow the travel path at your assigned driveway as directed by off-duty peace officers and traffic cones. Identification card should be ready at drop-off / pick-up. Continue to follow the travel path to exit out of the same driveway that was entered. Follow direction of off-duty peace officers to maintain safety and traffic circulation.

Conclusions and Recommendations

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

- Maintain existing traffic management plan characteristics, including 4 school staff members, 2 off-duty peace officers, temporary traffic control equipment, and student identification system.
- Maintain and utilize the existing travel paths for both the eastern and western entrance points, as shown in the TMP Exhibit. Utilize traffic cones to prohibit the two travel paths from intersecting at the existing connection on the southern portion of the campus.
- Implement a standard practice to control utilization of each travel path by assigning students to each path by grade level. The recommended distribution strategy is identified above. Goal utilization should be 30% for the west travel path and 70% for the east travel path.
- Shift the front of the dismissal queue for each travel path to maximize storage. For the west path this pushes the front of queue to the west corner of the existing building. For the east path, this pushes the front of the queue to the northeast corner of the building expansion.
- Stagger arrival and dismissal times for elementary and middle school students with as much time between phases as possible to avoid queueing issues.

- No parking, standing, or stopping on Bruton Road is allowed. Any observed vehicular queue on Bruton Road should be immediately mitigated.
- Install No Parking/Stopping/Standing signs along the north and south Bruton Road near the site access drives in order to discourage on-street parking before the arrival/dismissal periods end. Figure 2 (TMP Exhibit - Proposed) identifies the placement of the proposed signs.
- Install a No U-Turn sign within the median at the intersection of Bruton Road and the easternmost access drive. Figure 2 (TMP Exhibit - Proposed) identifies the placement of the proposed sign.

SCHOOL TMP REVIEW AND COMMITMENT

The school traffic management plan (TMP) for *<School_Name>* was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. A concerted effort and full participation of the school administration are essential to maintain safe and efficient traffic operations.

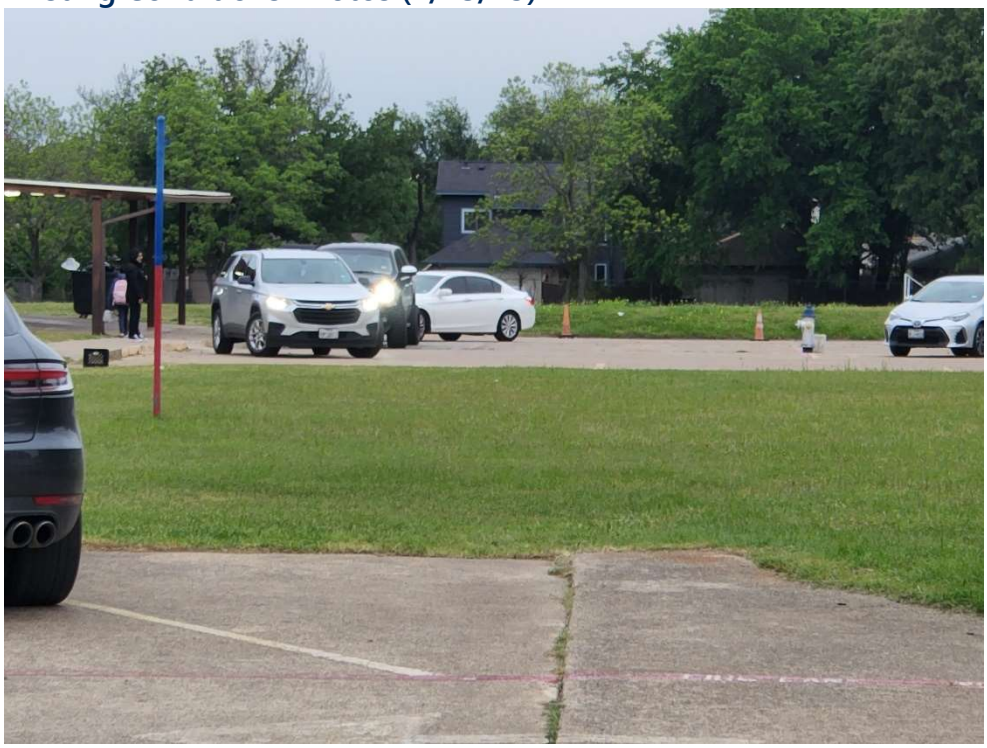
By consent of this submittal, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary through a minor amendment.

Signature

7/7/2023
Date

Name: JOHNNY PEREIRA
Title: CHIEF EXEC. ASST.

Existing Conditions Photos (4/25/23)



1: *Morning Arrival Period - Back Entrance (Eastern Access) On-Campus*

2:*Afternoon Dismissal Period – Eastbound Left-Turn Lane at Eastern Access*

Existing Conditions Photos (4/27/23)

3: *Morning Arrival Period – Eastern Access Drive on Campus*

4:*Afternoon Dismissal Period – Westbound Right-Turn onto Western Access Off-Campus*

Existing Conditions Photos (5/2/23)

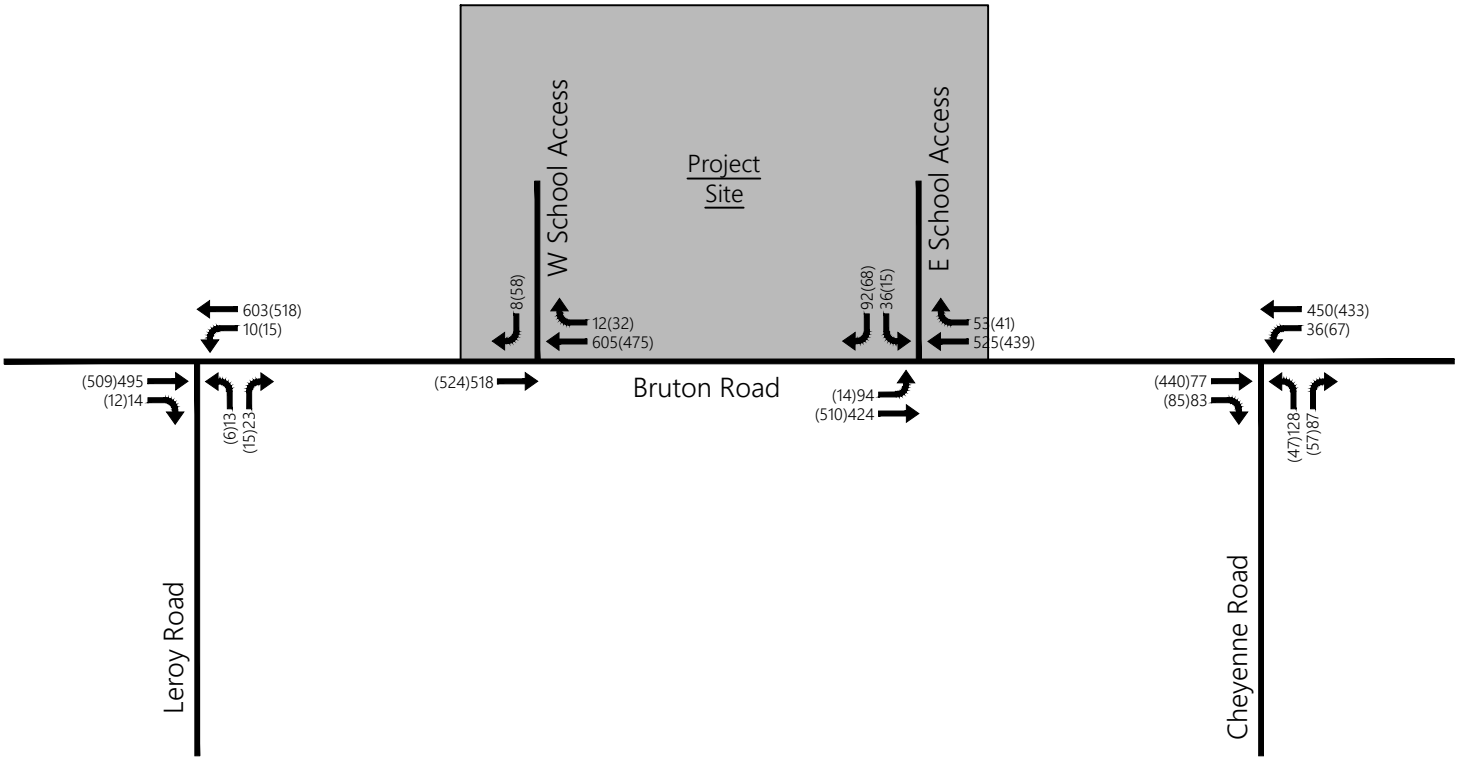
5: *Morning Arrival Period - Back Entrance (Eastern Access) On-Campus*

6:*Afternoon Dismissal Period – Westbound Right-Turn onto Western Access Off-Campus*

Existing Conditions Photos (5/4/23)

7: *Morning Arrival Period - Back Entrance (Eastern Access) On-Campus*

8:*Afternoon Dismissal Period – Eastern Access On-Campus*



XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes

Existing Peak Hour Traffic Volumes
(Not to Scale) Figure 3.

APPENDIX

Queue Length Calculations

Existing On-Site Storage Length = 530 East Entrance + 270 West Entrance = 800 ft
Observed Overflow Queue Length = 150 EB + 300 WB = 450 ft

Existing Queue Length = 800' On-Site + 450' Overflow = 1,250 ft
LF / Vehicle Ratio = 23.5 LF / Vehicle

Future Eastern On-Site Storage Length = 1,110 ft (47 vehicles)
Future Western On-Site Storage Length = 370 ft (16 vehicles)

Projected Queue Eastern Entrance = 1,250' x 70% = 875 ft (37 vehicles)
Projected Queue Western Entrance = 1,250' ft x 30% = 375 ft (16 vehicles)

Note: Due to the recommended staggered arrival / dismissal times, to the peak queueing period is projected to remain during the elementary dismissal of 216 students. Queues associated with the middle school dismissal of 176 students are expected to be less than the elementary dismissal.

Agenda Information Sheet

File #: 23-2686 **Item #:** 5.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20].
Staff Recommendation: **Approval** of an MU-1 District in lieu of a CS District.
Applicant: Bill Foose
Representative: Mike Coker
Planner: Jennifer Muñoz
UA From: August 3, 2023.
Council District: 8
Z212-298(JM)

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CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Jennifer Muñoz

FILE NUMBER: Z212-298(JM) **DATE FILED:** August 31, 2022

LOCATION: North line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20]

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 51.88 acres **CENSUS TRACT:** 48113011603

OWNER: 635 Dowdy Venture

APPLICANT: Bill Foose

REPRESENTATIVE: Mike Coker

REQUEST: An application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow for development of the site with uses and underdevelopment standards permitted in the CS District.

STAFF RECOMMENDATION: **Approval** of an MU-1 District in lieu of a CS District.

PRIOR CPC ACTION: On August 3rd, the City Plan Commission held this case under advisement. New deed restrictions are contemplated in highlighted areas and attached to this report.

BACKGROUND INFORMATION:

- The area of request is currently zoned an A(A) Agricultural District.
- The applicant is proposing to develop the site with warehouse and/or other commercial and industrial uses permitted by the proposed CS Commercial Service District.
- The CS Commercial Service District allows several heavy commercial and light industrial uses that could have tangible land use impacts on the adjacent natural areas/creekways, floodplain, and residential properties.
- The alternative MU-1 Mixed Use District allows for development of the site with consideration of the low-density and residential nature of the area, while meeting development goals of the area plan.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. Z212-297 – On July 6, 2023, the City Plan Commission recommended denial of an application for a CS Commercial Service District on property zoned an R-10(A) Single Family District, on the east line of Dowdy Ferry Road, south of LBJ Freeway. The case was reconsidered on August 17, 2023 as a CS District with deed restrictions volunteered by the applicant.

2. Z212-332 – On August 31, 2022, staff received an application for a Planned Development District for IR Industrial/Research District uses and general merchandise or food store greater than 3,500 square feet and truck stop uses on property zoned an A(A) Agricultural District, on the northeast corner of Dowdy Ferry Road and LBJ Freeway. [Pending CPC August 3, 2023]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Dowdy Ferry Road	Principal Arterial	60 feet / 100 feet Bike Plan
Teagarden Road	Minor Arterial	Proposed 60 foot ROW Bike Plan
LBJ Freeway	Highway	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Further review will be conducted when permits are requested for future development.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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

Policy 1.4.3 Embrace environmental sustainability.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Area Plan:

I-20 Freeway Corridor Land Use Plan
The study was initiated in the spring of 1999 with the City of Dallas Planning and Development Department coordinating project efforts to:

1) Review land use and opportunities for redevelopment including road infrastructure, water, wastewater, and zoning;
2) Identify the impact of this planning effort and its resulting implementation on the study area;
3) Review draft recommendations to ensure that the scope of the study addresses planning issues and neighborhood concerns; and
4) Work with the community and other outside agencies to finalize recommendations for City Plan Commission and City Council consideration.

The I-20 Freeway Corridor Land Use Study Steering Committee developed the following mission statement to help guide the committee as they embarked upon this land use study: “Development of a land use plan that addresses future economic development, transportation, public utility, and other public/private development initiatives along the Interstate-20 freeway corridor.”

The I-20 Freeway Corridor land use study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The subject property is located in Subdistrict 2 of the land use study. The future land use and visioning map designated the property on the northeast side of I-20 as Retail/Commercial and surrounding areas as Vacant, Undeveloped, Agricultural. Across Dowdy Ferry Road to the west is designated Public Parks, Recreation, Open Space. The plan identifies the surrounding areas with significant natural open space, due to the presence of Prairie Creek and the Trinity River. The proposed CS Commercial Service District zoning at this site is not consistent with the Retail/Commercial character as called for by the plan. As such, the proposed change conflicts with the approved area plan. Staff has recommended an MU-1 District in lieu of the requested CS District to add a compatible mix of uses in consideration of the natural resources, floodplain, investment into the adjacent public park and trail system [Great Trinity Forest Gateway Park and Horse Trails], and existing low density single-family uses.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	IR Industrial Research District with Deed Restrictions [Z990-115] and A(A) Agricultural District	Batch plant, single family, and undeveloped/agricultural
East	A(A) Agricultural District	Natural area/creekway [undeveloped] and single family
South	A(A) Agricultural District and R-10(A) Single Family District	Undeveloped, agricultural, and single family
West	A(A) Agricultural District	Public park [Great Trinity Forest Gateway and Horse Trails] and undeveloped

Land Use Compatibility:

The subject property is currently undeveloped. The property is situated between Dowdy Ferry Road and the Prairie Creek floodplain to the east, which exists as a natural area. Surrounding uses consist of a batch plant immediately adjacent to the north, followed by single family and undeveloped/agricultural properties farther north; natural area/creekway undeveloped floodplain and single family to the east; undeveloped, agricultural, and single family to the south; and a public park [Great Trinity Forest Gateway and Horse Trails] and undeveloped uses to the west across Dowdy Ferry Road.

The applicant has requested a CS District to permit possible development of warehouses or other commercial/industrial related uses. The purpose of the CS Commercial Service District is, as stated in the Dallas Development Code, “To provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development.”

The proposed CS District allows significantly more intense uses than the existing A(A) District while continuing a shift in the area from the adjacent property to the north which was rezoned to an LI Light Industrial District with deed restrictions volunteered by the applicant that limit allowable uses on the site, yet remains incompatible with surrounding agricultural and residential uses and natural resources including the creekway/floodplain.

The proposed change would have direct residential adjacency to multiple properties to the east and north of the concrete batch plant where a single-family neighborhood established in the 1940s exists 400 feet away. The proposed and potential uses in the CS District could likely have quality of life impacts on surrounding properties and overall investments including the Great Trinity Forest Gateway and Horse Trails park.

Additional commercial employment and traffic associated with commercial zoning in a space with limited transit and pedestrian infrastructure could also present significant access issues. When considering alternative districts that could potentially accommodate the proposed use, a CS District is the least intense district that still allows the warehouse use. Staff finds the potential heavy commercial and industrial uses of the CS District proposed by the applicant incompatible with the existing neighborhood and future land use goals established by the area plan.

Rather than recommend denial, staff finds the alternative MU-1 Mixed Use District as a suitable district in lieu of the CS District requested by the applicant. The purpose of the MU-1 District is, as stated in the Dallas Development Code, “To provide for the development of moderate density retail, office, and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.”

The MU-1 District would allow an array of land uses for prospective buyers while enhancing the area by providing services in scale and uses which are compatible with retail/commercial and residential, meeting the goals for the future vision of this area. Additionally, the MU-1 District is the least intensive mixed-use district, remaining sensitive to the natural resources of the area by reducing the scale of development potential. This is further identified in the table of compared development standards on the following page.

Finally, the MU-1 District allows for the inclusion of a variety of housing types, including multifamily and mixed-income housing, furthering the housing goals of the city to support additional housing types and accessibility for all residents.

Development Standards:

Following is a comparison between the development standards of the current A(A) District and the proposed CS District. The comparison table includes additional consideration of an MU-1 District, as recommended by staff.

District	Setback		Density	Height	Lot Cover-age	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: A(A)	50'	Side: 20' Rear: 50' for SF 10' for others	1 du/3 ac	24'	10% res. 25% nonres.	None	Agricultural, single family
Proposed: CS	15'[1]	20' adj to res Other: No min	0.75 FAR overall 0.5 office/ lodging/retail combined	45' 3 stories	80%	RPS Visual Intrusion	Commercial and business service; supporting retail, personal service, and office
In Lieu: MU-1	15'	20' when adjacent to res. Other no min. (tower spacing	Base 15 unit/acre MUP (2):20 Units/acre. MUP(3): 25 Units/acre	80'no MUP 90' MUP no retail 120' MUP with retail	80%	RPS Urban Form Setback Tower Spacing	Office, retail, personal service, lodging, residential

[1] 15 feet where adjacent to an expressway or a thoroughfare; no minimum in all other cases.

Although the development standards of a CS District would, in this context, be limited by residential proximity slope and blockface continuity, they would still be out of scale of the established pattern and entitled standards throughout the block. The expanded lot coverage would not be in keeping with the area plan's aim of preservation of open space in this area. However, development of the site under the proposed MU-1 District standards limited by adjacent A(A) District properties and single family uses adjacent to the area of request is more suitable in consideration of the area plan goals. Ultimately, the constraints of the roadway, floodplain, and surrounding residential adjacency will limit the development of this property.

Land Use Comparison:

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200 as applicable
#	Use deed restricted by applicant

	Existing	Proposed	In-Lieu
Use	**A(A)**	**CS**	**MU-1**
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop		R	
Bus or rail transit vehicle maintenance or storage facility		R	
Catering service		•	•
Commercial cleaning or laundry plant		R	
Custom business services		•	•
Custom woodworking, furniture construction, or repair		•	
Electronics service center		•	•
Job or lithographic printing		R	
Labor hall		S	S
Machine or welding shop		R	
Machinery, heavy equipment, or truck sales and services		R	
Medical or scientific laboratory		•	•
Technical school		•	
Tool or equipment rental		•	
Vehicle or engine repair or maintenance		R	
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing		•	

	Existing	Proposed	In-Lieu
Use	**A(A)**	**CS**	**MU-1**
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	★	•
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	S	•	•
Cemetery or mausoleum	S	S	S
Child-care facility	S	•	•
Church	•	•	•
College, university, or seminary	•	•	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			R
Convent or monastery	S	•	•
Foster home	S		•
Halfway house		S	
Hospital		R	S
Library, art gallery, or museum	S		•
Open enrollment charter school or private school	S	S	S
Public school other than an open enrollment charter school	S	R	R
LODGING USES			
Extended stay hotel or motel		S	S
Hotel or motel		★ # Min of 80 Rooms	R/S
Lodging or boarding house		•	
Overnight general purpose shelter		★	
MISCELLANOUS USES			
Carnival or circus (temporary)	★	★	•
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment		S	

	Existing	Proposed	In-Lieu
Use	**A(A)**	**CS**	**MU-1**
Financial institution without drive-in window		•	•
Financial institution with drive-in window		•	D
Medical clinic or ambulatory surgical center		•	•
Office		•	•
RECREATION USES			
Country club with private membership	S	•	•
Private recreation center, club, or area	S	•	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	•
Duplex			•
Group residential facility			•
Handicapped group dwelling unit	★		•
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			•
Residential hotel			
Retirement housing			•
Single family	•		•
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.		S	S
Ambulance service		R	
Animal shelter or clinic without outside runs		R	•
Animal shelter or clinic with outside runs		R	
Auto service center		R	R
Business school		•	•
Car wash		R	R
Commercial amusement (inside)		★	S
Commercial amusement (outside)		D	S
Commercial motor vehicle parking		★	
Commercial parking lot or garage		R	R
Convenience store with drive-through		S	
Dry cleaning or laundry store		•	•
Furniture store		•	
General merchandise or food store 3,500 square feet or less		• # 3,200 sq ft. or less	•
General merchandise or food store greater than 3,500 square feet		•	•

	Existing	Proposed	In-Lieu
Use	**A(A)**	**CS**	**MU-1**
General merchandise or food store 100,000 square feet or more.			S
Mortuary, funeral home, or commercial wedding chapel.		•	•
Home improvement center, lumber, brick or building materials sales yard		R	
Household equipment and appliance repair		•	
Liquefied natural gas fueling station		S	
Motor vehicle fueling station		•	•
Nursery, garden shop, or plant sales		•	•
Outside sales			
Paraphernalia shop		S	S
Pawn shop		•	
Personal service use		•	•
Restaurant without drive-in or drive-through service		R	R
Restaurant with drive-in or drive-through service		D # requires all queueing on property	D
Surface parking			
Swap or buy shop		S	S
Taxidermist		•	
Temporary retail use		•	•
Theater		•	•
Truck stop		S	
Vehicle display, sales, and service		R	
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal		D	
Heliport		S	
Helistop	S	S	
Private street or alley			
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S	★	•
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		•	•
Electrical generating plant			

	Existing	Proposed	In-Lieu
Use	**A(A)**	**CS**	**MU-1**
Electrical substation	S	•	•
Local utilities	★	★	•
Police or fire station	S	•	•
Post office		•	•
Radio, television, or microwave tower	S	R	•
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	•
Utility or government installation other than listed	S	S	•
Water treatment plant	S		
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction		S	
Building mover's temporary storage yard		S	
Contractor's maintenance yard		R	
Freight terminal		R	
Livestock auction pens or sheds			
Manufactured building sales lot		R	
Mini-warehouse		•	S
Office showroom/warehouse		•	
Outside storage		R	
Petroleum product storage and wholesale		S	
Recycling buy-back center		★	
Recycling collection center		★	•
Recycling drop-off container	★	★	•
Recycling drop-off for special occasion collection	★	★	•
Sand, gravel, or earth sales and storage		S	
Trade center		•	
Vehicle storage lot		S	
Warehouse		R	

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a warehouse use is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. However, since this is a general zone change, the parking regulations in Section 51A-4.200 containing the specific off-street parking requirements for all permitted uses would be applicable.

Market Value Analysis:

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

LIST OF PARTNERS / PRINCIPALS / OFFICERS

635 Dowdy Ventures Partners

Bill Foose
Warren Wingert
Jason Wingert
Adelaide Wingert
Hugh Rucker Trust
Dowdy LTD. (Jim Dunaway)
Stanley Goldstein
Bulldog Holdings, LLC
M.W. Connell
Connell Properties, Inc.
Barbara Stewart
Rebekah Nix
John Nix
Carl Nix

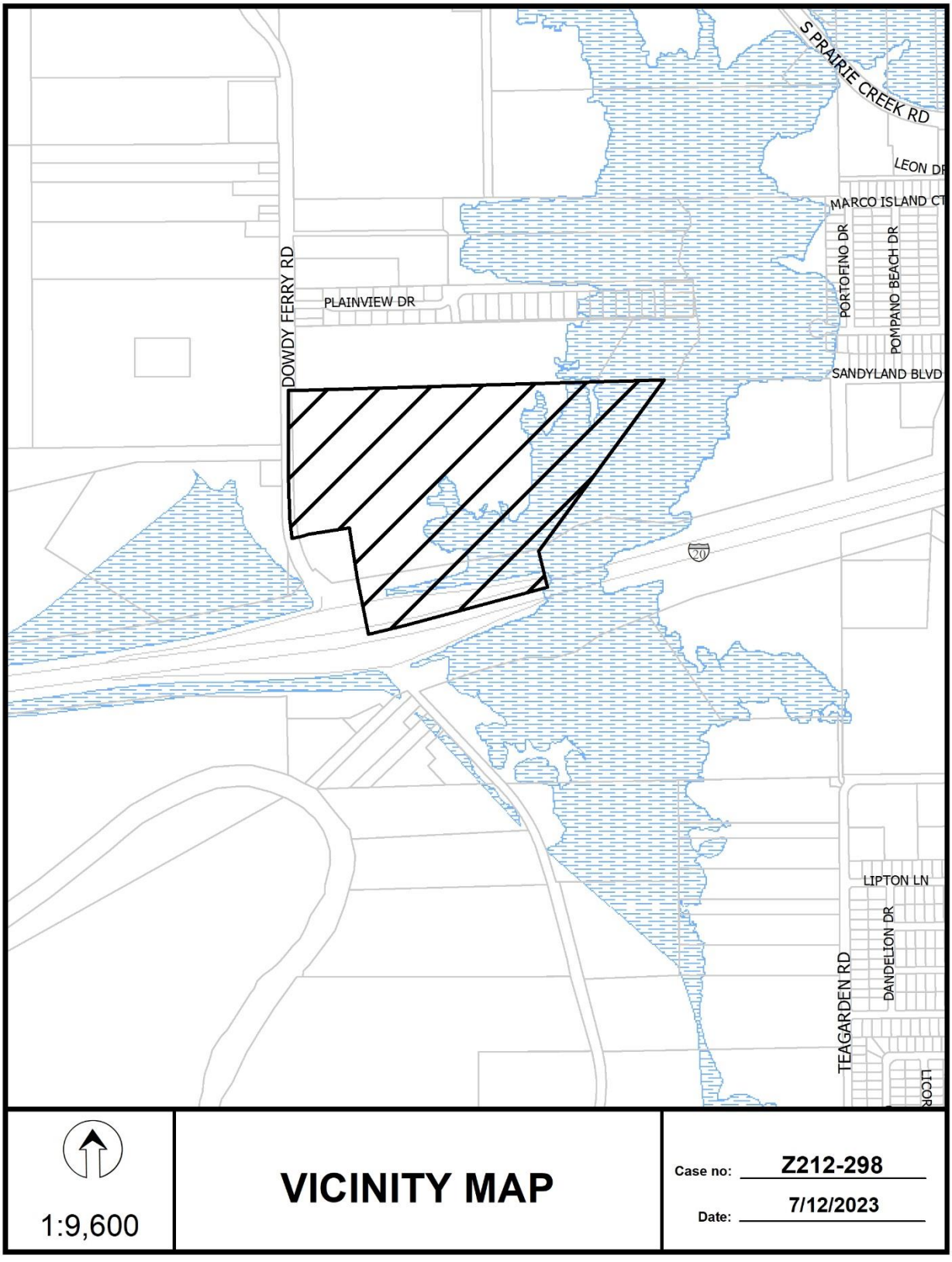
APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

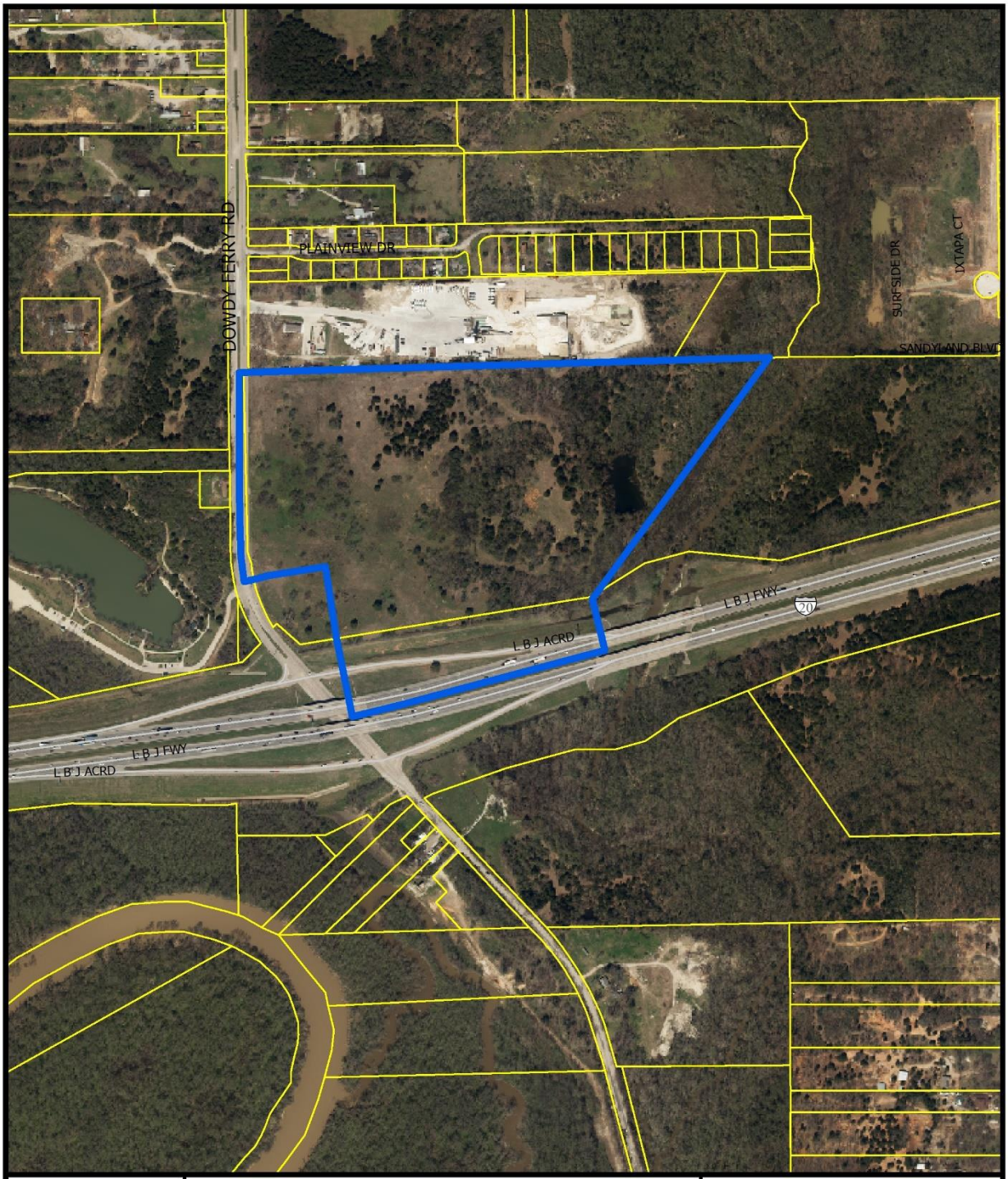
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions") to wit:

(1) Hotel or motel uses must have a minimum of 80 rooms.

(2) Overnight parking for commercial vehicles is not allowed on the Property.

(3) Queuing for all restaurants with drive-in or drive through service must be located on the property.


S PRAIRIE CREEK RD
LEON DR
MARCO ISLAND CT
PORTOFINO DR
POMPANO BEACH DR
DOWDY FERRY RD
PLAINVIEW DR
SANDYLAND BLVD
20
LIPTON LN
DANDELION DR
TEAGARDEN RD
1:9,600
VICINITY MAP
Case no: Z212-298
Date: 7/12/2023

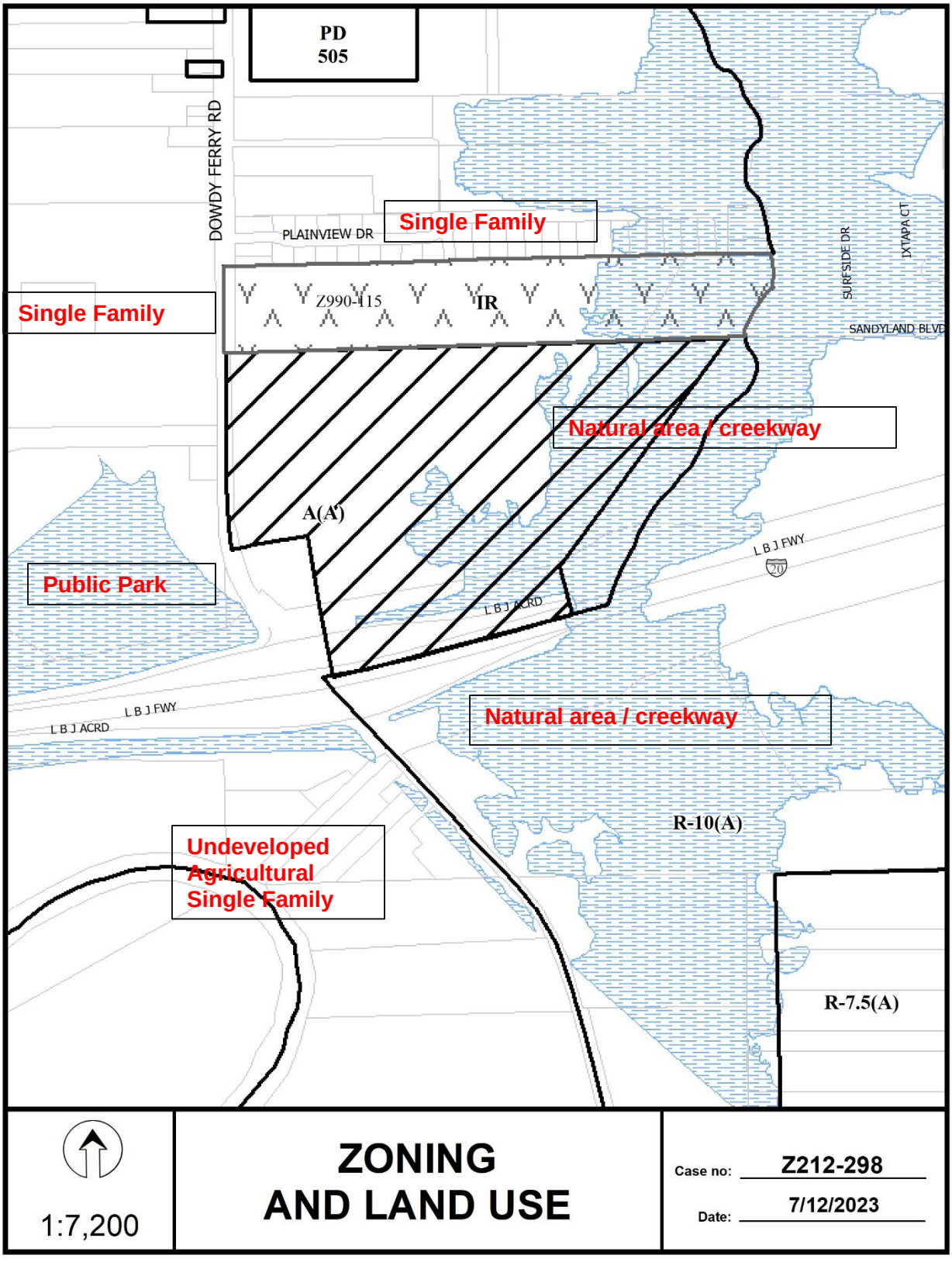


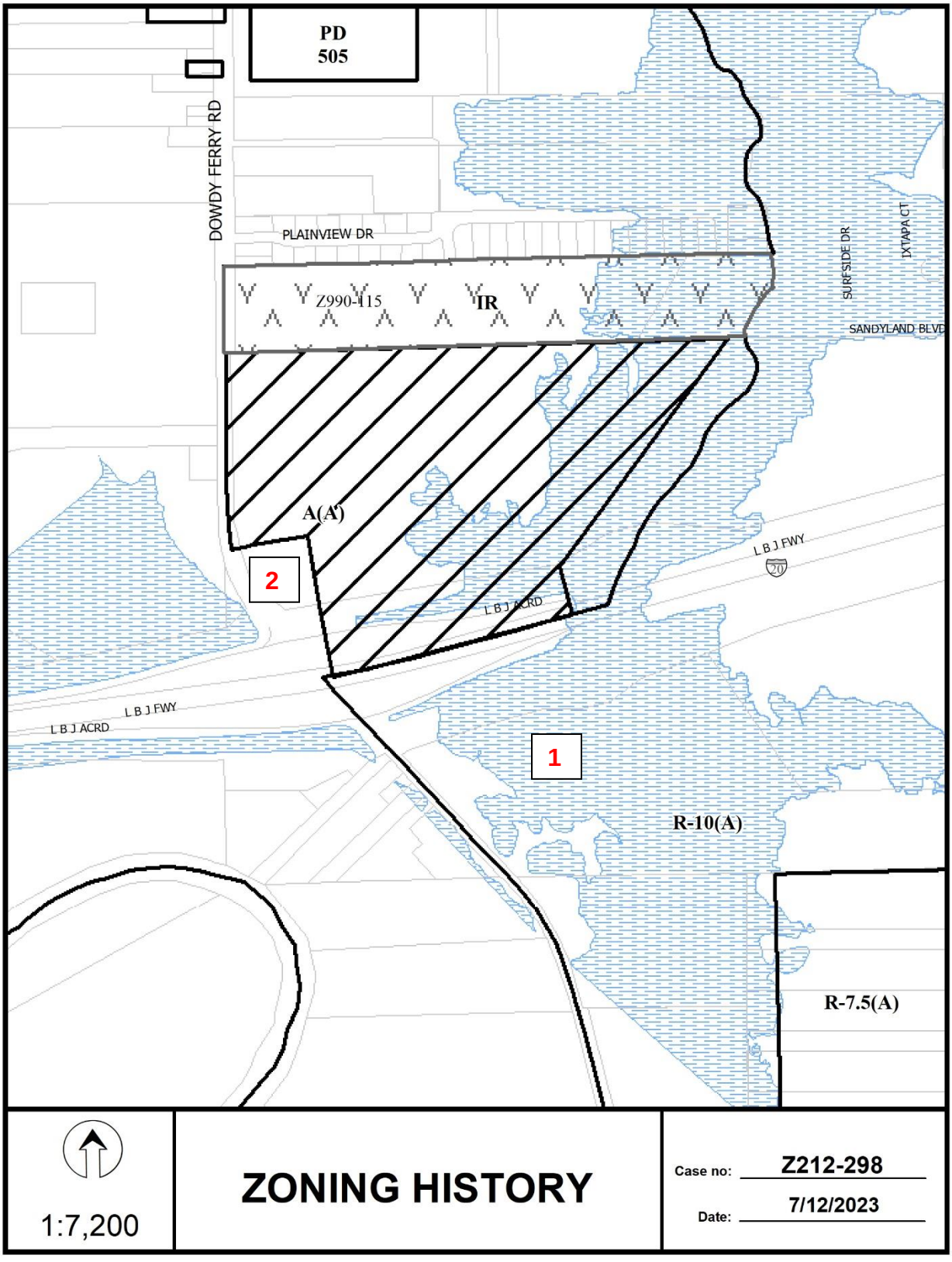
1:7,200

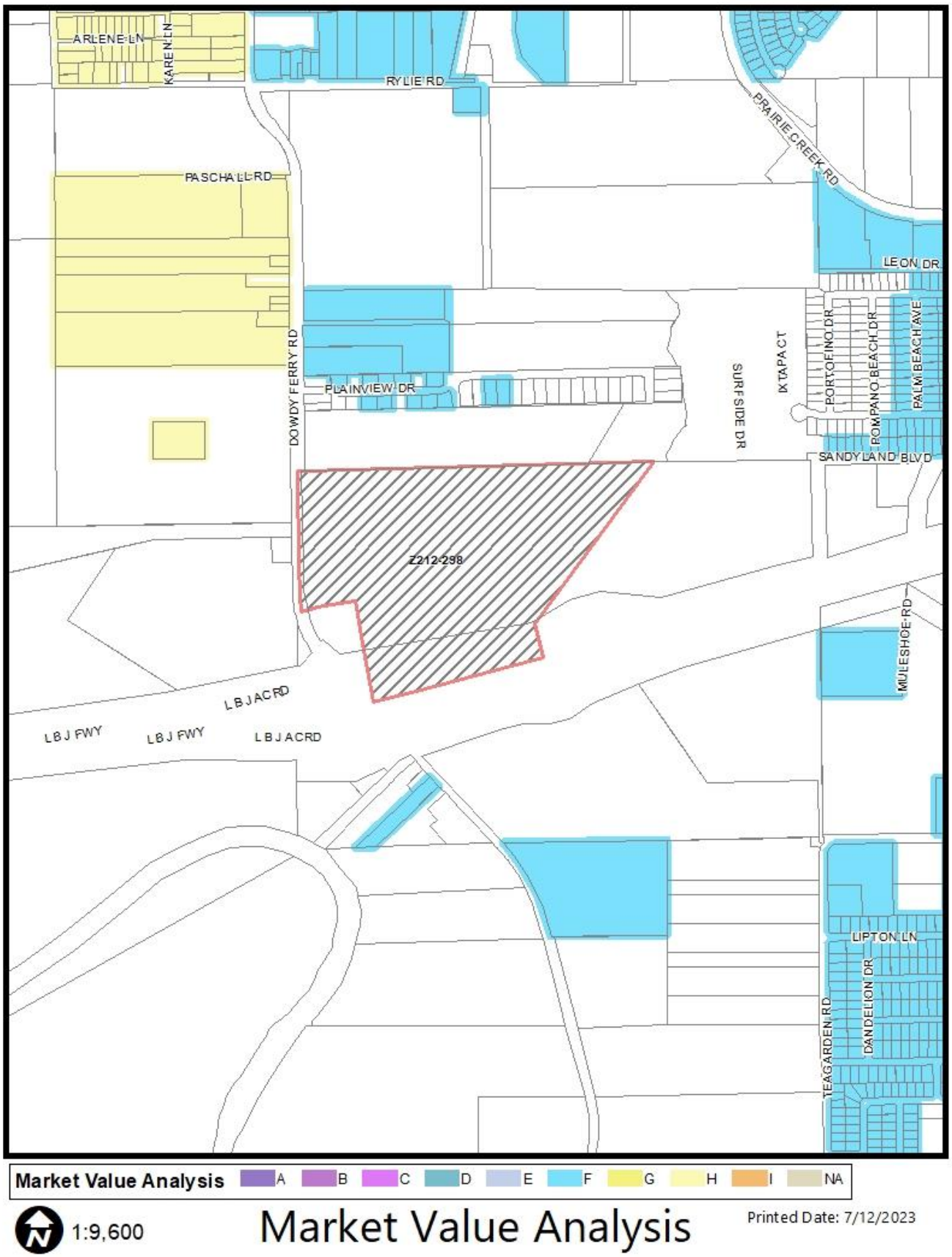
AERIAL MAP

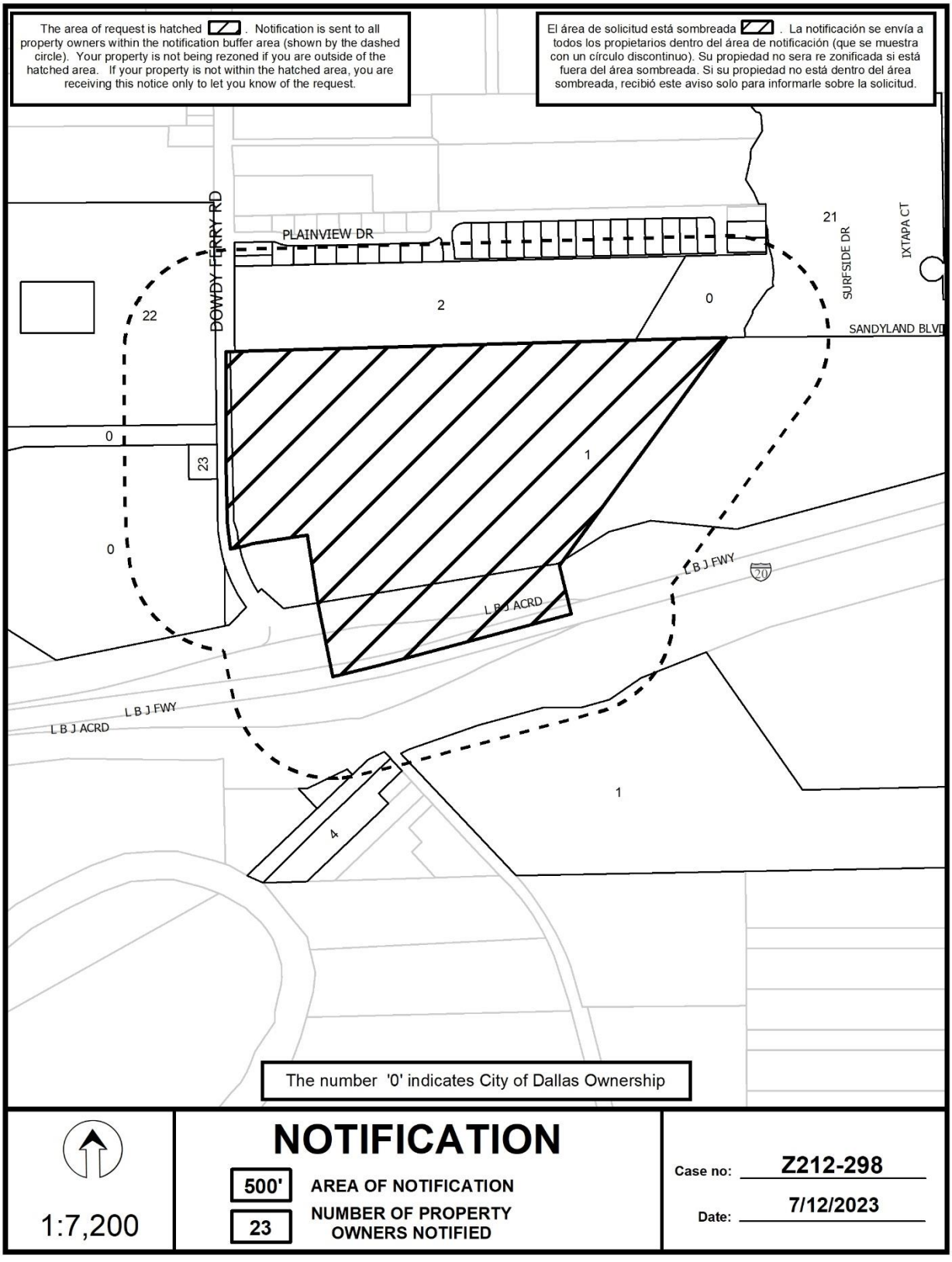
Case no: Z212-298

Date: 7/12/2023


PD
505
DOWDY FERRY RD
PLAINVIEW DR
Single Family
Single Family
Z990-115
IR
SURFSIDE DR
IXTAPA CT
SANDYLAND BLVD
Natural area / creekway
A(A)
L B J FWY
20
L B J ACRD
Public Park
L B J ACRD
L B J FWY
Natural area / creekway
R-10(A)
Undeveloped
Agricultural
Single Family
R-7.5(A)
1:7,200
ZONING
AND LAND USE
Case no: Z212-298
Date: 7/12/2023


PD
505
DOWDY FERRY RD
PLAINVIEW DR
Z990-115
IR
SURFSIDE DR
IXTAPA CT
SANDYLAND BLVD
A(A)
2
L B J FWY
L B J ACRD
L B J ACRD
L B J FWY
1
R-10(A)
R-7.5(A)
1:7,200
ZONING HISTORY
Case no: Z212-298
Date: 7/12/2023


ARLENE LN
KAREN LN
RYLIE RD
PRAIRIE CREEK RD
PASCHALL RD
LEON DR
DOWDY FERRY RD
PLAINVIEW DR
SURFSIDE DR
IXTAPA CT
PORTOFINO DR
POMPANO BEACH DR
PALM BEACH AVE
SANDYLAND BLVD
Z212-298
MULESHOE RD
LBJ ACRD
LBJ FWY
LBJ FWY
LBJ ACRD
LIPTON LN
DANDELION DR
TEAGARDEN RD
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:9,600
Market Value Analysis
Printed Date: 7/12/2023


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
PLAINVIEW DR
DOWDY FERRY RD
SURFSIDE DR
IXTAPA CT
SANDYLAND BLVD
L B J FWY
L B J ACRD
22
21
2
0
1
23
4
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
23
NUMBER OF PROPERTY OWNERS NOTIFIED
1:7,200
Case no: Z212-298
Date: 7/12/2023

07/12/2023

Notification List of Property Owners

Z212-298

23 Property Owners Notified

Label #	*Address*		*Owner*
1	2310	DOWDY FERRY RD	635 DOWDY VENTURE
2	2040	DOWDY FERRY RD	A & F INDUSTRIAL LLC
3	2215	DOWDY FERRY RD	WITHERSPOON DONNA BETH B
4	2219	DOWDY FERRY RD	BAILEY RALPH ET AL
5	2205	DOWDY FERRY RD	MILLER LLOYD E
6	2000	DOWDY FERRY RD	CORTEZ FABIOLA
7	2028	DOWDY FERRY RD	LER PAINTING INC
8	8332	PLAINVIEW DR	CORONADO FRANCISCO J
9	8334	PLAINVIEW DR	MACEDO BULFRANO
10	8336	PLAINVIEW DR	ASEGUERA CARLOS A
11	8340	PLAINVIEW DR	BRANSON ALLINE
12	8344	PLAINVIEW DR	SOLIS JANETT DBA SOLIS
13	8348	PLAINVIEW DR	MONDRAGON PEDRO LOPEZ
14	8352	PLAINVIEW DR	CHAVERO FRANCISCO
15	8354	PLAINVIEW DR	ALFARO JORGE LUIS MARTINEZ &
16	8401	PLAINVIEW DR	SARGENT JAMES E JR
17	8406	PLAINVIEW DR	MUNOZ JOSE OSCAR
18	8412	PLAINVIEW DR	RAWLINSON STONEY EUGENE &
19	8424	PLAINVIEW DR	PARADISO LLC
20	2010	PLAINCREEK DR	PENELTON RHETA ANN
21	9301	SANDYLAND BLVD	BOSCO INVESTMENTS LTD
22	2015	DOWDY FERRY RD	Taxpayer at
23	2065	DOWDY FERRY RD	ROBERTSON EUGENE

Agenda Information Sheet

File #: 23-2687 **Item #:** 6.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A (A) Agricultural District, on the southeast line of Telephone Road, at the terminus of Van Horn Drive.
Staff Recommendation: **Denial.**
Applicant: Santiago Rivera
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: Michael Pepe
UA From: October 5, 2023.
Council District: 8
Z223-106(MP)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Michael Pepe

FILE NUMBER: Z223-106(MP) **DATE FILED:** October 5, 2022

LOCATION: Southeast line of Telephone Road, at the terminus of Van Horn Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±5.34 acres **CENSUS TRACT:** 48113016709

OWNER/APPLICANT: Santiago Rivera

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

REQUEST: An application for 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow commercial motor vehicle parking on the site.

STAFF RECOMMENDATION: **Denial.**

PREVIOUS CPC ACTION: At the October 5, 2023 hearing, the City Plan Commission moved to hold the case under advisement until October 19, 2023.

BACKGROUND INFORMATION:

- The subject parcel is an undeveloped 5.34 acre lot.
- The proposed uses are commercial motor vehicle parking and machinery, heavy equipment, or truck sales and services.
- The lot would be accessed from Telephone Road.
- The proposed use of commercial motor vehicle parking is allowed by right in the proposed CS district but requires a specific use permit within 500 feet of residential zoning. As this block mainly consists of residential zoning, an SUP is required in addition to the general zoning change.
- The property and its surroundings are generally agricultural or residential in character.
- The applicant has not proposed any changes since the previous hearing.

Zoning History:

There have not been any zoning case in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW / Proposed ROW
Telephone Road	Principal Arterial	100-feet / 80-foot Bike Plan

Traffic:

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

The following is applicable at permitting:

- The City is currently coordinating the traffic impact of all proposed development in the area and will determine the rough proportionality for this development to contribute to a proposed installation of a traffic signal on Bonnie View at Telephone.
- Site plan must coordinate with existing median openings for full access.
- Telephone Road is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with S-4-D dimensions which requires 80 feet of ROW (or 40 feet from established centerline.)
- A portion of the subject site is in located in a FEMA designated flood zone AE. Applicant must coordinate with Floodplain Management.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT
GOAL 1.2 PROMOTE DESIRED DEVELOPMENT
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT
Policy 1.4.3 Embrace environmental sustainability.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT
GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY
Policy 5.1.1 Promote pedestrian friendly streetscapes.
Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY
Policy 5.2.1 Maintain neighborhood scale and character.
Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Comprehensive Environmental and Climate Action Plan (CECAP):

Goal 5: Dallas protects its water resources and its communities from flooding and drought.

WR10 - Evaluate policies affecting drainage and erosion to ensure sustainable development and mitigate adverse impacts

Goal 6: Dallas protects and enhances its ecosystems and green spaces that in turn improve public health.

EG3 - Increase tree canopy in both private and public realm to complete implementation of recommendations from the Urban Forest Masterplan

Goal 8: All Dallas' communities breathe clean air.

AQ4 - Ensure new industries are an appropriate distance away from neighborhoods

The proposed zoning and site plan are non-compliant and non-supportive of CECAP target goals, undermining public health and safety.

A. Air Quality Impacts: Increased concentrations of impervious surfaces which lead to increased heat island generation, ozone degradation etc.
B. Air Quality and Water Quality Impacts through deforestation of existing tree canopy as well as environmentally sensitive native plant species.
C. Water Quality Impacts: Increased concentrations of impervious surfaces increases storm water runoff, flooding and further degradation of natural systems such as creeks, streams, springs, wetlands etc.
D. Water Quality Impacts: Increased concentrations of impervious surfaces prevents and undermines natural ground water absorption which in turn increases flooding by concentrating into runoff, requiring additional and sometimes unnecessary infrastructure expenses.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Agricultural / Natural area
North	A(A) Agricultural District, LI Light Industrial District	Single Family, Warehouse, Natural area
East	A(A) Agricultural District	Commercial amusement (outside), (Observed uses, No CO)
South	A(A) Agricultural District	Natural area, Cedar Valley College
West	A(A) Agricultural District	Agricultural

Land Use Compatibility:

The area of request is currently agricultural with a natural creekway in the rear of the site. Properties to the west along Telephone Road include agricultural uses. Across Telephone Road to the north are several single family homes. Across Telephone Road and Van Horn Drive from the site further to the northwest, there is a warehouse use. Property across the creek to the east zoned A(A) appears to include the uses of commercial amusement (outside) and machinery, heavy equipment, or truck sales and service. This conclusion is based on field observation, as there are not certificates of occupancy for that site. Natural areas remain behind the site to the south, and further afield in that direction is the Cedar Valley College campus. Staff does not find the proposed use and zoning districts compatible with the surrounding area.

Although warehouse uses have been built across Telephone Road and Van Horn Drive from the subject site, the wide right-of-way that is Telephone Road serves as a substantial distinction between the industrial development along I-635 and the significant natural area in and around Cedar Valley College. The south face of this block consists of a consistent collection of properties zoned A(A) Agricultural District and used accordingly. Commercial zoning has not been established on the southern side of the block for a half mile extent. Approval of the CS Commercial Service District and SUP could have considerable land use impacts on surrounding residential properties and disrupt the established pattern which maintains agricultural character. Location of these industrial uses adjacent to the creekway presents additional concerns for erosion and contamination of the surrounding natural areas. Additionally, the proposed industrial uses do not support or compliment the primary community asset in the area, Cedar Valley College.

The proposed CS base zoning with deed restrictions does not constitute what the comprehensive plan refers to as “zoning flexible enough to respond to changing economic conditions,” nor does it accomplish the goal of long-term land use planning. Deed restrictions, especially those that remove all, but a select few uses desired by an operator in the immediate term, cannot serve as a replacement for thoughtful distribution of zoning districts throughout the city, and conflict with the intended function of zoning districts altogether.

In this case, the proposed district would allow only nine permanent uses by right. Although these intense uses and the others typically allowed in CS Commercial Service are not appropriate on this block, the approval of extremely narrow use entitlements in lieu of general purpose zoning districts does not serve the interest of the community or property owners.

Deed restrictions may be applied to permit a single tenant to operate a single use on a site, but the underlying zoning district can still alter the character of the surrounding area. Although heavily restricted by the applicant's volunteered deed restrictions, the requested CS District could encourage further commercial encroachment in the area, as the intent or purpose of the deed restrictions are forgotten over time and they are amended or terminated.

Development Standards

District	Setbacks		Height	Lot Coverage[1]	Density/FAR	Special Standards
	Front	Side/Rear				
Existing A(A)	50' min No max	20' min side 50' min rear for single family structures 10' min rear for other permitted structures	24' max No max stories	10% max for residential structures 25% max for nonresidential structures	No max dwelling unit density No max FAR Minimum lot size for residential use is three acres	Continuity of blockface
Proposed CS	15' min No max 50' effective	20 feet adj res Otherwise, no min	45' max Max 3 stories	80% max	FAR: 0.5 max for lodging, office, and retail/personal service uses combined, 0.75 max for all uses combined	DIR for trip gen > 6000 per day and 500 trips per acre per day Continuity of blockface

[1]Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Although the development standards of a CS District would, in this context, be limited by blockface continuity, they would still be out of scale of the established pattern and entitled standards throughout the block. Development of the site under the existing A(A) District standards would be more appropriate as the additional intensity is not in scale with the residential and natural character of the area.

Land Use Comparison:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed	Proposed
Use	**A(A)**	**CS**	**CS with DR**
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	*Prohibited by DR*
Private stable			
COMMERCIAL AND BUSINESS SERVICES USES			
Building Repair and Maintenance Shop		R	*Prohibited by DR*
Bus or rail transit vehicle maintenance or storage facility		R	*Prohibited by DR*
Catering service		•	*Prohibited by DR*
Commercial Bus Station and terminal		D or S	*Prohibited by DR*
Commercial cleaning or laundry plant		R	*Prohibited by DR*
Custom business services		•	*Prohibited by DR*
Custom woodworking, furniture construction, or repair		•	*Prohibited by DR*
Electronics service center		•	*Prohibited by DR*
Job or lithographic printing		R	*Prohibited by DR*
Labor hall		S	*Prohibited by DR*
Machine or welding shop		R	*Prohibited by DR*
Machinery, heavy equipment, or truck sales and services		R	R
Medical or scientific laboratory		•	*Prohibited by DR*
Technical school		•	*Prohibited by DR*
Tool or equipment rental		•	*Prohibited by DR*

	Existing	Proposed	Proposed
Use	**A(A)**	**CS**	**CS with DR**
Vehicle or engine repair or maintenance		R	R
INDUSTRIAL USES			
Alcoholic beverage manufacturing		R	*Prohibited by DR*
Gas drilling and production	S	*S*	*Prohibited by DR*
Gas pipeline compressor station			
Industrial (inside)			*Prohibited by DR*
Industrial (inside) for light manufacturing		•	*Prohibited by DR*
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	*S*	*Prohibited by DR*
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	S	•	*Prohibited by DR*
Cemetery or mausoleum	S	S	*Prohibited by DR*
Child-care facility	S	•	*Prohibited by DR*
Church	•	•	*Prohibited by DR*
College, university, or seminary	S	•	*Prohibited by DR*
Community service center	S	S	*Prohibited by DR*
Convalescent and nursing homes, hospice care, and related institutions	S (TH-3(A) only)		
Convent or monastery	S	•	*Prohibited by DR*
Foster home	S		
Halfway house			
Hospital		S	*Prohibited by DR*
Library, art gallery, or museum	S		
Public or private school	S	R	*Prohibited by DR*
LODGING USES			
Extended stay hotel or motel		S	*Prohibited by DR*
Hotel or motel		R or S	*Prohibited by DR*

	Existing	Proposed	Proposed
Use	**A(A)**	**CS**	**CS with DR**
Lodging or boarding house		•	*Prohibited by DR*
Overnight general-purpose shelter		• Special	*Prohibited by DR*
MISCELLANEOUS USES			
Attached non-premise sign		S	S
Carnival or circus (temporary)	[Special]	[Special]	*Prohibited by DR*
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment		*S*	*Prohibited by DR*
Financial institution without drive-in window		•	*Prohibited by DR*
Financial institution with drive-in window		*R*	*Prohibited by DR*
Medical clinic or ambulatory surgical center		•	*Prohibited by DR*
Office		•	•
RECREATION USES			
Country club with private membership	S	•	*Prohibited by DR*
Private recreation center, club, or area	S	•	*Prohibited by DR*
Public park, playground, or golf course	•	•	*Prohibited by DR*
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	•
Duplex	• (TH-3(A) only)		
Group residential facility			
Handicapped group dwelling unit	• per 4.209		
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family	•		
RETAIL AND PERSONAL SERVICE USES			

	Existing	Proposed	Proposed
Use	**A(A)**	**CS**	**CS with DR**
Alcoholic beverage establishments		• Special	*Prohibited by DR*
Ambulance service		*R*	*Prohibited by DR*
Animal shelter or clinic without outside runs		*R*	*Prohibited by DR*
Animal shelter or clinic with outside runs		• or S	*Prohibited by DR*
Auto service center		*R*	*Prohibited by DR*
Business school		•	*Prohibited by DR*
Car wash		*R*	*Prohibited by DR*
Commercial amusement (inside)		• (Some require S)	*Prohibited by DR*
Commercial amusement (outside)		*DIR*	*Prohibited by DR*
Commercial motor vehicle parking		• S within 500' res	• S within 500' res
Commercial parking lot or garage		R	R
Convenience store with drive-through		*S*	*S*
Drive-in Theater	S	S	*Prohibited by DR*
Dry cleaning or laundry store		•	*Prohibited by DR*
Furniture store		•	*Prohibited by DR*
General merchandise or food store 3,500 square feet or less		•	*Prohibited by DR*
General merchandise or food store 3,500 square feet or greater		•	*Prohibited by DR*
General merchandise or food store greater than 100,000 square feet		*S*	*S*
Home improvement center, lumber, brick or building materials sales yard		R	*Prohibited by DR*
Household equipment and appliance repair		•	•
Liquefied natural gas fueling station		S	*Prohibited by DR*
Motor vehicle fueling station		•	*Prohibited by DR*
Mortuary, funeral home, or commercial wedding chapel.		•	*Prohibited by DR*
Nursery, garden shop, or plant sales		•	•
Outside sales		S	S
Paraphernalia shop		*S*	*S*
Pawn shop		*S*	*Prohibited by DR*
Personal service use		•	*Prohibited by DR*
Restaurant without drive-in or drive-through service		R	*Prohibited by DR*

	Existing	Proposed	Proposed
Use	**A(A)**	**CS**	**CS with DR**
Restaurant with drive-in or drive-through service		*DIR*	*Prohibited by DR*
Swap or buy shop		*S*	*Prohibited by DR*
Taxidermist		•	*Prohibited by DR*
Temporary retail use		•	•
Theater		•	*Prohibited by DR*
Truck stop		S	S
Vehicle display, sales, and service		R	*Prohibited by DR*
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal		R	*Prohibited by DR*
Heliport		S	*Prohibited by DR*
Helistop		S	*Prohibited by DR*
Private street or alley	S		
Railroad passenger station		S	*Prohibited by DR*
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	*Prohibited by DR*
Transit passenger station or transfer center	S	S or CC	S or CC
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		*S*	*Prohibited by DR*
Electrical generating plant			
Electrical substation	S	•	*Prohibited by DR*
Local utilities	S / R	S / R	*Prohibited by DR*
Police or fire station	S	•	*Prohibited by DR*
Post office	S	•	*Prohibited by DR*
Radio, television, or microwave tower		R	*Prohibited by DR*
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	(Special)	(Special)	*Prohibited by DR*
Utility or government installation other than listed	S	S	*Prohibited by DR*

	Existing	Proposed	Proposed
Use	**A(A)**	**CS**	**CS with DR**
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction		S	*Prohibited by DR*
Building mover's temporary storage yard		S	S
Contractor's maintenance yard		R	S
Freight terminal		R	*Prohibited by DR*
Livestock auction pens or sheds			
Manufactured building sales lot		R	*Prohibited by DR*
Mini warehouse		•	•
Office showroom/warehouse		•	*Prohibited by DR*
Outside storage		R	R
Petroleum product storage and wholesale			*Prohibited by DR*
Recycling buy-back center		• Special	*Prohibited by DR*
Recycling collection center		• Special	*Prohibited by DR*
Recycling drop-off container	(Special)	• Special	*Prohibited by DR*
Recycling drop-off for special occasion collection	(Special)	• Special	*Prohibited by DR*
Sand, gravel, or earth sales and storage			
Trade center		•	*Prohibited by DR*
Vehicle storage lot			
Warehouse		R	R

Landscaping:

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

Parking:

There is no minimum parking requirement for commercial motor vehicle parking. The use of machinery, heavy equipment, or truck sales and service requires one space per 1,000 square feet of sales area (whether inside or outside). The plan does not depict any sales area, as it is primarily a repair facility. The plan does include 70 car spaces and 37 commercial motor vehicle spaces.

Market Value Analysis:

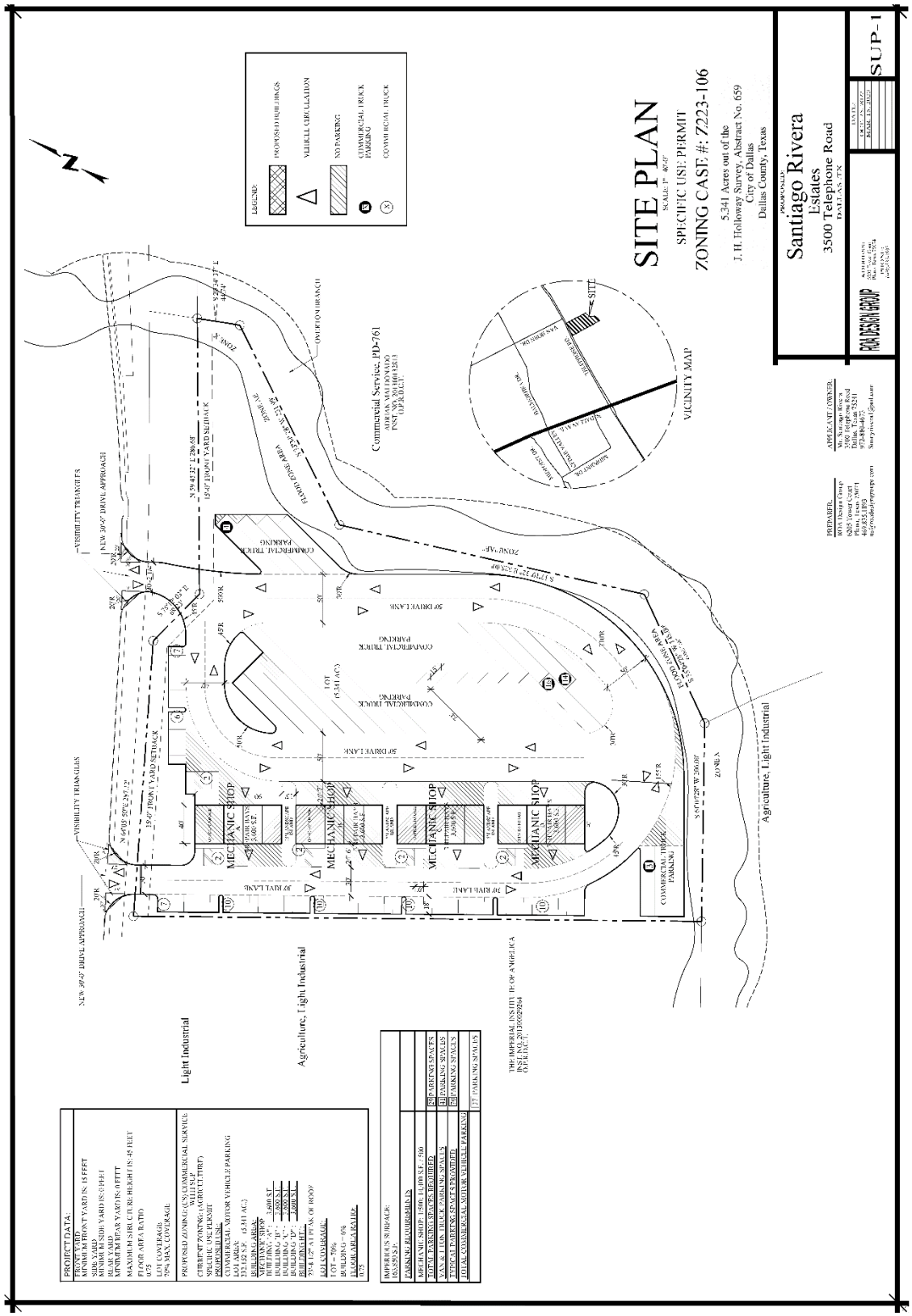
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

LIST OF PARTNERS/PRINCIPALS/OFFICERS

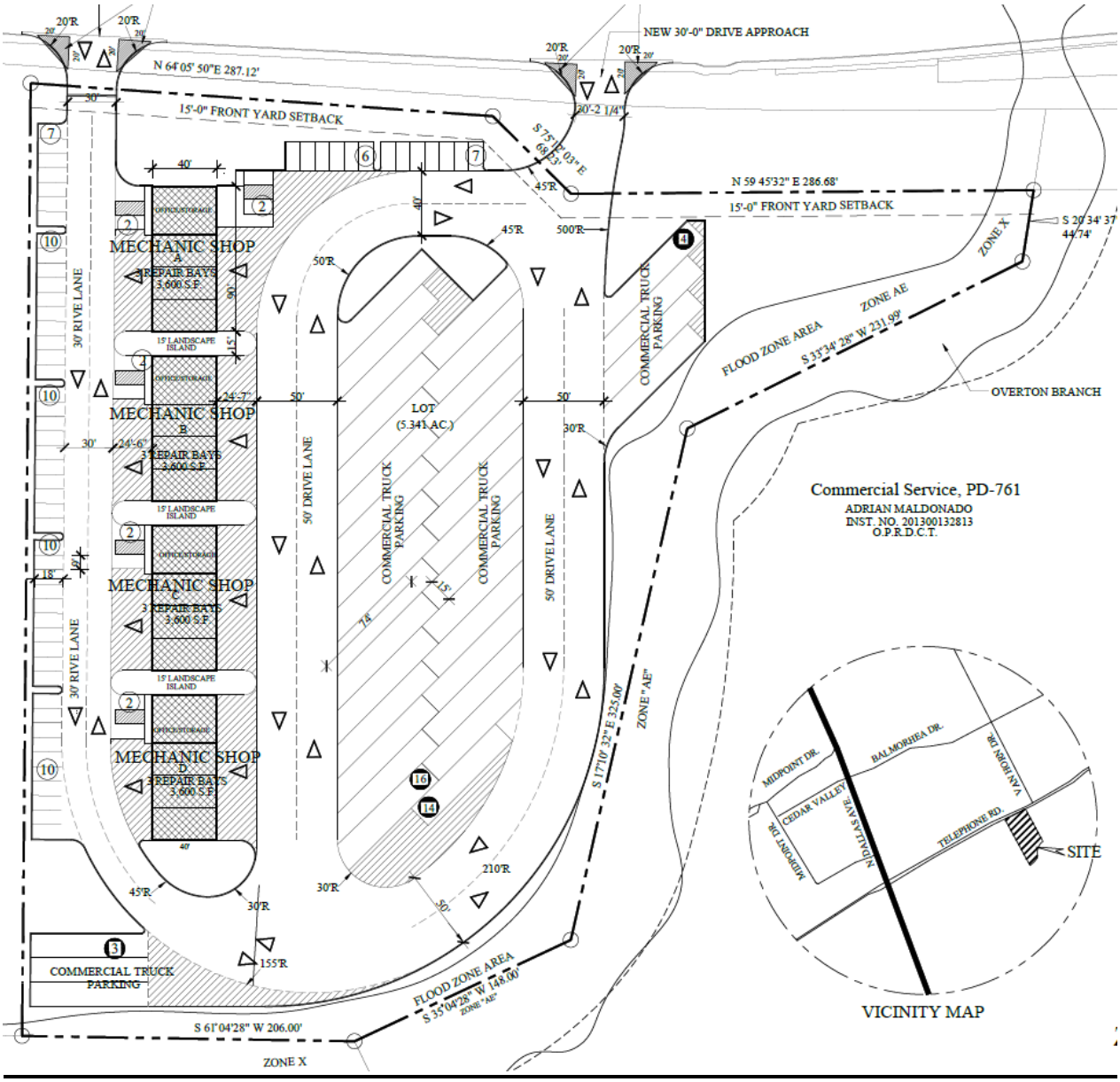
SAPO Real Estate, LLC

Mr. Santiago Rivera

APPLICANT'S PROPOSED SITE PLAN



APPLICANT'S PROPOSED SITE PLAN (ENLARGED)



APPLICANT'S PROPOSED DEED RESTRICTIONS

1. The following main uses are prohibited:

   a. Agricultural uses.
      -- Crop production.

   b. Commercial and business service uses.

      -- Building repair and maintenance shop.
      -- Bus or rail transit vehicle maintenance or storage facility.
      -- Catering service.
      -- Commercial cleaning or laundry plant.
      -- Custom business services.
      -- Custom woodworking, furniture construction, or repair.
      -- Electronics service center.
      -- Job or lithographic printing.
      -- Labor hall.
      -- Machine or welding shop.
      -- Medical or scientific laboratory.
      -- Technical school.
      -- Tool or equipment rental.

   c. Industrial uses.

      -- Alcoholic beverage manufacturing.
      -- Gas drilling and production.
      -- Inside industrial.
      -- Temporary concrete or asphalt batching plant.

   d. Institutional and community service uses.

      -- Adult day care facility.
      -- Cemetery or mausoleum.
      -- Child-care facility.
      -- Church.
      -- College, university, or seminary.
      -- Community service center.
      -- Convent or monastery.
      -- Halfway house.
      -- Hospital.
      -- Open-enrollment charter school or private school.
      -- Public school other than an open-enrollment charter school.

   e. Lodging uses.

