



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 5, 2018
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Website Tools and Capacity Building Programs
Peer Chacko, Chief Planning Officer

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S178-138**
(CC District 6) An application to replat a 0.564-acre tract of land containing all of Lot 6, part of Lots 7, 32, and 33 in City Block 2/6451 to create one lot on property located at 9719 Brockbank Drive, east of Abernathy Avenue.
Applicant/Owner: Lopez Realty, LLC
Surveyor: Carroll Consulting Group, Inc.
Application Filed: March 7, 2018
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-139**
(CC District 7) An application to create one 8.732-acre lot from a tract of land in City Block 6773 on property located on Bruton Road at Cheyenne Road.
Applicant/Owner: Gerardo Pena Hernandez
Surveyor: Carroll Consulting Group, Inc.
Application Filed: March 7, 2018
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S178-143**
(CC District 6)
- An application to replat a 0.446-acre tract of land containing part of Lots 1 and 2, and 25 feet of abandoned street in City Block 15/8570 to create one lot on property located on Burgess Boulevard at Iberia Avenue, northeast corner.
- Applicant/Owner: Nicolas Villalba & Bryan Johnson
Surveyor: CBG Surveying, Inc.
Application Filed: March 8, 2018
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-144**
(CC District 2)
- An application to replat a 0.669-acre tract of land containing all of Lot E in City Block 2/2366 to create one lot on property located at 2116 Shea Road, east of Harry Hines Boulevard.
- Applicant/Owner: Bruce Kaminski
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 8, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-146**
(CC District 1)
- An application to create one 1.58-acre lot and one 1.09-acre lot from a tract of land containing all of City Block 1/4736 and part of City Block 6/4736 on property located on Oak Cliff Boulevard at Davis Street, west of Stevens Village Drive.
- Applicant/Owners: The Victor I, LP, LLC
Surveyor: Survey Group
Application Filed: March 8, 2018
Zoning: PD 768 (Tracts 3 and 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S178-147**
(CC District 2)
- An application to replat a 0.197-acre tract of land containing part of Lot 3 and Lot 4 in City Block E/2011 to create one lot on property located at 2319 Kirby Avenue (A.K.A. "Kirby Street"), west of Deere Street.
- Applicant/Owner: Adam and Gloria Fuentes
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: March 9, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S178-148**
(CC District 6)
- An application to replat a 3.692-acre tract of land to create 4 lots ranging in size from 0.6-acre to 1.412-acre on property located between Hi Line Drive and Stemmons Freeway, east of Oak Lawn Avenue.
- Applicant/Owner: DE Design Borrower, LLC, DE Design Borrower 2017, LLC, DD Dunhill LLC, DD Dunhill 2017, LLC
- Surveyor: Stantec
- Application Filed: March 9, 2018
- Zoning: PD 621, Subdistrict 1, Subdistrict 1G
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-149**
(CC District 2)
- An application to replat 0.43-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block A/653 to create one lot on property located on Prairie Avenue at Monarch Street, west of Westburg Alley.
- Applicant/Owner: Robert Bellamy
- Surveyor: Survey Group
- Application Filed: March 9, 2018
- Zoning: MF-2(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S178-150**
(CC District 8)
- An application to replat a 1.725-acre tract of land containing part of Lot 2 in City Block 7618 to create one lot on property located on Lancaster Road at Cherry Valley Boulevard, south of Lyndon B. Johnson Freeway/Interstate Highway 20.
- Applicant/Owner: AX'L & L Enterprises, LLC
- Surveyor: Davis Land Surveying Co., Inc.
- Application Filed: March 9, 2018
- Zoning: CS
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S178-151**
(CC District 2)
- An application to replat a 0.139-acre tract of land containing part of Lots 17 and 18 in City Block 3/649 to create one lot on property located on Roseland Avenue at Ripley Street, east corner.
- Applicant/Owner: Tabak Homes Roseland, LLC
- Surveyor: Texas Heritage Surveying, LLC
- Application Filed: March 14, 2018
- Zoning: PD 298 (Subarea 1)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal and Residential Replat:

- (11) **S178-102R**
(CC District 2)
- An application to replat a 1.097-acre tract of land containing all of Lot 19 and the remainder of Lot 2 in City Block A/2303 to create a 26-lot Shared Access Development; to remove the 25-foot platted building line and the 10-foot platted building line along Hawthorne Avenue, and the 35-foot platted building line along Cedar Springs Road on property located on Cedar Springs Road at Hawthorne Avenue, south corner.
Applicant/Owner: Urban Lofts XXI, Ltd
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: March 9, 2018
Zoning: PD 193 (PDS 119) (Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S178-140**
(CC District 13)
- An application to replat a 25.221-acre tract of land containing part of Lot 1 and Lot 2 in City Block 5516 to create 9 lots ranging in size from 1.164 acre to 12.045 acres on property located on Walnut Hill Lane at Hollow Way Road, west of Dallas North Tollway.
Applicant/Owner: MM Crespi Estates, LLC
Surveyor: Miller Surveying, Inc.
Application Filed: March 7, 2018
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S178-141**
(CC District 1)
- An application to replat a 0.161-acre tract of land containing all of Lots 15-B and 15-C in City Block 38/3358 to create one lot on property located on Woodlawn Avenue at Wickford Street, northwest corner.
Applicant/Owner: Equity Trust Company FBO, 419 Reinvestments 401K Plan
Surveyor: Webb Surveying, Inc.
Application Filed: March 7, 2018
Zoning: PD 160 (Tract 1B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S178-145**
(CC District 6)
- An application to replat a 0.483-acre tract of land containing all of Lot 3C in City Block 10/8331 to create two 10,520 square foot lots on property located on Bagley Avenue at Goodman Street, northeast corner.
- Applicant/Owner: Benito Villegas
Surveyor: Keeton Surveying Company
Application Filed: March 8, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D178-004**
Carlos Talison
(CC District 2)
- An application for a development plan for an office use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District on the east line of Victory Avenue at All Star Way.
- Staff Recommendation: **Approval**
Applicant: Anland North Commercial, L.P.
Representative: Hillwood Urban Services, L.P.

- M178-016**
Carlos Talison
(CC District 13)
- An application for a minor amendment to the site plan for Specific Use Permit No. 405 for a child care facility and private school, kindergarten, and day nursery on property zoned R-16(A) on the southeast corner of Quincy Lane at Northaven Road.
- Staff Recommendation: **Approval**
Applicant: Claire's Christian Day School
Representative: Paul Massey – FPF Construction Inc.

Certificates of Appropriateness for Signs – Under Advisement:

- 1711300016**
Neva Dean
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 246-square foot flat attached sign at 903 Slocum Street (east elevation).
- Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval**
Applicant: Bobby Nichols, Chandler Signs
Tenant/Owner: Storage Choice
U/A From: March 22, 2018

1711300017
Neva Dean
(CC District 6)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 440-square foot flat attached sign at 903 Slocum Street (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation:
Approval

Applicant: Bobby Nichols, Chandler Signs

Tenant/Owner: Storage Choice

U/A From: March 22, 2018

1711300018
Neva Dean
(CC District 6)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 642-square foot flat attached sign at 903 Slocum Street (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation:
Approval

Applicant: Bobby Nichols, Chandler Signs

Tenant/Owner: Storage Choice

U/A From: March 22, 2018

1711300020
Neva Dean
(CC District 6)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 200-square foot flat attached sign at 903 Slocum Street (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation:
Approval

Applicant: Bobby Nichols, Chandler Signs

Tenant/Owner: Storage Choice

U/A From: March 22, 2018

Zoning Cases – Consent:

1. **Z178-148(WE/PD)**
Pamela Daniel
(CC District 11)

An application for an amendment to Planned Development District No. 615, on the northeast corner of Park Central Drive and Banner Drive.

Staff Recommendation: **Approval**, subject to a revised development site plan and landscape plan.

Applicant: McKnight Park Central, LLC.

Representative: Tommy Mann/David Martin, Zone Systems, Inc.

2. **Z178-139(WE/MB)** An application for an amendment to Specific Use Permit No. 1401 for an industrial (outside) use for a concrete batching plant on property zoned an IR Industrial Research District with existing deed restrictions [Z990-115], on the east side of Dowdy Ferry Road, north of I-20 (Lyndon B. Johnson Freeway).
Mohammad Bordbar (CC District 8)
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: PLES Investments LLC
Representative: Gary Reeder

3. **Z178-179(MB)** An application for the renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of West Kiest Boulevard and South Cockrell Hill Road.
Mohammad Bordbar (CC District 3)
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Kiest Kwik Mart, LLC
Representative: Santos T. Martinez

4. **Z178-183(MB)** An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay on the east line of South Buckner Boulevard, north of Bruton Road.
Mohammad Bordbar (CC District 5)
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Ivan Omar Safns and Laura Carolina Sanchez
Representative: Ramon Aranda

5. **Z178-180(JM)** An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned an RR Regional Retail District with a D Liquor Control Overlay, on the northwest corner of Lake June Road and North Prairie Creek Road.
Jennifer Muñoz (CC District 5)
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Maria Rocio Fonseca
Representative: Dallas Cothrum & Beth D'Arcy, Masterplan

6. **Z178-175(JM)**
Jennifer Muñoz
(CC District 2)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest corner of Main Street and Pryor Street.
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: Trinity Cider, LLC—Bryan Meyer
Representative: Audra Buckley, Permitted Development
7. **Z178-182(JM)**
Jennifer Muñoz
(CC District 2)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District, on the east line of Bennett Avenue, the south line of Monarch Street, and the west line of North Garrett Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Villa Santa Maria, Inc.
Representative: Rob Baldwin, Baldwin and Associates

Zoning Cases – Individual:

8. **Z178-181(CY)**
Carolina Yumet
(CC District 3)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northeast corner of West Camp Wisdom Road and Marvin D Love Frontage Road, east of Marvin D Love Freeway (US 67).
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions.
Applicant: KUNVER, LLC
Representative: Karl A. Crawley, Masterplan

Development Code Amendment:

- DCA 178-006**
Pam Thompson
(CC District All)
- Consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code to clarify language regarding handicapped parking regulations; board of adjustment same matter back to same panel; number of duplicate applications required for remote parking procedures and sign permits; instances where "director of parks and recreation" should be amended to "building official"; pedestrian skybridges; light poles, handicap ramps, air conditioning units, and generators in required front, side, and rear yards as applicable, and clarification of associated noise regulation standards.
Staff Recommendation: **Approval**
Zoning Ordinance Advisory Committee Recommendation: **Approval**

Other Matters:

Minutes: March 22, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 5, 2018

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, April 5, 2018, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 178-009** - Consideration of amending the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for a live/work use.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, April 5, 2018, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m., to consider (1) **DCA 178-010** - Consideration of amendments to Article VIII in Chapter 51 and Chapter 51A of the Dallas Development Code amending regulations regarding sidewalks and the sidewalk waiver process.

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-138**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 9719 Brockbank Drive, east of Abernathy Avenue.**DATE FILED:** March 7, 2018**ZONING:** CS**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.564 acres**MAPSCO:** 23T**APPLICANT/OWNER:** Lopez Realty, LLC

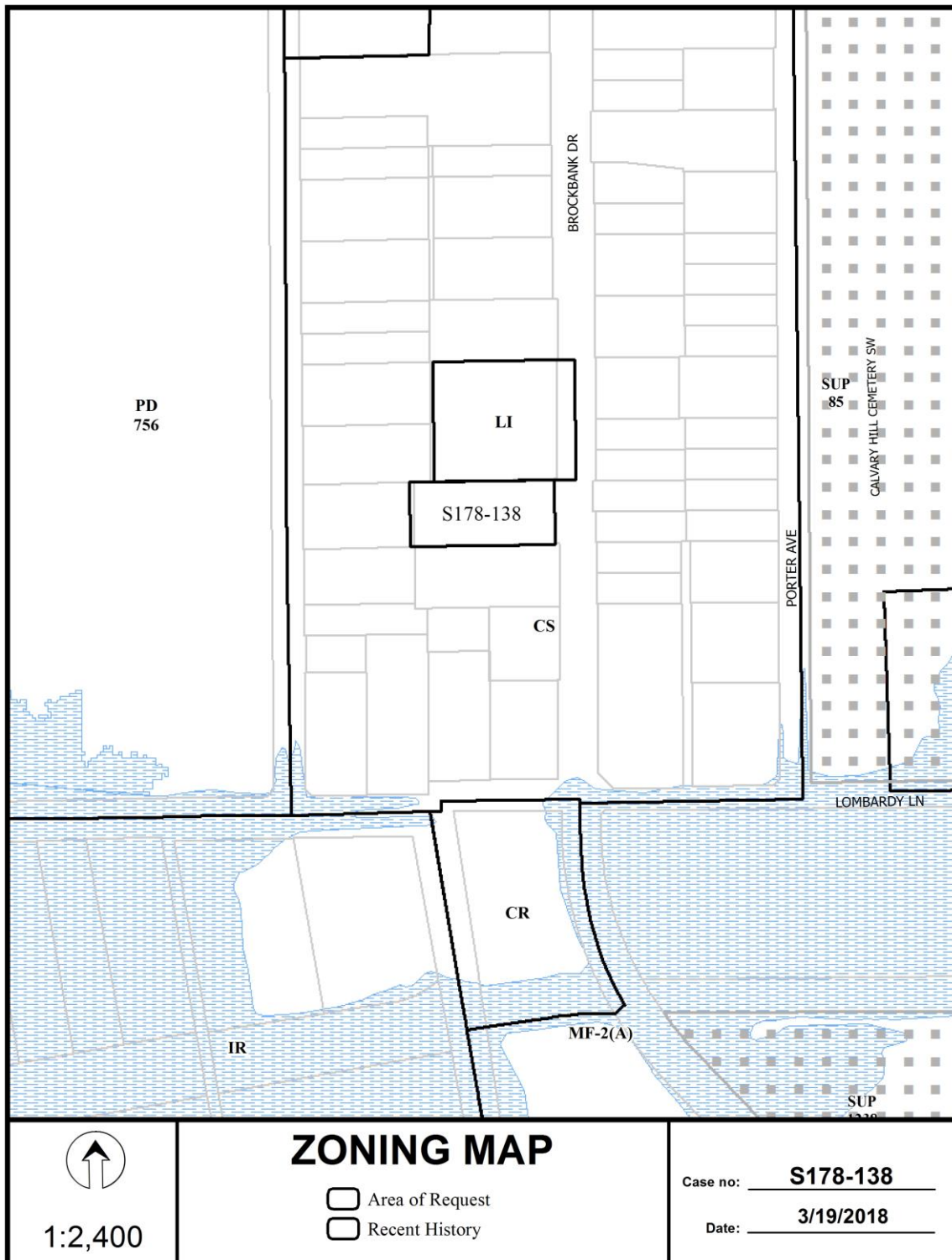
REQUEST: An application to replat a 0.564-acre tract of land containing all of Lot 6, part of Lots 7, 32, and 33 in City Block 2/6451 to create one lot on property located at 9719 Brockbank Drive, east of Abernathy Avenue.

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

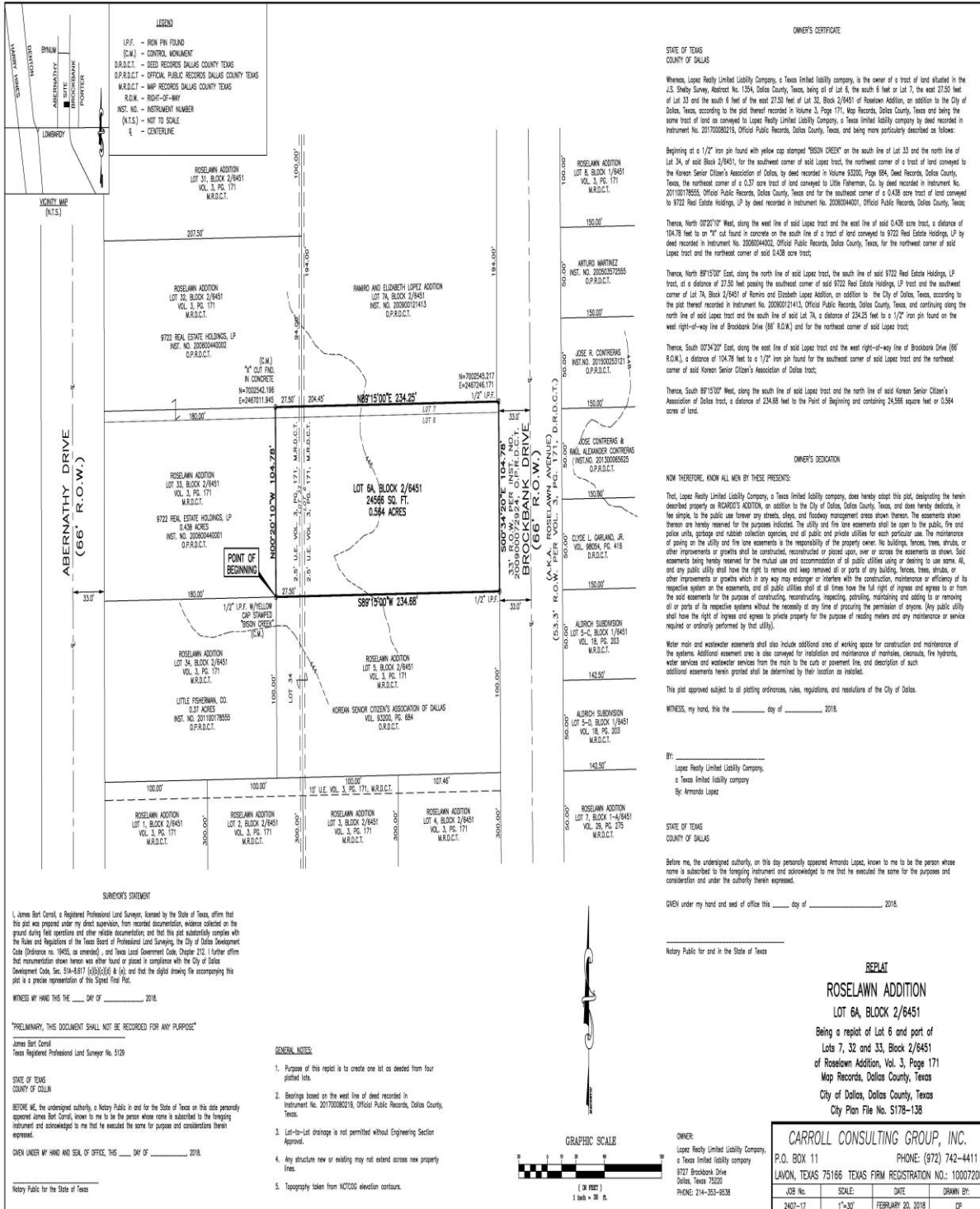
STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
16. On the final plat, choose a new or different addition name. Platting Guidelines.
17. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Prior to final plat, submit proposed water demand (gpm) and pressure (psi) of development for further assessment, if water meter size will be the same size as the public main.
20. On the final plat, change "Abernathy Drive" to "Abernathy Avenue". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lot 6A in City Block 2/6451. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







LOCATION: Bruton Road at Cheyenne Road**DATE FILED:** March 7, 2018**ZONING:** TH-2(A)**CITY COUNCIL DISTRICT: 7** **SIZE OF REQUEST:** 8.732 acres**MAPSCO:** 59D**APPLICANT/OWNER:** Gerardo Pena Hernandez

REQUEST: An application to create one 8.732-acre lot from a tract of land in City Block 6773 on property located on Bruton Road at Cheyenne Road.

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

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

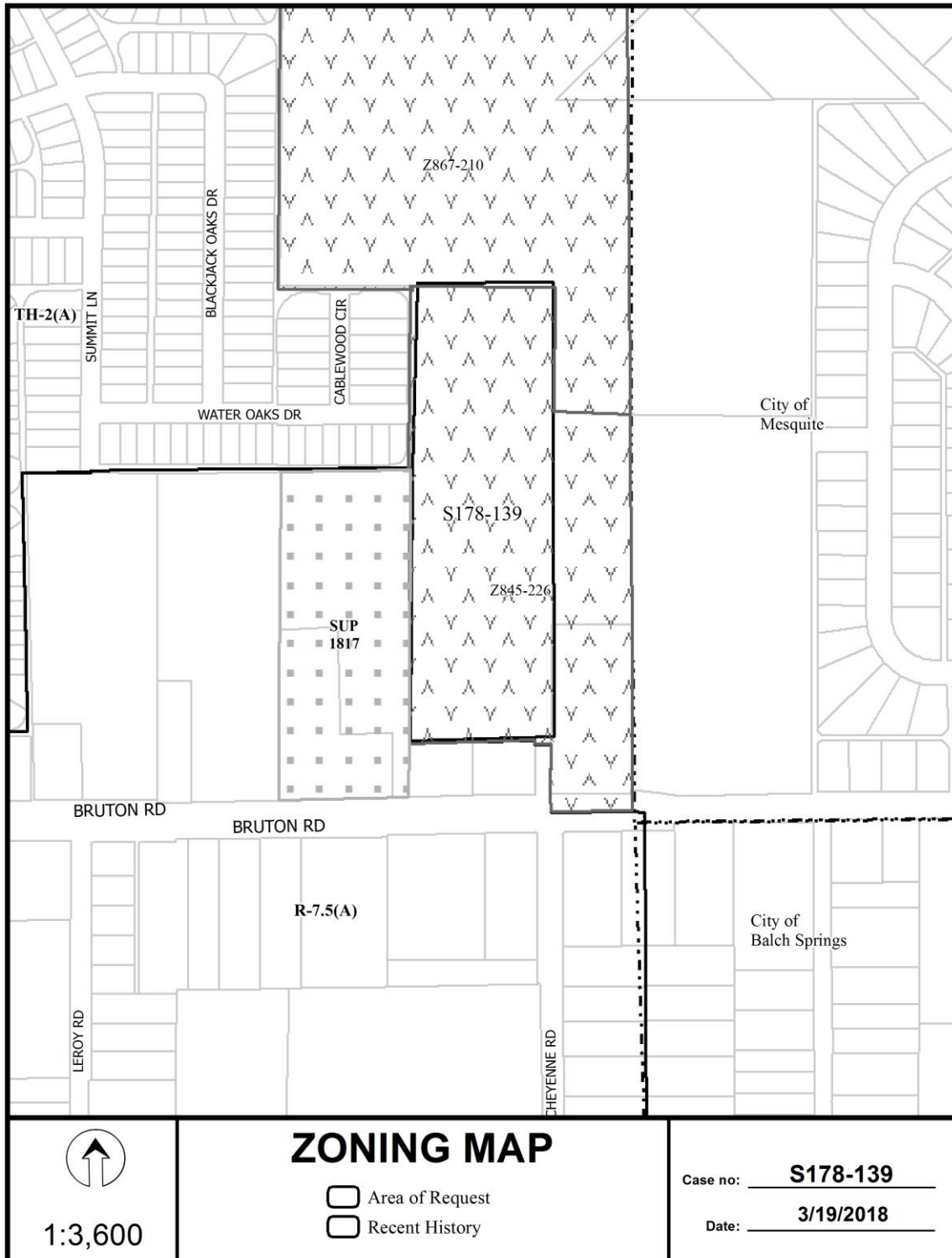
Lots on the northwest corner are with established 40-foot by 100-foot lot pattern and the properties to the north and east are undeveloped parcels. The existing lots along Bruton Road vary in lot area, shape, width, and depth. Most of the lots in the immediate area have no established lot pattern; therefore, based on this information, staff has determined that the request complies with Section 51A-8.503 and the requirements of the TH-2(A) Townhouse District; therefore, staff recommends approval subject to compliance with the following conditions:

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

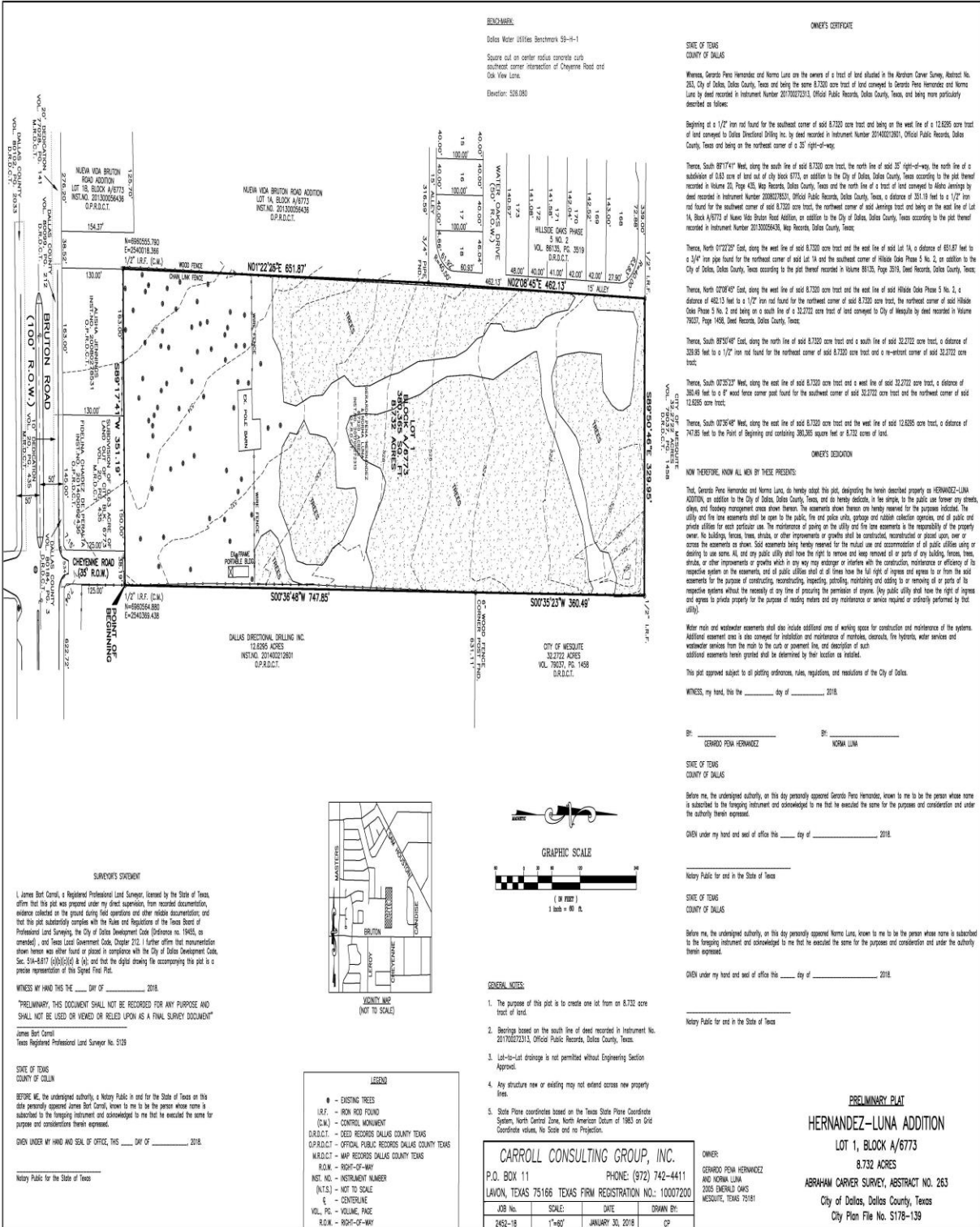
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e).
13. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
15. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
18. On the final plat, owner deed needs to be corrected to include missing course.
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