-- Extended stay hotel or motel.
-- Hotel or motel.
-- Lodging or boarding house.
-- Overnight general purpose shelter.

f. Miscellaneous uses.

-- Carnival or circus (temporary).

g. Office uses.

-- Alternative financial establishment.
-- Financial institution without drive-in window.
-- Financial institution with drive-in window.
-- Medical clinic or ambulatory surgical center.

h. Recreation uses.

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

i. Retail and personal service uses.

-- Alcoholic beverage establishments.
-- Ambulance service.
-- Animal shelter or clinic without outside runs.
-- Animal shelter or clinic with outside runs.
-- Auto service center.
-- Business school.
-- Car wash.
-- Commercial amusement (inside).
-- Commercial amusement (outside).
-- Drive-in theater.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Home improvement center, lumber, brick or building materials sales yard.
-- Liquefied natural gas fueling station.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Pawn shop.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.

-- Restaurant with drive-in or drive-through service.
-- Swap or buy shop.
-- Taxidermist
-- Theater.
-- Vehicle display, sales, and service.

j. Transportation uses.

-- Commercial bus station and terminal.
-- Heliport.
-- Helistop.
-- Railroad passenger station.
-- Transit passenger shelter.
-- Transit passenger station or transfer center.

k. Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower.
-- Tower/antenna for cellular communication.
-- Utility or government installation other than listed.

l. Wholesale, distribution, and storage uses.

-- Auto auction.
-- Freight terminal.
-- Manufactured building sales lot.
-- Office showroom/warehouse.
-- Petroleum product storage and wholesale.
-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.
-- Trade center.

2. The following accessory uses are prohibited:

-- Accessory game court (private).
-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

-- Day home.
-- General waste incinerator
-- Swimming pool (private).
-- Pedestrian skybridges.

APPLICANT'S PROPOSED CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is Commercial Motor Vehicle Parking.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

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

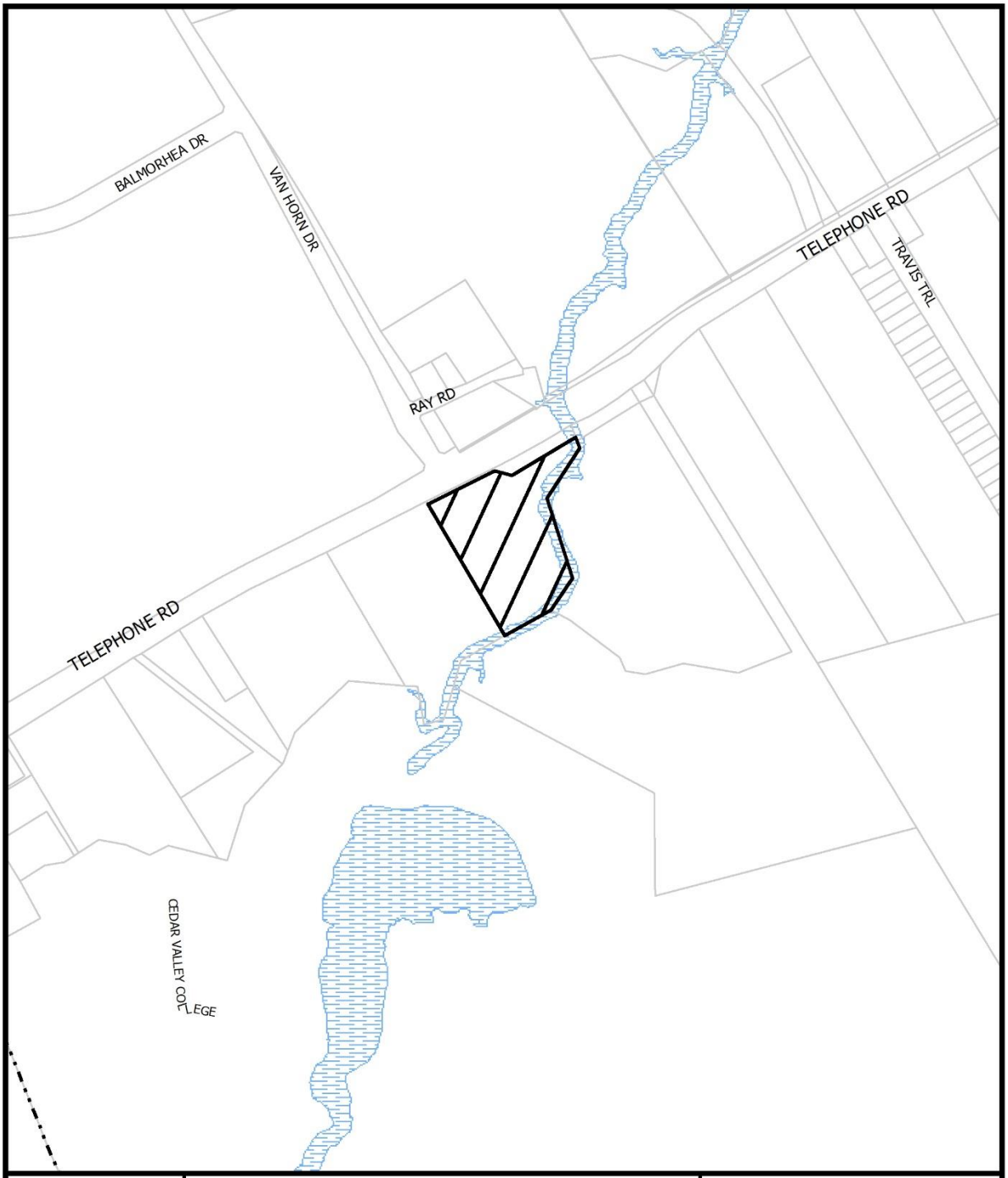
4. HOURS OF OPERATION: The hours of operation are between 6:00 a.m. to 9:00 p.m., Monday through Saturday.

5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

6. PARKING: Off-street parking must be located as shown on the attached site plan. The parking area must be enclosed with a minimum 6-foot-high fence.

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

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



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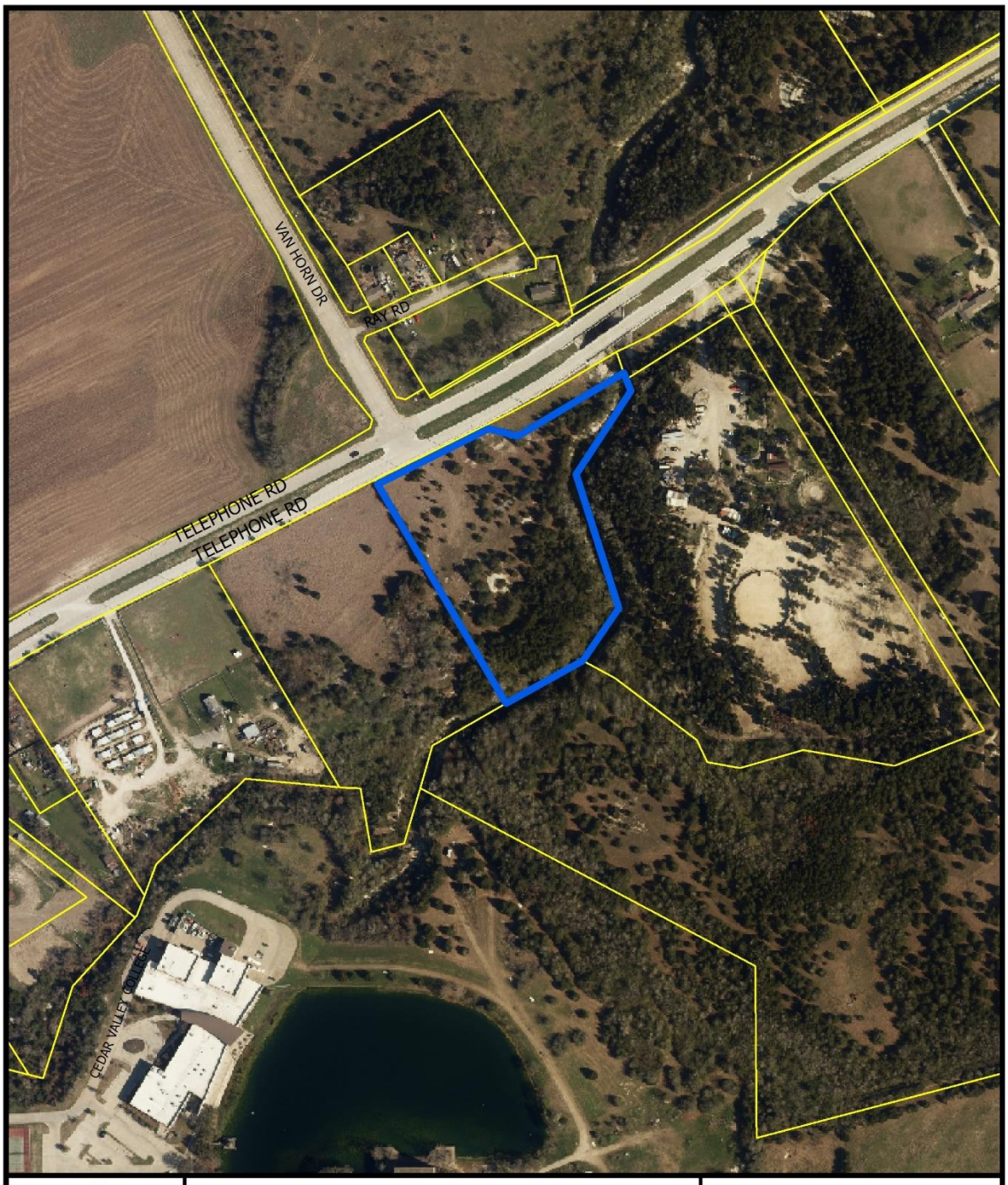
VICINITY MAP

Case no: Z223-106

Date: 8/11/2023



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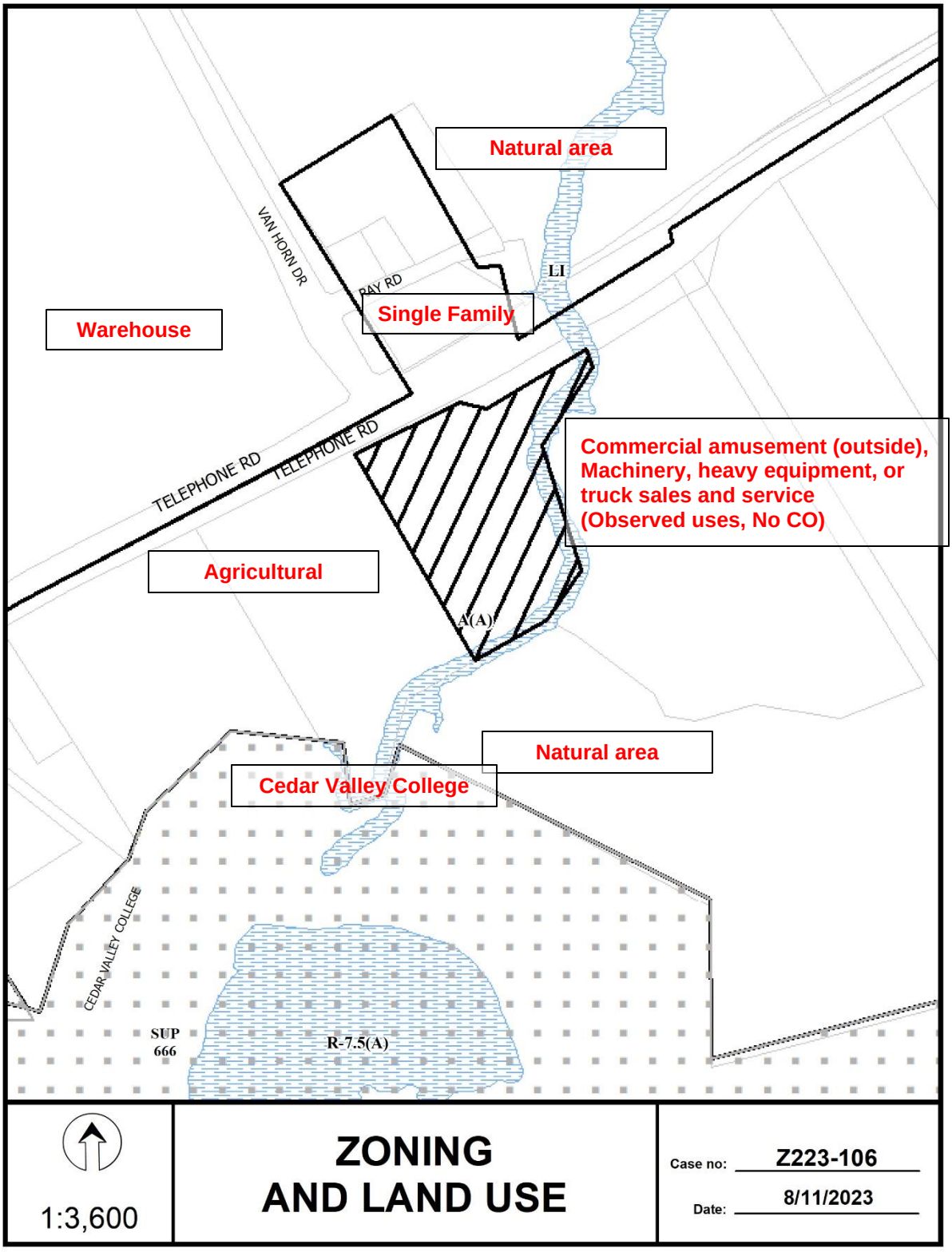
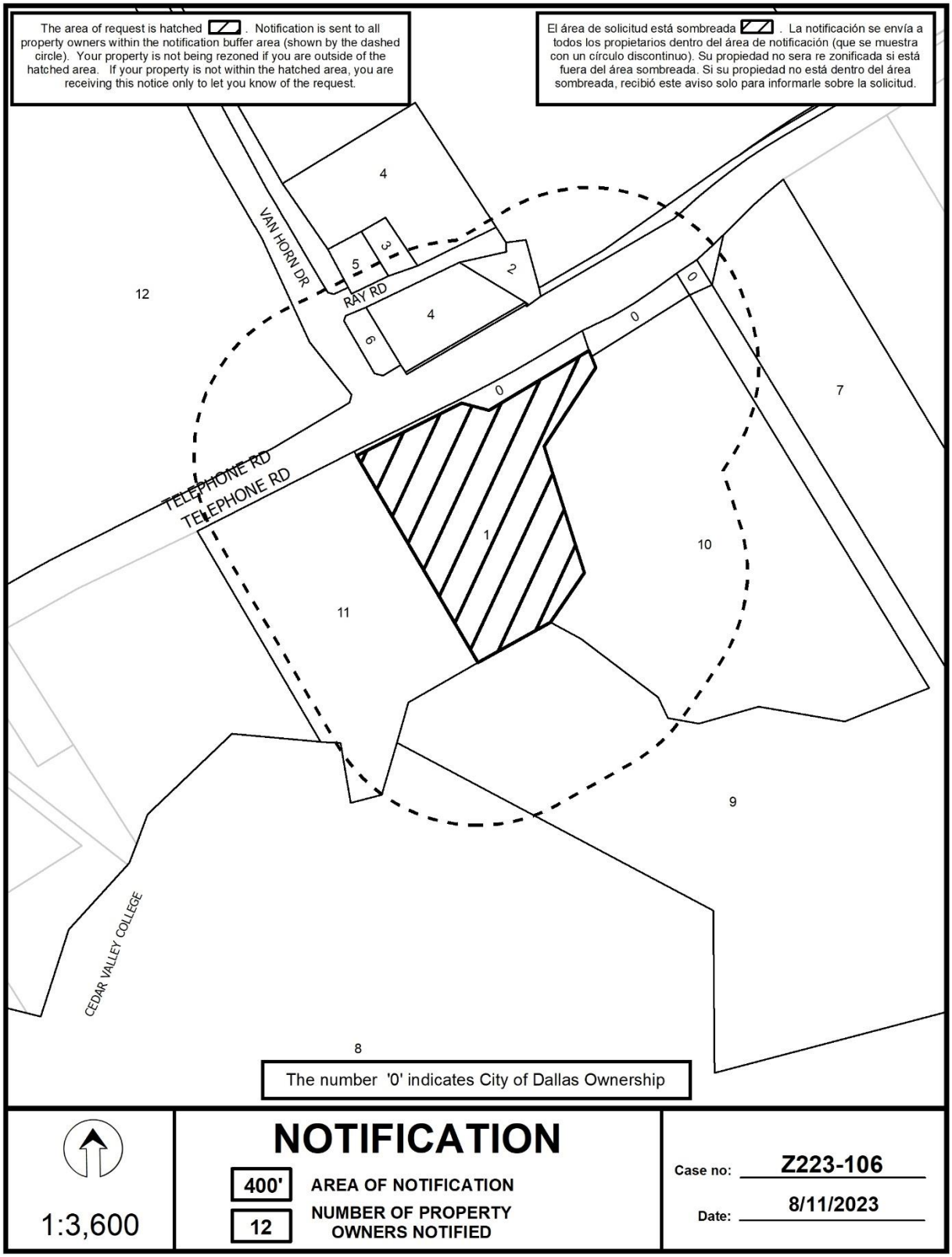
AERIAL MAP

Case no: Z223-106

Date: 8/11/2023


Natural area
VAN HORN DR
RAY RD
LI
Single Family
Warehouse
TELEPHONE RD
TELEPHONE RD
Commercial amusement (outside), Machinery, heavy equipment, or truck sales and service (Observed uses, No CO)
Agricultural
A(A)
Natural area
Cedar Valley College
CEDAR VALLEY COLLEGE
SUP 666
R-7.5(A)
1:3,600
ZONING AND LAND USE
Case no: Z223-106
Date: 8/11/2023

BALMORHEA DR
VAN HORN DR
TELEPHONE RD
TELEPHONE RD
TRAVIS TRL
RAY RD
Z223-106
CEDAR VALLEY COLLEGE
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 8/11/2023


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
VAN HORN DR
RAY RD
TELEPHONE RD
TELEPHONE RD
CEDAR VALLEY COLLEGE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z223-106
Date: 8/11/2023

08/11/2023

Notification List of Property Owners

Z223-106

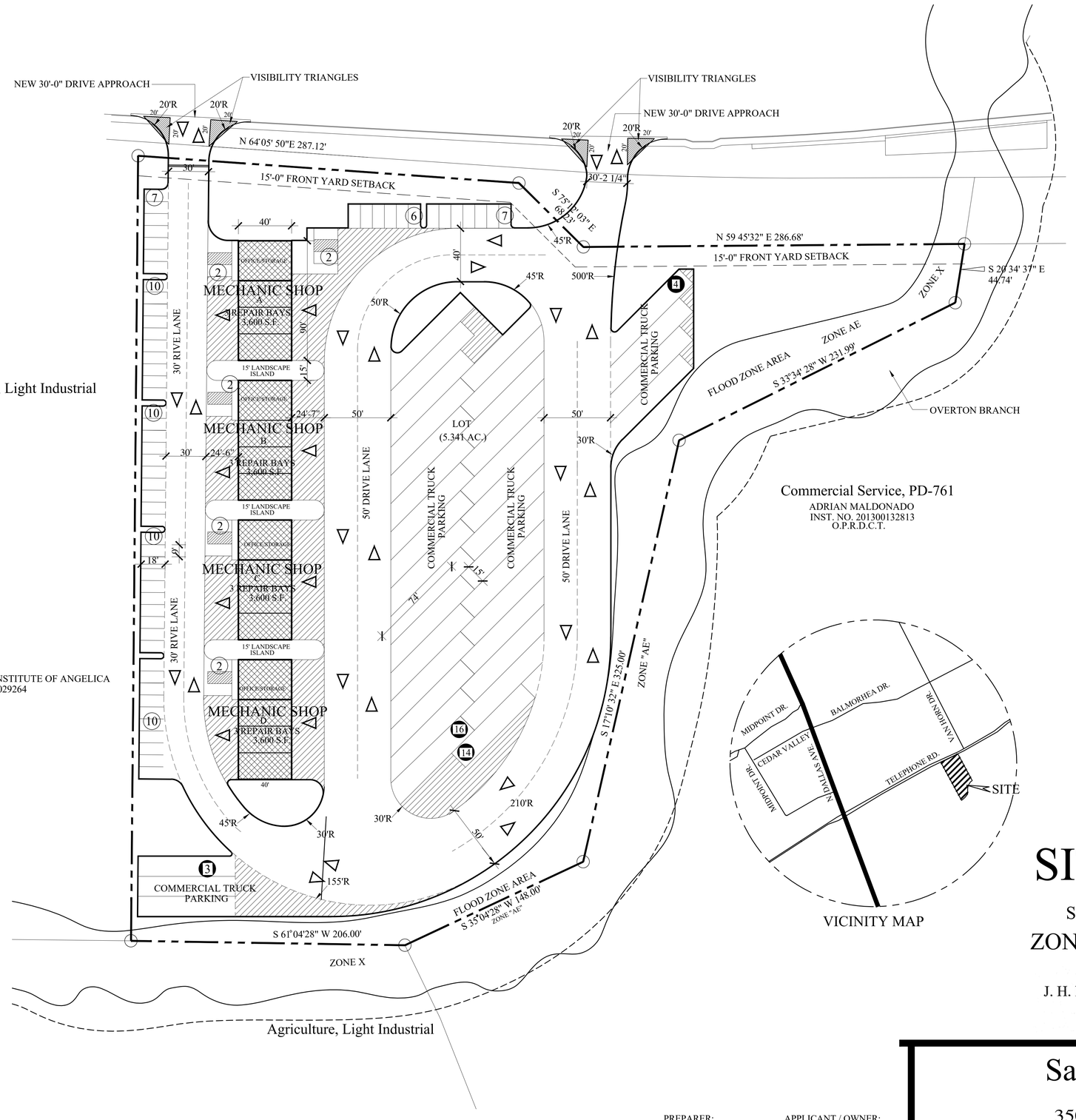
12 Property Owners Notified

Label #	*Address*		*Owner*
1	3500	TELEPHONE RD	SAPO REAL ESTATE LLC TELEPHONE
2	3586	RAY RD	BARAJAS HERMILA G &
3	3585	RAY RD	GUERRERO VICTORIANO
4	3595	RAY RD	ERI HOLDINGS LLC
5	3575	RAY RD	GOMEZ SYLVANO
6	9280	VAN HORN DR	TC ALTAMOORE PHASE 1 VENTURE LLC
7	3710	TELEPHONE RD	HOMOLESKI BRIAN &
8	10300	S LANCASTER RD	DALLAS COLLEGE
9	3510	TELEPHONE RD	ALLEN STEPHEN &
10	3510	TELEPHONE RD	MALDONADO ADRIAN
11	3500	TELEPHONE RD	CHAVEZ MANUEL VALENCIA
12	3199	TELEPHONE RD	DALPARC I20 LOGISTICS LLC

PROJECT DATA:
FRONT YARD MINIMUM FRONT YARD IS: 15 FEET
SIDE YARD MINIMUM SIDE YARD IS: 0 FEET
REAR YARD MINIMUM REAR YARD IS: 0 FEET
MAXIMUM STRUCTURE HEIGHT IS: 45 FEET
FLOOR AREA RATIO 0.75
LOT COVERAGE 70% MAX. COVERAGE
PROPOSED ZONING: (CS) COMMERCIAL SERVICE WITH SUP CURRENT ZONING: (AGRICULTURE) SPECIFIC USE PERMIT PROPOSED USE: COMMERCIAL MOTOR VEHICLE PARKING LOT AREA: 232,452 S.F. (5.341 AC.) BUILDING AREA: MECHANIC SHOP BUILDING "A" : 3,600 S.F. BUILDING "B" : 3,600 S.F. BUILDING "C" : 3,600 S.F. BUILDING "D" : 3,600 S.F. BUILDING HT.': 23'-8 1/2" AT PEAK OF ROOF LOT COVERAGE: LOT = 70% BUILDING = 6% FLOOR AREA RATIO: 0.75

IMPERIOUS SURFACE: 163,850 S.F.	
PARKING REQUIREMENTS	
MECHANIC SHOP: 1/500: 14,400 S.F. / 500	
TOTAL PARKING SPACES REQUIRED	29 PARKING SPACES
VAN & 1 TON TRUCK PARKING SPACES	41 PARKING SPACES
TYPICAL PARKING SPACES PROVIDED	70 PARKING SPACES
TOTAL COMMERCIAL MOTOR VEHICLE PARKING	
	37 PARKING SPACES

THE IMPERIAL INSTITUTE OF ANGELICA
INST. NO. 201300029264
O.P.R.D.C.T.



SITE PLAN

SCALE: 1"= 40'-0"

SPECIFIC USE PERMIT

ZONING CASE #: Z223-106

5.341 Acres out of the
J. H. Holloway Survey, Abstract No. 659
City of Dallas
Dallas County, Texas

PROPOSED:

Santiago Rivera Estates

3500 Telephone Road
DALLAS ,TX

PREPARER:
ROA Design Group
6205 Tower Court
Plano, Texas 75074
469.835.1893
us@roadesigngroups.com

APPLICANT / OWNER:
Mr. Santiago Rivera
3500 Telephone Road
Dallas, Texas 75241
972-880-4673
Sonnyrivera1@aol.com

ROA DESIGN GROUP
ADDRESS:
6205 Tower Court
Plano, Texas 75074
PHONE:
(469)-835-1893

DATE:
OCT. 25, 2022
MAR. 15, 2023

SUP-1

Agenda Information Sheet

File #: 23-2688 **Item #:** 7.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District, on the south line of West Ledbetter Drive, west of Duncanville Road.
Staff Recommendation: **Approval.**
Applicant: Larry and Patricia Christian
Representative: Rob Baldwin, Associates
Planner: Liliana Garza
UA From: September 7, 2023.
Council District: 3
Z223-179(LG)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Liliana Garza

FILE NUMBER: Z223-179(LG) **DATE FILED:** January 17, 2023

LOCATION: South line of West Ledbetter Drive, west of Duncanville Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 20.032 acres **CENSUS TRACT:** 48113016533

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: B. Casey Gillespie, BCG W. Ledbetter TX, LLC

APPLICANT: Larry and Patricia Christian

REQUEST: An application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District.

SUMMARY: The purpose of the request is to allow warehouse development.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On September 7, 2023, the City Plan Commission held this item under advisement to October 11, 2023.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned an IR Industrial Research District and a TH-3(A) Townhouse District.

- The applicant requests a CS Commercial Service District to allow warehouse development.

- On September 7, 2023, the City Plan Commission held this item under advisement to October 11, 2023. No changes have been made to the request since the last hearing.

Zoning History:

There has been one zoning case in the area in the last five years.

1. Z201-205: On August 11, 2021, the City Council denied without prejudice a request for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the northeast side of Whispering Oaks Drive, south of Jordan Ridge Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
W. Ledbetter Drive	Principal Arterial	107 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

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

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research District and TH-3(A) Townhouse District	Undeveloped
North	IR Industrial Research District	Undeveloped
East	IR Industrial Research District and TH-3(A) Townhouse District	Machinery, heavy equip., or truck sales & service
South	TH-3(A) Townhouse District	Single family
West	IR Industrial Research District and TH-3(A) Townhouse District	Machinery, heavy equip., or truck sales & service

Land Use Compatibility:

The area of request consists of approximately 20.032 acres undeveloped land and is currently zoned an IR Industrial Research District and TH-3(A) Townhouse District along with adjacent properties to the east and west. This zoning district appears to have been in effect prior to the transition from Chapter 51 to Chapter 51A in the later 1980s. The applicant is requesting to rezone the area of request to a CS Commercial Service District to allow a warehouse development.

The request is located within a part of the city where the development pattern in the immediate vicinity is comprised of a mix of land uses including industrial uses, undeveloped tracts, single family, mobile home park, and temple. The surrounding area to the south is currently zoned a TH-2(A) Townhouse District TH-3(A) Townhouse District

consisting of single family. The properties to the north are currently zoned IR Industrial Research District and consist of office showroom/warehouse and industrial (inside) uses.

While the use will be allowed by the right, it will be subject to a Residential Adjacency Review (RAR) from the Building Inspection Division at permitting. The RAR is a procedure for certain proposed developments likely to significantly impact surrounding land uses and infrastructure needs and demands. Within the CS District, the warehouse uses require an RAR.

Staff supports the applicant's request for a CS Commercial Service District because it will allow the proposed warehouse development without allowing the more intense uses permitted in the industrial district. The subject property is consistent with the zoning pattern existing along the principal arterial road.

Development Standards

Following is a comparison of the development standards of the current IR and TH-3(A) District and the proposed CS District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR	15'	30' adj. to Res. OTHER: No min.	2.0 FAR overall 0.75 lodging, office, retail, & personal service use 0.5 retail & personal service use	200' 15 stories	80%	Proximity slope, visual intrusion	Industrial wholesale distribution & storage, supporting office & retail
Existing: TH-3(A)	0'	0' single family 5' Side for duplex 10' Rear for duplex 10' for other permitted structure	12 Dwelling Units/acre Min. Lot: 2,000 sq. ft. Min. Lot (Duplex): 6,000 sq. ft.	36'	60% Res. 25% Nonres.		Single Family
Proposed: CS	15' adj. expwy. or thoroughfare OTHER: No. min.	20' adj. to Res. OTHER: No min.	0.75 FAR Overall 0.5 FAR Lodging, Office, and Retail & Personal Service Uses	45' 3 stories	80%	Proximity slope, visual intrusion	Commercial & business service, supporting retail & personal service & office

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

Use	Existing IR	Existing TH-3(A)	Proposed CS
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop	R		R
Bus or rail transit vehicle maintenance or storage facility	R		R
Catering service	•		D,S, ★
Commercial cleaning or laundry plant	R		R
Custom business services	•		•
Custom woodworking, furniture construction, or repair	•		•
Electronics service center	•		•
Job or lithographic printing	R		R
Labor hall	S, ★		S
Machine or welding shop	R		R
Machinery, heavy equipment, or truck sales and services	R		R
Medical or scientific laboratory	•		•
Technical school	•		•
Tool or equipment rental	•		•
Vehicle or engine repair or maintenance	•		R
INDUSTRIAL USES			
Alcoholic beverage manufacturing	R		
Gas drilling and production	S	S	S

Use	Existing IR	Existing TH-3(A)	Proposed CS
Gas pipeline compressor station			
Industrial (inside)	★		
Industrial (inside) for light manufacturing	•		•
Industrial (outside)	★		
Medical/infectious waste incinerator	S		
Metal salvage facility			
Mining			
Municipal waste incinerator	S		
Organic compost recycling facility	S		
Outside salvage or reclamation			
Pathological waste incinerator	S		
Temporary concrete or asphalt batching plant	★	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	S	•
Cemetery or mausoleum	S	S	S
Child-care facility	•	S	•
Church	•	•	•
College, university, or seminary	•	S	•
Community service center	•	S	S
Convalescent and nursing homes, hospice care, and related institutions		S	
Convent or monastery		S	•
Foster home		S	
Halfway house			S
Hospital	R		R
Library, art gallery, or museum	•	S	
Open-enrollment charter school or private school			S
Public school other than an open-enrollment charter school			R
Public or private school	S	S	
LODGING USES			
Extended stay hotel or motel	S		S
Hotel or motel	R		R,S,★
Lodging or boarding house	•		•
Overnight general purpose shelter	★		★
MISCELLANOUS USES			
Attached non-premise sign.	S		S
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility	★		

Use	Existing IR	Existing TH-3(A)	Proposed CS
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment	S		S
Financial institution without drive-in window	•		•
Financial institution with drive-in window	R		R
Medical clinic or ambulatory surgical center	•		•
Office	•		•
RECREATION USES			
Country club with private membership	•	S	•
Private recreation center, club, or area	•	S	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house			•
Duplex		•	
Group residential facility			
Handicapped group dwelling unit		★	
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing		S	
Single family		•	
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.	★		★
Ambulance service			R
Animal shelter or clinic without outside runs	•		R
Animal shelter or clinic with outside runs	S,★		S,★
Auto service center	R		R
Business school	•		•
Car wash	R		R
Commercial amusement (inside)	S,★		S,★
Commercial amusement (outside)			D
Commercial motor vehicle parking	S		S
Commercial parking lot or garage	R		R
Convenience store with drive-through	S		S
Drive-In theater			S
Dry cleaning or laundry store	•		•
Furniture store	•		•
General merchandise or food store 3,500 square feet or less	•		•

Use	Existing IR	Existing TH-3(A)	Proposed CS
General merchandise or food store greater than 3,500 square feet			•
General merchandise or food store 100,000 square feet or more			S
Home improvement center, lumber, brick or building materials sales yard	R		R
Household equipment and appliance repair	•		•
Liquefied natural gas fueling station	S		S
Liquor store			•
Mortuary, funeral home, or commercial wedding chapel			•
Motor vehicle fueling station	•		•
Nursery, garden shop, or plant sales			•
Outside sales			S
Paraphernalia shop	S		S
Pawn shop	•		•
Personal service use	•		•
Restaurant without drive-in or drive-through service	R		R
Restaurant with drive-in or drive-through service	D		D
Surface parking			
Swap or buy shop			S
Taxidermist	•		•
Temporary retail use	•		•
Theater	•		•
Truck stop	S		S
Vehicle display, sales, and service	R		R
TRANSPORTATION USES			
Airport or landing field	S		
Commercial bus station and terminal	R		D
Heliport	R		S
Helistop	R		S
Private street or alley		S	
Railroad passenger station	S		S
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	★	•
Transit passenger station or transfer center	S,★	S	S,★
UTILITY AND PUBLIC SERVICE USES			

Use	Existing IR	Existing TH-3(A)	Proposed CS
Commercial radio or television transmitting station	•		•
Electrical generating plant			
Electrical substation	•	S	•
Local utilities	S,R,★	S,R,★	S,R,★
Police or fire station	•	S	•
Post office	•		•
Radio, television, or microwave tower	R	S	R
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant	S		
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			S
Building mover's temporary storage yard			S
Contractor's maintenance yard			R
Freight terminal	R		R
Livestock auction pens or sheds			
Manufactured building sales lot	R		R
Mini-warehouse	•		•
Office showroom/warehouse	•		•
Outside storage	R		R
Petroleum product storage and wholesale			S
Recycling buy-back center	★		★
Recycling collection center	★		★
Recycling drop-off container	★	★	★
Recycling drop-off for special occasion collection	★	★	★
Sand, gravel, or earth sales and storage			S
Trade center	•		•
Vehicle storage lot			S
Warehouse	R		R

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for warehouse use is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. The applicant would be required to comply with standard ratios at permitting.

Market Value Analysis:

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

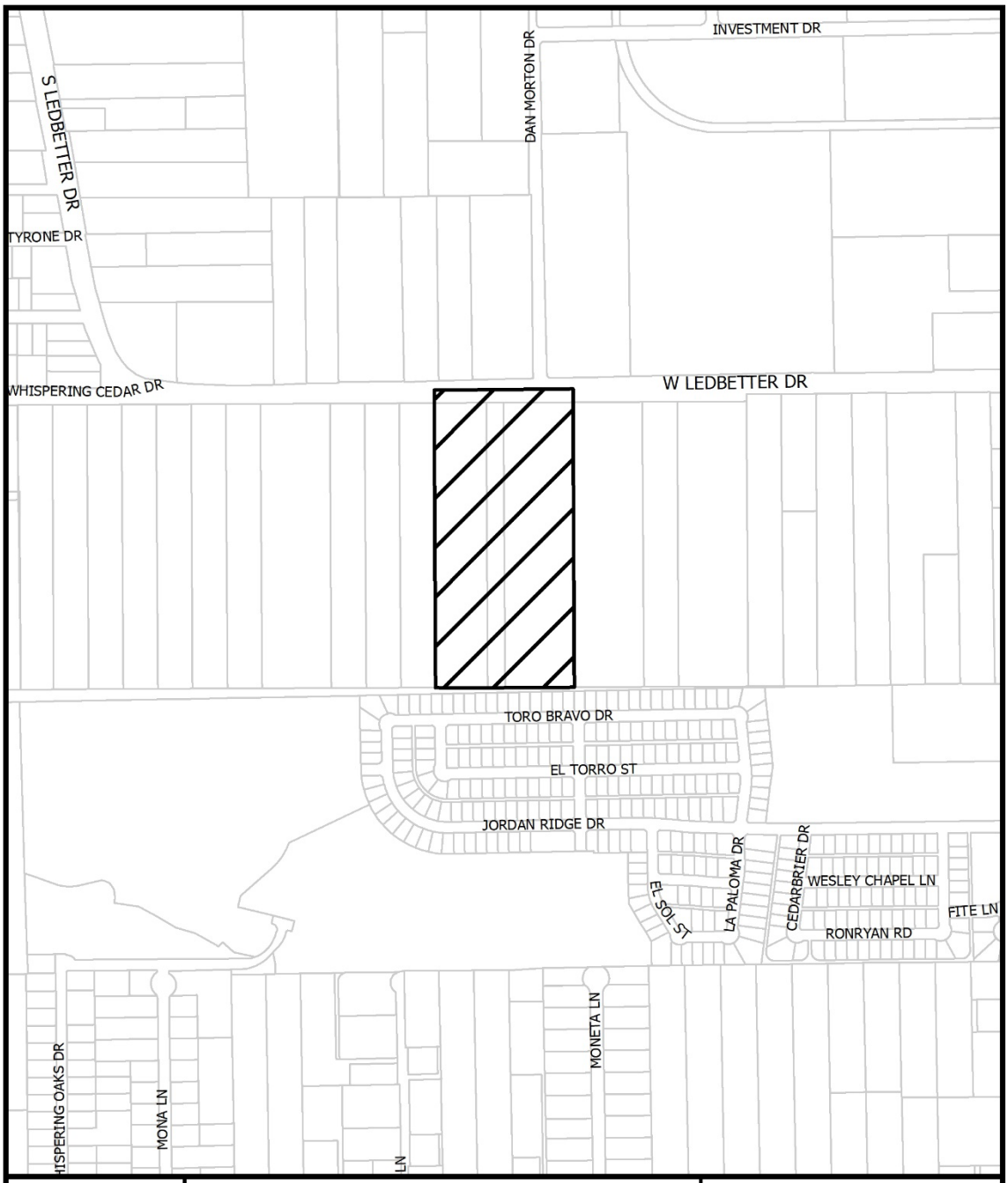
List of Officers

BCG W. Ledbetter TX, LLC

B. Casey Gillespie – Principal

Larry D. Christian and Patricia Christian

Individuals


INVESTMENT DR
DAN MORTON DR
S LEDBETTER DR
TYRONE DR
WHISPERING CEDAR DR
W LEDBETTER DR
TORO BRAVO DR
EL TORRO ST
JORDAN RIDGE DR
EL SOL ST
LA PALOMA DR
CEDARBRIER DR
WESLEY CHAPEL LN
FITE LN
RONRYAN RD
MONETA LN
HISPERING OAKS DR
MONA LN
LN
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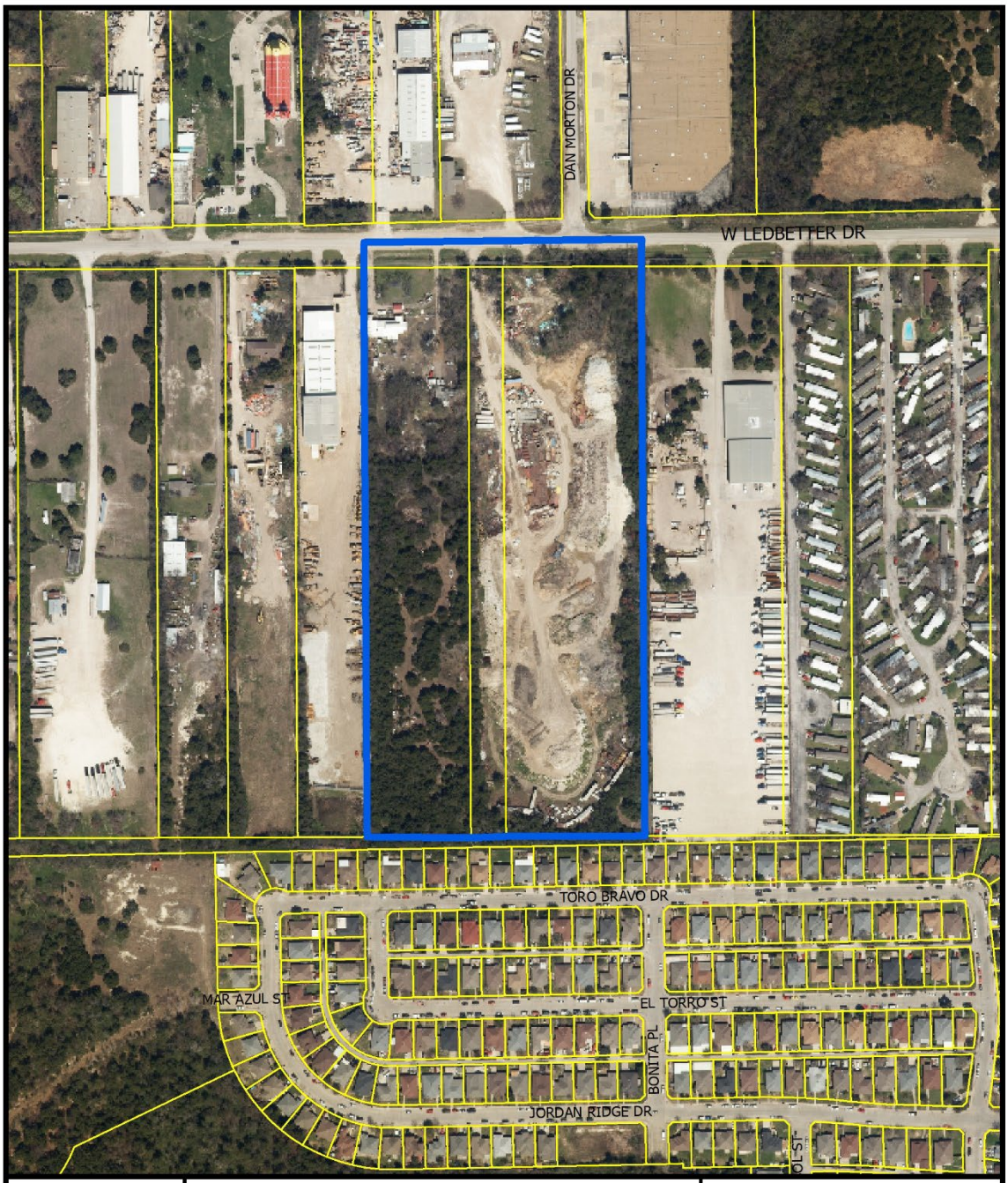
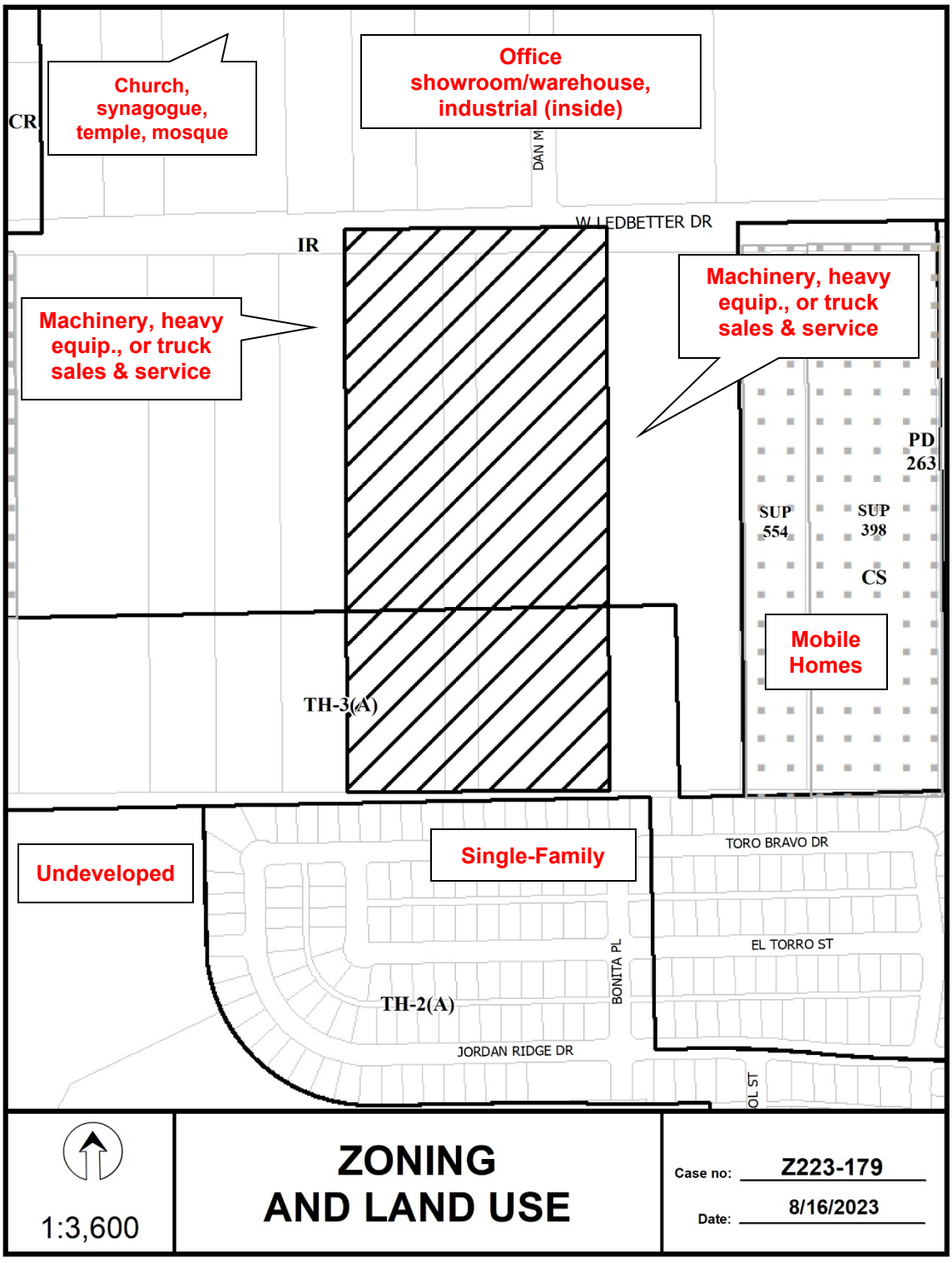
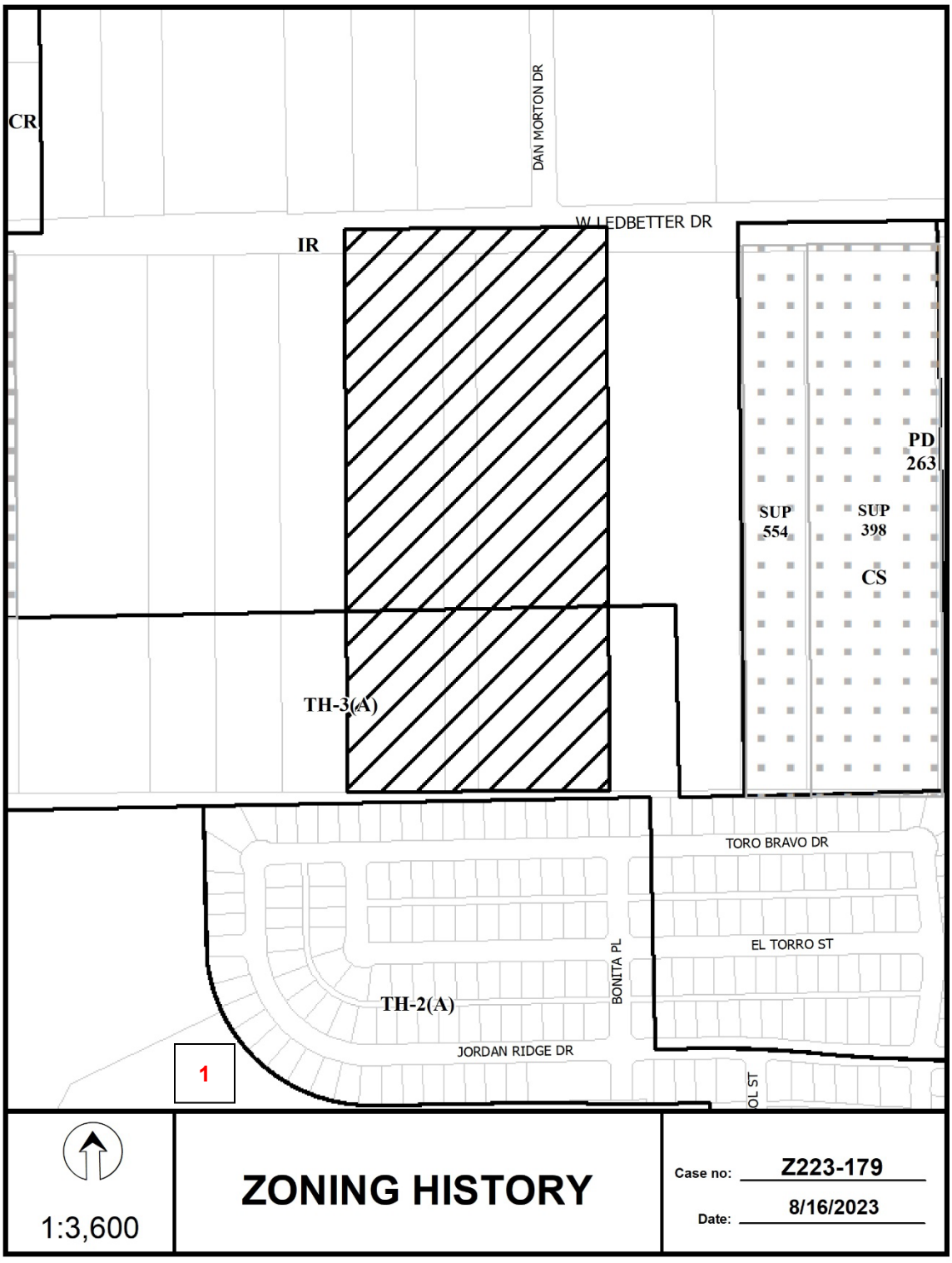
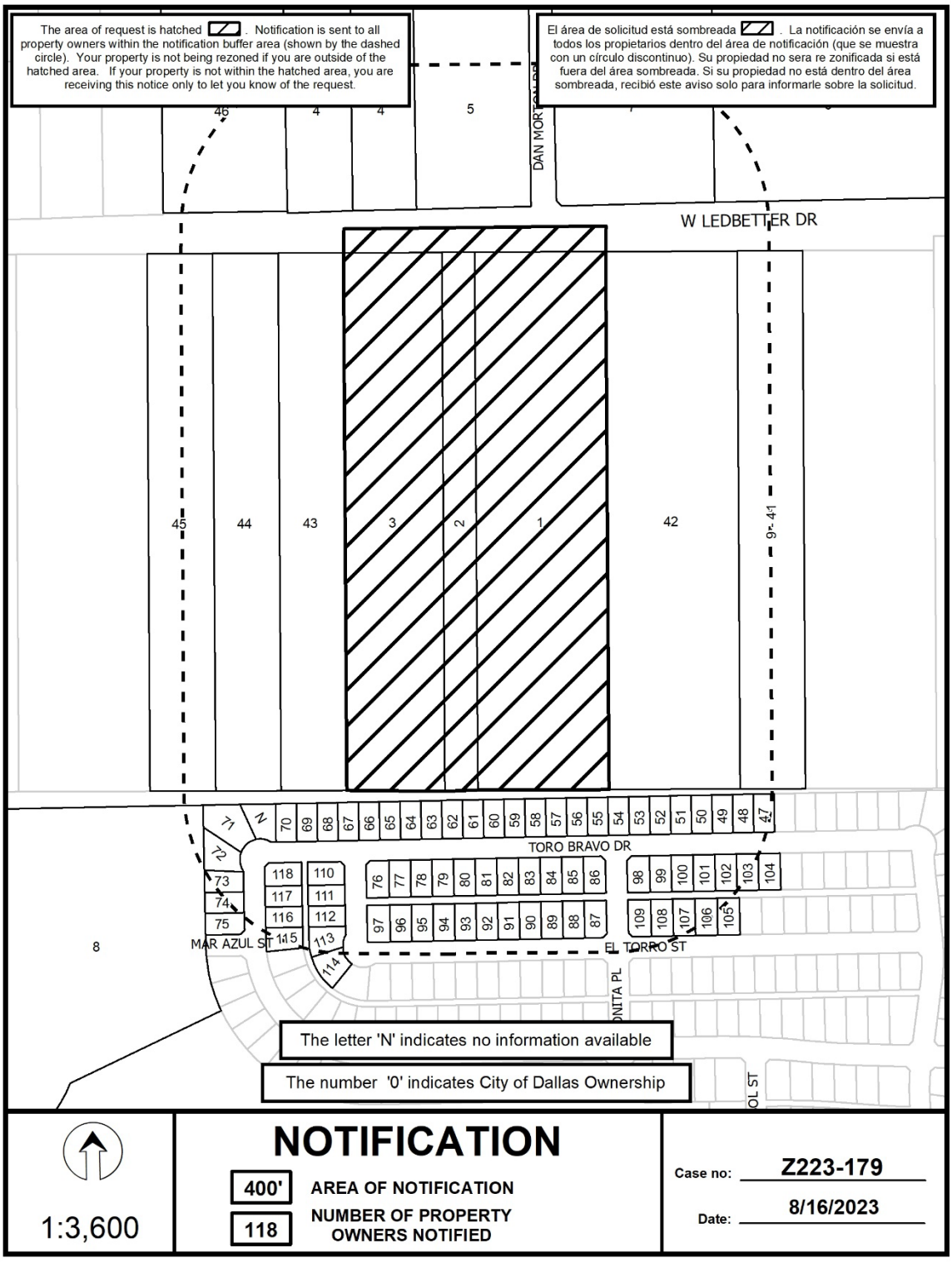
VICINITY MAP
Case no: Z223-179
Date: 8/16/2023


DAN MORTON DR
W LEDBETTER DR
TORO BRAVO DR
MAR AZUL ST
EL TORRO ST
BONITA PL
JORDAN RIDGE DR
1:3,600
AERIAL MAP
Case no: Z223-179
Date: 8/16/2023


Church, synagogue, temple, mosque
Office showroom/warehouse, industrial (inside)
CR
DAN M
W LEDBETTER DR
IR
Machinery, heavy equip., or truck sales & service
Machinery, heavy equip., or truck sales & service
PD 263
SUP 554
SUP 398
CS
Mobile Homes
TH-3(A)
Undeveloped
Single-Family
TORO BRAVO DR
EL TORRO ST
BONITA PL
TH-2(A)
JORDAN RIDGE DR
OL ST
1:3,600
ZONING AND LAND USE
Case no: Z223-179
Date: 8/16/2023


CR
DAN MORTON DR
W LEDBETTER DR
IR
PD
263
SUP
554
SUP
398
CS
TH-3(A)
TORO BRAVO DR
EL TORRO ST
BONITA PL
TH-2(A)
JORDAN RIDGE DR
1
1:3,600
ZONING HISTORY
Case no: Z223-179
Date: 8/16/2023

CRYSTAL LAKE BLVD
DAN MORTON DR
INVESTMENT DR
TYRONE DR
WHISPERING CEDAR DR
LEDBETTER DR
Z223-179
TORO BRAVO DR
EL TORRO ST
EL SOL ST
LA PALOMA DR
JORDAN RIDGE DR
WESLEY CHAPEL LN
FITE LN
FITE CIR
RONRYAN RD
WHISPERING OAKS DR
MONA LN
LANTERN LN
MONETA LN
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 8/16/2023


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
W LEDBETTER DR
TORO BRAVO DR
MAR AZUL ST
EL TORRO ST
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
118
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z223-179
Date: 8/16/2023

08/16/2023

Notification List of Property Owners

Z223-179

118 Property Owners Notified

Label #	*Address*		*Owner*
1	5412	W LEDBETTER DR	CHRISTIAN LARRY D & PATRICIA
2	5420	W LEDBETTER DR	CHRISTIAN LARRY D & PATRICIA R
3	5523	W LEDBETTER DR	TEXAS STANDARD CONSTRUCTION
4	5625	W LEDBETTER DR	MATTU ENTERPRISES LLC
5	5409	W LEDBETTER DR	SOUTHER EMORY E JR ET AL
6	8032	W LEDBETTER DR	CRP AI LEDBETTER OWNER LP
7	4202	DAN MORTON DR	4202 DAN MORTON LLC
8	4679	DUNCANVILLE RD	PALYUL CHANGCHUB DHARGYAYLING DALLAS INC
9	5312	W LEDBETTER DR	STONETOWN BELLS LLC
10	5312	W LEDBETTER DR	FRAZIER MICHAEL
11	5312	W LEDBETTER DR	AYALA SUHAIL
12	5312	W LEDBETTER DR	RODRIGUEZ SANDRA
13	5312	W LEDBETTER DR	RODRIGUEZ LUIS
14	5312	W LEDBETTER DR	VALLE ROCIO
15	5312	W LEDBETTER DR	CAIRN COMMUNITIES LLC
16	5312	W LEDBETTER DR	TRIGUEROS OSCAR
17	5312	W LEDBETTER DR	LOPEZ DENIS
18	5312	W LEDBETTER DR	BELLES HALF ACRE
19	5312	W LEDBETTER DR	BENITEZ ISIS
20	5312	W LEDBETTER DR	ACUNA MARGARITA
21	5312	W LEDBETTER DR	GARZA LUIS
22	5312	W LEDBETTER DR	CHEATWOOD DANNY
23	5312	W LEDBETTER DR	BRAZEEL TODD
24	5312	W LEDBETTER DR	GARCIA ERIC
25	5312	W LEDBETTER DR	RAMOS AYDEE & SAUCEDO AGUSTIN
26	5312	W LEDBETTER DR	TEETER LINDA

08/16/2023

Label #	*Address*		*Owner*
27	5312	W LEDBETTER DR	SIFUENTES ROGELIO
28	5312	W LEDBETTER DR	GARCIA NORA H
29	5312	W LEDBETTER DR	POTTER DAVID
30	5312	W LEDBETTER DR	NUNO JUAN MANUEL JR
31	5312	W LEDBETTER DR	POTTER DONALD & LINDA
32	5312	W LEDBETTER DR	FLORIDO MA DOLORES
33	5312	W LEDBETTER DR	GUILLEN RICARDO
34	5312	W LEDBETTER DR	COUGHLIN SUSAN
35	5312	W LEDBETTER DR	HERNANDEZ-RODRIGUEZ FERNANDO
36	5312	W LEDBETTER DR	STONETOWN 4 CLAYTON BORROWER, LLC
37	5312	W LEDBETTER DR	GREEN DERRICK
38	5312	W LEDBETTER DR	CAIRN COMMUNITIES, LLC DBA STONETOWN 4 HOMES LLC
39	5312	W LEDBETTER DR	HERNANDEZ GLORIA
40	5312	W LEDBETTER DR	DBA STONETOWN 4 HOMES, LLC
41	5312	W LEDBETTER DR	STONETOWN 4 CLAYTON
42	5326	W LEDBETTER DR	TARANGO DANIEL & RAUL
43	5524	W LEDBETTER DR	RLD VENTURES LLC
44	5536	W LEDBETTER DR	SENTER INVESTMENTS LLC
45	5612	W LEDBETTER DR	ORTIZ JOSE ANTONIO
46	5535	W LEDBETTER DR	CAO-DAI TAY-NINH TEMPLES
47	5233	TORO BRAVO DR	ROSADO ROSALINA &
48	5237	TORO BRAVO DR	SANCHEZ ERIKA
49	5241	TORO BRAVO DR	CRUZ MARY J
50	5245	TORO BRAVO DR	REYES MARIA LETICIA
51	5249	TORO BRAVO DR	ESCOBAR JOSE
52	5253	TORO BRAVO DR	VALLADARES JOSE EST OF & MARTA
53	5257	TORO BRAVO DR	VELA FERNANDO &
54	5261	TORO BRAVO DR	LIMON ANASTACIO C
55	5307	TORO BRAVO DR	SAYKOSY BOUNTHEO
56	5311	TORO BRAVO DR	FLORES JAVIER A CISNEROS
57	5315	TORO BRAVO DR	CHACON AURA CECILIA

08/16/2023

Label #	*Address*		*Owner*
58	5319	TORO BRAVO DR	MENDOZA YESSICA
59	5323	TORO BRAVO DR	DELGADO JESSIE &
60	5327	TORO BRAVO DR	LEMUS EFRAIN &
61	5331	TORO BRAVO DR	SOTO HECTOR &
62	5335	TORO BRAVO DR	CHACON ANGEL USBALDO
63	5339	TORO BRAVO DR	GARCIA RICARDO A &
64	5343	TORO BRAVO DR	MARIN RICHARD F
65	5347	TORO BRAVO DR	TRUONG JUSTIN &
66	5351	TORO BRAVO DR	HERNANDEZ JESUS &
67	5355	TORO BRAVO DR	TORRES ABRAHAM JARAMILLO &
68	5359	TORO BRAVO DR	GAYTAN WALTER B &
69	5363	TORO BRAVO DR	REYES ENCARNACION
70	5367	TORO BRAVO DR	ALEMAN JUANA FRANCISCA
71	5375	TORO BRAVO DR	DELGADO ELIZABETH & ENRIQUE
72	5427	JORDAN RIDGE DR	AVALOS VLADIMIR NAUN MALDONADO &
73	5423	JORDAN RIDGE DR	BRISENO JOSE INES
74	5419	JORDAN RIDGE DR	HERNANDEZ EUGENIO
75	5415	JORDAN RIDGE DR	COLE MATTHEW
76	5346	TORO BRAVO DR	MOLINA VALENTIN
77	5342	TORO BRAVO DR	RECINOS SAUL &
78	5338	TORO BRAVO DR	BARREE SHARLYN K
79	5334	TORO BRAVO DR	PORTILLO RUBEN ANTONIO
80	5330	TORO BRAVO DR	CRUZ JOSE L &
81	5326	TORO BRAVO DR	ASTURIAS NOE ANTONIO
82	5322	TORO BRAVO DR	Taxpayer at
83	5318	TORO BRAVO DR	MATA RAMON
84	5314	TORO BRAVO DR	ZUNIGA REBECA
85	5310	TORO BRAVO DR	HUERTA ALICIA
86	5306	TORO BRAVO DR	RODRIGUEZ ERIK I
87	5307	EL TORRO ST	MARTINEZ J JESUS NAVA &
88	5311	EL TORRO ST	PEREZ NEGRON OMAR

08/16/2023

Label #	*Address*		*Owner*
89	5315	EL TORRO ST	Taxpayer at
90	5319	EL TORRO ST	GARCIA RICARDO AGUINAGA &
91	5323	EL TORRO ST	GUEL ANDRES
92	5327	EL TORRO ST	HERNANDEZ RAQUEL E
93	5331	EL TORRO ST	PARENGKUAN GROUP LP
94	5335	EL TORRO ST	AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
95	5339	EL TORRO ST	MENDOZA EDGAR E
96	5343	EL TORRO ST	NANEZ FELICIA A &
97	5347	EL TORRO ST	HOME SFR BORROWER II LLC
98	5252	TORO BRAVO DR	GUERRA JOSE W
99	5248	TORO BRAVO DR	SERVELLON REYNALDO A &
100	5244	TORO BRAVO DR	PEREZ VICTOR
101	5240	TORO BRAVO DR	MERINO ALCIDES &
102	5236	TORO BRAVO DR	MATA HERMES
103	5232	TORO BRAVO DR	PARCHER M WILLIAM & ADRIENNE LISA FAM 1998 TRUST
104	5228	TORO BRAVO DR	CHACON ANGEL USVALDO LOPEZ
105	5241	EL TORRO ST	MARTINEZ JOSE ALEJANDRO
106	5245	EL TORRO ST	Taxpayer at
107	5249	EL TORRO ST	AGUILAR MICHELLE
108	5253	EL TORRO ST	CORTEZ RIGOBERTO & MARIA
109	5257	EL TORRO ST	SUAREZ GABRIEL &
110	5374	EL TORRO ST	MONTELONGO ELBA LILLIANA
111	5370	EL TORRO ST	RAMOZ ANITA
112	5366	EL TORRO ST	GALINDO MARTHA
113	5362	EL TORRO ST	HERNANDEZ LUIS ANTONIO MENDEZ
114	5358	EL TORRO ST	CRUZ HIPOLITO
115	5412	JORDAN RIDGE DR	RIOS APOLINAR C
116	5416	JORDAN RIDGE DR	AMAYA LUIS &
117	5420	JORDAN RIDGE DR	RUBIO CALIXTO
118	5424	JORDAN RIDGE DR	DELAHOYA CARLOS H

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2689 **Item #:** 8.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for the renewal of and an amendment to Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Sagani Jawed, Sole Owner
Representative: Carlos Talison, LaSierra Planning Group
Planner: Andreea Udrea
UA From: September 7, 2023.
Council District: 3
Z223-189(AU)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z223-189(AU) **DATE FILED:** January 25, 2023

LOCATION: North side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67)

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 0.34 Acres **CENSUS TRACT:** 48113010906

OWNER/APPLICANT: Sagani Jawed, Sole Owner

REPRESENTATIVE: Carlos Talison, LaSierra Planning Group

REQUEST: An application for the renewal and an amendment to Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcohol for off-premise consumption in conjunction with an existing general merchandise or food store [Stop Food Mart].

CPC RECOMMENDATION: On September 7, 2023, City Plan Commission held the item under advisement for the October 19, 2023 meeting.

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

RR Community Retail District
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77205

D-1 Liquor Control Overlay
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION

- The request site is currently developed with a one-story building with two suites.
- The area of request is located within the D-1 Liquor Control Overlay. In a "D-1" liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.
- On June 10, 2015, the City Council approved a change from a D Overlay to a D-1 Overlay and Specific Use Permit No. 2149 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for the site subject to this request. SUP No. 2149 expired on June 10, 2017.
- On January 9, 2019, City Council approved Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, for a two-year period, on the subject property. SUP No. 2308 was renewed on January 27, 2021; and expires on January 27, 2023. The application for the SUP renewal was submitted before the expiration date.
- On November 17, 2014, a Certificate of Occupancy was issued for a general merchandise or food store 3,500 square feet or less use for the request suite. A liquor license was issued for the same location on June 30, 2015.

Zoning History

There have been three zoning change requests in the surrounding area in the past five years.

1. **Z190-342:** On January 27, 2021, City Council approved the renewal of Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two year period, on property zoned as an RR Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67) [subject site]

2. **Z190-199:** On May 8, 2020, the auto renewal of Specific Use Permit No. 2295 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved for additional five-year periods, on property zoned property zoned an RR-D Regional Retail District with a D Liquor Control Overlay located to the west of the area of request.

3. **Z178-263:** January 9, 2019, City Council approved Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general

merchandise or food store 3,500 square feet or less, for a two-year period, on property zoned an RR-D-1 Regional Retail District, with a D-1 Liquor Control Overlay, located on the North side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67) [subject property.]

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Required ROW
Camp Wisdom Road	Principal Arterial	100’	100’

Traffic:

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

Land Use

	Zoning	Land Use
Site	RR Regional Retail with D-1 Liquor Control Overlay with SUP No. 2308	General Merchandise or Food Store
North	RR Regional Retail with D Liquor Control Overlay	Custom Business Services
East	RR Regional Retail with D Liquor Control Overlay	Undeveloped Land
South	RR Regional Retail with deed restrictions [Z834-202] and [Z912-257]	Vehicle Display Sales and Service
West	RR Regional Retail with D-1 Liquor Control Overlay with SUP No. 2295	Motor Fueling Station and General Merchandise or Food Store

Land Use Compatibility

The request site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a one-story, approximately 3,400-square-foot retail building. The existing general merchandise or food store use currently occupies 2,000 square feet of the building with the remainder occupied by another general merchandise or food store.

Other uses surrounding the area of request, include a mix of retail, personal service, and automotive related uses. The property to the west is developed with a gas station with a convenience store with alcohol sales.

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

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

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The request site passed the convenience store annual inspection in June 2023.

In general, the applicant's request is consistent with the general provisions for a Specific Use Permit. Staff recommends approval for a three-year period with eligibility for automatic renewal for additional five-year periods. This has been the standard for the proposed use within the general area and allows for review of the use after the initial SUP.

Parking

Per code, the parking ratio for retail uses is one space per every 200 square feet of floor area. The request unit is a 2,000-square foot portion of the 3,389-square foot building. The entire building is required to provide 17 parking spaces. There are currently 18 spaces on site.

Landscaping

No new development is proposed. Therefore, no additional landscaping is required.

Market Value Analysis

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

Dallas Police Department

Staff requested a report of site-related incidents, calls and arrests for the most recent two-year period, since the SUP was last renewed. There have been 13 calls to the Dallas Police for the property; with 5 calls coded as urgent. There have been 4 offenses and 1 arrest on the property in the same period of time.