21. Wastewater main improvements along Water Oaks Lane may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
23. Any Wastewater connection to Bruton Road will require main improvement by Private Development Contract.
24. On the final plat, identify the property as Lot 2 in City Block A/6773. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







BENCHMARK

Dallas Water Utilities Benchmark 59-4-1
 Square cut on center radius concrete curb
 southeast corner intersection of Ogden Road and
 Oak View Lane
 Elevation: 528.880

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

Witness, Gerardo Pena Hernandez and Norma Luna are the owners of a tract of land situated in the Aberton Curve Survey, Abstract No. 263, City of Dallas, Dallas County, Texas and being the same 8.732 acre tract of land conveyed to Gerardo Pena Hernandez and Norma Luna by deed recorded in Instrument Number 20170222313, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for the southeast corner of said 8.732 acre tract and being on the west line of a 12.6295 acre tract of land conveyed to Dallas Directional Drilling Inc. by deed recorded in Instrument Number 201402012601, Official Public Records, Dallas County, Texas and being on the northeast corner of a 35' right-of-way;

Thence, South 89°17'41" West, along the south line of said 8.732 acre tract, the north line of said 35' right-of-way, the north line of a subdivision of 0.83 acre of land out of city block 6773, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 20, Page 452, Map Records, Dallas County, Texas and the north line of a tract of land conveyed to Mike Jennings by deed recorded in Instrument Number 2008022503, Official Public Records, Dallas County, Texas, a distance of 301.18 feet by a 1/2" iron rod found for the southeast corner of said 8.732 acre tract, the northwest corner of said Jennings tract and being on the east line of Lot 1A, Block A/6773 of Nuevo Vista Bruton Road Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument Number 201300056436, Map Records, Dallas County, Texas;

Thence, North 0°12'27" East, along the west line of said 8.732 acre tract and the east line of said Lot 1A, a distance of 651.87 feet to a 3/4" iron pipe found for the northeast corner of said Lot 1A and the southeast corner of Block A/6773 Phase 5 No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 98103, Page 359, Deed Records, Dallas County, Texas;

Thence, North 02°08'40" East, along the west line of said 8.732 acre tract and the east line of said Block A/6773 Phase 5 No. 2, a distance of 462.13 feet to a 1/2" iron rod found for the northwest corner of said 8.732 acre tract, the northwest corner of said Block A/6773 Phase 5 No. 2, and being on a south line of a 32.2722 acre tract of land conveyed to City of Mesquite by deed recorded in Volume 79007, Page 1458, Deed Records, Dallas County, Texas;

Thence, South 88°58'40" East, along the north line of said 8.732 acre tract and a south line of said 32.2722 acre tract, a distance of 328.95 feet to a 1/2" iron rod found for the northeast corner of said 8.732 acre tract and a west-southwest corner of said 32.2722 acre tract;

Thence, South 00°25'12" West, along the east line of said 8.732 acre tract and a west line of said 32.2722 acre tract, a distance of 381.48 feet to a 4" steel lines corner post found for the southwest corner of said 32.2722 acre tract and the northwest corner of said 12.6295 acre tract;

Thence, South 00°35'48" West, along the east line of said 8.732 acre tract and the west line of said 12.6295 acre tract, a distance of 147.85 feet to the Point of Beginning and containing 390,335 square feet or 8.732 acres of land.

OWNER'S DECLARATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gerardo Pena Hernandez and Norma Luna, do hereby adopt this plat, designating the herein described property as HERNANDEZ-LUNA 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 easements shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and of the public and private utilities for each particular use. The maintenance of piping on the utility and fire line easements is the responsibility of the property owner. The building, fences, trees, shrubs, or other improvements or growths shall be maintained, maintained 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 encroach or interfere with the construction, maintenance or efficiency of its respective system on the easements, and of public utilities and all of lines have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or parts of its respective systems without the necessity of any form of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to provide property for the purpose of reading meters and any maintenance or services required or authorized by that utility.

Water main and wastewater easements shall also include defined area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of meters, channels, 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 indicated.

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

WITNESS, my hand, this _____ day of _____, 2018.

By: _____
 GERARDO PENA HERNANDEZ
 By: _____
 NORMA LUNA

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Gerardo Pena Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration set out in the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Norma Luna, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration set out in the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas

PRELIMINARY PLAT
HERNANDEZ-LUNA ADDITION
 LOT 1, BLOCK A/6773
 8.732 ACRES
 ABRAHAM CARVER SURVEY, ABSTRACT NO. 263
 City of Dallas, Dallas County, Texas
 City Plan File No. S178-139

GENERAL NOTES

- The purpose of this plat is to create one lot from an 8.732 acre tract of land.
- Backsight based on the south line of deed recorded in Instrument No. 20170222313, Official Public Records, Dallas County, Texas.
- Lot-to-Lot drainage is not permitted without Engineering Section Approval.
- Any structure new or existing may not extend across new property lines.
- State Plane coordinates based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale and no Projection.

CARROLL CONSULTING GROUP, INC.
 P.O. BOX 11 PHONE: (972) 742-4411
 LAMON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200
 JOB No. SCALE: DATE DRAWN BY:
 2452-18 1"=60' JANUARY 30, 2018 CP

SURVEYOR'S STATEMENT

I, James Bart Carroll, 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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.817 (a)(3)(c)(4) & (4); and that the digital drawing file accompanying this plat is a precise representation of this Survey Final Plat.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

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

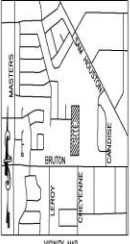
James Bart Carroll
 Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

Notary Public for the State of Texas



VICINITY MAP (NOT TO SCALE)

- LEGEND**
- - EXISTING TREES
 - - IRON ROD FOUND
 - (C.M.) - CONTROL MONUMENT
 - D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
 - M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
 - R.O.W. - RIGHT-OF-WAY
 - INST. NO. - INSTRUMENT NUMBER
 - (N.T.S.) - NOT TO SCALE
 - - CENTERLINE
 - - VOLUME PAGE
 - R.O.W. - RIGHT-OF-WAY

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-143**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Burgess Boulevard at Iberia Avenue, northeast corner**DATE FILED:** March 8, 2018**ZONING:** MU-1**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.446 acres**MAPSCO:** 44A**APPLICANT/OWNER:** Nicolas Villalba & Bryan Johnson

REQUEST: An application to replat a 0.446-acre tract of land containing part of Lots 1 and 2, and 25 feet of abandoned street in City Block 15/8570 to create one lot on property located on Burgess Boulevard at Iberia Avenue, northeast corner.

SUBDIVISION HISTORY:

1. S134-232 was a request south of the present request to replat a 0.826-acre tract of land containing all of Lots 11-15 in City Block 14/8570 into one lot on property located at 4750 Iberia Avenue. The request was approved September 18, 2014 and recorded May 16, 2017.

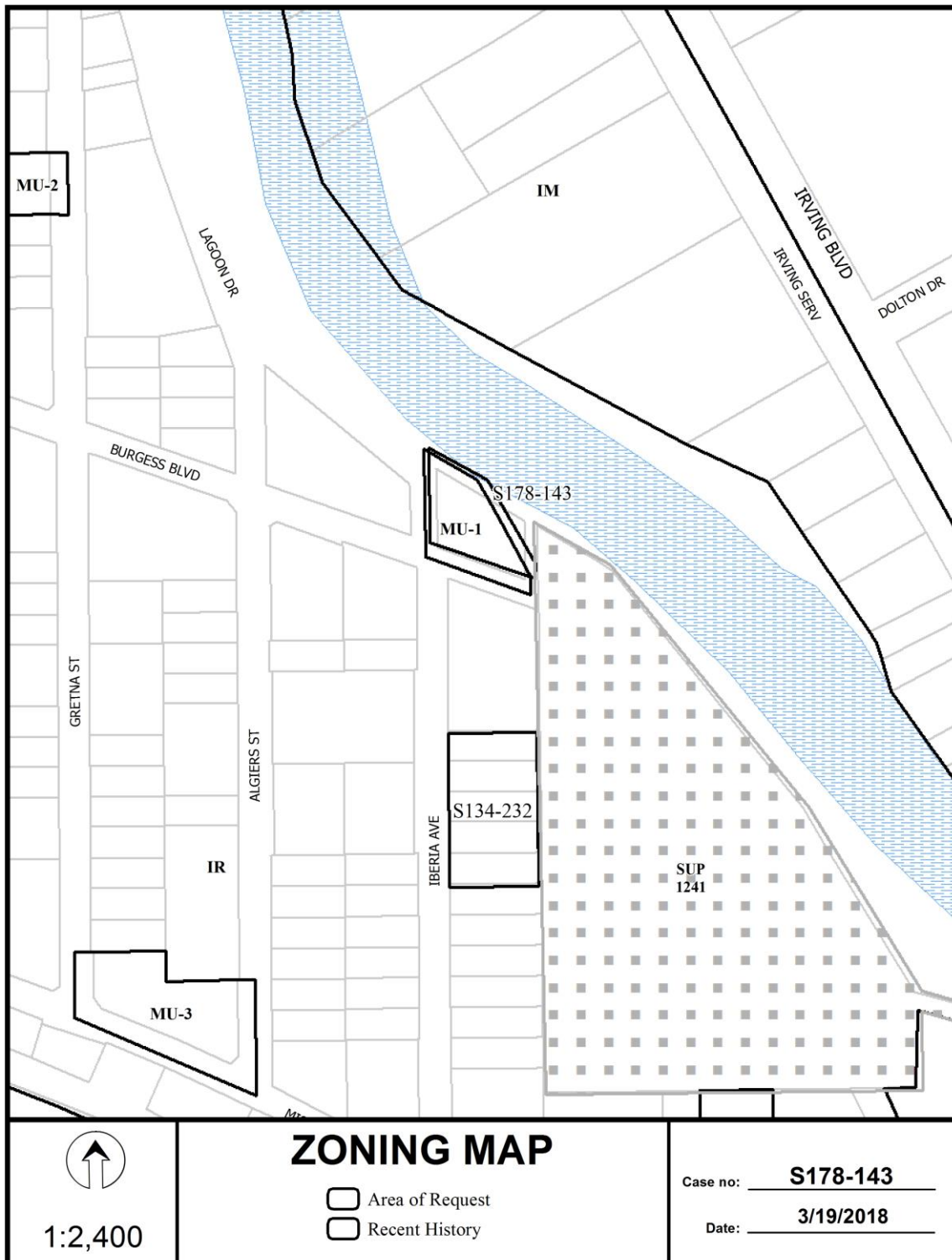
STAFF RECOMMENDATION: The request complies with the requirements of the MU-1 Mixed-Use District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Burgess Boulevard. Section 51A 8.602(c).
14. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
15. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
16. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
17. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
18. 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.
19. 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).

20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
21. Location is in the Hampton Oak Lawn Sump (WSE) =403.7. All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a) (1) through (8).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
28. Capacity of existing wastewater system is questionable. Prior to final plat, submit proposed wastewater discharge (gpm) of development for further assessment.
29. Prior to final plat, submit proposed water demand (gpm) and pressure (psi) of development for further assessment if water meter size will be the same size as the public main.
30. Prior to final plat, process abandonment through Real Estate. On the final plat, label “Abandonment authorized by Ordinance No. _____ and recorded as Instrument _____”.

31. On the final plat, change “Bugess Boulevard” to “Burgess Boulevard”, per plat of Hampton North Industrial Addition. Section 51A-8.403(a)(1)(A)(xii)
32. On the plat, indicate the parts of Iberia Avenue to be abandoned with additional labels.
33. On the final plat, identify the property as Lot 1A in City Block 15/8570. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S178-143

Date: 3/19/2018

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-144**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 2116 Shea Road, east of Harry Hines Boulevard**DATE FILED:** March 8, 2018**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.669 acres**MAPSCO:** 34N**APPLICANT/OWNER:** Bruce Kaminski

REQUEST: An application to replat a 0.669-acre tract of land containing all of Lot E in City Block 2/2366 to create one lot on property located at 2116 Shea Road, east of Harry Hines Boulevard.

SUBDIVISION HISTORY:

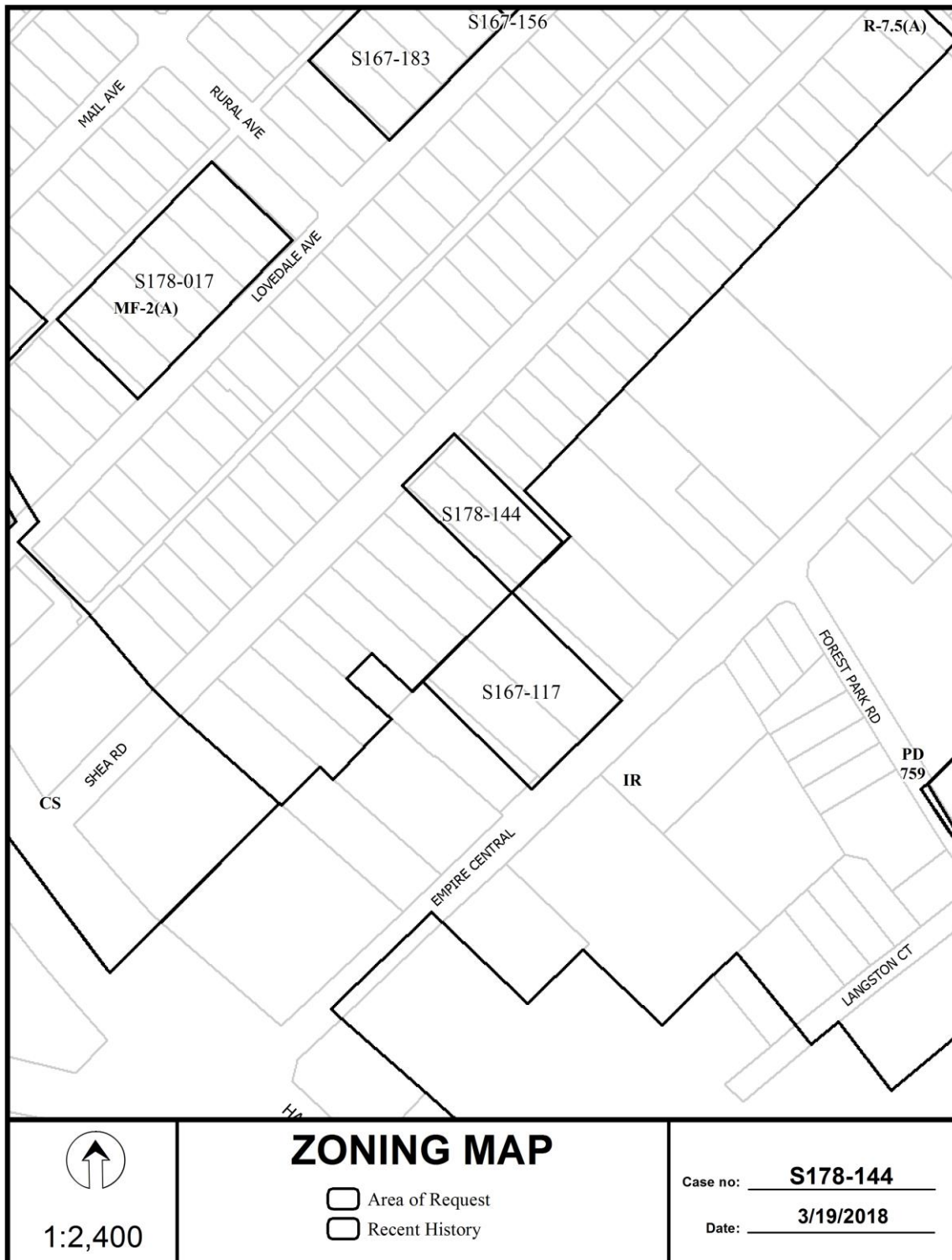
1. S178-017 was a request northwest of the present request to replat a 1.519-acre tract of land containing all of Lots 2 through 7 in City of Block A/2365 to create a 30-lot shared access area development with lots ranging in size from 0.04-acre to 0.091-acre on a property located on Lovedale Avenue at Rural Avenue, south corner. The request was approved November 30, 2017 and has not been recorded.
2. S167-183 was a request northeast of the present request to replat a 1.162-acre tract of land containing part of Lot 8 and all of Lots 9 through 12 in City Block E/2365 to create a 24 lot Shared Access Development on property located at 2227 and 2231 Lovedale Avenue, north of Rural Avenue. The request was approved June 8, 2017 and has not been recorded.
3. S167-156 was a request northeast of the present request to replat a 0.355-acre tract of land containing all of Lot 7 and part of Lot 8 in City Block E/2365 to create one lot on property located on Lovedale Avenue southwest of Mohawk Street. The request was approved April 27, 2017 and has not been recorded.
4. S167-117 was a request southeast of the present request to replat a 0.810-acre tract of land containing part of Lot 6 and a tract of land in City Block A/6228 to create one lot on property located at 1939 South Buckner Boulevard, south of Huttig Street. The request was approved June 8, 2017 and has not been recorded.

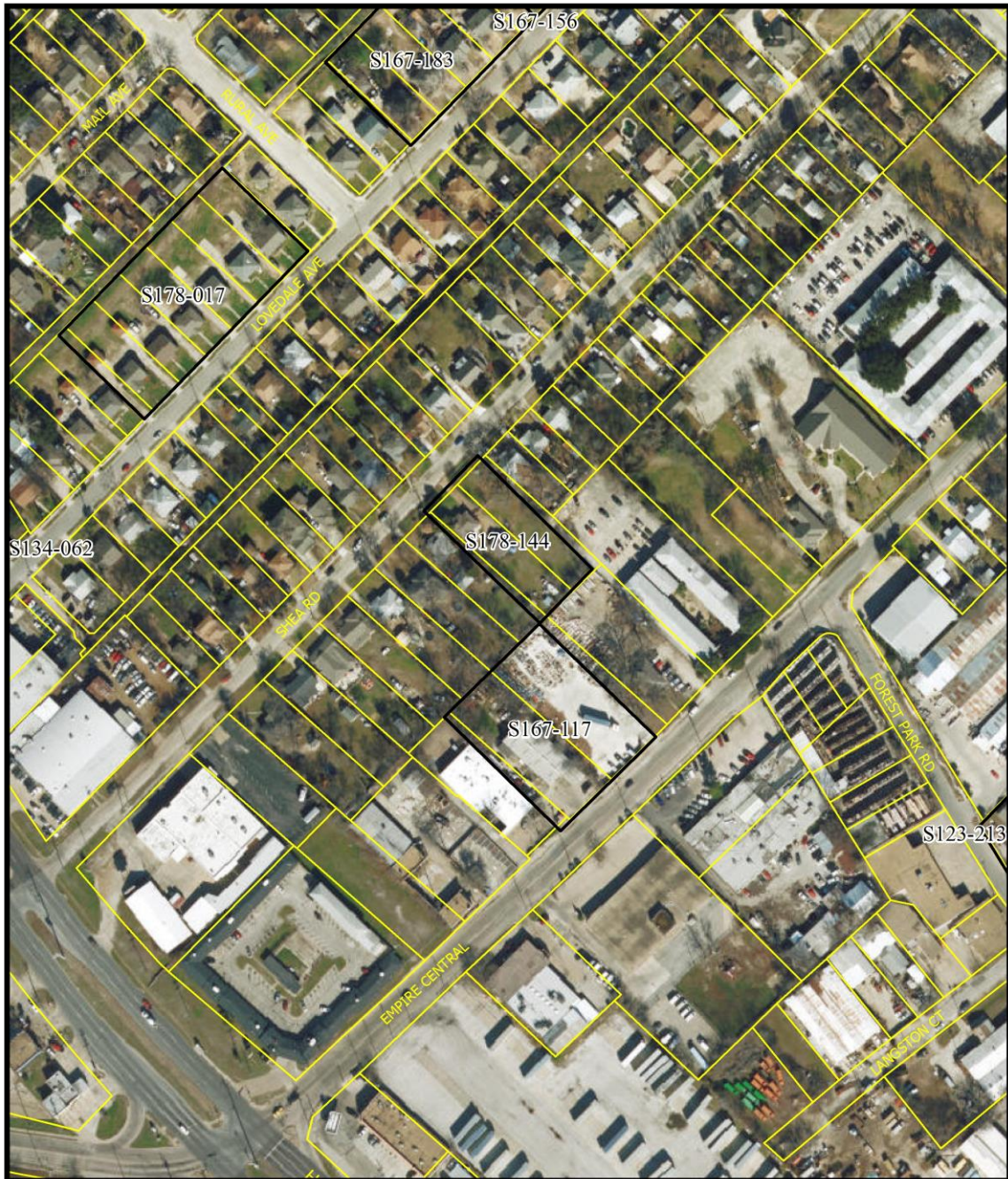
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) Multifamily District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet Right-of-Way from the established center line of Shea Road. Section 51A 8.602(c).
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat, identify the property as Lot 1A in City Block 2366. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S178-144

Date: 3/19/2018

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-146**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Oak Cliff Boulevard at Davis Street, west of Stevens Village Drive**DATE FILED:** March 8, 2018**ZONING:** PD 768 (Tracts 3 and 4)<http://www.dallascityattorney.com/51P/Articles%20Supp%2014/Article%20768.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.58 acres**MAPSCO:** 54A**APPLICANT/OWNER:** The Victor I, LP, LLC

REQUEST: An application to create one 1.58-acre lot and one 1.09-acre lot from a tract of land containing all of City Block 1/4736 and part of City Block 6/4736 on property located on Oak Cliff Boulevard at Davis Street, west of Stevens Village Drive.

SUBDIVISION HISTORY:

1. S156-262 was a request north of the present request to replat a 6.291-acre tract of land containing part of City Block 6/4736 to create a Shared Access Development containing 60 lots ranging in size from 1,215-square feet in size to 5,902-square feet in size, and to remove the existing 25-foot platted building line along the west line of Stevens Village Drive on property located on Stevens Village Drive, north of Davis Street. The request was approved April 7, 2016 and recorded January 12, 2018.
2. S134-103 was a request northeast of the present request to replat a 1.929-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block A/5127 into a 22 lot Shared Access Development with 3 common areas and to remove the 25-foot building line along Steven Forest Drive on property located on Stevens Forest Drive between Kessler Woods Trail and Mary Cliff Road. The request was approved April 3, 2014 and recorded May 24, 2016.