Response Date	Problem	Priority Description	Location Name	Address
7/20/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
7/6/2021	20 - Robbery	2 - Urgent	boost mobile	2921 W Camp Wisdom Rd
2/4/2023	40/01 - Other	2 - Urgent		2921-2981 W Camp Wisdom Rd
8/27/2022	DH - Drug House	3 - General Service	ABANDONED BUILDING	2921 W Camp Wisdom Rd
8/15/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
7/16/2021	12B - Business Alarm	3 - General Service		2921 W Camp Wisdom Rd
5/6/2021	41/11B - Burg Busn in Progress	1 - Emergency	BOOST MOBILE	2921 W Camp Wisdom Rd
7/13/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
2/7/2021	6X - Major Dist (Violence)	2 - Urgent	BOOST MOBILE	2921 W Camp Wisdom Rd
4/12/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
8/26/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
8/21/2021	32 - Suspicious Person	2 - Urgent		2921 W CAMP WISDOM RD
10/27/2022	40/01 - Other	2 - Urgent		2921-2981 W Camp Wisdom Rd

Off Incident	Premise	Address	Date1
BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	2921 W CAMP WISDOM RD	5/6/2021
ROBBERY OF BUSINESS	Retail Store	2921 W CAMP WISDOM RD	7/6/2021
BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	2921 W CAMP WISDOM RD	7/13/2021
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	Parking (Business)	2921 W CAMP WISDOM RD	8/25/2022

Address	Arrest Date	Crime
2921 W CAMP WISDOM RD	8/25/2022	DRUG/ NARCOTIC VIOLATIONS

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less

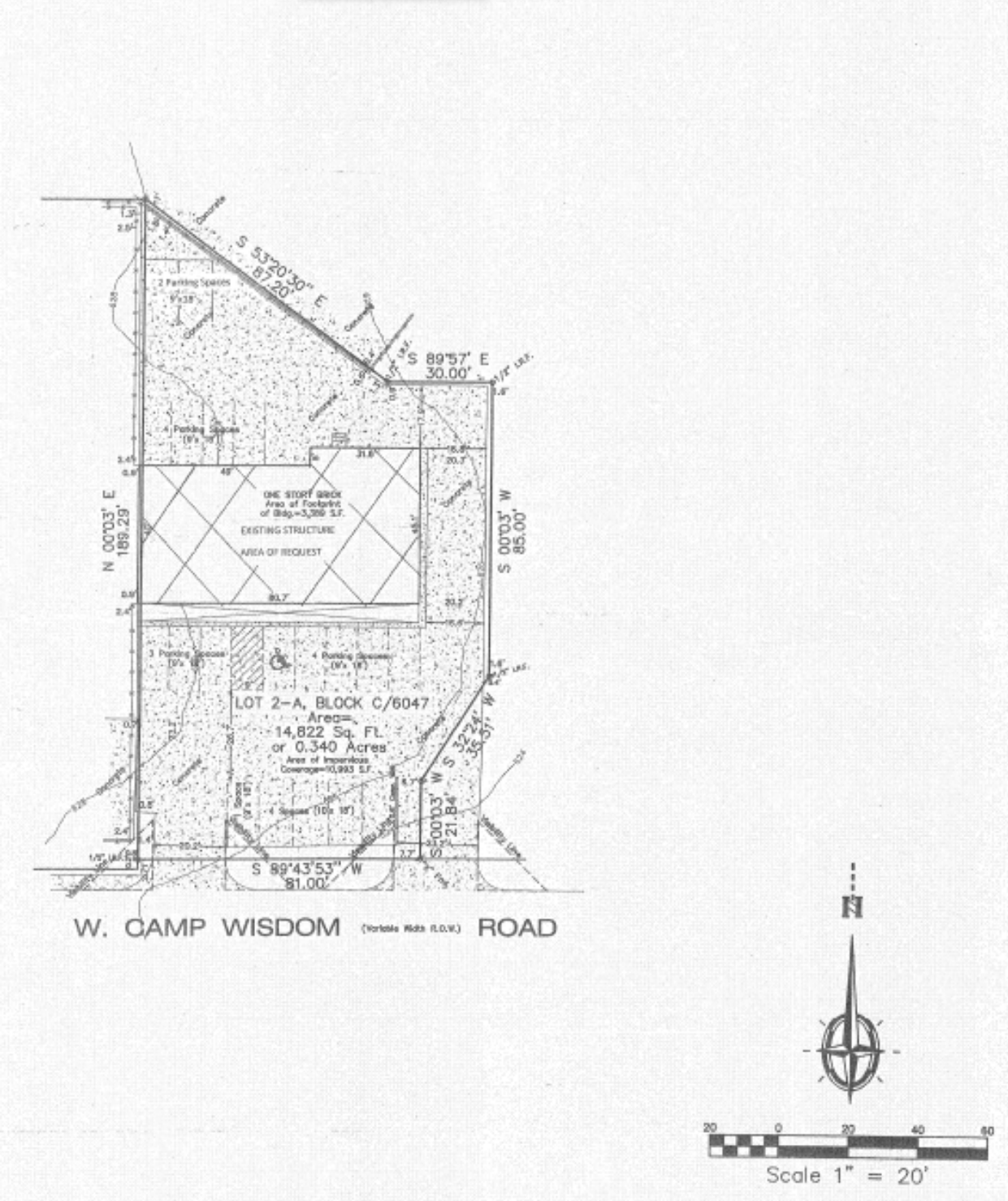
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

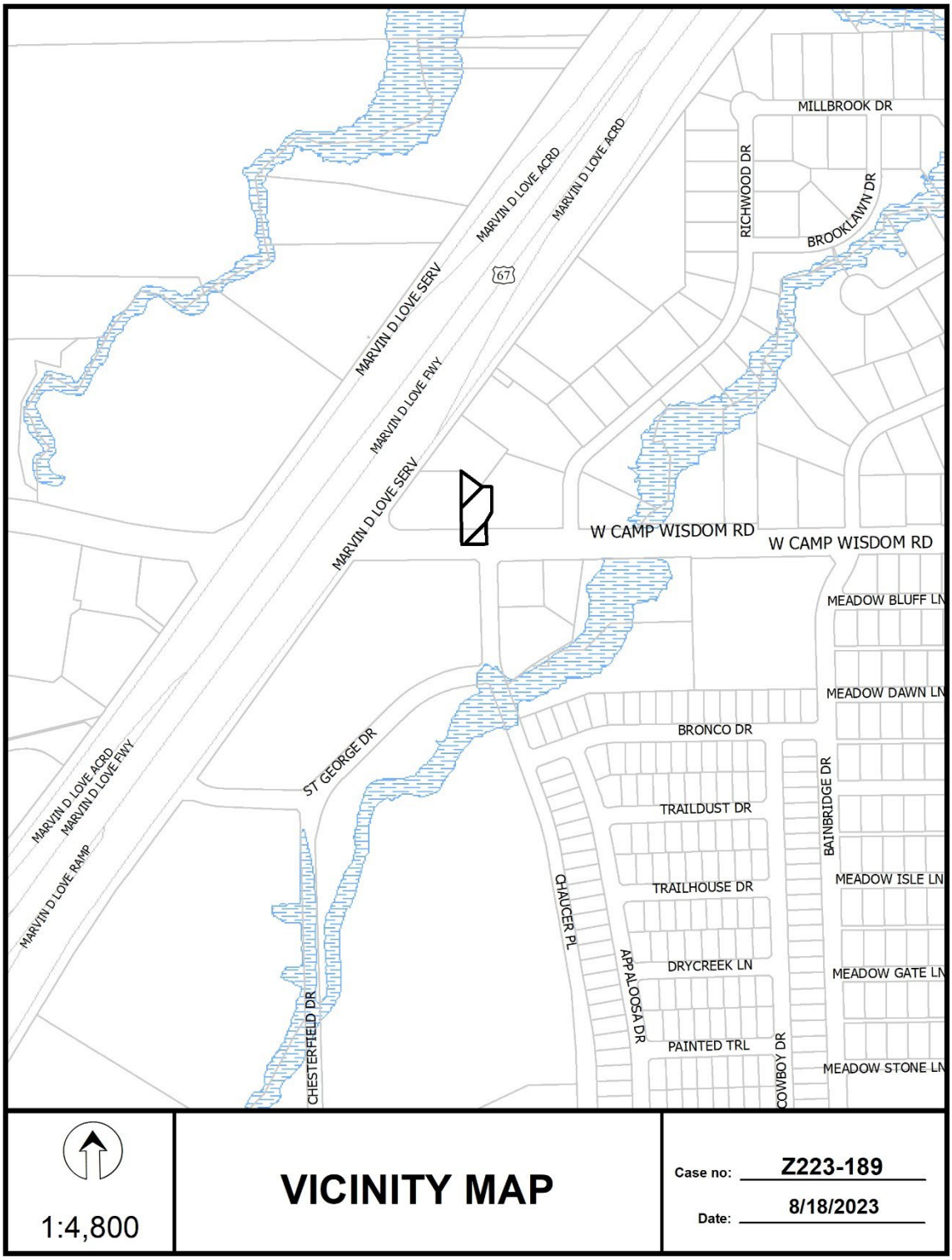
3. TIME LIMIT: This specific use permit expires on ~~January 27, 2023~~ (three years from the passing of this ordinance) but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

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

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

EXISTING SITE PLAN
(no changes)

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DRYCREEK LN
MEADOW GATE LN
CHESTERFIELD DR
PAINTED TRL
COWBOY DR
MEADOW STONE LN
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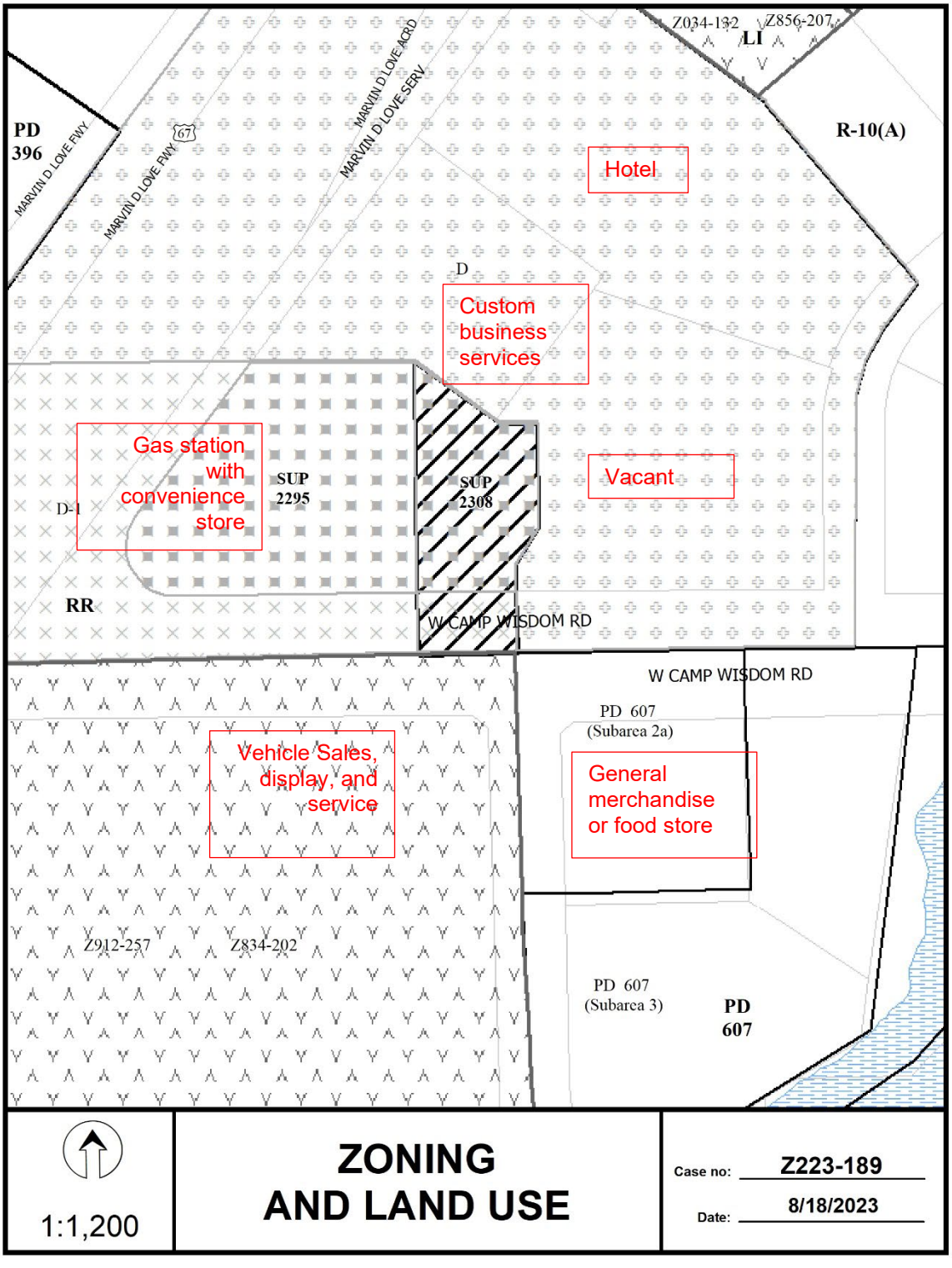
VICINITY MAP
Case no: Z223-189
Date: 8/18/2023

1:1,200

AERIAL MAP

Case no: Z223-189

Date: 8/18/2023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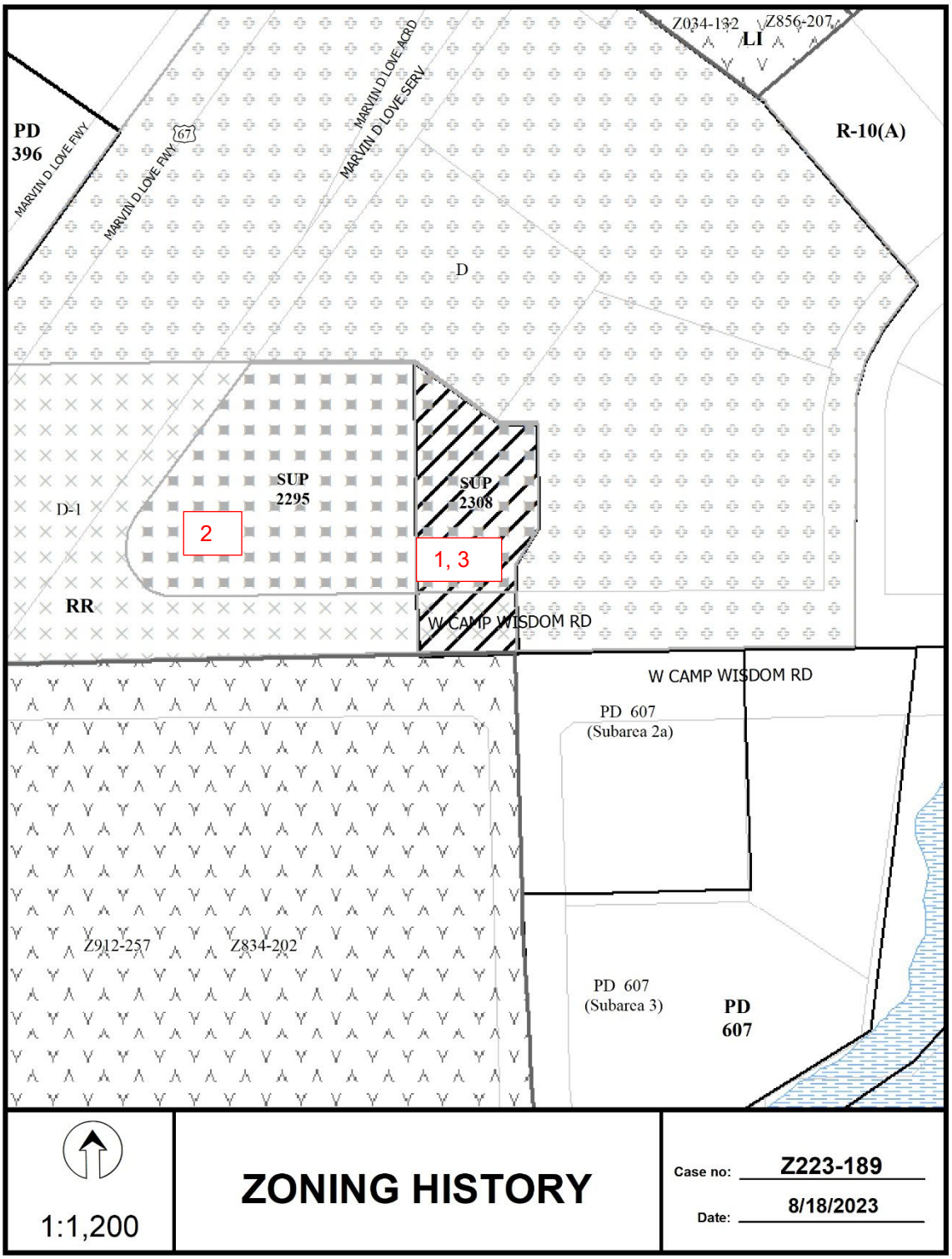
Hotel
D
Custom business services
Gas station with convenience store
SUP 2295
SUP 2308
Vacant
D-1
RR
W CAMP WISDOM RD
W CAMP WISDOM RD
PD 607 (Subarea 2a)
General merchandise or food store
Vehicle Sales, display, and service
Z912-257
Z834-202
PD 607 (Subarea 3)
PD 607
1:1,200
ZONING AND LAND USE
Case no: Z223-189
Date: 8/18/2023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PD 607 (Subarea 3)
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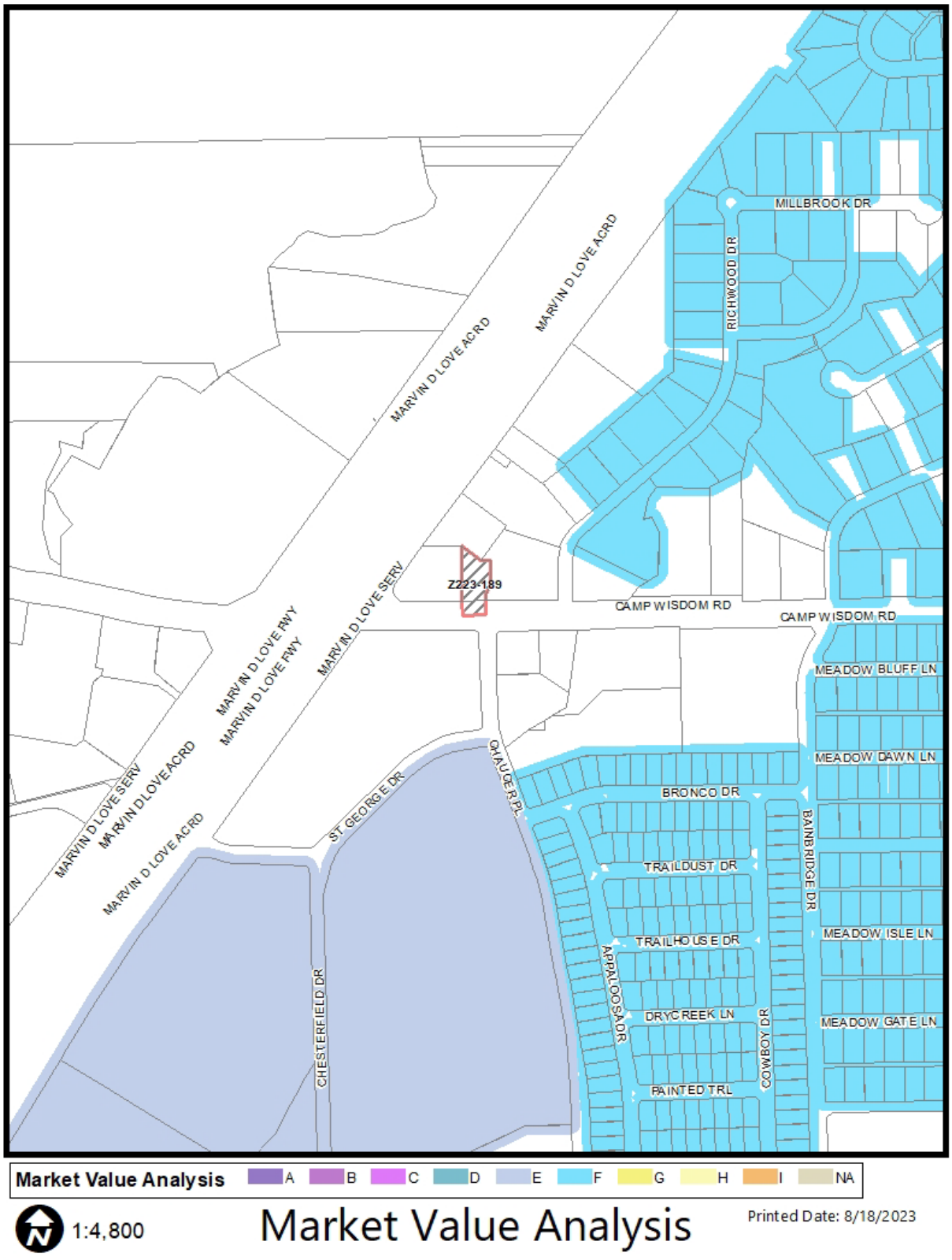
ZONING HISTORY
Case no: Z223-189
Date: 8/18/2023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BAINBRIDGE DR
TRAILDUST DR
TRAILHOUSE DR
MEADOW ISLE LN
APPALOOSA DR
DRY CREEK LN
COWBOY DR
MEADOW GATE LN
PAINTED TRL
CHESTERFIELD DR
Market Value Analysis
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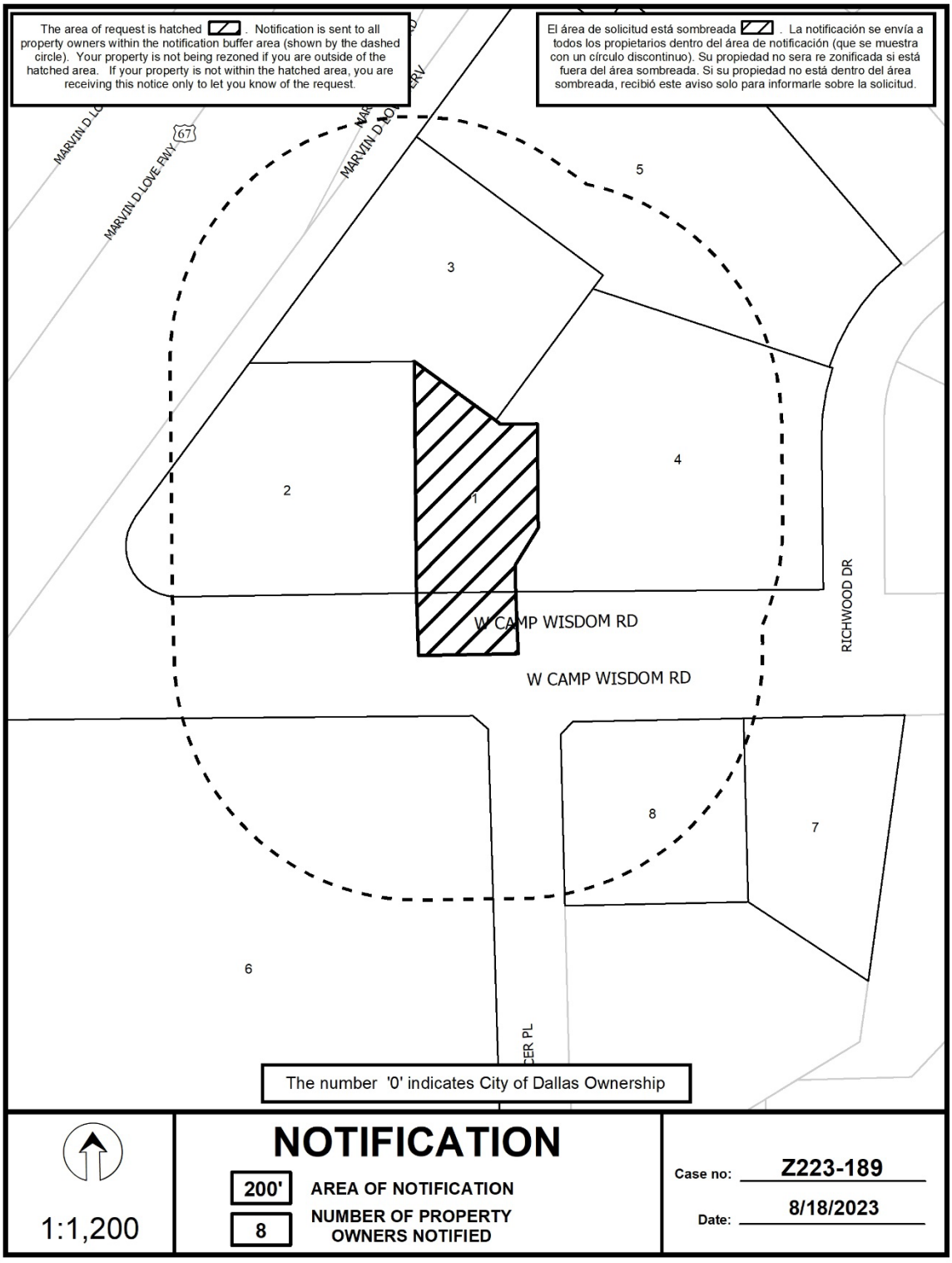
Market Value Analysis
Printed Date: 8/18/2023


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
MARVIN D LOVE FWY
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W CAMP WISDOM RD
W CAMP WISDOM RD
RICHWOOD DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
8
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z223-189
Date: 8/18/2023

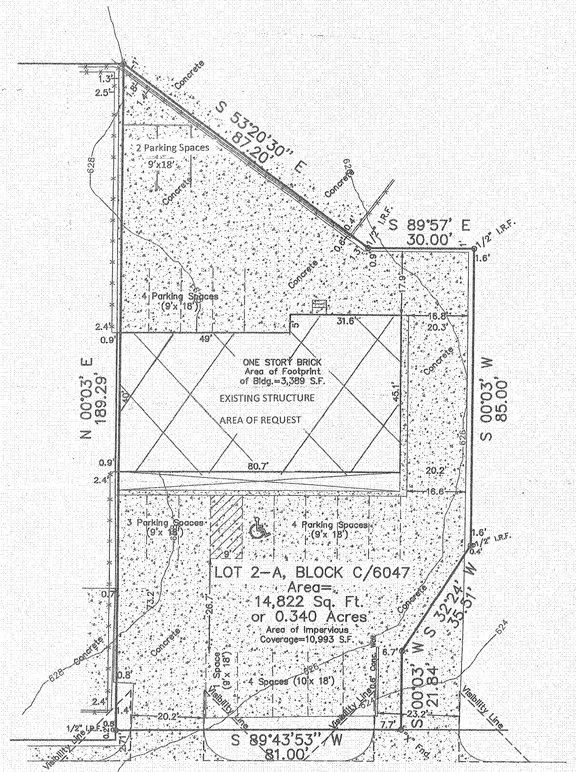
08/18/2023

Notification List of Property Owners

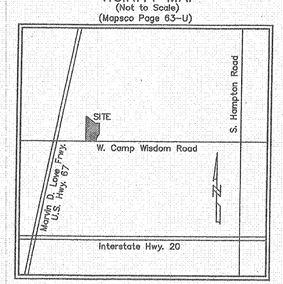
Z223-189

8 Property Owners Notified

Label #	*Address*		*Owner*
1	2921	W CAMP WISDOM RD	SAGANI JAWED
2	2935	W CAMP WISDOM RD	W CAMP WISDOM LLC
3	6960	MARVIN D LOVE FWY	ALREADY GEAR INC
4	2800	W CAMP WISDOM RD	HAMPTON EMBASSY LTD
5	6950	MARVIN D LOVE FWY	AMIT INVESTMENTS INC
6	7100	MARVIN D LOVE FWY	AMERICA CAN CARS FOR KIDS
7	2940	CHAUCER PL	CAMP WISDOM CHAUCER J V
8	2950	W CAMP WISDOM RD	Taxpayer at



VICINITY MAP
(Not to Scale)
(Mapsco Page 63-U)



SITE SUMMARY

ZONING: RR-D

REQUEST: RR – D1 with SUP for alcoholic beverage sales in conjunction with general merchandise or food store less than 3500 square feet.

PROPOSED USE: general merchandise or food store less than 3500 square feet.

LOT AREA: 14,822 square feet

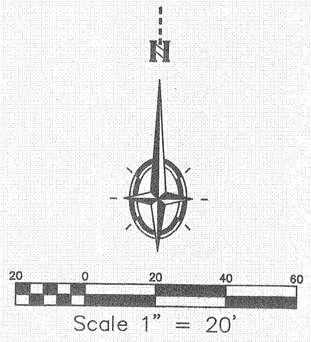
AREA OF REQUEST: 3389 S.F.

LOT COVERAGE: 22%

EXISTING HEIGHT: 18 feet

REQUIRED PARKING: 17

PROVIDED PARKING: 17



Scale 1" = 20'

Z178-263
SITE PLAN

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2693 **Item #:** 9.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a 1) a CR Community Retail District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard between Clover Haven Street and St. Francis Avenue.
Staff Recommendation: **Approval** of a CR Community Retail District; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period, subject to a site plan and conditions.
Applicant: Sikka Investments
Representative: La Sierra Planning Group
Planner: Michael Pepe
Council District: 7
Z223-226(MP)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Michael Pepe

FILE NUMBER: Z223-226(MP) **DATE FILED:** March 8, 2023

LOCATION: West line of South Buckner Boulevard between Clover Haven Street and St. Francis Avenue

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ±3.0 acres **CENSUS TRACT:** 48113012207

OWNER/APPLICANT: Sikka Investments

REPRESENTATIVE: La Sierra Planning Group

REQUEST: An application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request to allow the development of a general merchandise or food store greater than 3,500 square feet with the sale of alcoholic beverages.

STAFF RECOMMENDATION: **Approval** of a CR Community Retail District; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The subject parcel is an undeveloped 3.0 acre lot.
- The proposed uses are multiple general merchandise or food stores greater than 3,500 square feet.
- The lot would be accessed from South Buckner Boulevard.
- The current NS(A) zoning does not allow general merchandise or food stores greater than 3,500 square feet, whereas the proposed CR district allows this use by right.
- The property and surroundings also have a D-1 Liquor Control Overlay, which requires an SUP for the sale of alcoholic beverages. The applicant has requested an SUP to allow the sale of alcoholic beverages in the proposed general merchandise or food store greater than 3,500 square feet.
- The applicant has also proposed deed restrictions to limit some of the uses allowed in the CR district.
- The purpose of CR Community Retail district is "To provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities."
- Staff recommends a base CR district as this district because the deed restrictions as proposed do not offer significant regulatory oversight beyond the base district and because the Buckner corridor generally includes a blend of commercial, residential, and light industrial uses.

Zoning History:

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

1. **Z189-246**: On March 25, 2020, the City Council approved Specific Use Permit No. 2372 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewal for additional five-year periods.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW / Proposed ROW
South Buckner Boulevard	Principal Arterial	100-feet / 107-foot Bike Plan

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT
GOAL 1.2 PROMOTE DESIRED DEVELOPMENT
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT
GOAL 2.1 PROMOTE BALANCED GROWTH
Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

The request for deed restrictions conflicts with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT
GOAL 2.1 PROMOTE BALANCED GROWTH
Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE
Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The proposed deed restrictions do not further the goal of promoting zoning flexible enough to respond to changing economic conditions or the goal of encouraging a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	NS(A) Neighborhood Service District	Undeveloped
North	TH-3(A) Townhouse District	Single Family
East	LI Light Industrial District	Warehouse
South	NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay	Motor vehicle fueling station, general merchandise or food store less than 3,500 sq ft
West	MF-2(A) Multifamily District	Multifamily

Land Use Compatibility:

The area of request is currently undeveloped and zoned an NS(A) Neighborhood Service District. Behind the site, to the west, there is a property developed with multifamily. North of the site are single family uses built out in an attached format under TH-3(A) zoning. Property to the south contains a motor vehicle fueling station and a general merchandise or food store 3,500 square feet or less. Property to the east across South Buckner is developed with a warehouse. Staff finds that the proposed use and zoning district of CR is compatible with the surrounding area.

Farther to the north along South Buckner, PD No.605 functions similarly to CR base zoning in terms of uses and development standards and would allow many similar CR uses by right. Generally, the extent of the Buckner Corridor is zoned with general zoning more intense or equivalent in intensity to CR. The small portion of TH-3(A) subdivision developed to the north is the exception to the otherwise highly commercial corridor.

The proposed deed restrictions do not constitute what the comprehensive plan refers to as “zoning flexible enough to respond to changing economic conditions,” nor does it accomplish the goal of long-term land use planning. Deed restrictions, especially those that remove uses desired by an operator in the immediate term, cannot serve as a replacement for thoughtful distribution of zoning districts throughout the city, and conflict with the intended function of zoning districts altogether.

In this case, the proposed deed restrictions primarily only restrict uses that otherwise need an SUP in order to operate on site. Should the Commission approve the CR district without the deed restrictions, all the uses prohibited by the DR would still require another public hearing in order to operate on site, except for college dormitory, fraternity, or sorority house

and pawn shop. As such, the deed restrictions do not serve to provide significant oversight on uses beyond that which is afforded in the base zoning.

Development Standards

Standard	Existing: NS(A)	Proposed: CR
Front setback	15’ min No Max	15’ min No Max
Side setback	20’ adjacent residential 0’	20’ adjacent residential 0’
Rear setback	20’ adjacent residential 0’	20’ adjacent residential 0’
FAR	0.5 all uses	0.5 office 0.75 all other uses
Height	30’ 35’ with sloped roof 2 stories	54’ 4 stories
Lot coverage	40% max	60% max
Special standards	Proximity slope, Visual Intrusion	Proximity slope, Visual Intrusion
Primary Uses	Office, Child-care facility, Personal service uses, GMFS <3,500	Office, Child-care facility, Personal service uses, GMFS, Retail uses

On a site of this size, the development standards are not significantly different between NS(A) and CR in regard to how buildings would relate to adjacent properties. Due to RPS, anything higher than the existing height of 35 feet would have to be located generally in the southern half of the parcel, but would at most be limited to 54 feet.

Land Use Comparison:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed	Proposed
Use	**NS(A)**	**CR**	**CR with DR**
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICES USES			
Building Repair and Maintenance Shop		R	R
Bus or rail transit vehicle maintenance or storage facility			
Catering service		•	•
Commercial Bus Station and terminal			
Commercial cleaning or laundry plant			
Custom business services		•	•
Custom woodworking, furniture construction, or repair			
Electronics service center		•	•
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory		S	S
Technical school			
Tool or equipment rental		•	•

	Existing	Proposed	Proposed
Use	**NS(A)**	**CR**	**CR with DR**
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S	S	*Prohibited by DR*
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing			
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	S	*Prohibited by DR*
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	•	•
Cemetery or mausoleum	S	S	S
Child-care facility	•	•	•
Church	•	•	•
College, university, or seminary	S	•	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery	•	•	•
Foster home			
Halfway house			
Hospital		S	S
Library, art gallery, or museum	•	•	•
Open enrollment charter school or private school	S	S	*Prohibited by DR*
Public school other than OECS	R	R	*Prohibited by DR*
LODGING USES			
Extended stay hotel or motel			

	Existing	Proposed	Proposed
Use	**NS(A)**	**CR**	**CR with DR**
Hotel or motel		S	*Prohibited by DR*
Lodging or boarding house		S	*Prohibited by DR*
Overnight general-purpose shelter		S + [Special]	*Prohibited by DR*
MISCELLANEOUS USES			
Attached non-premise sign	S	S	S
Carnival or circus (temporary)	[Special]	[Special]	[Special]
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment		S	*Prohibited by DR*
Financial institution without drive-in window	•	•	•
Financial institution with drive-in window		**D**	**D**
Medical clinic or ambulatory surgical center	•	•	•
Office	•	•	•
RECREATION USES			
Country club with private membership	•	•	•
Private recreation center, club, or area	S	•	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house	S	•	*Prohibited by DR*
Duplex			
Group residential facility			
Handicapped group dwelling unit			
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family			

	Existing	Proposed	Proposed
Use	**NS(A)**	**CR**	**CR with DR**
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments		S	*Prohibited by DR*
Ambulance service		R	R
Animal shelter or clinic without outside runs		R	R
Animal shelter or clinic with outside runs			
Auto service center		R	R
Business school		•	•
Car wash		D	D
Commercial amusement (inside)		• OR S	• OR S
Commercial amusement (outside)		S	S
Commercial motor vehicle parking			
Commercial parking lot or garage		R	R
Convenience store with drive-through		S	*Prohibited by DR*
Drive-in Theater			
Dry cleaning or laundry store	•	•	•
Furniture store		•	•
General merchandise or food store 3,500 square feet or less	•	•	•
General merchandise or food store 3,500 square feet or greater		•	•
General merchandise or food store greater than 100,000 square feet		S	S
Home improvement center, lumber, brick or building materials sales yard		D	D
Household equipment and appliance repair		•	•
Liquefied natural gas fueling station			
Liquor Store		Requires S in D-1	*Prohibited by DR*
Motor vehicle fueling station	S	•	•
Mortuary, funeral home, or commercial wedding chapel.		•	•
Nursery, garden shop, or plant sales		•	•
Outside sales			
Paraphernalia shop		S	*Prohibited by DR*
Pawn shop		•	*Prohibited by DR*
Personal service use	•	•	•

	Existing	Proposed	Proposed
Use	**NS(A)**	**CR**	**CR with DR**
Restaurant without drive-in or drive-through service	R	R	R
Restaurant with drive-in or drive-through service		D	D
Swap or buy shop		S	*Prohibited by DR*
Taxidermist			
Temporary retail use		•	•
Theater		•	•
Truck stop			
Vehicle display, sales, and service			
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal			
Heliport			
Helistop			
Private street or alley			
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S or CC	S or CC	S or CC
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		•	•
Electrical generating plant			
Electrical substation	S	•	•
Local utilities	S / R	S / R	S / R
Police or fire station	S	•	•
Post office	S	•	•
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	(Special)	(Special)	(Special)

	Existing	Proposed	Proposed
Use	**NS(A)**	**CR**	**CR with DR**
Utility or government installation other than listed	S	S	S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			
Building mover's temporary storage yard			
Contractor's maintenance yard			
Freight terminal			
Livestock auction pens or sheds			
Manufactured building sales lot			
Mini warehouse		S	S
Office showroom/warehouse			
Outside storage			
Petroleum product storage and wholesale			
Recycling buy-back center		(Special)	(Special)
Recycling collection center		(Special)	(Special)
Recycling drop-off container	(Special)	(Special)	(Special)
Recycling drop-off for special occasion collection	(Special)	(Special)	(Special)
Sand, gravel, or earth sales and storage			
Trade center			
Vehicle storage lot			
Warehouse			

Landscaping:

Landscaping must be provided in accordance with the requirements in Article X, as amended. The applicant also proposes a landscape buffer of an average width of 20 feet where residential adjacency exists along the northern boundary of the property. This is an increase from the 10-foot average width in Article X. Additionally, the applicant proposes an eight-foot screening fence beyond the six-foot fence height required by code.

Parking:

The plan shows one general merchandise or food store greater than 3,500 square feet in one suite of 15,000 sq ft. This use requires one space per 220 square feet when it has a

floor area of 10,000 square feet or greater, so this suite requires 68 spaces. The plan shows a smaller suite at 4,000 square feet. If the applicant occupies this suite with a general merchandise or food store greater than 3,500 square feet, it would require a ratio of one space to 200 square feet, for a total of 20 spaces. In total, these suites would require 88 spaces. The plan provides 95 spaces in total.

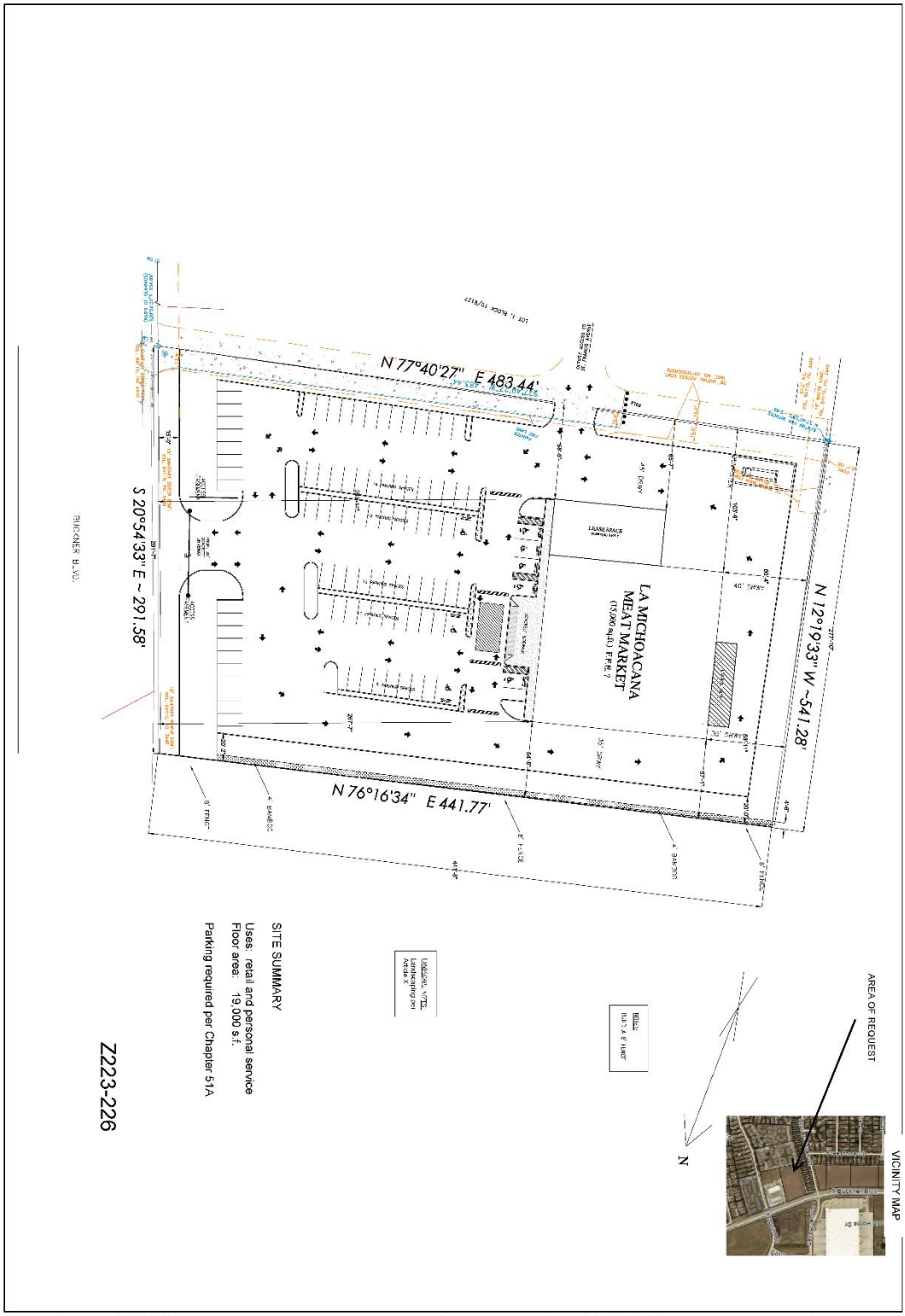
Market Value Analysis:

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

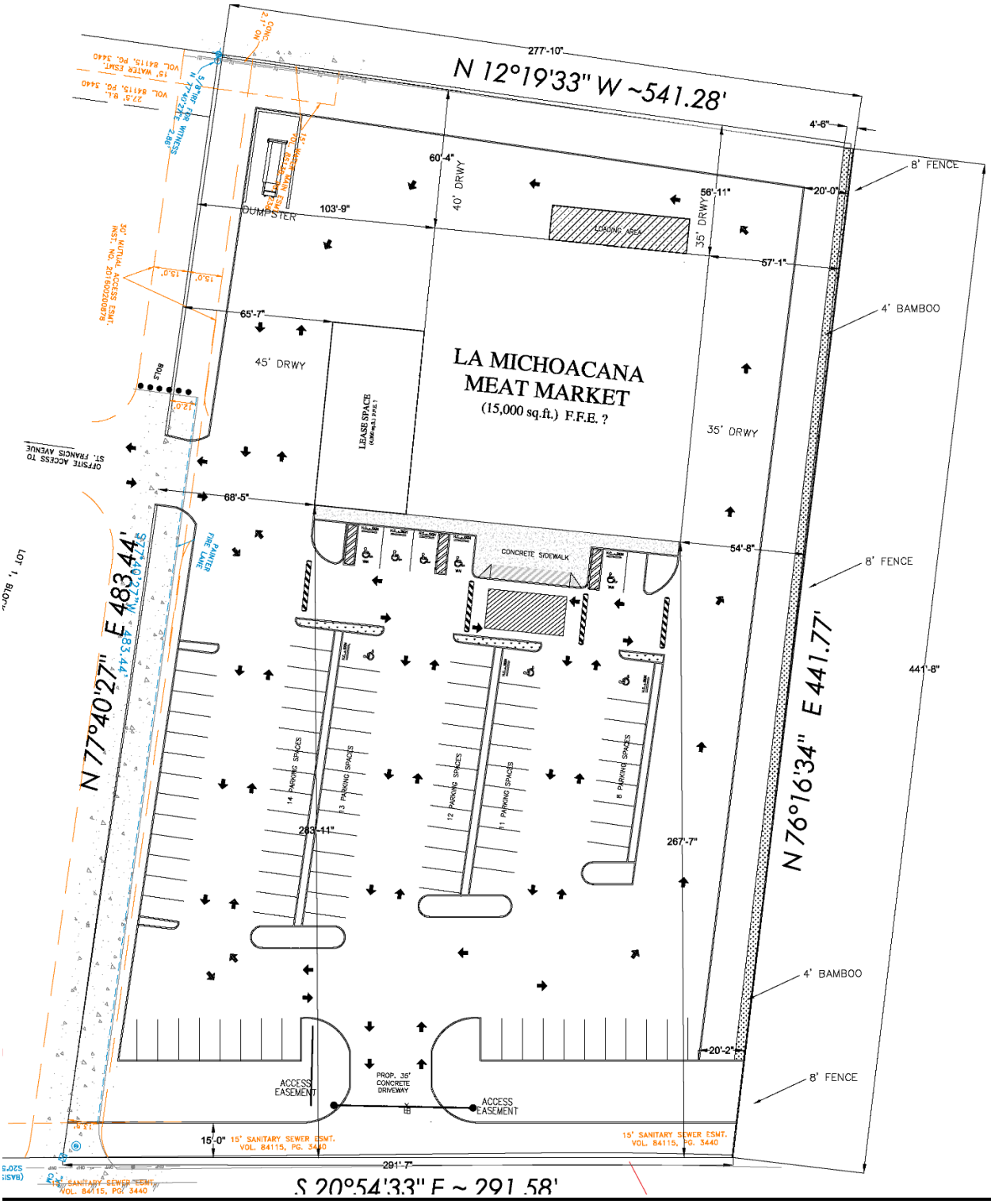
LIST OF PARTNERS/PRINCIPALS/OFFICERS

Sikka Investment LLC
Barkat Daredia, Director

PROPOSED SITE PLAN (PERTAINS TO SUP)



PROPOSED SITE PLAN (ENLARGED)



PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

2. SITE PLAN: Use and development of the Property must comply with the submitted site plan.

3. TIME LIMIT: This specific use permit expires on (five years from date of approval).

4. LANDSCAPING BUFFER: An eight foot solid screen fence is required along the northern boundary of the property. The residential buffer required by SEC. 51A-10.125(b)(2) along the northern property line must be an average width of 20 feet.

5. FLOOR AREA: The maximum floor area for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet is 16,000 square feet in the location shown on the attached site plan.

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

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

APPLICANT'S PROPOSED DEED RESTRICTIONS

The following uses are prohibited:

(1) Industrial uses.

--Gas drilling and production.
-- Temporary concrete or asphalt batching plant.

(2) Institutional and community service uses.

--Open enrollment charter school or private school.
--Public school other than an open enrollment charter school.

(3) Lodging uses.

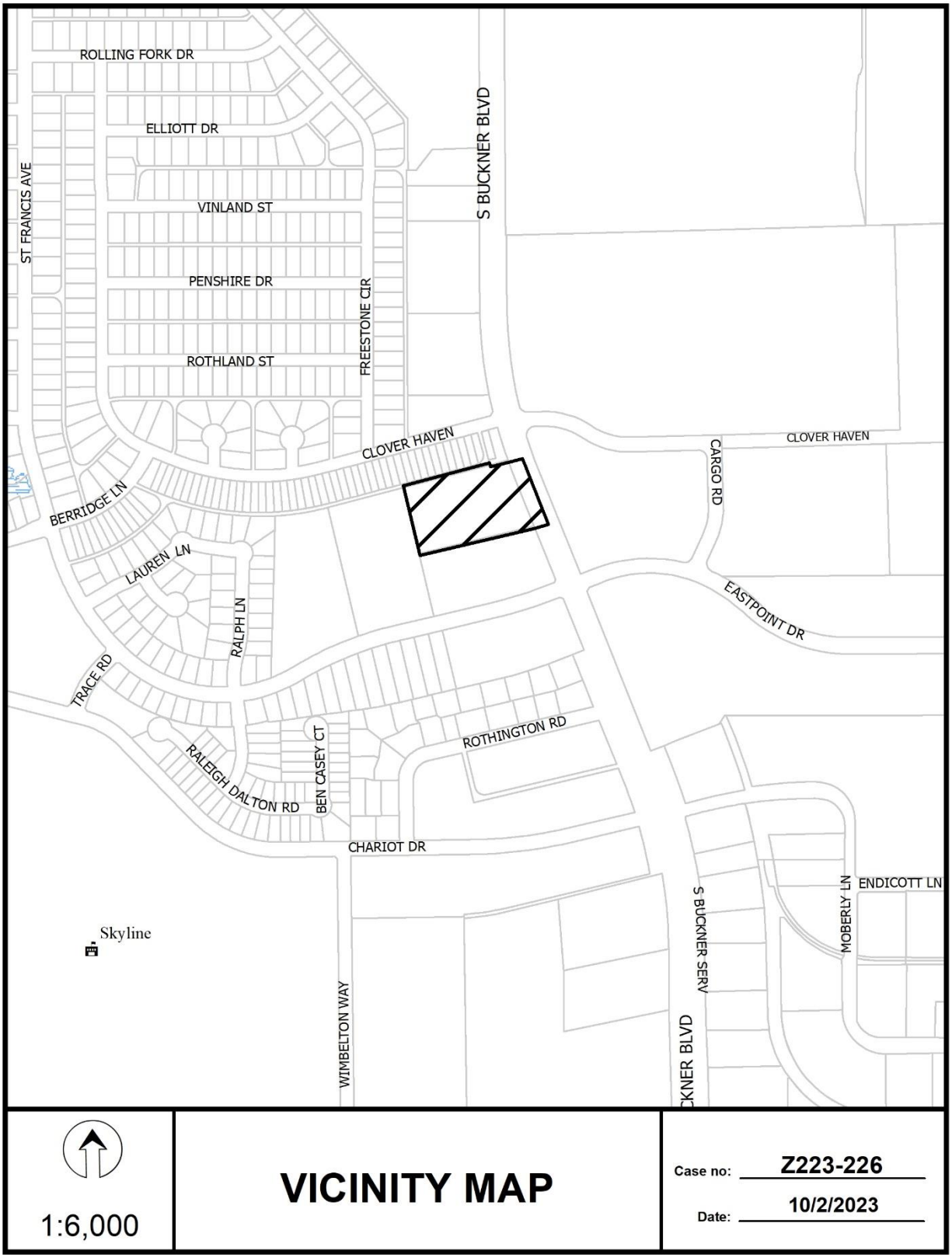
--Hotel or motel.
--Lodging or boarding house.
--Overnight general purpose shelter.

(4) Office uses.
--Alternative financial establishment.

(5) Residential uses.

--College dormitory, fraternity, or sorority house.

(6) Retail and personal service uses.
--Alcoholic beverage establishment.
--Convenience store with drive-through service.
--Liquor store.
--Paraphernalia shop.
--Pawn shop.
--Swap or buy shop

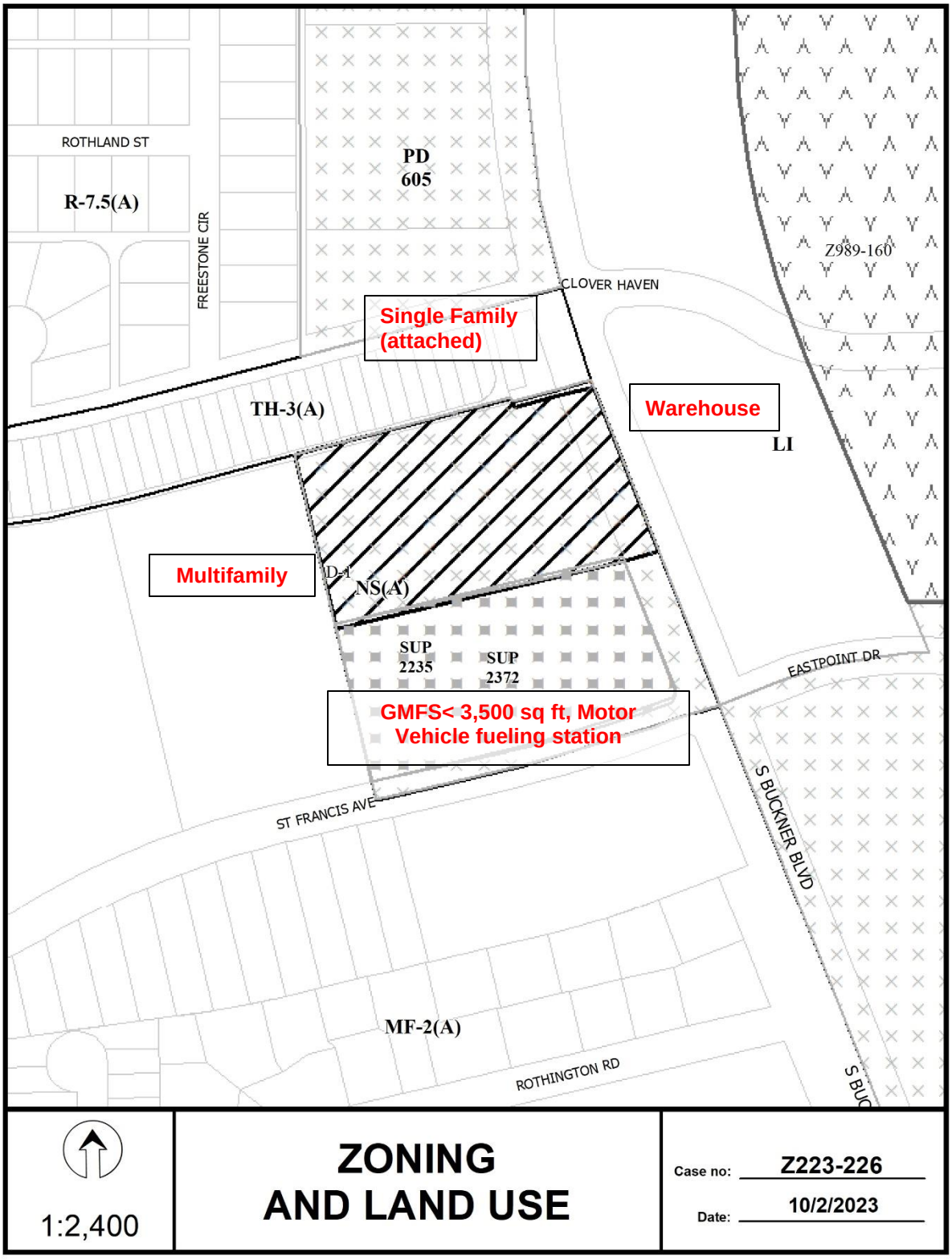

ROLLING FORK DR
ELLIOTT DR
VINLAND ST
PENSHIRE DR
ROTHLAND ST
ST FRANCIS AVE
S BUCKNER BLVD
FREESTONE CIR
CLOVER HAVEN
CLOVER HAVEN
CARGO RD
BERRIDGE LN
LAUREN LN
RALPH LN
EASTPOINT DR
TRACE RD
ROTHINGTON RD
BEN CASEY CT
RALEIGH DALTON RD
CHARIOT DR
ENDICOTT LN
MOBERLY LN
S BUCKNER SERV
Skyline
WIMBELTON WAY
CKNER BLVD
1:6,000
VICINITY MAP
Case no: Z223-226
Date: 10/2/2023

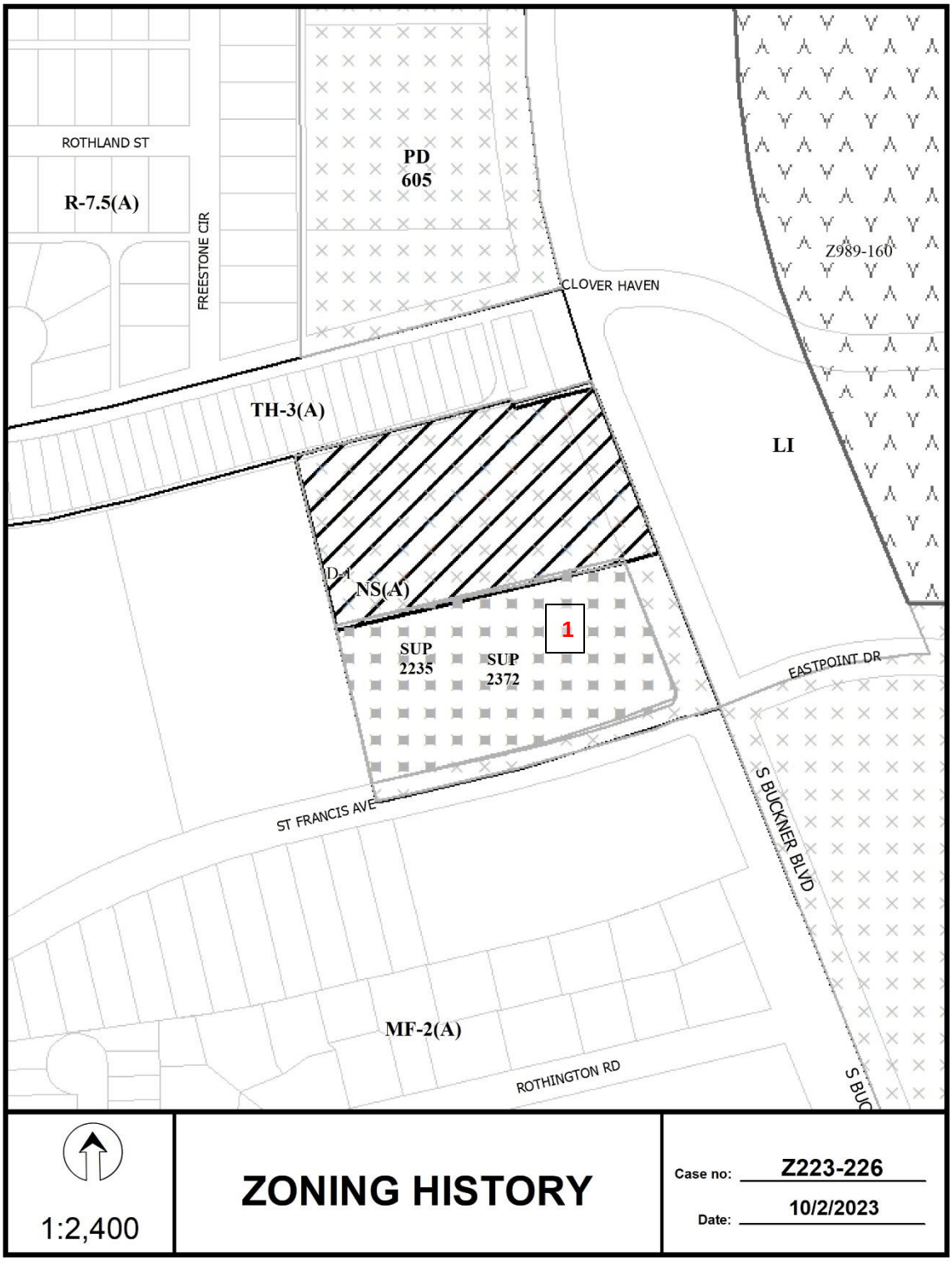
1:2,400

AERIAL MAP

Case no: Z223-226

Date: 10/2/2023


ROTHLAND ST
R-7.5(A)
FREESTONE CIR
PD
605
Z989-160
CLOVER HAVEN
Single Family
(attached)
TH-3(A)
Warehouse
LI
Multifamily
D-1
NS(A)
SUP
2235
SUP
2372
EASTPOINT DR
GMFS< 3,500 sq ft, Motor
Vehicle fueling station
ST FRANCIS AVE
S BUCKNER BLVD
MF-2(A)
ROTHINGTON RD
1:2,400
ZONING
AND LAND USE
Case no: Z223-226
Date: 10/2/2023


ROTHLAND ST
R-7.5(A)
FREESTONE CIR
PD
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Z989-160
CLOVER HAVEN
TH-3(A)
LI
D-1
NS(A)
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SUP
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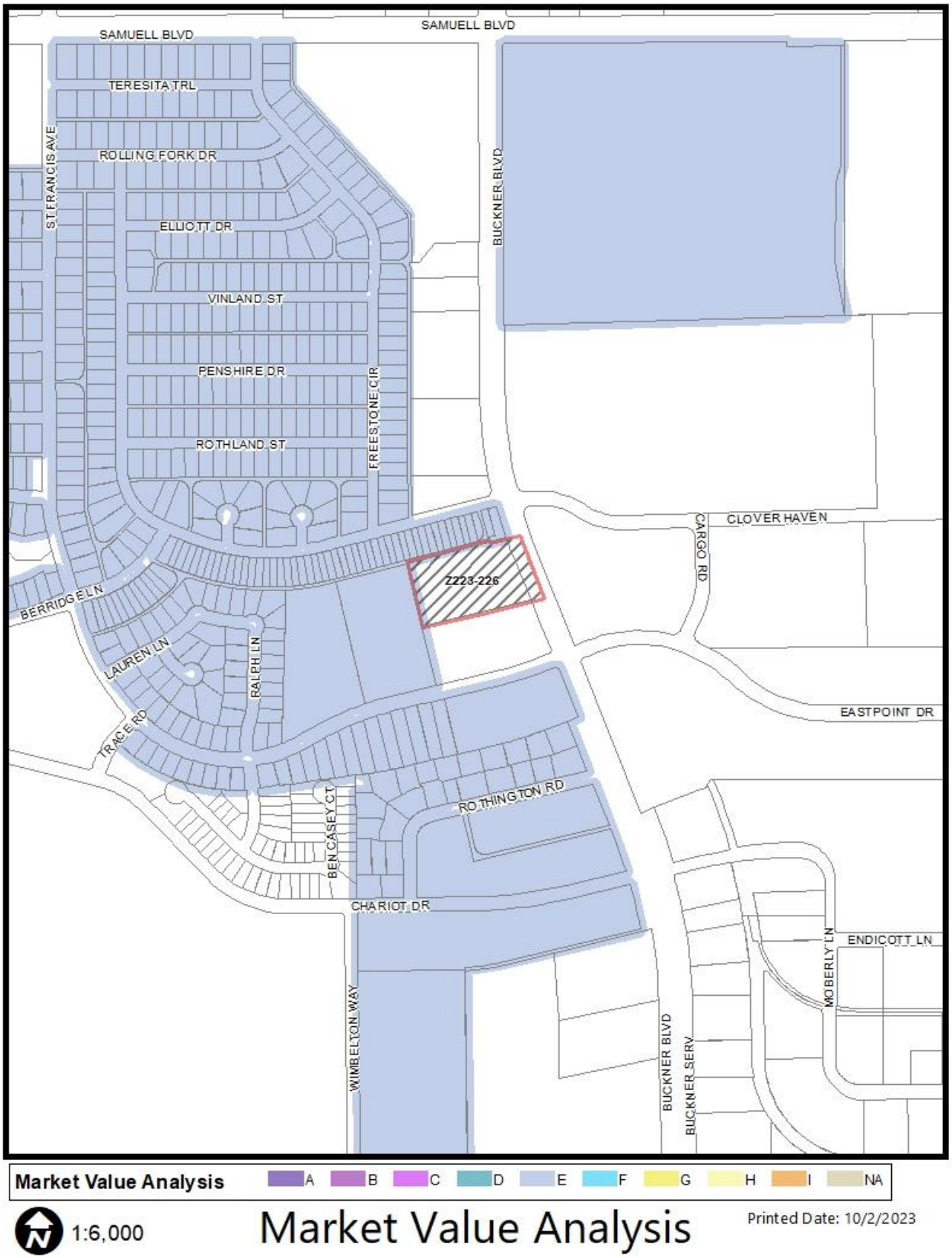
2372
EASTPOINT DR
ST FRANCIS AVE
S BUCKNER BLVD
MF-2(A)
ROTHINGTON RD
1:2,400
ZONING HISTORY
Case no: Z223-226
Date: 10/2/2023


SAMUELL BLVD
SAMUELL BLVD
TERESITA TRL
ROLLING FORK DR
ST FRANCIS AVE
ELLIOTT DR
VINLAND ST
PENSHIRE DR
ROTHLAND ST
FREESTONE CIR
BUCKNER BLVD
CLOVER HAVEN
CARGO RD
Z223-226
BERRIDGE LN
LAUREN LN
RALPH LN
TRACE RD
EASTPOINT DR
ROTHINGTON RD
BEN CASEY CT
CHARIOT DR
ENDICOTT LN
MOBERLY LN
WIMBELTON WAY
BUCKNER BLVD
BUCKNER SERV
Market Value Analysis
A
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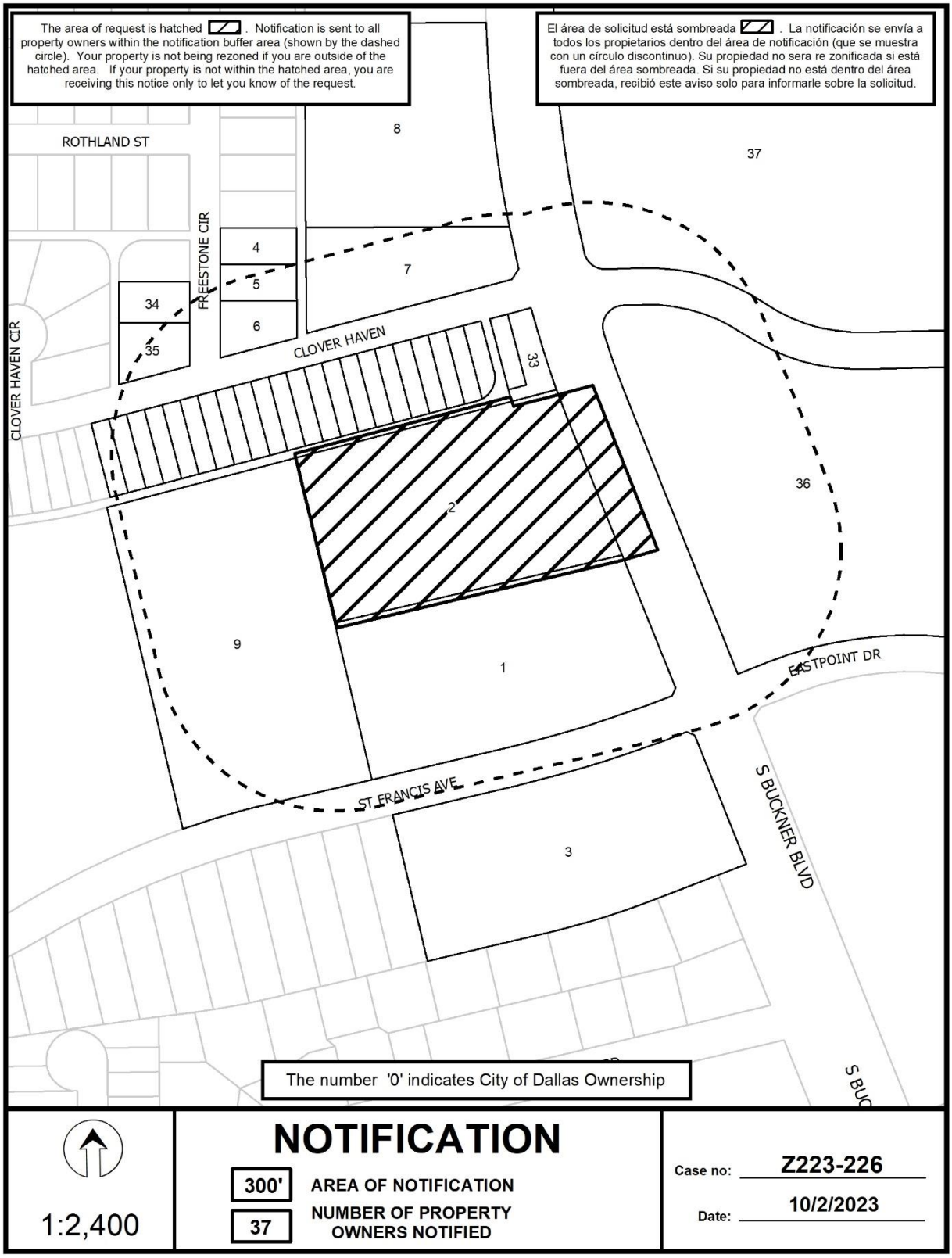
NA
1:6,000
Market Value Analysis
Printed Date: 10/2/2023


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
ROTHLAND ST
FREESTONE CIR
CLOVER HAVEN CIR
CLOVER HAVEN
EASTPOINT DR
ST FRANCIS AVE
S BUCKNER BLVD
8
37
4
5
6
7
34
35
33
2
36
9
1
3
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
37
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z223-226
Date: 10/2/2023

10/02/2023

Notification List of Property Owners

Z223-226

37 Property Owners Notified

Label #	*Address*		*Owner*
1	5001	S BUCKNER BLVD	MOUNTAIN DATX005 LLC
2	5001	S BUCKNER BLVD	SIKKA INVESTMENTS LLC
3	4999	S BUCKNER BLVD	BUCKNER TOWN VIEW HOLDINGS LTD
4	5120	FREESTONE CIR	MURRAY DAVID S &
5	5114	FREESTONE CIR	PERNELL ALICE G
6	5100	FREESTONE CIR	RAMIREZ DOMINGO ORTIZ &
7	5135	S BUCKNER BLVD	Taxpayer at
8	5155	S BUCKNER BLVD	Taxpayer at
9	4748	ST FRANCIS AVE	RANCHO BUCKNER LTD
10	4831	CLOVER HAVEN	BALLARD REVA J
11	4827	CLOVER HAVEN	PALOMINO MARIA MERCEDES
12	4823	CLOVER HAVEN	GARRETT BRETT T
13	4819	CLOVER HAVEN	SPEARS GRENALDA
14	4815	CLOVER HAVEN	BURNS CAROLYN I
15	4811	CLOVER HAVEN	FOLTSLONGORIA BRANDI L &
16	4807	CLOVER HAVEN	Taxpayer at
17	4803	CLOVER HAVEN	Taxpayer at
18	4763	CLOVER HAVEN	BROWN EDWARD
19	4759	CLOVER HAVEN	KINGBLACK SANDRA E
20	4755	CLOVER HAVEN	WILLIAMS ERMA JEAN
21	4751	CLOVER HAVEN	ANDERSON GARY D
22	4747	CLOVER HAVEN	CARRAWAY KAROLYN
23	4743	CLOVER HAVEN	PIERRO MAYOLA
24	4739	CLOVER HAVEN	THOMAS CAROLYN ANN
25	4735	CLOVER HAVEN	MENDOZA J CONSEPCION BARBOZA &
26	4731	CLOVER HAVEN	REDDIC GLORIA

10/02/2023

Label #	*Address*		*Owner*
27	4727	CLOVER HAVEN	SLOAN ROBIN M
28	4723	CLOVER HAVEN	HORN MARVA
29	4719	CLOVER HAVEN	CUNNINGHAM LOIS M
30	4715	CLOVER HAVEN	JAMISON MARIANNE & JANETTE PERASSO
31	4711	CLOVER HAVEN	JAMISON MARIANNE & JANETTE PERASSO
32	4707	CLOVER HAVEN	BECKHAM ALBERTA ESTATE OF
33	4703	CLOVER HAVEN	MAYWEATHER LARETA
34	5115	FREESTONE CIR	NUNO ISMAEL & ERICKA
35	5107	FREESTONE CIR	REYES DORA &
36	5194	BUCKNER BLVD	DEV PROPERTY CLOVER LLC
37	4624	CLOVER HAVEN ST	POOL 2 INDUSTRIAL TX LLC

VICINITY MAP

AREA OF REQUEST

N

NOTES:
BUILD A 8' FENCE

LANDSCAPE NOTES:
Landscaping per Article X

SITE SUMMARY

Uses: retail and personal service
Floor area: 19,000 s.f.

Parking required per Chapter 51A

Z223-226

REVISION:	
C.O.H. FOR PERMIT	
C.O.H. REVISION	

NOTES:

PROJECT:
LA MICHOACANA MEAT MARKET
BUCKNER BLVD.

DRAWN BY:	R.C.
CHECKED:	J.U.V.
PRINT DATE:	11/20/2022
CODE:	19015
SCALE:	1:30

SITE PLAN

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 23-2690 **Item #:** 10.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Consideration of amending Chapter 51A of the Dallas Development Code, with consideration to be given to amending Section 51A-4.507, “Neighborhood Stabilization Overlay” and related sections including but not limited to amending regulations related to height plane definition and how height is measured.
Staff Recommendation: **Approval** of staff’s recommended amendments, as briefed.
Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Approval** of staff’s recommended amendments, subject to revised height plane diagram.
Planner: Andrea Giles
Council District: All
DCA223-007(AG)

powered by Legistar™

CITY PLAN COMMISSION **Tuesday, October 19, 2023**

Planner: Andrea Gilles, AICP

FILE NUMBER: DCA223-007(AG) **DATE INITIATED:** August 15, 2023

TOPIC: Amendment to the Dallas Development Code to consider clarifications related to height in Neighborhood Stabilization Overlay regulations.

COUNCIL DISTRICT: All **CENSUS TRACTS:** All

PROPOSAL: Consideration of amending Chapter 51A of the Dallas Development Code, with consideration to be given to amending Section 51A-4.507, "Neighborhood Stabilization Overlay" and related sections including but not limited to amending regulations related to height plane definition and how height is measured.

SUMMARY: The proposed code amendments are intended to provide clarity to the Neighborhood Stabilization Overlay ordinance as it relates to height, height plane, and allowable height exceptions, to better reflect the intent and purpose of the overlay.

STAFF RECOMMENDATION: **Approval** of staff's recommended amendments, as briefed.

ZOAC RECOMMENDATION: **Approval** of staff's recommended amendments, subject to a revised height plane diagram.

CODE AMENDMENTS WEBPAGE:
https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx

BACKGROUND INFORMATION:

- On November 9, 2005, the Dallas City Council adopted Ordinance No. 26161 which established the Neighborhood Stabilization Overlay (NSO) for single family neighborhoods.
- Since establishing the ordinance, thirteen (13) neighborhoods have adopted overlays, 8 of which include height regulations more restrictive than allowed by the base zoning district.
- Over the past couple of years, several examples have been brought to the City's attention, primarily in the La Bajada neighborhood, where approved development did not appear to align with NSO intent and regulations, including a Board of Adjustment variance to the NSO height regulations that was heard on July 18, 2023 and then on August 15, 2023, at which meeting the Board of Adjustment approved the variance.
- This code amendment is being initiated by Planning and Urban Design (P+UD) staff to provide clarity to a section of the code that has resulted in both staff and community confusion about how height is measured and applied in Neighborhood Conservation Overlays.
- On September 19, 2023, the Zoning Ordinance Advisory Committee was briefed and recommended the proposed amendment move forward to CPC, subject to a revised height plane diagram.

STAFF ANALYSIS:

The proposed amendment is intended to provide clarity to the NSO ordinance as it relates to the definition of how height is measured and how it is applied. The intent of the NSO is to "preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood. The neighborhood stabilization overlay does not prevent construction of new single family structures or the renovation, remodeling, repair or expansion of existing single family structures, but, rather, ensures that new single family structures are compatible with existing single family structures." An NSO may regulate front yard setback; side yard setback; garage location, placement and connection; and height, if a petition in support of the overlay is signed by the owners of 60 percent or more of the properties within the overlay boundaries.

In recent months, the wording of the NSO ordinance related to height has come under scrutiny from some residents and staff due to the height variance at the Board of Adjustment as well as citizen complaints about new construction in the La Bajada

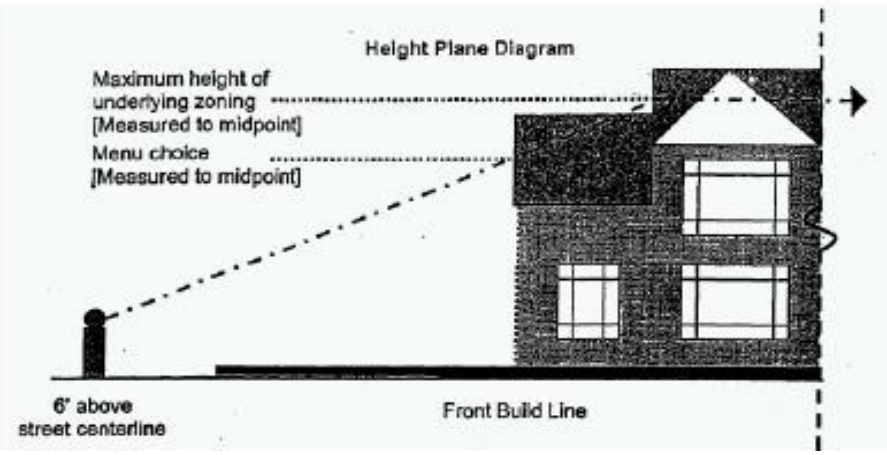
neighborhood. Staff reviewed the ordinance and recommends a comprehensive update to the almost 20-year old regulations to better respond to current needs in established neighborhoods. However, this could take up to a year, working with the community and bringing it through the public hearing process. In the interim, the proposed shorter-term clarifying amendments would address some of the immediate issues related to height that have been discovered in the past few months.

Issue 1: From where height is measured

In NSOs, height is measured by utilizing a Height Plane, which the ordinance defines as "a plane projecting upward and toward the subject lot from a point six feet above grade at the center line of the street adjacent to the front property line, and extending to the intersection of a vertical plane from the front **building line** with the maximum height established by the neighborhood stabilization overlay and continuing at the same angle to the maximum height of the underlying zoning."

The diagram below (Diagram 1) is included in the ordinance to illustrate the height plane requirements.