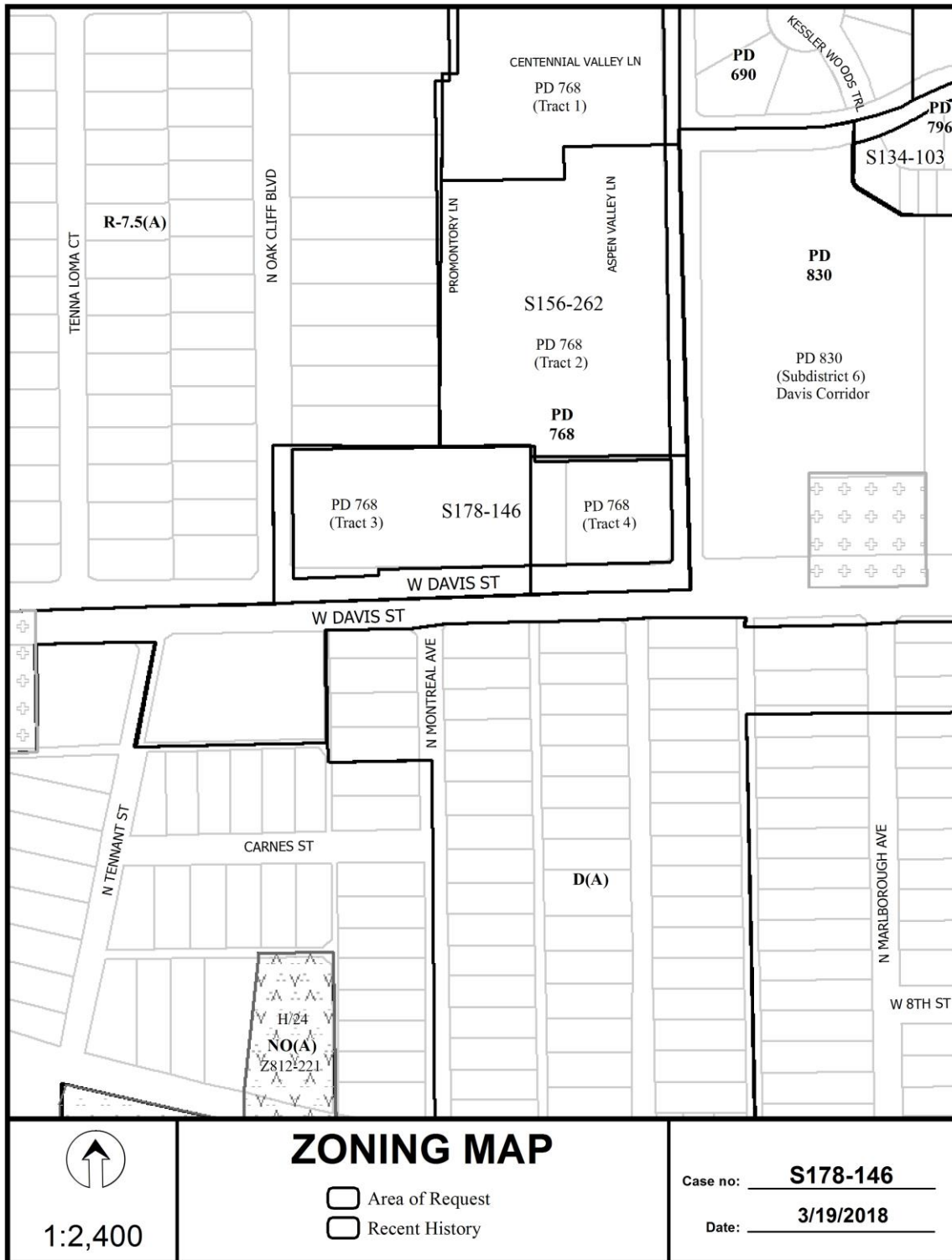
STAFF RECOMMENDATION: The request complies with the requirements of PD 768 (Tracts 3 and 4); therefore, staff recommends approval of the request subject to compliance with the following conditions:

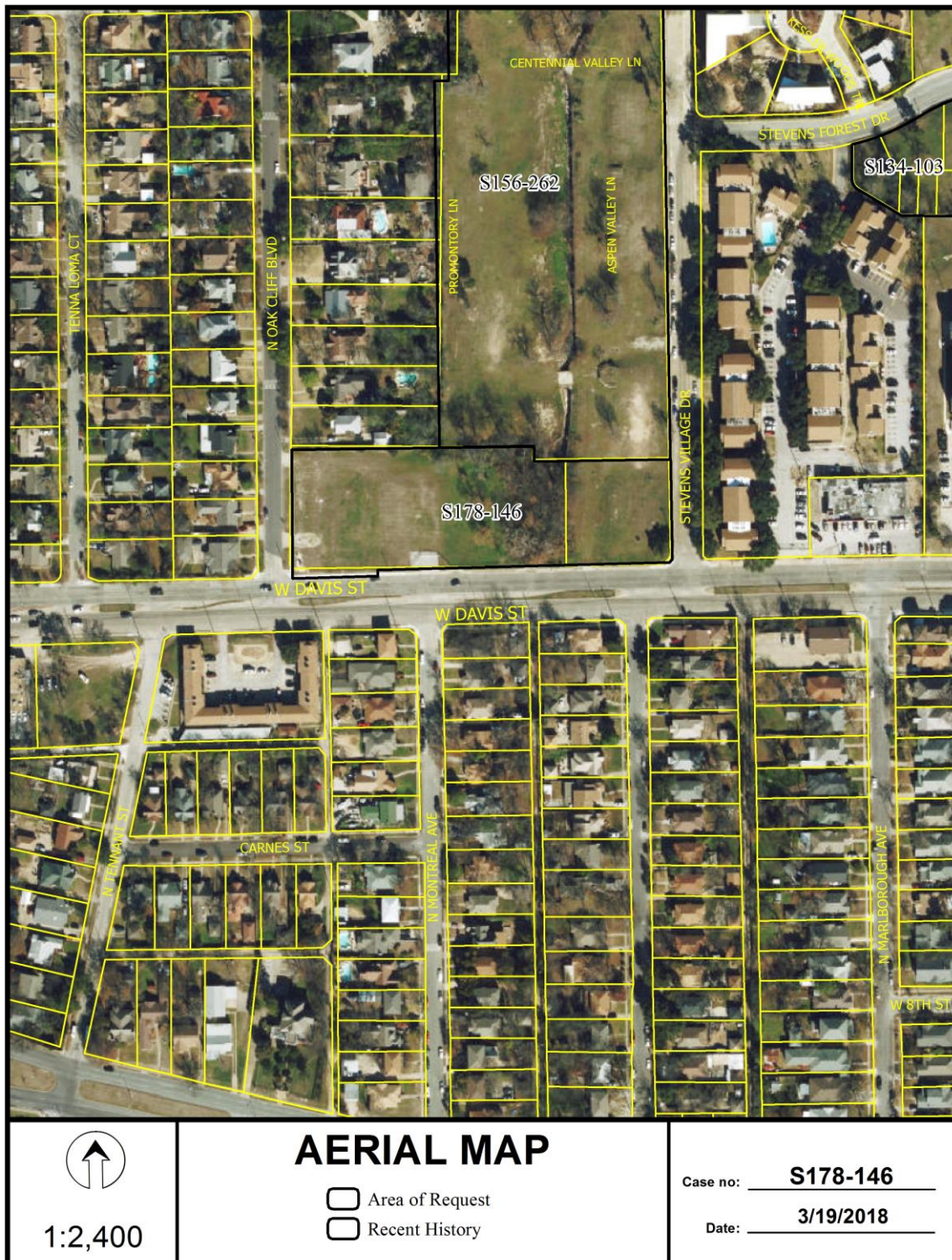
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

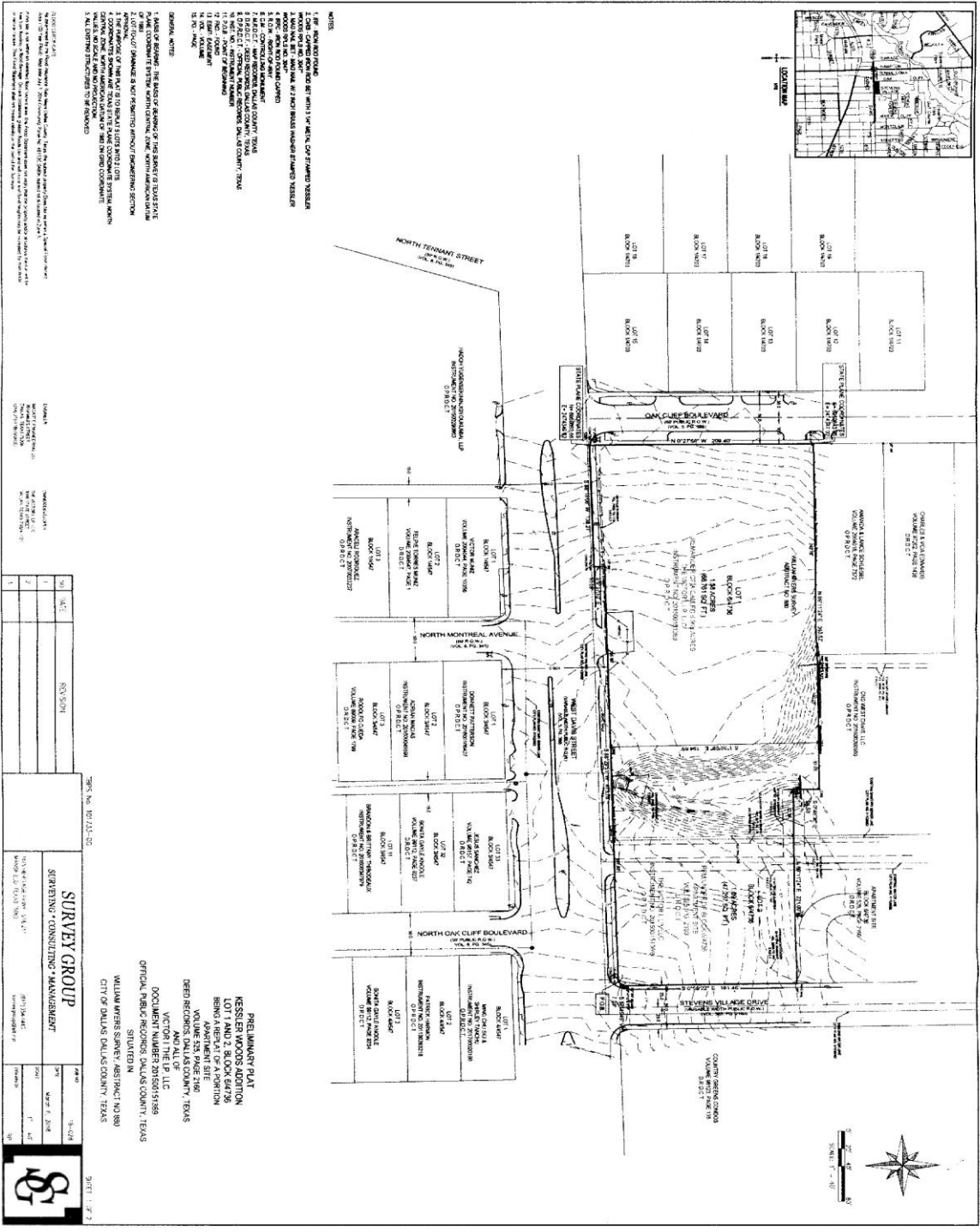
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 25 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Stevens Village Drive. Section 51A 8.602(c).
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Oak Cliff Boulevard & Davis Street. Section 51A 8.602(d) (1).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Davis Street & Stevens Village Drive. Section 51A 8.602(d) (1).
17. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.

18. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
19. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
20. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
21. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Capacity of existing wastewater system is questionable. Prior to final plat, submit proposed wastewater discharge (gpm) of development for further assessment.

31. Prior to final plat, submit proposed water demand (gpm) and pressure (psi) of development for further assessment if water meter size will be the same size as the public main.
32. On the final plat, identify the property as Lot 1 and Lot 2 in City Block 1/4736. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







NOTES:

1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND RULES OF THE CITY OF DALLAS, TEXAS.
2. THE CITY OF DALLAS, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH THE CITY OF DALLAS, TEXAS, SUBDIVISION MAP ACT AND THE CITY OF DALLAS, TEXAS, SUBDIVISION MAP ACT REGULATIONS.
3. THE CITY OF DALLAS, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH THE CITY OF DALLAS, TEXAS, SUBDIVISION MAP ACT AND THE CITY OF DALLAS, TEXAS, SUBDIVISION MAP ACT REGULATIONS.
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14. THE CITY OF DALLAS, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH THE CITY OF DALLAS, TEXAS, SUBDIVISION MAP ACT AND THE CITY OF DALLAS, TEXAS, SUBDIVISION MAP ACT REGULATIONS.
15. THE CITY OF DALLAS, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH THE CITY OF DALLAS, TEXAS, SUBDIVISION MAP ACT AND THE CITY OF DALLAS, TEXAS, SUBDIVISION MAP ACT REGULATIONS.

NO.	DATE	REVISION
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PREPARED BY:
KEESLER WOODS ASSOCIATES
 LOT 1 AND 2, BLOCK 5479S
 BRNO A PLAT OF A PORTION
 OF THE
 WILLOW WATERS SUBDIVISION
 AND ALL OF
 SECTION 10, T12S, R12E,
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 SITUATION IN
 WILLOW WATERS SUBDIVISION, NO. 880
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

APPROVED BY:
 WILLIAM WATERS SAWYER, ASSISTANT NO. 880
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 1/27/21

S 178-146

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-147**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 2319 Kirby Avenue, west of Deere Street**DATE FILED:** March 9, 2018**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.197 acres**MAPSCO:** 35Z**APPLICANT/OWNER:** Adam and Gloria Fuentes

REQUEST: An application to replat a 0.197-acre tract of land containing part of Lot 3 and Lot 4 in City Block E/2011 to create one lot on property located at 2319 Kirby Avenue (A.K.A. "Kirby Street"), west of Deere Street.

SUBDIVISION HISTORY:

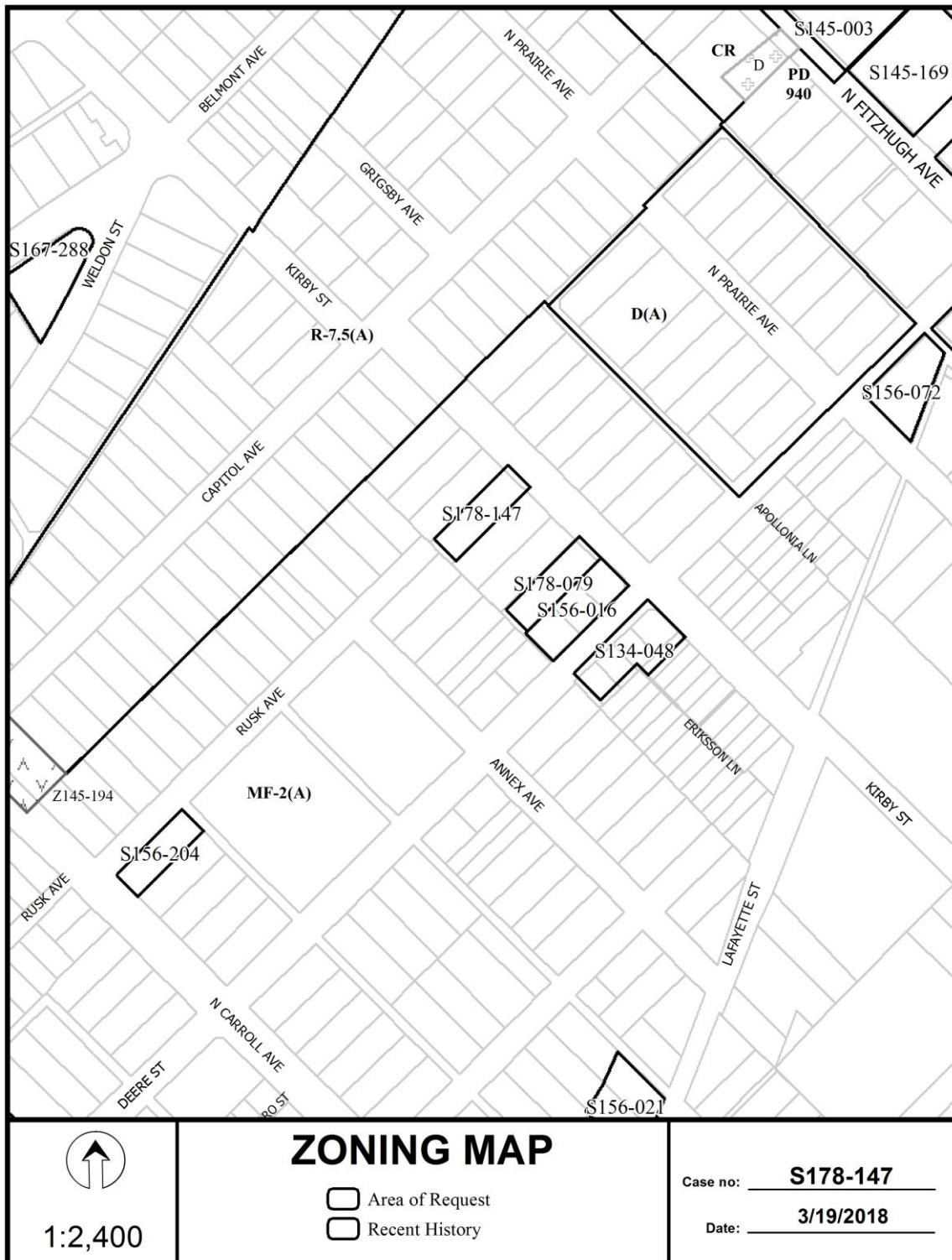
1. S178-079 was a request south of the present request to replat part of Lot 6 in City Block C/7488 to create one 9.194-acre lot on property located at 2307 Kirby Street. The request was approved February 15, 2018, 2016 but has not been recorded.
2. S167-288 was a request northwest of the present request to replat a 0.293-acre tract of land containing all of Lot 10A in City Block E/2002 to create three lots ranging in size from 0.073-acre to 0.115-acre on property located at the intersection of Belmont Avenue, Kirby Street, and Weldon Street, southwest corner. The request was approved October 5, 2017 but has not been recorded.
3. S156-204 was a request south of the present request to replat a 0.172-acre tract of land containing all of Lot 1, City Block 1/1539 to create five, 1,300-square foot lots, and one 753-square foot common area on property located on 2318 Carroll Avenue at Rusk Avenue. The request was approved June 16, 2016 but has not been recorded.
4. S156-072 was a request northeast of the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved January 21, 2016 but has not been recorded.
5. S156-021 was a request south of the present request to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Avenue, west corner. The request was approved November 19, 2015 but has not been recorded.
6. S156-016 was a request south of the present request to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner. The request was approved November 19, 2015 and was recorded August 11, 2016.

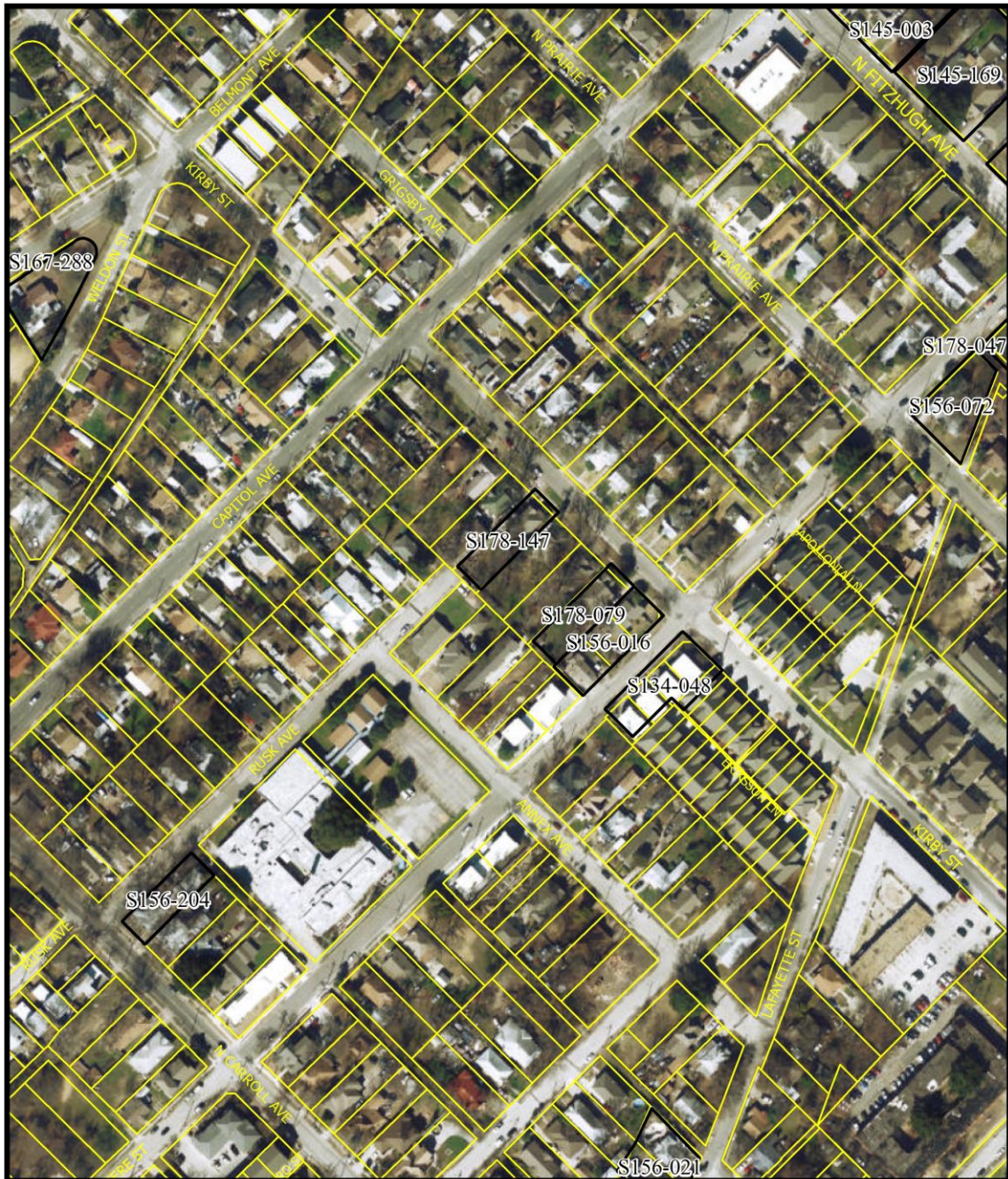
7. S145-169 was a request northeast of the present request to replat a 0.620-acre tract of land containing all of Lots 16-18 in City Block D/1990 into one lot on property located at 2216, 2222, and 2302 Fitzhugh Avenue. The request was approved May 21, 2015 and was recorded January 6, 2017.
8. S145-003 was a request northeast of the present request to replat a 1.827-acre tract of land containing all of Lots 8-15 in City Block D/1990 into one lot on property located at 4910 Capitol Avenue. The request was approved January 21, 2016 and was recorded February 29, 2016.
9. S134-048 was a request south of the present request to replat a 0.28-acre tract of land containing all of Lots 1 and 2A in City Block F/2012 into five lots ranging in size from 0.05-acre to 0.07-acre located at 2223 and 2225 Kirby Street. The request was approved on January 9, 2013, and was recorded September 22, 2014.




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

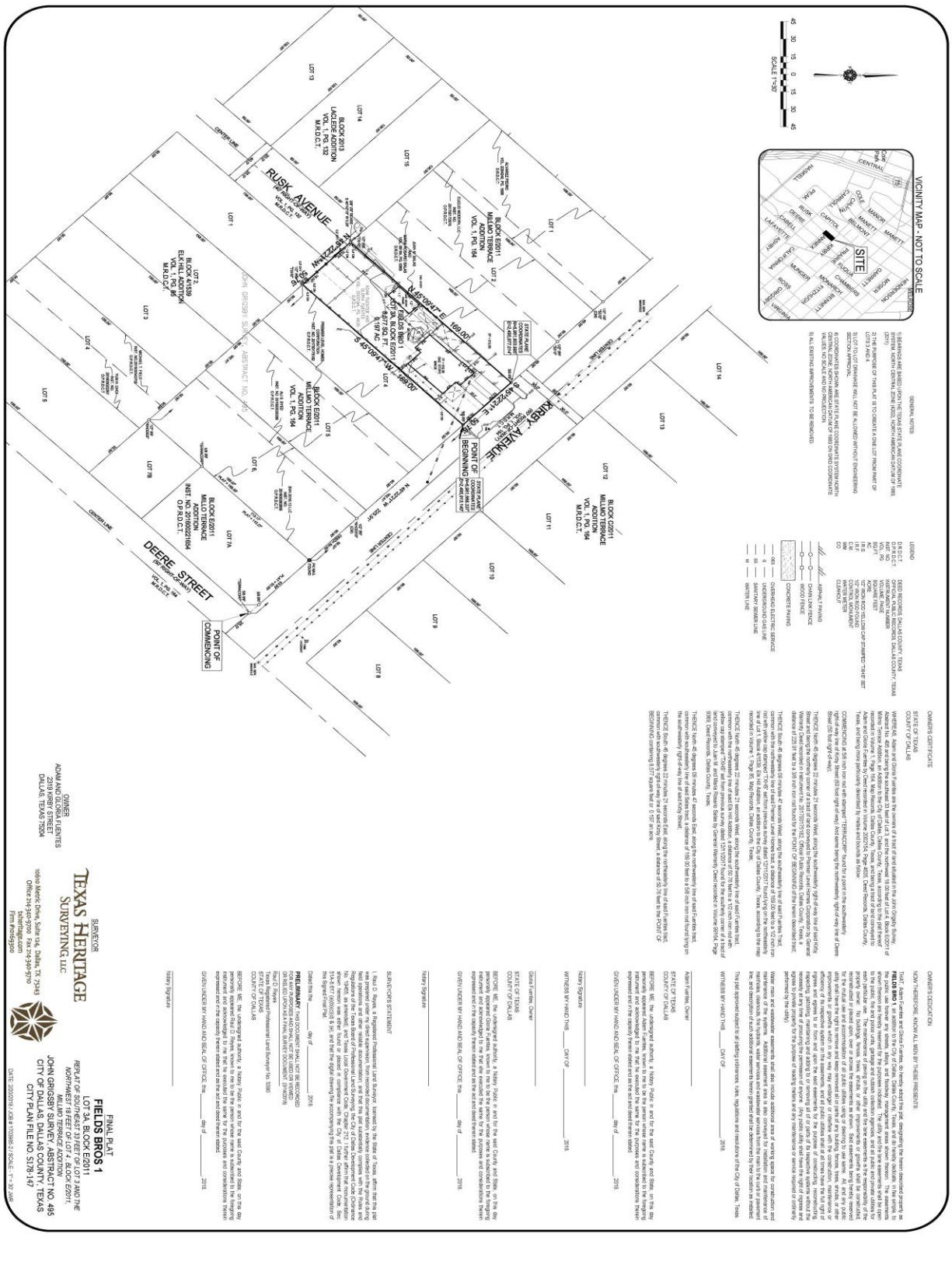
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
14. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. On the final plat, change "Kirby Avenue" to "Kirby Avenue (A.K.A. "Kirby Street"). Section 51A-8.403(a)(1)(A)(xii)
20. On the final plat, identify the property as Lot 3A in City Block E/2011. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S178-147 </u> Date: <u> 3/19/2018 </u>
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VICINITY MAP - NOT TO SCALE

1. THIS PLAT IS A PART OF THE RECORDS OF THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, BOOK 2013, PAGE 104.

2. THE PLAT IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS OF RECORD.

3. THE PLAT IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS OF RECORD.

4. THE PLAT IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS OF RECORD.

OWNER CERTIFICATE

STATE OF TEXAS, COUNTY OF DALLAS, BEFORE ME, the undersigned authority, on this _____ day of _____, 2018, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that the said person is duly qualified to execute the same.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

OWNER CERTIFICATE

STATE OF TEXAS, COUNTY OF DALLAS, BEFORE ME, the undersigned authority, on this _____ day of _____, 2018, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that the said person is duly qualified to execute the same.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

OWNER CERTIFICATE

STATE OF TEXAS, COUNTY OF DALLAS, BEFORE ME, the undersigned authority, on this _____ day of _____, 2018, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that the said person is duly qualified to execute the same.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

OWNER CERTIFICATE

STATE OF TEXAS, COUNTY OF DALLAS, BEFORE ME, the undersigned authority, on this _____ day of _____, 2018, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that the said person is duly qualified to execute the same.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

OWNER CERTIFICATE

STATE OF TEXAS, COUNTY OF DALLAS, BEFORE ME, the undersigned authority, on this _____ day of _____, 2018, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that the said person is duly qualified to execute the same.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

OWNER CERTIFICATE

STATE OF TEXAS, COUNTY OF DALLAS, BEFORE ME, the undersigned authority, on this _____ day of _____, 2018, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that the said person is duly qualified to execute the same.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-148**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Between Hi Line Drive and Stemmons Freeway, east of Oak Lawn Avenue**DATE FILED:** March 9, 2018**ZONING:** PD 621 (Subdistrict 1, Subdistrict 1G)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 3.692 acres**MAPSCO:** 44H**APPLICANT/OWNER:** DE Design Borrower, LLC, DE Design Borrower 2017, LLC, DD Dunhill LLC, DD Dunhill 2017, LLC**REQUEST:** An application to replat a 3.692-acre tract of land to create 4 lots ranging in size from 0.6-acre to 1.412-acre on property located between Hi Line Drive and Stemmons Freeway, east of Oak Lawn Avenue.**SUBDIVISION HISTORY:**

1. S134-210 was a request northwest of the present request to replat a 3.776-acre tract of land containing part of Lot 5 in City Block 37/7888 into one 0.406-acre lot and one 3.370-acre lot on property located at 1930 Hi Line Drive. The request was approved August 7, 2014 and recorded August 22, 2014.
2. S123-094 was a request northeast of the present request to create one 0.834-acre lot and one 0.395-acre lot and 4.958 acres of right-of-way reserved for Oak Lawn Avenue in City Block 1/1000 from a 1.229-acre tract of land and situated on property located at 3630 Harry Hines Blvd. The request was approved March 21, 2013 and recorded June 12, 2014.
3. S123-074 was a request north of the present request to create one 0.251-acre lot from a tract of land in City Block 2/1001 on property located on Stemmons Freeway, southeast of Oak Lawn Avenue. The request was approved February 21, 2013 but has not been recorded.