Diagram 1: Height Plane Illustration

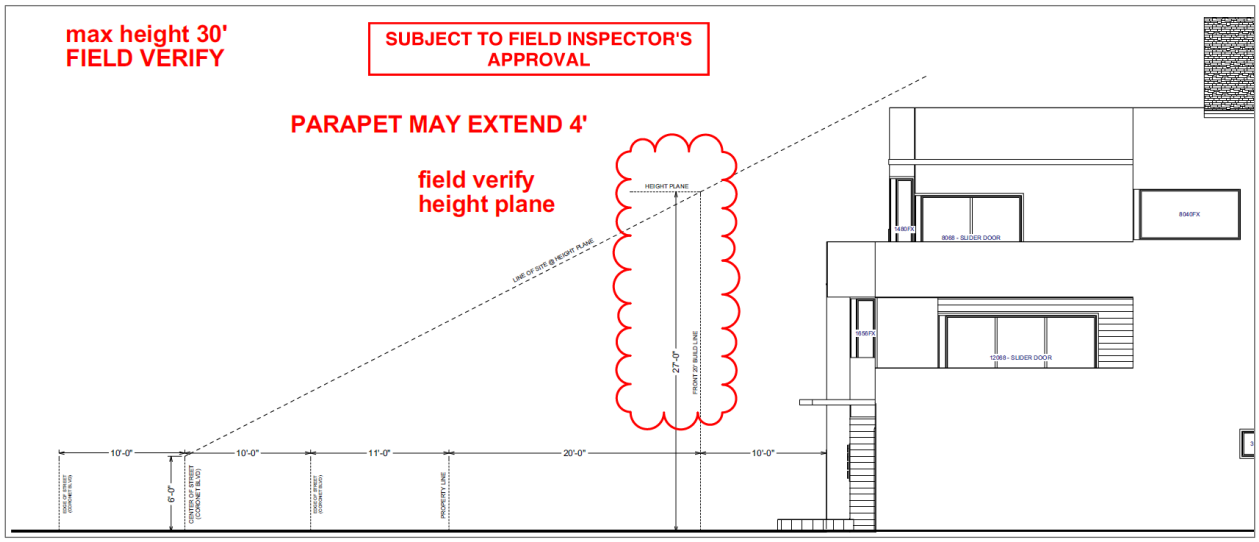


Apart from this being a challenging way in general to address height, the immediate issue for the subject code amendment is to clarify at what point the vertical plane is established, which reflects the maximum height set by the individual NSO. Although the NSO ordinance says the "front building line" in the NSO text, the NSO height plane illustration says, "Front Build Line", which creates some confusion because of the inconsistent use of terms.

The Dallas Development Code says, “BUILDING LINE means a line marking the minimum distance a building may be erected from a street, alley, or lot line. (Also called the ‘setback line.’)” The definition of building line has been the standard interpretation since the text controls over illustrations but since the intent of the height plane provision was to create scaled-down front facades and to push additional structure height to the rear of the lot, the definition of building line does not produce that effect when a building is erected further than the minimum required front yard setback. For example, if the minimum front setback is 20 feet, then the front building line is 20 feet, regardless of where the structure is placed.

To date, the building line and placement of the front building facade have largely been one in the same--- most structures are placed at the minimum front setback line. However, as a result of several complaints from the La Bajada neighborhood about perceived violations to their NSO height restrictions, it came to staff’s attention that if a structure is pushed back far enough from the front building line, it can me moved out of the height plane completely and not have to comply with the NSO requirements. The image below (Diagram 2) illustrates how this may happen.

Diagram 2: Height Plane Illustration (2)



In Diagram 2, the dashed vertical line to the right of the 27-foot measurement is the front building line, or the minimum front setback. The structure is set back 10 feet behind the front building line, therefore moving it out of the height plane. Had the building been placed at the front building line, the highest point of the structure would not have met this individual NSO’s height restriction. As the code is currently written and interpreted, the project was found in compliance.

Given the high barrier to entry to have an additional height restriction added to the base zoning in a neighborhood, the below proposed minor adjustment to the height plane definition was presented to ZOAC on September 19 to clarify that the vertical plane is measured from where the front façade of the structure is placed on the site, making it more difficult to push the building, at least entirely, out of the NSO height plane measurement. In short, the amendment would set the front façade of the building as the vertical measurement, not the minimum front setback.

Staff Recommendation at ZOAC:

The proposed amendment to Section 51A-4.507(b)(4) Height Plane, was presented to ZOAC on September 19:

> HEIGHT PLANE means a plane projecting upward and toward the subject lot from a point six feet above grade at the center line of the street adjacent to the front property line, and extending to the intersection of a vertical plane from the front building facade ~~line~~ with the maximum height established by the neighborhood stabilization overlay and continuing at the same angle to the maximum height of the underlying zoning.

During the ZOAC meeting, members expressed interest and support for adding a building facade definition to staff's proposed amendment, as described in their motion. As staff worked on including that language, further clarification was also found to be needed because all existing NSOs with a defined height provision specify that it is measured "at the front building line". A list of existing NSOs and their height restriction is listed below.

NSO 1: no NSO height provision	NSO 8: height is 24 feet at front building line
NSO 2: height is 20 feet at front building line	NSO 9: height is 24 feet at front building line
NSO 3: height is 25 feet at front building line	NSO 10: NSO height provision
NSO 4: height is 22 feet at front building line	NSO 11: height is 20 feet at front building line
NSO 5: no NSO height provision	NSO 12: NSO height provision
NSO 6: height is 24 feet at front building line	NSO 13: height is 27 feet at front building line
NSO 7: no NSO height provision	

Updated Staff Recommendation:

To address the request by ZOAC and the additional clarification needed for existing NSOs that include a height provision, staff recommends an updated proposed amendment. Since the proposed new language (to follow in blue and underlined) of the definition of

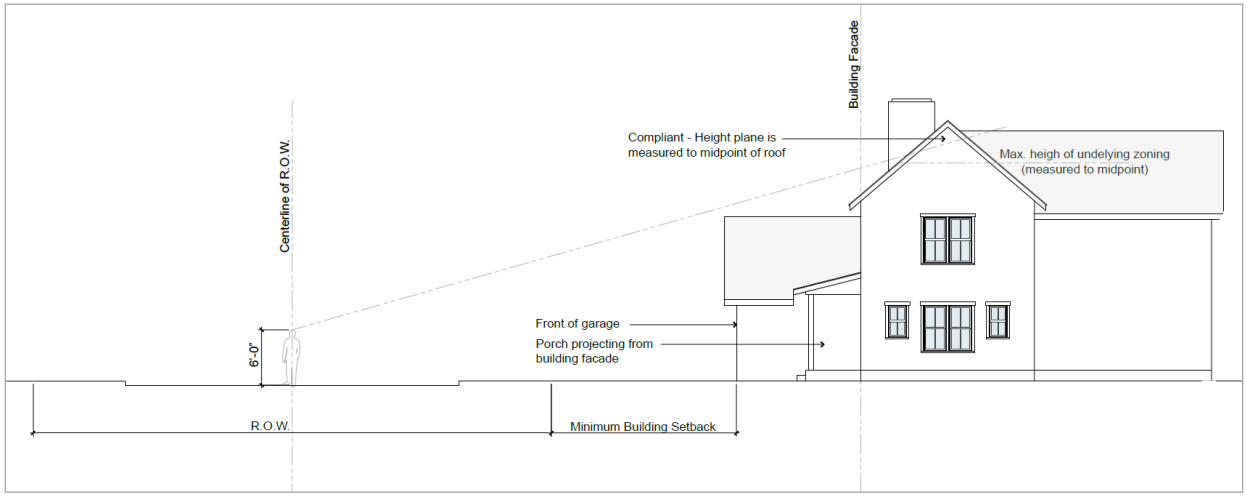
Height Plane was not presented at the ZOAC meeting, it is shown as a separate staff recommendation within the ordinance at the end of this report.

The updated proposed staff amendment to Section 51A-4.507(b)(4) Height Plane, is as follows:

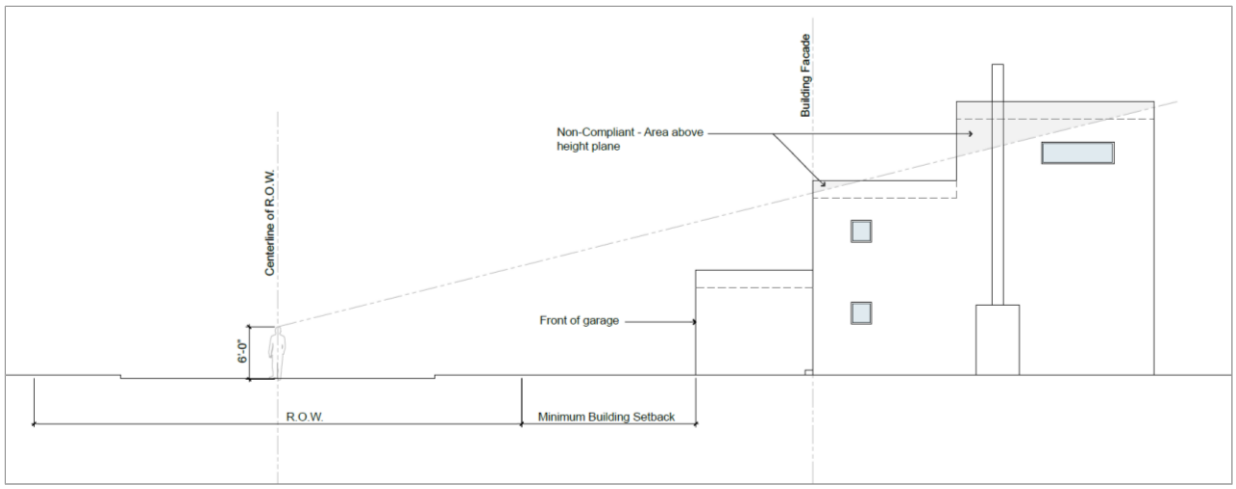
> HEIGHT PLANE means a plane projecting upward and toward the subject lot from a point six feet above grade at the center line of the street adjacent to the front property line, and extending to the intersection of a vertical plane from the front building facade ~~line~~ with the maximum height established by the neighborhood stabilization overlay and continuing at the same angle to the maximum height of the underlying zoning. For purposes of this subparagraph, BUILDING FACADE means the front-facing exterior wall or walls of the first floor of the principal structure on a lot, and excludes the building facade of the portion of the principal structure designed or used as a parking structure or a projecting porch. For purposes of establishing the vertical plane in NSOs adopted prior to [date of this ordinance], the term "building line" means "building facade".

To more clearly represent the proposed amendments to the Height Plane, the following illustrative diagrams, showing two different roof types, are recommended for inclusion in the ordinance and to replace the existing Height Plane Illustration currently found in the code.

Proposed Amended Diagram A:



Proposed Amended Diagram B:



Issue 2: Exceptions

When the NSO ordinance was adopted in 2005, nearly 20 years ago, certain building designs, and their popularity, were not anticipated. Specifically, the three- and four-story flat roof homes, many with elevators, currently being built throughout Dallas were not commonplace in 2005, at least in the established neighborhoods contemplating a Neighborhood Stabilization Overlay. As such, some of the default sections applicable to the citywide Dallas Development Code were carried forward to application in the NSOs. Specifically, the NSO allows for the same exceptions to height as the citywide development code.

Section 51A-4.507(e)(5)(C) of the NSO states:

> If the district regulates height, single family structures may not be built to heights that exceed the height plane, except structures listed in Section 51A-4.408(a)(2). Height is measured from grade to the midpoint between the lowest eaves and the highest ridge of the structure. See Paragraph 51A- 2.102(47), "Height."

Some of the structures included in Section 51A-4.408(a)(2) are mechanical rooms and elevator penthouses, which may project a maximum of 12 feet above the maximum structure height, and parapet wells, which may be built up to 4 feet above the maximum structure height. These projects often go hand-in-hand with the flat roof houses being built today. In neighborhoods where the median building height is often under 20 feet,

these projections, in addition to the higher heights of a flat roof home, can have a significant impact on the feel and context of an established neighborhood.

To better reflect the original intent of the Neighborhood Stabilization Overlay for established neighborhoods seeking to maintain a certain level of compatibility with existing structures, staff proposes striking the exception language in Section 51A-4.507(e)(5)(C) as follows:

> If the district regulates height, single family structures, including structures listed in Section 51A-4.4.08(a)(2) but excluding chimneys, may not be built to heights that exceed the height plane[, except structures listed in Section 51A-4.408(a)(2)]. Height is measured from grade to the midpoint between the lowest eaves and the highest ridge of the structure. See Paragraph 51A- 2.102(47), “Height.”

As stated previously, this code amendment would address some of the immediate issues related to height that have surfaced over the past year. A more comprehensive review and potential amendments to the NSO ordinance will begin in the next fiscal year.

ZOAC Minutes
September 19, 2023

DISCUSSION:

(1) DCA223-007 Consideration of amending Chapter 51A of the Dallas Development Code, with consideration to be given to amending Section 51A-4.507, "Neighborhood Stabilization Overlay" and related sections including but not limited to amending regulations related to height plane definition and how height is measured.
Andrea Gilles

Ms. Gilles presented, one speaker spoke, and the item was opened for discussion and questions from ZOAC members. Ms. Gilles and Ms. May provided clarification as needed. Chair Hampton led the discussion, and the committee concluded with the following motion.

Speakers: Ronnie Mestas, 3606 N. Winnetka Ave., Dallas, TX 75212

MOTION #1

Motion to approve staff's recommended amendments, as briefed and to update the height plane diagram to illustrate how height plane is measured with multiple facades.

Motion: Ann Bagley
2nd: Larry Hall

Result:

Passed:	7-0
For:	Bagley, Behring, Hall, Hampton, MacGregor Popken, and Rieves
Against:	None
Absent:	Blair

ZOAC RECOMMENDED AMENDMENTS:

Note: Underlines and double underlines indicate words to be added and ~~strikeouts~~ indicate words to be deleted.

SEC. 51A-4.507. NEIGHBORHOOD STABILIZATION OVERLAY.

(a) Findings and purpose.

(1) The city council finds that the construction of new single family structures that are incompatible with existing single family structures within certain established neighborhoods is detrimental to the character, stability, and livability of that neighborhood and the city as a whole.

(2) The neighborhood stabilization overlay is intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood. The neighborhood stabilization overlay does not prevent construction of new single family structures or the renovation, remodeling, repair or expansion of existing single family structures, but, rather, ensures that new single family structures are compatible with existing single family structures.

(3) The yard, lot, and space regulations of the neighborhood stabilization overlay are limited to facilitate creation and enforcement of the regulations.

(4) Neighborhood stabilization overlay districts are distinguished from historic overlay districts, which preserve historic residential or commercial places; and from conservation districts, which conserve a residential or commercial area's distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes.

(b) Definitions. In this section:

(1) BLOCKFACE means the linear distance of lots along one side of a street between the two nearest intersecting streets. If a street dead-ends, the terminus of the dead-end will be treated as an intersecting street.

(2) CORNER SIDE YARD is a side yard abutting a street.

(3) DISTRICT means a neighborhood stabilization overlay district.

ZOAC recommended amendments:

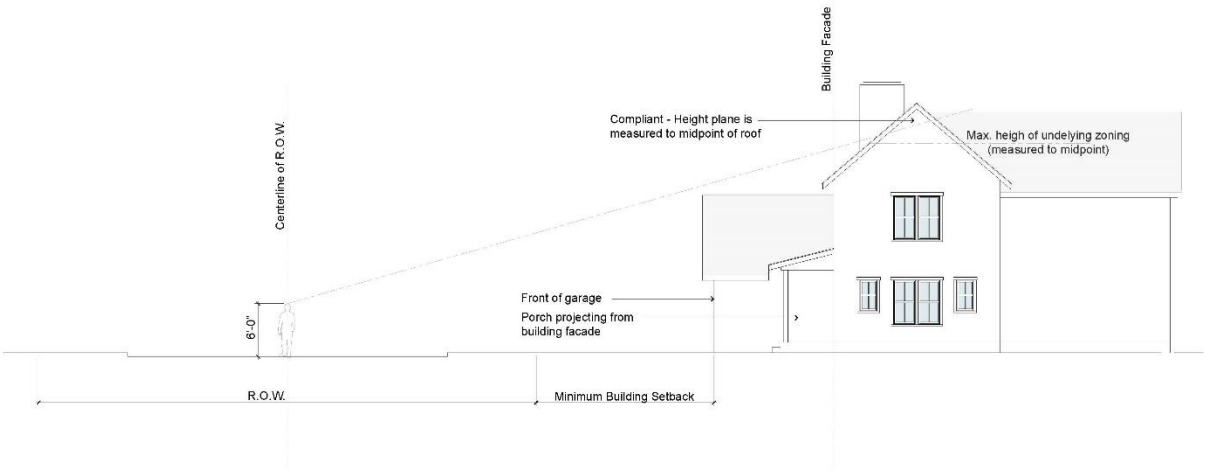
(4) HEIGHT PLANE means a plane projecting upward and toward the subject lot from a point six feet above grade at the center line of the street adjacent to the front property line, and extending to the intersection of a vertical plane from the front building facade ~~line~~ with the maximum height established by the neighborhood stabilization overlay and continuing at the same angle to the maximum height of the underlying zoning. The height plane is illustrated below.

Staff recommended amendments:

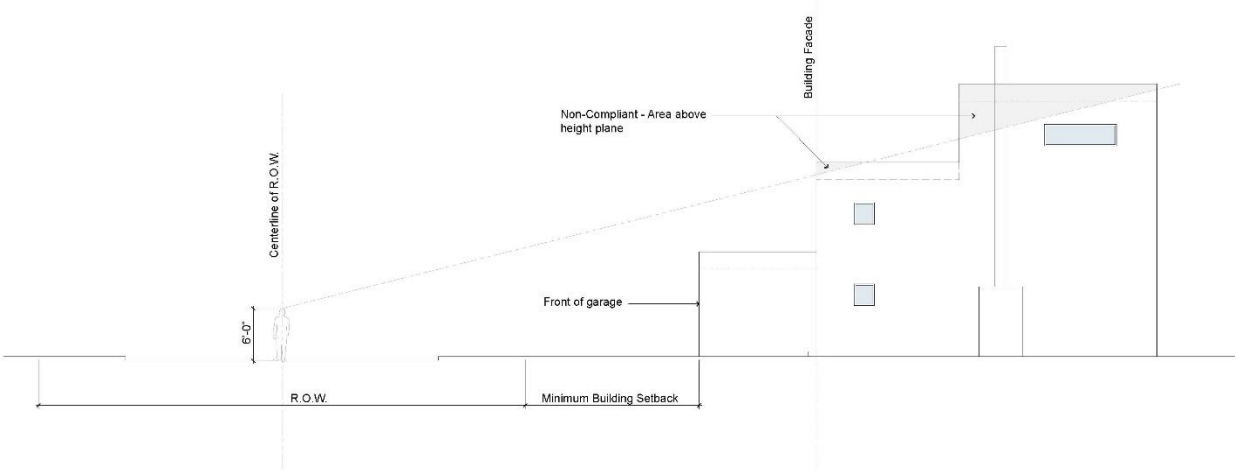
(4) HEIGHT PLANE means a plane projecting upward and toward the subject lot from a point six feet above grade at the center line of the street adjacent to the front property line, and extending to the intersection of a vertical plane from the front building facade ~~line~~ with the maximum height established by the neighborhood stabilization overlay and continuing at the same angle to the maximum height of the underlying zoning. The height plane is illustrated below. For purposes of this subparagraph, BUILDING FACADE means the front-facing exterior wall or walls of the first floor of the principal structure on a lot, and excludes the building facade of the portion of the principal structure designed or used as a parking structure or a projecting porch. For purposes of interpreting the vertical plane in NSOs adopted prior to [date of this ordinance], the term "building line" means "building facade".

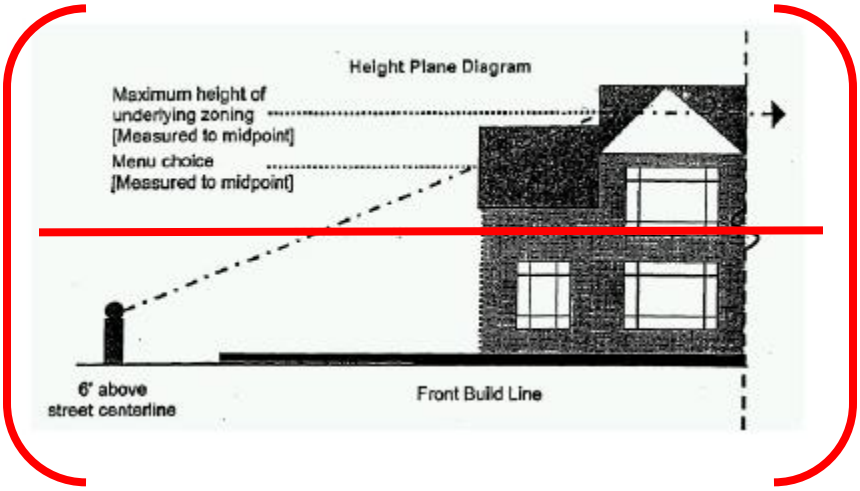
(5) INTERIOR SIDE YARD is a side yard not abutting a street.

Height Plane Diagram A



Height Plane Diagram B





(6) MEDIAN means the middle number in a set of numbers where one-half of the numbers are less than the median number and one-half of the numbers are greater than the median number. For example, 4 is the median number of 1, 3, 4, 8, and 9. If the set of numbers has an even number of numbers, then the median is the average of the two middle numbers. For example, if the set of numbers is 1, 3, 4, 6, 8, and 9, then the median is the average of 4 and 6, or 5.

(7) NEIGHBORHOOD COMMITTEE means the owners of at least 10 properties within a proposed district.

(8) SINGLE FAMILY STRUCTURE means a main structure designed for a single family use, without regard to whether the structure is actually used for a single family use. For example, a house containing a child care facility is a single family structure, but an institutional building, such as a church or school, converted to a single family use is not.

(c) Petition, initiation, and process.

(1) Except as provided in this subsection, the procedures for zoning amendments contained in Section 51A-4.701, “Zoning Amendments,” apply.

(2) A neighborhood stabilization overlay may only be placed on an area that is zoned as a single family residential district and developed primarily with single family structures. A neighborhood stabilization overlay may not be placed on a conservation district or a neighborhood with a historic overlay. A neighborhood stabilization overlay may be placed on an established neighborhood even though it contains vacant lots. A neighborhood stabilization overlay may not be placed on a new subdivision being developed on a tract of land.

(3) A district must contain at least 50 single family structures in a compact, contiguous area, or be an original subdivision if the subdivision contains fewer than 50 single family structures. Boundary lines should be drawn to include blockfaces on both sides of a street, and to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary. Boundary lines that split blockfaces in two should be avoided. The minimum area of a subdistrict within a district is one blockface.

(4) The neighborhood committee may request a petition form by submitting a request to the department on a form furnished by the department. The request must include the boundaries of the proposed district. The boundaries of the proposed district must comply with the requirements of this section.

(5) As soon as possible after the department provides the neighborhood committee with a petition form, the department shall conduct a neighborhood meeting. The department shall give notice of the neighborhood meeting to all property owners within the proposed district as evidenced by the last approved city tax roll at least 10 days prior to the neighborhood meeting.

(6) The petition must be on a form furnished by the department. The petition form must include a map of the boundaries of the proposed district, a list of the proposed regulations, the name and address of all property owners within the proposed district, and

a statement that by signing the petition the signers are indicating their support of the district.

(7) The petition must be submitted with the following:

(A) The dated signatures of property owners within the proposed district in support of the proposed district.

(i) For a proposed district with 50 or fewer single family structures, the signatures on the petition must be dated within three months following the date of the neighborhood meeting.

(ii) For a proposed district with more than 50 single family structures, the signatures on the petition must be dated within six months following the date of the neighborhood meeting.

(B) The application fee, if applicable.

(i) If a petition is signed by more than 50 percent but less than 75 percent of the lots within the proposed district, the application fee must be paid.

(ii) If a petition is signed by 75 percent or more of the lots within the proposed district, the application fee is waived.

(iii) If the proposed district is authorized pursuant to Section 51A-4.701(a)(1), the application fee is waived.

(C) A map showing the boundaries of the proposed district.

(D) A list of any neighborhood associations that represent the interests of property owners within the proposed district.

(E) A list of the names and addresses of the neighborhood committee members.

(F) Any other information the director determines is necessary.

(8) A public hearing to create a district is initiated by submission of a complete petition or by authorization pursuant to Section 51A-4.701(a)(1).

(9) For purposes of Section 51A-4.701, "Zoning Amendments," once a complete petition has been submitted to the director, the neighborhood stabilization overlay shall be treated as a city plan commission authorized public hearing. If the district is initiated by petition, the notice of authorization contained in Section 51A-4.701(a)(1) is not required.

(10) Along with any other required notice, at least 10 days prior to consideration by the city plan commission, the director shall mail a draft of the proposed neighborhood stabilization overlay ordinance and a reply form to all owners of real property within the area of notification. The reply form must allow the recipient to indicate support or opposition to the proposed neighborhood stabilization overlay and give written comments. The director shall report to the city plan commission and the city council the percentage of replies in favor and in opposition, and summarize any comments.

(e) Neighborhood stabilization overlay.

(1) In general.

(A) A neighborhood stabilization overlay is not required to specify standards for each category of yard, lot, and space regulation in this subsection, but if it does, the regulations must be selected from the options described in this subsection.

(B) The yard, lot, and space regulations of the neighborhood stabilization overlay must reflect the existing conditions within the neighborhood.

(C) Except as provided in the neighborhood stabilization overlay, the yard, lot, and space regulations of the underlying zoning remain in effect.

(D) The provisions of Section 51A-4.704(c), regarding renovation, remodeling, repair, rebuilding, or enlargement of nonconforming structures, remain in effect.

(E) The yard, lot, and space regulations of the neighborhood stabilization overlay apply only to single family structures.

(F) The yard, lot, and space regulations of the neighborhood stabilization overlay must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between the neighborhood stabilization overlay and Division 51A-4.400, the neighborhood stabilization overlay controls.

(2) Front yard setback. The minimum front yard setback must be within the range between the setback of the underlying zoning and the median front yard setback of single family structures within the district. This range may allow for a front yard setback that is greater or lesser than the front yard setback of the underlying zoning. For example, if the minimum front yard setback of the underlying zoning is 25 feet and the median front yard setback of single family structures within the district is 40 feet, the minimum front yard setback selected must be between 25 feet and 40 feet.

(3) Corner side yard setback. The minimum corner side yard setback must be within the range between the setback of the underlying zoning and the median corner side yard setback of single family structures within the district. This range may allow for a corner side yard setback that is greater or lesser than the corner side yard setback of the underlying zoning. For example, if the minimum corner side yard setback of the underlying zoning is five feet and the median corner side yard setback of single family structures within the district is 20 feet, the minimum corner side yard setback selected must be between five feet and 20 feet.

(4) Interior side yard setback. The minimum interior side yard setback must be within the range between the setback of the underlying zoning and the median interior side yard setback of single family structures within the district. This range may allow for an interior side yard setback that is greater or lesser than the interior side yard setback of the underlying zoning. For example, if the minimum interior side yard setback of the underlying zoning is five feet and the median interior side yard setback of single family structures within the district is 20 feet, the minimum interior side yard setback selected must be between five feet and 20 feet. The minimum side yard setback for each side yard may be separately established. For example, the minimum side yard on the west side may be five feet, and the minimum side yard on the east side may be 10 feet.

(5) Height.

(A) If the petition is signed by the owners of more than 50 percent but less than 60 percent of the lots within the district, height regulations may not be included in the overlay.

(B) If the petition is signed by the owners of 60 percent or more of the properties within the district, the maximum height selected must be selected from the following:

(i) If the median height of single family structures within the district is 20 feet or more, then the district height must be within the range between the median height of single family structures within the district and the maximum height of the underlying zoning.

(ii) If the median height of single family structures within the district is less than 20 feet, then the district height must be either the median height of single family structures within the district or within the range between 20 feet and the maximum height of the underlying zoning.

(C) If the district regulates height, single family structures, including structures listed in Section 51A-4.408(a)(2) but excluding chimneys, may not be built to heights that exceed the height plane [,~~except structures listed in Section 51A-4.408(a)(2)~~]. Height is measured from grade to the midpoint between the lowest eaves and the highest ridge of the structure. See Paragraph 51A- 2.102(47), "Height."

(6) Garage access, connection, location. The garage access, connection, or location must be selected from one or more of the following options:

(A) garage access of:

(i) front entry;

(ii) side entry; or

(iii) rear entry;

(B) garage connection of:

(i) attached to the single family structure; or

(ii) detached from the single family structure; and

(C) garage location:

(i) in front of the single family structure;

(ii) to the side of the single family structure; or

(iii) to the rear of the single family structure. (Ord. 26161)

Agenda Information Sheet

File #: 23-2691 **Item #:** 11.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4) and 51A-4.204(3), "Child-Care Facility;" 51-4.204(6) and 51A-4.204(1), "Adult Day Care Facility;" 51-4.217(b)(10) and 51A-4.217(b)(7.1) "Day home;" 51-4.407 and 51A-4.407, "Maximum lot coverage;" 51-4.408 and 51A-4.408 "Maximum building height;" 51A-13.306, "Uses;" and 51A-13.402, "Required Parking;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities, child-care facilities, and day homes.
Staff Recommendation: **Approval** of staff's recommended amendments.
Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Approval** of ZOAC's recommended amendments.
Planner: Sarah May
UA From: September 21, 2023.
Council District: All
DCA223-002(SD)

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CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

Planner: Steven Doss, AICP and Sarah May, AICP

FILE NUMBER: DCA223-002(SD) **DATE INITATED:** December 15, 2022

TOPIC: Development Code Amendment regarding adult day care facilities, child-care facilities, and day homes.

COUNCIL DISTRICTS: All **CENSUS TRACTS:** All

PROPOSAL: Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4) and 51A-4.204(3), "Child-Care Facility;" 51-4.204(6) and 51A-4.204(1), "Adult Day Care Facility;" 51-4.217(b)(10) and 51A-4.217(b)(7.1) "Day home;" 51-4.407 and 51A-4.407, "Maximum lot coverage;" 51-4.408 and 51A-4.408 "Maximum building height;" 51A-13.306, "Uses;" and 51A-13.402, "Required Parking;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities, child-care facilities, and day homes.

SUMMARY: The proposed code amendments combine the uses of adult day care and child-care facilities into one land use; considers appropriate zoning districts, parking requirements, and additional provisions. Code amendments are also proposed to remove the age limitation of accessory day homes. Updates to terminology and Texas Health and Human Services limitations are also proposed.

ZOAC RECOMMENDATION: **Approval** of ZOAC's recommended amendments.

STAFF RECOMMENDATION: **Approval** of staff's recommended amendments.

APPENDICES:

Appendix 1: Comparison Table of Current and Proposed Regulations
Appendix 2: HHS Facilities by Council District and Zoning Districts
Appendix 3: HHS Facilities Maps
Appendix 4: HHS Designation Descriptions
Appendix 5: HHS Designation Matrix
Appendix 6: Specific Use Permits
Appendix 7: Use charts for commercial and business service uses, industrial uses, and wholesale, distribution, and storage use categories
Appendix 8: List of Notified Potential Nonconforming Uses

BACKGROUND:

- A code amendment was initiated by City Plan Commission (CPC) at the December 15, 2022 meeting. CPC authorized a hearing to consider appropriate zoning districts and development standards associated with adult day care facilities and child-care facilities. During research, staff determined that it may also be appropriate to consider amendments to development standards for day homes, which are small scale child-care facilities that are considered accessory to the primary use of a premises as a residence.

- The Zoning Ordinance Advisory Committee (ZOAC) discussed this item at the May 2 and 30, 2023 ZOAC meetings and made a recommendation to CPC at the July 18, 2023 meeting.

- On September 21, 2023, the City Plan Commission held this case under advisement.

Note: The terms "childcare," "child-care," and "child care" are used depending on context throughout this report, but should be considered interchangeable for the purposes of this report.

SUMMARY OF RECOMMENDATIONS:

Staff and ZOAC recommend the following amendments:

1. Combine the main uses Adult Day Care and Child-Care Facility into one use (Child or adult day care facility). *[Page 5]*
2. Since attendees of this use are often a vulnerable population, it is recommended to require an SUP for this use in CS Commercial Services and industrial districts where it is currently allowed by right. *[Page 11-13]*
3. Add a provision to limit the hours of outdoor activities between the hours of 10 p.m. and 7 a.m. for child and adult day care facilities in residential districts. *[Page 11]*
4. Although both have different rationales, no minimum off-street parking requirement. *[Pages 13-14]*
5. Add a provision that allows the Board of Adjustment to approve special exceptions to outdoor recreational structures and parking in setbacks. *[Page 14]*
6. Update the accessory use Day Home definition to allow use for adults and children, including increasing the maximum number of attendees from 10 to 12 (including children and household members of the operator that are being cared for) to align with state licensing standards and add provisions for foster care. *[Page 14]*
7. Update outdated references and terminology throughout. *[Pages 14-15]*

ZOAC recommends the following amendments, in addition to items 1-7 listed above:

8. Remove SUP requirement for the newly combined main use in multifamily districts. *[Page 11]*
9. Require child and adult day cares be restricted to the same lot coverage and height that residential uses are allowed in the agricultural, single family, and Manufactured Home districts. *[Page 15]*

Staff recommends the following amendments, in addition to items 1-7 listed above:

8. Remove SUP requirement for the newly combined main use in all residential districts. *[Page 11]*
9. If ZOAC's recommendation on districts permitted is followed and an SUP is required in non-multifamily residential districts, staff recommends **no amendments** to the current exemptions to allow additional lot coverage and height that institutional uses because an SUP could restrict both lot coverage and height, but an SUP may not grant relief to lot coverage or height.

   Alternatively, if staff's recommendation on districts permitted is followed and these uses are allowed by right in all residential districts, staff has **no objection** to ZOAC's recommendation to require child and adult day cares be restricted to the same lot coverage and height that residential uses are allowed in the districts listed. *[Page 16]*

New *staff recommended amendment:*

10. A meeting with some of the speakers from the September 19, 2023 CPC meeting occurred on October 3, 2023. During the meeting, one of the establishments was described to be a unique facility that could be exempted from being classified as a *child or adult care facility* use with the amendments proposed in Section 51A-4.204(3)(A)(i). The proposed amendment would prevent the use from becoming a nonconforming use because the proposed amendments would exempt it as being classified as a *child or adult care facility* use. *[Pages 19-20]*

STAFF ANALYSIS:

In general, the code currently stipulates that adult day cares and child-care facilities are permitted by Specific Use Permit (SUP) in residential districts; as a limited use in MF-3(A), MF-4(A), and office districts; and by right in non-residential zoning districts. Day homes, which are accessory uses to a residence that limits daytime care for no more than 10 children and prohibits outdoor activities between the hours of 10 p.m. and 7 a.m., are allowed by right wherever the main use of a residence is allowed.

The primary issues with these existing regulations are that the residents of the city need these services and because of the many regulatory barriers to provide these services, these services are hard to find and are expensive (supply and demand), and they are generally located outside of communities who need these services (increases traffic and vehicle miles traveled by residents).

The remainder of this report contains data-driven analyses and proposes solutions to foster compatible and inclusive communities.

Comparison Cities

The cities studied for comparison have similar zoning district restrictions as Dallas (SUP or CUP required in residential districts). However, it is expected that similar code amendments will occur in cities nationwide, based on recent publications from the American Planning Association, American Association of Retired Persons, US Census Bureau, and other sources discovered during staff's research.

State childcare facility designations

The Texas Department of Health and Human Services (HHS) regulates and licenses childcare facilities throughout the state. Designations are determined by the ages of children for which care is provided, when care is provided, and the setting (provider's home or facility). A list of these uses and a table comparing their differences and designations of the Dallas Development Code are provided at the end of this report in Appendix 3.

Most childcare facilities, as defined by the Dallas Development Code, are licensed as a "Licensed Child Care Center" per HHS regulations; however, not all HHS licensed child-care centers are child-care facilities, as defined by the Dallas Development Code. The most common example of how the state and city designations differ is when a religious organization operates childcares. For simplicity's sake, this report refers to these as

“church-operated” and includes all religions that are considered a “church” main use in the Dallas Development Code, without regard to a specific religion. A “church” can provide childcare services at any time, for any day or days of the week, and it is considered accessory to the main use of a “church” when all four of the following criteria are met.

1. The church owns and operates the child-care facility.
2. The church is directly responsible for all phases of the child-care facility operation.
3. All people working in the child-care facility are employees of the church.
4. The child-care facility is located upon the same property as the main church operation.

Therefore, a church-operated childcare is currently allowed by right in all districts, including residential districts, because the church is allowed by right. Church-operated childcares are also required to be licensed by HHS.

Similarly, programs that provide supervision to children that are hosted at schools, recreation centers, and similar facilities are licensed as “Licensed Before or After-School Programs” and also are exempted from the current definition of child-care facilities in the Dallas Development Code. Other exemptions from being classified as a “child-care facility”, such as a drop-in child care establishment in a shopping center, are also listed in the current regulations and will remain in effect with some terminology updates.

Since these examples show HHS licensed facilities are not directly correlated to the Dallas Development Code’s land use designation of child-care facility, it should be noted that HHS information is not a direct correlation to the Dallas Development Code’s land use designations.

Combining adult day care and child-care facilities into one land use

In staff’s analysis of the use standards, there is no discernable difference between child and adult care centers in terms of what zoning districts they are currently allowed and how they function as daytime institutional caregiving. The major difference is in the current definitions of an adult day care and a child-care facility is that there is a gap in care for persons aged between 14 and 17 (Adult Day Care is for persons 18 or older, and Child-Care Facility is for persons under 14 years old). Further, staff discovered there is not an existing corresponding specific accessory use for adult day care and therefore recommends that the age limits specified in the accessory use, “day home” be expanded to persons of any age. Therefore, staff and ZOAC recommend combining the main uses and deleting references to ages in both the main use and accessory use.

Recent SUP applications

Staff has reviewed the most recent specific use permits (SUP) that have been approved for childcare facilities in residential districts. Conditions included in the SUP approval for these requests include:

- Development must conform to the attached site plan
- Hours of operation
- Time limit
- Building size maximum
- Fence standards

Last fiscal year, several requests for new SUPs to allow a child-care facility to operate were heard. All were approved with minimal opposition or support from properties within the notification area. It is also important to note that one of these SUPs was needed in order for a skilled nursing facility to provide on-site child-care for its employees. Between 2020 and May 2023, 14 new SUPs or renewals were approved by Council. Most facilities were approved for a five year period with automatic renewal.

Hours of operation, enrollment numbers, and building sizes are all driven by the applicant based on building design, site constraints, and licensing status, not by land use concerns. State code requires a play area to be enclosed by a fence a minimum of four feet tall; however, child-care facilities often request fences that are taller for added security. Since an SUP cannot exempt a site from fencing standards, when a fence over four feet in height is proposed in a residential front yard, a special exception from the Board of Adjustment is required. No changes are proposed regarding fences.

Enrollment and spacing requirements

Enrollment limits and spacing requirements were discussed at ZOAC meetings; however, it is not recommended to add enrollment limitations or spacing requirements for these facilities because there is a need for both child-care facilities and adult day care facilities near homes.

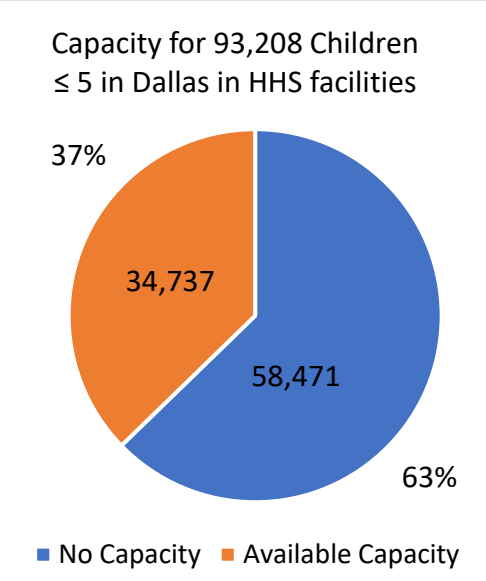
Enrollment and proximity to other day cares should also not be a reason to add another barrier to providing these services to community members. The rationale to not add enrollment or spacing requirements also includes:

1. HHS licensing requirements ensure that health and safety standards are inspected and enforced and are based on enrollment,

2. Enrollment restrictions would also be difficult to prove in court and would likely not be enforceable because it would require facilities to provide the information or for Code officers to somehow document the number of children being supervised.
3. The issuance of a certificate of occupancy ensures that life and safety standards of the City are inspected and documented,
4. The current and proposed provisions in the Dallas Development Code address the compatibility of nonresidential uses in residential districts more appropriately, and
5. Although there are situations where child-care facilities can currently operate in residential districts without an SUP (e.g., a day home or as a church-operated child-care facility), the current requirements have resulted in a lack of services; this point is more fully described in the below section titled, "Adult and child care needs in residential areas".

Day care needs for children and adults in Dallas

Based on analyses from the Center for American Progress, as of 2018, 48 percent of people in Texas were living in a childcare desert, which is any census tract with more than 50 children under age five that contains either no childcare providers or so few options that there are more than three times as many children as licensed childcare slots[1]. Moreover, an update to the 2018 report in 2020 predicts that this statistic will increase as a result of the COVID-19 pandemic[2].

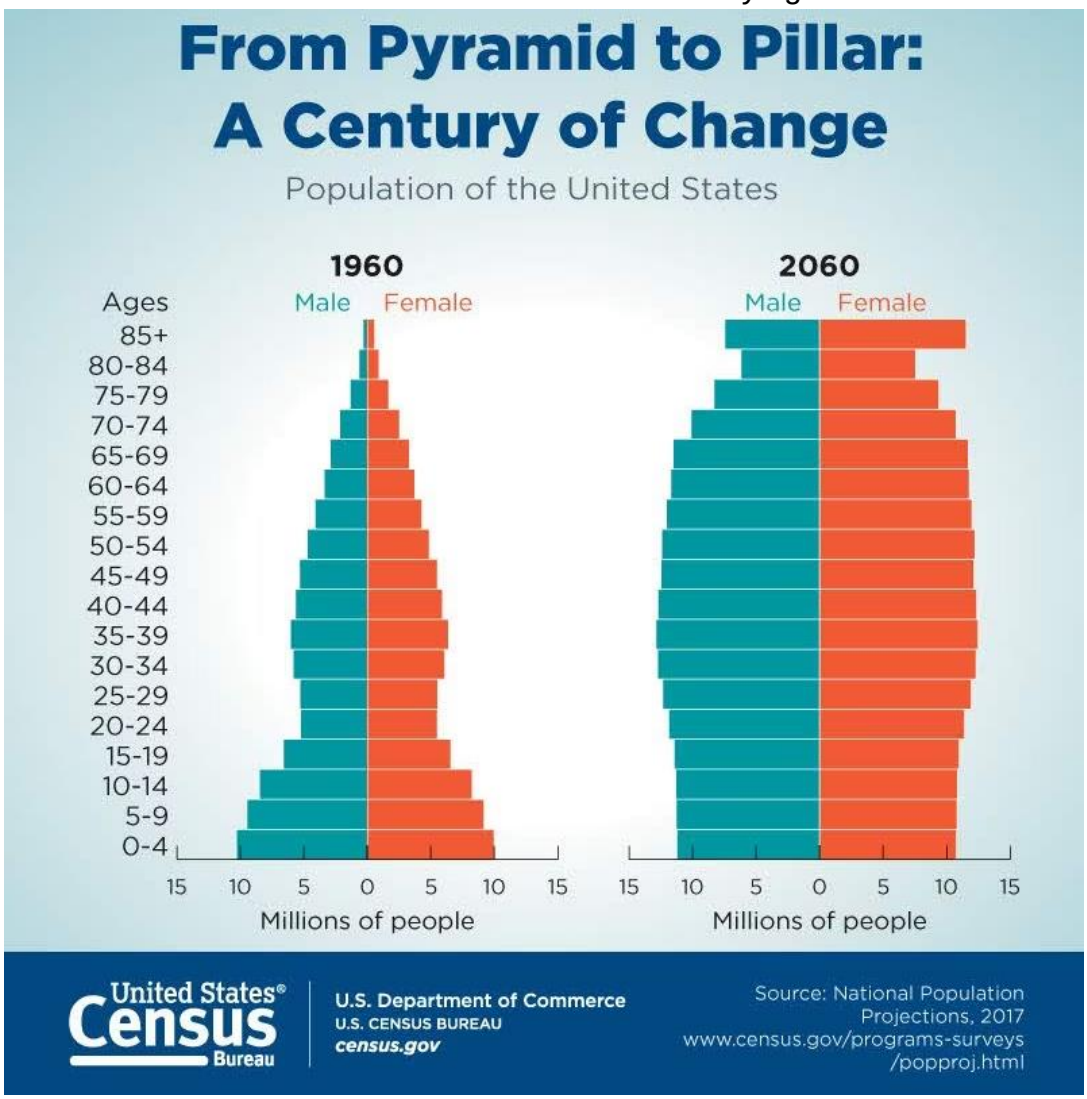


This prediction is consistent with data sourced for Dallas and is represented in the pie chart on the right. Based on the 2022 American Community Survey 5-year estimate there are approximately 93,208 children under the age of five in Dallas. According to HHS licensing data, there is capacity for 34,737 children in Dallas in licensed child-care facilities, in-home facilities, and small employer-based centers, which is capacity for only 37 percent of the city's youngest children, if all centers were enrolled at capacity. Because there is no capacity to enroll approximately 63 percent of the city's youngest children in the HHS licensed facilities, they are supervised outside of Dallas or are cared for under another caregiver's supervision, such as a parent, relative, or otherwise. The responsibility of daily care by a child's relative or parent can have two

[1] "Child Care Deserts," Center for American Progress 2018 https://childcaredeserts.org/2018/?state=TX
[2] "The Coronavirus Will Make Child Care Deserts Worse and Exacerbate Inequality," Center for American Progress 2020 https://www.americanprogress.org/article/coronavirus-will-make-child-care-deserts-worse-exacerbate-inequality/

effects on the caregiver. Providing childcare outside a licensed facility might remove them the local workforce, if they have the privilege of being supported by other means of income, or they must find other supervision to work a second job outside the home (e.g. one caregiver works during the day while the other cares for the child(ren) and they switch for the evening hours).

The availability of adult day care services (also known as adult day programs) are also predicted to be a larger issue soon. According to the US Census Bureau, adults aged 65 and over are not only growing in number but are also expected to outnumber children under 18 by 2035 (U.S. Census, 2018). According to a recent survey by the American Association of Retired Persons (AARP) there is a strong desire from the older adult population to remain in their homes or communities as they age[3].



[3] "Despite Pandemic, Percentage of Older Adults Who Want to Age in Place Stays Steady," American Association of Retired Persons. 2022 https://www.aarp.org/home-family/your-home/info-2021/home-and-community-preferences-survey.html

Current status of adult day cares and child-care facilities in Dallas

1. Adult day cares: According to state licensing records, there are 10 HHS Day Activity and Health Services (DAHS) facilities in Dallas. A DAHS can include more than simply providing care for adults, and several facilities that were identified provide job training, job placement, life skills training, and other services. These are in a variety of zoning districts, primarily IR and PD districts. Therefore, a portion of the 10 DAHS facilities in Dallas are not classified as adult day care facilities per the Dallas Development Code. Additionally, adult day cares facilities are not included in the summary tables in the appendices, except Appendix 8 which lists the sites identified as potentially becoming nonconforming, of which four adult day care facilities are listed.

2. Methodology for childcare analysis: Since HHS Licensed Before or After-School Programs are generally focused on school-aged children and those programs are also generally operated as a customarily incidental accessory use to the main use operated during school hours, staff's analysis focuses on HHS licensed childcare centers and HHS in-home facilities and excludes HHS Licensed Before or After-School Programs and other designations.

3. HHS licenses in Dallas generally: After a review Texas Department of Health and Human Services (HHS) licensing records currently licensed in Dallas, approximately 281 facilities are HHS licensed childcare centers and 112 are HHS in-home facilities, and the remaining 59 are "School Age Program; Before / After School Program; Small Employer Based" facilities.

4. Council district distribution: Childcare facilities are fairly evenly distributed between Council Districts, except that District 6 is the only district with fewer than 20 facilities. A full table of all districts is included in Appendix 2.

5. Single Family Districts:

    a. 90 HHS licensed childcare centers are in Single Family Districts. These centers are presumed to be church-operated childcares, have an SUP for a child-care facility, or are nonconforming, since a child-care facility requires an SUP in single family districts.

    b. 87 HHS licensed in-home centers are in Single Family Districts, all of which are currently allowed by right when the number of attendees does not exceed 10 children.

6. Planned Development Districts (PDs): 85 HHS licensed childcare centers and 15 HHS in-home facilities are located within PDs, all 15 HHS in-home facilities are located within a residence and it is likely that many of the 85 HHS licensed childcare centers in PDs are located within institutional structures, such as churches or schools, and also likely to be in a residential community.

7. Multifamily Districts: Only seven HHS licensed childcare centers and 10 HHS licensed in-home centers are located in Multifamily Districts. Therefore, since there are only 17 HHS licensed childcare centers and HHS licensed in-home centers in all of the city's Multifamily Districts, staff does not consider removing barriers only in Multifamily Districts to be enough to address the demand for these services.

8. Commercial Service (CS) and Industrial Districts: 16 HHS licensed childcare centers and no HHS licensed in-home centers are located in CS and Industrial Districts. Of those 16 centers, two are church or school-operated facilities and are not classified as child-care facilities. If these licensed facilities are also considered child-care facilities, amendments that require an SUP in CS and Industrial districts would make 14 centers nonconforming and would therefore have nonconforming rights which allow them to continue to operate as prescribed in Section 51A-4.704 Nonconforming Uses and Structures.

Protections for neighborhoods

Current standards to protect neighborhoods:

There are existing standards within the Development Code to address the compatibility of nonresidential uses in residential districts as well as nonresidential uses near residential uses or districts. The following standards apply either to nonresidential uses in residential districts or nonresidential uses within a certain distance from residential uses, as stated by the code.

- Parking is prohibited in the front yard in residential districts. *§51A-4.301(b)(1)*
- Remote parking is prohibited in residential districts, so there will not be standalone parking lots serving nonresidential uses in residential districts. *§51A-4.301(a)(11)*
- A six-foot tall solid screening wall is required between any nonresidential parking and contiguous residential uses or vacant lot in residential districts. A lot abutting an alley is considered contiguous. *§51A-4.301(f)*
- Garbage storage areas must be screened with a six-foot tall solid fence when visible from a street or adjoining property. *§51A-4.602(b)(6)*

- Screening is required between the rear or service side of a building and a residential use. *§51A-4.602(b)(7)*
- A landscape buffer is required between a nonresidential use and a residential use or vacant lot in residential districts. *§51A-10.125(b)(2)*
- Signs in residential districts must comply with the nonbusiness district sign standards. *§51A-7.403 and 7.404*
- When parking lot lighting is provided, it must only be provided if the business is open after sunset and the light sources must be indirect, diffused, or covered by shielded type fixtures; and installed to reduce glare and the consequent interference with boundary street; and there is a limit on the amount of spillover light. *§51A-4.301(e)(2)*

New standards proposed to further protect neighborhoods:

A new additional provision for child-care and adult day care facilities is recommended to limit outdoor activities in residential districts to between the hours of 7 a.m. and 10 p.m. This is consistent with the existing provision for day homes.

Districts permitted

Residential Districts

In conclusion, since church-operated childcares are already allowed by right, there have been few SUP applications submitted recently, staffing ratios and licensing are the purview of the state, these uses are in need in the city, and because there are current and enhanced protections for neighborhoods proposed, staff recommends amendments to allow these uses to operate by right (without an SUP) in all residential districts. Staff's recommended amendments would remove one of the many regulatory barriers and would encourage accessibility to care services for these vulnerable populations in their communities.

ZOAC recommends the SUP requirement only be removed in multifamily districts but maintain the requirement for an SUP for all other residential districts. ZOAC's rationale was because it is an additional step for oversight on siting and design of these uses.

Commercial Service (CS) and Industrial (LI, IR, and IM) Districts

Staff and ZOAC reviewed the other districts that allow these uses by right and determined most were appropriate. However, it is recommended that an SUP requirement be added

in the CS Commercial Services and industrial districts where they are currently allowed by right.

Pursuant to the Dallas Development Code, the purposes of the Commercial Service (CS) and Industrial (LI, IR, and IM) Districts are included below.

1. CS Commercial Service District – To provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development.
2. LI Light Industrial District – To provide for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities.
3. IR Industrial Research District – To provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development.
4. IM Industrial Manufacturing District - To provide for heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. This district is not intended to be located in or near areas of residential development.

Additionally, the use charts for commercial and business service uses, industrial uses, and wholesale, distribution, and storage use categories is provided in Appendix 7 to show what uses may be located in the CS and Industrial Districts. Because these districts and the uses allowed in these districts could create environmental and traffic hazards to the vulnerable populations that are given care at these facilities, it is not recommended to encourage child or adult care facility uses to be located in CS and industrial districts.

Staff originally proposed that these uses not be allowed in CS and industrial districts to encourage them to locate in areas with less potential for incompatibility or to rezone areas that might have CS and industrial zoning; however, ZOAC was concerned that existing uses that may become nonconforming would prefer to have an option to obtain an SUP. Although existing day cares that are in CS and industrial districts could just as easily change zoning districts to one that allows their use by right, staff does not object to ZOAC's request to allow these uses by SUP in CS and industrial districts but whether these uses are prohibited by zoning or require an SUP, that change would make lawfully established uses that were originally allowed by right, a nonconforming use.

A *nonconforming use* means a use that does not conform to the use regulations of the Dallas Development Code but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time. 82 sites have been identified in planned development districts (PDs) and three sites in conservation districts (CDs), however, none of these 82 sites will become nonconforming due to the proposed changes to districts permitted.

A list of 18 sites that are currently located in CS and industrial districts is located in Appendix 8 at the end of this report. These sites would become nonconforming if the proposed amendments to require an SUP in CS and industrial districts are adopted by Council and have been notified that the sites may become nonconforming uses. Nonconforming uses are **not required** stop operating. A nonconforming use may continue and renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use. Additionally, the board of adjustment may allow the enlargement of a nonconforming use when certain criteria are met[4].

The right to operate a nonconforming use **ceases** when any of these things occur:

1. The use is discontinued for six months or more,
2. The use changes to a conforming use,
3. The structure housing the use is destroyed by the **intentional** act of the owner or his agent, or
4. The board of adjustment holds two public hearings to decide if the nonconforming use should cease; if this happens, signs will be posted on the property, additional notices are mailed, and an opportunity to testify will occur. If the board determines that the nonconforming use must cease, the City must also offer compensation.

Pursuant to the protections offered to nonconforming uses and the inherent hazards of child or adult care facilities and industrial, commercial, and warehouse facilities in close proximity, it is recommended that child or adult care facilities require an SUP in CS and Industrial Districts.

Parking requirements

It is recommended that the parking requirements for adult and childcare facilities be eliminated. Parking demand studies have shown that the current requirement of one space per 500 square feet of floor area is higher than necessary since demand varies based on location, operational plans, and other site-specific criteria. Not only do minimum parking requirements increase impervious surfaces, but they also contribute to a

[4] See Section 51A-4.704(b)(5) of the Dallas Development Code for more information.

reduction in outdoor recreational areas, which are much more beneficial to communities than surface parking.

Requiring parking minimums for adult and childcare facilities incentivizes the use of personal vehicles for drop-of and pick-up. Neighborhood-scale facilities that are located within the communities they serve, reduce vehicle miles traveled, encourage alternate transportation methods such as walking, biking, carpooling, paratransit services, and shuttle services provided by the facility.

ZOAC and staff both recommend reducing the minimum off-street parking requirements for adult day care and child-care facilities to none required. However, staff and ZOAC have differing rationales for this recommendation. Staff recommends that each facility be permitted to discern the appropriate number of parking spaces for employees and customers as their needs dictate. ZOAC recommends no parking requirements because when a Specific Use Permit is required for the use, CPC and City Council may establish a minimum number of parking spaces for that particular site as a condition to the SUP.

Additional board special exception

It is recommended that an applicant be allowed to pursue a special exception from the Board of Adjustment for the placement of outdoor recreation structures and off-street parking in setbacks. This would reduce Planned Development District applications for minor exceptions to the code. A special exception will allow an opportunity to consider if the exceptions proposed are compatible or create unwanted impacts without having to meet the higher variance standard of proving a property hardship (e.g. a restrictive size, shape, or sloped lot), while maintaining the ability to have neighborhood input through notices sent and a public hearing.

Day home attendees

It is recommended that the attendee limit for a day home be increased from 10 to 12 to align with state licensing limits.

Updating terminology

Other amendments are recommended to update general references to outdated terminology. For example, the Central Education Agency (CEA) no longer exists and has been replaced by the Texas Education Agency (TEA).

Changes to maximum lot coverage and height

Currently, institutional uses are allowed a maximum 60% lot coverage single family, duplex, townhouse, MF- 1(A), MF-1(SAH), MF-2(A), MF-2(SAH), MF-3(A), MH(A), NO(A), and NS(A) districts. Similarly, institutional uses are allowed unlimited building height in all districts, with the exception of residential proximity slope (RPS) restrictions required in CH, multifamily, mixed use, and nonresidential districts.

ZOAC recommends that child and adult day cares be restricted to the same lot coverage allowed for residential structures in the single family, duplex, and Manufactured Home districts. Since the lot coverage for residential structures in the duplex through multifamily districts meet or exceeds 60%, there is no need to reiterate the restriction to match residential structures in those districts.

ZOAC also recommends that child and adult day cares be restricted to the same maximum structure height allowed for structures in the single family, duplex, townhouse, MF-1(A) Multifamily, and MF-2(A) Multifamily districts.

The table below shows the maximum lot coverage and height for buildings other than institutional uses in residential districts, current exceptions for institutional uses, and ZOAC's recommended amendments.

		Single Family							Multifamily				
Regulation	A (A)	R-1 ac(A)	R-1/2 ac(A)	R-16 (A)	R-13 to R-5(A)	D (A)	TH (A)	CH	MF-1 (A)	MF-2 (A)	MF-3 (A)	MF-4 (A)	MH
51A-4.407 Maximum Lot Coverage (%)													
Residential structures	10	40	40	40	45	60	60	60	60	60	60	80	20
Nonresidential structures	25	25	25	25	25	25	25	60	25	50	60	80	25
Institutional (current)	10	*60*	*60*	*60*	*60*	60	60	60	60	60	60	80	*60*
ZOAC rec.	10	**40**	**40**	**40**	**45**	60	60	60	60	60	60	80	**20**
51A-4.408 Maximum Structure Height (in feet) *means Residential Proximity Slope (RPS) restrictions apply													
All structures	24	36	36	30	30	36	36	36 *	36*	36*	90*	240*	24
Institutional (current)	Any	Any	Any	Any	Any	Any	Any	Any *	Any*	Any*	Any*	Any*	Any
ZOAC rec.	Any	**36**	**36**	**30**	**30**	**36**	**36**	Any *	**36***	**36***	Any*	Any*	Any

If ZOAC's recommendation on districts permitted is followed and an SUP is required in all residential districts except for multifamily districts, staff recommends **no amendments** to the current exemption to allow additional lot coverage and height that institutional uses are allowed because an SUP could restrict both lot coverage and height. Further restricting lot coverage and height for these uses, in addition to the requirement to obtain an SUP, which may not grant relief to yard, lot and space requirements, adds another barrier to these uses. If an exception to bridge the gap between residential structures' lot coverage or height restriction is needed, the only avenue for relief is through a variance with the board of adjustment (remember a property hardship of a restrictive size, shape, or sloped lot is required to be granted) or a planned development district is required. The additional restriction ZOAC has recommended is counterproductive and could be addressed in the SUP process.

If staff's recommendation on districts permitted is followed and these uses are allowed by right in all residential districts, staff has **no objection** to ZOAC's recommendation to require child and adult day cares be restricted to the same lot coverage and height as residential uses in the single family, duplex, townhouse, MF-1(A) Multifamily, and MF-2(A) Multifamily districts.

CPC Action
September 19, 2023

Motion: In considering amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4) and 51A-4.204(3), "Child-Care Facility;" 51-4.204(6) and 51A-4.204(1), "Adult Day Care Facility;" 51-4.217(b)(10) and 51A-4.217(b) (7.1) "Day home;" 51-4.407 and 51A-4.407, "Maximum lot coverage;" 51-4.408 and 51A-4.408 "Maximum building height;" 51A-13.306, "Uses;" and 51A-13.402, "Required Parking;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities, child-care facilities, and day homes, it was moved to **hold** this case under advisement until October 19, 2023.

Maker: Hampton
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Herbert, Anderson, Shidid, Carpenter, Jung, Treadway, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 3 - Wheeler-Reagan, Blair, Housewright
Vacancy: 0

Speakers: For: Melanie Rubin, 5611 Lobello Dr., Dallas, TX, 75229
Natalie Boyle, Address not given
For (Did not speak): Sarah Lamb, 5630 Willis Ave., Dallas, TX, 75206
Against: Robert Prejean, 3310 Fairmount St., Dallas, TX, 75201
DeLancey Johnson, 5200 Harry Hines Blvd., Dallas, TX, 75235
Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201

ZOAC MINUTES
July 18, 2023

Motion to approve staff's recommended amendments, as briefed, with the exception of districts permitted, to read, "By right in multifamily, retail, central area, mixed use, multiple commercial, office, and urban corridor districts. By SUP in residential except multifamily, CS, and industrial districts."

Motion: Ann Bagley
2nd: Lorie Blair

Result:

Passed:	5-2
For:	Bagley, Blair, Hall, Hampton, Rieves
Against:	Behring, MacGregor
Absent:	Popken

ZOAC Recommended 51A
Article IV Amendments

Note: Underlines and double underlines indicate words to be added and ~~strikeouts~~ indicate words to be deleted.

SEC. 51A-4.204. INSTITUTIONAL AND COMMUNITY SERVICE USES.

(1) Reserved. ~~Adult day care facility.~~

~~(A) Definition: A facility that provides care or supervision for five or more persons 18 years of age or older who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers.~~

~~(B) Districts permitted: By right in retail, CS, industrial, central area, mixed use, multiple commercial, and urban corridor districts. By right as a limited use in MF-3(A), MF-4(A), and office districts. By SUP in residential districts. *[No SUP required for a limited use in MF-3(A) and MF-4(A) districts.]*~~

~~(C) Required off-street parking: One space per 500 square feet of floor area.~~

~~(D) Required off-street loading:~~

~~SQUARE FEET OF FLOOR AREA IN STRUCTURE~~	~~TOTAL REQUIRED SPACES OR BERTHS~~
~~0 to 10,000~~	~~NONE~~
~~10,000 to 60,000~~	~~1~~
~~Each additional 60,000 or fraction thereof~~	~~1 additional~~

~~(E) Additional provisions:~~

~~(i) The limited use regulations in this chapter are modified for this use to allow an outdoor recreation area and separate access from the main building to the recreation area.~~

~~(ii) This use must comply with statutory licensing requirements.~~

~~(iii) The persons being cared for or supervised under this use may not use the facility as a residence.~~]

(3) Child or adult care [~~-care~~] facility.

(A) Definition: A facility that provides care, training, education, custody, treatment, or supervision for persons of any age [~~under 14 years of age~~] who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers. This use does not include:

(i) a facility that is operated in connection with a shopping center, business, religious organization, hospital, medical clinic or ambulatory surgical center, or establishment

where persons in need of care [~~children~~] are cared for during short periods while parents or persons responsible for the persons in need of care [~~children~~] are shopping, attending religious services or activities, receiving or providing inpatient or outpatient care, [~~shopping,~~] or engaging in other activities on or near the premises[~~, including but not limited to retreats or classes for religious instruction~~];

(ii) a school or class for religious instruction that does not last longer than two weeks and is conducted by a religious organization during the summer months;

(iii) an educational facility accredited by the [~~Central~~]Texas Education Agency or the Southern Association of Colleges and Schools, or their successor agencies, that operates primarily for educational purposes in grades kindergarten and above;

(iv) an educational facility that operates solely for educational purposes in grades kindergarten through at least grade two, that does not provide custodial care for more than one hour during the hours before or after the customary school day, and that is a member of an organization that promulgates, publishes, and requires compliance with health, safety, fire, and sanitation standards equal to standards required by state, municipal, and county codes;

(v) a kindergarten or preschool educational program that is operated as part of a public school or a private school accredited by the [~~Central~~]Texas Education Agency or its successor agency, that offers educational programs through grade six, and does not provide custodial care during the hours before or after the customary school day;

(vi) an educational facility that is integral to and inseparable from its sponsoring religious organization or an educational facility both of which do not provide custodial care for more than two hours maximum per day, and that offers educational programs for children age five and above in one or more of the following: kindergarten through at least grade three, elementary, or secondary grades;

(vii) a day home as defined in Section 51A-4.217; or

(viii) individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

ZOAC recommendation:

(B) Districts permitted: By right in multifamily, retail, [~~CS, industrial,~~] central area, mixed use, multiple commercial, office, and urban corridor districts. [~~By right as a limited use in MF-3(A), MF-4(A), and office districts~~]. By SUP in A(A), R (A), D(A), TH(A), CH, MH(A), CS, and industrial [~~residential~~] districts. [~~*[No SUP required for a limited use in MF-3(A) and MF-4(A) districts.]*~~]

Staff recommendation:

(B) Districts permitted: By right in residential, retail, [~~CS, industrial,~~] central area, mixed use, multiple commercial, office, and urban corridor districts. [~~By right as a limited use in MF-~~

~~3(A), MF-4(A), and office districts~~]. By SUP in CS and industrial [~~residential~~] districts. [*[~~No SUP required for a limited use in MF-3(A) and MF-4(A) districts.~~]*]

(C) Required off-street parking: None [~~If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise one space per 500 square feet of floor area~~].

(D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	**TOTAL REQUIRED SPACES OR BERTHS**
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) When this use is located within a residential district, outdoor activities are limited to the hours between 7 a.m. and 10 p.m. [~~The limited use regulations in this chapter are modified for this use to allow an outdoor play area and separate access from the main building to the play area.~~]

(ii) [~~This use must comply with all applicable requirements imposed by state law.~~]

~~(ii)~~] The persons being cared for, trained, kept, treated, or supervised under this use may not use the facility as a residence.

(iii) The board of adjustment may grant a special exception to the following requirements when, in the opinion of the board, the special exception will not adversely affect neighboring properties:

(aa) Minimum front, side, or rear yard requirements for accessory structures for use in outdoor recreation; and

(bb) Placement of off-street parking in the front yard when prohibited pursuant to Section 51A-4.301(b).

SEC. 51A-4.217. ACCESSORY USES.

(7.1) Day home.

(A) Definition: A facility that provides care or supervision for more than three persons of any age [~~"day home attendees," whether or not the facility is operated for profit or charges for the services it offers. For the purposes of this paragraph, "day home attendees" means persons under 14 years of age,~~] not including persons in foster care or those related to the owner of the residence or the head of the household by blood, marriage, or adoption. A day home is incidental to the primary use of the premises as a residence and conducted on the premises by a resident of the premises who is on the premises during hours of operation.

(B) Districts restrictions: This accessory use is not permitted in P(A) and urban corridor districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) No more than 12 [~~10~~] day home attendees, including persons in foster care and those related to the owner of the residence or the head of the household by blood, marriage, or adoption, are permitted at any time in the operation of this use.

(ii) A person who conducts a day home use shall not:

(aa) use an advertisement, sign, or display on or off the premises;

(bb) advertise in the yellow pages of the telephone directory;

(cc) employ more than two persons on the premises, other than the residents of the premises;

(dd) conduct outdoor activities between the hours of 10 p.m. and 7 a.m.;

(ee) conduct outdoor activities unless the activities are screened from the neighboring property by a fence at least four feet in height;

(ff) generate loud and raucous noise that renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

(iii) [~~This use does not include individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.~~

~~(iv)~~] The area restrictions in Subsection (a)(3) do not apply to this use.

[~~(v) This use must comply with all applicable requirements imposed by city ordinances, rules, and regulations, and by state law.~~]

SEC. 51A-4.407. MAXIMUM LOT COVERAGE.

(a) General provisions.

ZOAC Recommendation

(1) Except as provided in paragraph (2), in [~~In~~] single family, duplex, townhouse, MF-1(A), MF-1(SAH), MF-2(A), MF-2(SAH), MF-3(A), MH(A), NO(A), and NS(A) districts, institutional buildings may cover a maximum of 60 percent of the lot.

(2) In single family and MH(A) districts, structures used solely for child or adult care facility uses are limited to the maximum lot coverage applicable to residential structures in each district [~~Reserved~~].

(3) The maximum lot coverage requirements in a planned development district are controlled by the planned development district regulations.

Staff Recommendation

If ZOAC's recommendation for districts permitted is followed, no amendment to this section is recommended.

If staff's recommendation for districts permitted is followed, no objection to ZOAC's recommendation to this section.

The remainder of this section is omitted for brevity.

SEC. 51A-4.408. MAXIMUM BUILDING HEIGHT.

(a) Special height provisions.

ZOAC Recommendation

(1) Except as provided in this subsection, structures [~~Structures~~] for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitations, residential proximity slope height restrictions, and the building code. Exceptions:

(A) No portion of a structure that exceeds the maximum structure height specified in the district regulations (Divisions 51A-4.100 et seq.) may be located above a residential proximity slope. See Section 51A-4.412.

(B) Local utility transmission and distribution lines and supporting structures are exempt from residential proximity slope height restrictions.

(C) A mounted cellular antenna, as defined in Paragraph 51A-4.212(10.1), attached to a utility structure is exempt from residential proximity slope height restrictions if the utility structure is greater than 65 feet in height. For purposes of this subparagraph, a utility structure means an electrical transmission distribution tower, an elevated water storage tank, and any other structure operated by a municipality, a transit authority, or a certificated, franchised, or licensed utility company in connection with provision of the utility.

(D) A tower/antenna for cellular communication, as defined in Paragraph 51A-4.212(10.1), is exempt from residential proximity slope height restrictions if a specific use permit is required, or if a modification to an existing tower/antenna for cellular communication use is modified in a manner that does not substantially change the physical dimensions of the existing tower/antenna for cellular communication or its auxiliary building. A modification substantially changes the physical dimensions of an existing tower/antenna for cellular communication or its auxiliary building if it meets any of the criteria listed in 47 C.F.R. §1.40001(b)(7), as amended.

(E) In single family, duplex, townhouse, MF-1(A), MF-1(SAH), MF-2(A), and MF-2(SAH) districts, structures used solely for child or adult care facility uses are limited to the maximum structure height applicable in each district.

Staff Recommendation

If ZOAC's recommendation for districts permitted is followed, no amendment to this section is recommended.

If staff's recommendation for districts permitted is followed, no objection to ZOAC's recommendation to this section.

The remainder of this section is omitted for brevity.

ZOAC Recommended 51A
Article XIII Amendments

Note: Underlines and double underlines indicate words to be added and ~~strikeouts~~ indicate words to be deleted.

SEC. 51A-13.304. DEVELOPMENT TYPES.

(a) General.

(1) Development Types by District.

	Mixed Use Shopfront	**Single-Story Shopfront**	**General Commercial**	**Apart-ment**	**Town-house Stacked**	**Town-house**	**Manor House**	**Single-Family House**	**Civic Building**	**Open Space Lot**
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	•	•	•	•	•	•	•		•	•
Medium (WMU-8, WMU-12)	•		•	•	•	•			•	•
High (WMU-20, WMU-40)	•		•	•					•	•
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)		•*		•	•	•	•		•	•
Medium (WR-8, WR-12)				•	•	•			•	•
High (WR-20, WR-40)				•					•	•
Residential Transition (RTN)						•	•	•	•	•
Shopfront (-SH) Overlay over any WMU or WR district	•	•							•	•

* Office and Medical allowed only along thoroughfare

SEC. 51A-13.306. USES.

(a) General Provisions.

(1) Allowed uses.

No certificate of occupancy may be issued for a use in a WMU, WR, or RTN district that is not allowed by this section. Existing nonconforming uses may continue in accordance with Section 51A-4.704.

(2) Use Categories.

(A) In order to regulate uses more efficiently, categories of uses have been established.

(B) Use categories provide a systematic basis for assigning land uses to appropriate development types. Use categories classify land uses and activities based on common functional, product, or physical characteristics.

(C) Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

(3) Principal Uses.

Principal uses are grouped into categories of uses. Permitted uses are shown in Section 51A-13.306(b), “Use Chart.” The use categories used in the use chart are listed in Section 51A-13.306(d), “Use Categories.” The examples of permitted uses listed are not an exhaustive list. The building official has the responsibility for categorizing uses. See Paragraph (6) below.

(4) Transitional Uses.

Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their property during the interim period as the district develops. For a list of permitted transitional uses and regulations, see Section 51A-13.306(e), “Transitional Uses.”

(5) Accessory uses.

(A) Except as provided below, accessory uses are allowed in conjunction with a permitted principal use in accordance with Section 51A-4.217.

(B) A use listed in Section 51A-13.306, “Uses,” (and not Sections 51A-4.201 through 51A-4.216) may be an accessory use if the building official determines that the use is customarily incidental to a main use and otherwise complies with this section.

(C) Except as otherwise provided in this article or in Article IV, accessory uses are subject to the following area restrictions.

(i) If the use is conducted outside, it may not occupy more than five percent of the area of the lot containing the main use.

(ii) If the use is conducted inside, it may not occupy more than five percent of the floor area of the main use.

(iii) Any use that exceeds these area restrictions is considered to be a separate main use.

(D) Pedestrian sky bridges are not permitted in the form districts.

(E) Wind turbines and other integrated renewable energy systems are permitted in the form districts.

(6) Building Official Responsibility.

(A) The building official is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the building official shall place the proposed use under that use category.

(B) When determining whether a proposed use is similar to a listed use in Section 51A-13.306(d), “Use Categories,” the building official shall consider the following criteria:

(i) The actual or projected characteristics of the proposed use.

(ii) The relative amount of site area or floor area and equipment devoted to the proposed use.

(iii) Relative amounts of sales.

(iv) The customer type.

(v) The relative number of employees.

(vi) Hours of operation.

(vii) Building and site arrangement.

(viii) Types of vehicles used and their parking requirements.

(ix) The number of vehicle trips generated.

(x) Signs.

(xi) How the proposed use is advertised.

(xii) The likely impact on surrounding properties.

(xiii) Whether the activity is likely to be independent of the other activities on the site.

(7) Additional Use Regulations.

Except as otherwise provided in this article, the additional provisions in Division 51A-4.200 for a specific use apply to that use under this article.

(b) Use Chart.

The use chart identifies the uses allowed by right, the uses requiring a specific use permit, and uses that are not allowed. The use chart key is set forth below.

(A) Permitted. (·)

Indicates that the use is allowed by right in that development type.

(B) specific use Permit. ([])

Indicates that a use is permitted in that development type only in accordance with Section 51A-4.219, “Specific Use Permit (SUP).”

(C) Blank Cell.

A blank cell indicates that a use is not permitted in that development type.

		Mixed Use Shopfront		Single- Story Shopfront	General Commercial	Apartment	Townhouse Stacked		Townhouse	Manor House	Single- family House	Civic Building	Open Space Lot	Additional Regulations
		Mu		Ss	Gc	Apt	Ts		Th	Mh	Sf	Civ	O	
Principal Use	Use Category	Ground Story	Upper Stories	Ground Story	All Stories	All Stories	Ground Story	Upper Stories	All Stories	All Stories	All Stories	All Stories	---	
Residential	Single-family living		·				·	·	·	·	·			(c)(1), (c)(2)
	Multifamily living		·			·	·	·	·	·				
	Group living		·			·	·	·	·	·				(c)(1)
Civic	Community service, except as listed below:	[]	[]	[]	[]		[]					[]		
	Museum, library	·	·	·	·		·					·		(c)(3)
	Day care	·	·	·	·	:	:		:	:	:	·		(c)(3)
	Educational	·	·	·	·							·		(c)(3)
	Government service, except as listed below:	·	·	·	·							·		(c)(3)
	Detention center, jail, or prison				[]							[]		
	Park or Open space												·	
	Social service	[]	[]	[]	[]									(c)(8)
	Transit station	·	·	·	·							·		
	Utilities												·	(c)(4)
Place of Worship	Place of Worship	·	·	·	·							·		
Office	Medical	·	·	·	·									
	Office	·	·	·	·		·							
Retail	Drive-thru facility	[]		[]	[]									(c)(9)
	Restaurant or Bar	·		·										(c)(5)
	Retail sales	·		·										(c)(5)
	Vehicle sales	·		·										
Service and Entertainment	Commercial amusement (inside)	[]	[]	[]	[]									
	Indoor recreation	·	·	·	·									
	Personal service, except as listed below:	·	·	·	·									
	Animal care	·	·	·	·									(c)(6)
Commerce	Commercial parking	·	·		·								[]	
	Passenger terminal limited to a Helistop		[]		[]									
	Overnight lodging		·		·									(c)(7)
	Self-service storage		[]		[]									
Fabrication	Light manufacturing				·									
	Research and development				·									
	Vehicle service				·									

Key: · = Permitted [] = Specific Use Permit Blank Cell = Not Permitted

(c) Additional Regulations.

Omitted for brevity.

(d) Use Categories.

Omitted for brevity.

(2) Civic Use Categories.

Omitted for brevity.

(B) Day care.

(i) Definition. Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day when the additional provisions of this use are met.

(ii) Examples of Permitted Uses.

[~~Adult day care facility.~~]

Child or adult day care facility.

Nursery school or preschool.

Omitted for brevity.

(e) Transitional Uses.

Omitted for brevity.

(Am. Ord. 30889, passed 6-13-18)

SEC. 51A-13.402. REQUIRED PARKING.

(a) Spaces Required.

(1) RTN District Required Spaces.

(A) Except as otherwise provided, the residential parking design standards of Division 51A-4.300 and the number of required off-street parking spaces in Division 51A-4.200 apply in the RTN district.

(B) No compact parking is permitted on surface parking lots. A maximum of 20 percent of the required parking in a structure may be compact parking.

(C) No parking reductions are permitted in the RTN district.

(2) WMU and WR District Required Spaces.

The following spaces are required in the WMU or WR districts.

Required Parking in WMU and WR Districts

Use Category		Number of Spaces Required
Residential	Household living	1.50 per single-family living unit 1.15 per one-bedroom or smaller multifamily living unit 1.65 per two-bedroom multifamily living unit 2.00 per three-bedroom or larger multifamily living unit 0.70 per retirement housing living unit
	Group living	0.25 per bed PLUS 1 per 200 SF office, minimum 4
Civic	Community service	1 per 200 SF
	Day care	None [~~1 per 500 SF~~]
	Educational	1.50 per elementary classroom 3.50 per junior high or middle classroom 9.50 per senior high classroom 1 per 25 SF seats in any other classroom type
	Government service	1 per 200 SF
	Park/open space	None
	Place of worship	1.00 per 4 fixed seats or per 18" length of bench OR 1 per 28.00 SF floor area without seating
	Social service	see Group Living
Office	Medical	1 per 222 SF
	Office, except: Art studio, gallery Financial services, Bank Call center	1 per 333 SF 1 per 500 SF 1 per 222 SF 1 per 167 SF
Retail	Restaurants, except: Bar, private club	1 per 100 SF 1 per 83 SF
	Retail sales	1 per 250 SF
	Vehicle sales	1 per 200 SF sales area
Service and Entertainment	Commercial amusement (inside), except: Dance hall	1 per 200 SF 1 per 25 SF
	Indoor recreation, except: Health club or spa Movie theater Performing arts theater	1 per 150 SF 1 per 143 SF 0.27 per seat 0.40 per seat
	Personal service	1 per 250 SF
Commerce	Overnight lodging	1.25 per room PLUS 1 per 200 SF of meeting room
	Self-service storage	minimum 6
	Light manufacturing	1 per 600 SF

Use Category		Number of Spaces Required
Fabrication	Research & development	1 per 300 SF
	Vehicle service	1 per 500 SF, minimum 5

Note: The parking requirements of Division 51A-4.200 apply to uses not listed in the preceding chart nor deemed to be an equivalent use pursuant to the provisions of Section 51A-13.306, “Uses.”

Appendix 1: Comparison Table of Current and Proposed Regulations

	Current Code	Staff	ZOAC
Use	Adult Day Care Facility Child Care Facility	Combine adult and child-care facility into one main use	See staff recommendation
Districts Permitted	By right: Retail, CS, Industrial, Central Area, Mixed Use, Multiple Commercial, Urban Corridor districts SUP: Residential districts By-right as a limited use: MF-3(A), MF-4(A), Office districts	By right: Residential, Retail, Central Area, Mixed Use, Multiple Commercial, Office, Urban Corridor districts SUP: CS, Industrial districts	By right: Residential when spacing is met, Retail, Central Area, Mixed Use, Multiple Commercial, Office, Urban Corridor districts SUP: single family of within 500 feet of another child or adult day care facility. CS, Industrial districts
Parking	One space per 500 sf of gross floor area	None	See staff recommendation
Loading	Up to 10,000 sf: none 10,001 – 60.000 sf: 1 Each additional 60,000 sf: 1	No change	See staff recommendation
Additional Provisions			
Limited Use standards	area limitations are not applicable for outdoor play areas; outdoor entrance is allowed when connected to outdoor play area	Delete. Not needed	See staff recommendation
State law compliance	Must comply with all applicable state laws	Delete. Not needed	See staff recommendation
Residency	Attendees may not use facility as residence.	No change	See staff recommendation
Outdoor activity	N/A	No outdoor activity allowed between 10pm and 7am.	See staff recommendation
Special exceptions	N/A	May request special exception for specified standards	May request special exception for specified standards with review criteria included

Appendix 2: HHS Facilities by Council District and Zoning District

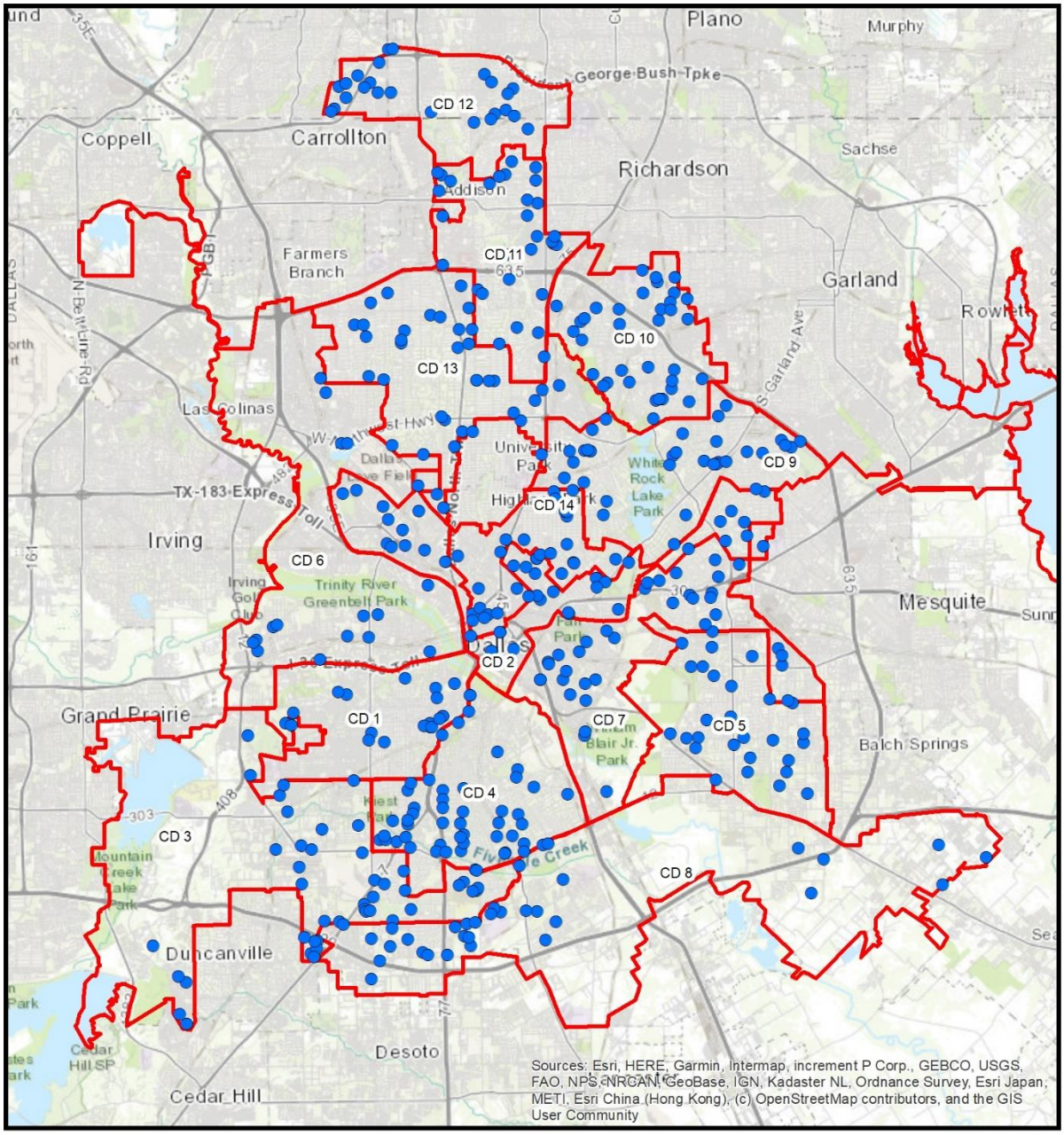
HHS Licensed Facilities by Council District

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	District 11	District 12	District 13	District 14	Total
Licensed Center	18	26	21	35	18	13	24	12	20	21	15	13	27	18	**281**
In-Home Care	1	5	19	12	7	3	11	20	6	6	9	10	2	1	**112**
School Age Program; Before / After School Program; Small Employer Based	1	9	3	3	2	0	3	1	7	9	6	1	8	6	**59**
Totals	**20**	**40**	**43**	**50**	**27**	**16**	**38**	**33**	**33**	**36**	**30**	**24**	**37**	**25**	**452**

HHS Licensed Facilities by Zoning District

	Single Family Districts	Multifamily Districts	Retail Districts	Office Districts	CS & Industrial Districts	Central Area Districts	Mixed Use Districts	Multiple Commercial Districts	Urban Corridor Districts	Planned Development Districts	Total
Licensed Center	90	7	65	4	16	2	10	2	0	85	281
In-Home Care	87	10	0	0	0	0	0	0	0	15	112
School Age Program; Before / After School Program; Small Employer Based	14	0	4	0	1	2	3	0	0	35	59
Total											**452**

Appendix 3: HHS Facilities Maps



Licensed Child Care Facilities

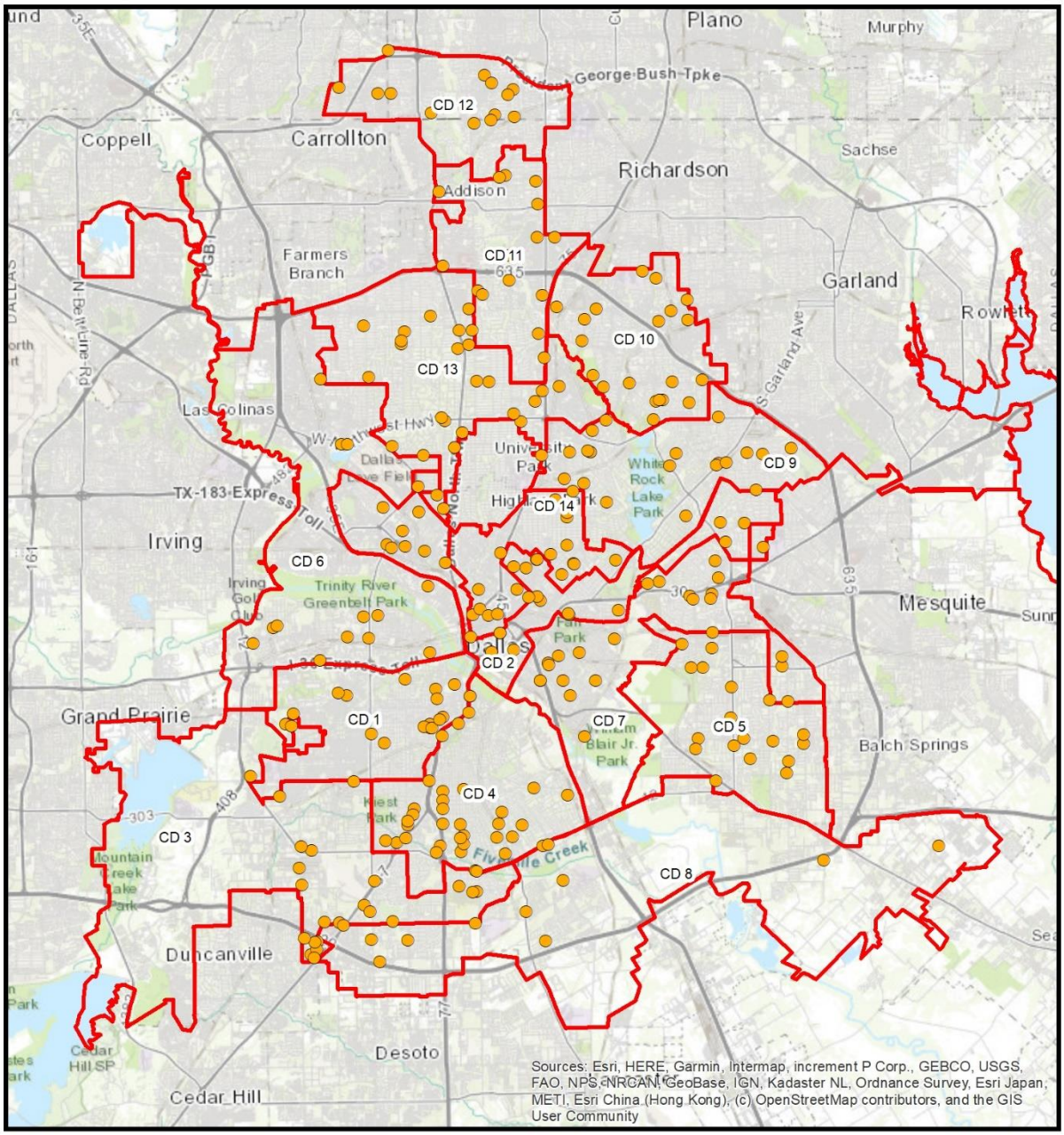
N

All Licensed Child Care Facilities

Council District Boundaries

0 1.25 2.5 5 7.5 10 Miles

Appendix 3: HHS Facilities Maps



Licensed Child Care Programs Only

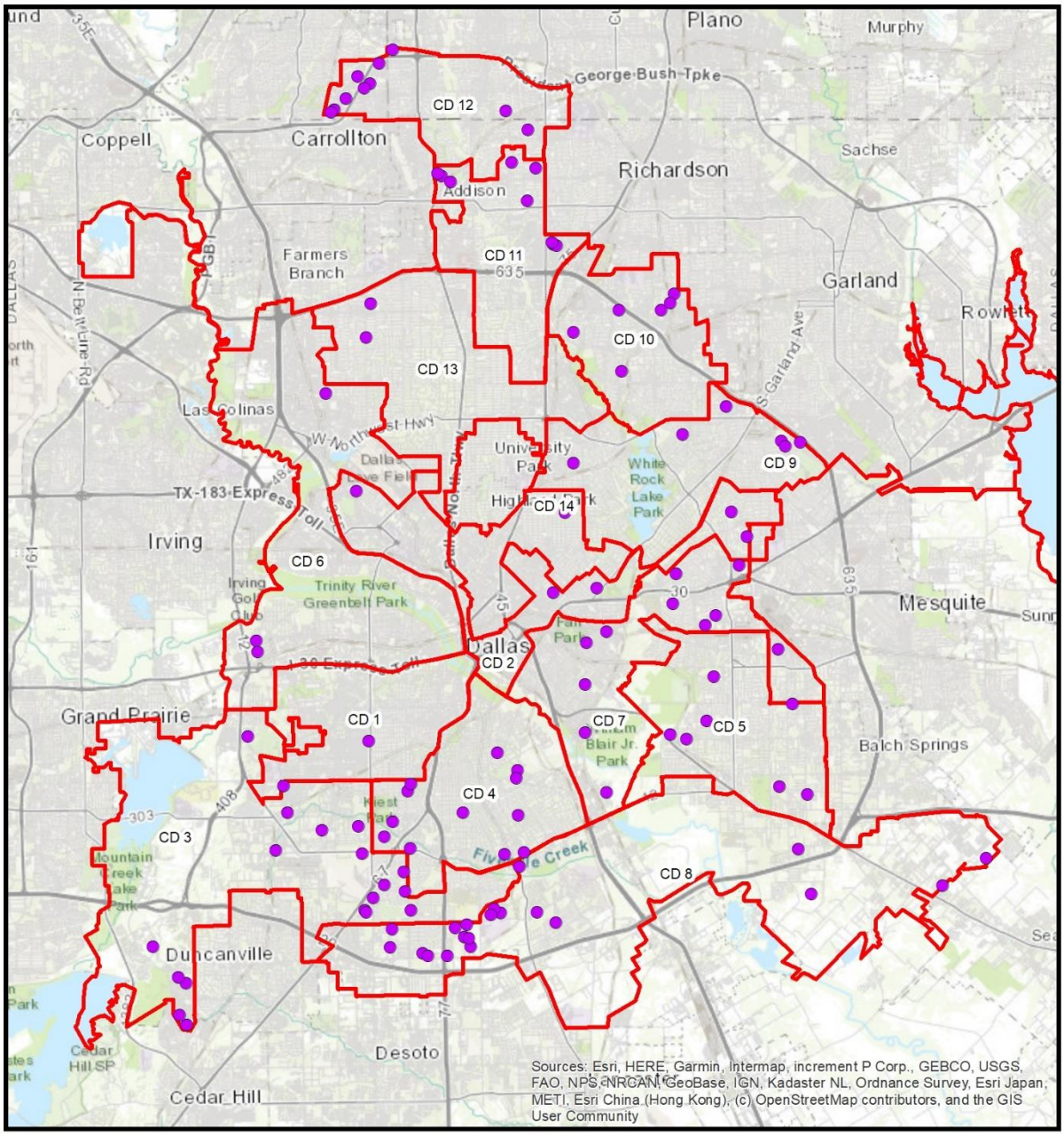
N

Licensed Child Care Programs Only

Council District Boundaries

0 1.25 2.5 5 7.5 10 Miles

Appendix 3: HHS Facilities Maps



In-Home Child Care Only

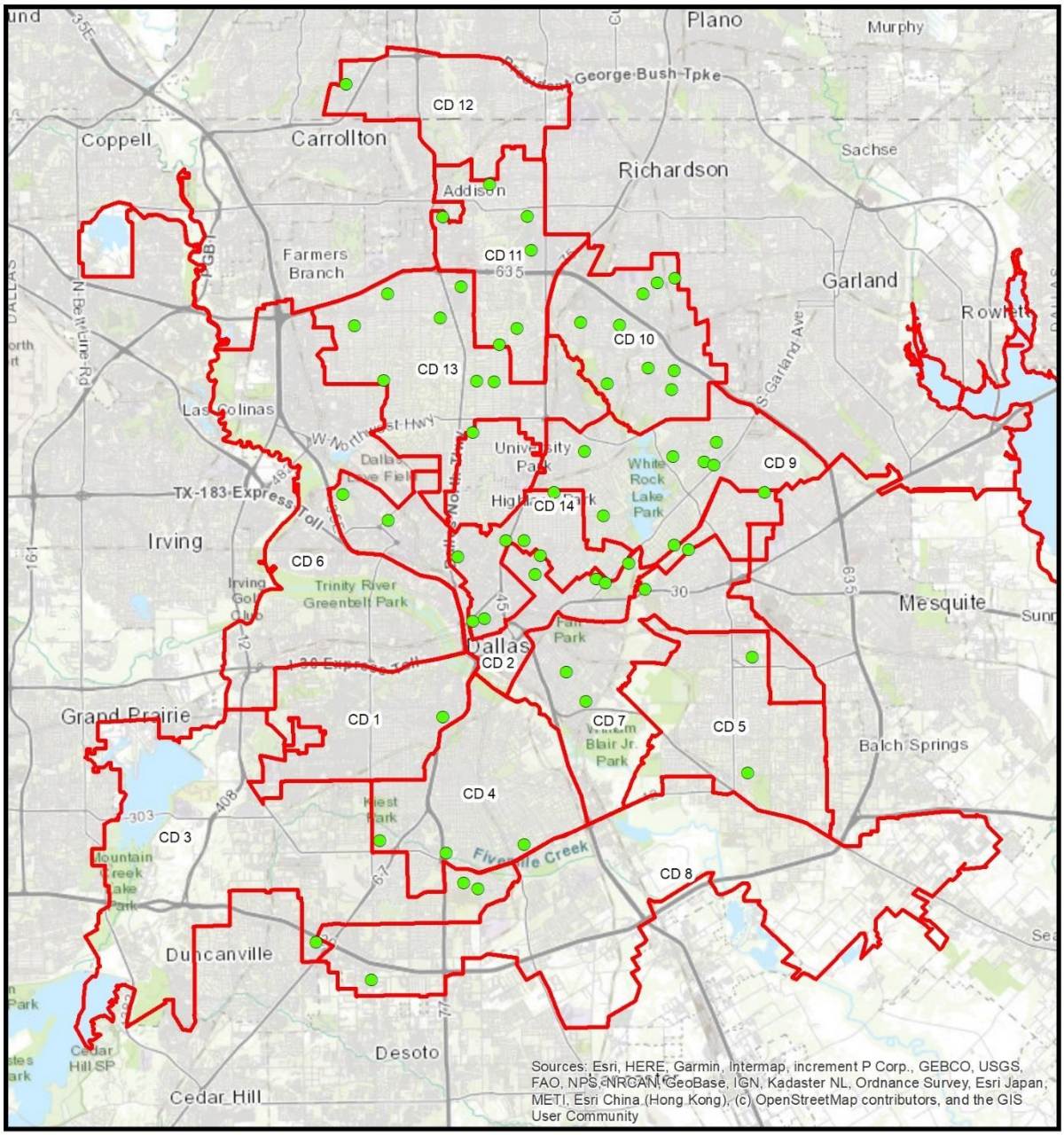
N

In-Home Child Care Only

Council District Boundaries

0 1.25 2.5 5 7.5 10 Miles

Appendix 3: HHS Facilities Maps



School and Employer Programs Only

N

School and Employer Programs Only

Council District Boundaries

0 1.25 2.5 5 7.5 10 Miles

Appendix 4: HHS Designation Descriptions

- **Licensed Child Care Center:** Typical child care facility for seven or more children ages 13 and under. The City would consider this to be a typical main use as child care facility.
- **Licensed Before or After-School Program:** Care provided before or after (or both) the typical school day. Most of these programs are located within schools, churches, recreation centers, or similar facilities. The City typically would consider this to be customarily incidental to the use of the property as the main use (school, recreation center, etc.) and would not be a separate main use.
- **Licensed School Age Program:** Same as above, but care is provided during typical school hours, regardless of time of year. Most summer camp programs are licensed this way unless otherwise covered. The City typically would consider this to be customarily incidental to the use of the property as the main use (school, recreation center, etc.) and would not be a separate main use.
- **Licensed Child-Care Home:** Care provided for seven to 12 children in the operator's home. City would typically consider as a day home unless care is provided to more than 10 children, which would then be considered a main use.
- **Registered Child-Care Home:** Care provided for up to six children in the operator's home. City would typically consider as a day home.
- **Listed Child-Care Home:** Care provided for up to three children in the operator's home. City would typically consider as a day home.

Appendix 5: HHS Designation Matrix

Dallas Land Use Designation	Texas HHS Licensing Designation	Ages	Number of Children	Setting	Time of care
Child-care facility	Licensed Child Care Center	13 or younger	Seven or more	Not in provider's home	At least two hours but less than 24 hours per day, three or more days per week
Often an accessory use to a public or private school or other main use but *could* be inside a child-care facility	Licensed Before or After-School Program	Pre-K through sixth grade	Not specified	Not specified	At least two hours per day, three or more days per week, before or / and after school while school is in session
	Licensed School-Age Program	Pre-K through sixth grade	Not specified	Not specified	At least two hours per day, three or more days per week, before or / and after school while school is in session, during the summer period, and any other time school is not in session
Day home or Child-care facility, depending on number of children	Licensed Child-Care Home	13 or younger	Seven – 12	In the provider's home	At least two hours but less than 24 hours per day, three or more days per week
Day Home	Registered Child-Care Home	13 or younger	Up to six	In the providers home	At least four hours per day, three or more days per week, for three or more consecutive weeks; or for four hours per day for 40 or more days in a 12-month period
	Listed Family Home	Not specified	Up to three	In the providers home	At least four hours per day, three or more days per week, for three or more consecutive weeks; or for four hours per day for 40 or more days in a 12-month period

Appendix 6: Specific Use Permits

Use	Ordinance	Date Passed	Time Period
child care facility	31459	2/26/2020	5 years/5 years auto
child care facility and a community service center	31682	10/28/2020	5 year/10 year auto
private school and child care facility	31683	10/28/2020	6 year
childcare facility	31728	12/9/2020	5 year/5 year auto
child care facility	31753	1/27/2021	5 years/5 year auto
child care facility	31820	3/24/2021	5 year/ 5 year auto
child care facility	32111	1/12/2022	4 Yrs
child care facility	32185	4/27/2022	5 years
private school & day care center	32263	8/10/2022	5 yr/5 yr auto renewal
child-care facility	32275	8/24/2022	5 yrs/5 yrs auto
child care facility	32312	8/24/2022	5 years/ 5 years auto
child care facility	32374	8/24/2022	5 years/5 years auto
child care facility	32393	8/24/2022	5 years
child care facility	32396	8/24/2022	10 years/10 years auto

Appendix 7: Use charts for commercial and business service uses, industrial uses, and wholesale, distribution, and storage use categories

USE CHARTS

USE PROHIBITED.

● USE PERMITTED BY RIGHT.

S USE PERMITTED BY SUP (See Section 51A-4.219).

Ⓛ USE PERMITTED BY RIGHT AS LIMITED USE (Subject to restrictions in Section 51A-4.218).

Ⓓ USE PERMITTED SUBJECT TO DEVELOPMENT IMPACT REVIEW (See Division 51A-4.800).

Ⓡ USE PERMITTED SUBJECT TO RESIDENTIAL ADJACENCY REVIEW (See Division 51A-4.800).

R_C USE PERMITTED AS A RESTRICTED COMPONENT IN THE G0(A) DISTRICT (See the use regulations in Division 51A-4.200).

★ CONSULT THE USE REGULATIONS IN DIVISION 51A-4.200.

NOTE: The use charts on the following pages have not been formally adopted by the city council; they are prepared by the city staff and are intended for use as a guide only. It is necessary to see the text of this chapter for specific regulations. In the event of a conflict between the use charts and the text of this chapter, the text of this chapter controls.

	DISTRICTS	CS	LI	IR	IM
4.202	COMMERCIAL AND BUSINESS SERVICE USES	Com./Ind.			
1	Building repair and maintenance shop	Ⓡ	Ⓡ	Ⓡ	Ⓡ
2	Bus or rail transit vehicle maintenance or storage facility	★	Ⓡ	Ⓡ	Ⓡ
3	Catering service	●	●	●	●
4	Commercial cleaning or laundry plant	Ⓡ	Ⓡ	Ⓡ	Ⓡ
5	Custom business services	●	●	●	●
6	Custom woodworking, furniture construction, or repair	●	●	●	●
7	Electronics service center	●	●	●	●
8	Job or lithographic printing	Ⓡ	Ⓡ	Ⓡ	Ⓡ
8.1	Labor hall	S	S	★	★
9	Machine or welding shop	Ⓡ	Ⓡ	Ⓡ	Ⓡ
10	Machinery, heavy equipment, or truck sales and service	Ⓡ	Ⓡ	Ⓡ	Ⓡ
11	Medical or scientific laboratory	●	●	●	●
12	Technical school	●	●	●	●
13	Tool or equipment rental	●	●	●	●
14	Vehicle or engine repair or maintenance	Ⓡ	●	●	Ⓡ

4.203	INDUSTRIAL USES	DISTRICTS: CS	LI	IR	IM
		Com./Ind.			
0	Alcoholic beverage manufacturing		Ⓡ	Ⓡ	Ⓡ
1	Industrial (inside) not potentially incompatible*		Ⓡ	Ⓡ	Ⓡ
1A	Industrial (inside) potentially incompatible*				S
1.1	Industrial (inside) light manufacturing	●	●	●	●
2	Industrial (outside) not potentially incompatible*			S	Ⓡ
2A	Industrial (outside) potentially incompatible*				S
2.1	Medical / infectious waste incinerator			S	S
3	Metal salvage facility				S
3.1	Mining				S
3.2	Gas drilling and production	S	S	S	S
3.3	Gas pipeline compressor station				S
4	Municipal waste incinerator			S	S
4.1	Organic compost recycling facility			S	Ⓡ
5	Outside salvage or reclamation				S
5.1	Pathological waste incinerator			S	S
6	Temporary concrete or asphalt batching plant	S	S	S	S

*** See Section 51A-4.203(a) to determine whether the proposed use is "potentially incompatible."**

		DISTRICTS	CS	LI	IR	IM
4.213	WHOLESALE, DISTRIBUTION, AND STORAGE USES		Com./Ind.			
1	Auto auction		S			S
2	Building mover's temporary storage yard		S			S
3	Contractor's maintenance yard		Ⓡ			Ⓡ
4	Freight terminal		Ⓡ	Ⓡ	Ⓡ	Ⓡ
5	Livestock auction pens or sheds					S
6	Manufactured building sales lot		Ⓡ	Ⓡ	Ⓡ	Ⓡ
7	Mini-warehouse		●	●	●	●
8	Office showroom/warehouse		●	●	●	●
9	Outside Storage		Ⓡ	Ⓡ	Ⓡ	Ⓡ
10	Petroleum product storage and wholesale		S			Ⓡ
11	Recycling buy-back center		★	★	★	★
11.1	Recycling collection center		★	★	★	★
11.2	Recycling drop-off container		★	★	★	★
11.3	Recycling drop-off for special occasion collection		★	★	★	★
12	Sand and gravel or earth sales and storage		S			Ⓡ
13	Trade center		●	●	●	●
14	Vehicle storage lot		S			●
15	Warehouse		Ⓡ	Ⓡ	Ⓡ	Ⓡ

Appendix 8: List of Notified Potential Nonconforming Uses

ID	Operation Name	Operation Address		Owner Name	Owner Address				Zoning
1	Abugida Academy	11501 Plano Rd	75243	Modern Pyramids Inc	1111 Belt Line Rd Ste 100	Garland	TX	75040	IR
2	Annie's Place	2131 Butler St	75235	Dallas County Hospital District	5200 Harry Hines Blvd	Dallas	TX	75235	IR
3	Aunt Tammy's Daycare	4909 S Cockrell Hill Rd	75236	Smith Terry D & Smith Patricia K	7221 Montgomery Rd	Midlothian	TX	76065	IR
4	Bryans House	3610 Pipestone Rd	75212	Open Arms Inc	Po Box 35868	Dallas	TX	75235	IM
5	Creative Minds Child Care Center	5606 S Cockrell Hill Rd	75236	Haynes Gary L & Lakeisha	2832 Eden Dr	Cedar Hill	TX	75104	IR
6	Destiny Learning Center	7620 Ferguson Rd	75228	Destiny Learning Center LLC	7620 Ferguson Rd	Dallas	TX	75228	CS
7	First Steps Academy & Daycare	10120 Monroe Dr	75229	Brandt Michael Family Trust	3609 Timberview Rd	Dallas	TX	75229	IR
8	Glen Oaks School	12105 Plano Rd	75243	Sharber Schools Inc	12327 Creekspan Dr	Dallas	TX	75243	IR
9	Katies Little Angels	2850 Singleton Blvd	75212	Katie Little Angel Day Care	556 Pinnacle Drive	Cedar Hill	TX	75104	IR
10	Kids Country Childcare and Learning Center	9571 Skillman St	75243	Blooming Wonders LLC	6828 Sigma Ln	Frisco	TX	75035	CS
11	Lighthouse Academy	3727 Dilido Rd Ste 132	75228	Kosam Enterprises Ltd	3727 Dilido Rd Ste 138	Dallas	TX	75228	LI
12	Little Rascals Child Development Center	2907 N Hampton Rd	75212	Cromwell Dev Corp	Po Box 29794	Dallas	TX	75229	IR
13	My Small Wonders	2310 Stutz Dr	75235	Viceroy Post LP	2722 Fairmount St	Dallas	TX	75201	IM
14	Citizens Development Center	8800 Ambassador Row	75247	Citizens Development Center	8800 Ambassador Row	Dallas	TX	75247	IR
15	Sunrise Senior Center Inc	13521 Method Street	75243	KSMI LLC & Shining Beacon Dallas LLC	2234 Morley Place West	Seattle	WA	98199	IR
16	Supreme Care Adult Center	4033 Shilling Way	75233	Garcia Fred	4071 Shilling Way	Dallas	TX	75237	IR
17	We Care Adult Day Center	3200 S Lancaster Rd # 609	75216	Weatherford Plaza LLC	1601 Palomino Ridge Dr	Austin	TX	78733	CS
18	Willow Montessori Academy	2404 Empire Central	75235	Naik Barkha	2404 Empire Central	Dallas	TX	75235	IR

Agenda Information Sheet

File #: 23-2674 **Item #:** 12.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 2.41-acre lot and to dedicate a public right-of-way from a tract of land in City Block 5984 on property located on Tyler Street, north of Pentagon Parkway.
Applicant/Owner: Arham Opportunity Investments, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 2023
Zoning: MF-2(A), RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S223-253

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-253 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Tyler Street, north of Pentagon Parkway

DATE FILED: September 20, 2023 **ZONING:** MF-2(A), RR

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 2.41-acres

APPLICANT/OWNER: Arham Opportunity Investments, LLC

REQUEST: An application to create one 2.41-acre lot and to dedicate a public right-of-way from a tract of land in City Block 5984 on property located on Tyler Street, north of Pentagon Parkway.

SUBDIVISION HISTORY:

1. S223-241 was a request south of the present request to create one 1.54-acre lot from a tract of land in City Block 5984 on property located on Pentagon Parkway at Tyler Street, northwest corner. The request was approved on September 21, 2023 but has not been recorded.

2. S189-081 was a request located at the same location as the present request to create a 1.7578-acre lot from a part of unrecorded Lots 15 and 16 in City Block 5984 on property located on Tyler Street, north of Pentagon Road. The request was approved on January 17, 2019 and was withdrawn on September 18, 2023.

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

The request lies in an MF-2(A) Multi Family District and RR Regional Retail District. The request is to create one 2.41-acre lot.

Staff finds that there is no established lot pattern within the immediate vicinity of the area (*refer existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the MF-2(A) Multi Family District and RR Regional Retail District; therefore, staff recommends approval subject to compliance with the following conditions.

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

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

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

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

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

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.

17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

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

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

20. 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.*

21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*

22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.

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

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

Dallas Water Utilities Conditions:

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

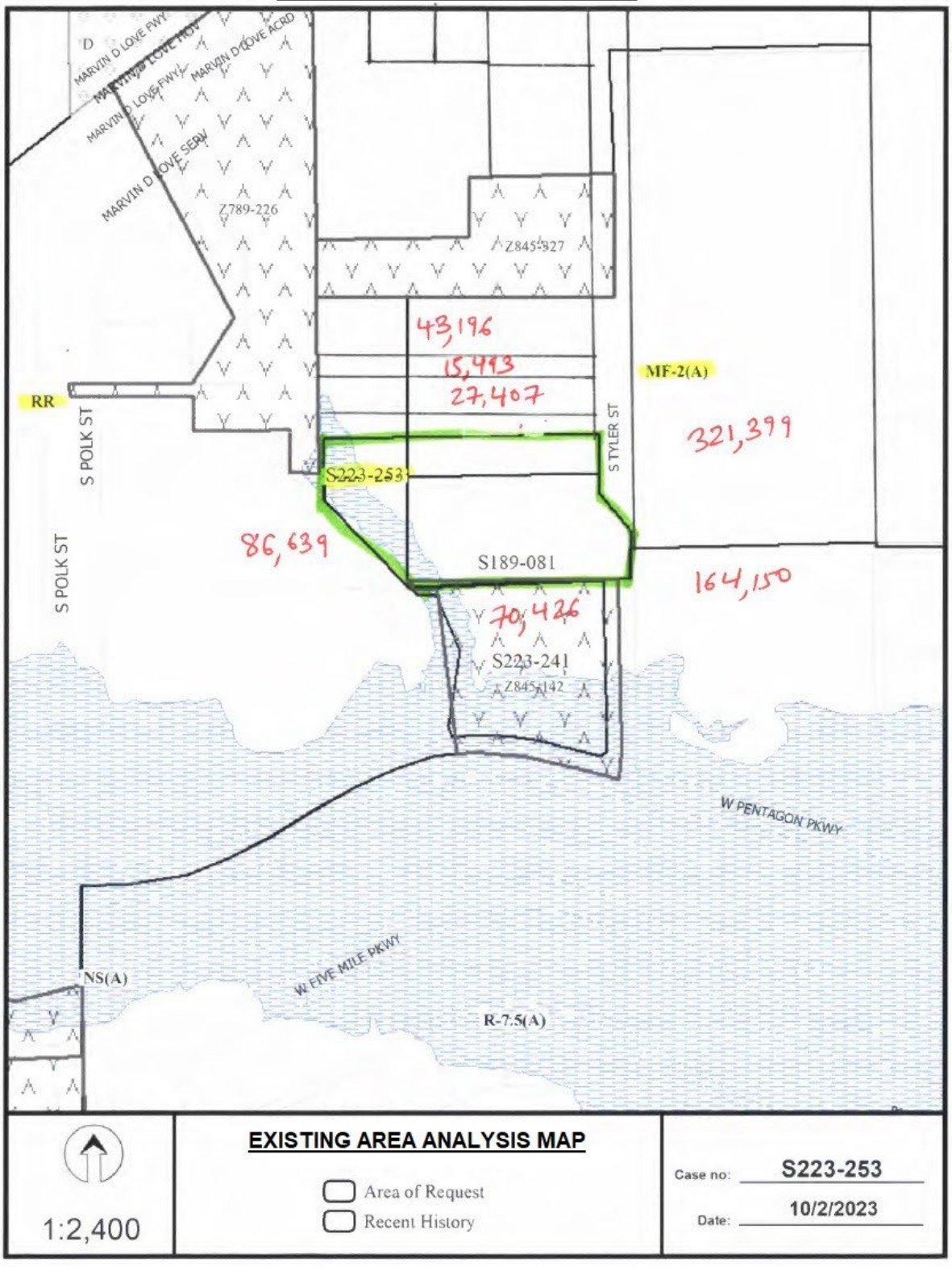
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum

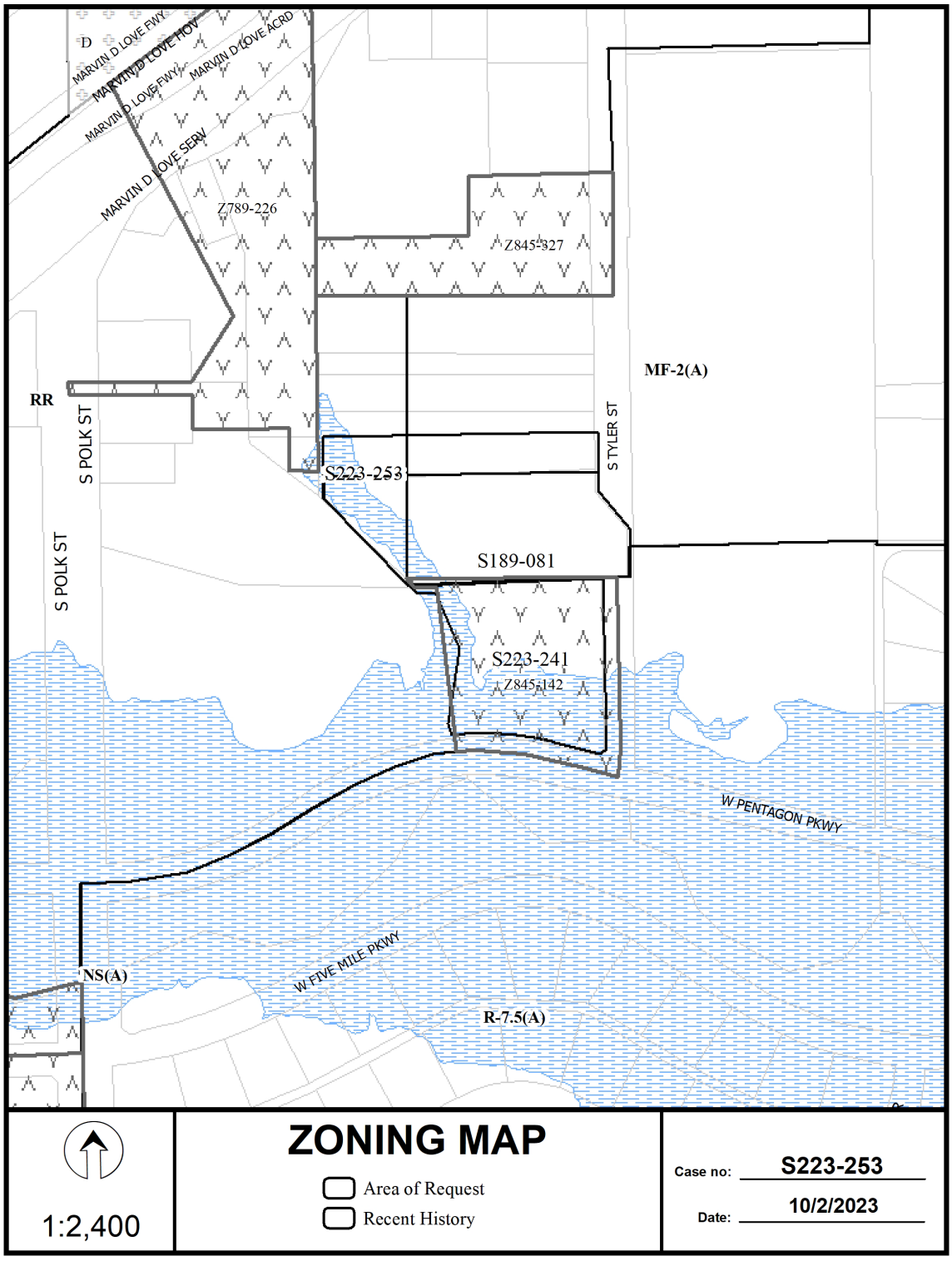
Dallas Water Utility easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

GIS, Lot & Block Conditions:

28. On the final plat, identify the property as Lot 15B in City Block 5984.

ALL AREAS ARE IN SQUARE FEET




MARVIN D LOVE FWY
MARVIN D LOVE HOV
MARVIN D LOVE FWY
MARVIN D LOVE ACRD
MARVIN D LOVE SERV
Z789-226
Z845-327
MF-2(A)
RR
S POLK ST
S POLK ST
S223-253
S TYLER ST
S189-081
S223-241
Z845-142
W PENTAGON PKWY
W FIVE MILE PKWY
NS(A)
R-7.5(A)
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S223-253
Date: 10/2/2023

1:2,400

AERIAL MAP

Area of Request

Recent History

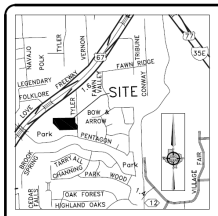
Case no: S223-253

Date: 10/2/2023

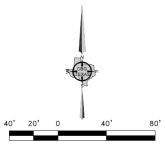
S223-253

12(h)

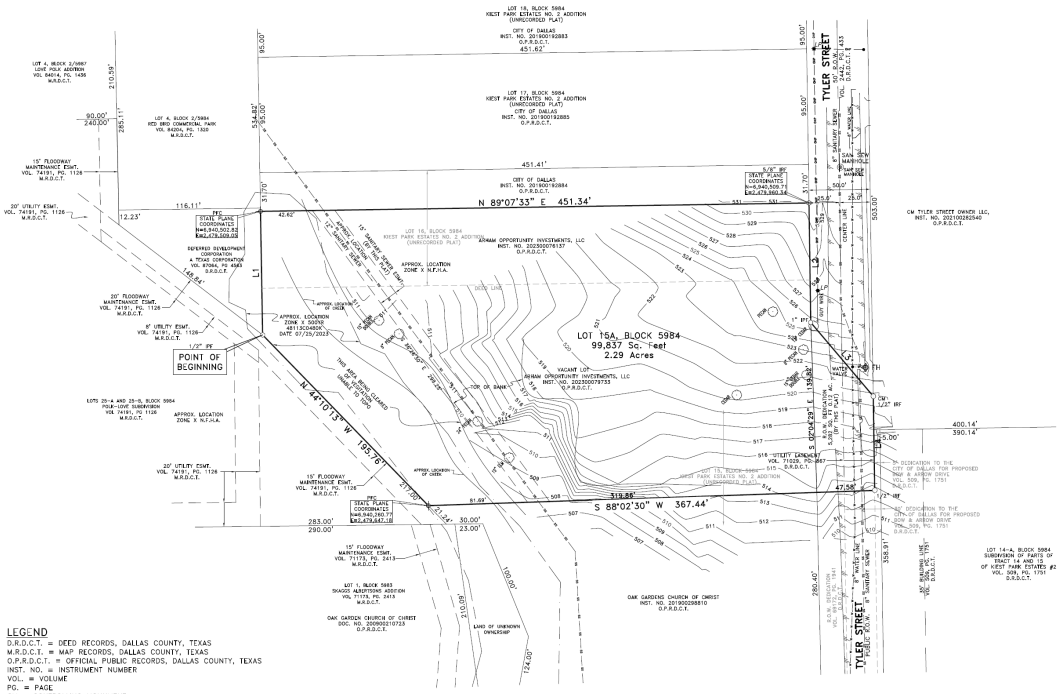
City Plan Commission Date: 10/19/2023

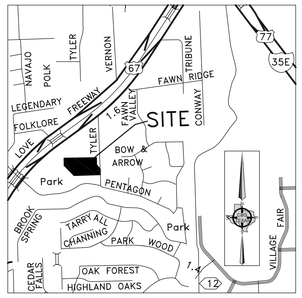


VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 00°58'25" W	101.66'
L2	S 00°50'47" E	98.30'
L3	S 40°17'45" E	79.53'
L4	S 00°52'25" E	77.45'


LOT 15A, BLOCK 5984
99,837 Sq. Feet
2.29 Acres
POINT OF BEGINNING
N 89°07'33" E 451.34'
S 88°02'30" W 367.44'
N 44°10'13" W 195.78'
TYLER STREET
(PUBLIC 70' R.O.W.)
VACANT LOT
ARHAM OPPORTUNITY INVESTMENTS, LLC
INST. NO. 202500079733
O.P.R.D.C.T.
CM TYLER STREET OWNER LLC,
INST. NO. 202100262540
O.P.R.D.C.T.
OAK GARDENS CHURCH OF CHRIST
INST. NO. 201900238810
O.P.R.D.C.T.
LAND OF UNKNOWN OWNERSHIP
OAK GARDEN CHURCH OF CHRIST
DOC. NO. 200900210725
D.R.D.C.T.
ARHAM OPPORTUNITY INVESTMENTS, LLC
INST. NO. 202500078137
O.P.R.D.C.T.
CITY OF DALLAS
INST. NO. 201900192883
O.P.R.D.C.T.
451.62'
451.41'
LOT 16, BLOCK 5984
KIEST PARK ESTATES NO. 2 ADDITION
(UNRECORDED PLAT)
LOT 17, BLOCK 5984
KIEST PARK ESTATES NO. 2 ADDITION
(UNRECORDED PLAT)
LOT 4, BLOCK 2/5984
LONE POLK ADDITION
VOL. 84014, PG. 1436
M.R.D.C.T.
LOT A, BLOCK 2/5984
RED BIRD COMMERCIAL PARK
VOL. 96204, PG. 1305
M.R.D.C.T.
LOTS 20-A AND 20-B, BLOCK 5984
POLK-LOVE SUBDIVISION
VOL. 74191, PG. 1128
M.R.D.C.T.
LOT 1, BLOCK 5983
SHARDS ADDITIONS ADDITION
VOL. 71175, PG. 2413
M.R.D.C.T.
LOT 14-A, BLOCK 5984
SUBDIVISION OF PARTS OF
LOTS 14 AND 15
OF KIEST PARK ESTATES #2
VOL. 509, PG. 1751
D.R.S.D.C.T.
15' FLOODWAY MAINTENANCE ESMT.
VOL. 74191, PG. 1126
M.R.D.C.T.
20' UTILITY ESMT.
VOL. 74191, PG. 1126
M.R.D.C.T.
8' UTILITY ESMT.
VOL. 74191, PG. 1126
M.R.D.C.T.
15' FLOODWAY MAINTENANCE ESMT.
VOL. 71175, PG. 2413
M.R.D.C.T.
DEFERRED DEVELOPMENT AGREEMENT
& TOUP CORPORATION
VOL. 87084, PG. 4565
D.R.D.C.T.
APPROX. LOCATION
ZONE X N.F.I.A.
APPROX. LOCATION
ZONE X (SHADED)
APPROX. LOCATION
ZONE A (UNDET.)
DATE: 07/25/2023
APPROX. LOCATION
OF DRAIN
APPROX. LOCATION
ZONE X N.F.I.A.
THIS AREA BEING CLEARED
UNDER CONTRACT
VACANT LOT
ARHAM OPPORTUNITY INVESTMENTS, LLC
INST. NO. 202500079733
O.P.R.D.C.T.
FOR OR BANK
WATER LINE
SANITARY SEWER
STORM SEWER
GAS LINE
OVERHEAD UTILITY LINE
CONCRETE
ASPHALT
WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
BRICK WALL
STONE WALL
WATER VALVE
SAN. SEWER MANHOLE
STORM SEWER MANHOLE
GAS METER
GAS VALVE
FIRE HYDRANT
UTILITY CANOPY
VOL. 71025, PG. 4867
D.R.D.C.T.
AC
CONDENSER
PAD
PFC
STATE PLANE COORDINATES
N=6,940,900.83
E=2,479,509.03
PFC
STATE PLANE COORDINATES
N=6,940,290.79
E=2,479,547.18
5/8" IRF
STATE PLANE COORDINATES
N=6,940,509.77
E=2,479,960.36
1/2" IRF
1/2" IPF
5/8" IRF
1" IPF
1/2" IRF
5/8" IRF
1/2" IRF
1/2" IRF
1/2



VICINITY MAP
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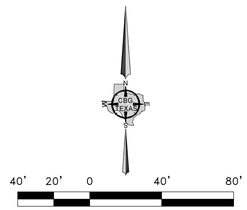

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L4	S 00°52'25" E	77.45'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Arham Opportunity Investments, LLC is the sole owner of a tract of land situated in the Benjamin Abbott Survey, Abstract No. 13, Dallas County, Texas, and being a portion of Lots 15 and 16, City Block 5984, of a called unrecorded Plat of Kiest Park Estates No. 2 Addition, same being that tracts of lands conveyed to Arham Opportunity Investments, LLC, by General Warranty Deeds recorded in Instrument Numbers 202300076137 and 202300079733, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2-inch iron pipe found for corner, said corner being a Northeast corner of Lot 25-A and 25-B, Block 5984, Polk-Love Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to Plat thereof recorded in Volume 74191, Page 1126, Map Records, Dallas County, Texas, same being the South corner of a tract of land conveyed to Deferred Development Corporation a Texas Corporation, by deed recorded in Volume 87064, Page 4563, Deed Records ,Dallas County, Texas;

THENCE North 00 degree 58 minutes 25 seconds West, along the East line of said Deferred Development tract, a distance of 101.66 feet to a point for corner, said corner being the North of said Deferred Development tract, same being the Southwest corner of a tract of land conveyed to the City of Dallas, by deed recorded in Instrument Number 201900192884, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 07 minutes 33 seconds East, along the South line of said City of Dallas tract, a distance of 451.34 seconds to a 5/8-inch iron rod found for corner, said corner being the Southeast corner of said City of Dallas tract, same being along the West right-of-way line of Tyler Street (a 50-foot right-of-way) recorded in Volume 2442, Page 433, Deed Records, Dallas County, Texas;

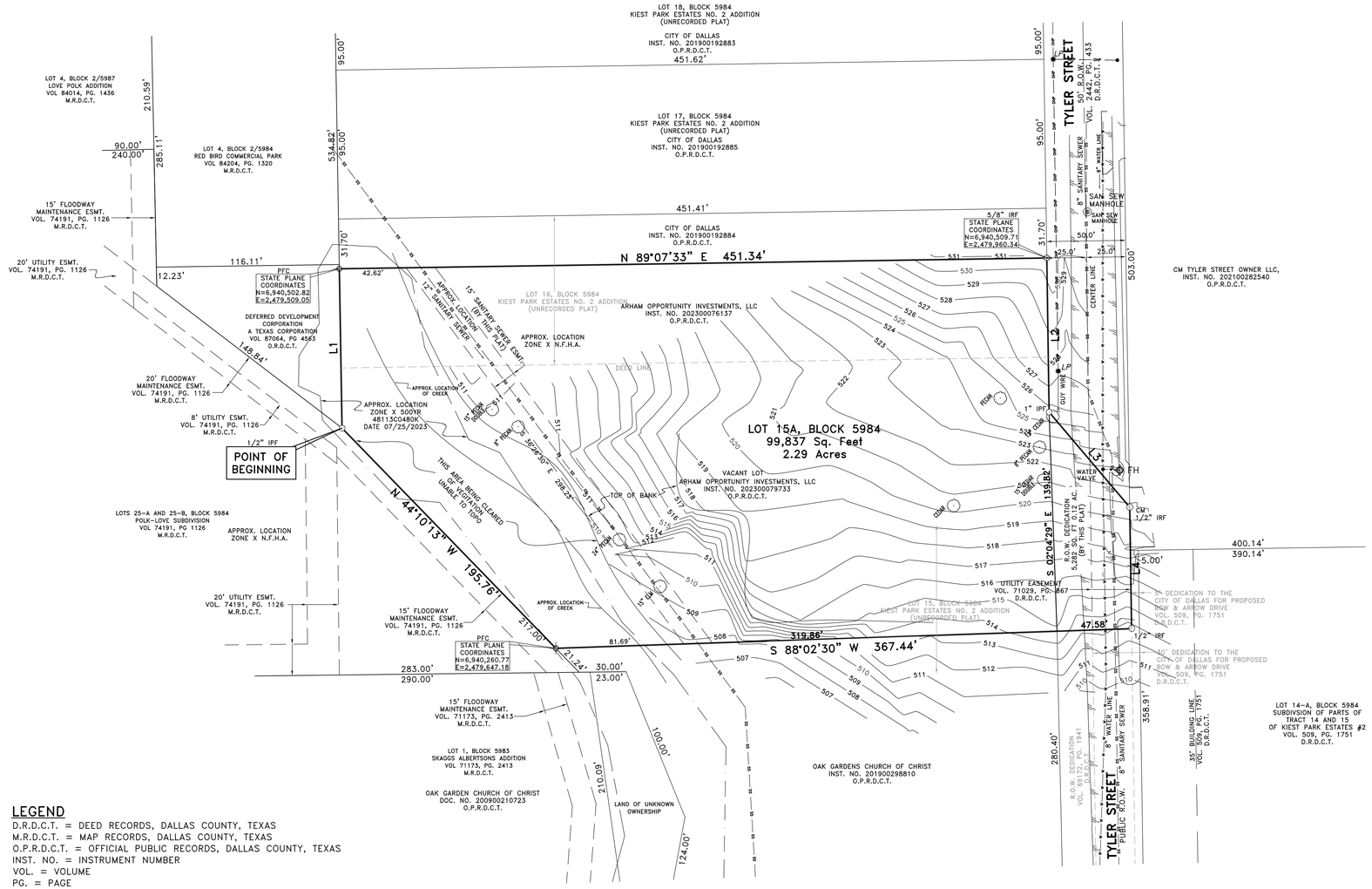
THENCE South 00 degree 50 minutes 47 seconds East, along the West right-of-way line of said Tyler Street, a distance of 98.30 feet to a 1-inch iron pipe found for corner, said corner being the Southwest corner of said Tyler Street;

THENCE South 40 degrees 17 minutes 45 seconds East, along the Southwest right-of-way of said Tyler Street, a distance of 79.53 feet to a 1/2-inch iron rod found for corner, said corner being the Southeast corner of said Tyler Street, same being along the West line of a tract of land conveyed to Cm Tyler Street Owner LLC, by deed recorded in Instrument Number 202100282540, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 52 minutes 25 seconds East, along the West line of said Cm Tyler Street tract, a distance of 77.45 feet to a 1/2-inch iron rod found corner, said corner being a Northeast "ell" corner of said Tyler Street;

THENCE South 88 degrees 02 minutes 30 seconds West, along the North line of a tract of land conveyed to Oak Gardens Church of Christ, by deed recorded in Instrument Number 201900298810, Official Public Records, Dallas County, Texas, a distance of 367.44 feet to a point for corner, said corner being the Northwest corner of said Oak Gardens tract, same being along the Northeast line of said Polk-Love Subdivision;

THENCE North 44 degrees 10 minutes 13 seconds West, along the Northeast line of said Polk-Love Subdivision, a distance of 195.76 feet to the POINT OF BEGINNING and containing 105,119 square feet and or 2.41 acres of land.



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1" IPF = 1 INCH IRON PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
5/8 IRF = 5/8 INCH IRON ROD FOUND
PFC = POINT FOR CORNER
1/2" IPF = 1/2" IRON PIPE FOUND
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3" ALUMINUM DISK STAMPED "__ AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
ESMT. = EASEMENT

GENERAL NOTES

1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A TRACT OF LAND.
2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5) FLOOD NOTE: ACCORDING TO THE F.I.R.M. NO. 48113C0480K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER: ARHAM OPPORTUNITY INVESTMENTS, LLC
6060 N. CENTRAL EXPRESSWAY #230
DALLAS, TEXAS 75206
PHONE: (469) 434-4082

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
Arham Opportunity Investments, LLC, (Owner)
Awais Ahhmed (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2023.

RELEASED FOR REVIEW 09/20/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

PRELIMINARY PLAT
TYLER ADDITION
LOT 15A, BLOCK 5984
105,119 SQ. FT. / 2.41 ACRES
BENJAMIN ABBOTT SURVEY, ABSTRACT NO. 13
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-253

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 09/20/2023 / JOB NO. 1517312-PLAT / DRAWN BY: JLA

Agenda Information Sheet

File #: 23-2675 **Item #:** 13.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 1.1095-acre lot from a tract of land in City Block 252 on property located between Olive Street and Pearl Street, at the terminus of Federal Street.
Applicant/Owner: Erius Propco 3, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 20, 2023
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S223-254

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CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-254 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: between Olive Street and Pearl Street, at the terminus of Federal Street

DATE FILED: September 20, 2023 **ZONING:** CA-1(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 1.1095-acres

APPLICANT/OWNER: Erius Propco 3, LLC

REQUEST: An application to create one 1.1095-acre lot from a tract of land in City Block 252 on property located between Olive Street and Pearl Street, at the terminus of Federal Street.

SUBDIVISION HISTORY:

1. S212-281 was a request east of the present request to replat a 1.515-acre tract of land containing all of Lot 7A and part of City Block 316 to create one lot on property located between Leonard Street and Crockett Street, northwest of Bryan Street. The request was approved on August 18, 2022 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A) Central Area District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

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

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

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

14. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” 51A 8.611(e)

Right of Way Requirements:

15. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

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

18. On the final plat, all utility easement abandonments must be shown with recording information.

19. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

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

Dallas Water Utilities Conditions:

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

22. 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.

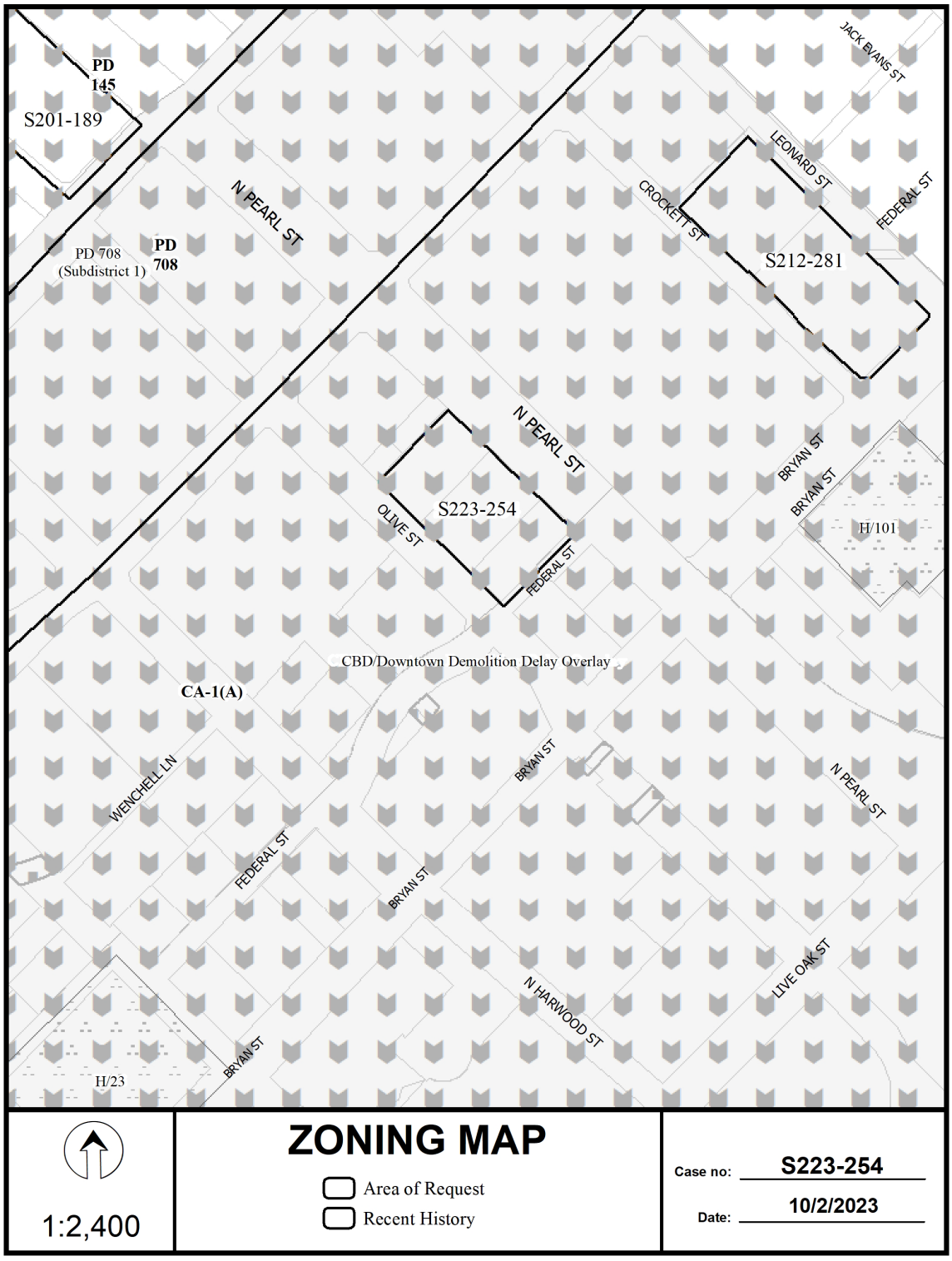
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

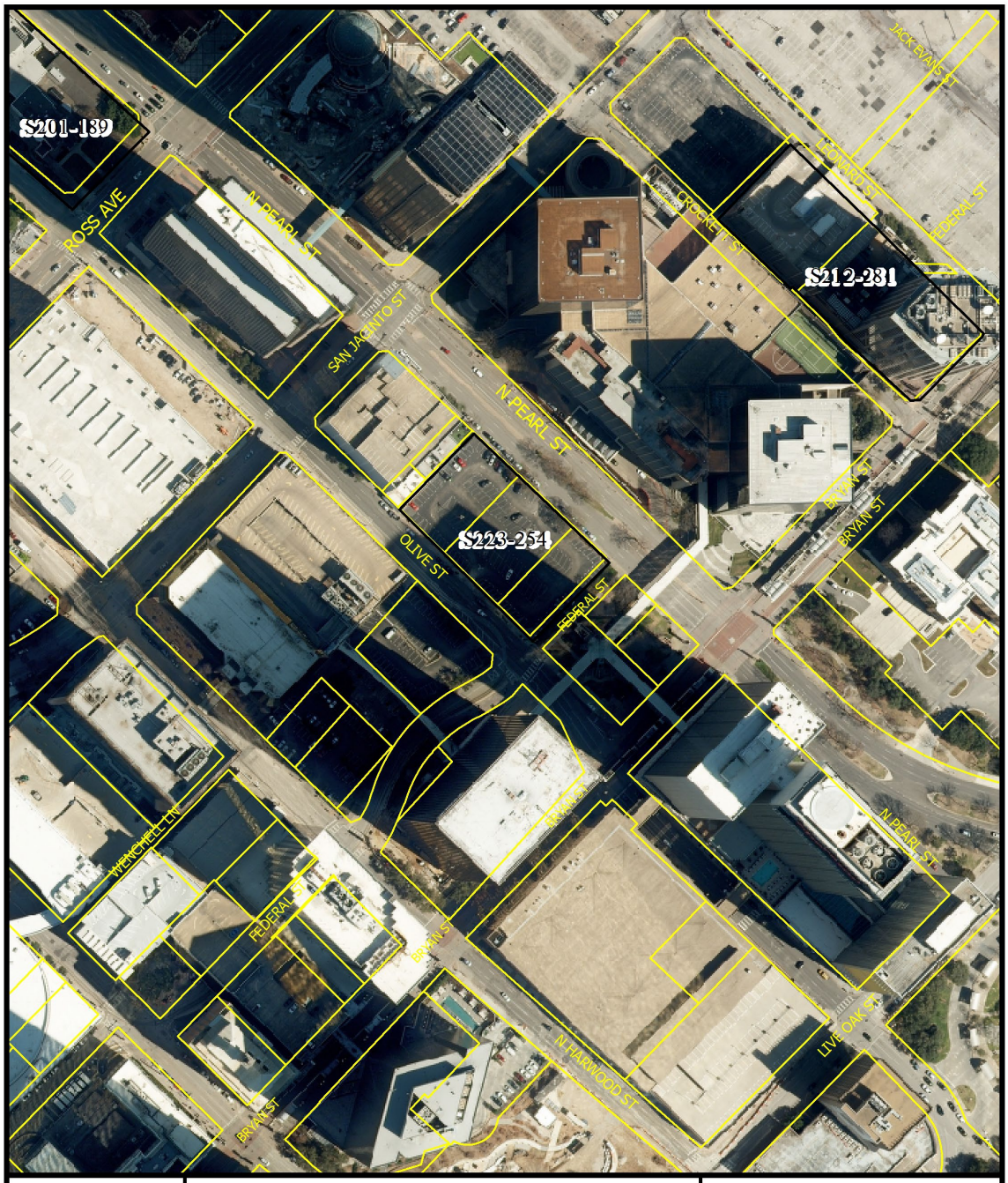
Real Estate/ Street Name / GIS, Lot & Block Conditions:

24. Prior to the final plat submittal, remove any metal fence encroachments and provide documentation to Real Estate division.

25. On the final plat, add Utility Easements retained to the closure and walkway language for the Pedestrian Walkway (formerly Federal Street).