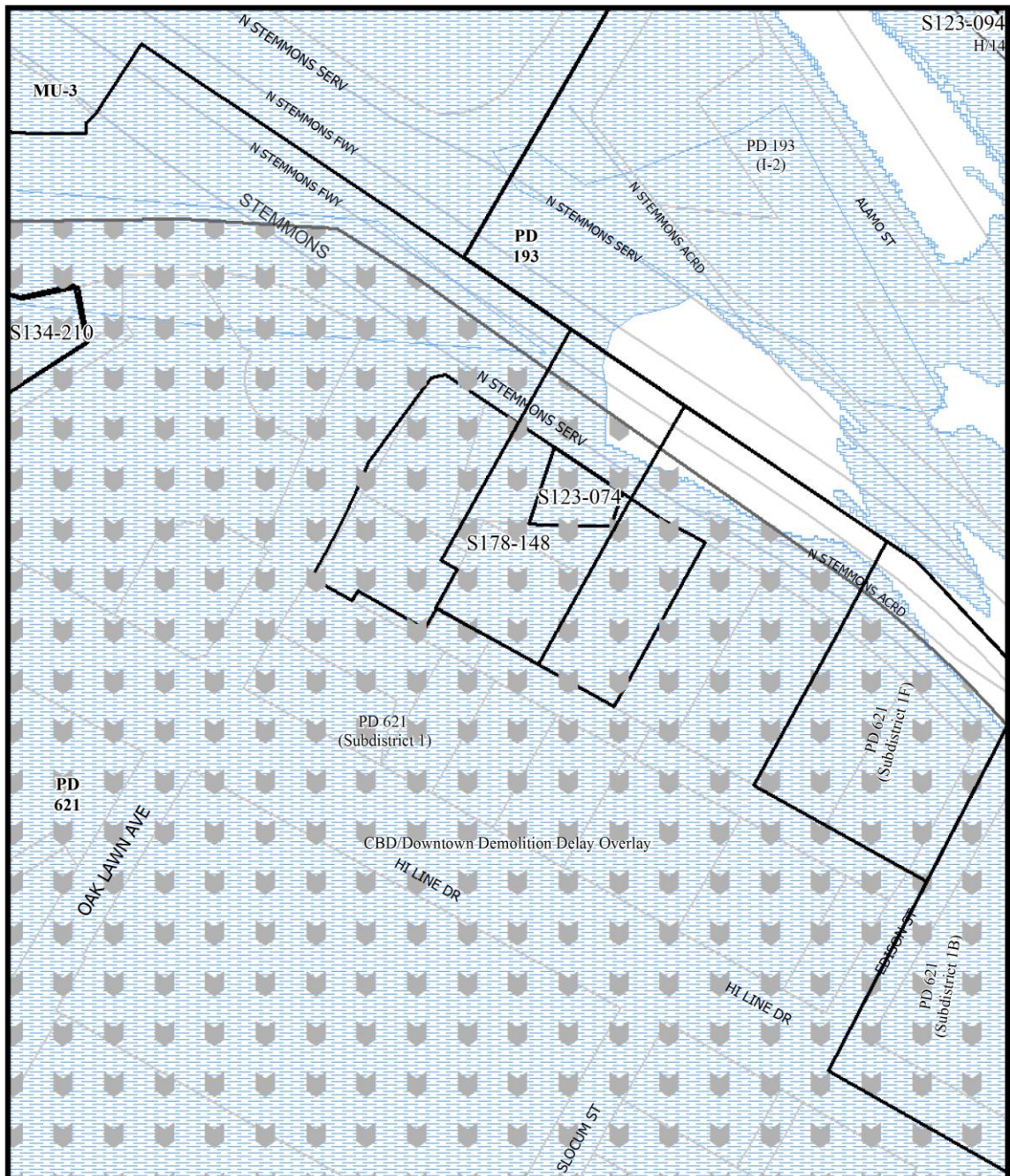
STAFF RECOMMENDATION: The request complies with the requirements of PD 621 (Subdistrict 1, Subdistrict 1G); therefore, staff recommends approval of the request subject to compliance with the following conditions:




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

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is four.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 50 feet of right-of-way from the established centerline of Oak Lawn Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.


18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article 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 to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. Location is in the Industrial Boulevard Sump (WSE) =400.1. All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a) (1) through (8).
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. Prior to final plat, provide an 8.5" by 11" drawing showing dimension between building (to remain) at proposed Lot 1 and southeast line of said Lot 1.
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
31. Capacity of existing wastewater system is questionable. Prior to final plat, submit proposed wastewater discharge (gpm) of development for further assessment.
32. Prior to final plat, submit proposed water demand (gpm) and pressure (psi) of development for further assessment if water meter size will be the same size as the public main.
33. Prior to final plat, 18-inch wastewater main must be relocated from under building.
34. On the final plat, on sheets 1 and 4, show the Dallas/ Grand Prairie corporate limits as the north right-of-way line of Jefferson Boulevard, per Ordinance No. 24932. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, change "North Stemmons Fwy" to "Stemmons Freeway". Section 51A-8.403(a)(1)(A)(xii)
36. On the final plat, identify the property as Lot 1, Lot 2, Lot 3, and Lot 4 in City Block 2/1001. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S178-148 </u> Date: <u> 3/19/2018 </u>
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S178-148 </u> Date: <u> 3/19/2018 </u>
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OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS DO DUNNILL LLC, DO DUNNILL 2017 LLC, DE DESON BORROMER LLC AND DE DESON BORROMER 2017 LLC ARE THE OWNERS OF A 3.682 ACRE TRACT OF LAND SITUATE IN THE AMES A, SYLVESTER SURVEY, ABSTRACT NO. 1383, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.68 ACRE TRACT OF LAND AND ALL OF THAT CALLED 1.07 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DO DUNNILL 2017 LLC, ET AL, RECORDED IN INSTRUMENT NUMBER 20170003048, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (D.P.R.C.T.), AND BEING ALL OF THAT CALLED 0.682 ACRE TRACT OF LAND AND CALLED 0.629 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DO DUNNILL LLC, ET AL, RECORDED IN INSTRUMENT NUMBER 09-0400000, D.P.R.C.T., AND BEING ALL OF THAT CALLED 0.68 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO DO DUNNILL LLC, ET AL, RECORDED IN INSTRUMENT NUMBER 20040002876, D.P.R.C.T., AND BEING ALL OF THAT CALLED 0.68 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION SPECIAL WARRANTY DEED TO DO DUNNILL LLC, ET AL, RECORDED IN INSTRUMENT NUMBER 20050000285, D.P.R.C.T., SAID 3.682 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR CORNER AT THE MOST EASTERLY CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SHAW LAWN AVENUE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35E, ALSO KNOWN LOCALLY AS NORTH STEMMONS FRENCH (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID 0.68 ACRE TRACT OF LAND;

THENCE SOUTH 59°59'21" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35E, A DISTANCE OF 453.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 82°07'28" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SAID BEING THE NORTH LINE OF SAID 1.07 ACRE TRACT OF LAND, A DISTANCE OF 70.84 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR THE NORTHEAST CORNER, THE SAME BEING THE NORTHWEST CORNER OF A CALLED 0.6709 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO DO DUNNILL, LAND, LLC, RECORDED IN INSTRUMENT NUMBER 20140000376, D.P.R.C.T.;

THENCE SOUTH 89°01'02" WEST ALONG THE COMMON LINE OF SAID 0.709 ACRE TRACT OF LAND AND SAID 1.07 ACRE TRACT OF LAND, A DISTANCE OF 280.11 FEET TO THE SOUTHEAST CORNER, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BARNEY INC.", BEARS SOUTH 29° WEST, A DISTANCE OF 0.37 FEET, SAID CORNER BEING IN THE NORTH LINE OF LOT 20, BLOCK 44/001 OF TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 15, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000;

THENCE NORTH 80°58'11" WEST ALONG THE COMMON LINE OF SAID 1.02 ACRE AND 0.64 ACRE TRACTS OF LAND AND SAID LOT 20, BLOCK 44/001, AT A DISTANCE OF 133.77 FEET PASSING A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPING LEGIBLES FOUND FOR THE SOUTHWEST CORNER OF SAID 1.07 ACRE TRACT OF LAND, CONTINUING IN ALL, FOR A TOTAL DISTANCE OF 324.44 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 0.68 ACRE TRACT OF LAND, AND BEING IN THE EAST LINE OF SAID 0.68 ACRE TRACT;

THENCE SOUTH 28°20'44" WEST ALONG THE COMMON LINE OF SAID LOT 20, BLOCK 44/001, AND SAID 0.68 ACRE TRACT, A DISTANCE OF 26.91 FEET TO A 5/8-INCH IRON ROD SET FOR THE MOST EASTERLY SOUTHEAST CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "MOXY SURVEYING" FOUND BEARS SOUTH 30° WEST, A DISTANCE OF 0.25 FEET;

THENCE NORTH 82°51'11" WEST ALONG THE COMMON LINE OF SAID LOT 20, BLOCK 44/001, AND SAID 0.68 ACRE TRACT, A DISTANCE OF 118.43 FEET TO A 5/8-INCH IRON ROD SET AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 20, BLOCK 44/001;

THENCE SOUTH 28°20'44" WEST ALONG THE MOST WESTERLY WEST LINE OF SAID LOT 20, BLOCK 44/001, A DISTANCE OF 173.69 FEET TO A 5/8-INCH IRON ROD SET AT THE MOST SOUTHWEST SOUTHWEST CORNER AND BEING IN THE NORTH LINE OF LOT 18, BLOCK 44/001 OF SAID TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 16;

THENCE NORTH 82°51'11" WEST ALONG THE COMMON LINE OF SAID LOT 18, BLOCK 44/001, AND SAID 0.68 ACRE TRACT OF LAND, A DISTANCE OF 71.50 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID SHAW LAWN AVENUE, AND BEING THE POINT OF BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A SHAULT POINT WHICH BEARS NORTH 58°43'32" WEST, A DISTANCE OF 148.28 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SHAW LAWN AVENUE, THE FOLLOW CALLS:

NORTHWESTERLY WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°17'44" FOR AN ARC LENGTH OF 152.07 FEET, A CHORD BEARING OF NORTH 27°24'45" EAST AND A CHORD DISTANCE OF 150.00 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET;

NORTH 22°52'28" EAST, A DISTANCE OF 24.68 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR CORNER;

NORTH 22°52'28" EAST, A DISTANCE OF 21.67 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR CORNER;

NORTH 38°15'08" EAST, A DISTANCE OF 162.78 FEET TO A 3 1/4-INCH ALUMINUM DISK AFFIXED TO A 5/8-INCH IRON ROD STAMPED "STANTEC MOXY" SET FOR THE MOST WESTERLY CORNER OF SAID CORNER CLIP;

THENCE NORTH 77°32'29" EAST ALONG SAID CORNER CLIP, A DISTANCE OF 21.60 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPLETED AREA OF 150.62 SQUARE FEET OR 3.682 ACRES OF LAND.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT DO DUNNILL LLC, DO DUNNILL 2017 LLC, DE DESON BORROMER LLC AND DE DESON BORROMER 2017 LLC, AGING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MOXY 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 FLUORANT MANAGEMENT AREAS SHOWN THEREON, THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LINE 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 LINE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, NOT BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OR 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 BROWSE AND KEEP OPENED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY OBSTRUCT 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 ACCESS 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 ACCESS 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 COVERED 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 HEREBY GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS ____ DAY OF _____, 2018.

BY: DO DUNNILL, LLC DO DUNNILL 2017, LLC

STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE ABOVE AND FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BY: DE DESON BORROMER, LLC DE DESON BORROMER 2017, LLC

STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE ABOVE AND FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS STATEMENT

THAT I, DAVID J. DE WERDT, 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 SURVING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATIONS, AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19454 AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 201, I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 514-4.87 (a) (b) (c) (d) (e) (f) (g) (h) AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A TRUE REPRESENTATION OF THIS SAVED FINAL PLAT.

DATED THIS ____ DAY OF _____, 2018.

Preliminary This document shall not be recorded for any purpose. For Review Purposes Only Date: 3/16/18 RPLS Supplement No. 1048 March 8, 2018

DAVID J. DE WERDT, R.P.L.S. TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5368

STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WERDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE ABOVE AND FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT MOXY ADDITION LOTS 1, 2, 3, & 4, BLOCK 2/1001

BEING 3.682 ACRES SITUATED IN JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLANNING FILE NO. S 178-148 MARCH 08, 2018

APPLICANT/OWNER: DE DESON BORROMER LLC DE DESON BORROMER 2017 LLC 4000 FORT CHICAGO HWY 100 CONROE, CALIFORNIA 74601 PH: CONTACT: APPLICANT/OWNER: DO DUNNILL, LLC DO DUNNILL 2017 LLC 3000 MONTGOMERY AVE. SUITE 300 DALLAS, TEXAS 75205 PH: (214) 375-7000 CONTACT: TM DENVER SURVEYOR: STANTEC 12222 MERTY DRIVE, SUITE 400 DALLAS, TEXAS 75243-2888 PH: (972) 961-0011 CONTACT: DAVID DE WERDT, R.P.L.S.

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-149**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Prairie Avenue at Monarch Street, west of Westburg Alley**DATE FILED:** March 9, 2018**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.43 acres**MAPSCO:** 36W**APPLICANT/OWNER:** Robert Bellamy

REQUEST: An application to replat 0.43-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block A/653 to create one lot on property located on Prairie Avenue at Monarch Street, west of Westburg Alley.

SUBDIVISION HISTORY:

1. S178-096 was a request west of the present request to replat a 0.149-acre tract of land containing part of Lot 32 in City Block C/653 to create one lot on Monarch Street southwest of Prairie Street. The request was approved March 1, 2018 but has not been recorded.
2. S178-047 was a request northeast of the present request to replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/694 and part of City Block B/2008 to create five lots on property located on Deere Street at Fitzhugh Avenue, south corner. The request was approved January 4, 2018 but has not been recorded.
3. S167-278 was a request southwest of the present request to replat a 0.5004-acre lot containing part of Lot 3 and all of Lot 4 in City Block C/667 to create one lot on property located 4621 and 4625 Munger Avenue, north of Annex Avenue. The request was approved September 28, 2017 but has not been recorded.
4. S167-088 was a request northwest of the present request to 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue. The request was approved February 16, 2017 and was recorded October 26, 2017.
5. S156-287 was a request south of the present request to replat a 0.498-acre tract of land containing part of Lots 7 and 8 in City Block B/652 to create one lot on property located on Munger Avenue, northeast of Annex Avenue. The request was approved October 06, 2016 but has not been recorded.
6. S156-268 was a request northwest of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue. The request was approved September 15, 2016 but has not been recorded.
7. S156-145 was a request north of the present request to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access

Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on Fitzhugh Avenue, between Fuqua Street and Chambers Street. The request was approved April 21, 2016 and was recorded January 20, 2017.

8. S156-072 was a request northwest to the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved January 21, 2016 but has not been recorded.
9. S156-027 (WD) was a request north of the present request to replat a 5.474-acre tract of land being four tracts of land described as follows: Tract 1 being a 2.486 acre tract of land containing all of Lots 1 through 10 and a 20-foot alley to be abandoned in City Block 2/692 to be replatted into one 2.486-acre lot; Tract 2 being a 0.431 acre tract of land containing all of Lots 4 and 5 in City Block 3/693 to be replatted into one 0.431-acre lot; Tract 3 being a tract of land containing all of Lots 7, 8, 9, 9A, 10, and 10A in City Block 3/693 to be replatted into one 1.142-acre lot; and Tract 4 being a tract of land containing all of Lots 15, 16, 17, 18, 19, 20, and 21 in City Block D/1491 to be replatted into one 1.414-acre lot. The request was approved on December 3, 2015, but has been withdrawn.
10. S145-207 was a request southwest of the present request to replat a 0.268-acre tract of land containing part of Lot 7, and part of Lot 8 in City Block C/667 to create one lot on property located on Monarch Street at Kirby Street, east corner. The request was approved June 22, 2015 and was recorded September 8, 2016.
11. S145-163 was a request east of the present request to create a 12-lot Shared Access Development with lot sizes ranging from 1,344 square feet to 2,548 square feet in size from a 0.471-acre tract of land containing all of Lots 6 and 7 in City Block 3/674 on property located at 1717-1721 Bennett Avenue. The request was approved May 21, 2015 and was recorded June 2, 2016.
12. S134-190 was a request contiguous to the present request and was withdrawn in 2014.

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




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

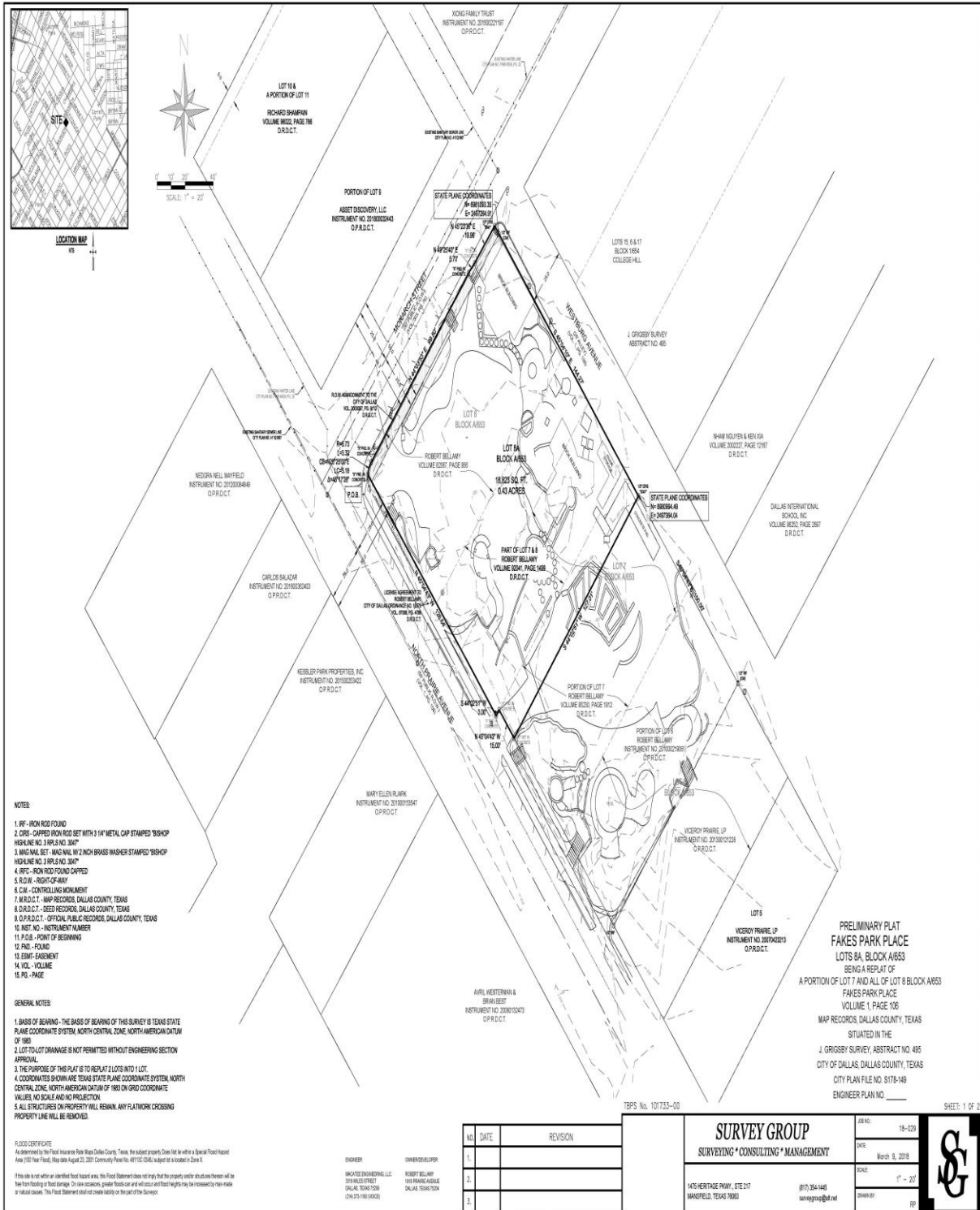
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet Right-of-Way from the established center line of Prairie Avenue. Section 51A 8.602(c).
15. On the final plat, dedicate 28 feet of right-of-way from the established centerline of Monarch Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Monarch Street & Prairie Avenue. Section 51A 8.602(d) (1).

17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Monarch Street & the alley. Section 51A-8.602(e),
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. On the final plat, chose a new or different addition name. Platting Guidelines.
21. On the final plat, show two control monuments. Section 51A-8.617.
22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water 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.
25. On the final plat, abandonment of Monarch Street to be labelled as “Abandonment authorized by Ordinance No. 25189, Vol. 2003097, Pg. 9112”.
26. On the final plat, remove the label “Westburg Avenue”; it was changed to a public alley by Ordinance No. 13153.
27. On the final plat, identify the property as Lot 7A in City Block A/653. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S178-149 </u> Date: <u> 3/19/2018 </u>
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- NOTES:**
1. IRON ROD FOUND
 2. CERS - CAPPED IRON ROD SET WITH 3/4" METAL CAP STAMPED "BISHOP HIGHLINE NO. 3 RPLS NO. 3047"
 3. MAG W/AL SET - MAG W/AL W/ 2 NON BRASS WASHER STAMPED "BISHOP HIGHLINE NO. 3 RPLS NO. 3047"
 4. REC - IRON ROD FOUND CAPPED
 5. R.O.W. - RIGHT-OF-WAY
 6. CR - CONTROLLING MONUMENT
 7. M.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 8. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 9. O.P.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 10. MET. CO. - INSTRUMENT NUMBER
 11. P.O.B. - POINT OF BEGINNING
 12. FND - FOUND
 13. ENF - EASEMENT
 14. VOL - VOLUME
 15. PG - PAGE

- GENERAL NOTES:**
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
 2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
 3. THE PURPOSE OF THIS PLAT IS TO REPLAT 2 LOTS INTO 1 LOT
 4. 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
 5. ALL STRUCTURES ON PROPERTY WILL REMAIN, ANY PLATFORM CROSSING PROPERTY LINE WILL BE REMOVED

FLOOD CERTIFICATE
 As determined by the Flood Insurance Risk Map (Dallas County, Texas), the subject property does not lie within a Special Flood Hazard Area (SFHA) Flood, Map No. 44047-01-0101 Community Profile, ARTS-CDA, as shown in a previous plat.

This plat and section are considered final based on the Flood Statement shown and only that the property owner shall assume the cost of any future flood insurance. Flood insurance and other flood-related matters may be recommended by the state or federal agencies. The Flood Statement is not a guarantee of the Flood Statement.

OWNER: DORIS/OLIVER
DESIGNER: SURV GROUP ENGINEERING, L.L.C.
 301 MILLS STREET
 DALLAS, TEXAS 75201
 (214) 354-1416

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

SURV GROUP
 SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PRIMO, STE 217
 WAKEFIELD, TEXAS 76080

(817) 354-1416
 survgroup@aol.net

ISSUED:	15-229
DATE:	March 9, 2018
SCALE:	1" = 20'
DRAWN BY:	GP



SHEET: 1 OF 2

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Robert Bellamy, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 8A, Block AB53, FAKES PARK PLACE, 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 painting on the utility and fire line easements is the responsibility of the property owner. No building, 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, repairing, patching, 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 planning ordinances, rules, regulations, and resolutions of the City of Dallas. Sidewalks shall be constructed by the holder as required by City Council Resolutions No. 86-1008 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2018.

Robert Bellamy

BY: _____

PRINTED NAME: _____

TITLE: _____

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 _____ known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for Dallas County

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Robert Bellamy is the sole owner of all that certain 540 acre tract or parcel of land located in the J. Crosby Survey, Abstract No. 485 in Dallas County, Texas and being all of Lot 8A a portion of Lot 7, Block AB53 Fakes Park Addition, according to the plat thereof recorded in Volume 108, Page 108, Map Records, Dallas County, Texas, and being the same tract of land described in a plat in Block 108, Volume 108, Page 108, Map Records, Dallas County, Texas, and being the same tract of land described in a plat in Block 108, Volume 108, Page 108, Map Records, Dallas County, Texas, and being the same tract of land described in a plat in Block 108, Volume 108, Page 108, Map Records, Dallas County, Texas, and being more particularly described as follows:

SECTION 14, T. 10 N. R. 10 E. contains the beginning of course B, right-of-way, width of 12.75 feet and a street bearing North 25 degrees 25 minutes 20 seconds East and a street width of 15.00 feet, either or both of which are shown on the plat described at the intersection of North Howard Street (33 feet public right-of-way) and North Prue Avenue (30 feet public right-of-way), same being the southwest corner of the said right-of-way abandonment.

THENCE along said curve to the right a distance of 17.75 feet to an "X" mark in concrete in the southeast line of said Howard Street.

THENCE along the southeast line of Howard Street the following courses and distances:

North 44 degrees 23 minutes 03 seconds East a distance of 80.55 feet to an "X" mark in concrete.

North 40 degrees 25 minutes 40 seconds East a distance of 17.75 feet to an "X" mark in concrete.