26. On the final plat, identify the property as Lot 2 in City Block 252.


PD 145
S201-189
PD 708 (Subdistrict 1)
PD 708
N PEARL ST
JACK EVANS ST
LEONARD ST
CROCKETT ST
FEDERAL ST
S212-281
S223-254
OLIVE ST
BRYAN ST
H/101
CBD/Downtown Demolition Delay Overlay
CA-1(A)
WENCHELL LN
FEDERAL ST
BRYAN ST
N HARWOOD ST
LIVE OAK ST
H/23
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S223-254
Date: 10/2/2023



1:2,400

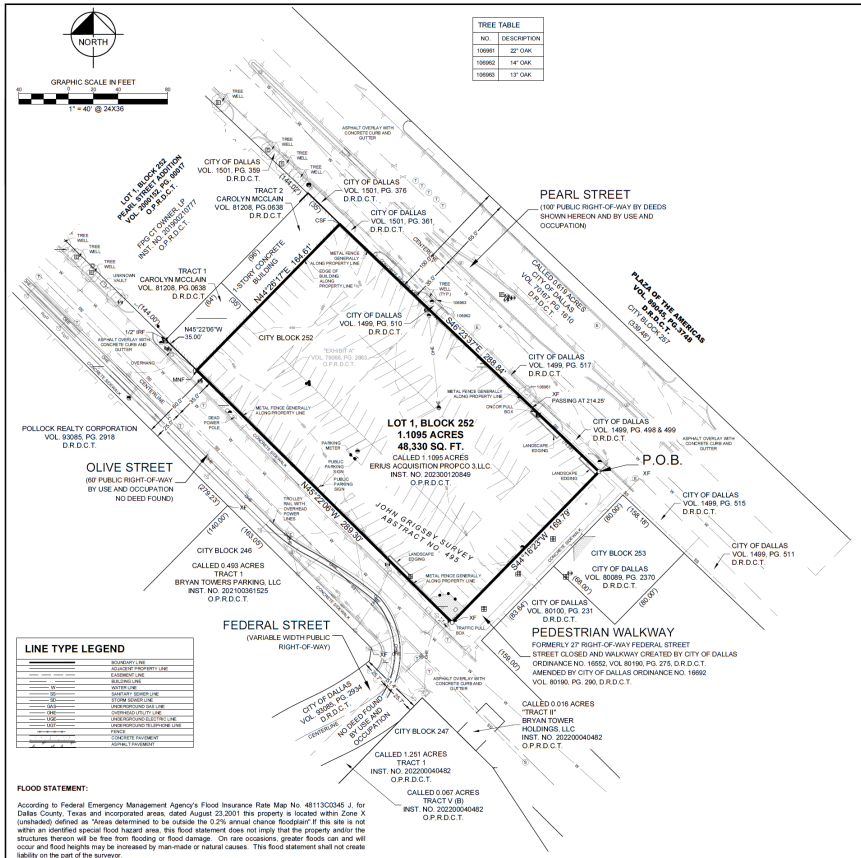
AERIAL MAP

Area of Request

Recent History

Case no: S223-254

Date: 10/2/2023


NORTH
GRAPHIC SCALE IN FEET
1" = 40' @ 24X36
PEARL STREET
(100' PUBLIC RIGHT-OF-WAY BY DEEDS SHOWN HEREON AND BY USE AND OCCUPATION)
OLIVE STREET
(60' PUBLIC RIGHT-OF-WAY BY USE AND OCCUPATION NO DEED FOUND)
FEDERAL STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
PEDESTRIAN WALKWAY
FORMERLY 27 RIGHT-OF-WAY FEDERAL STREET
STREET CLOSED AND WALKWAY CREATED BY CITY OF DALLAS ORDINANCE NO. 16552, VOL 80190, PG. 275, D.R.D.C.T.
AMENDED BY CITY OF DALLAS ORDINANCE NO. 16692
VOL. 80190, PG. 290, D.R.D.C.T.
LOT 1, BLOCK 252
1.1095 ACRES
48,330 SQ. FT.
CALLED 1.1095 ACRES
ERIUS ACQUISITION PROPCO 3,LLC
INST. NO. 202300120849
O.P.R.D.C.T
P.O.B.
CITY BLOCK 252
CITY BLOCK 246
CITY BLOCK 253
CITY BLOCK 247
TRACT 1
CAROLYN MCCLAIN
VOL. 81208, PG.0638
D.R.D.C.T.
TRACT 2
CAROLYN MCCLAIN
VOL. 81208, PG.0638
D.R.D.C.T.
POLLOCK REALTY CORPORATION
VOL. 93085, PG. 2918
D.R.D.C.T.
CALLED 0.493 ACRES
TRACT 1
BRYAN TOWERS PARKING, LLC
INST. NO. 202100361525
O.P.R.D.C.T.
CALLED 0.016 ACRES
"TRACT II"
BRYAN TOWER HOLDINGS, LLC
INST. NO. 202200040482
O.P.R.D.C.T.
CALLED 1.251 ACRES
TRACT I
INST. NO. 202200040482
O.P.R.D.C.T.
CALLED 0.067 ACRES
TRACT V (B)
INST. NO. 202200040482
O.P.R.D.C.T.
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
N44°19'17"E 164.61'
S45°22'06"E 289.36'
N45°22'06"W 289.36'
S44°19'17"W 169.79'
N45°22'06"W 35.00'
S45°23'37"E 288.84'
PLAZA OF THE AMERICAS
VOL. 69025, PG. 0748
D.R.D.C.T.
CITY BLOCK 257
CITY OF DALLAS
VOL. 1499, PG. 498 & 499
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 515
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 511
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 517
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 510
D.R.D.C.T.
CITY OF DALLAS
VOL. 1501, PG. 359
D.R.D.C.T.
CITY OF DALLAS
VOL. 1501, PG. 376
D.R.D.C.T.
CITY OF DALLAS
VOL. 1501, PG. 361
D.R.D.C.T.
CITY OF DALLAS
VOL. 80100, PG. 231
D.R.D.C.T.
CITY OF DALLAS
VOL. 80089, PG. 2370
D.R.D.C.T.
LOT 1, BLOCK 252
FIRST STREET ADDITION
VOL. 2001157, PG. 00017
O.P.R.D.C.T.
FPCT OWNER LP
INST. NO. 20220207777
O.P.R.D.C.T.
4-STORY CONCRETE BUILDING
EXHIBIT A
VOL. 79098, PG. 2863
O.P.R.D.C.T.
CITY OF DALLAS
VOL. 1501, PG. 359
D.R.D.C.T.
CITY OF DALLAS
VOL. 1501, PG. 376
D.R.D.C.T.
CITY OF DALLAS
VOL. 1501, PG. 361
D.R.D.C.T.
CITY OF DALLAS
VOL. 80100, PG. 231
D.R.D.C.T.
CITY OF DALLAS
VOL. 80089, PG. 2370
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 498 & 499
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 515
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 511
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 517
D.R.D.C.T.
CITY OF DALLAS
VOL. 1499, PG. 510
D.R.D.C.T.
CITY OF DALLAS
VOL. 80100, PG. 231
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D.R.D.C.T.
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D.R.D.C.T.
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VOL. 1499, PG. 511
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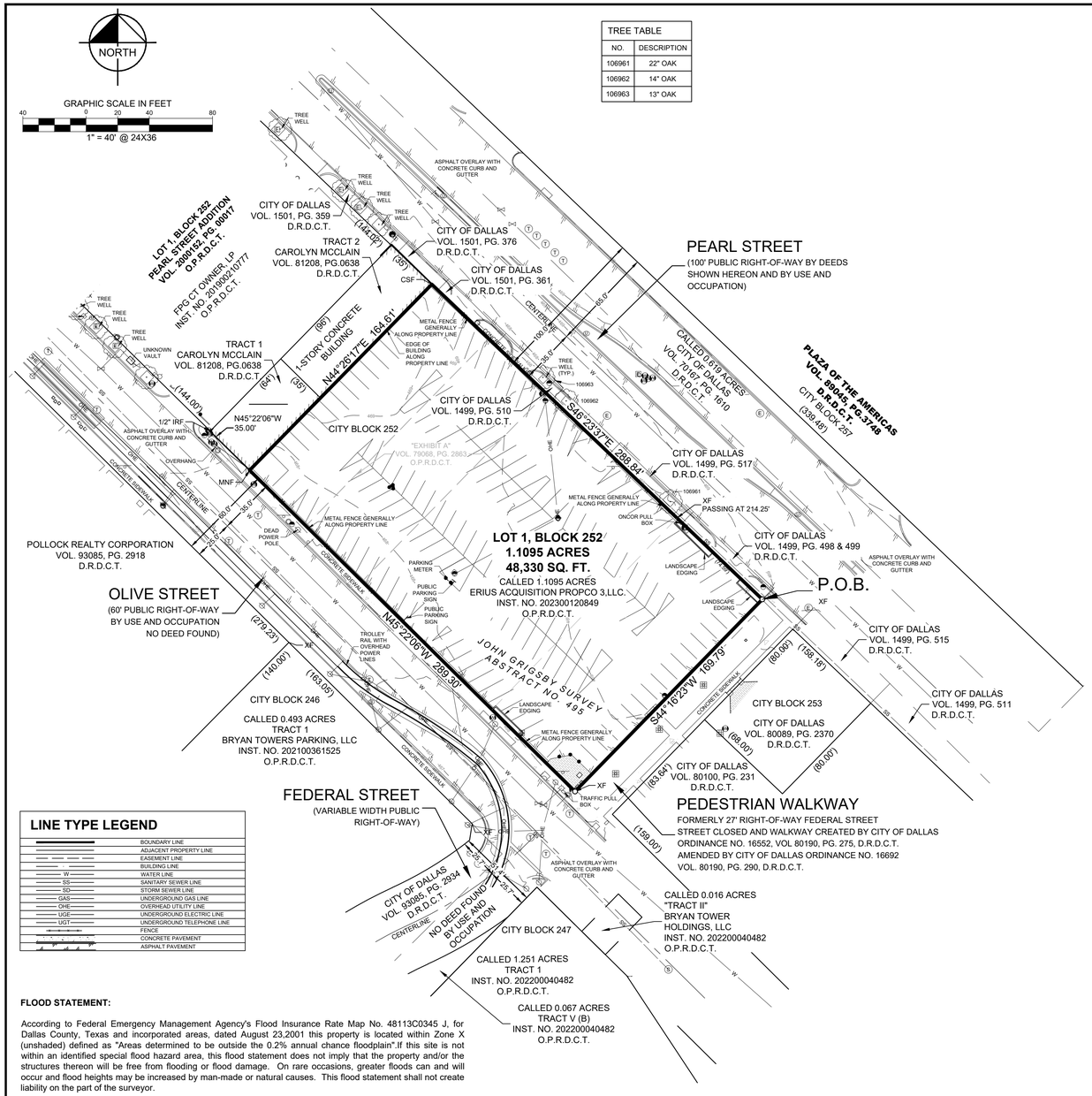
VOL. 1501, PG. 359
D.R.D.C.T.
CITY OF DALLAS
VOL. 1501, PG. 376
D.R.D.C.T.
CITY OF DALLAS
VOL. 1501, PG. 361



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0345 J, for Dallas County, Texas and incorporated areas, dated August 23,2001 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain".If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

1. All bearings shown are based on gird north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. The purpose of this plat is to create one lot from existing unplatted tracts of land for development.
3. Underground utilities shown hereon were taken from record information or as marked on the ground by others. Actual locations were not field verified except at surface structures such as manholes.
5. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

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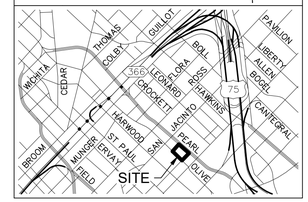
Kimley-Horn and Associates, Inc.
All rights reserved

OWNER:
ERIUS PROPCO 3, LLC
200 S BISCAYNED BLVD,
SUIT 4650, MIAMI, FLORIDA 33131
CONTACT: MICHAEL MARRERO
PHONE: 786-604-7732
EMAIL: MICHAEL.MARRERO@EMPIRA-INVEST.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES , INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: SARAH SCOTT P.E.
PHONE: 972-770-1300
EMAIL: SARAH.SCOTT@KIMLEY-HORN.COM

VICINITY MAP

N.T.S.



LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		TRAFFIC BOLLARD
	COMMUNICATIONS MARKER SIGN		TRAFFIC BOX
	COMMUNICATIONS VAULT		CROSS WALK SIGNAL
	ELEVATION BENCHMARK		TRAFFIC HANDHOLE
	FIBER OPTIC BOX		TRAFFIC MANHOLE
	FIBER OPTIC HANDHOLE		TRAFFIC MARKER SIGN
	FIBER OPTIC MANHOLE		TRAFFIC SIGNAL
	FIBER OPTIC MARKER FLAG		TRAFFIC VAULT
	FIBER OPTIC MARKER SIGN		UNIDENTIFIED BOX
	FIBER OPTIC VAULT		UNIDENTIFIED HANDHOLE
	MONITORING WELL		UNIDENTIFIED METER
	GAS HANDHOLE		UNIDENTIFIED MANHOLE
	GAS METER		UNIDENTIFIED MARKER FLAG
	GAS MANHOLE		UNIDENTIFIED MARKER SIGN
	GAS MARKER FLAG		UNIDENTIFIED POLE
	GAS SIGN		UNIDENTIFIED TANK
	GAS TANK		UNIDENTIFIED VAULT
	GAS VAULT		UNIDENTIFIED VALVE
	GAS VALVE		TREE
	TELEPHONE BOX		WATER BOX
	TELEPHONE HANDHOLE		FIRE DEPT. CONNECTION
	TELEPHONE MANHOLE		WATER HAND HOLE
	TELEPHONE MARKER FLAG		FIRE HYDRANT
	TELEPHONE MARKER SIGN		WATER METER
	TELEPHONE VAULT		WATER MANHOLE
	PIPELINE MARKER SIGN		WATER MARKER FLAG
	ELECTRIC BOX		WATER MARKER SIGN
	FLOOD LIGHT		WATER VAULT
	GUY ANCHOR		WATER VALVE
	GUY ANCHOR POLE		AIR RELEASE VALVE
	ELECTRIC HANDHOLE		WATER WELL
	LIGHT STANDARD	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC METER	IRFC	IRON ROD WITH CAP FOUND
	ELECTRIC MANHOLE	PKS	PK NAIL SET
	ELECTRIC MARKER FLAG	PKF	PK NAIL FOUND
	ELECTRIC MARKER SIGN	IRF	IRON ROD FOUND
	UTILITY POLE	IPF	IRON PIPE FOUND
	ELECTRIC TRANSFORMER	ADF	ALUMINUM DISK FOUND
	ELECTRIC VAULT	XS	"X" CUT IN CONCRETE SET
	HANDICAPPED PARKING	XF	"X" CUT IN CONCRETE FOUND
	SIGN	MNF	MAG NAIL FOUND
	MARQUEE/BILLBOARD	CSF	COTTON SPINDLE FOUND
	BORE LOCATION	P.O.B.	POINT OF BEGINNING
	FLAG POLE	P.O.C.	POINT OF COMMENCING
	GREASE TRAP	(xx.xx)	RECORD DIMENSION
	TRAFFIC DIRECTION		

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ERIUS PROPCO 3,LLC., is the owner a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 252, Dallas County, Texas, and being all of a called 1.1095 acre tract of land described in the Special Warranty Deed to Erius Acquisition Propco 3, LLC., Instrument No. 202300120849, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cut "X" found in the southwest right-of-way line of Pearl Street (a 100' right-of-way), same being the north corner of a Pedestrian Walkway (a 27' right-of-way), and being the east corner of said 1.1095 acre tract;

THENCE South 44°16'23" West, with the northwest right-of-way line of said Pedestrian Walkway and the southeast line of said 1.1095 acre tract, a distance of 169.79 feet to CUT "X" set for corner in the northeast line of Olive Street (a 60' right-of-way) and the south corner of said 1.1095 acre tract;

THENCE North 45°22'06" West, with said Olive Street right-of-way line and the southwest line of said 1.1095 acre tract, a distance of 289.30 feet to a mag nail set for the west corner of said 1.1095 acre tract, from which a 1/2-iron rod found for the west corner of a tract of land designated as "Tract 1" in the Warranty Deed with Vendor's Lien to Carolyn McClain recorded in Volume 81208, Page 638, Deed Records, Dallas County, Texas bears North 45°22'06" West, a distance of 35.00 feet;

THENCE North 44°26'17" East, with the common line of said 1.1095 acre tract and "Tract 1" and "Tract 2" of said McClain Deed, a distance of 164.61 feet to a cotton spindle set for corner in the southwest right-of-way line of said Pearl Street, same being the east corner of a tract of land designated as "Tract 2" in said McClain Deed`;

THENCE South 46°23'37" East, with the southwest right-of-way line of said Pearl Street, passing at a distance of 214.25 feet, a cut "X" found, and continuing with said southwest right-of-way line for a total distance of 288.84 feet to the **POINT OF BEGINNING** and containing a calculated area of 48,330 square feet or 1.1095 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 20__.

By: _____

Name: _____

STATE OF _____ §
COUNTY OF ____ §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

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

Dated this the _____ day of _____, 20__.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
9/14/2023

_____
Craig D. Bartosh
Registered Professional Land Surveyor No. 6459
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
craig.bartosh@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____ A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT
EMPIRA ADDITION
1.1095 ACRES
LOT 1, BLOCK 252
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-254

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	AEL	CDB	Sep. 2023	064654500	1 OF 1

DWG NAME: K:\DAL_SURVEY\064654500-711 PEARL MF - EMPIRA\DWG\064654500-711 PEARL PP_RECOVER.DWG PLOTTED BY BARTOSH, CRAIG 9/21/2023 7:57 AM LAST SAVED 9/14/2023 4:20 PM

Agenda Information Sheet

File #: 23-2676 **Item #:** 14.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 0.547-acre (23,828.58-square foot) lot from a tract of land in City Block 7965 on property located on Murdock Road, north of Pond Street.
Applicant/Owner: Neo Homes, Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S223-255

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CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-255 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Murdock Road, north of Pond Street

DATE FILED: September 20, 2023 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 0.547-acres

APPLICANT/OWNER: Neo Homes, Inc.

REQUEST: An application to create one 0.547-acre (23,828.58-square foot) lot from a tract of land in City Block 7965 on property located on Murdock Road, north of Pond Street.

SUBDIVISION HISTORY:

1. S223-229 was a request north of the present request to create one 0.176-acre (7,678.50 square foot) lot and one 0.200-acre (8,798.77-square foot) lot from a 0.376-acre tract of land in City Block 7861 on property located on Murdock Road, south of Fairport Road. Tha request was approved on September 7, 2023 but has not been recorded.

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

This request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The lot is being created from a tract of land that has never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda. The request is to create one 0.547-acre lot.

- The properties in the immediate area of the request have widths ranging in size from 58 feet to 222 feet and lot areas ranging in size from 7,318 square feet to 123,072 square feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis map and aerial map)*

Considering the variety of lot widths and lot areas in the immediate area of the request (*refer to the existing area analysis map)*, staff concludes that there is no uniform lot pattern and the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

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

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

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

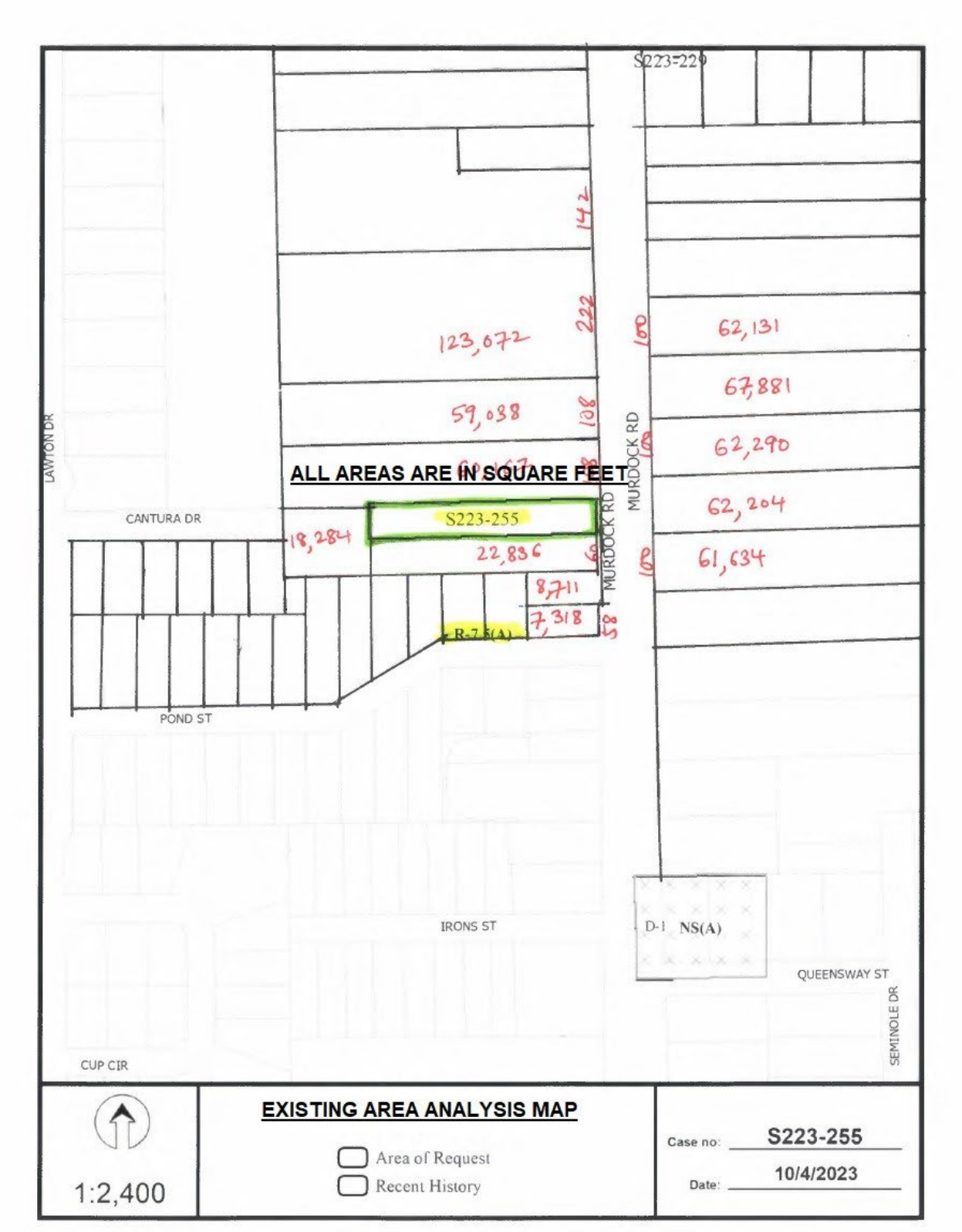
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Survey (SPRG) Conditions:

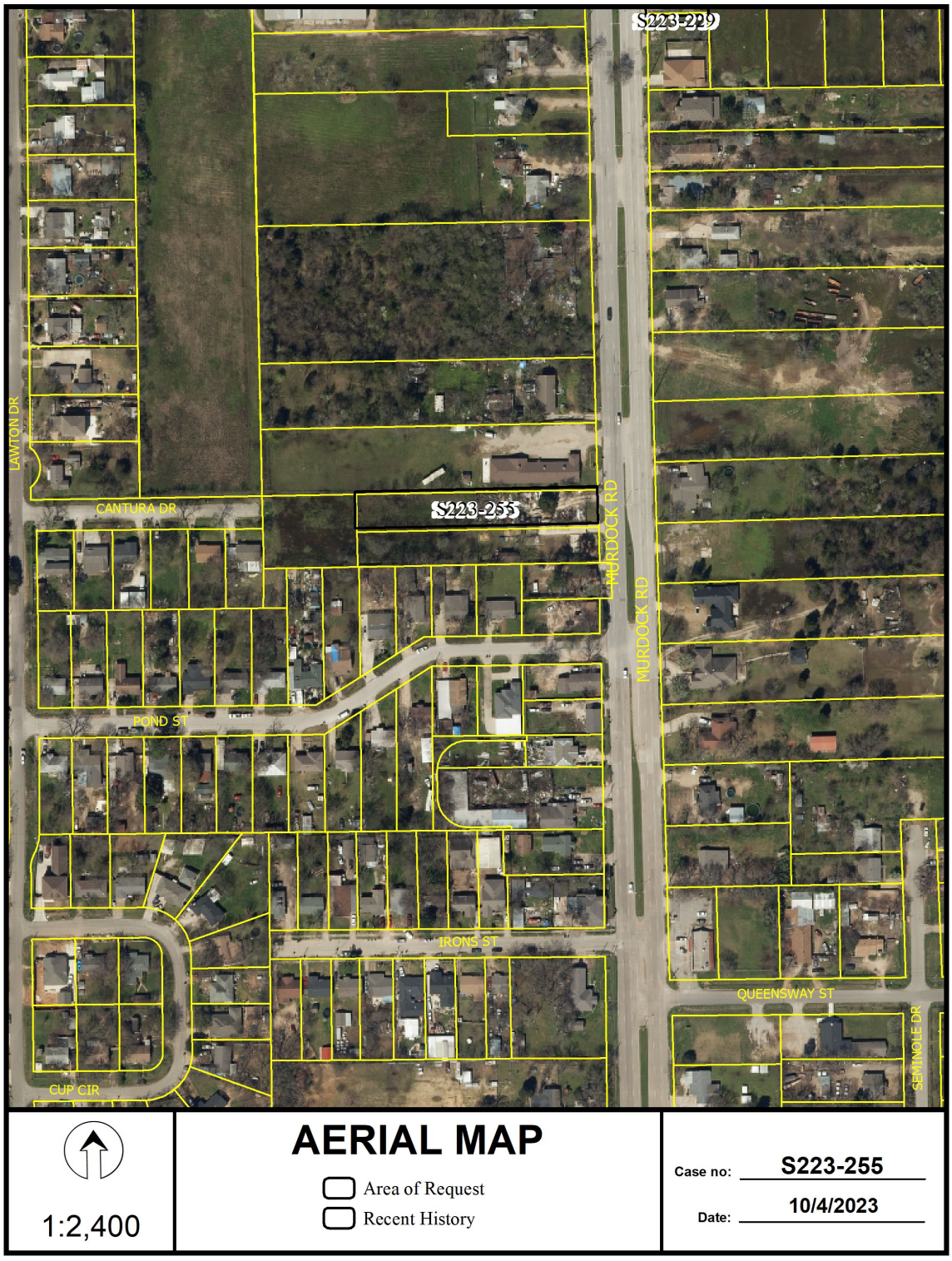
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show how all adjoining right-of-way was created.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

Street Name / GIS, Lot & Block Conditions:

19. On the final plat, identify the property as Lot 1 in City Block A/7965.


S223-229
LAWTON DR
CANTURA DR
POND ST
IRONS ST
CUP CIR
MURDOCK RD
MURDOCK RD
QUEENSWAY ST
SEMINOLE DR
S223-255
ALL AREAS ARE IN SQUARE FEET
142
222
123,072
59,038
138
18,284
22,836
8,711
7,318
58
62,131
67,881
62,290
62,204
61,634
R-7.5(A)
D-1 NS(A)
EXISTING AREA ANALYSIS MAP
Area of Request
Recent History
1:2,400
Case no: S223-255
Date: 10/4/2023

S223-229
LAWTON DR
CANTURA DR
S223-255
MURDOCK RD
MURDOCK RD
R-7.5(A)
POND ST
IRONS ST
D-1
NS(A)
QUEENSWAY ST
SEMINOLE DR
CUP CIR
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S223-255
Date: 10/4/2023



1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S223-255

Date: 10/4/2023

VICINITY MAP
NOT TO SCALE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
NEO Homes, Inc (Owner)
Donald Flowers (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2023.

RELEASED FOR REVIEW 09/20/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Neo Homes, Inc., is the owner of a 0.547 acre tract of land situated in the Stephens B. McCommas Survey, Abstract No. 914, Dallas County, Texas, some being that tract of land conveyed to Neo Homes, Inc., by General Warranty Deed recorded in Instrument No. 202200068716, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being at the Intersection of the North Right-of-Way line of Pond Street (a 50 foot Right-of-Way dedicated by use and occupation), and the West line of Murdock Road (a 100 foot Right-of-Way dedicated by use and occupation), same being the Southeast corner of a tract of land conveyed to Juan Jose Valles Flores, a single person, by deed recorded in Instrument No. 202100039938, Official Public Records, Dallas County, Texas;

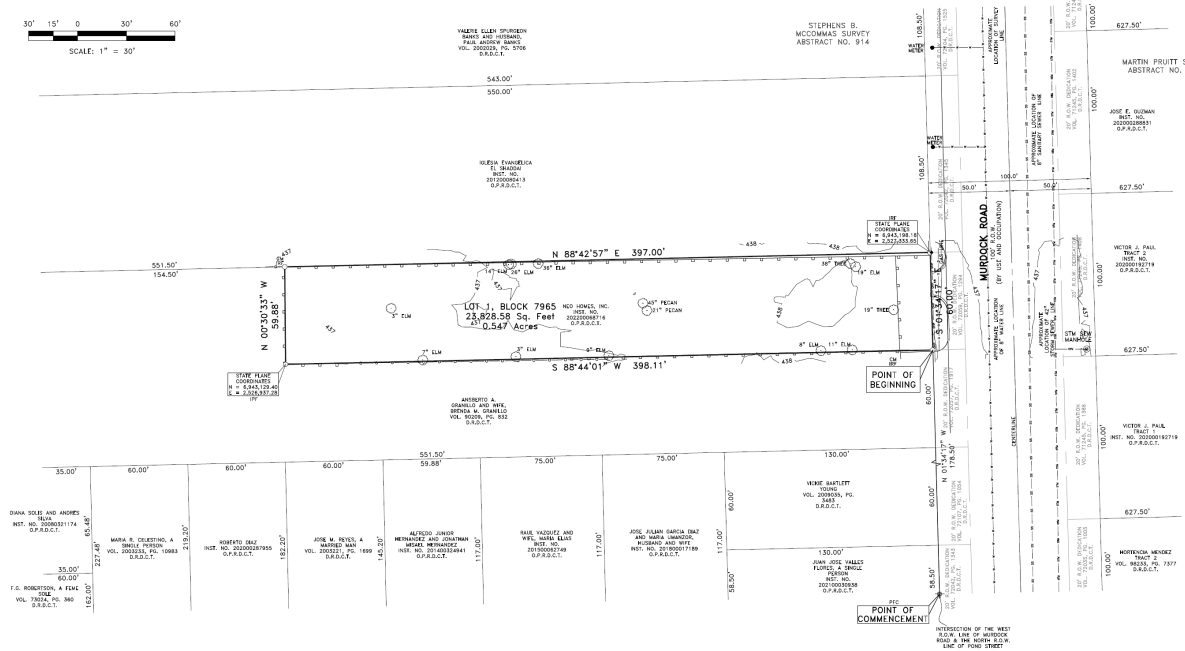
THENCE North 01 degree 34 minutes 17 seconds West, along the East line of said Flores tract, a distance of 178.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Ansberto A. Granillo and wife, Brenda W. Granillo by deed recorded in Volume 90209, Page 832, Deed Records, Dallas County, Texas, same lying along the West Right-of-Way line of said Murdock Road, and being the POINT OF BEGINNING of the tract herein described;

THENCE South 88 degrees 44 minutes 01 second West, along a North line of said Granillo tract, a distance of 398.11 feet to a 1 inch iron pipe found for corner, said corner being an 'ell' corner of said Granillo tract;

THENCE North 00 degree 30 minutes 33 seconds West, along an East line of said Granillo tract, a distance of 58.88 feet to a 1/2 inch iron rod found for corner, said corner being a Northeast corner of said Granillo tract, same lying along the South line of a tract of land conveyed to Iglesia Evangelica El Shaddai by deed recorded in Instrument No. 201200080415, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 42 minutes 57 seconds East, along the South line of said El Shaddai tract, a distance of 397.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said El Shaddai tract, same lying along the West Right-of-Way line of said Murdock Road;

THENCE South 01 degree 345 minutes 17 seconds East, along the West Right-of-Way line of said Murdock Road, a distance of 60.00 feet to the POINT OF BEGINNING and containing 23,828.58 square feet or 0.547 acres of land.



CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of_____A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT
NEO MURDOCK ADDITION
LOT 1, BLOCK 7965
23,828.58 SQ. FT. / 0.547 ACRES
STEPHENS B. MCCOMMAS SURVEY, ABSTRACT NO. 914
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-255

LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = 1/2 INCH IRON ROD FOUND
IPF = 1 INCH IRON PIPE FOUND
PKC = POINT FOR CORNER

GENERAL NOTES
1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5) FLOOD NOTE: ACCORDING TO THE F.I.R.M. NO. 48113C0480K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

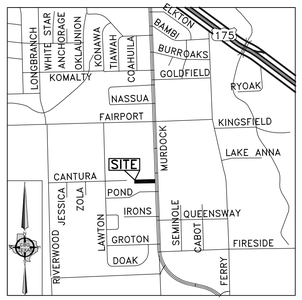
OWNER: NEO HOMES, INC.
P.O. BOX 85077
MESQUITE, TEXAS, 75185
PHONE: 214-876-2508
EMAIL: NEOHOMEINK@GMAIL.COM

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.491.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 09/20/2023 / JOB NO. 2204953-02 / DRAWN BY: ANR

S223-255

City Plan Commission Date: 10/19/2023 14(g)



VICINITY MAP
NOT TO SCALE

30' 15' 0 30' 60'

SCALE: 1" = 30'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
NEO Homes, Inc (Owner)
Donald Flowers (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2023.

RELEASED FOR REVIEW 09/20/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Neo Homes, Inc., is the owner of a 0.547 acre tract of land situated in the Stephens B. McCommas Survey, Abstract No. 914, Dallas County, Texas, same being that tract of land conveyed to Neo Homes, Inc., by General Warranty Deed recorded in Instrument No. 202200068716, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being at the intersection of the North Right–of–Way line of Pond Street (a 50 foot Right–of–Way dedicated by use and occupation), and the West line of Murdock Road (a 100 foot Right–of–Way dedicated by use and occupation), same being the Southeast corner of a tract of land conveyed to Juan Jose Valles Flores, a single person, by deed recorded in Instrument No. 202100030938, Official Public Records, Dallas County, Texas;

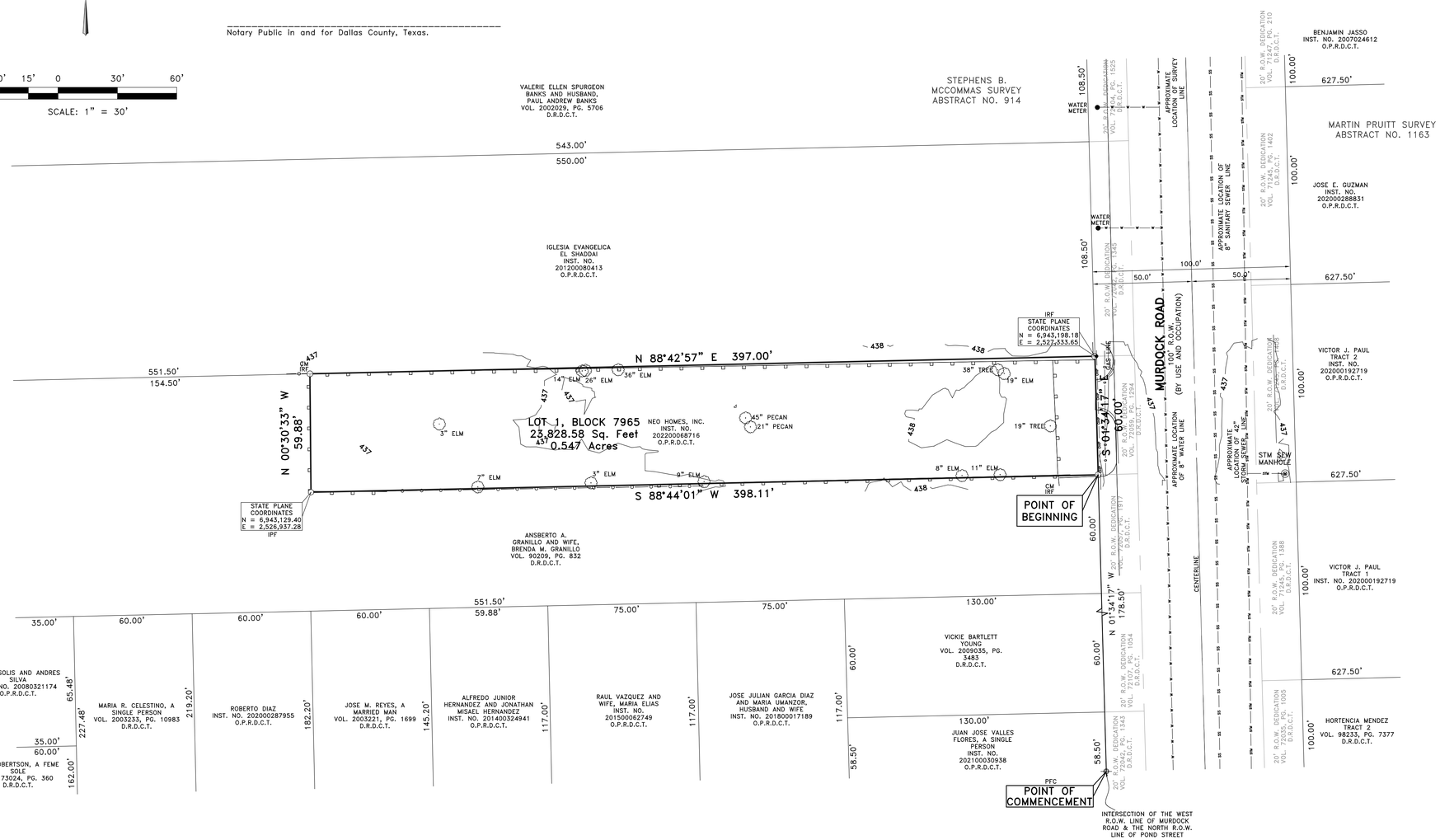
THENCE North 01 degree 34 minutes 17 seconds West, along the East line of said Flores tract, a distance of 178.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Ansberto A. Granillo and wife, Brenda M. Granillo by deed recorded in Volume 90209, Page 832, Deed Records, Dallas County, Texas, same lying along the West Right–of–Way line of said Murdock Road, and being the POINT OF BEGINNING of the tract herein described;

THENCE South 88 degrees 44 minutes 01 second West, along a North line of said Granillo tract, a distance of 398.11 feet to a 1 inch iron pipe found for corner, said corner being an "ell" corner of said Granillo tract;

THENCE North 00 degree 30 minutes 33 seconds West, along an East line of said Granillo tract, a distance of 59.88 feet to a 1/2 inch iron rod found for corner, said corner being a Northeast corner of said Granillo tract, same lying along the South line of a tract of land conveyed to Iglesia Evangelica El Shaddai by deed recorded in Instrument No. 201200080413, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 42 minutes 57 seconds East, along the South line of said El Shaddai tract, a distance of 397.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said El Shaddai tract, same lying along the West Right–of–Way line of said Murdock Road;

THENCE South 01 degree 345 minutes 17 seconds East, along the West Right–of–Way line of said Murdock Road, a distance of 60.00 feet to the POINT OF BEGINNING and containing 23,828.58 square feet or 0.547 acres of land.



CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT
NEO MURDOCK ADDITION
LOT 1, BLOCK 7965
23,828.58 SQ. FT. / 0.547 ACRES
STEPHENS B. MCCOMMAS SURVEY, ABSTRACT NO. 914
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223–255

LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT–OF–WAY
IRF = 1/2 INCH IRON ROD FOUND
IPF = 1 INCH IRON PIPE FOUND
PFC = POINT FOR CORNER

GENERAL NOTES
1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5) FLOOD NOTE: ACCORDING TO THE F.I.R.M. NO. 48113C0480K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER: NEO HOMES, INC.
P.O. BOX 85077
MESQUITE, TEXAS, 75185
PHONE: 214–876–2508
EMAIL: NEOHOMEINV@GMAIL.COM

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I–30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 09/20/2023 / JOB NO. 2204953–02 / DRAWN BY: ANR

Agenda Information Sheet

File #: 23-2677 **Item #:** 15.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 2.722-acre lot from a tract of land in City Block A/6949 on property located between Duncanville Road and Santa Fe Railroad, at the terminus of Ranchero Drive.
Applicant/Owner: Pablo Ramirez
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S223-256

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-256 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: between Duncanville Road and Santa Fe Railroad, at the terminus of Ranchero Drive

DATE FILED: September 20, 2023 **ZONING:** IR

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 2.722-acres

APPLICANT/OWNER: Pablo Ramirez

REQUEST: An application to create one 2.722-acre lot from a tract of land in City Block A/6949 on property located between Duncanville Road and Santa Fe Railroad, at the terminus of Ranchero Drive.

SUBDIVISION HISTORY:

1. S201-752 was a request north of the present request to create a 5.819-acre lot from a tract of land in City Block 6949 on property located on Duncanville Road, south of Ledbetter Road. The request was approved on September 23, 2021 but has not been approved.

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:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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

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

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

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

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

14. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” 51A 8.611(e)

Right of Way Requirements:

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

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

17. On the final plat, show how all adjoining right-of-way was created.

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

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

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

Dallas Water Utilities Conditions:

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

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

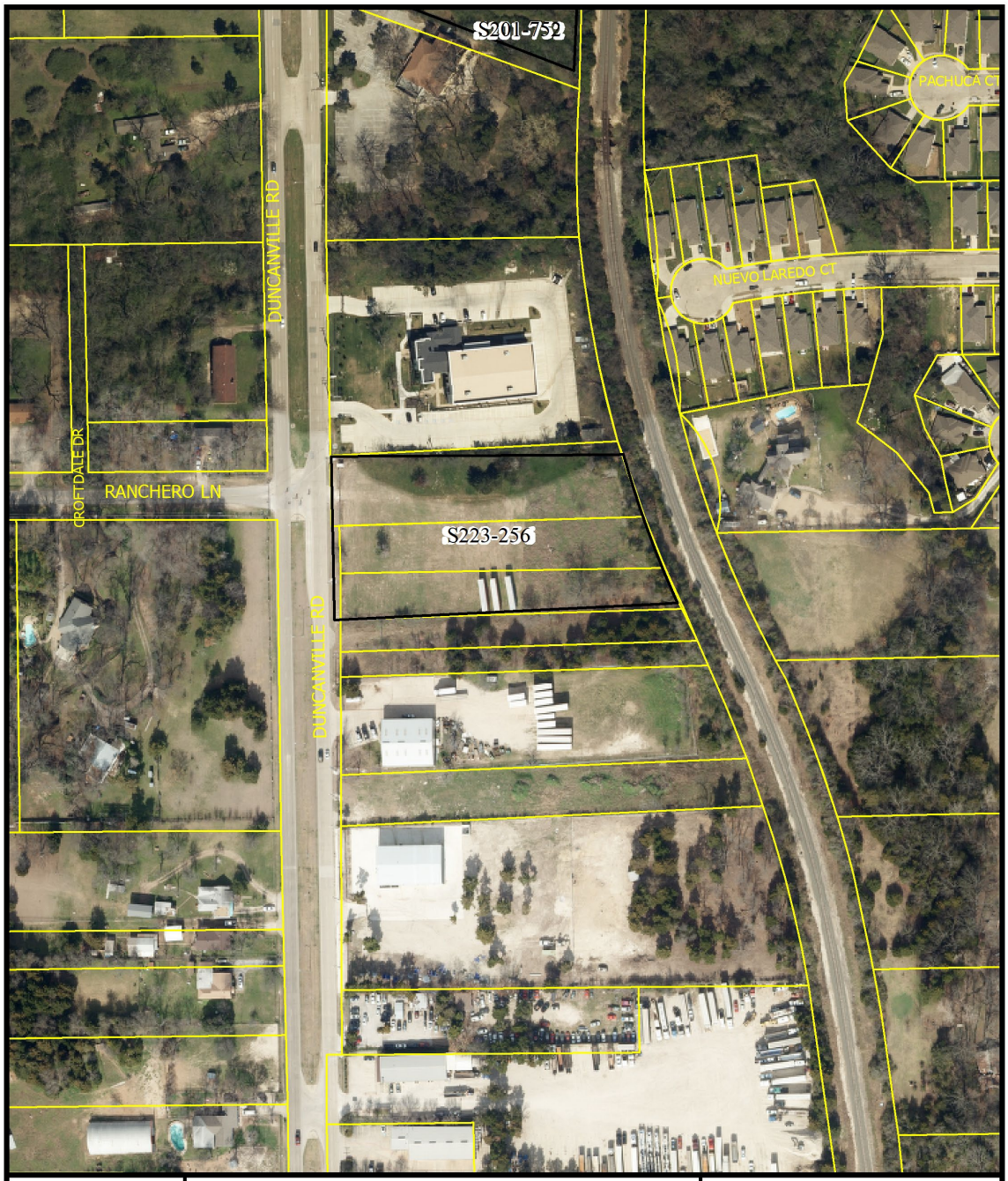
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

Street Name / GIS, Lot & Block Conditions:

24. On the final plat, change “Ranchero Drive” to “Ranchero Drive (F.K.A. Tanzy Road F.K.A. Red Bird Lane)

25. On the final plat, identify the property as Lot 74A in City Block 6949.

Z645-136
TH-2(A)
S201-752
PACHUCA CT
Z890-253
CR
NUEVO LAREDO CT
DUNCANVILLE RD
CROFTDALE DR
RANCHERO LN
S223-256
R-7.5(A)
DUNCANVILLE RD
IR
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S223-256
Date: 10/4/2023



1:2,400

AERIAL MAP

Area of Request

Recent History

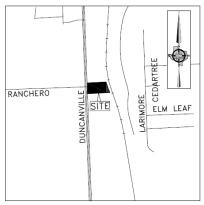
Case no: S223-256

Date: 10/4/2023

S223-256

15(f)

City Plan Commission Date: 10/19/2023



VICINITY MAP
NOT TO SCALE

50' 25' 0 50' 100'

SCALE: 1" = 50'

NUMBER	DESCRIPTION
1	12" CEDAR
2	8" CEDAR
3	36" PECAN
4	18" OAK
5	12" HACKBERRY
6	6" HACKBERRY
7	8" CEDAR
8	12" CEDAR
9	12" CEDAR
10	6" HACKBERRY
11	8" CEDAR
12	8" CEDAR
13	12" CEDAR
14	16" CEDAR
15	8" CEDAR
16	10" CEDAR
17	8" CEDAR
18	16" CEDAR
19	10" CEDAR
20	12" CEDAR
21	6" CHINA BERRY
22	10" CEDAR
23	8" CEDAR
24	8" CEDAR
25	12" CEDAR
26	10" CEDAR
27	8" CEDAR
28	8" CEDAR
29	12" HACKBERRY
30	8" OAK
31	10" CEDAR
32	10" CEDAR
33	8" CEDAR
34	8" CEDAR
35	8" OAK
36	10" CEDAR
37	10" OAK
38	10" CEDAR
39	10" CEDAR
40	10" OAK
41	8" CEDAR
42	8" CEDAR
43	8" CEDAR
44	10" CEDAR
45	8" CEDAR
46	8" CEDAR
47	8" CEDAR
48	8" CEDAR
49	8" CEDAR
50	8" HACKBERRY
51	8" CEDAR
52	14" CEDAR
53	12" CEDAR
54	8" PECAN
55	12" CEDAR
56	18" MAPLE
57	12" CEDAR
58	8" CHINA BERRY
59	16" CEDAR
60	12" CEDAR
61	16" CEDAR
62	12" CEDAR
63	18" HACKBERRY
64	12" CEDAR
65	8" OSAGE ORANGE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20___.

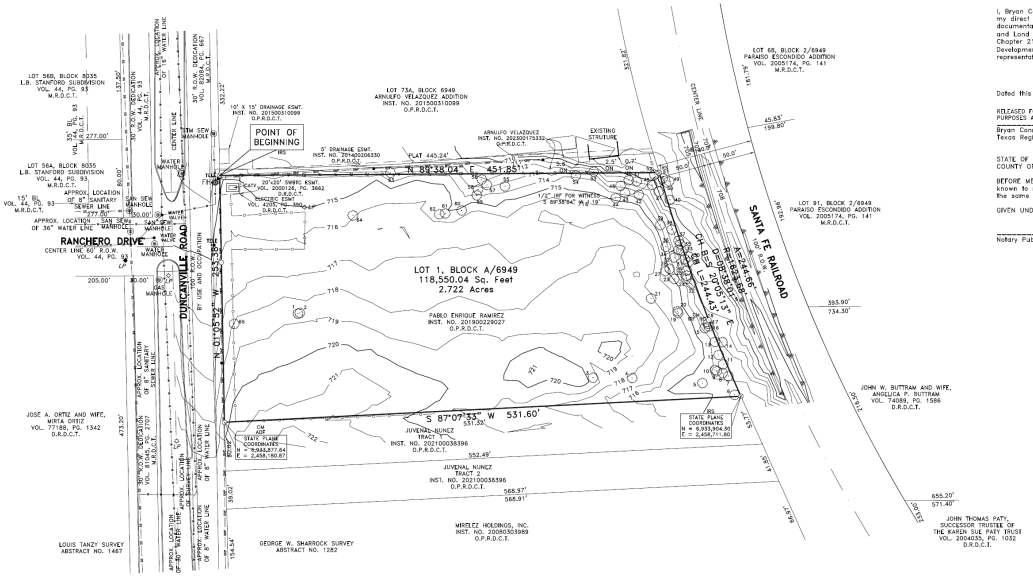
BY: _____
Pablo Ramirez (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20___.

_____
Notary Public in and for Dallas County, Texas.



GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

M.R.D.C.T. =	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. =	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. =	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. =	VOLUME
PG. =	PAGE
INST. NO. =	INSTRUMENT NO.
ESMT. =	EASEMENT
CM =	CONTROLLING MONUMENT
R.O.W. =	RIGHT-OF-WAY
IRFRC =	1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4888"
IRS =	1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"
ADF =	ALUMINUM DISC FOUND
SWBTC =	SOUTHWESTERN BELL TELEPHONE COMPANY

OWNER: PABLO RAMIREZ
3651 PRAIRIE WATERS DRIVE, APT 2202
GRAND PRAIRIE, TX, 75052
PHONE: 817-313-8266
EMAIL: SALES@LONESTARLEASE.ORG

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Pablo Ramirez is the owner of a 2.82 acre tract of land situated in the George W. Sharrock Survey, Abstract No. 1282, City of Dallas Block 6949, Dallas County, Texas, same being a tract of land conveyed to Pablo Enrique Ramirez, by deed recorded in Instrument No. 201900229027, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped 'CBG Surveying' for corner, said corner lying along the East Right-of-Way line of Duncanville Road (100' Right-of-Way), same being the Southwest corner of Lot 73A, Block 6949, of Arnulfo Velazquez Addition, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Instrument No. 201500310099, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 38 minutes 04 seconds East, along the South line of a tract of land conveyed to Arnulfo Velazquez, by deed recorded in Instrument No. 202300175332, Official Public Records, Dallas County, Texas, a distance of 451.85 feet to a 1/2 inch iron rod set with a yellow cap stamped 'CBG Surveying' for corner, said corner being in the West Right-of-Way line of G.C. & S.F. Railroad (100' Right-of-Way), same being the beginning of a non-tangent curve to the left, with a chord bearing of South 20 degrees 05 minutes 13 seconds East, chord distance of 244.43 feet, a delta angle of 08 degrees 38 minutes 01 seconds, and a radius of 1,623.68 feet, from which a 1/2 inch iron rod found bears South 89 degrees 38 minutes 04 seconds West, a distance of 1.19 feet for witness;

THENCE along said curve a distance of 244.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped 'CBG Surveying' for corner, said corner lying along the West Right-of-Way line of said G.C. & S.F. Railroad, same being the Northeast corner of a tract of land conveyed to Juvenal Nunez (tract 1), by deed recorded in Instrument No. 202100038396, Official Public Records, Dallas County, Texas;

THENCE South 87 degrees 07 minutes 33 seconds West, along the North line of said Nunez tract, a distance of 531.60 feet to an Aluminum Disc found for corner, said corner being the Northwest corner of said Nunez tract, same being in the East line of said Duncanville Road;

THENCE North 01 degree 05 minutes 52 seconds West, along the East Right-of-Way line of said Duncanville Road, a distance of 253.38 feet to the POINT OF BEGINNING and containing 118,550.04 square feet or 2.722 acres of land.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2022.

RELEASED FOR REVIEW 09/20/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20___
and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

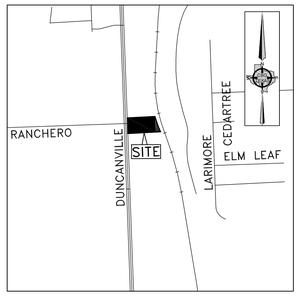
_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

PRELIMINARY PLAT
RAMIREZ DUNCANVILLE ADDITION
LOT 1, BLOCK A/6949,
AND BEING A 118,550.04 SQ. FT. / 2.722 ACRE
SITUATED IN THE GEORGE W. SHARROCK SURVEY,
ABSTRACT NO. 1282
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-256

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=50' / DATE: 09/20/2023 / JOB NO. 2220828 / DRAWN BY: ANR



VICINITY MAP
NOT TO SCALE

NUMBER	DESCRIPTION
1	12" CEDAR
2	8" CEDAR
3	36" PECAN
4	16" OAK
5	12" HACKBERRY
6	6" HACKBERRY
7	6" CEDAR
8	12" CEDAR
9	12" CEDAR
10	6" HACKBERRY
11	8" CEDAR
12	8" CEDAR
13	12" CEDAR
14	16" CEDAR
15	8" CEDAR
16	10" CEDAR
17	8" CEDAR
18	16" CEDAR
19	10" CEDAR
20	12" CEDAR
21	6" CHINA BERRY
22	10" CEDAR
23	8" CEDAR
24	8" CEDAR
25	12" CEDAR
26	10" CEDAR
27	8" CEDAR
28	8" CEDAR
29	12" HACKBERRY
30	8" OAK
31	10" CEDAR
32	10" CEDAR
33	8" CEDAR
34	8" CEDAR
35	8" OAK
36	10" CEDAR
37	10" OAK
38	10" CEDAR
39	10" CEDAR
40	10" OAK
41	8" CEDAR
42	8" CEDAR
43	8" CEDAR
44	10" CEDAR
45	8" CEDAR
46	8" CEDAR
47	8" CEDAR
48	8" CEDAR
49	8" CEDAR
50	8" HACKBERRY
51	8" CEDAR
52	14" CEDAR
53	12" CEDAR
54	8" PECAN
55	12" CEDAR
56	18" MAPLE
57	12" CEDAR
58	8" CHINA BERRY
59	16" CEDAR
60	12" CEDAR
61	16" CEDAR
62	12" CEDAR
63	18" HACKBERRY
64	12" CEDAR
65	8" OSAGE ORANGE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20___.

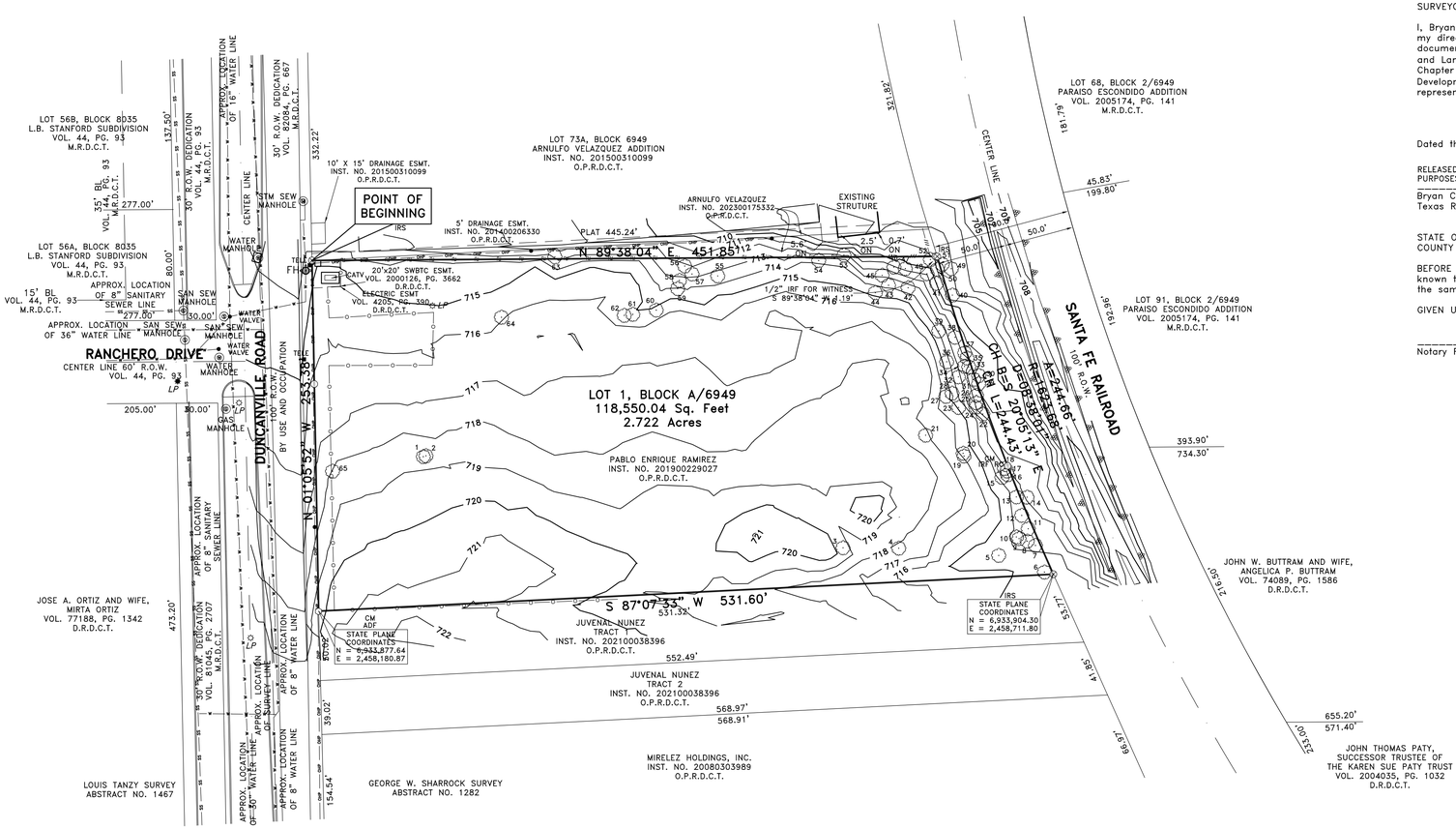
BY: _____
Pablo Ramirez (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20___.

_____
Notary Public in and for Dallas County, Texas.



GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

M.R.D.C.T. =	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. =	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. =	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. =	VOLUME
PG. =	PAGE
INST. NO. =	INSTRUMENT NO.
ESMT. =	EASEMENT
CM =	CONTROLLING MONUMENT
R.O.W. =	RIGHT-OF-WAY
IRFRC =	1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4888"
IRS =	1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"
ADF =	ALUMINUM DISC FOUND
SWBTC =	SOUTHWESTERN BELL TELEPHONE COMPANY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Pablo Ramirez is the owner of a 2.82 acre tract of land situated in the George W. Sharrock Survey, Abstract No. 1282, City of Dallas Block 6949, Dallas County, Texas, same being a tract of land conveyed to Pablo Enrique Ramirez, by deed recorded in Instrument No. 201900229027, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the East Right-of-Way line of Duncanville Road (100' Right-of-Way), same being the Southwest corner of Lot 73A, Block 6949, of Arnulfo Velazquez Addition, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Instrument No. 201500310099, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 38 minutes 04 seconds East, along the South line of a tract of land conveyed to Arnulfo Velazquez, by deed recorded in Instrument No. 202300175332, Official Public Records, Dallas County, Texas, a distance of 451.85 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the West Right-of-Way line of G.C. & S.F. Railroad (100' Right-of-Way), same being the beginning of a non-tangent curve to the left, with a chord bearing of South 20 degrees 05 minutes 13 seconds East, chord distance of 244.43 feet, a delta angle of 08 degrees 38 minutes 01 seconds, and a radius of 1,623.68 feet, from which a 1/2 inch iron rod found bears South 89 degrees 38 minutes 04 seconds West, a distance of 1.19 feet for witness;

THENCE along said curve a distance of 244.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the West Right-of-Way line of said G.C. & S.F. Railroad, same being the Northeast corner of a tract of land conveyed to Juvenal Nunez (tract 1), by deed recorded in Instrument No. 202100038396, Official Public Records, Dallas County, Texas;

THENCE South 87 degrees 07 minutes 33 seconds West, along the North line of said Nunez tract, a distance of 531.60 feet to an Aluminum Disc found for corner, said corner being the Northwest corner of said Nunez tract, same being in the East line of said Duncanville Road;

THENCE North 01 degree 05 minutes 52 seconds West, along the East Right-of-Way line of said Duncanville Road, a distance of 253.38 feet to the POINT OF BEGINNING and containing 118,550.04 square feet or 2.722 acres of land.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2022.

RELEASED FOR REVIEW 09/20/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT
RAMIREZ DUNCANVILLE ADDITION
LOT 1, BLOCK A/6949,
AND BEING A 118,550.04 SQ. FT. / 2.722 ACRE
SITUATED IN THE GEORGE W. SHARROCK SURVEY,
ABSTRACT NO. 1282
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-256

OWNER: PABLO RAMIREZ
3651 PRAIRIE WATERS DRIVE, APT 2202
GRAND PRAIRIE, TX, 75052
PHONE: 817-313-8266
EMAIL: SALES@LONESTARLEASE.ORG

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=50' / DATE: 09/20/2023 / JOB NO. 2220828 / DRAWN BY: ANR

Agenda Information Sheet

File #: 23-2678 **Item #:** 16.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 11.711-acre lot from a tract of land in City Block A/8375 on property located on Ryan Road at Luna Road, southeast corner.
Applicant/Owner: The Smaisani Family Living Trust
Surveyor: Evolving Texas
Application Filed: September 21, 2023
Zoning: IR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-257

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CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-257 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Ryan Road at Luna Road, southeast corner

DATE FILED: September 21, 2023 **ZONING:** IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 11.711-acres

APPLICANT/OWNER: The Smaisani Family Living Trust

REQUEST: An application to create one 11.711-acre lot from a tract of land in City Block A/8375 on property located on Ryan Road at Luna Road, southeast corner.

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

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

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

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

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

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

14. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” 51A 8.611(e)

Right of Way Requirements:

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

16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Ryan Road. Section 51A 8.602(c).

17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or Street easement) at the intersection of Luna Road and Ryan Road. Section 51A 8.602(d)(1).

18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

19. Construct one-half of the Luna Road thoroughfare requirements along the entire length of the proposed plat per the City of Dallas standard. Section 51A-8.604(b)(3)

20. Provide 20 feet all-weather paving material for Ryan Road along the proposed plat per the City of Dallas standard. Section 51A-8.604(b)(2)

21. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Flood Plain Conditions:

22. On the final plat, determine the 100-year water surface elevation across this addition.

23. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

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

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

26. 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.*

27. 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)*

28. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

29. Prior to final plat, submit a completed final plat checklist and all supporting documents.

30. On the final plat, show how all adjoining right-of-way was created.

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

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

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

Dallas Water Utilities Conditions:

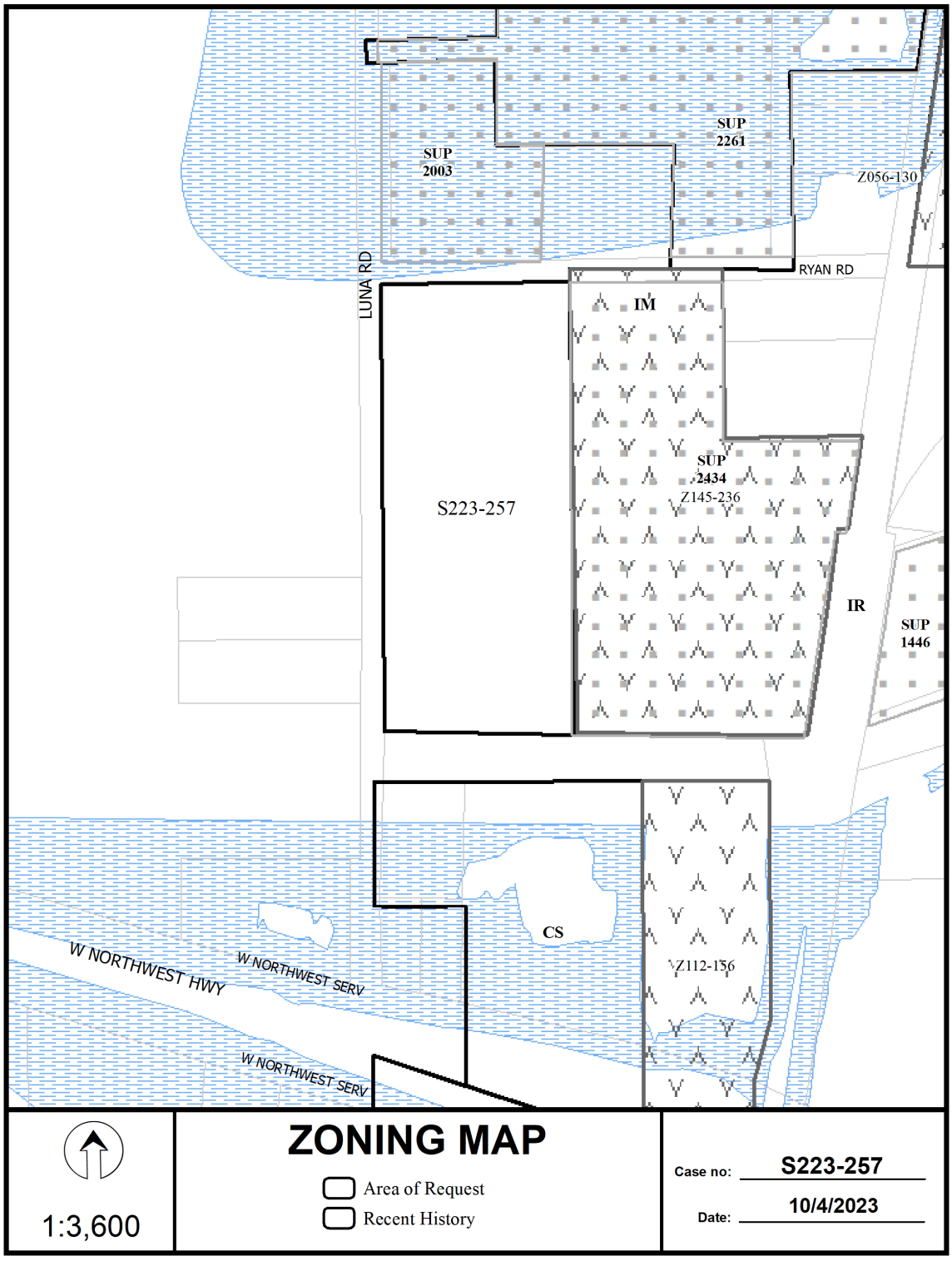
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

35. 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.

36. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

GIS, Lot & Block Conditions:

37. On the final plat, identify the property as Lot 2 in City Block A/8375.



ZONING MAP

1:3,600

Area of Request

Recent History

Case no: S223-257

Date: 10/4/2023

1:3,600

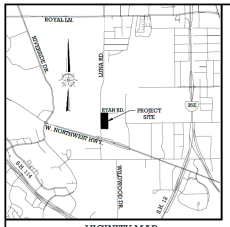
AERIAL MAP

Area of Request

Recent History

Case no: S223-257

Date: 10/4/2023



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM.
3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DALLAS COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48113C0170K, REVISED JULY 7, 2014 AND MAP NUMBER 48113C0310J REVISED AUGUST 23, 2001, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AE". FLOOD LINES SHOWN HEREON ARE DIGITIZED BASED ON .SHP FILE OBTAINED FROM FEMA.GOV.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
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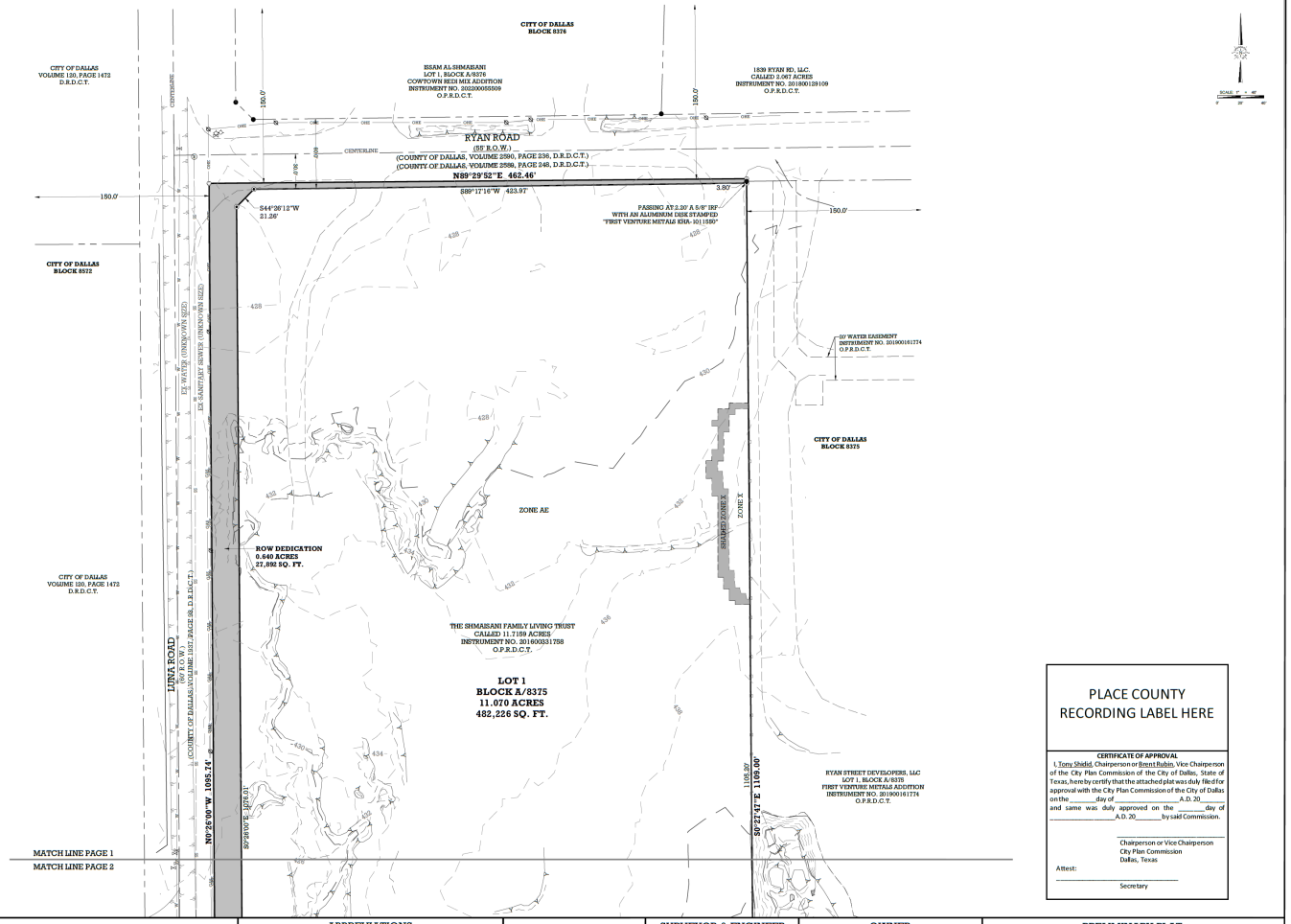

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____ A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

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

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- OHE — OVERHEAD ELECTRIC
- ASPHALT PAVEMENT
- EDGE OF GRAVEL
- WOOD FENCE
- GAS — BURIED GAS
- W — WATER LINE
- SS — SANITARY SEWER LINE
- TOP
- TOE
- PROPOSED R.O.W.
- ● IRON ROD FOUND (IRF) (AS NOTED)
- ◉ 5/8" IRON ROD SET WITH METAL CAP STAMPED "SHMAI ADDITION" "TOPOGRAPHIC 100435014"
- ◌ CALCULATED CORNER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- UTILITY POLE

ABBREVIATIONS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = PLACE OF BEGINNING
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY

REVISION

	PLAT SUBMITTAL	XX/XX/2023
1		

SURVEYOR & ENGINEER

SURVEYOR
TOPOGRAPHIC
CLARITY INNOVATION LEGACY
901 THROCKMORTON, STE. 210 - ARLINGTON, TEXAS 76010
TELEPHONE: (817) 784-7512 - FAX: (817) 784-7539
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. 10194300
WWW.TOPOGRAPHIC.COM

ENGINEER
evolving
Civil Engineering + Planning
4665 CENTRAL FREEWAY, STE. 100
FORT WORTH, TEXAS 76108
TELEPHONE: (817) 528-5700

OWNER

THE SMAISANI FAMILY LIVING TRUST
3400 BETHLEHEM
P.O. BOX 162327
FORT WORTH, TX. 76101

PRELIMINARY PLAT

SHMAI ADDITION
LOT 1, BLOCK A/8375
WILLIAM BABBITT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TX
CITY FILE NO. S223-257

FILE: PP_ET_RYAN ROAD_20230913		REVISION
DRAFT: BM	CHECK: MPE	0
SHEET: 1 OF 2	DATE: 09/12/2023	

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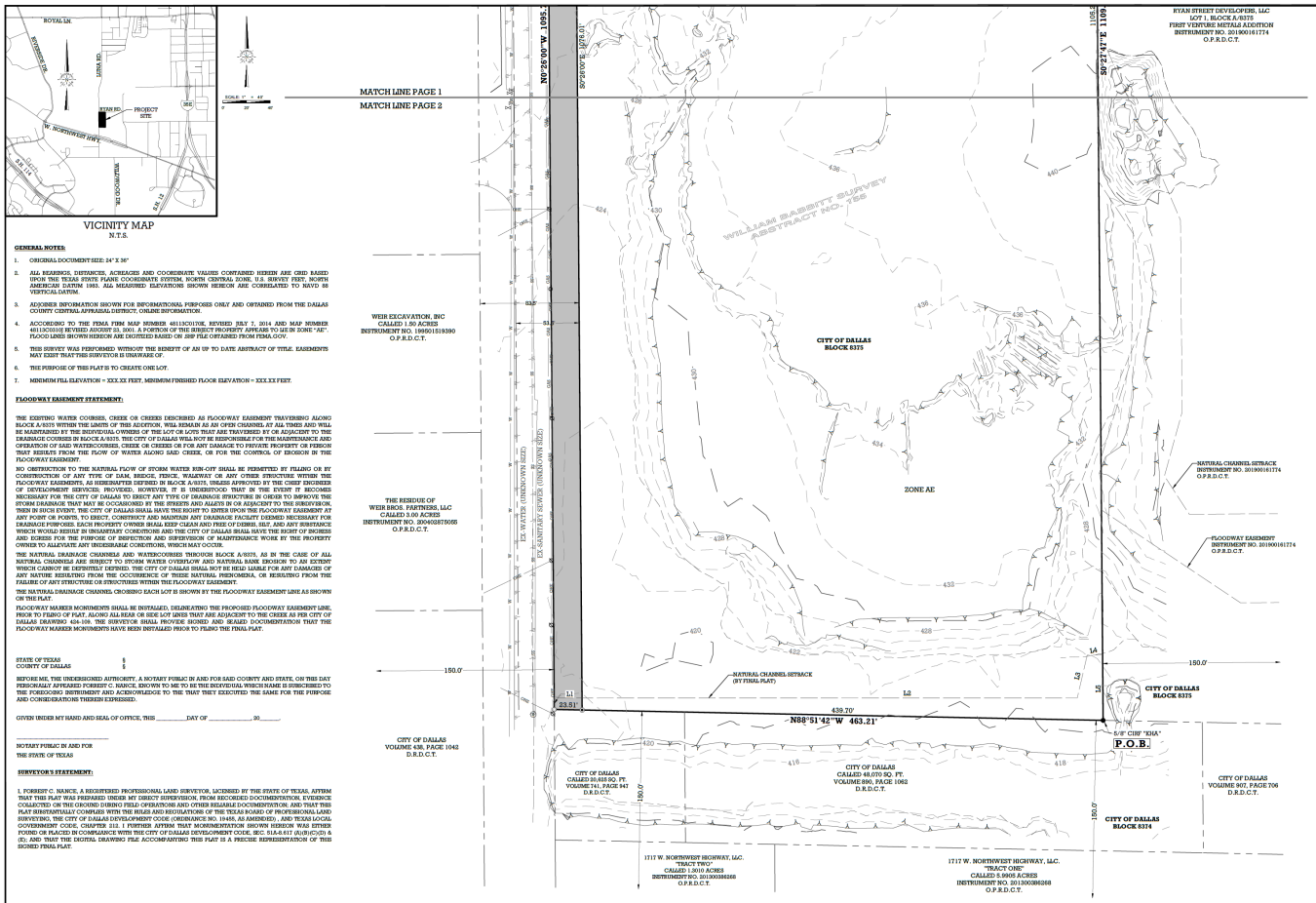
S223-257

City Plan Commission Date: 10/19/2023 16(g)



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FLOODWAY EASEMENT STATEMENT:

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK A/8375 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK A/8375. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK A/8375, UNLESS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES; PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK A/8375, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY EASEMENT.

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 404-108. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FORREST C. NANCE, KNOWN TO ME TO BE THE INDIVIDUAL WHICH NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO THE THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, FORREST C. NANCE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (b)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

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

_____
FORREST C. NANCE, R.P.L.S. NO. 6809

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **ISSAM AL SHMAISANI**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, **THE SHMAISANI FAMILY LIVING TRUST** DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SHMAI ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES BEING OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____DAY OF _____, 20____

BY: _____
ISSAM AL SHMAISANI
AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ISSAM AL SHMAISANI, KNOWN TO ME TO BE THE INDIVIDUAL WHICH NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO THE THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING A TRACT OF LAND SITUATED IN THE WILLIAM BABBITT SURVEY, ABSTRACT NO. 155, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 11.3189 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20190033159, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH "KHA" STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF SAID 11.2189 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A/8375, FIRST VENTURE METALS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20190061774, PLAT RECORDS DALLAS COUNTY TEXAS (P.R.D.C.T.), SAME BEING IN THE NORTH LINE OF A CALLED 48,070 SQUARE FEET TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 890, PAGE 1062, D.R.D.C.T.;

THENCE SOUTH 88°51'42" WEST, WITH THE SOUTH LINE OF SAID 11.3189 ACRE TRACT AND THE NORTH LINE OF SAID 48,070 SQUARE FEET TRACT, TO AND WITH THE NORTH LINE OF A CALLED 10.855 SQUARE FEET TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 741, PAGE 947, D.R.D.C.T., A DISTANCE OF 463.21 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 11.3189 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 10.855 SQUARE FEET TRACT AND BEING ON THE EAST LINE OF LUNA ROAD;

THENCE NORTH 00°26'00" WEST, WITH THE WEST LINE OF SAID 11.3189 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE OF LUNA ROAD A DISTANCE OF 1098.78 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 11.3189 ACRE TRACT AND BEING IN THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF LUNA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF RYAN ROAD;

THENCE NORTH 89°39'52" EAST, WITH THE NORTH LINE OF SAID 11.3189 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF RYAN ROAD A DISTANCE OF 465.46 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 11.3189 ACRE TRACT;

THENCE SOUTH 00°37'47" EAST, WITH THE EAST LINE OF SAID 11.3189 ACRE TRACT PASSING AT 2.50 FEET A 5/8" IRON ROD WITH ALUMINUM DISK STAMPED "FIRST VENTURES METALS KHA-101180" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A/8375 AND CONTINUING WITH SAID EAST LINE OF 11.3189 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, BLOCK A/8375 FOR A TOTAL DISTANCE OF 1169.05 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 11.711 ACRES OF LAND.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____ A.D. 20____
and same was duly approved on the _____day of _____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- OHE — OVERHEAD ELECTRIC
- ASPHALT PAVEMENT
- EDGE OF GRAVEL
- WOOD FENCE
- BORED GAS
- W — WATER LINE
- SS — SANITARY SEWER LINE
- TOP
- TOE
- PROPOSED R.O.W.
- IRON ROD FOUND (IRF) (AS NOTED)
- 5/8" IRON ROD SET WITH METAL CAP STAMPED "SHMAI ADDITION" "TOPOGRAPHIC 10043504"
- CALCULATED CORNER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- UTILITY POLE

ABBREVIATIONS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = PLACE OF BEGINNING
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY

REVISION

1	PLAT SUBMITTAL	XX/XX/2023

SURVEYOR & ENGINEER

SURVEYOR
TOPOGRAPHIC
COUNTY INNOVATION LEGACY
811 KNIGHTSTOWN DR, STE 206 · BRIARCLIFF, TEXAS 76504
TELEPHONE: (817) 744-7911 · (761) 207-7744
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #10043504
WWW.TOPOGRAPHIC.COM

ENGINEER
evolving
Civil Engineering + Planning
4143 MAPLE AVENUE, DALLAS, TEXAS 75219
TELEPHONE: (817) 438-2778

OWNER

THE SMAISANI FAMILY LIVING TRUST
3400 BETHLEHEM
P.O. BOX 162327
FORT WORTH, TX. 76161

PRELIMINARY PLAT

SHMAI ADDITION
LOT 1, BLOCK A/8375
WILLIAM BABBITT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TX
CITY FILE NO. S223-257

FILE: PP_ET_RYAN ROAD_20230913		REVISION
DRAFT: BM	CHECK: MPE	0
SHEET: 2 OF 2	DATE: 09/12/2023	

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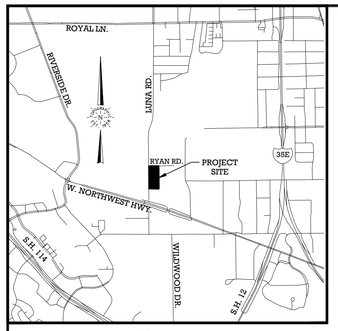
S223-257

City Plan Commission Date: 10/19/2023 16(h)



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM.
3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DALLAS COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48113C0170K, REVISED JULY 7, 2014 AND MAP NUMBER 48113C0310J REVISED AUGUST 23, 2001. A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AE". FLOOD LINES SHOWN HEREON ARE DIGITIZED BASED ON .SHP FILE OBTAINED FROM FEMA.GOV.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
7. MINIMUM FILL ELEVATION = XXX.XX FEET, MINIMUM FINISHED FLOOR ELEVATION = XXX.XX FEET.

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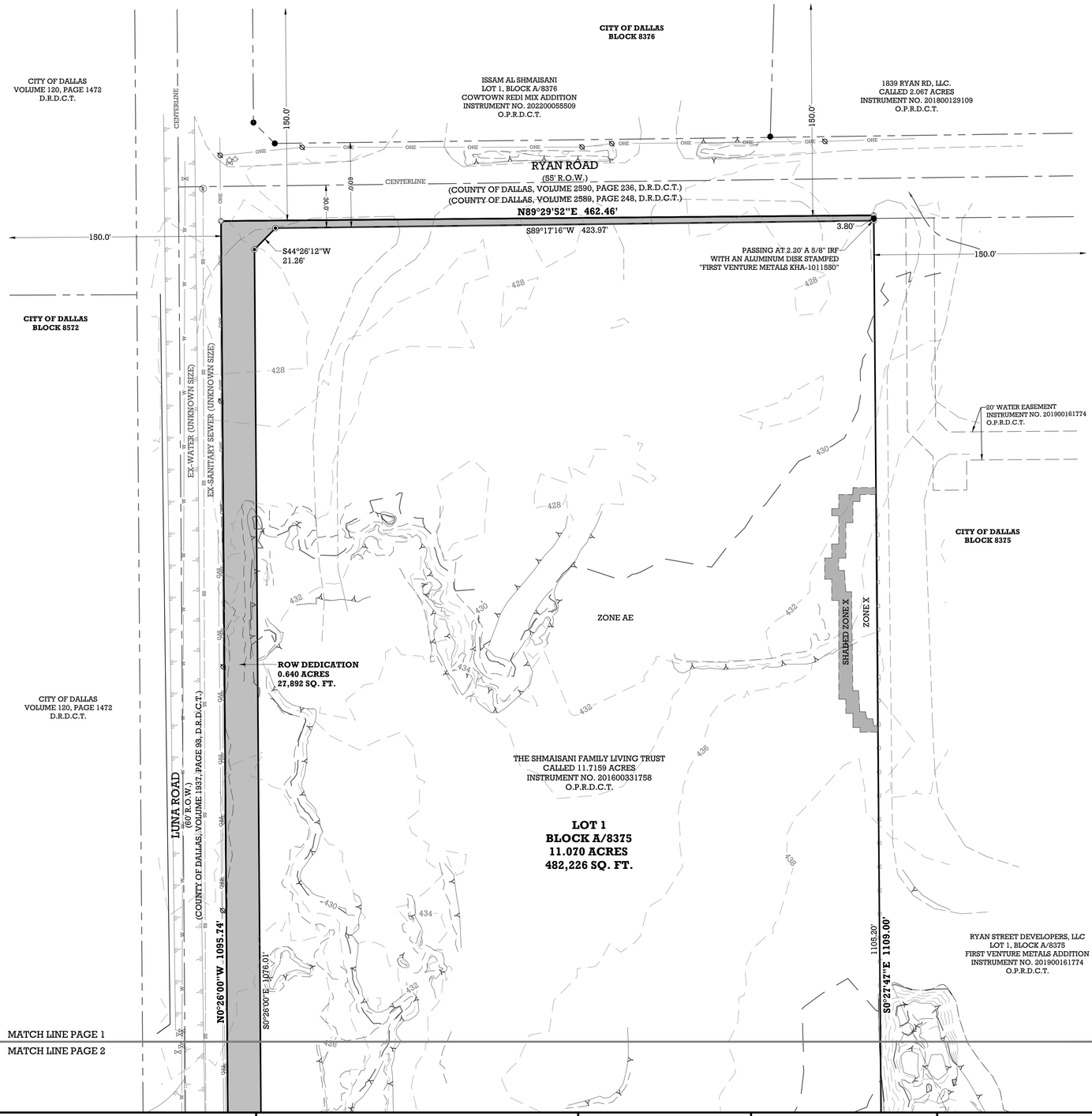

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

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_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
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- PROPOSED R.O.W.

- IRON ROD FOUND (IRF) (AS NOTED)
- 5/8" IRON ROD SET WITH METAL CAP STAMPED "SHMAI ADDITION" "TOPOGRAPHIC 10042504"
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- FIRE HYDRANT
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REVISION

1	PLAT SUBMITTAL	XX/XX/2023

SURVEYOR & ENGINEER

SURVEYOR
TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
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PRELIMINARY PLAT

SHMAI ADDITION
LOT 1, BLOCK A/8375
WILLIAM BABBITT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TX
CITY FILE NO. S223-257

FILE: PP_ET_RYAN ROAD_20230913		REVISION
DRAFT: BM	CHECK: MPE	0
SHEET: 1 OF 2	DATE: 09/12/2023	

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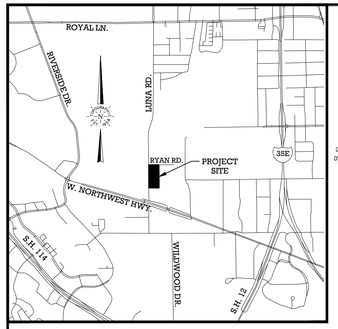

VICINITY MAP
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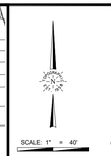

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6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
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FLOODWAY EASEMENT STATEMENT:

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK A/8375 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK A/8375. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK A/8375, UNLESS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES; PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK A/8375, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY EASEMENT.

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 424-109. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FORREST C. NANCE, KNOWN TO ME TO BE THE INDIVIDUAL WHICH NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO THE THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, FORREST C. NANCE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED) , AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

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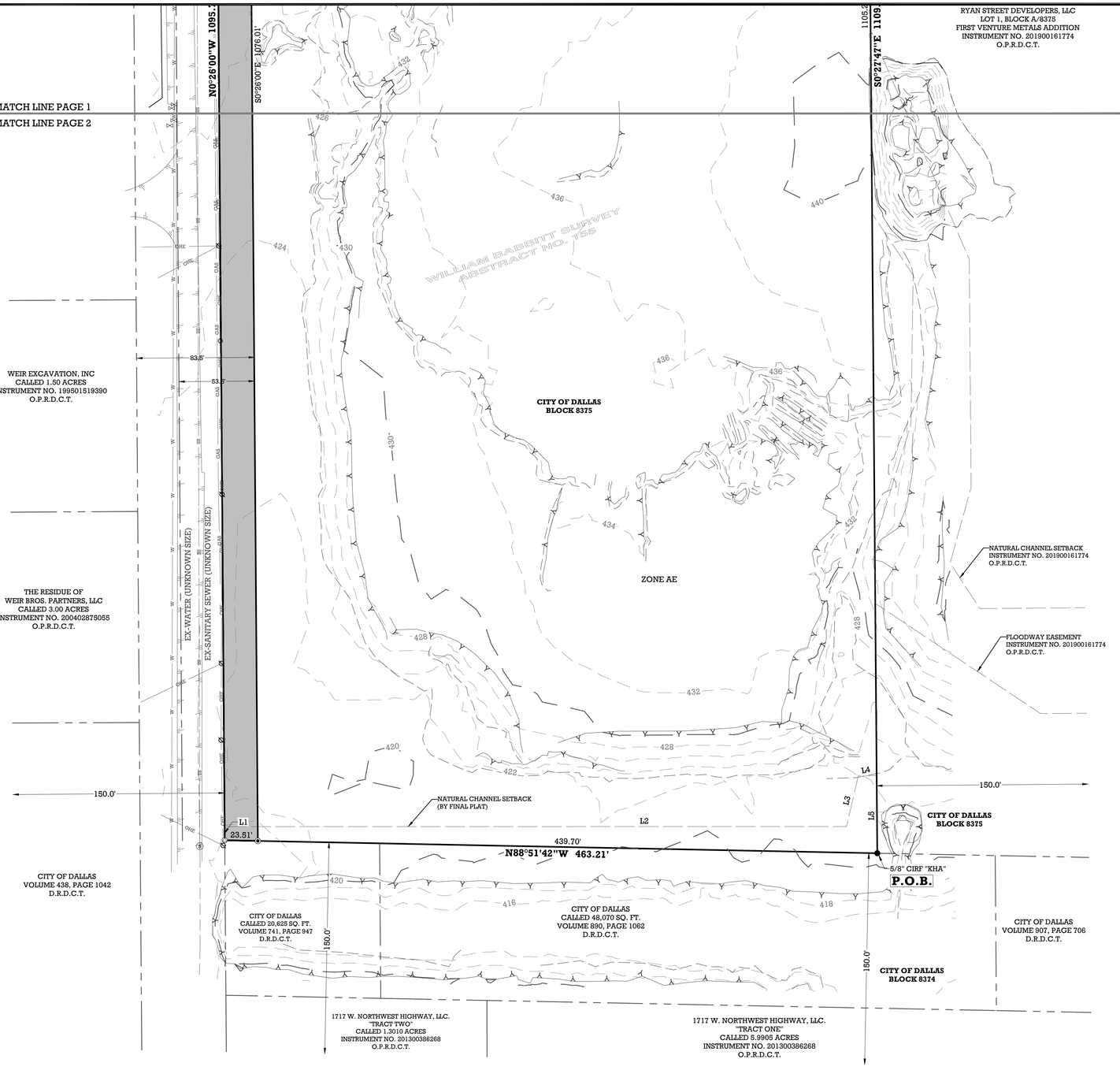
FORREST C. NANCE, R.P.L.S. NO. 6809



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **ISSAM AL SHMAISANI**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, **THE SHMAISANI FAMILY LIVING TRUST** DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SHMAI ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 20_____

BY: _____
ISSAM AL SHMAISANI
AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ISSAM AL SHMAISANI, KNOWN TO ME TO BE THE INDIVIDUAL WHICH NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO THE THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 20_____.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING A TRACT OF LAND SITUATED IN THE WILLIAM BABBITT SURVEY, ABSTRACT NO. 155, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 11.7159 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 201600331758, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF SAID 11.7159 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A/8375, FIRST VENTURE METALS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201900161774, PLAT RECORDS DALLAS COUNTY TEXAS (P.R.D.C.T.), SAME BEING IN THE NORTH LINE OF A CALLED 48,070 SQUARE FEET TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 890, PAGE 1062, D.R.D.C.T.;

THENCE NORTH 88°51'42" WEST, WITH THE SOUTH LINE OF SAID 11.7159 ACRE TRACT AND THE NORTH LINE OF SAID 48,070 SQUARE FEET TRACT, TO AND WITH THE NORTH LINE OF A CALLED 20,625 SQUARE FEET TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 741, PAGE 947, D.R.D.C.T., A DISTANCE OF 463.21 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 11.7159 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 20,625 SQUARE FEET TRACT AND BEING ON THE EAST LINE OF LUNA ROAD;

THENCE NORTH 00°26'00" WEST, WITH THE WEST LINE OF SAID 11.7159 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE OF LUNA ROAD A DISTANCE OF 1095.74 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 11.7159 ACRE TRACT, SAME BEING IN THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF LUNA ROAD AND THE SOUTH RIGHT-OF-WAY OF RYAN ROAD;

THENCE NORTH 89°29'52" EAST, WITH THE NORTH LINE OF SAID 11.7159 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF RYAN ROAD A DISTANCE OF 462.46 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 11.7159 ACRE TRACT;

THENCE SOUTH 00°27'47" EAST, WITH THE EAST LINE OF SAID 11.7159 ACRE TRACT PASSING AT 2.20 FEET A 5/8" IRON ROD WITH ALUMINUM DISK STAMPED "FIRST VENTURE METALS KHA-1011550" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A/8375 AND CONTINUING WITH SAID EAST LINE OF 11.7159 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, BLOCK A/8375 FOR A TOTAL DISTANCE OF 1109.00 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 11.711 ACRES OF LAND.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____ A.D. 20_____ and same was duly approved on the _____day of _____ A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- OHE — OVERHEAD ELECTRIC
- ASPHALT PAVEMENT
- EDGE OF GRAVEL
- WOOD FENCE
- GAS — BURIED GAS
- W — WATER LINE
- SS — SANITARY SEWER LINE
- TOP
- TOE
- PROPOSED R.O.W.

- IRON ROD FOUND (IRF) (AS NOTED)
- 5/8" IRON ROD SET WITH METAL CAP STAMPED "SHMAI ADDITION" "TOPOGRAPHIC 10042504"
- CALCULATED CORNER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- UTILITY POLE

ABBREVIATIONS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = PLACE OF BEGINNING
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY

REVISION

1	PLAT SUBMITTAL	XX/XX/2023

SURVEYOR & ENGINEER

SURVEYOR
TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT ROAD, 100 – BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

ENGINEER
evolving
Civil Engineering + Planning
4100 INTERNATIONAL PLAZA, STE.150
FORT WORTH, TEXAS 76109
TELEPHONE: (817) 529-2700

OWNER

THE SMAISANI FAMILY LIVING TRUST
3400 BETHLEHEM
P.O. BOX 162327
FORT WORTH, TX. 76101

PRELIMINARY PLAT

SHMAI ADDITION
LOT 1, BLOCK A/8375
WILLIAM BABBITT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TX
CITY FILE NO. S223-257

FILE: PP_ET_RYAN ROAD_20230913		REVISION
DRAFT: BM	CHECK: MPE	0
SHEET: 2 OF 2	DATE: 09/12/2023	

S:\CIVIL\SHMAISANI_ESCO_HOLDING\RYAN_ROAD\SURVEY\FINAL PRODUCTS\PP_ET_RYAN ROAD_20230913.DWG 9/13/2023 10:23:23 AM thamar

Agenda Information Sheet

File #: 23-2679 **Item #:** 17.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 17.272-acre tract of land containing part of Lot 1 in City Block A/7930 and part of Block in City Block 6062 to create one 6.410-acre lot and one 10.862-acre lot on property located between Empire Central and Anson Road, east of Brookhollow Road.
Applicant/Owner: PPF/LO 1900 Anson Venture, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 21, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-258

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CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-258 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: between Empire Central and Anson Road, east of Brookhollow Road

DATE FILED: September 21, 2023 **ZONING:** IR

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 17.272-acres

APPLICANT/OWNER: PPF/LO 1900 Anson Venture, LLC

REQUEST: An application to replat a 17.272-acre tract of land containing part of Lot 1 in City Block A/7930 and part of Block in City Block 6062 to create one 6.410-acre lot and one 10.862-acre lot on property located between Empire Central and Anson Road, east of Brookhollow Road.

SUBDIVISION HISTORY:

1. S223-246 was a request southwest of the present request to create one 1.143-acre lot from a tract of land in City Block C/7936 on property located on Prudential Drive, south of Empire Central Drive. The request was approved on September 21, 2023 but has not been recorded.

2. S212-346 was a request north of the present request to replat a 10.862-acre tract of land containing all of Lot 1A City Block A/6064, all of Lots 1 through 3, part of Lot 4 in City Block 6066, and part of City Block 6064 and 6066 to create one 1.381-acre lot, one 1.525-acre lot and one 7.957-acre lot on property bounded by Anson Road, Hines Place, Adeline Street, and Brookhollow Road. The request was approved on October 13, 2022 but has not been recorded.

3. S212-016 was a request southwest of the present request to create a 4.009-acre lot from a tract of land in City Block A/7936 on property located on Empire Central at Prudential Drive, southeast corner. The request was approved on November 18, 2021 but has not been recorded.

4. S201-695 was a request on the same location as the present request to replat a 17.2724-acre tract of land containing all of Lot 1 in City Block A/7930 and a tract of land in City Block 6062 to create one lot on property located on Anson Road at Brookhollow Road, southeast corner. The request was approved on July 15, 2021 and was withdrawn on June 26, 2023.

5. S190-114 was a request northwest of the present request to replat a 151.279-acre tract of land containing all of Lot 1 in City Block A/7939, Lot 1A in City Block A/7930, and all of a tract of land in City Blocks 6067, 6068, 6373, 6374, 7930, 7931, 7932, 7933, and 7939 to create one lot on property located on Empire Central Drive at Brookhollow Road, northwest corner. The request was approved on April 9, 2020 and recorded on July 7, 2023.

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:

General 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 Development Services, 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure

require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

14. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” 51A 8.611(e)

Right of Way Requirements:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Empire Central. Section 51A 8.602(c).

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Anson Road. Sections 51A-8.602(c), 51A-8.604(c)

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Anson Road and Brookhollow Road. Section 51A 8.602(d)(1).

18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Empire Central and Brookhollow Road. Section 51A 8.602(d)(1).

19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Anson Road and Parwelk Street. Section 51A 8.602(d)(1).

20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.

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

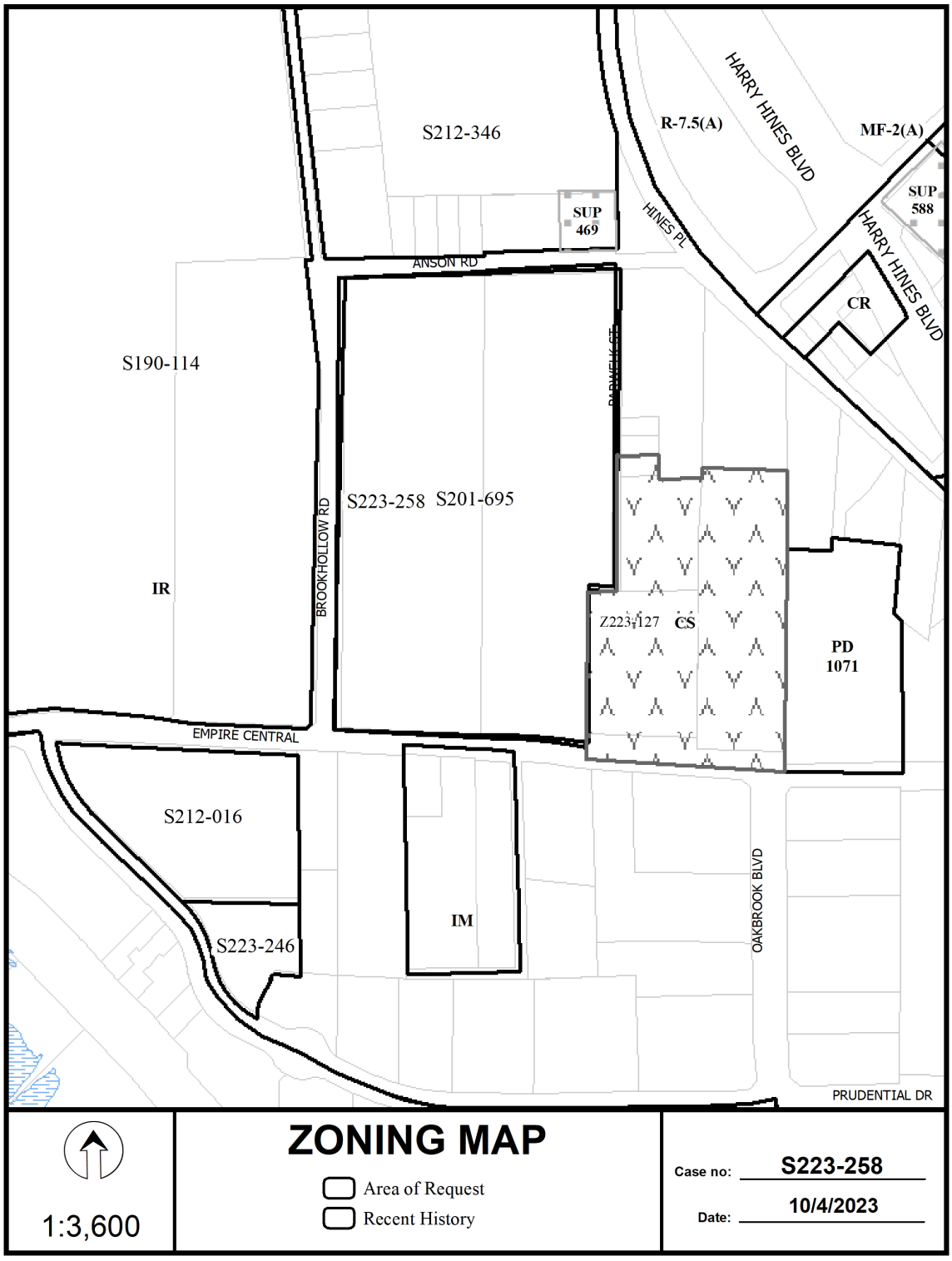
23. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

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

Street Name / GIS, Lot & Block Conditions:

25. On the final plat, identify the property as Lots 1A and 1B in City Block A/7930.


S212-346
R-7.5(A)
HARRY HINES BLVD
MF-2(A)
SUP 469
SUP 588
HINES PL
ANSON RD
HARRY HINES BLVD
CR
S190-114
S223-258 S201-695
BROOKHOLLOW RD
IR
Z223-127
CS
PD 1071
EMPIRE CENTRAL
S212-016
IM
OAKBROOK BLVD
S223-246
PRUDENTIAL DR
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S223-258
Date: 10/4/2023

AERIAL MAP

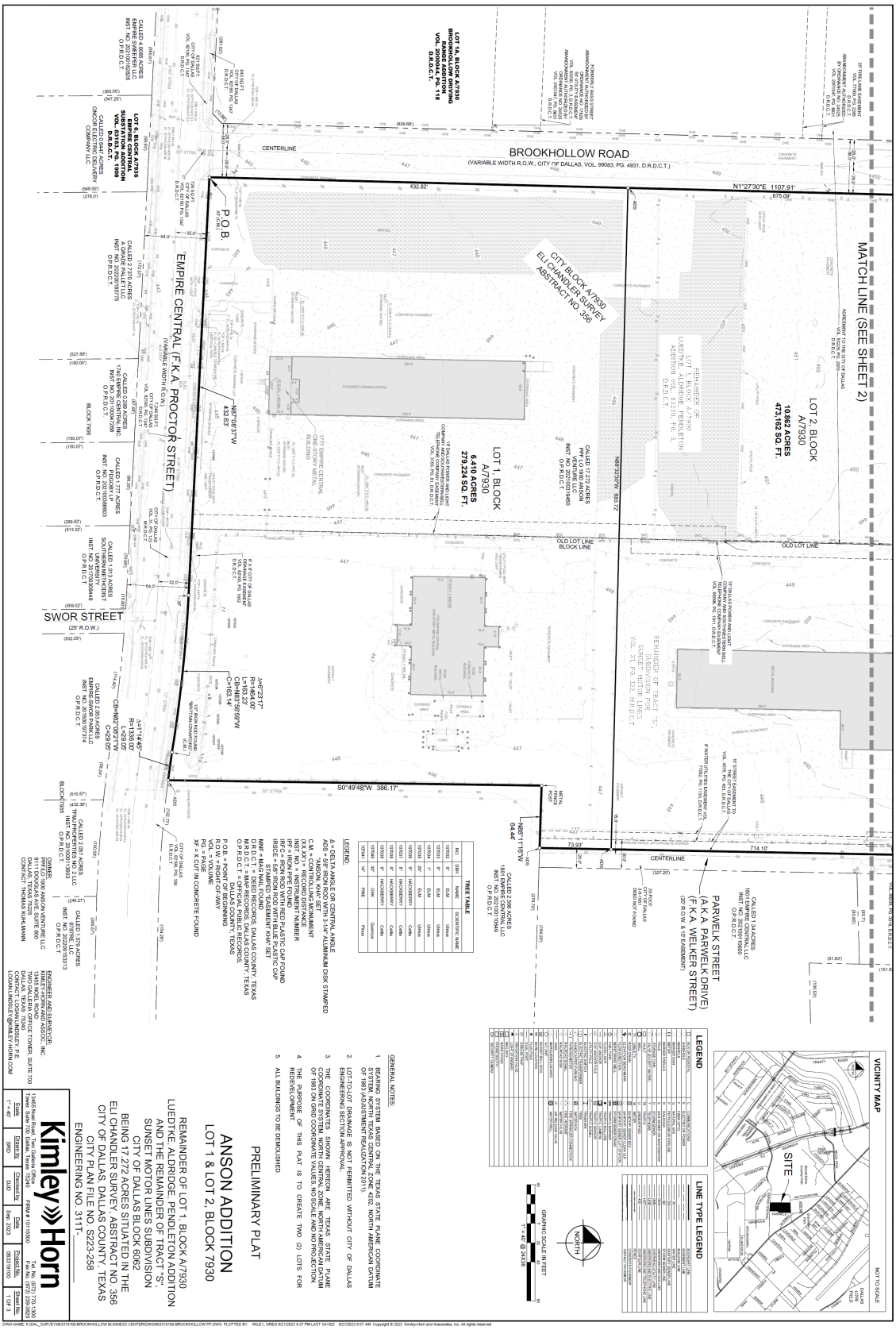
1:3,600

Area of Request

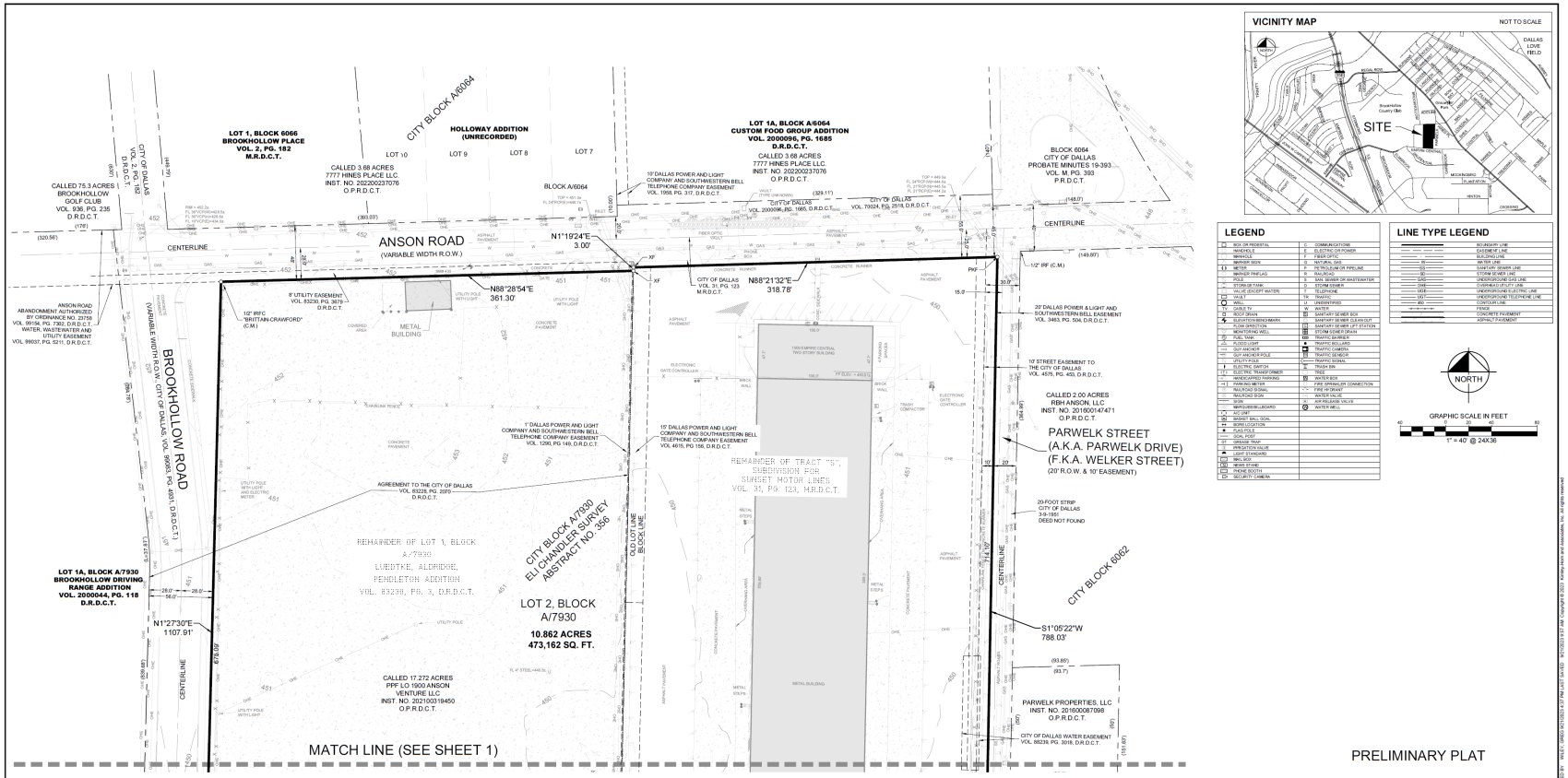
Recent History

Case no: S223-258

Date: 10/4/2023



City Plan Commission Date: 10/19/2023 17(g) **S223-258**



VICINITY MAP

NOT TO SCALE

LEGEND

○	BOX OR PEDESTAL	C	COMMUNICATIONS
⊕	MANHOLE	E	ELECTRIC OR POWER
⊕	MANHOLE	F	FIBER OPTIC
⊕	MARKER SIGN	G	NATURAL GAS
◐	METER	P	PETROLEUM OR PIPELINE
⚑	MARKER PENNANT	R	RAILROAD
○	POLE	S	SAN. SEWER OR WASTEWATER
⊕	STORM DETAIL	D	STORM SEWER
⊕	VALVE (EXCEPT WATER)	T	TELEPHONE
▭	VAULT	TR	TRAFFIC
○	WELL	U	UNIDENTIFIED
⊕	WATER	W	WATER
⊕	ROOF DRAIN	SO	SANITARY SEWER BOX
⊕	ELEVATION BENCHMARK		SANITARY SEWER CLEAN OUT
→	FLOW DIRECTION		SANITARY SEWER LIFT STATION
⊕	MONITORING WELL		STORM SEWER DRAIN
⊕	FUEL TANK		TRAFFIC BARRIER
⊕	FLOOD LIGHT	■	TRAFFIC BOLLARD
⊕	GUY ANCHOR		TRAFFIC CAMERA
⊕	GUY ANCHOR POLE		TRAFFIC SENSOR
⊕	TRAFFIC SIGNAL		TRAFFIC SIGNAL
⊕	ELECTRIC SWITCH		TRASH BIN
⊕	ELECTRIC TRANSFORMER		TREE
⊕	HANDICAPPED PARKING		WATER BOX
⊕	PARKING METER		FIRE SPRINKLER CONNECTION
⊕	RAILROAD SIGNAL		FIRE HYDRANT
⊕	RAILROAD SIGN		WATER VALVE
⊕	SIGN		AIR RELEASE VALVE
⊕	MARQUEE/BILLBOARD		WATER WELL
⊕	A/C UNIT		
⊕	BASKET BALL GOAL		
⊕	BENCH/SEATING		
⊕	FLAG POLE		
⊕	GOAL POST		
⊕	GREASE TRAP		
⊕	IRRIGATION VALVE		
⊕	LIGHT STANDARD		
⊕	MAIL BOX		
⊕	NEWS STAND		
⊕	PHONE BOOTH		
⊕	SECURITY CAMERA		

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
450	CONTOUR LINE
	CURB
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

NORTH

GRAPHIC SCALE IN FEET

40 0 20 40 80

1" = 40' @ 24X36

GENERAL NOTES:

1. BEARING SYSTEM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT REALIZATION 2011).
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS ENGINEERING SECTION APPROVAL.
3. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FOR REDEVELOPMENT.
5. ALL BUILDINGS TO BE DEMOLISHED.

LEGEND:

Δ = DELTA ANGLE OR CENTRAL ANGLE
ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "ANSON, KHA" SET
C.M. = CONTROLLING MONUMENT
(XX.XX') = RECORD DISTANCE
INST. NO. = INSTRUMENT NUMBER
IPF = IRON PIPE FOUND
IRFC = IRON ROD WITH RED PLASTIC CAP FOUND
IRSCE = 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "EASEMENT KHA" SET
MNF = MAG NAIL FOUND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PG. = PAGE
XF = X CUT IN CONCRETE FOUND

PRELIMINARY PLAT

ANSON ADDITION

LOT 1 & LOT 2, BLOCK 7930

REMAINDER OF LOT 1, BLOCK A/7930
LUEDTKE, ALDRIDGE, PENDLETON ADDITION
AND THE REMAINDER OF TRACT "S",
SUNSET MOTOR LINES SUBDIVISION
CITY OF DALLAS BLOCK 6062
BEING 17.272 ACRES SITUATED IN THE
ELI CHANDLER SURVEY, ABSTRACT NO. 356
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-258
ENGINEERING NO. 311T-_____

OWNER:
PPF/LO 1900 ANSON VENTURE LLC
8111 DOUGLAS AVE, SUITE 600
DALLAS, TEXAS 75225
CONTACT: THOMAS KUHLMANN

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: LOGAN LINDSLEY, P.E.
LOGAN.LINDSLEY@KIMLEY-HORN.COM

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DJD	Sep. 2023	063319100	2 OF 3

DWG NAME: P:\CAD_DATA\PROJECTS\BROOKHOLLOW BUSINESS CENTER\DRAWINGS\PRELIMS\BROOKHOLLOW PRELIM.DWG PLOTTED BY: WESLEY_DAVIS ON 10/5/2023 4:57 PM LAST SAVED BY: WESLEY_DAVIS ON 10/5/2023 4:57 AM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved

S223-258

17(h)

City Plan Commission Date: 10/19/2023

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PPF/LO 1900 ANSON VENTURE LLC is the owner of a 17.272 acre tract of land situated in the ELI CHANDLER SURVEY, Abstract No. 356, City of Dallas Block Nos. A/7930 and 6062, City of Dallas, Dallas County, Texas and being the remainder of Lot 1, Block A/7930, of the LUEDTKE, ALDRIDGE, PENDLETON ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83230, Page 3, Deed Records, Dallas County, Texas, and also the remainder of Tract "S", of the subdivision for Sunset Motor Lines, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 31, Page 123, of the Map Records of Dallas County, Texas; and being all of that called 17.272 acre tract of land described in the Special Warranty Deed to PPF/LO 1900 Anson Venture LLC recorded in Instrument No. 202100319450, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the north right-of-way line of Empire Central Drive (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 82198, Page 108, Deed Records, Dallas County, Texas and Volume 31, Page 123, Map Records, Dallas County, Texas) and the east right-of-way line of Brookhollow Road (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 99083, Page 4931, Deed Records, Dallas County, Texas);

THENCE North 1°27'30" East, with said east right-of-way line, a distance of 1107.91 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BRITTAIN-CRAWFORD" found at the intersection of said east right-of-way line with the south right-of-way line of Anson Road (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 31, Page 123, Map Records, Dallas County, Texas, Volume 70024, Page 2518, and Volume 2000096, Page 1685 Deed Records, Dallas County, Texas) and being in the north line of said Lot 1, Block A/7930;

THENCE North 88°28'54" East, with said south right-of-way line and the north line of said Lot 1, Block A/7930, a distance of 361.30 feet to an "X" cut in concrete found in the west line of said Tract "S" and being the northeast corner of said Lot 1, Block A/7930;

THENCE North 1°19'24" East, continuing with said south right-of-way line and with said west line of Tract "S", a distance of 3.00 feet to an "X" cut in concrete found for corner;

THENCE North 88°21'32" East, continuing with said south right-of-way line and with the north line of said Tract "S", a distance of 318.78 feet to a PK nail found at the intersection of said south right-of-way line with the west right-of-way line of Parwelk Drive (a 20-foot right-of-way, no Deed found);

THENCE South 1°05'22" West, with said west right-of-way line and the east line of said Tract "S", a distance of 788.03 feet to a 5/8-inch iron rod found with 3-1/4 inch aluminum cap stamped "ANSON KHA" set for the most easterly southeast corner of said "Tract S";

THENCE North 88°11'16" West, with a south line of said 17.272 acre tract and said Tract "S", a distance of 64.44 feet to a metal fence corner post found for an inner ell corner of said Tract "S";

THENCE South 0°49'48" East, with an east line of said Tract "S", a distance of 386.17 feet to a 5/8-inch iron rod found with 3-1/4 inch aluminum cap stamped "ANSON KHA" set in said north right-of-way line of Empire Central Drive and being at the beginning of a non-tangent curve to the right having a central angle of 1°14'45", a radius of 1336.00 feet, a chord bearing and distance of North 82°08'21" West, 29.05 feet;

THENCE with said north right-of-way line of Empire Central Drive and south line of said 17.272 acre tract and said Lot 1, Block A/7930, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 29.05 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BRITTAIN-CRAWFORD" found at the beginning of a non-tangent curve to the left having a central angle of 6°23'17", a radius of 1464.00 feet, a chord bearing and distance of North 83°56'59" West, 163.14 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 163.23 feet to an "X" cut in concrete found for corner;

North 87°08'37" West, a distance of 432.63 feet to the **POINT OF BEGINNING** and containing a computed area of 752,386 square feet or 17.272 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PPF/LO 1900 ANSON VENTURE LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ANSON ADDITION**, an addition to the City of Dallas, Dallas County, Texas; and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

By: **PPF/LO 1900 ANSON VENTURE LLC**

_____
Name: Thomas Kuhlmann
Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of_____ 2023.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____20__.

September 20, 2023

DAVID J. DE WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
972-770-1300
david.deweirdt@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____, A.D. 2023 and same was duly approved on the _____day of _____A.D. 2023 by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT

ANSON ADDITION

LOT 1 & LOT 2, BLOCK 7930

REMAINDER OF LOT 1, BLOCK A/7930
LUEDTKE, ALDRIDGE, PENDLETON ADDITION
AND THE REMAINDER OF TRACT "S",
SUNSET MOTOR LINES SUBDIVISION
CITY OF DALLAS BLOCK 6062
BEING 17.272 ACRES SITUATED IN THE
ELI CHANDLER SURVEY, ABSTRACT NO. 356
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-258
ENGINEERING NO. 311T-_____

OWNER:
PPF/LO 1900 ANSON VENTURE LLC
8111 DOUGLAS AVE. SUITE 600
DALLAS, TEXAS 75225
CONTACT: THOMAS KUHLMANN

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: LOGAN LINDSLEY, P.E.
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	Sep. 2023	063319100	3 OF 3

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S223-258

City Plan Commission Date: 10/19/2023 17(i)

MATCH LINE (SEE SHEET 2)

20' FIRE LANE EASEMENT
VOL. 77060, PG. 2285
D.R.D.C.T.
ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 24525
VOL. 2001047, PG. 6831
D.R.D.C.T.

AGREEMENT TO THE CITY OF DALLAS
VOL. 83228, PG. 2070
D.R.D.C.T.

LOT 2, BLOCK
A/7930
10.862 ACRES
473,162 SQ. FT.

OLD LOT LINE

15' DALLAS POWER AND LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT
VOL. 68099, PG. 1911, D.R.D.C.T.

REMAINDER OF
LOT 1, BLOCK A/7930
LUEDTKE, ALDRIDGE, PENDLETON
ADDITION VOL. 83230, PG. 3,
D.R.D.C.T.

REMAINDER OF TRACT "S",
SUBDIVISION FOR
SUNSET MOTOR LINES
VOL. 31, PG. 123, M.R.D.C.T.

10' STREET EASEMENT TO
THE CITY OF DALLAS
VOL. 4575, PG. 453, D.R.D.C.T.

8' WATER UTILITIES EASEMENT VOL. 77032, PG. 1133, D.R.D.C.T.

CALLED 1.34 ACRES
1801 EMPIRE CENTRAL LLC
INST. NO. 202100110650
O.P.R.D.C.T.

PARWELK STREET
(A.K.A. PARWELK DRIVE)
(F.K.A. WELKER STREET)
(20' R.O.W. & 10' EASEMENT)

20-FOOT
CITY OF DALLAS
3-9-1951
DEED NOT FOUND

CENTERLINE

N88°32'30"W 683.72'

ADS

CITY BLOCK A/7930
ELI CHANDLER SURVEY
ABSTRACT NO. 356

FORMERLY BASS STREET
ABANDONMENT AUTHORIZED BY
ORDINANCE NO. 17826
50' UTILITY EASEMENT
VOL. 83230, PG. 3, D.R.D.C.T.
ABANDONMENT AUTHORIZED BY
ORDINANCE NO. 24525
VOL. 2001047, PG. 6831
D.R.D.C.T.

BROOKHOLLOW ROAD
(VARIABLE WIDTH R.O.W., CITY OF DALLAS, VOL. 99083, PG. 4931, D.R.D.C.T.)

N1°27'30"E 1107.91'
675.09'

CALLED 17.272 ACRES
PPF LO 1900 ANSON
VENTURE LLC
INST. NO. 202100319450
O.P.R.D.C.T.

LOT 1, BLOCK
A/7930
6.410 ACRES
279,224 SQ. FT.

15' DALLAS POWER AND LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT
VOL. 3155, PG. 81, D.R.D.C.T.

1777 EMPIRE CENTRAL
ONE-STORY METAL
BUILDING

1773 EMPIRE CENTRAL
ONE-STORY METAL BUILDING

METAL
FENCE
POST

N88°11'16"W
64.44'

CALLED 2.566 ACRES
1801 EMPIRE CENTRAL LLC
INST. NO. 202100110649
O.P.R.D.C.T.

714.10'

72.93'

(93.7')
(93.85')
(151.8')
(51.85')
(100.53')
(194.20')
(276.70')

S0°49'48"W 386.17'

LOT 1A, BLOCK A/7930
BROOKHOLLOW DRIVING
RANGE ADDITION
VOL. 2000044, PG. 118
D.R.D.C.T.

(839.68')
432.82'

CENTERLINE

N87°08'37"W
432.63'

P.O.B.
XF (C.M.)

643 SQ.FT.
CITY OF DALLAS
VOL. 82190, PG. 1347
D.R.D.C.T.
(113.96')
(281.52')

621 SQ.FT.
CITY OF DALLAS
VOL. 82190, PG. 1347
D.R.D.C.T.

726 SQ.FT.
CITY OF DALLAS
VOL. 82190, PG. 1347
D.R.D.C.T.

EMPIRE CENTRAL (F.K.A. PROCTOR STREET)
(VARIABLE WIDTH R.O.W.)

7,246 SQ.FT.
CITY OF DALLAS
VOL. 82190, PG. 1347
D.R.D.C.T.

CITY OF DALLAS
VOL. 31, PG. 123
M.R.D.C.T.

6' X 8' CITY OF DALLAS
DRAINAGE EASEMENT
VOL. 82165, PG. 1652
D.R.D.C.T.

Δ=6°23'17"
R=1464.00'
L=163.23'
CB=N83°56'59"W
C=163.14'

1/2" IRON ROD FOUND
"BRITTAIN-CRAWFORD"
(C.M.)

CITY OF DALLAS
VOL. 82198, PG. 108
D.R.D.C.T.
(122.77')
(154.28')

Δ=1°14'45"
R=1336.00'
L=29.05'
CB=N82°08'21"W
C=29.05'
(114.40')
(58.24')
(100.55')
(265.57')

SWOR STREET
(25' R.O.W.)
(552.29')

CALLED 4.0085 ACRES
EMPIRE SWEEPER LLC
INST. NO. 202100162828
O.P.R.D.C.T.
(565.61')
(365.00')
(547.25')

LOT 6, BLOCK A/7936
EMPIRE CENTRAL
SUBSTATION ADDITION
VOL. 83163, PG. 1908
D.R.D.C.T.
(99.93')

CALLED 0.6447 ACRES
ONCOR ELECTRIC DELIVERY
COMPANY LLC
(548.00')
(278.0')

CALLED 2.7370 ACRES
A GRADE PALLET LLC
INST. NO. 202200185775
O.P.R.D.C.T.
(172.57')

CALLED 0.299 ACRES
1740 EMPIRE CENTRAL INC.
INST. NO. 201100047268
O.P.R.D.C.T.
(87.48')

BLOCK 7936
(627.88')
(150.00')

CALLED 1.777 ACRES
PDGOBY LP
INST. NO. 202100388603
O.P.R.D.C.T.
(86.35')
(150.07')
(150.07')

CALLED 1.013 ACRES
SOUTHERN METHODIST
UNIVERSITY
INST. NO. 201700308448
O.P.R.D.C.T.
(70.65')
(289.82')
(513.32')

CALLED 2.053 ACRES
EMPIRE-SWOR PARK LLC
INST. NO. 201500197374
O.P.R.D.C.T.
(15.80')
(509.02')

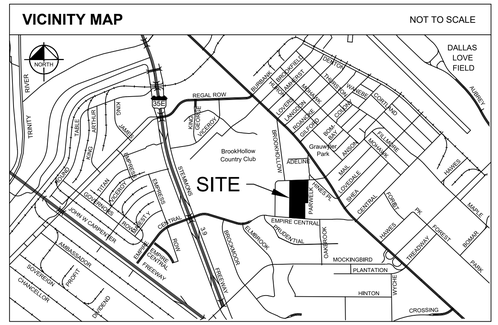
BLOCK 7935
(519.57')
(432.36')

CALLED 2.057 ACRES
TFMJ PROPERTIES NO. 2 LLC
INST. NO. 201000113603
O.P.R.D.C.T.

CALLED 1.579 ACRES
6787RE, LLC
INST. NO. 202200153313
O.P.R.D.C.T.
(246.27')

VICINITY MAP

NOT TO SCALE



LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER-PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	ROOF DRAIN		SANITARY SEWER BOX
	ELEVATION BENCHMARK		SANITARY SEWER CLEAN OUT
	FLOW DIRECTION		SANITARY SEWER LIFT STATION
	MONITORING WELL		STORM SEWER DRAIN
	FUEL TANK		TRAFFIC BARRIER
	FLOOD LIGHT		TRAFFIC BOLLARD
	GUY ANCHOR		TRAFFIC CAMERA
	GUY ANCHOR POLE		TRAFFIC SENSOR
	UTILITY POLE		TRAFFIC SIGNAL
	ELECTRIC SWITCH		TRASH BIN
	ELECTRIC TRANSFORMER		TREE
	HANDICAPPED PARKING		WATER BOX
	PARKING METER		FIRE SPRINKLER CONNECTION
	RAILROAD SIGNAL		FIRE HYDRANT
	RAILROAD SIGN		WATER VALVE
	SIGN		AIR RELEASE VALVE
	MARQUEE/BILLBOARD		WATER WELL
	A/C UNIT		
	BASKET BALL GOAL		
	BORE LOCATION		
	FLAG POLE		
	GOAL POST		
	GREASE TRAP		
	IRRIGATION VALVE		
	LIGHT STANDARD		
	MAIL BOX		
N	NEWS STAND		
	PHONE BOOTH		
	SECURITY CAMERA		

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
450	CONTOUR LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

NORTH

GRAPHIC SCALE IN FEET
40 0 20 40 80
1" = 40' @ 24X36

TREE TABLE

NO.	DBH	NAME	SCIENTIFIC NAME
107032	6"	ELM	Ulmus
107033	6"	ELM	Ulmus
107034	1"	ELM	Ulmus
107035	26"	ELM	Ulmus
107036	6"	HACKBERRY	Celtis
107037	8"	HACKBERRY	Celtis
107038	6"	HACKBERRY	Celtis
107039	6"	HACKBERRY	Celtis
107040	30"	OAK	Quercus
107041	14"	PINE	Pinus

LEGEND:

Δ = DELTA ANGLE OR CENTRAL ANGLE
ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "ANSON, KHA" SET
C.M. = CONTROLLING MONUMENT
(XX.XX') = RECORD DISTANCE
INST. NO. = INSTRUMENT NUMBER
IPF = IRON PIPE FOUND
IRFC = IRON ROD WITH RED PLASTIC CAP FOUND
IRSCE = 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "EASEMENT KHA" SET
MNF = MAG NAIL FOUND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
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P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PG. = PAGE
XF = X CUT IN CONCRETE FOUND

GENERAL NOTES:

1. BEARING SYSTEM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT REALIZATION 2011).
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS ENGINEERING SECTION APPROVAL.
3. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FOR REDEVELOPMENT.
5. ALL BUILDINGS TO BE DEMOLISHED.

PRELIMINARY PLAT

ANSON ADDITION
LOT 1 & LOT 2, BLOCK 7930

REMAINDER OF LOT 1, BLOCK A/7930
LUEDTKE, ALDRIDGE, PENDLETON ADDITION
AND THE REMAINDER OF TRACT "S",
SUNSET MOTOR LINES SUBDIVISION
CITY OF DALLAS BLOCK 6062
BEING 17.272 ACRES SITUATED IN THE
ELI CHANDLER SURVEY, ABSTRACT NO. 356
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-258
ENGINEERING NO. 311T-_____

OWNER:
PPF/LO 1900 ANSON VENTURE LLC
8111 DOUGLAS AVE, SUITE 600
DALLAS, TEXAS 75225
CONTACT: THOMAS KUHLMANN

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DJD	Sep. 2023	063319100	1 OF 3

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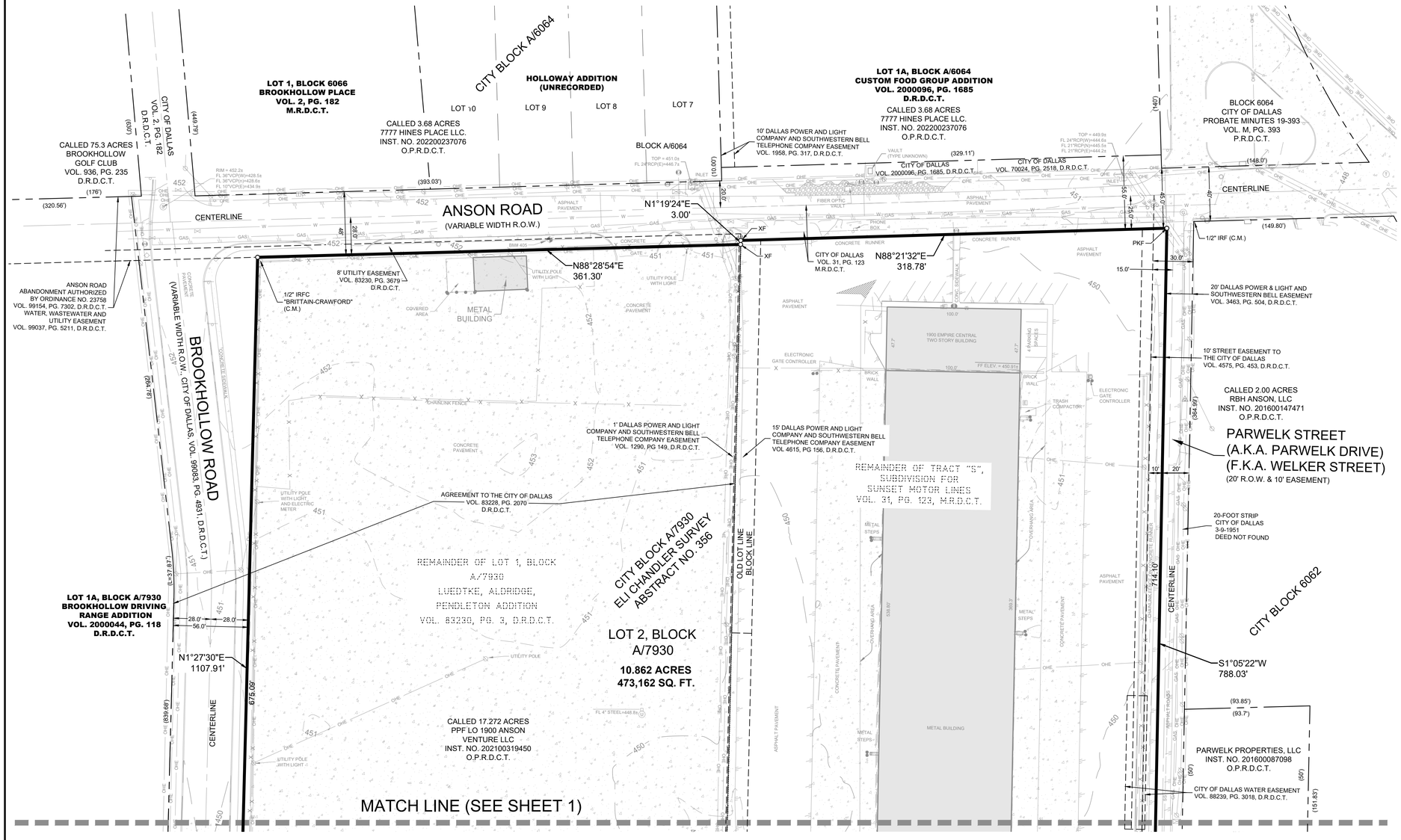
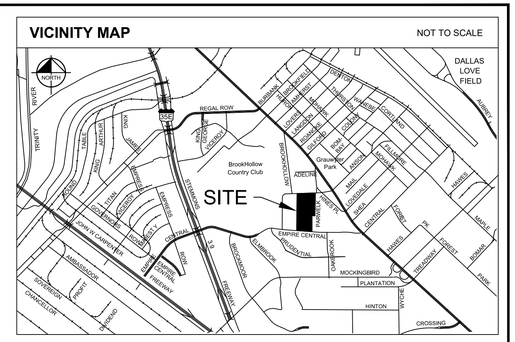
8/21/2023 9:57 AM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved
DWG NAME: K:\DAL_SURVEY\063319100\BROOKHOLLOW BUSINESS CENTER\DWG\063319100 BROOKHOLLOW PP.DWG PLOTTED BY WILEY, GREG 8/21/2023 4:37 PM LAST SAVED



VICINITY MAP

NOT TO SCALE



LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
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	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
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	A/C UNIT		
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NORTH

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40 0 20 40 80

1" = 40' @ 24X36

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CONTACT: LOGAN LINDSLEY, P.E.
LOGAN.LINDSLEY@KIMLEY-HORN.COM

PRELIMINARY PLAT

ANSON ADDITION

LOT 1 & LOT 2, BLOCK 7930

REMAINDER OF LOT 1, BLOCK A/7930
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AND THE REMAINDER OF TRACT "S",
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DJD	Sep. 2023	063319100	2 OF 3

DWG NAME: K:\DAL_SURVEY\063319100-BROOKHOLLOW BUSINESS CENTER\DWG\063319100-BROOKHOLLOW PP.DWG PLOTTED BY: WILEY, GREG 9/21/2023 4:37 PM LAST SAVED: 9/21/2023 9:37 AM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PPF/LO 1900 ANSON VENTURE LLC is the owner of a 17.272 acre tract of land situated in the ELI CHANDLER SURVEY, Abstract No. 356, City of Dallas Block Nos. A/7930 and 6062, City of Dallas, Dallas County, Texas and being the remainder of Lot 1, Block A/7930, of the LUEDTKE, ALDRIDGE, PENDLETON ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83230, Page 3, Deed Records, Dallas County, Texas, and also the remainder of Tract "S", of the subdivision for Sunset Motor Lines, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 31, Page 123, of the Map Records of Dallas County, Texas; and being all of that called 17.272 acre tract of land described in the Special Warranty Deed to PPF/LO 1900 Anson Venture LLC recorded in Instrument No. 202100319450, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the north right-of-way line of Empire Central Drive (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 82198, Page 108, Deed Records, Dallas County, Texas and Volume 31, Page 123, Map Records, Dallas County, Texas) and the east right-of-way line of Brookhollow Road (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 99083, Page 4931, Deed Records, Dallas County, Texas);

THENCE North 1°27'30" East, with said east right-of-way line, a distance of 1107.91 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BRITTAIN-CRAWFORD" found at the intersection of said east right-of-way line with the south right-of-way line of Anson Road (a variable width right-of-way) (portions dedicated to the City of Dallas in Volume 31, Page 123, Map Records, Dallas County, Texas, Volume 70024, Page 2518, and Volume 2000096, Page 1685 Deed Records, Dallas County, Texas) and being in the north line of said Lot 1, Block A/7930;

THENCE North 88°28'54" East, with said south right-of-way line and the north line of said Lot 1, Block A/7930, a distance of 361.30 feet to an "X" cut in concrete found in the west line of said Tract "S" and being the northeast corner of said Lot 1, Block A/7930;

THENCE North 1°19'24" East, continuing with said south right-of-way line and with said west line of Tract "S", a distance of 3.00 feet to an "X" cut in concrete found for corner;

THENCE North 88°21'32" East, continuing with said south right-of-way line and with the north line of said Tract "S", a distance of 318.78 feet to a PK nail found at the intersection of said south right-of-way line with the west right-of-way line of Parwelk Drive (a 20-foot right-of-way, no Deed found);

THENCE South 1°05'22" West, with said west right-of-way line and the east line of said Tract "S", a distance of 788.03 feet to a 5/8-inch iron rod found with 3-1/4 inch aluminum cap stamped "ANSON KHA" set for the most easterly southeast corner of said "Tract S";

THENCE North 88°11'16" West, with a south line of said 17.272 acre tract and said Tract "S", a distance of 64.44 feet to a metal fence corner post found for an inner ell corner of said Tract "S";

THENCE South 0°49'48" East, with an east line of said Tract "S", a distance of 386.17 feet to a 5/8-inch iron rod found with 3-1/4 inch aluminum cap stamped "ANSON KHA" set in said north right-of-way line of Empire Central Drive and being at the beginning of a non-tangent curve to the right having a central angle of 1°14'45", a radius of 1336.00 feet, a chord bearing and distance of North 82°08'21" West, 29.05 feet;

THENCE with said north right-of-way line of Empire Central Drive and south line of said 17.272 acre tract and said Lot 1, Block A/7930, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 29.05 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BRITTAIN-CRAWFORD" found at the beginning of a non-tangent curve to the left having a central angle of 6°23'17", a radius of 1464.00 feet, a chord bearing and distance of North 83°56'59" West, 163.14 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 163.23 feet to an "X" cut in concrete found for corner;

North 87°08'37" West, a distance of 432.63 feet to the **POINT OF BEGINNING** and containing a computed area of 752,386 square feet or 17.272 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PPF/LO 1900 ANSON VENTURE LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ANSON ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

By: **PPF/LO 1900 ANSON VENTURE LLC**

_____
Name: Thomas Kuhlmann
Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of_____ 2023.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____20__.

September 20, 2023

DAVID J. DE WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
972-770-1300
david.deweirdt@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____ A.D. 2023 and same was duly approved on the _____day of _____A.D. 2023 by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT

ANSON ADDITION
LOT 1 & LOT 2, BLOCK 7930

REMAINDER OF LOT 1, BLOCK A/7930
LUEDTKE, ALDRIDGE, PENDLETON ADDITION
AND THE REMAINDER OF TRACT "S",
SUNSET MOTOR LINES SUBDIVISION
CITY OF DALLAS BLOCK 6062
BEING 17.272 ACRES SITUATED IN THE
ELI CHANDLER SURVEY, ABSTRACT NO. 356
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-258
ENGINEERING NO. 311T-_____

OWNER:
PPF/LO 1900 ANSON VENTURE LLC
8111 DOUGLAS AVE, SUITE 600
DALLAS, TEXAS 75225
CONTACT: THOMAS KUHLMANN

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: LOGAN LINDSLEY, P.E.
LOGAN.LINDSLEY@KIMLEY-HORN.COM

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	Sep. 2023	063319100	3 OF 3

DWG NAME: K:\DAL_SURVEY\063319100-BROOKHOLLOW BUSINESS CENTER\DWG\063319100-BROOKHOLLOW PP.DWG PLOTTED BY: WILEY GREG 9/21/2023 4:37 PM LAST SAVED: 9/21/2023 9:57 AM Copyright © 2023 Kimley-Horn and Associates, Inc. All rights reserved

Agenda Information Sheet

File #: 23-2680 **Item #:** 18.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 7.452-acre tract of land containing all of Lot 1 in City Block B/7447 to create 3 lots ranging in size from 1.825 acre to 3.382 acre on property located on Hillcrest Plaza Drive, south of Lyndon B Johnson Freeway.
Applicant/Owner: 6700 LBJ Fwy, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: September 22, 2023
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
S223-259

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CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-259 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Hillcrest Plaza Drive, south of Lyndon B Johnson Freeway

DATE FILED: September 22, 2023 **ZONING:** NO(A)

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 7.452-acres

APPLICANT/OWNER: 6700 LBJ Fwy, LLC

REQUEST: An application to replat a 7.452-acre tract of land containing all of Lot 1 in City Block B/7447 to create 3 lots ranging in size from 1.825 acre to 3.382 acre on property located on Hillcrest Plaza Drive, south of Lyndon B Johnson Freeway.

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 NO(A) Neighborhood Office District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

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

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

11. The number of lots permitted by this plat is 3.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Hillcrest Plaza and Lyndon B Johnson Freeway. Section 51A 8.602(d)(1).

16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

17. TxDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.

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

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

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

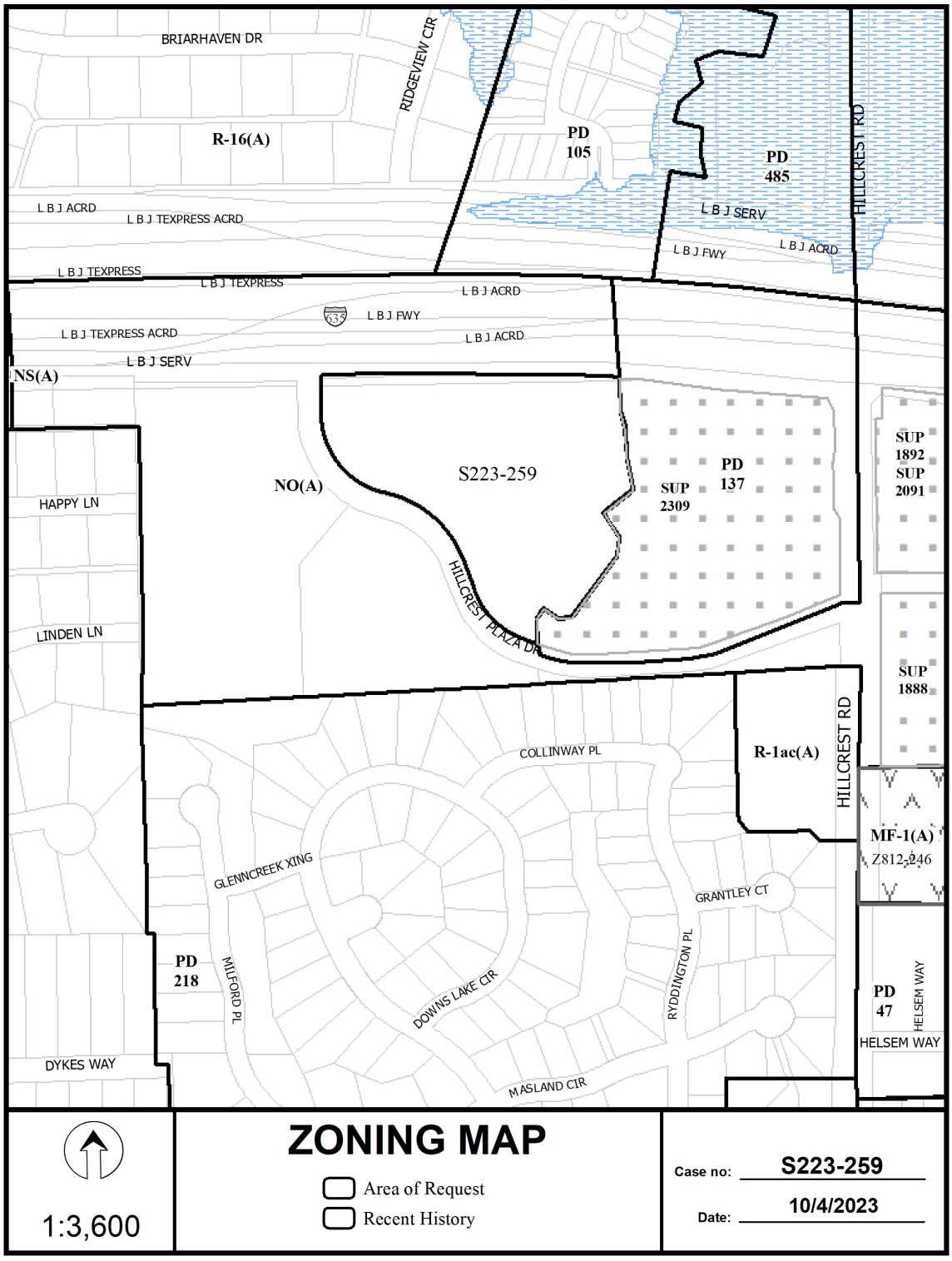
Dallas Water Utilities Conditions:

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.