THENCE North 45 degrees 23 minutes 36 seconds East a distance of 10.00 feet to a set cap and 10" iron rod stamped "1047" in the south line of Hildburg Avenue (7.50 feet wide), same point being the northeast corner of the herein described tract.

THENCE South 45 degrees 04 minutes 10 seconds East along the corner line of the tract and the said cap and 10" iron rod stamped "1047" in the north line of 47.27 feet, a 10" iron rod stamped "1047" in the north line of 10" iron rod stamped "1047" at the north corner of a portion of Lot 7 of said addition, being a tract of land described in a plat in Block 108, Volume 108, Page 108, Map Records, Dallas County, Texas.

THENCE South 44 degrees 12 minutes 01 seconds West along the corner line of the tract and the said cap and 10" iron rod stamped "1047" in the north line of 10" iron rod stamped "1047" in the north line of the said Public Avenue.

THENCE along the said southeast line the following courses and distances:

North 45 degrees 23 minutes 03 seconds West a distance of 52.00 feet to an "X" mark in concrete.

South 44 degrees 25 minutes 01 seconds West a distance of 10.00 feet to an "X" mark in concrete.

THENCE North 45 degrees 24 minutes 43 seconds West a distance of 128.00 feet to the POINT OF BEGINNING and containing 1.44 acres ± 0.002 square feet of compact tract.

SURVEYOR'S STATEMENT

I, William P. Price, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentary evidence collected on the ground during field operations and other reliable documentary, 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. 19485, 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. 21A-8.077 (a)(8)(i)(4) (i), and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

PRELIMINARY FOR REVIEW PURPOSES ONLY

William P. Price Date _____
Registered Professional Land Surveyor, No. 3047

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 William P. Price, 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 and that he and the said deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT
FAKES PARK PLAT
LOTS 8A, BLOCK AB53
BEING A REPLAT OF
A PORTION OF LOT 7 AND ALL OF LOT 8 BLOCK AB53
FAKES PARK PLACE
VOLUME 1, PAGE 108
MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE
J. CROSBY SURVEY ABSTRACT NO. 485
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-148
ENGINEER PLAN NO. _____

TPRS No. 101733-00

SHEET: 1 OF 1

FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Map Dallas County, Texas, the subject property does not lie within a Special Flood Hazard Area (SFHA) Flood Map (dated August 23, 2010 Community Development 441702-046) subject to a special Flood Zone.

This site is not within a certified flood hazard area. The Flood Statement does not imply that the property owner structures thereon will be free from flooding or that damage to any structures, public facilities or utilities and belongings may be necessarily minimized or reduced in any way. The Flood Statement shall not constitute liability on the part of the Surveyor.

ENGINEER: DIMENKORALPAP
INGATE ENGINEERING, LLC
301 WILCOX STREET
DALLAS, TEXAS 75206
(972) 718-1040

ROBERT ELLIOTT
109 PARK AVENUE
DALLAS, TEXAS 75201

NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT
145 HERITAGE HWY., STE 217
MANFELD, TEXAS 76060
(817) 554-1415
surveygroup@aol.net

FILE NO: 18-229
DATE: March 9, 2018
SCALE: 1" = 20'
DRAWN BY: RP



CITY PLAN COMMISSION

THURSDAY, APRIL 5, 2018

FILE NUMBER: S178-150

SUBDIVISION ADMINISTRATOR: Paul Nelson

LOCATION: Lancaster Road at Cherry Valley Boulevard, south of Lyndon B. Johnson Freeway/Interstate Highway 20

DATE FILED: March 9, 2018

ZONING: CS

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 1.725 acres **MAPSCO:** 76A, 75D

APPLICANT/OWNER: AX'L & L Enterprises, LLC

REQUEST: An application to replat a 1.725-acre tract of land containing part of Lot 2 in City Block 7618 to create one lot on property located on Lancaster Road at Cherry Valley Boulevard, south of Lyndon B. Johnson/Interstate Highway 20.

SUBDIVISION HISTORY:

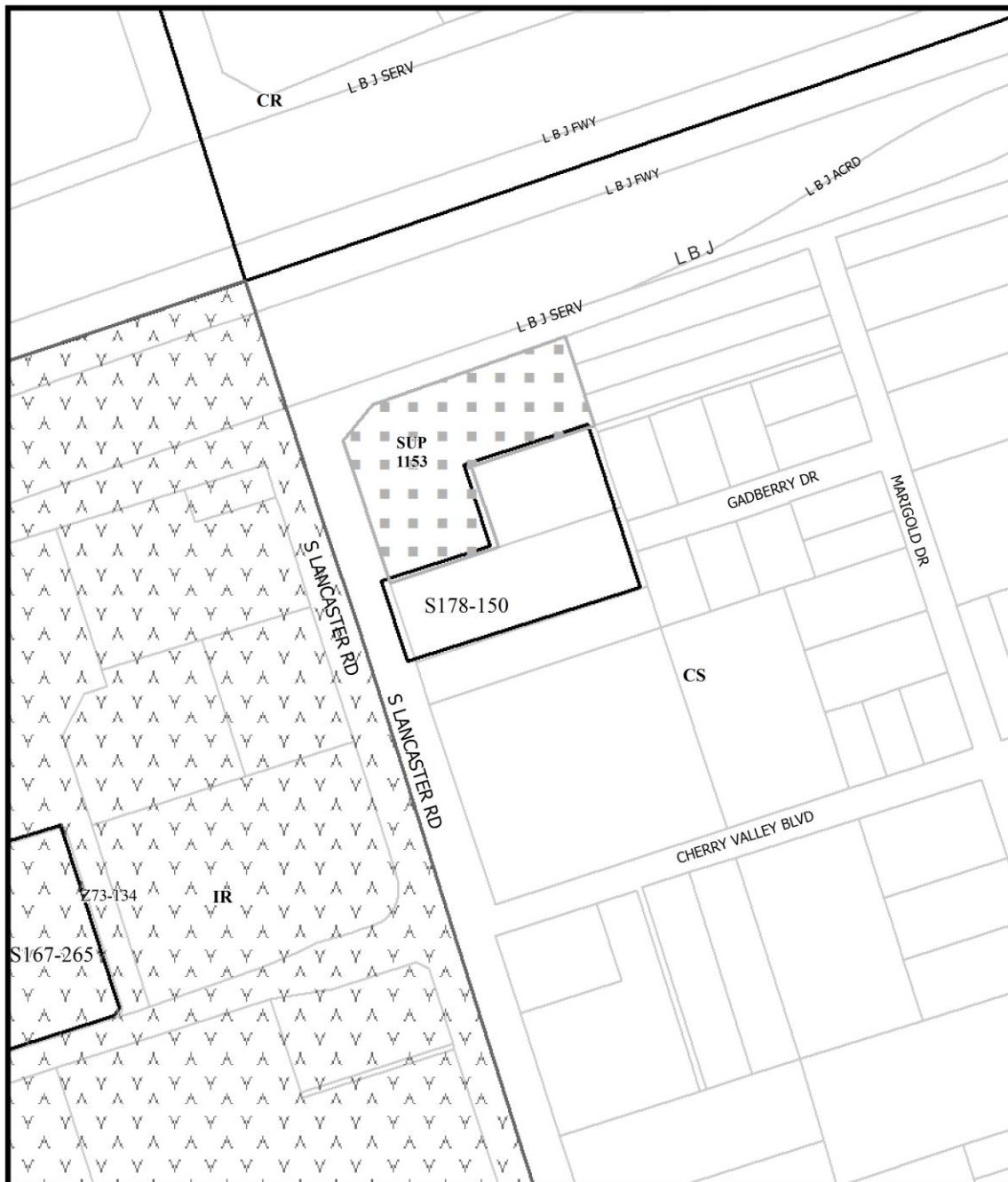
1. S167-265 was a request southwest of the present request to replat a 31.525-acre tract of land containing all of Lot 1A in City Block B/7609 and part of City Block B/7609 to create one lot on property on Trippie Street between Lyndon B. Johnson Freeway and Cherry Valley Boulevard. The request was approved September 7, 2017 but has not been recorded.


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

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




7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show two control monuments. Section 51A-8.617.
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
19. 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.

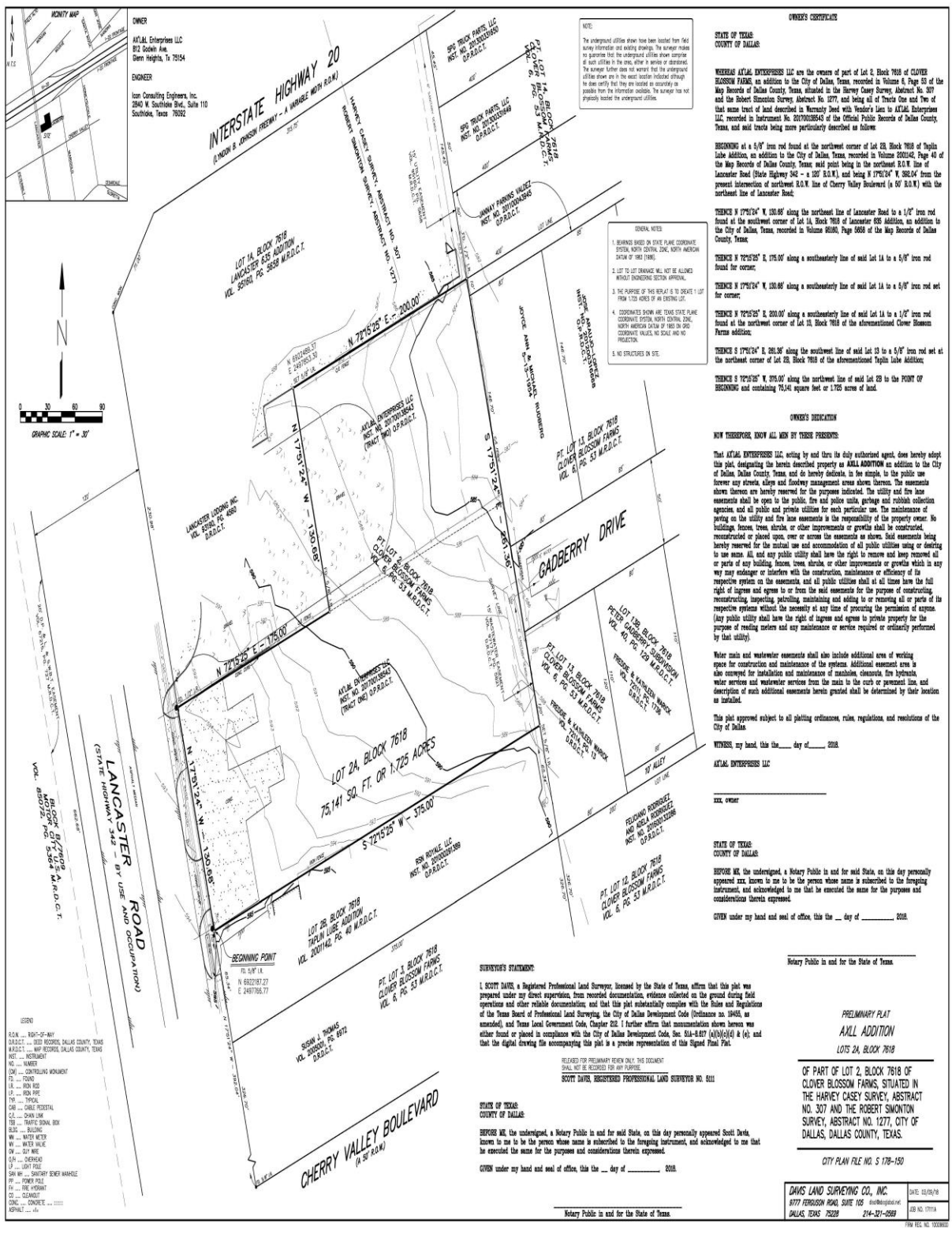
20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
21. On the final plat, change "Interstate Highway 20 (Lyndon B. Johnson Freeway-A Variable Width R.O.W)" to "Lyndon B. Johnson Freeway/Interstate Highway 20". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 2A in City Block 7618. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



 1:2,400	<h2 style="text-align: center;">ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S178-150 </u> Date: <u> 3/19/2018 </u>
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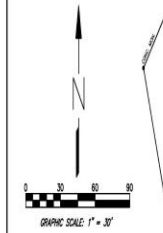


 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S178-150 </u> Date: <u> 3/19/2018 </u>
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OWNER
 AT&L Enterprises LLC
 812 Cooper Ave.
 Dallas Heights, TX 75154

ENGINEER
 Icon Consulting Engineers, Inc.
 2840 N. Southside Blvd., Suite 110
 Southside, Texas 75092



LEGEND

DA ... 1/8\"/>

NOTE:
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, other than as noted or otherwise. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the same would be true if they are located in accordance with the information available. The surveyor has not physically located the underground utilities.

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WE, the undersigned AT&L ENTERPRISES LLC are the owners of part of Lot 2, Block 7618 of CLOVER BLOSSOM FARMS, an addition to the City of Dallas, Texas, recorded in Volume 8200142, Page 40 of the Map Records of Dallas County, Texas, and being all of the tracts one and two of the same tract of land described in Warranty Deed with Vendor's Lien to AT&L Enterprises LLC, recorded in Instrument No. 2017032845 of the Official Public Records of Dallas County, Texas, and said tracts being more particularly described as follows:

BEGINNING at a 5/8\"/>

- GENERAL NOTES**
1. BEARING SHOWN ON PLATE PLANE COORDINATE SYSTEM NORTH DATUM, COORDINATE SYSTEM NORTH DATUM OF 1983 (NAD 83).
 2. LOT TO LOT BOUNDARIES WILL NOT BE ALLOWED WITHOUT SHOWN SECTION APPROVAL.
 3. THE PURPOSE OF THIS DEED IS TO CREATE A LOT FROM 100 ACRES OF AN EXISTING LOT.
 4. DIMENSIONS SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH DATUM, COORDINATE SYSTEM NORTH DATUM OF 1983 (NAD 83). COORDINATE VALUES IN FEET AND NO PROJECTION.
 5. NO STRUCTURES ON SITE.

OWNERS INDICATION

NOT NECESSARILY KNOWN ALL MEN BY THESE PRESENTS:

That AT&L ENTERPRISES LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described property as ALL ADDITION to the City of Dallas, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and footway management areas shown thereon. The easements shown thereon are hereby created for the purposes indicated. The utility and fire line easements shall be open to the public. The 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 line easements is the responsibility of the property owner. No buildings, houses, trees, shrubs or other improvements or grounds 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 such public utility shall have the right to remove and keep removed all or parts of any buildings, houses, trees, shrubs or other improvements or grounds which in any way may encroach or interfere with the construction, maintenance or efficiency of the respective systems 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 the respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to provide property for the purpose of testing 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 mains 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 existing ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand, this ___ day of ___, 2018.

AT&L ENTERPRISES LLC

BY: _____

SEE OWNER

STATE OF TEXAS
 COUNTY OF DALLAS

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

GIVEN under my hand and seal of office, this ___ day of ___, 2018.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT
 AXLL ADDITION
 LOTS 2A, BLOCK 7618
 OF PART OF LOT 2, BLOCK 7618 OF
 CLOVER BLOSSOM FARMS, SITUATED IN
 THE HARVEY CASEY SURVEY, ABSTRACT NO. 307
 AND THE ROBERT SWINTON SURVEY, ABSTRACT NO. 1277, CITY OF
 DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAT FILE NO. S 178-150

DAVIS LAND SURVEYING CO., INC.
 8777 FERGUSON ROAD, SUITE 105
 DALLAS, TEXAS 75228

DATE: 02/07/18
 BY: [Signature]
 EX: NO. 17718

FORM REG. NO. 13000008

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-151**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Roseland Avenue at Ripley Street, east corner.**DATE FILED:** March 14, 2018**ZONING:** PD 298 (Subarea 1)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.139 acres**MAPSCO:** 45D**APPLICANT/OWNER:** Tabak Homes Roseland, LLC

REQUEST: An application to replat a 0.139-acre tract of land containing part of Lots 17 and 18 in City Block 3/649 to create one lot on property located on Roseland Avenue at Ripley Street, east corner.

SUBDIVISION HISTORY:

1. S178-122 was a request southwest of the present request to replat a 0.595-acre tract of land containing a portion of City Block 2/600 to create one lot on property located on Roseland Avenue at Caddo Street, south corner. The request was approved March 22, 2018 but has not been recorded.
2. S178-091 was a request northeast of the present request to replat a 0.370-acre tract of land containing all of Lots 8, 9 and part of Lot 10 in City Block 2/650 to create one 0.066-acre lot, and one 0.304-acre lot on property located on Roseland Avenue at Ashby Street, south corner. The request was approved February 15, 2018 but has not been recorded.
3. S167-269 was withdrawn prior to going to hearing.
4. S167-105R was a request southeast of the present request to replat a 2.046-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, all of Lots 43A and 43B in City Block 14/717; and part of an abandoned 20-foot alley to create one lot on property located on McKell Street between Bryan Street and San Jacinto Street. The request was approved September 7, 2017 but has not been recorded.
5. S167-090 was a request southwest of the present request to create one 0.692-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant. The request was approved February 16, 2017 and has not been recorded.
6. S167-040 was a request northwest of the present request to replat a 0.158-acre tract of land containing part of Lots 19 and 20 in City Block B/657 into one lot on property located on Delano Place northeast of Haskell Avenue. The request was approved January 5, 2016 but has not been recorded.
7. S167-018 was a request southeast of the present request to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15-foot alley into one lot on property located on San Jacinto Street between Peak

Street and Haskell Avenue. The request was approved December 1, 2016 and has not been recorded.

8. S156-259 was a request north of the present request to replat a 0.3713-acre tract of land containing all of Lots 12 and 13 in City Block 3/649 on property located on 4222 and 4226 Roseland Avenue, southwest of Peak Street. The request was approved September 1, 2016 and has not been recorded.
9. S156-087 was a request south of the present request to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner. The request was approved February 18, 2016 and has not been recorded.
10. S145-209 was a request northeast of the present request to replat a 1.0277-acre tract of land containing all of Lots 1, 2, 3, 4A, 5, and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at North Peak Street, north corner. The request was approved July 9, 2015 and recorded January 22, 2016.
11. S145-004 was a request southwest of the present request to S145-004 was a request north of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014 and was recorded December 17, 2015.
12. S134-248 was a request southeast of the present request to replat a 1.09-acre tract of land containing part of Lots 33 and 40, and all of Lots 34 through 39 in City Block 14/717 into one 1.09-acre lot on Haskell Avenue between San Jacinto Street and Bryan Street. The request was approved October 2, 2014 and was recorded October 31, 2017.
13. S123-261 was a request southwest of the present request to create a 0.485-acre lot from a tract of land in City Block 2/600 on property located at 3816 through 3824 Roseland Avenue, southwest of Caddo Street. The request was approved October 10, 2013 and was recorded May 13, 2015.

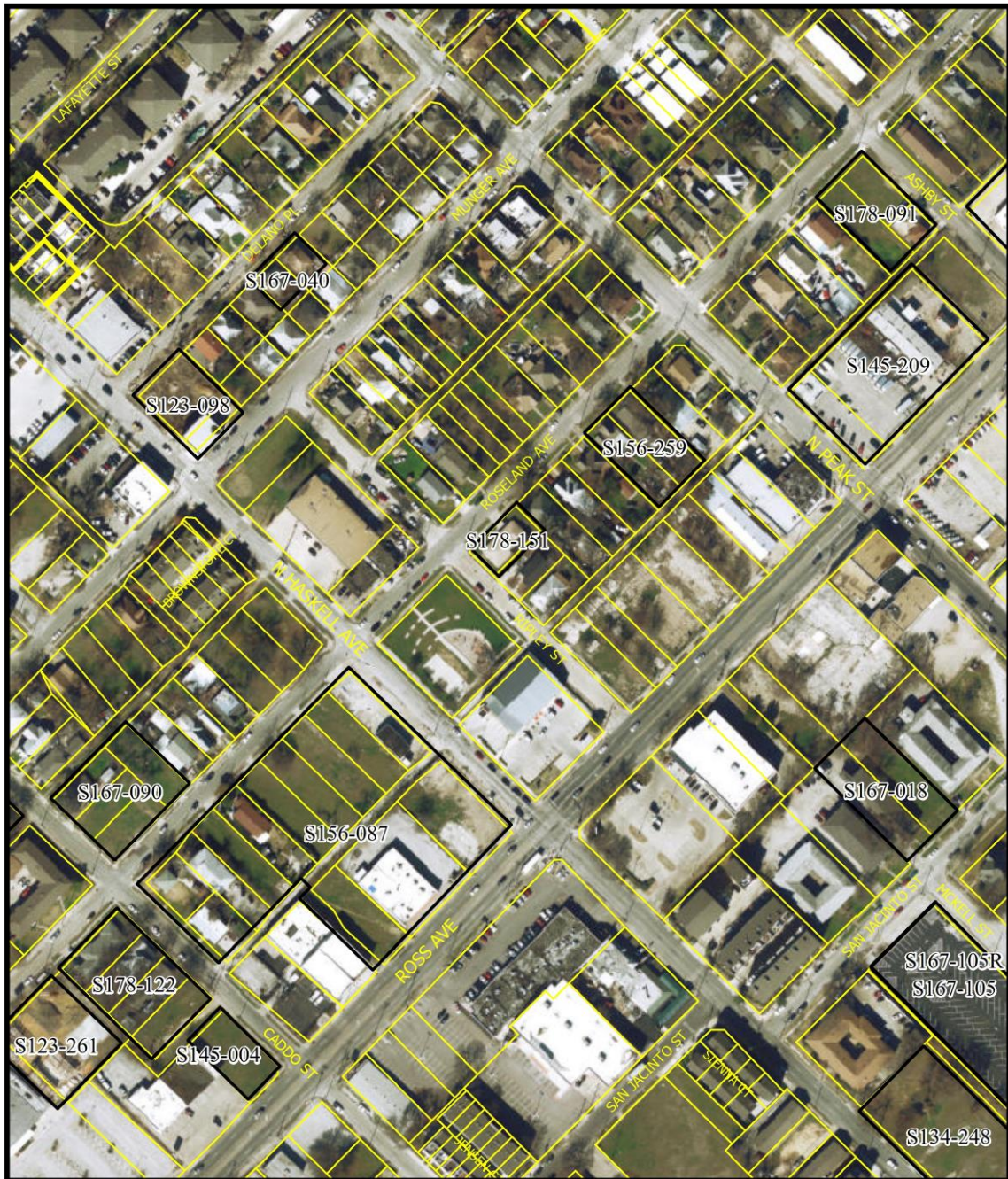
STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 1); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Ripley Street. Section 51A 8.602(c).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Ripley Street & Roseland Avenue. Section 51A 8.602(d) (1).
15. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.

16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
19. 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.
20. 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.
21. On the final plat, identify the property as Lot 17A in City Block 3/649. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





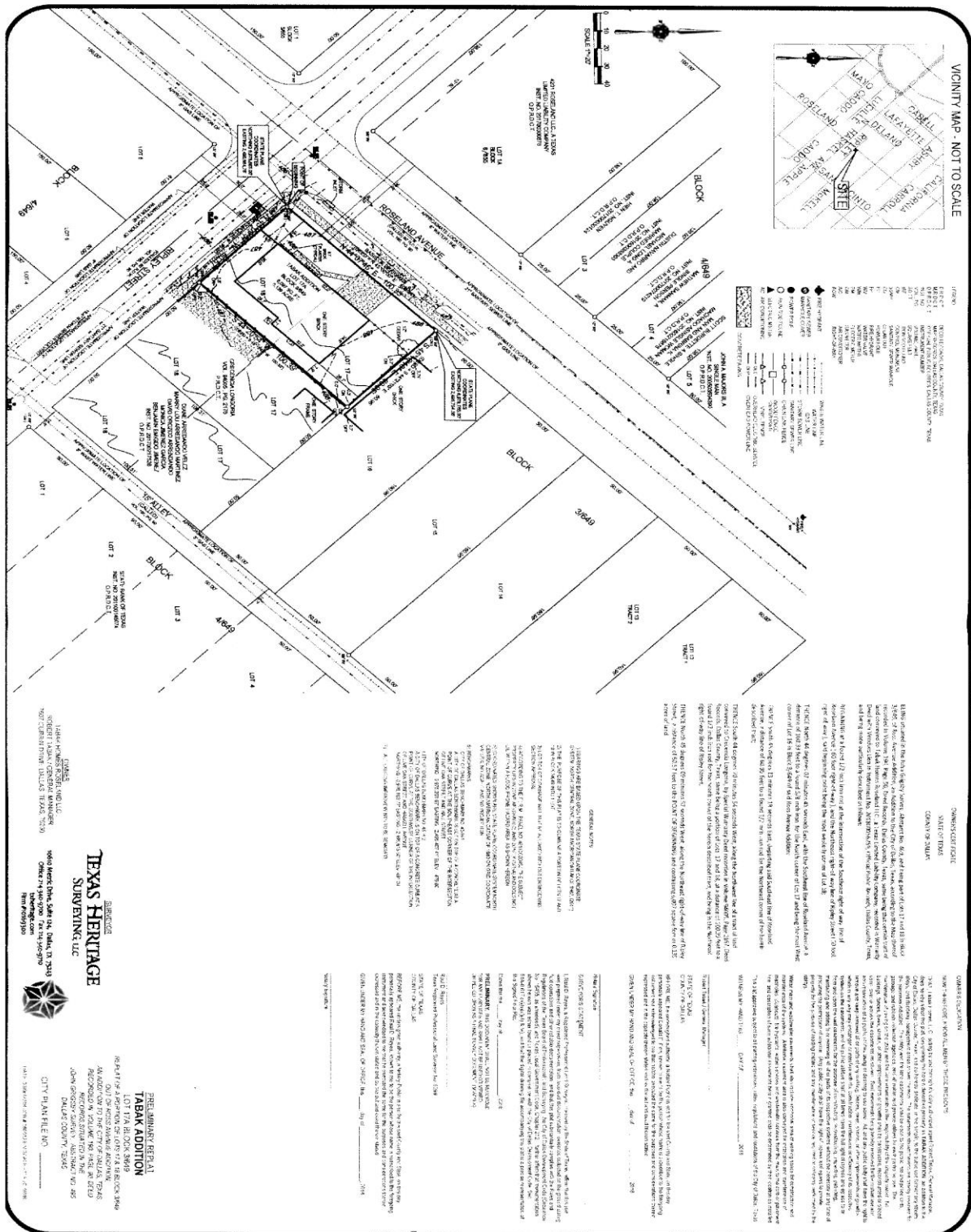
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S178-151

Date: 3/19/2018



178-151

LOCATION: Cedar Springs Road at Hawthorne Avenue, south corner

DATE FILED: March 9, 2018

ZONING: PD 193 (PDS 119) (Tract 1)

PD LINK: <http://www.dallascityattorney.com/51P/Articles%20Supp%2042/Div%20S-119.pdf>

CITY COUNCIL DISTRICT: 2

SIZE OF REQUEST: 1.097 acres

MAPSCO: 34V

APPLICANT/OWNER: Urban Lofts XXI, Ltd

REQUEST: An application to replat a 1.097-acre tract of land containing all of Lot 19 and the remainder of Lot 2 in City Block A/2303 to create a 26-lot Shared Access Development; to remove the 25-foot platted building line and the 10-foot platted building line along Hawthorne Avenue, and the 35-foot platted building line along Cedar Springs Road on property located on Cedar Springs Road at Hawthorne Avenue, south corner.