Street Name / GIS, Lot & Block Conditions:

23. On the final plat, change “Lyndon B. Johnson Freeway (I-635 Service Road)” to “Lyndon B. Johnson Freeway/ Interstate Highway No. 635”

24. On the final plat, identify the property as Lots 1A, 1B, and 1C in City Block B/7447.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RIDGEVIEW CIR
R-16(A)
PD 105
PD 485
HILLCREST RD
L B J ACRD
L B J TEXPRESS ACRD
L B J SERV
L B J FWY
L B J TEXPRESS
635
NS(A)
NO(A)
S223-259
PD 137
SUP 2309
SUP 1892
SUP 2091
SUP 1888
HAPPY LN
LINDEN LN
HILLCREST PLAZA DR
COLLINWAY PL
R-1ac(A)
MF-1(A)
Z812-246
GLENNCREEK XING
GRANTLEY CT
PD 218
MILFORD PL
DOWNS LAKE CIR
RYDDINGTON PL
PD 47
HELSEM WAY
DYKES WAY
MASLAND CIR
ZONING MAP
Area of Request
Recent History
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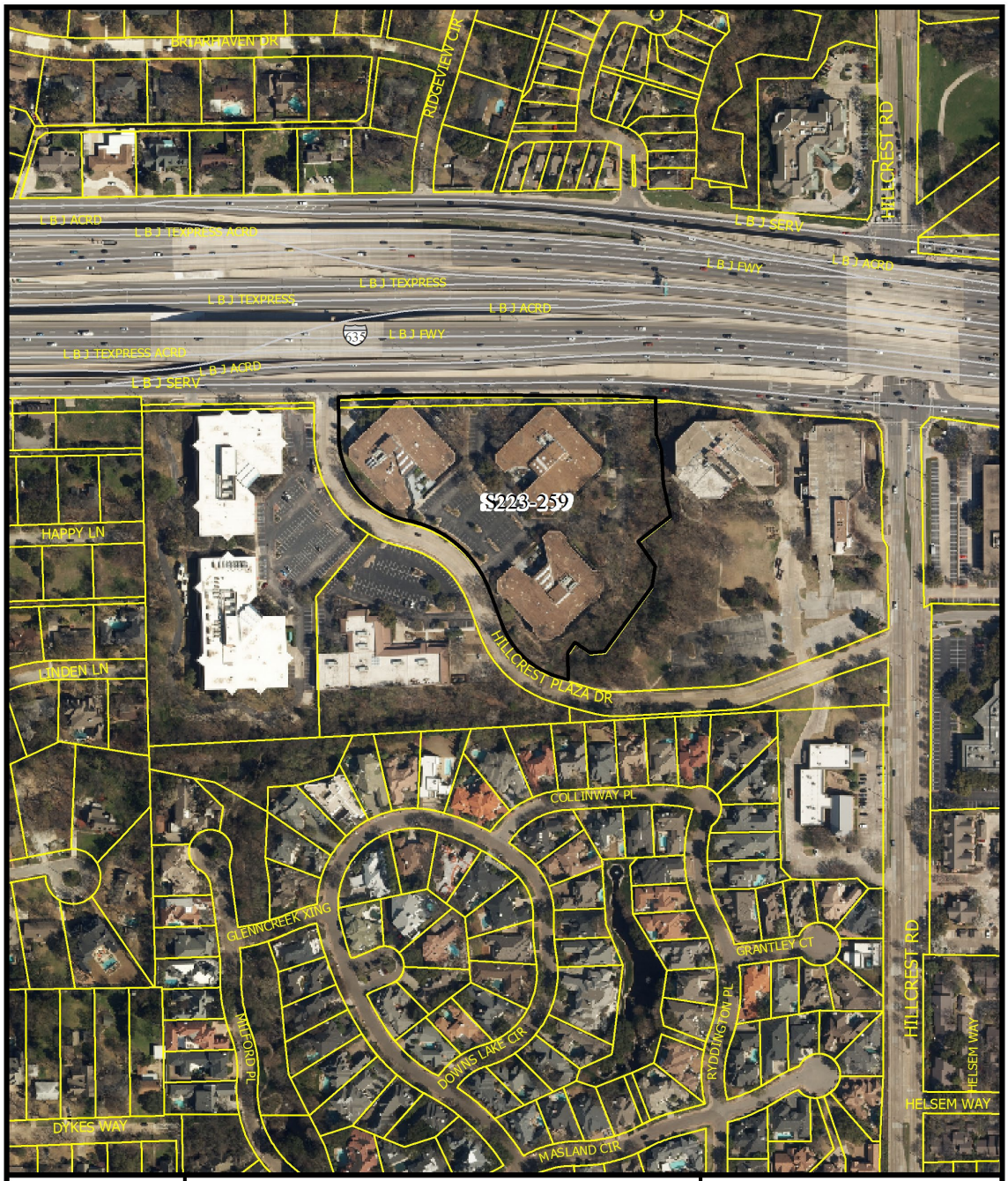
Case no: S223-259
Date: 10/4/2023



AERIAL MAP

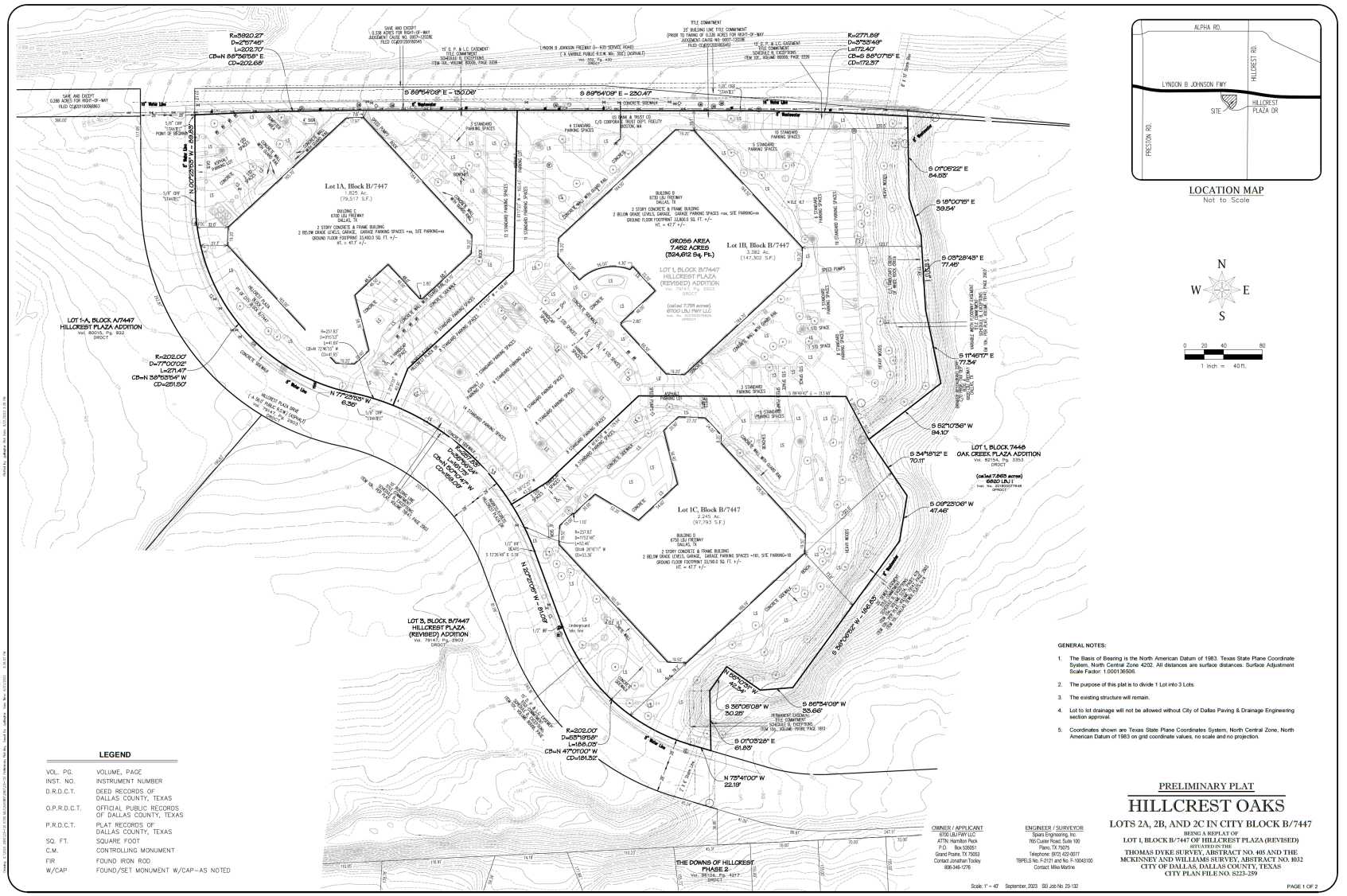
1:3,600

Area of Request

Recent History

Case no: S223-259

Date: 10/4/2023



S223-259

City Plan Commission Date: 10/19/2023 18(f)

OWNER'S CERTIFICATE

STATE OF TEXAS ••
COUNTY OF DALLAS ••

BEING a 7.452 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1032 and the Thomas Dyke Survey, Abstract Number 405, City of Dallas, Dallas County, Texas, being the remainder of a called 7.791 acre tract of land described in a Special Warranty Deed to 6700 LBJ FWY LLC, recorded in Instrument Number 202300076805, of the Official Public Records of Dallas County, Texas (OPRDCT), and the remainder of Lot 1, Block B/7447, of Hillcrest Plaza (Revised) Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 79147, Page 2903, of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the intersection of the east right-of-way line of Hillcrest Plaza Drive, a (56-foot wide right-of-way, recorded in Volume 79147, Page 2903, DRDCT) and the south right of way line of Lyndon B Johnson Freeway, A.K.A. Interstate Highway 635, a (variable width right-of-way, recorded in Volume 332, Page 430, DRDCT and Instrument Number 20120018O545, OPRDCT;

THENCE along the south right of way line of said Lyndon B Johnson Freeway, the following courses and distance:

Easterly along a curve to the right, having a central angle of 02°57'45", a radius of 3,920.27 feet, a chord bearing and distance of N 88°36'58" E, 202.68 feet, an arc length of 202.70 feet to a point for corner at the end of said curve;

S 89°54'09" E, 360.53 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the beginning of a tangent curve to the right, having a central angle of 03°33'49", a radius of 2,771.89 feet, a chord bearing and distance of S 88°07'15" E, 172.37 feet;

Easterly along said curve, an arc length of 172.40 feet to a point for corner within the centerline of Tributary Creek of White Rock Creek and on the westerly line of Lot 1, Block 7448, of Oak Creek Plaza Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 82154, Page 3353, DRDCT;

THENCE along the westerly line of Lot 1, Block 7448, leaving the south right of way line of said Lyndon B Johnson Freeway, the following calls and distances as follows:

S 01°05'22" E, 84.53 feet to a point for corner in a said creek;

S 18°00'15" E, 39.54 feet to a point for corner in a said creek;

S 03°28'43" E, 77.45 feet to a point for corner in a said creek;

S 11°45'17" E, 77.34 feet to a point for corner in a said creek;

S 52°10'36" W, 94.10 feet to a point for corner in a said creek;

S 34°18'12" E, 70.11 feet to a point for corner in a said creek;

S 09°23'06" W, 47.46 feet to a point for corner in a said creek;

S 36°06'52" W, 186.83 feet to a point for corner in a said creek;

S 85°34'09" W, 33.66 feet to a point for corner in a said creek;

N 55°10'31" W, 42.34 feet to a point for corner in a said creek;

S 35°05'08" W, 30.25 feet to a point for corner in a said creek;

S 01°03'28" E, 61.83 feet to a point at the southwest corner of said Lot 1, Block 7448, and on the easterly right-of-way line of said Hillcrest Plaza Drive, same being within said creek;

Thence along the easterly right-of-way line of said Hillcrest Plaza Drive, the following courses and distance:

N 73°41'00" W, 22.19 feet to a point for corner in a said creek at the beginning of a tangent curve to the right having a central angle of 53°19'58", a radius of 202.00 feet, a chord bearing and distance of N 47°01'00" W, 181.32 feet;

Northwesterly along said curve, an arc length of 188.03 feet to a 1/2 inch iron rod found for corner at the end of said curve;

N 20°21'05" W, 81.09 feet to a point for corner at the beginning of a tangent curve to the left, having a central angle of 57°05'06", a radius of 257.83 feet, a chord bearing and distance of N 48°52'19" W, 246.39 feet, from which a 1/2 inch iron rod found bears for witness S 12°26'48" E, 0.39 feet;

Northwesterly along said curve, an arc length of 256.88 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the end of said curve;

N 77°23'53" W, 6.35 feet to an X-found in concrete at the beginning of a tangent curve to the right having a central angle of 77°00'02", a radius of 202.00 feet, a chord bearing and distance of N 38°53'54" W, 251.50 feet;

Northwesterly along said curve, an arc length of 271.47 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the end of said curve;

N 00°23'53" W, 89.83 feet to the POINT OF BEGINNING AND CONTAINING 7.452 acres or 324,612 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 6700 LBJ FWY LLC, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as 6700 LBJ, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

6700 LBJ FWY LLC

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of, _____, 2023

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Jimmy Bernau
Registered Professional Land Surveyor
Texas Registration Number 6902

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas of the _____ day of _____ A.D. 20_____ and same as duly approved on the _____ day of _____ A.D. 20_____ by said Commission

_____
Chairperson or Vice Chairperson
City Plan Commision
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT

HILLCREST OAKS

LOTS 2A, 2B, AND 2C IN CITY BLOCK B/7447

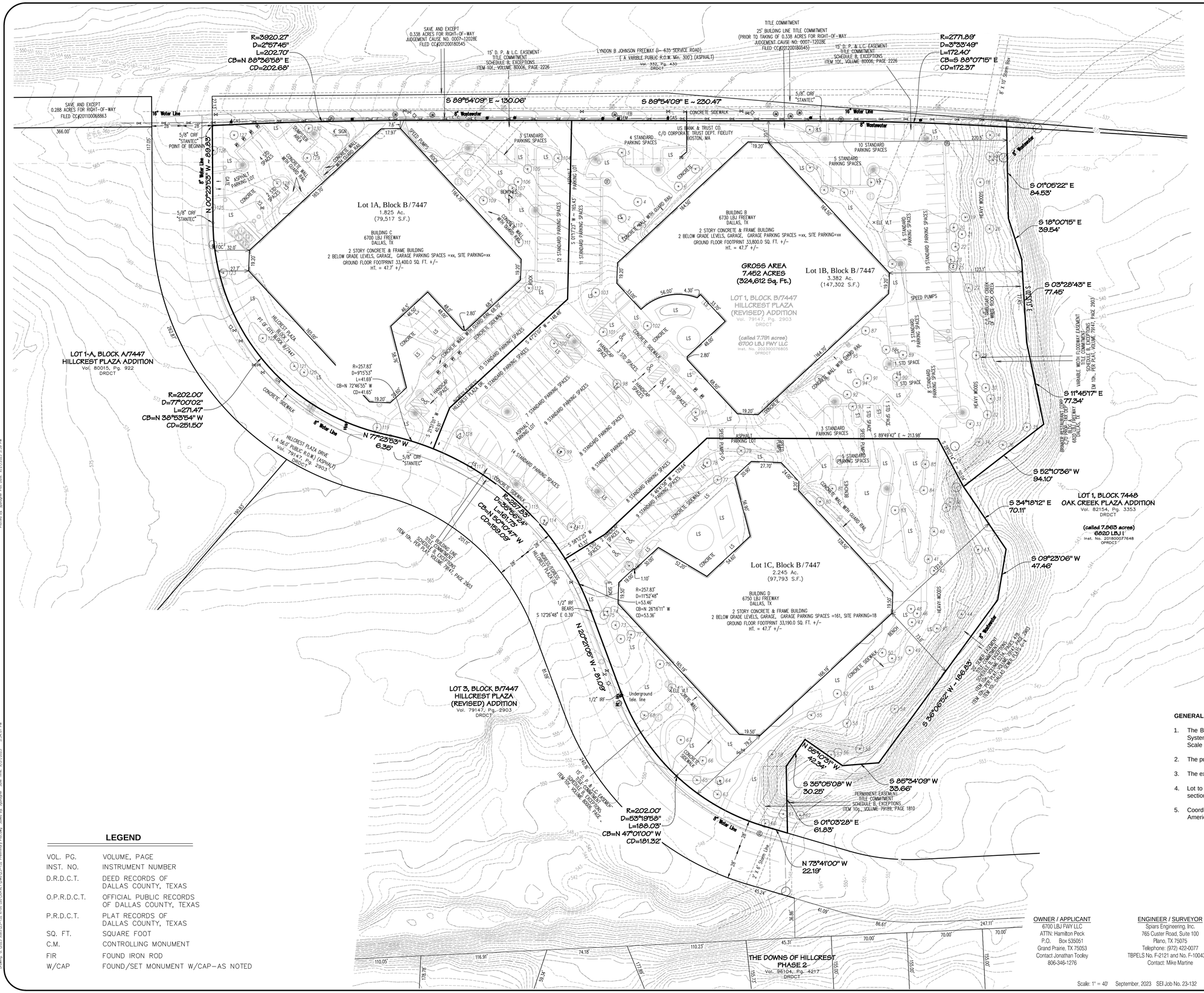
BEING A REPLAT OF
LOT 1, BLOCK B/7447 OF HILLCREST PLAZA (REVISED)
SITUATED IN THE
THOMAS DYKE SURVEY, ABSTRACT NO. 405 AND THE
MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1032
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-259

OWNER / APPLICANT
6700 LBJ FWY LLC
ATTN: Hamilton Peck
P.O. Box 535051
Grand Prairie, Tx 75053
Contact: Jonathan Tooley
806-346-1276

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Mike Martino

Scale: 1"=40' September, 2023 SEI Job No. 23-132

S223-259
City Plan Commission Date: 10/19/2023 18(g)



LEGEND

VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
SQ. FT.	SQUARE FOOT
C.M.	CONTROLLING MONUMENT
FIR	FOUND IRON ROD
W/CAP	FOUND/SET MONUMENT W/CAP–AS NOTED

GENERAL NOTES:

1. The Basis of Bearing is the North American Datum of 1983. Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506.
2. The purpose of this plat is to divide 1 Lot into 3 Lots.
3. The existing structure will remain.
4. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Coordinates shown are Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

PRELIMINARY PLAT

HILLCREST OAKS

LOTS 2A, 2B, AND 2C IN CITY BLOCK B/7447

BEING A REPLAT OF
LOT 1, BLOCK B/7447 OF HILLCREST PLAZA (REVISED)
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Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Tellephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Mike Martine

Scale: 1" = 40' September, 2023 SEI Job No. 23-132

Plotted by: jpfagher Plot Date: 9/27/2023 3:39 PM
Drawing: G:\2023 JOBS\23-132 6700 LBJ\SURVEY\DWG\23-132 Preliminary Plat.dwg Saved By: jpfagher Save Time: 9/27/2023 3:34:07 PM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEING a 7.452 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1032 and the Thomas Dyke Survey, Abstract Number 405, City of Dallas, Dallas County, Texas, being the remainder of a called 7.791 acre tract of land described in a Special Warranty Deed to 6700 LBJ FWY LLC, recorded in Instrument Number 202300076805, of the Official Public Records of Dallas County, Texas (OPRDCT), and the remainder of Lot 1, Block B/7447, of Hillcrest Plaza (Revised) Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 79147, Page 2903, of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the intersection of the east right-of-way line of Hillcrest Plaza Drive, a (56-foot wide right-of-way, recorded in Volume 79147, Page 2903, DRDCT) and the south right of way line of Lyndon B Johnson Freeway, A.K.A. Interstate Highway 635, a (variable width right-of-way, recorded in Volume 332, Page 430, DRDCT and Instrument Number 20120180545, OPRDCT;

THENCE along the south right of way line of said Lyndon B Johnson Freeway, the following courses and distance:

Easterly along a curve to the right, having a central angle of 02°57'45", a radius of 3,920.27 feet, a chord bearing and distance of N 88°36'58" E, 202.68 feet, an arc length of 202.70 feet to a point for corner at the end of said curve;

S 89°54'09" E, 360.53 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the beginning of a tangent curve to the right, having a central angle of 03°33'49", a radius of 2,771.89 feet, a chord bearing and distance of S 88°07'15" E, 172.37 feet;

Easterly along said curve, an arc length of 172.40 feet to a point for corner within the centerline of Tributary Creek of White Rock Creek and on the westerly line of Lot 1, Block 7448, of Oak Creek Plaza Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 82154, Page 3353, DRDCT;

THENCE along the westerly line of Lot 1, Block 7448, leaving the south right of way line of said Lyndon B Johnson Freeway, the following calls and distances as follows:

S 01°05'22" E, 84.53 feet to a point for corner in a said creek;

S 18°00'15" E, 39.54 feet to a point for corner in a said creek;

S 03°28'43" E, 77.45 feet to a point for corner in a said creek;

S 11°45'17" E, 77.34 feet to a point for corner in a said creek;

S 52°10'36" W, 94.10 feet to a point for corner in a said creek;

S 34°18'12" E, 70.11 feet to a point for corner in a said creek;

S 09°23'06" W, 47.46 feet to a point for corner in a said creek;

S 36°06'52" W, 186.83 feet to a point for corner in a said creek;

S 85°34'09" W, 33.66 feet to a point for corner in a said creek;

N 55°10'31" W, 42.34 feet to a point for corner in a said creek;

S 35°05'08" W, 30.25 feet to a point for corner in a said creek;

S 01°03'28" E, 61.83 feet to a point at the southwest corner of said Lot 1, Block 7448, and on the easterly right-of-way line of said Hillcrest Plaza Drive, same being within said creek;

Thence along the easterly right-of-way line of said Hillcrest Plaza Drive, the following courses and distance:

N 73°41'00" W, 22.19 feet to a point for corner in a said creek at the beginning of a tangent curve to the right having a central angle of 53°19'58", a radius of 202.00 feet, a chord bearing and distance of N 47°01'00" W, 181.32 feet;

Northwesterly along said curve, an arc length of 188.03 feet to a 1/2 inch iron rod found for corner at the end of said curve;

N 20°21'05" W, 81.09 feet to a point for corner at the beginning of a tangent curve to the left, having a central angle of 57°05'06", a radius of 257.83 feet, a chord bearing and distance of N 48°52'19" W, 246.39 feet, from which a 1/2 inch iron rod found bears for witness S 12°26'48" E, 0.39 feet;

Northwesterly along said curve, an arc length of 256.88 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the end of said curve;

N 77°23'53" W, 6.35 feet to an X-found in concrete at the beginning of a tangent curve to the right having a central angle of 77°00'02", a radius of 202.00 feet, a chord bearing and distance of N 38°53'54" W, 251.50 feet;

Northwesterly along said curve, an arc length of 271.47 feet to a 5/8 inch iron rod found with cap stamped "STANTEC" for corner at the end of said curve;

N 00°23'53" W, 89.83 feet to the POINT OF BEGINNING AND CONTAINING 7.452 acres or 324,612 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 6700 LBJ FWY LLC, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as 6700 LBJ, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

6700 LBJ FWY LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of, _____, 2023

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Jimmy Bernau
Registered Professional Land Surveyor
Texas Registration Number 6902

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas of the _____ day of _____ A.D. 20_____ and same as duly approved on the _____ day of _____ A.D. 20____ by said Commission

_____
Chairperson or Vice Chairperson
City Plan Commision
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT

HILLCREST OAKS

LOTS 2A, 2B, AND 2C IN CITY BLOCK B/7447

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Spiars Engineering, Inc.
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Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Mike Martine

Scale: 1"=40' September, 2023 SEI Job No. 23-132

Drawing: C:\2023 JOBS\23-132 6700 LBJ\SURVEY\DWG\23-132 Preliminary Plat.dwg Saved By: jgallagher Save Time: 9/21/2023 3:34:07 PM
Plotted By: jgallagher Plot Date: 9/21/2023 3:40 PM

Agenda Information Sheet

File #: 23-2681 **Item #:** 19.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 2.69-acre lot from a tract of land in City Block A on property located on State Highway No. 78 and Easton Road, north corner.
Applicant/Owner: Price Smith
Surveyor: Atwell, LLC
Application Filed: September 22, 2023
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 9
S223-260

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-260 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: State Highway No. 78 and Easton Road, north corner

DATE FILED: September 22, 2023 **ZONING:** CR

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 2.69-acres

APPLICANT/OWNER: Price Smith

REQUEST: An application to create one 2.69-acre lot from a tract of land in City Block A on property located on State Highway No. 78 and Easton Road, north corner.

SUBDIVISION HISTORY:

1. S223-099 was a request northeast of the present request to create one 7.257-acre lot from a tract of land in City Block 5361 on property located on Garland Road / State Highway No. 78 at terminus of Centerville Road. The request was approved on March 23, 2023 but has not been recorded.

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

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

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

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

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

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

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

16. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via fee simple or Street easement) at the intersection of Graland Road and Easton Road. Section 51A 8.602(d)(1).

17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

18. TxDOT approval may be required for any driveway modifications or new access.

19. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

20. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

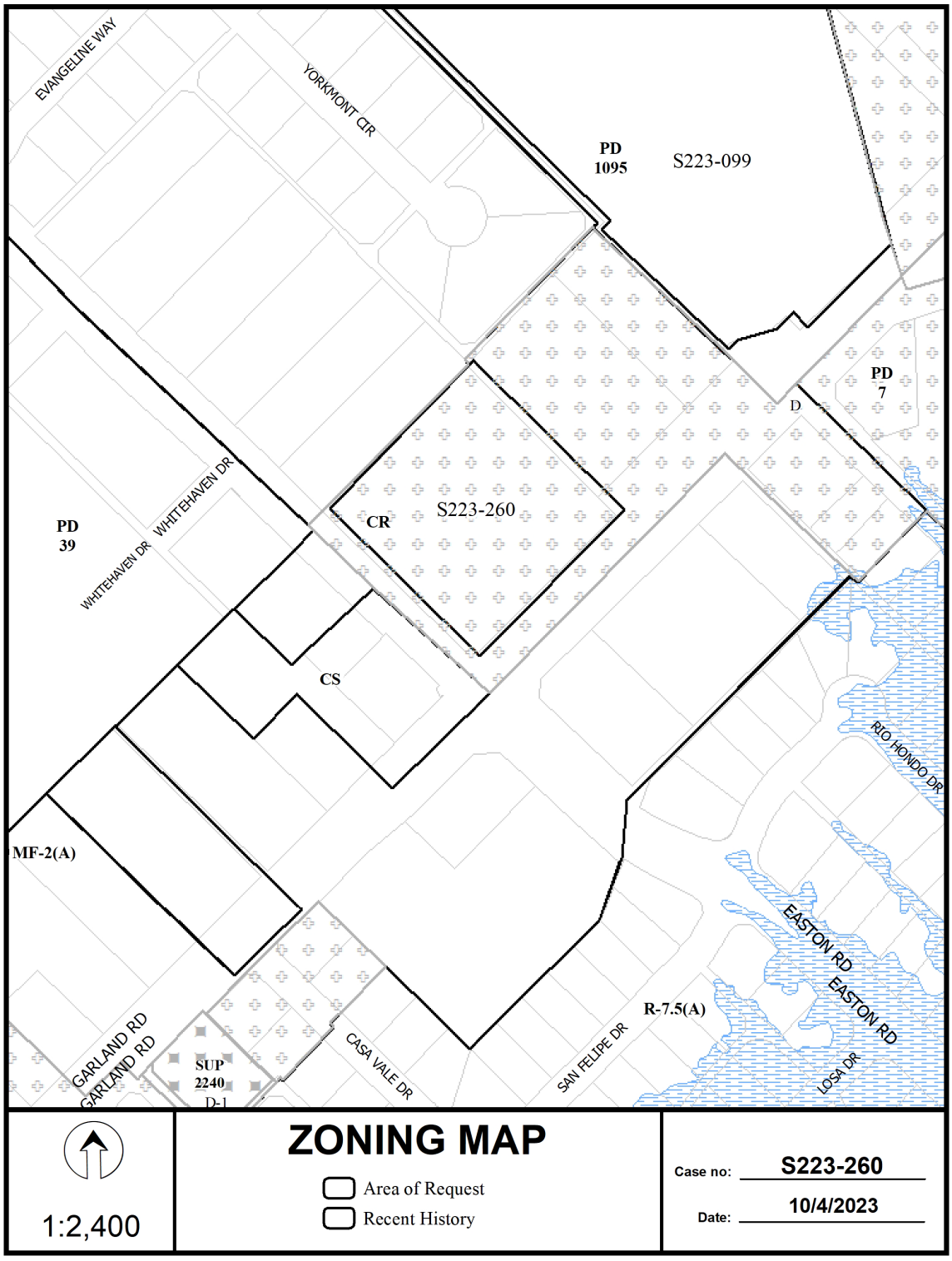
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show distances/width across all adjoining right-of-way.
25. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
26. On the final plat, use City of Dallas Surveyor's Statement and Owner's Dedication Statement. Owner name in plat dedication statement needs to be same as the current owner in the plat owner's certificate.

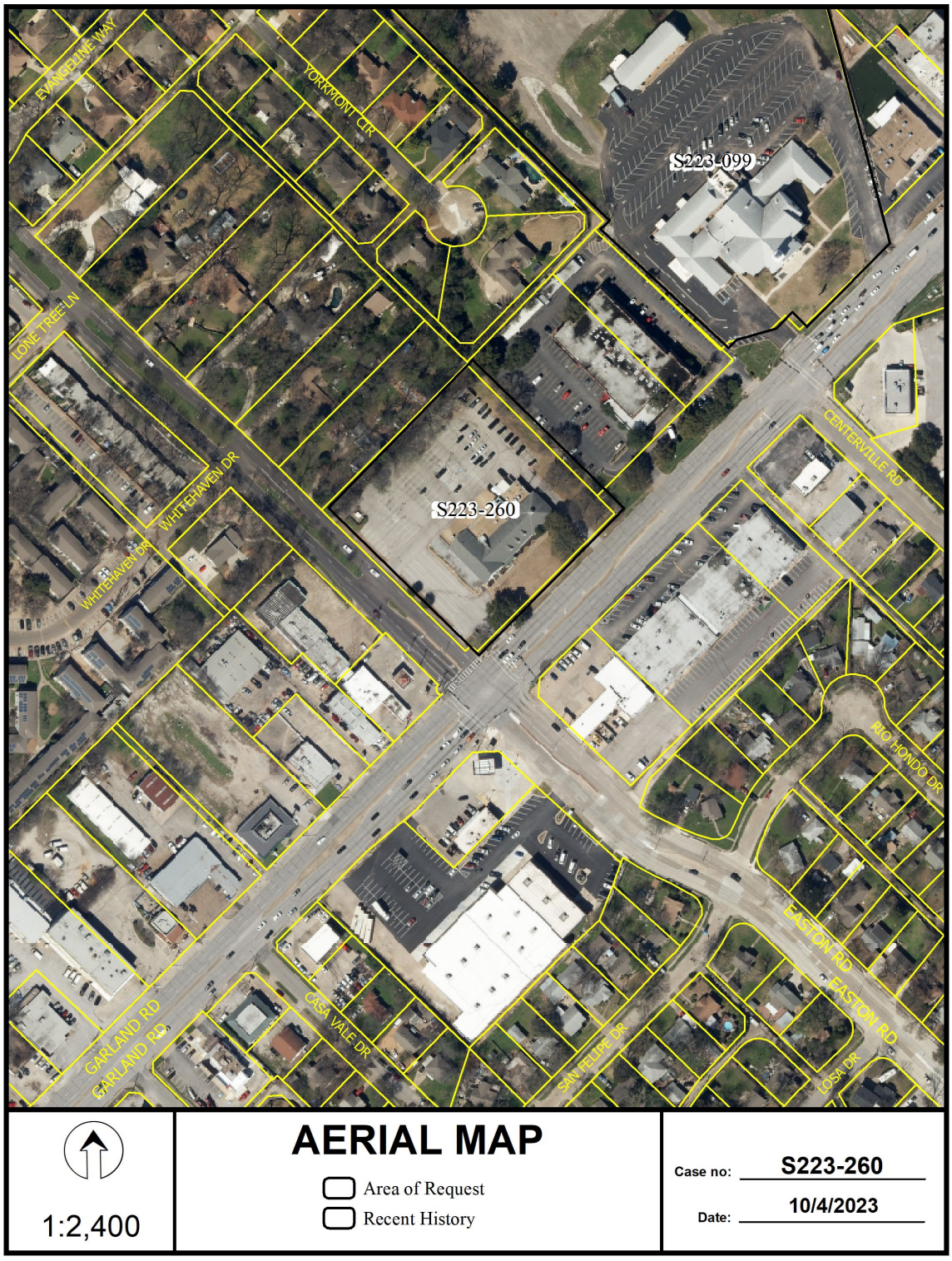
Dallas Water Utilities Conditions:

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.

Street Name / GIS, Lot & Block Conditions:

28. On the final plat, change "Easton Road" to "Easton Road (F.K.A. Ferndale Road)".
29. On the final plat, identify the property as Lot 1 in City Block D/5364.


EVANGELINE WAY
YORKMONT CIR
PD
1095
S223-099
PD
7
D
S223-260
CR
PD
39
WHITEHAVEN DR
WHITEHAVEN DR
CS
MF-2(A)
RIO HONDO DR
EASTON RD
EASTON RD
R-7.5(A)
SAN FELIPE DR
LOSA DR
CASA VALE DR
GARLAND RD
GARLAND RD
SUP
2240
D-1
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S223-260
Date: 10/4/2023



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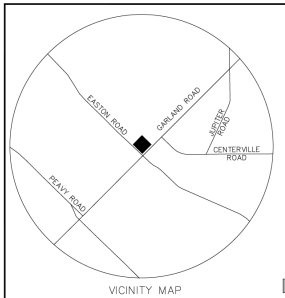
AERIAL MAP

Area of Request

Recent History

Case no: S223-260

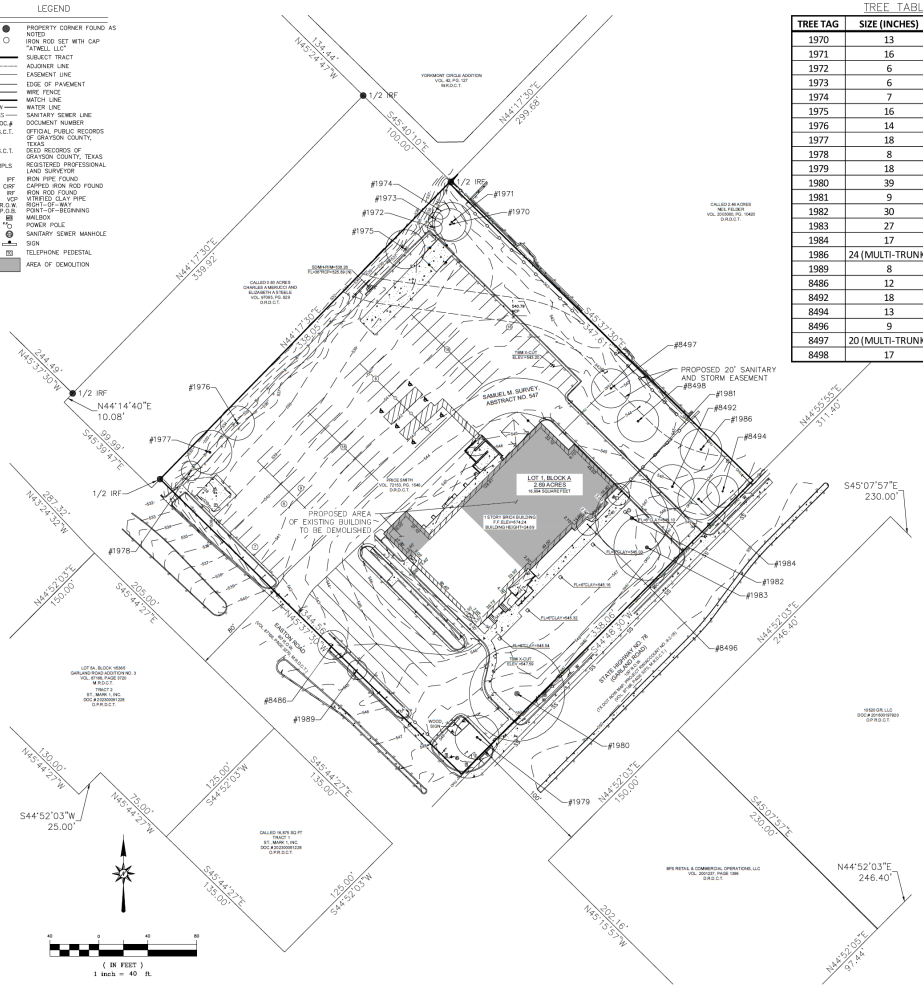
Date: 10/4/2023



VICINITY MAP

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD SET WITH CAP "ATWELL LLC"
- SUBJECT TRACT
- ADJOINER LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- WIRE FENCE
- MATCH LINE
- WATER LINE
- SANITARY SEWER LINE
- DOC.# DOCUMENT NUMBER
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
- D.R.G.C.T. DEED RECORDS OF GRAYSON COUNTY, TEXAS
- RPLS REGISTERED PROFESSIONAL LAND SURVEYOR
- IPF IRON PIPE FOUND
- CMF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- VCP VITRIFIED CLAY PIPE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT-OF-BEGINNING
- MAILBOX
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- TELEPHONE PEDESTAL
- AREA OF DEMOLITION



TREE TABLE

TREE TAG	SIZE (INCHES)	SPECIES
1970	13	CHINA BERRY
1971	16	CHINA BERRY
1972	6	HACKBERRY
1973	6	ELM
1974	7	HACKBERRY
1975	16	CHINA BERRY
1976	14	CHINA BERRY
1977	18	ELM
1978	8	HACKBERRY
1979	18	LIVE OAK
1980	39	LIVE OAK
1981	9	MAGNOLIA
1982	30	LIVE OAK
1983	27	LIVE OAK
1984	17	ELM
1986	24 (MULTI-TRUNK)	ELM
1989	8	LIVE OAK
8486	12	LIVE OAK
8492	18	ELM
8494	13	ELM
8496	9	MAGNOLIA
8497	20 (MULTI-TRUNK)	ELM
8498	17	ELM

OWNER'S CERTIFICATE:

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS PRICE SMITH IS THE SOLE OWNER OF THAT CERTAIN 2.86 ACRE TRACT OF LAND SITUATED IN THE SAMUEL M. SURVEY, ABSTRACT NUMBER 547, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO PRICE SMITH AS RECORDED UNDER VOLUME 72153, PAGE 1546, DEED RECORDS OF DALLAS COUNTY, TEXAS. THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN INTERSECTION OF GARLAND ROAD, HAVING A 100' RIGHT-OF-WAY AND EASTON ROAD, HAVING A 80' RIGHT-OF-WAY, ALSO BEING THE SOUTHERNMOST CORNER OF SAID 2.86 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEASTERN RIGHT-OF-WAY OF SAID EASTON ROAD, AND THE SOUTHWESTERN LINE OF SAID 2.86 ACRE TRACT, N45°37'30"W, A DISTANCE OF 344.56 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEASTERN LINE OF A CALLED 0.80 ACRE TRACT DESCRIBED BY DEED TO CHARLES A. MERUCCI AND ELIZABETH A. STEELE, AS RECORDED UNDER VOLUME 97085, PAGE 829, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EASTON ROAD, WITH THE SOUTHEAST LINE OF SAID 0.80 ACRE TRACT AND THE NORTHWEST LINE OF SAID 2.86 ACRE TRACT, N44°17'30"E A DISTANCE OF 338.05 FEET TO A POINT IN THE SOUTHEASTERN LINE OF SAID 0.80 ACRE TRACT, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND THE WESTERNMOST CORNER OF A CALLED 2.46 ACRE TRACT OF LAND DESCRIBED BY DEED TO NEIL FELDER, AS RECORDED UNDER VOLUME 2003060, PAGE 10420, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, WITH THE SOUTHWEST LINE OF SAID 2.46 ACRE TRACT, S45°37'30"E, A DISTANCE OF 347.61 FEET TO A POINT IN THE NORTHWESTERN RIGHT-OF-WAY OF SAID GARLAND ROAD FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERNMOST CORNER OF SAID 2.46 ACRE TRACT OF LAND;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID GARLAND ROAD, S44°48'30"W, A DISTANCE OF 338.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.69 ACRES (116,994 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

1.) BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERRA RTK NETWORK. NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT REALIZATION 2011)

2.) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.

3.) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND FOR CONSTRUCTION.

4.) ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERRA RTK NETWORK. NORTH AMERICAN VERTICAL DATUM OF 1988. (GEOID 12A)

5.) ALL IMPROVEMENTS, COORDINATES, AND ELEVATIONS ARE PER ALTA SURVEY PROVIDED BY EAGLE SURVEYING DATED 06/03/2021 WHICH WAS NOT DONE PREFORMED WITH THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT. RESEARCH OF RECORD DOCUMENTS DONE BY EAGLE SURVEYING WAS PREFORMED FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND ADJOINING PARCELS. ADDITIONAL RECORD DOCUMENTS MAY EXIST AND ENCUMBER THIS PROPERTY.

6.) PORTIONS OF THE EXISTING STRUCTURE WILL BE DEMOLISHED TO ACCOMMODATE IMPROVEMENTS FOR LANDSCAPE AND ADDITIONS TO THE EXISTING STRUCTURE.

7.) NO ACCESS PAST NORTHWEST FENCE, NOT ALL IMPROVEMENTS, TREES, AND FEATURES ARE SHOWN HEREON.

8.) FOR PRELIMINARY USES ONLY.

FLOODPLAIN NOTE

FLOOD NOTE: THE SUBJECT PARCEL LIES WITHIN NON-SHADED ZONE "X" AS SCALED FORM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 23014 AND IS LOCATED IN COMMUNITY NUMBER 480171 AS SHOWN ON MAP NUMBER 48113C0355K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP

SURVEY CERTIFICATION

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I MADE THE WITHIN AND FOREGOING PLAT AND DESCRIPTION OF THE LAND AS HEREIN DESCRIBED, AND THAT THE LOTS, ANGLES, DISTANCES, AREA AND LOCATION, AS INDICATED ON SAID PLAT AND CONTAINED IN SAID DESCRIPTIONS, ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

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

_____
ROBERT J. GERTSON, RPLS# 6367
Atwell LLC
805 Las Cimas Parkway, Ste. 310
Austin, Texas 78746
(512)904-0505
rgertson@atwell-group.com

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

That SCI Shared Resources, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as SPARKMAN CRANE ADDITION, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever any streets and alleys as shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. the utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. the maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.
this pat approved subject to all platting ordinances, rules, regulations of the City of Dallas, Texas.

Witness my hand this the _____ day of _____, 2023

SCI Shared Resources, LLC

BY: _____
PRICE SMITH, OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personaly appeared Price Smith, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023

_____
NOTARY PUBLIC IN AND FOR _____ COUNTY

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of_____, A.D. 20____
and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

APPLICANT
SCI SHARED RESOURCES, LLC
1929 Allen Pkwy., 5th Floor
Houston, TX, 77019
phone: (713)-525-9089
contact: John Cesmirosky

OWNER
PRICE SMITH

ENGINEER/SURVEYOR
ATWELL, LLC
5550 Granite Parkway, Suite 250
Plano, TX 75024
Phone: 214.215.5719
Contact: Jorge L. Garay, P.E.

DR. JC | CH. RG | DATE SEPTEMBER 2023
P.M. RG
CAD FILE: 210032700 - PRELIM PLAT.DWG
JOB 21001327.01
SHEET NO. 1 OF 1
REVISIONS

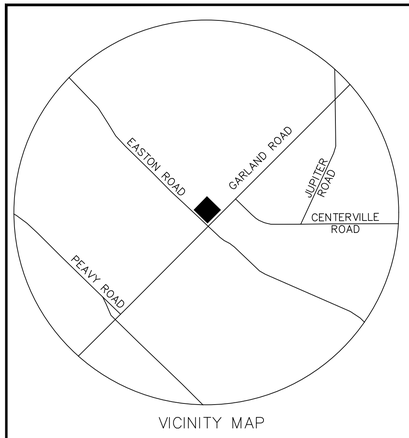
PRELIMINARY PLAT

PROJECT: SPARKMAN CRANE ADDITION
2.69 ACRES
OUT OF THE SAMUEL H. HYDE SURVEY, ABSTRACT NO. 547,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT NO. S223-260

ATWELL
www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

S223-260

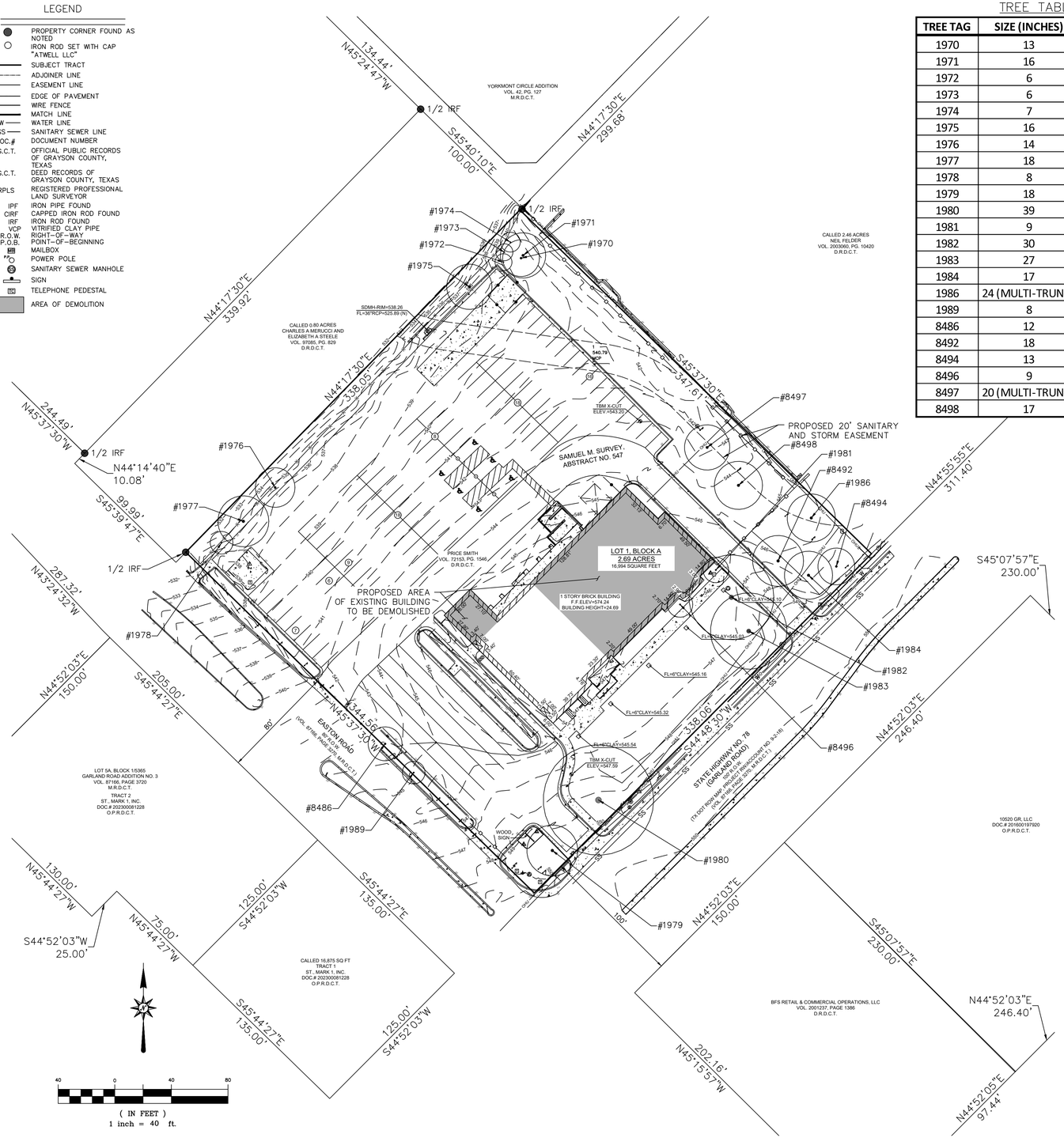
City Plan Commission Date: 10/19/2023 19(f)



VICINITY MAP

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD SET WITH CAP "ATWELL LLC"
- SUBJECT TRACT
- ADJOINER LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- WIRE FENCE
- MATCH LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- DOC.# DOCUMENT NUMBER
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
- D.R.G.C.T. DEED RECORDS OF GRAYSON COUNTY, TEXAS
- RPLS REGISTERED PROFESSIONAL LAND SURVEYOR
- IPF IRON PIPE FOUND
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- VCP VITRIFIED CLAY PIPE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT-OF-BEGINNING
- MB MAILBOX
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- TC TELEPHONE PEDESTAL
- AREA OF DEMOLITION



TREE TABLE

TREE TAG	SIZE (INCHES)	SPECIES
1970	13	CHINA BERRY
1971	16	CHINA BERRY
1972	6	HACKBERRY
1973	6	ELM
1974	7	HACKBERRY
1975	16	CHINA BERRY
1976	14	CHINA BERRY
1977	18	ELM
1978	8	HACKBERRY
1979	18	LIVE OAK
1980	39	LIVE OAK
1981	9	MAGNOLIA
1982	30	LIVE OAK
1983	27	LIVE OAK
1984	17	ELM
1986	24 (MULTI-TRUNK)	ELM
1989	8	LIVE OAK
8486	12	LIVE OAK
8492	18	ELM
8494	13	ELM
8496	9	MAGNOLIA
8497	20 (MULTI-TRUNK)	ELM
8498	17	ELM

OWNER'S CERTIFICATE:

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS PRICE SMITH IS THE SOLE OWNER OF THAT CERTAIN 2.86 ACRE TRACT OF LAND SITUATED IN THE SAMUEL M. SURVEY, ABSTRACT NUMBER 547, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO PRICE SMITH AS RECORDED UNDER VOLUME 72153, PAGE 1546, DEED RECORDS OF DALLAS COUNTY, TEXAS. THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN INTERSECTION OF GARLAND ROAD, HAVING A 100' RIGHT-OF-WAY AND EASTON ROAD, HAVING A 80' RIGHT-OF-WAY, ALSO BEING THE SOUTHERNMOST CORNER OF SAID 2.86 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEASTERN RIGHT-OF-WAY OF SAID EASTON ROAD, AND THE SOUTHWESTERN LINE OF SAID 2.86 ACRE TRACT, N45°37'30"W, A DISTANCE OF 344.56 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEASTERN LINE OF A CALLED 0.80 ACRE TRACT DESCRIBED BY DEED TO CHARLES A. MERUCCI AND ELIZABETH A. STEELE, AS RECORDED UNDER VOLUME 97085, PAGE 829, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EASTON ROAD, WITH THE SOUTHEAST LINE OF SAID 0.80 ACRE TRACT AND THE NORTHWEST LINE OF SAID 2.86 ACRE TRACT, N44°17'30"E A DISTANCE OF 338.05 FEET TO A POINT IN THE SOUTHEASTERN LINE OF SAID 0.80 ACRE TRACT, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND THE WESTERNMOST CORNER OF A CALLED 2.46 ACRE TRACT OF LAND DESCRIBED BY DEED TO NEIL FELDER, AS RECORDED UNDER VOLUME 2003060, PAGE 10420, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, WITH THE SOUTHWEST LINE OF SAID 2.46 ACRE TRACT, S45°37'30"E, A DISTANCE OF 347.61 FEET TO A POINT IN THE NORTHWESTERN RIGHT-OF-WAY OF SAID GARLAND ROAD FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERNMOST CORNER OF SAID 2.46 ACRE TRACT OF LAND;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID GARLAND ROAD, S44°48'30"W, A DISTANCE OF 338.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.69 ACRES (116,994 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

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FLOODPLAIN NOTE

FLOOD NOTE: THE SUBJECT PARCEL LIES WITHIN NON-SHADED ZONE "X" AS SCALED FORM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 23014 AND IS LOCATED IN COMMUNITY NUMBER 480171 AS SHOWN ON MAP NUMBER 48113C0355K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACE 1-(877) FEMA MAP

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_____
ROBERT J. GERTSON, RPLS# 6367
Atwell LLC
805 Las Cimas Parkway, Ste. 310
Austin, Texas 78746
(512)904-0505
rgertson@atwell-group.com

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this pat approved subject to all platting ordinances, rules, regulations of the City of Dallas, Texas.

Witness my hand this the _____ day of _____, 2023

SCI Shared Resources, LLC

BY: _____
PRICE SMITH, OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME. the undersigned authority, a notary public in and for said county and state, on this day personally appeared Price Smith, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated. GIVIN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023

_____
NOTARY PUBLIC IN AND FOR _____ COUNTY

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

APPLICANT
SCI SHARED RESOURCES, LLC
1929 Allen Pkwy., 5th Floor
Houston, TX, 77019
phone: (713)-525-9089
contact: John Cesmirosky

OWNER
PRICE SMITH

ENGINEER/SURVEYOR
ATWELL, LLC
5550 Granite Parkway, Suite 250
Plano, TX 75024
Phone: 214.215.5719
Contact: Jorge L. Garay, P.E.

DR. JC	CH. RG	DATE SEPTEMBER 2023
P.M. RG		
CAD FILE: 21001327.001 - PRELIM PLAT.DWG		
JOB 21001327.01		
SHEET NO. 1 OF 1		REVISIONS

PRELIMINARY PLAT

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TBPE LS 10193726

N:\21001327.01 - easton and garland road re-development\Engineering\Survey\21001327.001 - prelim plat.dwg Sonestake 9/22/2023 11:15 AM Printstone 9/22/2023 11:18 AM

Agenda Information Sheet

File #: 23-2682 **Item #:** 20.

AGENDA DATE: October 19, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 3.580-acre lot from a tract of land in City Block 8793 on property located on C F Hawn Freeway, northeast of Kleberg Road.
Applicant/Owner: Jordan Langston
Surveyor: Yazel Peebles & Associates, LLC
Application Filed: September 22, 2023
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S223-261

CITY PLAN COMMISSION **THURSDAY, OCTOBER 19, 2023**

FILE NUMBER: S223-261 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: C F Hawn Freeway, northeast of Kleberg Road

DATE FILED: September 22, 2023 **ZONING:** CS

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 3.580-acres

APPLICANT/OWNER: Jordan Langston

REQUEST: An application to create one 3.580-acre lot from a tract of land in City Block 8793 on property located on C F Hawn Freeway, northeast of Kleberg Road.

SUBDIVISION HISTORY:

1. S201-672 was a request on the same location as the present request to create a 3.589-acre lot from a tract of land in City Block 8793 on property located on C F Hawn/US Highway No. 175, north of Silverado Drive. The request was approved on June 17, 2021 but has not been recorded.

2. S190-013 was a request southeast of the present request to create a 2.556-acre lot from a tract of land in City Block 8793 on property located on C.F. Hawn Freeway (U.S. Highway No. 175) at Silverado Drive, southwest corner. The request was approved on November 7, 2019 and was recorded on October 8, 2020.

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:

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

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

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

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

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

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

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

15. TxDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

17. On the final plat, show how all adjoining right-of-way was created.

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

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

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

21. Provide an 8.5-inch by 11-inch signed, sealed, and dated survey of all permanent structures less than 5 feet from the proposed plat boundary lines which are not currently shown on preliminary plat.

Dallas Water Utilities Conditions:

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. 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.

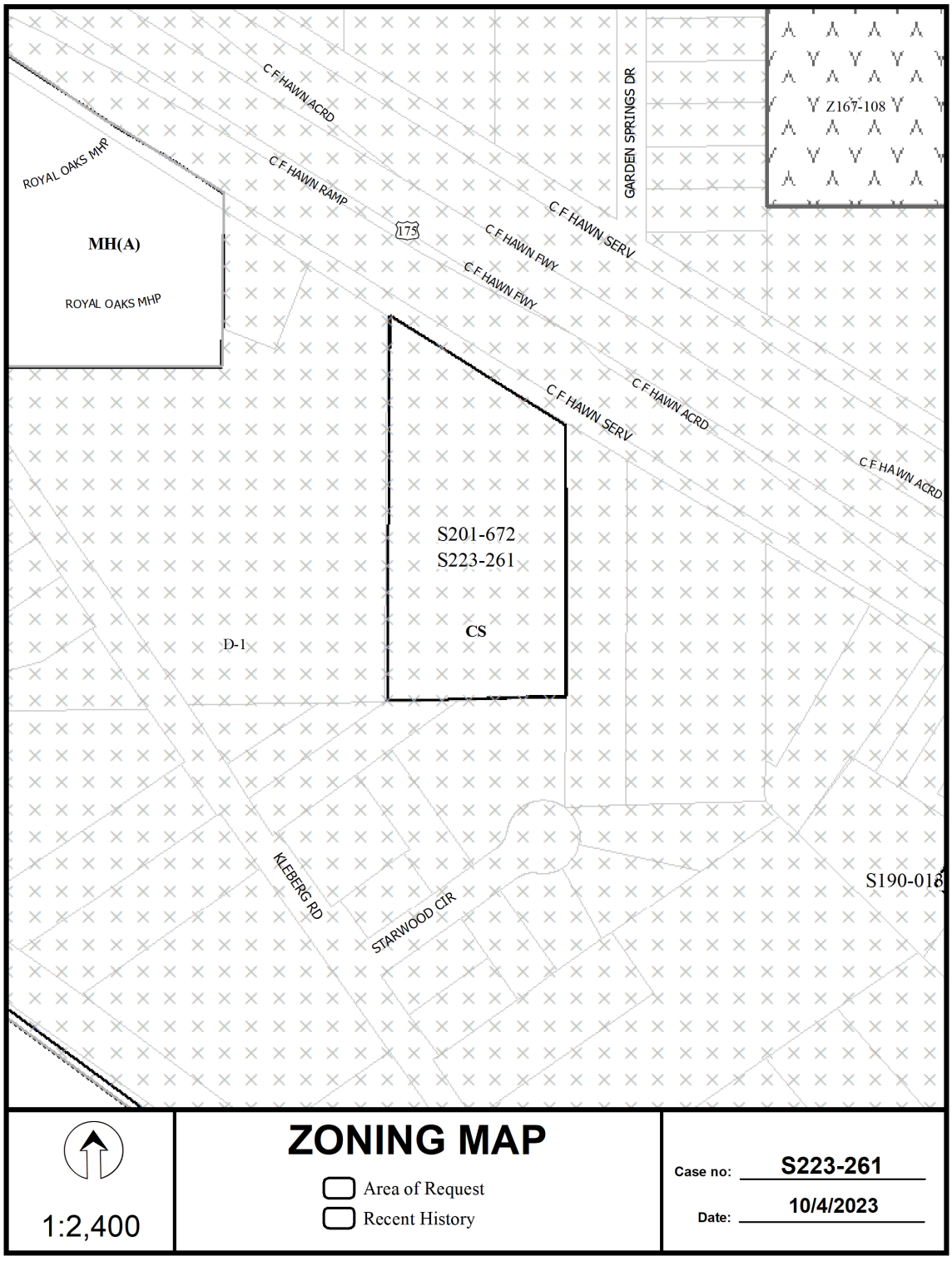
24. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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

Street Name / GIS, Lot & Block Conditions:

26. On the final plat, change “C F Hawn Freeway” to “C. F. Hawn Freeway/ U.S. Highway No. 175”.

27. On the final plat, identify the property as Lot 1 in City Block D/8793.


C F HAWN ACRD
GARDEN SPRINGS DR
Z167-108
ROYAL OAKS MHP
C F HAWN RAMP
MH(A)
ROYAL OAKS MHP
175
C F HAWN SERV
C F HAWN FWY
C F HAWN FWY
C F HAWN SERV
C F HAWN ACRD
C F HAWN ACRD
S201-672
S223-261
CS
D-1
KLEBERG RD
STARWOOD CIR
S190-018
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S223-261
Date: 10/4/2023

C F HAWN ACRD
ROYAL OAKS MHP
C F HAWN RAMP
GARDEN SPRINGS DR
175
C F HAWN SERV
C F HAWN FWY
C F HAWN FWY
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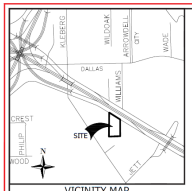
C F HAWN SERV
C F HAWN ACRD
C F HAWN ACRD
S201-672
S223-261
KLEBERG RD
STARWOOD CIR
S190-018
AERIAL MAP
Area of Request
Recent History
1:2,400
Case no: S223-261
Date: 10/4/2023

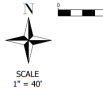
S223-261

City Plan Commission Date: 10/19/2023

20(f)



VICINITY MAP
NOT TO SCALE



SCALE
1" = 40'

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506. Elevations based on the following City of Dallas Monuments:

BENCHMARK: 69-G-1
Northing: 6,939,218.310
Easting: 22,529,680.168
Elevation: 458.740
Square cut on top concrete curb next to storm sewer inlet northwest corner of intersection of Rylie road and Tufts drive.

2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 540 of 725, Map Numbers 48113C0540K, Map Revised Date: July 7, 2014, the subject property is located in: Zone "X" (Unshaded) - Areas determined to be outside of the 0.2% annual chance floodplain.

This statement does not reflect any type of flood study by this firm.

3. The purpose of this plat is to create one (1) lot out an existing tract.

4. Lot to Lot drainage will not be allowed without engineering section approval.

5. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, no scale and no projection.

6. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey without the benefit of a title commitment.

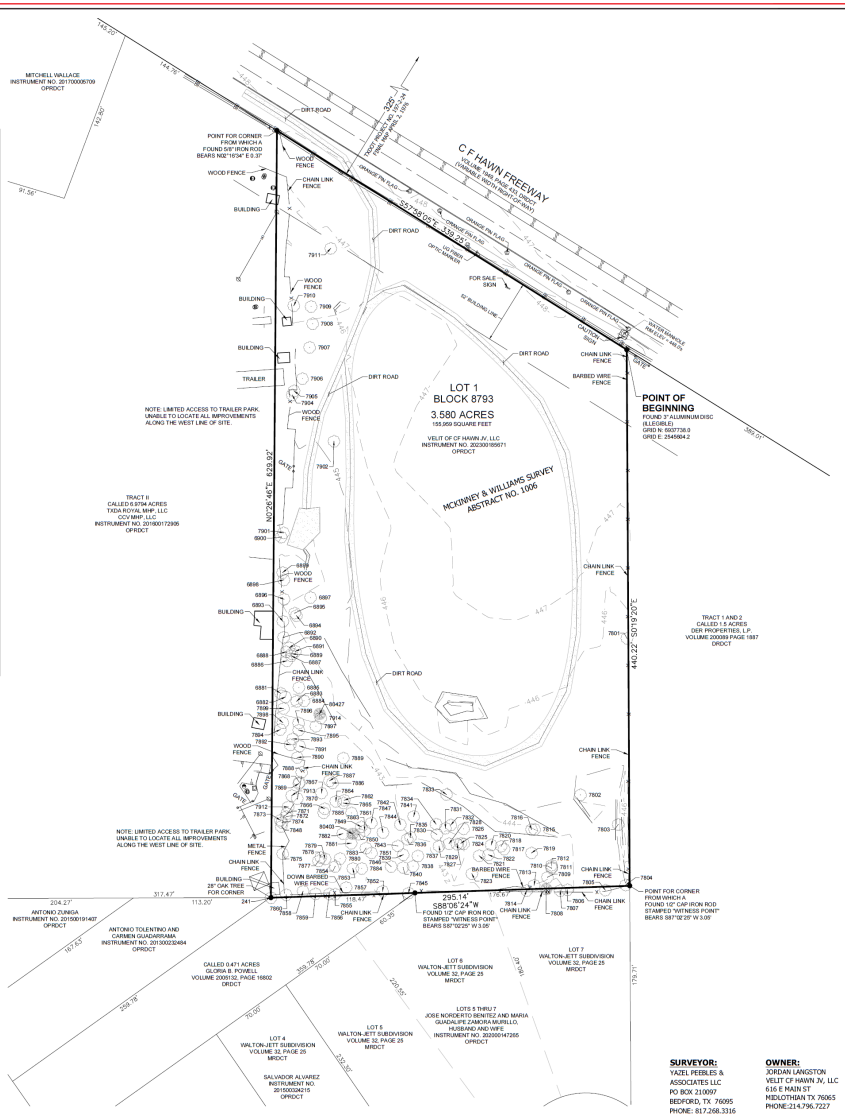
LEGEND

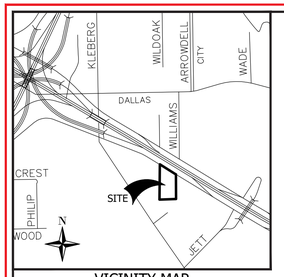
GM	GAS METER
CO	CLEANOUT
EM	ELECTRIC METER
LP	LIGHT POLE
UP	UTILITY POLE
	TREE
IC	IRRIGATION CONTROL VALVE
CNA	COULD NOT ACCESS
	ELEVATION BENCHMARK
SP	SPROUT
	DEAD TREE

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	DIRT
	OVERHANG
OHP	OVERHEAD UTILITY LINE
OPRDCT	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
PRDCT	PUBLIC RECORDS DALLAS COUNTY TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY TEXAS
NO.	NUMBER
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION

TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
241	28" OAK	7825	9" OAK	7870	9" POST OAK
6881	17" HACKBERRY	7826	10" POST OAK	7871	8" POST OAK
6882	8" POST OAK	7827	10" POST OAK	7872	18" POST OAK
6883	14" OAK	7828	9" POST OAK	7873	14" POST OAK
6884	9" POST OAK	7829	18" POST OAK	7874	8" POST OAK
6885	13" POST OAK	7830	10" POST OAK	7875	9" POST OAK
6886	10" POST OAK	7831	18" POST OAK	7877	10" POST OAK
6887	14" POST OAK	7832	15" CEDAR ELM	7878	8" POST OAK
6888	9" POST OAK	7833	39" CEDAR ELM	7879	12" POST OAK
6889	10" POST OAK	7834	12" CEDAR ELM	7880	10" POST OAK
6890	11" POST OAK	7835	11" POST OAK	7881	8" POST OAK
6891	16" POST OAK	7836	7" POST OAK	7882	8" POST OAK
6892	7" POST OAK	7837	9" POST OAK	7883	7" POST OAK
6893	15" CEDAR ELM	7838	7" HACKBERRY	7884	8" OAK
6894	12" POST OAK	7839	10" POST OAK	7885	7" POST OAK
6895	11" POST OAK	7840	7" LIVE OAK	7886	18" POST OAK
6896	15" POST OAK	7841	19" POST OAK	7887	8" POST OAK
6897	20" POST OAK	7842	7" POST OAK	7888	10" POST OAK
6898	25" OAK	7843	9" POST OAK	7889	9" POST OAK
6899	14" POST OAK	7844	8" POST OAK	7890	9" POST OAK
6900	17" POST OAK	7845	28" POST OAK	7891	11" POST OAK
7801	7" ELM	7846	6" OAK	7892	7" CEDAR ELM
7802	9" OAK	7847	20" POST OAK	7893	7" POST OAK
7803	6" HACKBERRY	7848	11" POST OAK	7894	7" HACKBERRY
7804	7" HACKBERRY	7849	16" POST OAK	7895	7" POST OAK
7805	19" OAK	7850	7" POST OAK	7896	8" POST OAK
7806	10" OAK	7851	13" POST OAK	7897	17" POST OAK
7807	21" OAK	7852	6" HACKBERRY	7898	25" POST OAK
7808	24" DEAD TREE	7853	11" POST OAK	7899	9" POST OAK
7809	8" HACKBERRY	7854	13" POST OAK	7901	19" CEDAR ELM
7810	7" POST OAK	7855	7" HACKBERRY	7902	12" CEDAR ELM
7811	8" HACKBERRY	7856	10" HACKBERRY	7904	14" CEDAR ELM
7812	8" POST OAK	7857	14" POST OAK	7905	9" CEDAR ELM
7813	9" CEDAR	7858	8" CEDAR ELM	7906	15" CEDAR
7814	26" OAK	7859	9" HACKBERRY	7907	6" POST OAK
7815	11" OAK	7860	34" OAK	7908	10" POST OAK
7816	21" OAK	7861	9" POST OAK	7909	7" POST OAK
7817	15" OAK	7862	13" POST OAK	7910	9" CEDAR ELM
7818	10" OAK	7863	7" POST OAK	7911	20" CEDAR
7819	13" OAK	7864	11" POST OAK	7912	10" POST OAK
7820	14" OAK	7865	7" POST OAK	7913	13" POST OAK
7821	11" OAK	7866	13" POST OAK	7914	18" POST OAK
7822	7" OAK	7867	10" POST OAK	80403	DEAD TREE
7823	13" OAK	7868	13" POST OAK	80427	DEAD TREE
7824	10" OAK	7869	10" CEDAR ELM		


MITCHELL WALLACE
INSTRUMENT NO. 201700005709
OPRDCT
142.50'
144.36'
91.56'
140.80'
DIRT ROAD
POINT FOR CORNER
FROM WHICH A
FOUND 5/8" IRON ROD
BEARS N02°16'54" E 0.37'
WOOD FENCE
CHAIN LINK FENCE
BUILDING
C F HAWN FREEWAY
VOLUME 7941, PAGE 441
DEED RECORDS
DALLAS COUNTY, TEXAS
(VARIABLE WIDTH RIGHT-OF-WAY)
S57°58'05"E
440.22'
ORANGE TRUCK CO.
ORANGE TRUCK CO.
ORANGE TRUCK CO.



VICINITY MAP
NOT TO SCALE

N

0 40 80 Feet

SCALE
1" = 40'

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506. Elevations based on the following City of Dallas Monuments:

BENCHMARK 69-G-1
Northing: 6,939,218.310
Easting: 22,539,680.168
Elevation: 458.740'
Square cut on top concrete curb next to storm sewer inlet northwest corner of intersection of Rylie road and Tufts drive.

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LEGEND

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LP	LIGHT POLE
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SPIGOT	SPIGOT
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	BOUNDARY LINE
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OPRDCT	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
PRDCT	PUBLIC RECORDS DALLAS COUNTY TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY TEXAS
NO.	NUMBER
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION

SURVEYOR'S CERTIFICATE

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

Dated this the ____day of _____, 20___

_____
Desireé L. Hurst
Registered Professional Land Surveyor No. 6230

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

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

_____
Notary Public in an for the State of Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

TREE TABLE	
NO.	DESCRIPTION
241	28" OAK
6881	17" HACKBERRY
6882	8" POST OAK
6883	14" OAK
6884	9" POST OAK
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6889	10" POST OAK
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7811	8" HACKBERRY
7812	8" POST OAK
7813	9" CEDAR
7814	26" OAK
7815	11" OAK
7816	21" OAK
7817	15" OAK
7818	10" OAK
7819	13" OAK
7820	14" OAK
7821	11" OAK
7822	7" OAK
7823	13" OAK
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7826	10" POST OAK
7827	10" POST OAK
7828	6" POST OAK
7829	16" POST OAK
7830	10" POST OAK
7831	15" POST OAK
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7850	7" POST OAK
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7856	10" HACKBERRY
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7859	9" HACKBERRY
7860	34" OAK
7861	9" POST OAK
7862	13" POST OAK
7863	7" POST OAK
7864	11" POST OAK
7865	7" POST OAK
7866	13" POST OAK
7867	10" POST OAK
7868	13" POST OAK
7869	10" CEDAR ELM

TREE TABLE	
NO.	DESCRIPTION
7870	9" POST OAK
7871	8" POST OAK
7872	16" POST OAK
7873	14" POST OAK
7874	6" POST OAK
7875	9" POST OAK
7877	10" POST OAK
7878	8" POST OAK
7879	12" POST OAK
7880	10" POST OAK
7881	6" POST OAK
7882	18" POST OAK
7883	9" POST OAK
7884	7" POST OAK
7885	7" POST OAK
7886	6" OAK
7887	7" POST OAK
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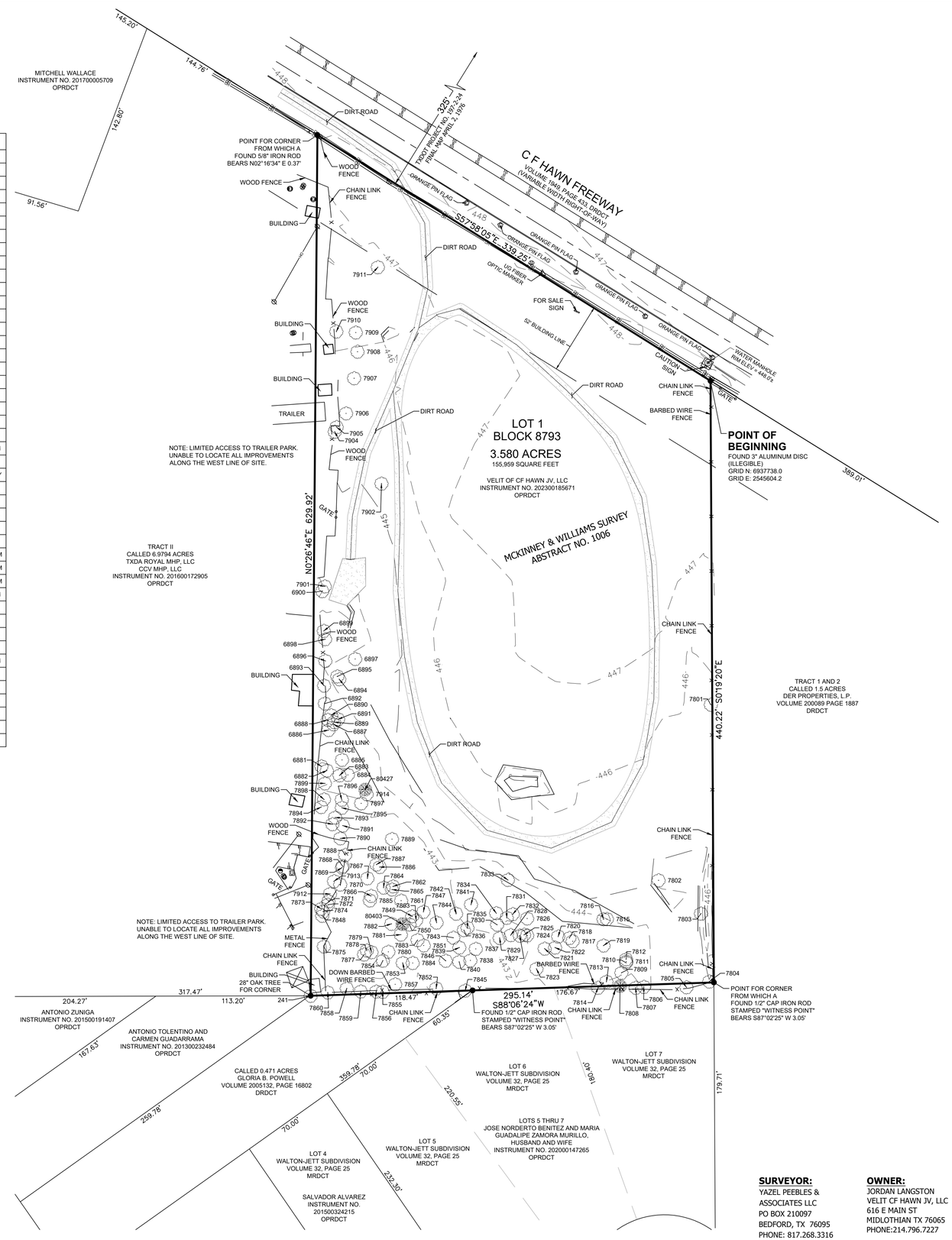
7907	6" POST OAK
7908	10" POST OAK
7909	7" POST OAK
7910	9" CEDAR ELM
7911	20" CEDAR
7912	10" POST OAK
7913	13" POST OAK
7914	18" POST OAK
80403	DEAD TREE
80427	DEAD TREE



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, VELIT OF CF HAWN JV LLC, does hereby adopt this plat, designating the herein described property as Lot 1, Block 8793, VELIT Addition, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the_____day of_____, 20_____ .

By: _____
(Printed name of authorized signature)

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

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

_____
Notary Public in an for the State of Texas

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 3.580 acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1006, located in the City of Dallas, Dallas County, Texas, being all of a called 3.589 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Velit of CF Hawn JV, LLC recorded in Document Number 202300185671 of the Official Records of Dallas County Texas (OPRDCT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on August 09, 2023 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506) being more particularly described as follows:

BEGINNING at a found illegible 3 inch aluminum disc having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6937738.0 and Easting 2545604.2 at the Northeast corner of said 3.580 acre tract and in the south right-of-way line of C F Hawn Freeway, a variable width right-of-way;

THENCE South 00°19'20" East, with the east line of said 3.580 acre tract, a distance of 440.22 feet to a point for corner at the southeast corner of said 3.580 acre tract, from which a found 1/2" iron rod with cap stamped "Witness Point" bears South 87°02'25" west, a distance of 3.05 feet;

THENCE South 88°06'24" West, with the south line of said 3.580 acre tract, a distance of 295.14 feet to a 28" oak tree for corner at the southwest corner of said 3.580 acre tract;

THENCE North 00°26'46" East, with the west line of said 3.580 acre tract, a distance of 629.92 feet to a point for corner at the northwest corner of said 3.580 acre tract and in the south right-of-way line of said C F Hawn Freeway, from which a found 5/8" iron rod bears North 02°16'34" East, a distance of 0.37 feet;

THENCE South 57°58'05" East, with the north line of said 3.580 acre tract and the south right-of-way line of said C F Hawn Freeway, a distance of 339.25 feet to the POINT OF BEGINNING and containing 3.580 acres of land, more or less.

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20 ____

and same was duly approved on the _____ day of _____ A.D. 20 ____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT
VELIT ADDITION
LOT 1, BLOCK 8793

BEING ALL OF A CALLED 3.602 ACRES OF LAND
SITUATED IN
THE MCKINNEY & WILLIAMS, ABSTRACT 1006
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-261
ENGINEERING NO. 311T_____

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

OWNER:
JORDAN LANGSTON
VELIT CF HAWN JV, LLC
616 E MAIN ST
MIDLOTHIAN TX 76065
PHONE:214.796.7227

DEVELOPER:
JORDAN LANGSTON
VELIT CF HAWN JV, LLC
616 E MAIN ST
MIDLOTHIAN TX 76065
PHONE:214.796.7227

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
info@ypassociates.com
TBPELS 10194022