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

Property Owner Notification: On March 19, 2018, 16 notices were sent to property owners within 200 feet of the proposed plat.

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

- (1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- (2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - The building line on Lot 19 along Hawthorne Avenue is 25 feet, building line on the remainder of Lot 2 along Hawthorne Avenue is 10 feet and along Cedar Springs Road is 35 feet. Per PD 193 (PDS 119) (Tract 1), the front yard setback along Hawthorne Street is 15 feet and along Cedar Springs Road is 25 feet.
 - (ii) “be contrary to the public interest;”
 - 16 notices were sent on March 19, 2018 to owners within 200 feet of the plat boundaries.
 - (iii) “adversely affect neighboring properties; and”

- The removal of the existing platted building lines along Hawthorne Avenue and Cedar Springs Road will allow the property to be developed in accordance with the development plan approved on December 14, 2017.
- (IV) “adversely affect the plan for the orderly development of the subdivision.”
- The removal of existing platted building lines along Hawthorne Avenue and along Cedar Springs Road will allow the property to be developed in accordance with the development plan approved on December 14, 2017.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The request to remove the existing 25-foot platted building line and 10-foot platted building line along Hawthorne Avenue, and the existing 35-foot platted building line along Cedar Springs Road will allow the property to be developed in accordance with the approved development plan. Staff finds that the request complies with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of the building lines.

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.”

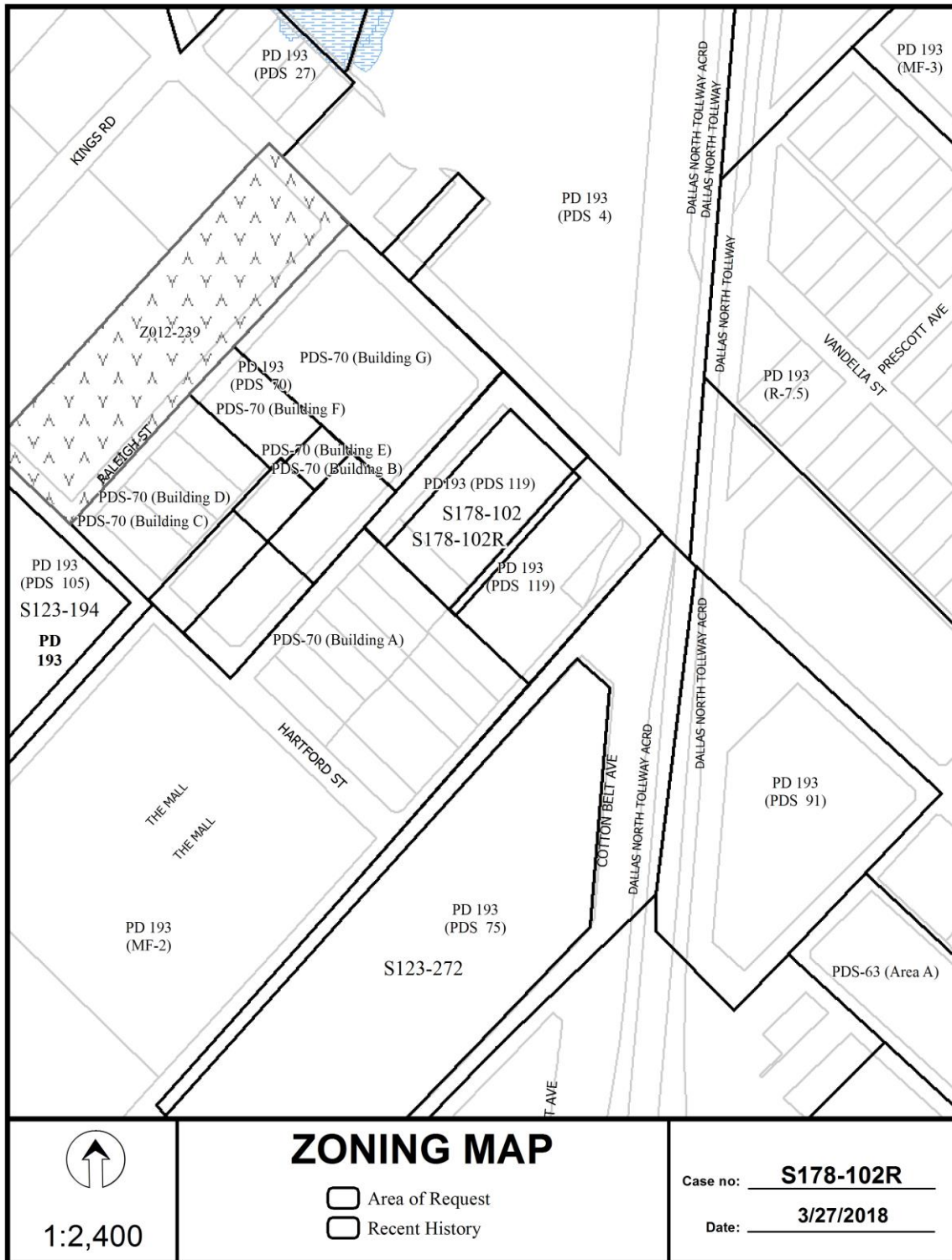
The City Council approved an amendment to the planned development subdistrict (PDS 119) on January 24, 2018. Section S-119.105 of PD 193 states that development and use of Tract 1 must comply with the development plan. The proposed plat conforms to the approved development plan; therefore, staff recommends approval subject to compliance with the following conditions:

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


6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 26.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet of Right-of-Way / Street Easement / Public Utility/Sidewalk and Utility Easement from the established center line of Hawthorne Avenue. Section 51A 8.602(c).
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Hawthorne Avenue and Cedar Springs Road. Section 51A 8.602(d) (1).
15. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

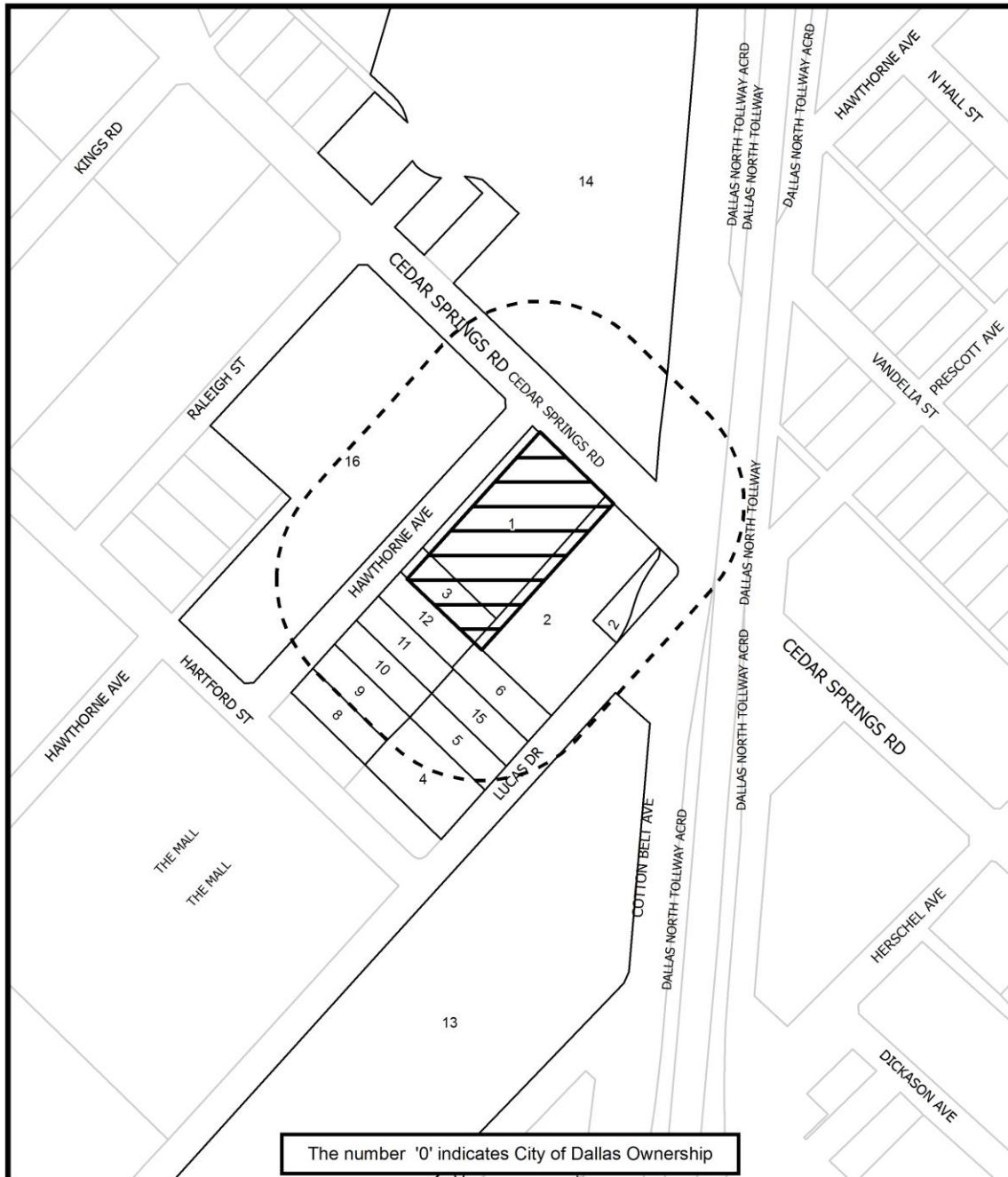
17. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. The Shared Access Area Easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d) (7).
19. There must be no more than two access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
20. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d) (2) and Sections 49-60(d), 49-61(c) (5) (B), and Development Design Procedure and Policy Manual Section 6.2.
21. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c) (3).
22. Prior to submittal of the final plat, the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c).
23. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e).
24. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f) (2).
25. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f) (2).
26. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines.
27. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street." Section 51A-4.411(d) (3), and 51A-4.411(d) (10).

28. If a guard house is provided, it must be at least 30 feet from the shared access entry point. Section 51A-4.411(d) (8).
29. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b).
30. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g).
31. Shared Access Area Developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c) (5) (B) and the Development Design Procedures and Policy Manual, Section 2.
32. On the final plat, change "Hawthorne Street" to "Hawthorne Avenue" as named by plat of Perry Heights Addition. Section 51A-8.403(a)(1)(A)(xii)
33. Prior to final plat, contact the street name coordinator for help determining acceptable names (what is shown is not acceptable) for the new shared access drive. Section 51A-8.403. (a)(1)(A)(xiv)
34. Add notes on the final plat stating: "The 25-foot building line along Hawthorne Avenue is removed by this plat", "The 10-foot building line along Hawthorne Avenue is removed by this plat", and "The 35-foot building line on the south line of Hawthorne Avenue is removed by this plat".
35. On the final plat, identify the property as Lots 19A through 19F, and Lots 20 through 39 in City Block A/2303. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: S178-102R Date: 3/27/2018
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 1:2,400	NOTIFICATION		Case no: S178-102R Date: 3/27/2018
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">16</div> NUMBER OF PROPERTY OWNERS NOTIFIED		

03/19/2018

Notification List of Property Owners

S178-102R

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4515 CEDAR SPRINGS RD	MAKER CS LLC
2	4505 CEDAR SPRINGS RD	CIRCLE PARK TEXAS LLC
3	3000 HAWTHORNE AVE	MAKER CS LLC
4	2909 LUCAS DR	KELCHER MANAGEMENT INC
5	2915 LUCAS DR	RODNEY E JOHNSON PPTIES LLC
6	2923 LUCAS DR	GREATER MOUNT ZION BAPTIST CHURCH
7	4503 CEDAR SPRINGS RD	TEXAS TURNPIKE AUTHORITY
8	2906 HAWTHORNE AVE	MONZURES ERASMO &
9	2908 HAWTHORNE AVE	GUEVARA ANTONIO &
10	2912 HAWTHORNE AVE	ALEJANDRO JOSE ALFREDO
11	2916 HAWTHORNE AVE	ALEJANDRO JOSE A & BLANCA
12	2920 HAWTHORNE AVE	LARA PEDRO
13	2924 LUCAS DR	TRG CEDAR SPRINGS LP
14	4606 CEDAR SPRINGS RD	FAIRFIELD MADISON LLC
15	2919 LUCAS DR	IRVIN ROSS GREGORY
16	4533 CEDAR SPRINGS RD	CH REALTY VII MF DALLAS DYLAN LP

LOCATION: Walnut Hill Lane at Hollow Way Road, west of Dallas North Tollway**DATE FILED:** March 7, 2018**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT: 13 SIZE OF REQUEST: 25.221 acres MAPSCO:25J& 25N****APPLICANT/OWNER:** MM Crespi Estates, LLC

REQUEST: An application to replat a 25.221-acre tract of land containing part of Lot 1 and Lot 2 in City Block 5516 to create 9 lots ranging in size from 1.164 acre to 12.045 acres on property located on Walnut Hill Lane at Hollow Way Road, west of Dallas North Tollway.

SUBDIVISION HISTORY:

1. S156-261 was a request west of the present request to replat a 2.142-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 1/5517 to create one lot on property located on 10036 & 10048 Hollow Way, north of Walnut Hill Lane. The request was approved September 1, 2016 and recorded August 3, 2017.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates 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 streets..."

The lots in the immediate vicinity of this request are varied in lot width, lot area and street frontage. The proposed lots are similar in size as some existing lots and larger than others in the area. A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern.

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

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

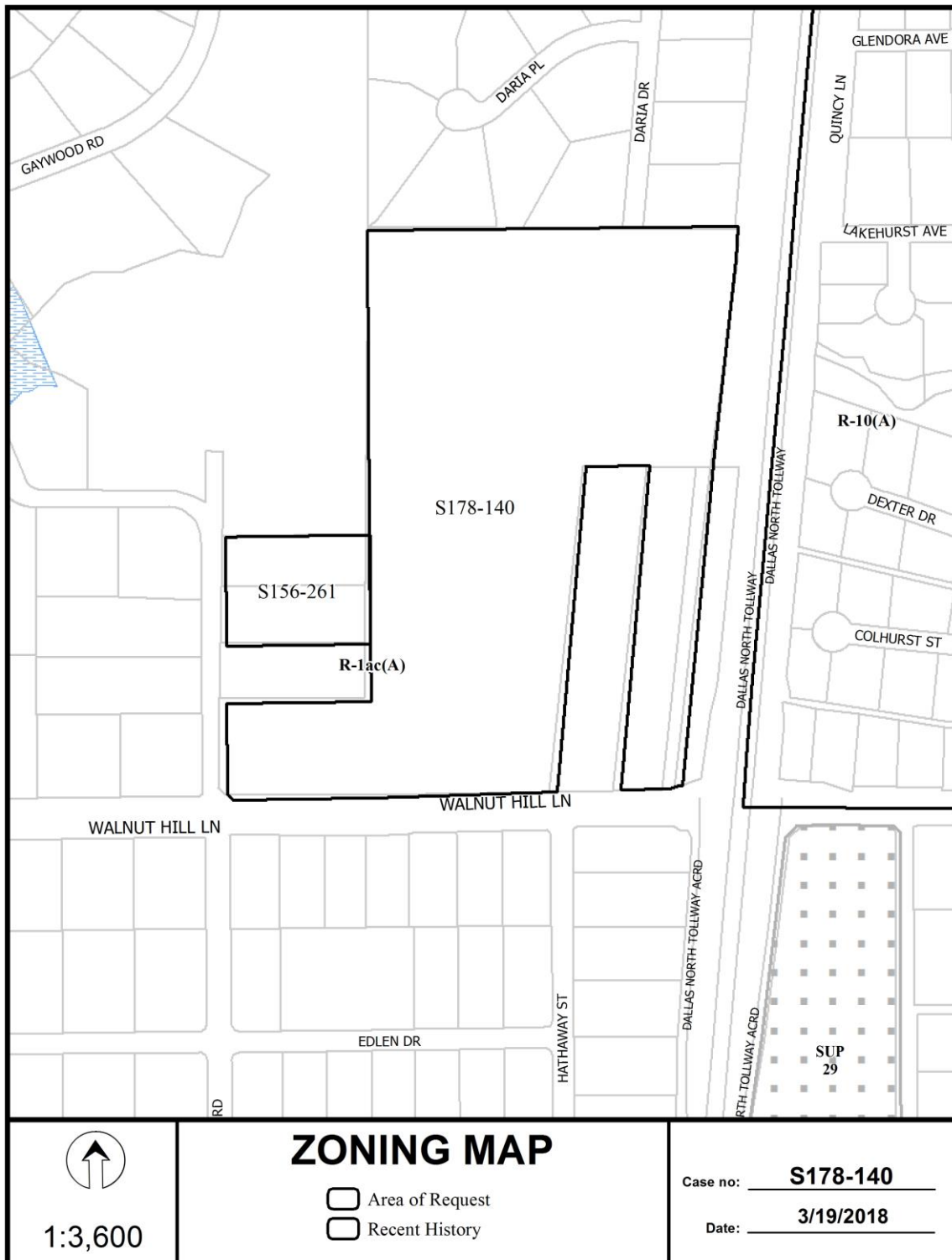
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is nine.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Hollow Way Road. Section 51A 8.602(c).
15. On the final plat, dedicate 50 feet of right-of-way from the established centerline of Walnut Hill Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement

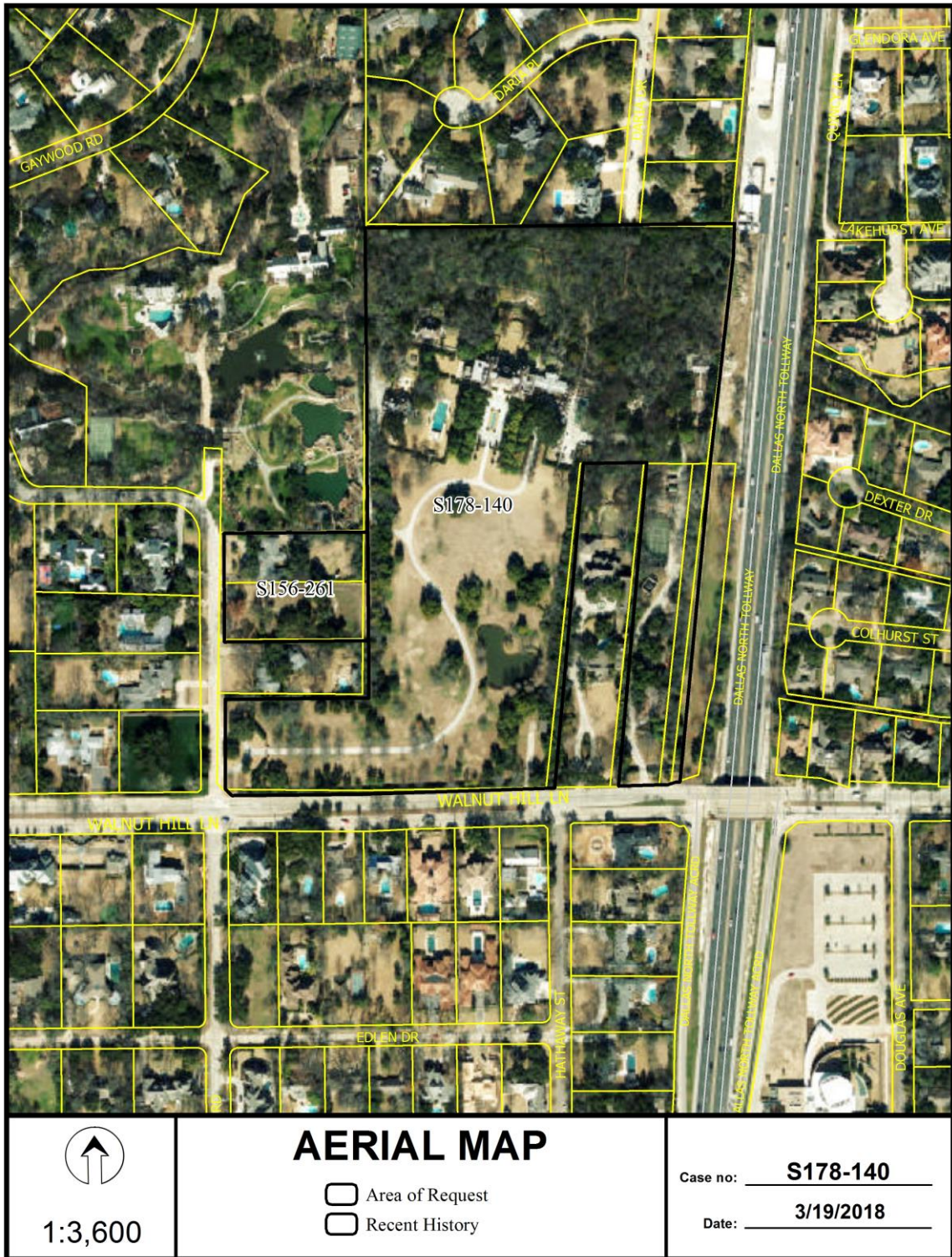
statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.

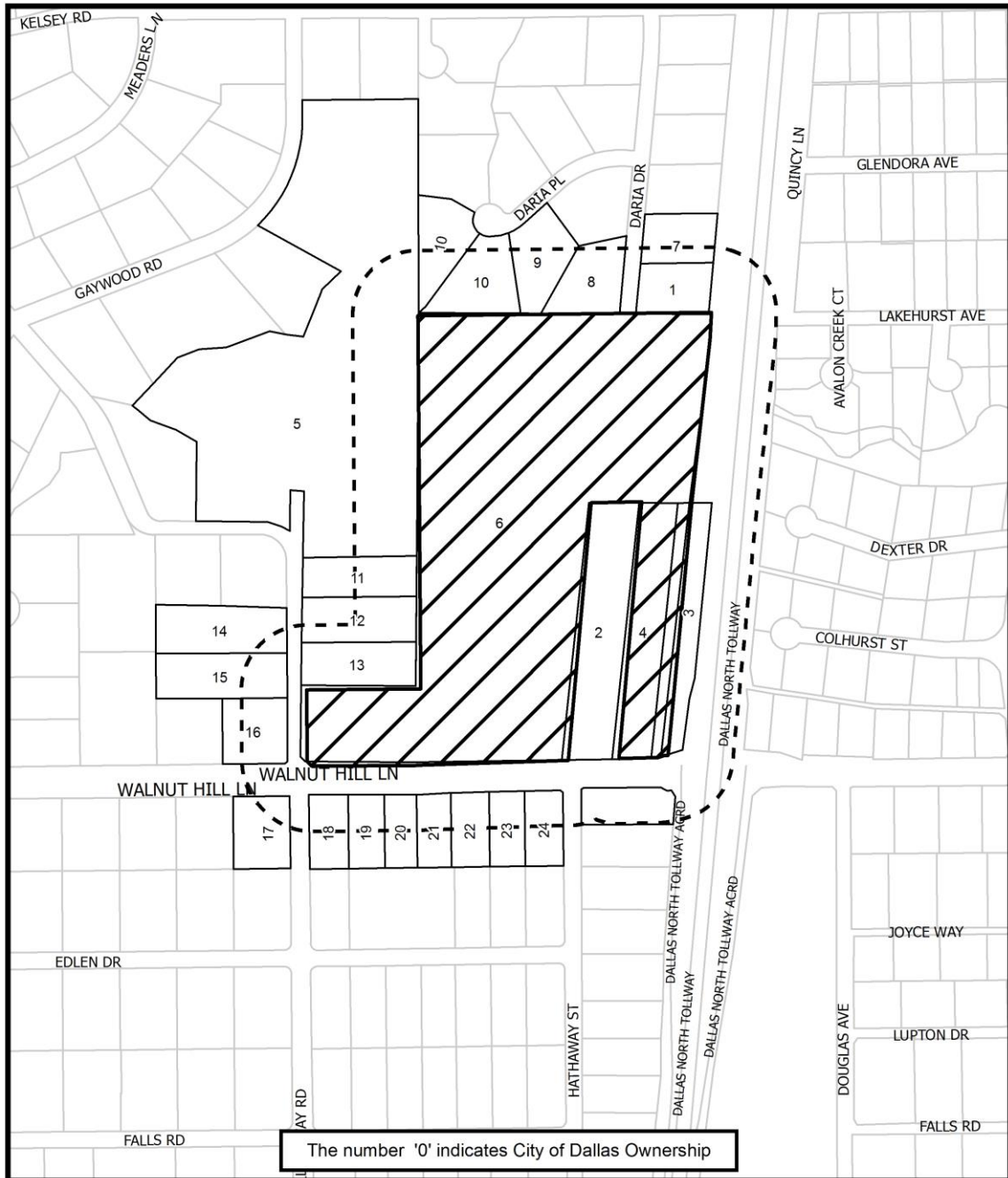
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed 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 to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, provide 40 feet flare from private driveway easement to Walnut Hill Lane.
24. Provide design and build exclusive left turn on Walnut Hill Lane into the Drive easement to the lots.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
26. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
29. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
30. 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.
31. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU

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

32. On the final plat, change "Hathaway Road" to "Hathaway Street". Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, change "Holloway Road" and "Hollow Way" to "Hollow Way Road". Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, identify the property as Lots 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H and 1J in City Block 5516. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







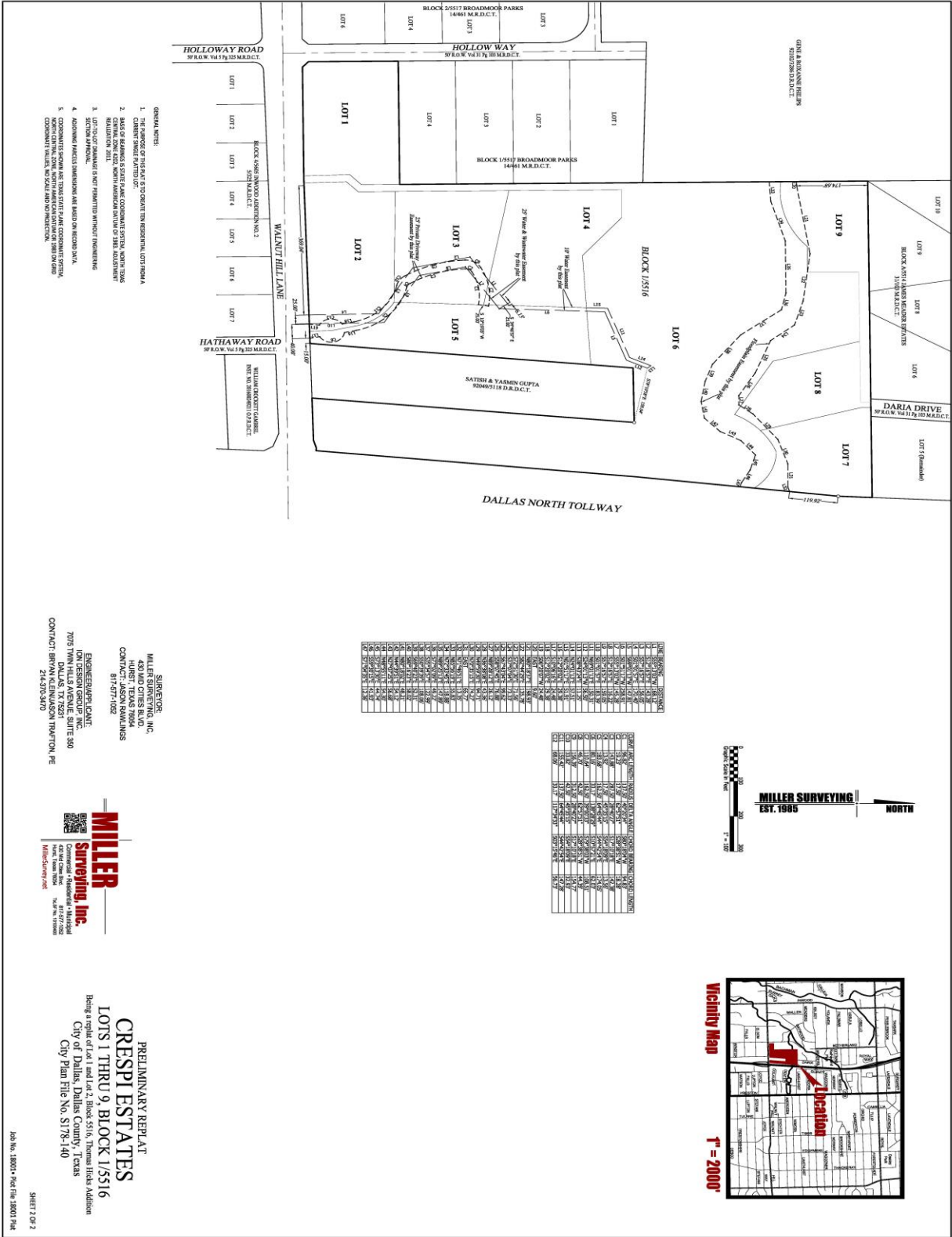
 1:4,800	NOTIFICATION		Case no: S178-140
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">24</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 3/27/2018	

Notification List of Property Owners

S178-140

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10110 DARIA DR	NIEBERDING GREGORY T
2	5611 WALNUT HILL LN	GUPTA SATISH & YASMIN
3	5629 WALNUT HILL LN	TEXAS TURNPIKE AUTHORITY
4	5629 WALNUT HILL LN	DARIA DRIVE TRUST
5	10300 GAYWOOD RD	PHILLIPS GENE E &
6	10000 HOLLOW WAY RD	DARIA DRIVE TRUST
7	10120 DARIA DR	DOWNS JOHN MARCUS &
8	10111 DARIA DR	LELAND DANIEL R &
9	10131 DARIA PL	YOUNG WALTER & JENISE
10	10141 DARIA PL	GWB LWB FAMILY TRUST
11	10048 HOLLOW WAY RD	RAY JOEL & TERRY
12	10036 HOLLOW WAY RD	RAY JOEL & TERRY
13	10010 HOLLOW WAY RD	WOODWARD STANLEY M &
14	10033 HOLLOW WAY RD	SALIM MICHAEL D &
15	10023 HOLLOW WAY RD	LECLAIR LEWIS T &
16	10007 HOLLOW WAY RD	SALIM FAMILY ENTERPRISES LTD
17	9995 HOLLOW WAY RD	RUBEL MATTHEW E & MELISSA R
18	9996 HOLLOW WAY RD	BANK OF AMERICA TR
19	5514 WALNUT HILL LN	PRICHARD MARSHALL & JENNIFER
20	5522 WALNUT HILL LN	SETHI MANINDER S &
21	5534 WALNUT HILL LN	MALONEY ROBERT B &
22	5542 WALNUT HILL LN	MARTINEZ DEE L
23	5550 WALNUT HILL LN	BLUM GARY L &
24	9925 HATHAWAY ST	LYNCH GEORGE & JULIE



- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO OBTAIN REZONING LOT 1/5516 A.
 2. CURRENT ZONING IS T-10.
 3. BASIS OF REZONING IS SITE PLAN, CONFORMANCE WITH THE TEXAS BUILDING CODE, AND THE CITY OF DALLAS ZONING ORDINANCE.
 4. LOT 1/5516 IS NOT SUBJECT TO ANY OTHER INTERESTS.
 5. ALL DIMENSIONS ARE BASED ON RECORD SURVEY DATA AND FIELD MEASUREMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.

ENGINEER/PLANNING
 ION DESIGN GROUP, INC.
 7075 TWIN HILLS AVENUE, SUITE 300
 DALLAS, TEXAS 75230-1747
 CONTACT: BRUNO M. TORRES
 214-575-3470

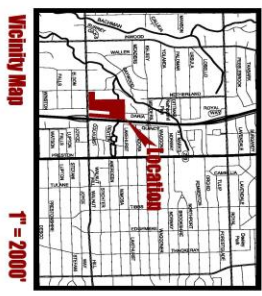


PRELIMINARY REPLAT
CRESPI ESTATES
 LOTS 1 THRU 9, BLOCK 1/5516
 Being a replat of Lot 1 and Lot 2, Block 5516, Thomas Hills Addition
 City of Dallas, Dallas County, Texas
 City Plan File No. ST-78-140

SHEET 2 OF 2
 Job No. 18001 • Rev. 04/18/2001 PH

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 0° 00' 00" E	100.00	0.00	100.00
2	N 90° 00' 00" E	100.00	10000.00	200.00
3	S 0° 00' 00" E	100.00	0.00	300.00
4	S 90° 00' 00" W	100.00	10000.00	400.00
5	N 0° 00' 00" W	100.00	0.00	500.00
6	N 90° 00' 00" W	100.00	10000.00	600.00
7	S 0° 00' 00" W	100.00	0.00	700.00
8	S 90° 00' 00" E	100.00	10000.00	800.00
9	N 0° 00' 00" E	100.00	0.00	900.00
10	N 90° 00' 00" E	100.00	10000.00	1000.00

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 0° 00' 00" E	100.00	0.00	100.00
2	N 90° 00' 00" E	100.00	10000.00	200.00
3	S 0° 00' 00" E	100.00	0.00	300.00
4	S 90° 00' 00" W	100.00	10000.00	400.00
5	N 0° 00' 00" W	100.00	0.00	500.00
6	N 90° 00' 00" W	100.00	10000.00	600.00
7	S 0° 00' 00" W	100.00	0.00	700.00
8	S 90° 00' 00" E	100.00	10000.00	800.00
9	N 0° 00' 00" E	100.00	0.00	900.00
10	N 90° 00' 00" E	100.00	10000.00	1000.00



CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2018****FILE NUMBER:** S178-141**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Woodlawn Avenue at Wickford Street, northwest corner**DATE FILED:** March 7, 2018**ZONING:** PD 160 (Tract 1B)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2040/Article%20160.pdf>**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.169 acre **MAPSCO:** 45D**APPLICANT/OWNER:** Equity Trust Company FBO, 419 Reinvestments 401K Plan

REQUEST: An application to replat a 0.161-acre tract of land containing all of Lots 15-B and 15-C in City Block 38/3358 to create one lot on property located on Woodlawn Avenue at Wickford Street, northwest corner.

SUBDIVISION HISTORY:

1. S178-094 was a request south of the present request replat a 0.195-acre tract of land containing all of Lots 17A and 17B in City Block 38/3358 to create one 8,497 square foot lot on property located on Woodlawn Avenue at Wickford Street, northwest corner. The request was approved February 15, 2018 but has not been recorded.
2. S167-179 was an application to replat a 0.484-acre tract of land containing all of Lots 15B, 15C, 16A, 16B, 16C, and 17A in City Block 38/3358 to create four 0.121-acre lots on property located at 1205 through 1211 Woodlawn Avenue, north of Wickford Street. The request was withdrawn prior to the hearing.
3. S134-034 was a request southwest of the present request to create a 15 lot Shared Access Development from a 3.843-acre tract of land in City Block 3386 at the northwest corner of Cedar Hill Avenue and Neches Street, if extended. The request was approved December 5, 2013 and was recorded January 22, 2015.

Property Owner Notification: 26 notices were sent to property owners within 200 feet of the proposed plat on March 19, 2018.

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."

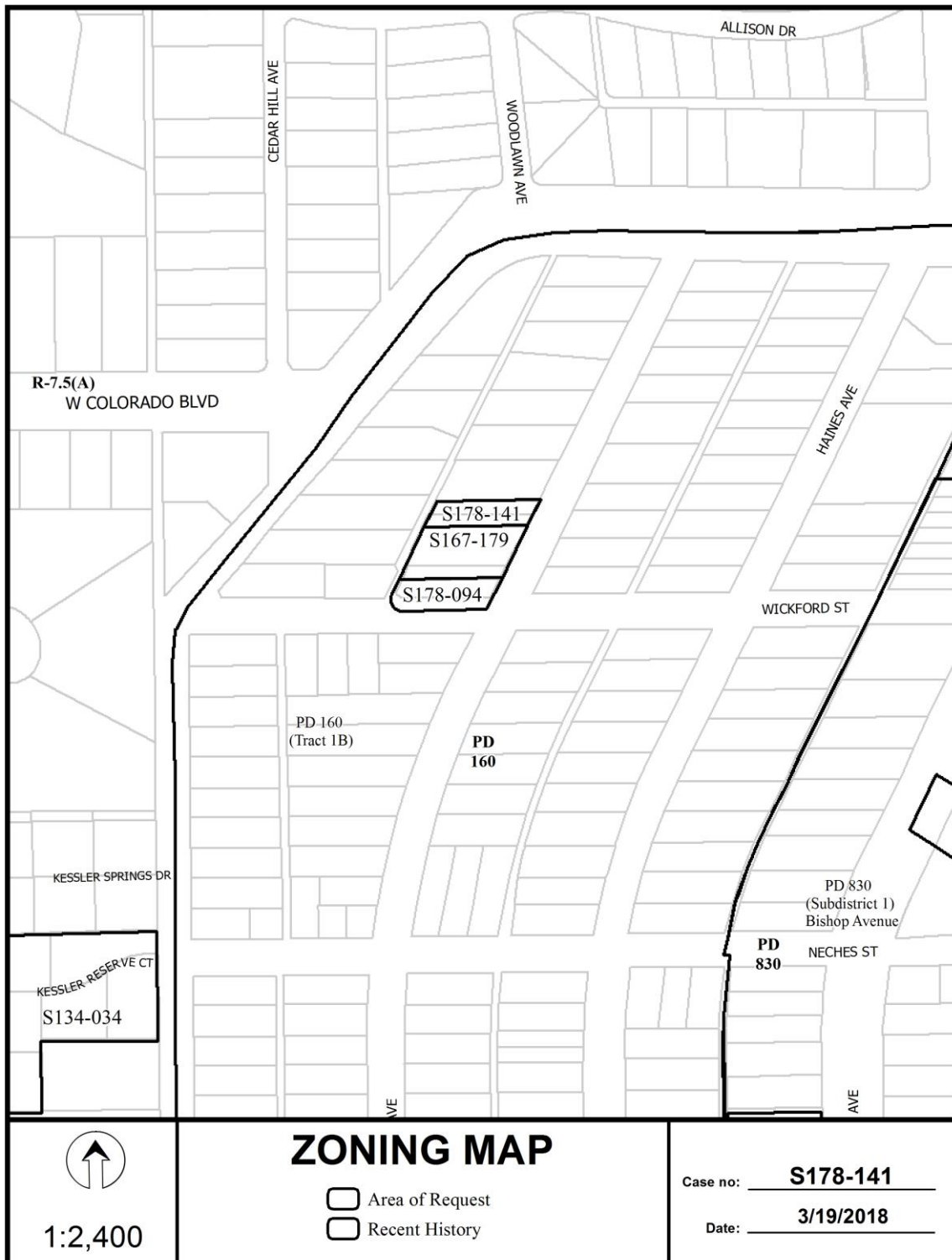
The property was part of a plat that re-platted all of Lots 14, 15, 16, and 17, and created the existing building lines on Wickford Street and Woodlawn Avenue, in City Block 38/3358 to create 8 lots of which the 2 lots being re-platted by the current application were part of the request. The request was approved October 14, 1971 and recorded April 28, 1972.

The development standards for Tract 1B of PD 160 require that the “front yard setbacks must be the same as, or between, the setbacks of the closest adjacent main structures. Corner lot setbacks must be within 5 percent of the setback of the closest adjacent structure within the same block.” The minimum lot size in Tract 1B is 3,625 square feet in size, with a minimum side yard of 5 feet for detached single family, and a minimum lot width of 25 feet. Compliance with these provisions will be required at the time of applying for a building permit.


The proposed lot complies with the requirements of PD 160 Subdistrict 1B and Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

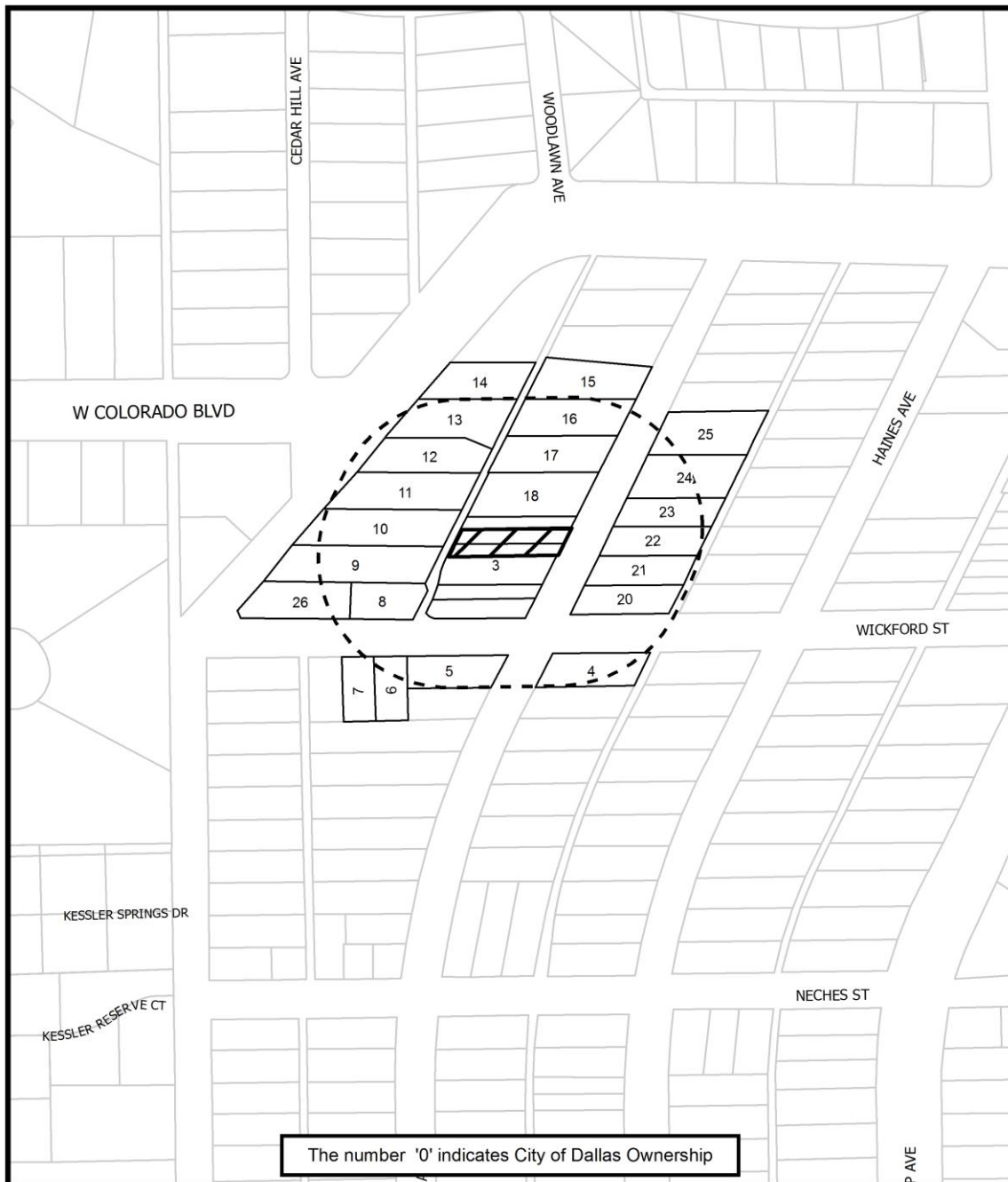
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

11. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. On the final plat, dedicate 7.5 feet of right-of-way from the established centerline of Alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
15. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show two control monuments. Section 51A-8.617.
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
19. 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.
20. 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.
21. On the final plat, identify the property as Lot 15D in City Block 38/3358. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S178-141 </u> Date: <u> 3/19/2018 </u>
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 1:2,400	NOTIFICATION	Case no: S178-141			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">26</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	26	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
26	NUMBER OF PROPERTY OWNERS NOTIFIED				

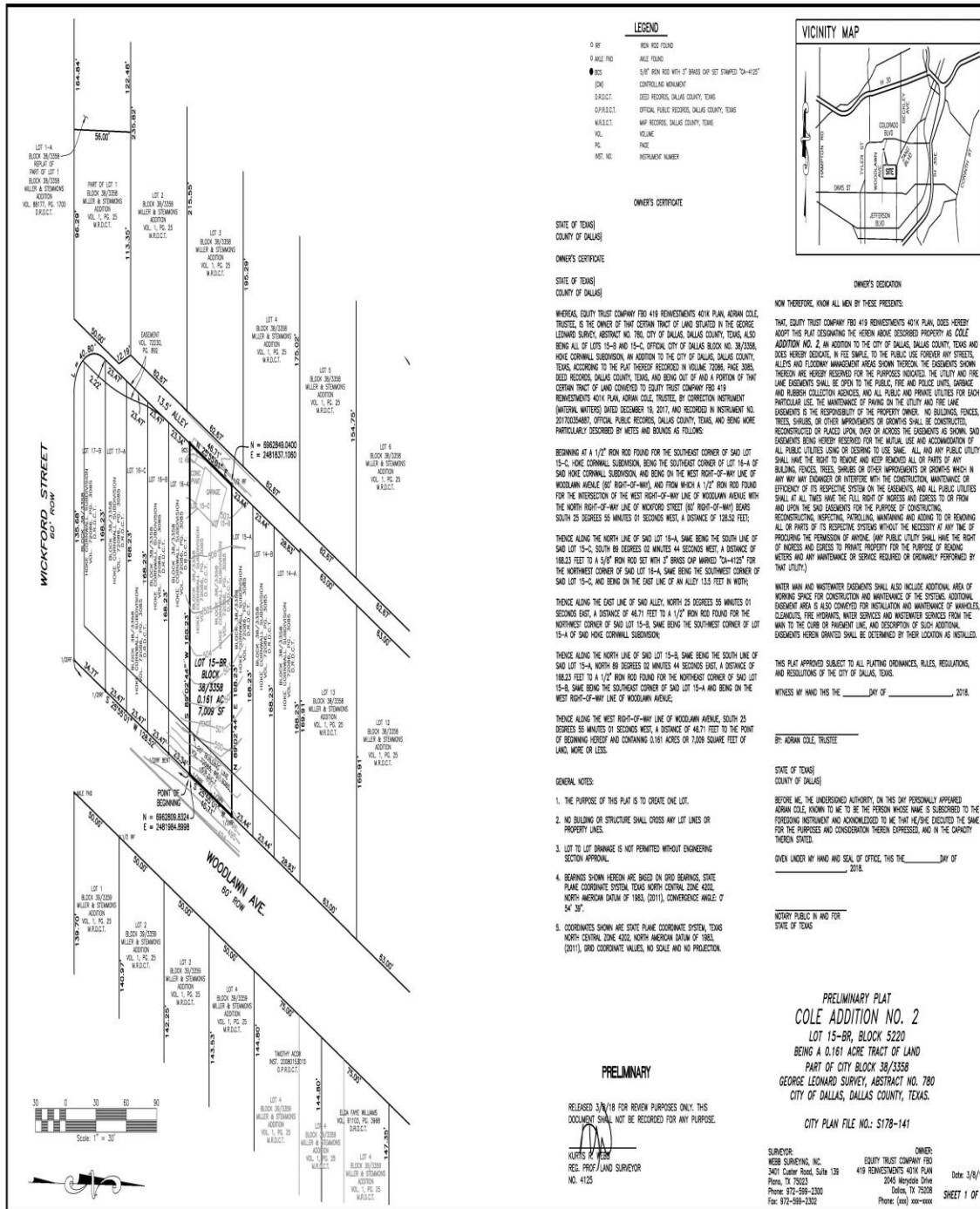
03/14/2018

Notification List of Property Owners

S178-141

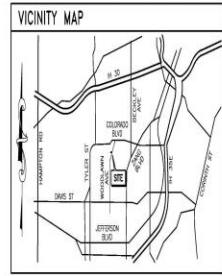
26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1211 WOODLAWN AVE	JENKINS DEBBIE KAYE
2	1209 WOODLAWN AVE	JENKINS DEBBIE KAYE
3	1207 WOODLAWN AVE	JENKINS DEBBIE KAYE
4	1136 WOODLAWN AVE	TIERNEY VANESSA &
5	1143 WOODLAWN AVE	MUNOZ JOSE DEJESUS
6	514 WICKFORD ST	SIMCIK DAVID C
7	518 WICKFORD ST	WING CLAIRE M
8	517 WICKFORD ST	SLAYDEN ANTHONY M ET AL
9	1206 CEDAR HILL AVE	MCBRAYER SUE
10	1208 CEDAR HILL AVE	MCBRAYER CHARLOTTE SUE
11	1212 CEDAR HILL AVE	STEINGASSER WILLIAM A
12	1220 CEDAR HILL AVE	LAMBERT KENNETH JOHN &
13	1222 CEDAR HILL AVE	BURDINE CALVIN EUGENE FAMILY TRUST
14	1228 CEDAR HILL AVE	FLAHERTY ROBERT K
15	1227 WOODLAWN AVE	J TRUST
16	1223 WOODLAWN AVE	REYNOSO ENRIQUE & ARACELI
17	1219 WOODLAWN AVE	BLOUNT CANDICE
18	1215 WOODLAWN AVE	COLLINS JEFFRE S
19	1205 WOODLAWN AVE	JENKINS DEBORAH KAYE
20	1202 WOODLAWN AVE	FRIEDMAN PAUL F
21	1206 WOODLAWN AVE	VOWELS KRISTINE A
22	1208 WOODLAWN AVE	WILLMOTT BRENT
23	1212 WOODLAWN AVE	WILLMOTT BRENT L
24	1220 WOODLAWN AVE	ACOX TIMOTHY W
25	1224 WOODLAWN AVE	WILLIAMS ELDA FAYE
26	1202 CEDAR HILL AVE	SCOGIN CHARLES W



LEGEND

- REF IRON ROD FOUND
- AILE FND ALICE FOUND
- BKS 5/8" IRON ROD WITH 3" BRASS CAP SET STAMPED "CA-4125"
- CML CONTROLLING MEMORANDUM
- DMS DEED RECORD, DALLAS COUNTY, TEXAS
- D.P.S. OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
- H.B.S. MAP RECORD, DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, EQUITY TRUST COMPANY FBO 419 REINVESTMENTS 401K PLAN, ADRIAN COLE, TRUSTEE, IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE GEORGE LEONARD SURVEY, ABSTRACT NO. 780, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15-B AND 15-C, OPTION CITY OF DALLAS BLOCK NO. 38/3358, HOME CORNWALL SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70288, PAGE 3085, DEED RECORD, DALLAS COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO EQUITY TRUST COMPANY FBO 419 REINVESTMENTS 401K PLAN, ADRIAN COLE, TRUSTEE, BY CORRECTION INSTRUMENT (INTERNAL WRITERS) DATED DECEMBER 18, 2017, AND RECORDED IN INSTRUMENT NO. 20170324887, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 15-C, HOME CORNWALL SUBDIVISION, BEING THE SOUTHWEST CORNER OF LOT 15-A OF SAID HOME CORNWALL SUBDIVISION, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF WOODLAWN AVENUE; 80' RIGHT-OF-WAY, AND FROM THENCE A 1/2" IRON ROD FOUND FOR THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WOODLAWN AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF WICKFORD STREET (80' RIGHT-OF-WAY) BEARS SOUTH 25 DEGREES 55 MINUTES 01 SECONDS WEST, A DISTANCE OF 128.52 FEET;

THENCE ALONG THE NORTH LINE OF SAID LOT 15-A, SAME BEING THE SOUTH LINE OF SAID LOT 15-C, SOUTH 89 DEGREES 02 MINUTES 44 SECONDS WEST, A DISTANCE OF 188.13 FEET TO A 5/8" IRON ROD SET WITH 3" BRASS CAP MARKED "CA-41125" FOR THE NORTHWEST CORNER OF SAID LOT 15-A, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 15-C, AND BEING ON THE EAST LINE OF AN ALLEY 15.5 FEET IN WIDTH;

THENCE ALONG THE EAST LINE OF SAID ALLEY, NORTH 25 DEGREES 55 MINUTES 01 SECONDS EAST, A DISTANCE OF 48.71 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 15-B, SAME BEING THE SOUTHWEST CORNER OF LOT 15-A OF SAID HOME CORNWALL SUBDIVISION;

THENCE ALONG THE NORTH LINE OF SAID LOT 15-B, SAME BEING THE SOUTH LINE OF SAID LOT 15-A, NORTH 89 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 188.13 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 15-B, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 15-A AND BEING ON THE WEST RIGHT-OF-WAY LINE OF WOODLAWN AVENUE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WOODLAWN AVENUE, SOUTH 25 DEGREES 55 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.71 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.161 ACRES OR 7,009 SQUARE FEET OF LAND, MORE OR LESS;

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. NO BUILDING OR STRUCTURE SHALL CROSS ANY LOT LINES OR PROPERTY LINES.
 3. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 4. BOUNDRIES SHOWN HEREON ARE BASED ON GROUND SURVEYS, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, ADRIAN COLE, NORTH AMERICAN DATUM OF 1983, (2011), CONVERGENCE ANGLE: 7 54' 36".
 5. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, ADRIAN COLE, NORTH AMERICAN DATUM OF 1983, (2011), GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

PRELIMINARY

RELEASED 3/18/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

ADRIAN COLE
 REG. PROFESSIONAL SURVEYOR
 NO. 4125

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EQUITY TRUST COMPANY FBO 419 REINVESTMENTS 401K PLAN, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS COLE ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DOES 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 THE LIKE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE DEPARTMENTS, AND ALL PUBLIC UTILITIES (INCLUDING BUT NOT LIMITED TO, GAS, WATER, SEWER, AND TELEPHONE) AND ALL PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REPAIRED ALL OF PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OBSTRUCTIONS WHICH IN ANY MANNER ENHANCE 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 ACCESS 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 OF PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THIS 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 THIS _____ DAY OF _____, 2018.

BY: ADRIAN COLE, TRUSTEE

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIAN COLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE FREELY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR
 STATE OF TEXAS

PRELIMINARY PLAT
COLE ADDITION NO. 2
LOT 15-BR, BLOCK 3220
 BEING A 0.161 ACRE TRACT OF LAND
 PART OF CITY BLOCK 38/3358
 GEORGE LEONARD SURVEY, ABSTRACT NO. 780
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO.: S178-141

SURVEYOR: WEBB SURVEYING, INC. 3401 Cantor Road, Suite 139 Plano, TX 75023 Phone: 972-599-2300 Fax: 972-599-2302

OWNER: EQUITY TRUST COMPANY FBO 419 REINVESTMENTS 401K PLAN 2945 Highway 68 Dallas, TX 75228 Phone: (972) 444-4444

Date: 3/8/18 SHEET 1 OF 1

CITY PLAN COMMISSION

THURSDAY, APRIL 5, 2018

FILE NUMBER: S178-145

SUBDIVISION ADMINISTRATOR: Paul Nelson

LOCATION: Bagley Avenue at Goodman Street, northeast corner

DATE FILED: March 8, 2018

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.483 acres

MAPSCO: 42X

APPLICANT/OWNER: Benito Villegas

REQUEST: An application to replat a 0.483-acre tract of land containing all of Lot 3C in City Block 10/8331 to create two 10,520 square foot lots on property located on Bagley Avenue at Goodman Street, northeast corner.

SUBDIVISION HISTORY:

1. S123-253 was a request northwest of the present request to replat all of Lot 6 in City Block 9/8331 to create four lots ranging in size from 0.248-acre to 0.256-acre on property located at 1250 N. Tillery Avenue. The request was approved September 26, 2013 and recorded March 23, 2015.

Property Owner Notification: 26 notices were sent to property owners within 200 feet of the proposed plat on March 20, 2018

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

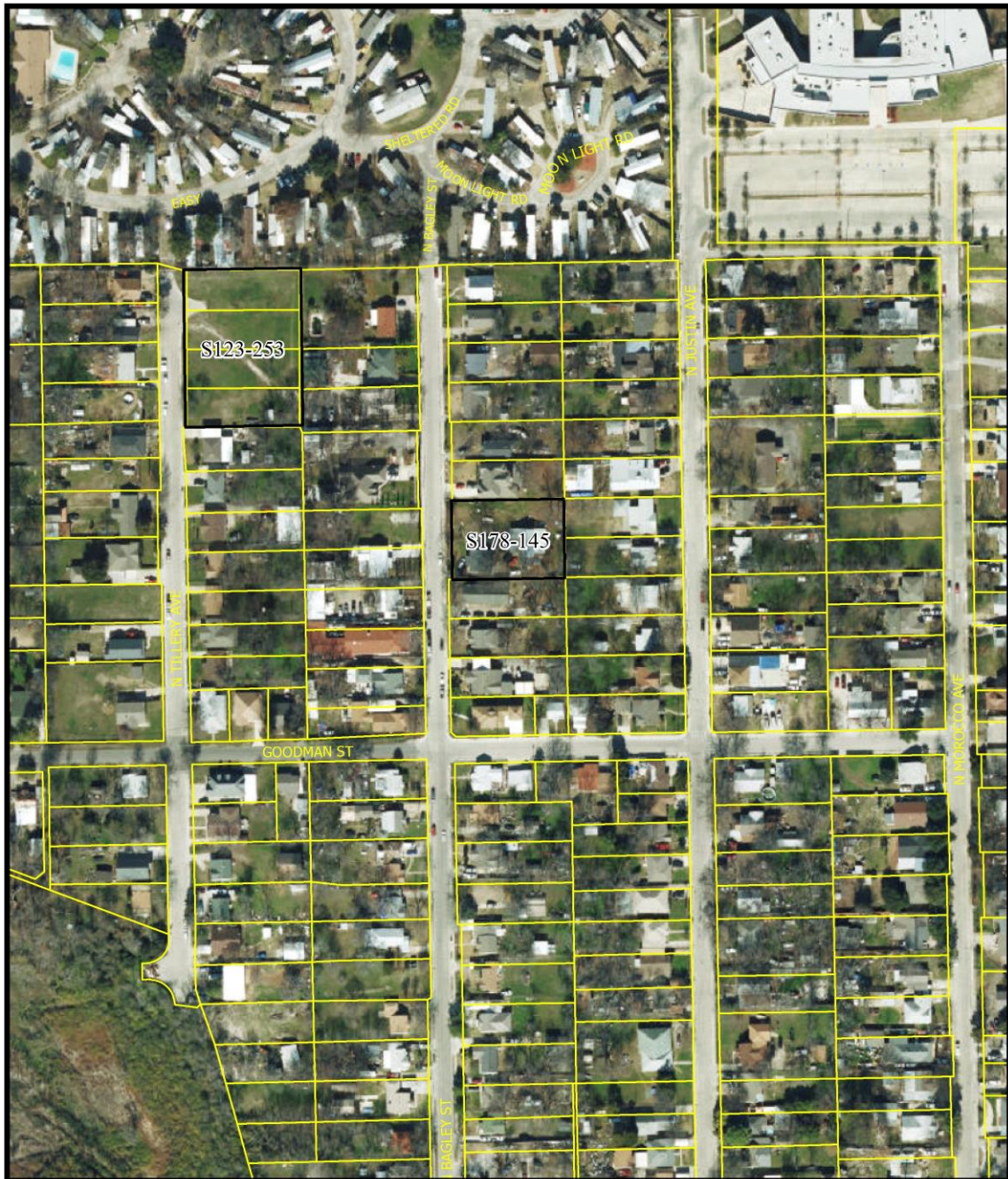
The proposed lots will comply with the R-7.5(A) Single Family District requirements and is compatible with the surrounding lot patterns and lot sizes of lots that have been created. As such, staff concludes that the request complies with Section 51A-8.503 and the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:


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

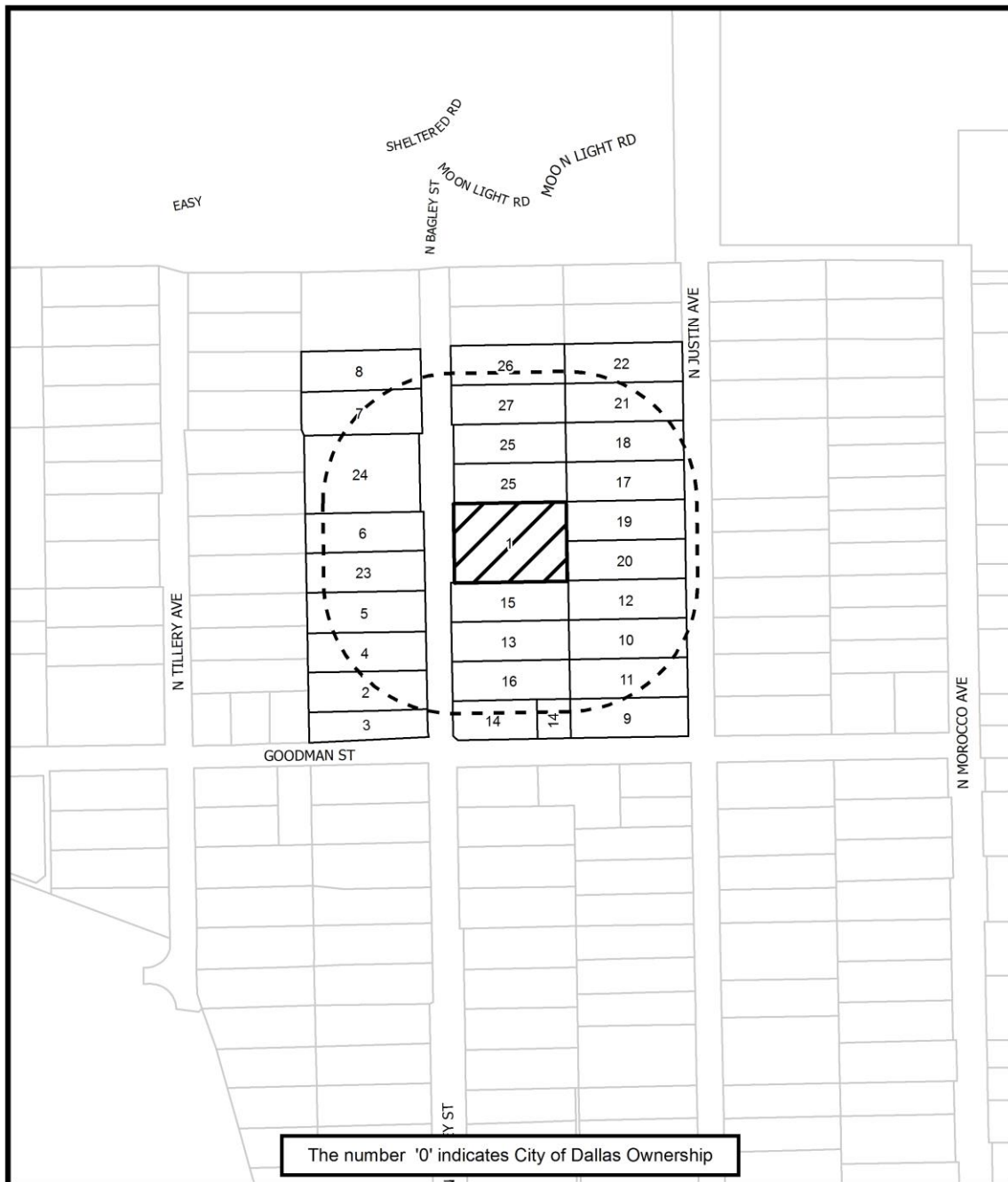
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. On the final plat, chose a new or different addition name. Platting Guidelines.
16. On the final plat, show two control monuments. Section 51A-8.617.
17. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. On the final plat, remove fence from Bagley Street right-of-way.
20. On the final plat, change "N. Bagley Avenue" to "Bagley Street", as named by Dallas County Commissioners Court Order 1933-319. Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lots 3D and 3E in City Block 10/8331. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S178-145 </u> Date: <u> 3/19/2018 </u>
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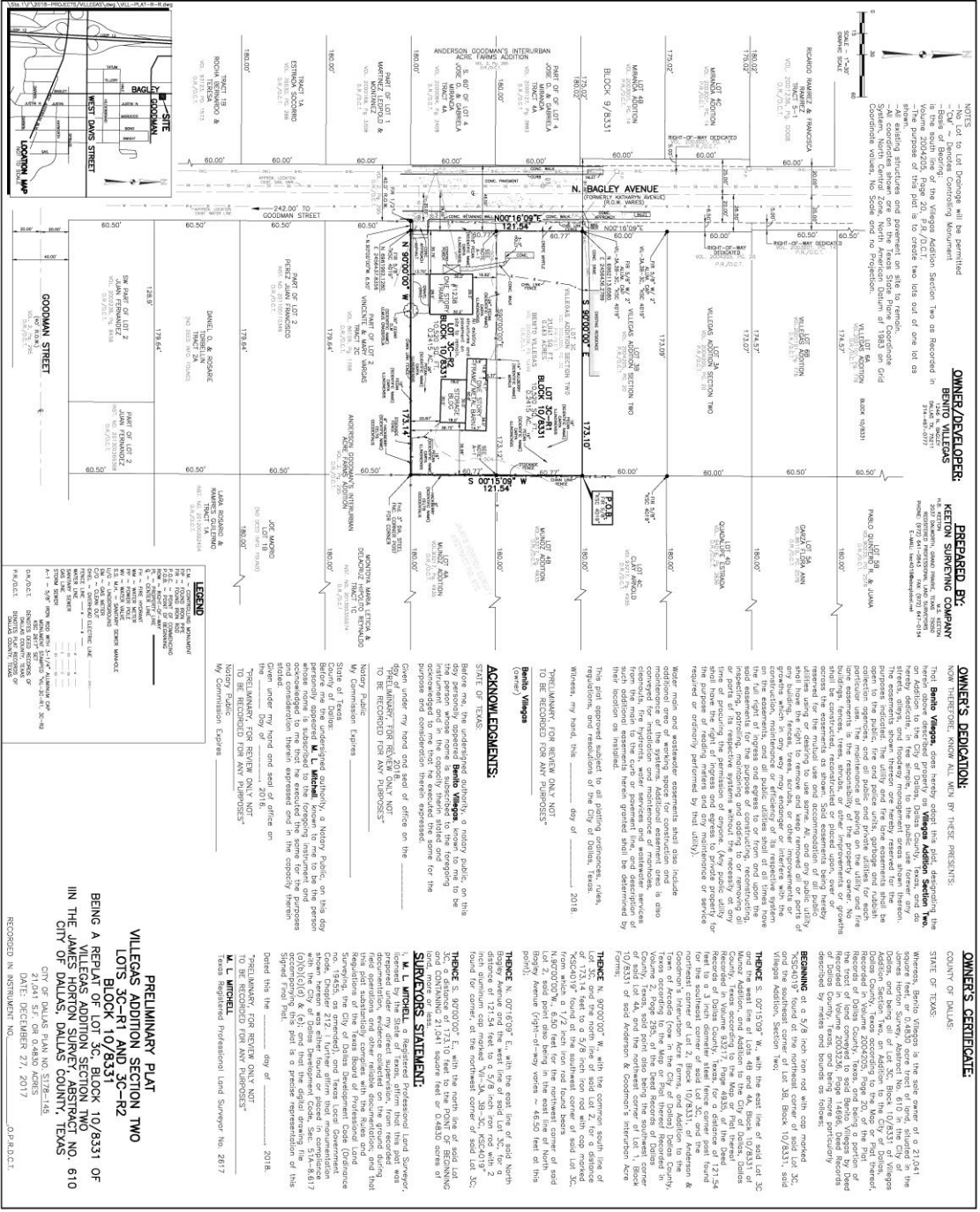
 1:2,400	NOTIFICATION		Case no: S178-145
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">27</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 3/27/2018

Notification List of Property Owners

S178-145

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1238 N BAGLEY AVE	VILLEGAS BENITO
2	1215 N BAGLEY ST	ROCHA BERNARDO & TERESA
3	1207 N BAGLEY ST	RODRIGUEZ ARTURO &
4	1223 N BAGLEY ST	ESTRADA SOCORRO
5	1231 N BAGLEY ST	MARTINEZ LEOPOLDO &
6	1239 N BAGLEY ST	MIRANDA JOSE A &
7	1255 N BAGLEY ST	RAMIREZ FRANCISCA
8	1259 N BAGLEY ST	JOHNSON WILLIAM
9	1207 N JUSTIN AVE	MEDRANO JOSE LUIS &
10	1215 N JUSTIN AVE	MADRID JOE
11	1211 N JUSTIN AVE	LARA ROSARIO &
12	1219 N JUSTIN AVE	MONTOYA MARIA LETICIA &
13	1222 N BAGLEY ST	PEREZ JUAN FRANCISCO
14	1206 N BAGLEY ST	FERNANDEZ JUAN
15	1230 N BAGLEY ST	VARGAS VINCENTE & MARY
16	1214 N BAGLEY ST	TORBELLIN DANIEL O
17	1231 N JUSTIN AVE	ARNOLD CLAY C &
18	1239 N JUSTIN AVE	ESTRADA GUADALUPE
19	1227 N JUSTIN AVE	KELLEY JENNIE LOU
20	1223 N JUSTIN AVE	SERVIN-SANCHEZ ARMANDO &
21	1243 N JUSTIN AVE	GARZA FLORA ANN
22	1247 N JUSTIN AVE	QUINTERO PABLO R & JUANA
23	1235 N BAGLEY ST	MIRANDA JOSE O & GABRIELA
24	1245 N BAGLEY ST	MIRANDA PERFECTO B &
25	1244 N BAGLEY AVE	VILLEGAS BENITO
26	1248 N BAGLEY ST	OROZCO MARIA EDITH
27	1246 N BAGLEY ST	VILLEGAS BENITO



OWNER/DEVELOPER:
BENITO WILLEGAS

PREPARED BY:
SECTION SURVEYING COMPANY

OWNER'S DEDICATION:
 Benito Villegas hereby dedicates this plat, description, the

OWNER'S CERTIFICATE:
 COUNTY OF DALLAS,

No Lot to Lot Deedings will be permitted in the soon line of the Village Addition Section Two as Recorded in the Public Records of Dallas, Texas, under the name of Benito Villegas. The purpose of this plat is to create two lots out of one lot as shown on the attached plat. All existing structures and pavement on said lots shall remain in place. All easements shown on the Texas State Plane Coordinate System shall remain in place. All other conditions, covenants, and restrictions shall remain in full force and effect. No State and no Proportion.

SECTION SURVEYING COMPANY
 2010 West Loop West, Suite 1000
 Dallas, Texas 75240
 Phone: (214) 343-1111
 Fax: (214) 343-1112
 Email: info@section.com

Benito Villegas, the owner of the property shown on this plat, description, the replat of Lot 30, Block 9/8331 of the Village Addition Section Two, Dallas County, Texas, and the replat of Lot 31, Block 9/8331 of the Village Addition Section Two, Dallas County, Texas, and the replat of Lot 32, Block 9/8331 of the Village Addition Section Two, Dallas County, Texas, and being a portion of the tract of land conveyed to said Benito Villegas by Deed of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

STATE OF TEXAS,
 COUNTY OF DALLAS,
 I, M. MITCHELL, a Registered Professional Land Surveyor, do hereby certify that the foregoing plat, description, and map were prepared under my direct supervision from records and documents, evidence collected on the ground during the course of a personal inspection of the land and that this plat substantially complies with the Rules and Regulations of the State Board of Professional Land Surveyors of Dallas County, Texas, and being in compliance with the provisions of the Texas Land Surveying Act, Chapter 194, Texas Government Code, Sec. 514-8-617 and the Texas Surveying Act, Chapter 194, Texas Government Code, Sec. 514-8-617.

ACKNOWLEDGMENTS:
 Before me, the undersigned authority, a notary public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office on the _____ day of _____, 2018.

 Notary Public
 My Commission Expires _____

PRELIMINARY FOR REVIEW ONLY - NOT TO BE RECORDED FOR ANY PURPOSES
 PRELIMINARY FOR REVIEW ONLY - NOT TO BE RECORDED FOR ANY PURPOSES
 My Commission Expires _____

PRELIMINARY FOR REVIEW ONLY - NOT TO BE RECORDED FOR ANY PURPOSES
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 My Commission Expires _____

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 My Commission Expires _____

FILE NUMBER: D178-004

DATE FILED: January 4, 2017

LOCATION: East line of Victory Avenue at All Star Way

COUNCIL DISTRICT: 2

MAPSCO: 45-E

SIZE OF REQUEST: ± 2.891 acres

CENSUS TRACT: 19.00

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Anland North Commercial, L.P.

REPRESENTATIVE: Hillwood Urban Services, L.P.

REQUEST: An application for a development plan for an office use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District.

SUMMARY: On August 23, 2000, the Dallas City Council established Planned Development District No. 582 by Ordinance No. 24346. Ordinance No. 24346 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. The size of the PD is approximately 86.95 acres of land and is generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The proposed development plan provides for a 374,000-square-foot, 7 story office building, a 3 story office building, and 7 story garage that will cover an area of approximately 2.891 acres.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and landscape plan and determined the plans comply with the requirements of the ordinance for PD No. 582.

The most up to date PD ordinance may be viewed at the following link: <http://www.dallascityattorney.com/51P/Articles%20Supp%2017/Article%20582.pdf>

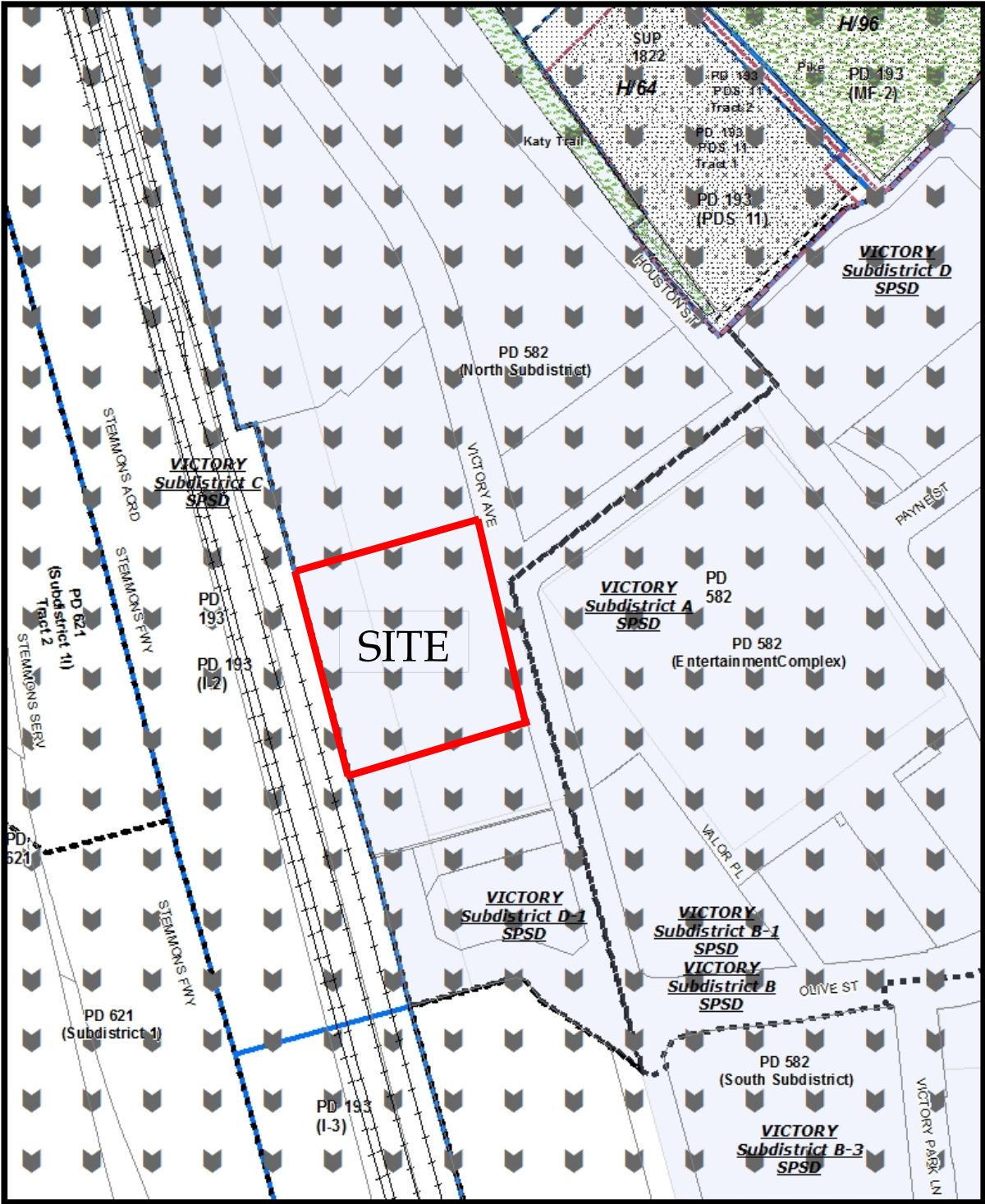
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

List of officers of Anland Holdings, Inc.:

Todd L. Platt	President, Executive Vice President
M. Thomas Mason	Executive Vice President, Treasurer
Dewitt T. Hicks III	Executive Vice President
Ken Reese	Executive Vice President
Robert T. Vincente	Executive Vice President
Thomas D. Williams	Executive Vice President
Timothy E. Kinnear	Executive Vice President, Tax
Larry Blair	Executive Vice President
Michele M. Ringnald	Secretary
Stephen D. Parker	Assistant Secretary

Zoning Map



1:2,314

Zoning Map

Printed Date: 3/9/2018

Aerial Map



1:2,314

Aerial Map

Printed Date: 3/9/2018

Proposed Development Plan

MASTER CUMULATIVE DEVELOPMENT PLAN

PROPOSED DEVELOPMENT		EXISTING DEVELOPMENT		TOTAL DEVELOPMENT	
AREA (SQ. FT.)	PERCENTAGE	AREA (SQ. FT.)	PERCENTAGE	AREA (SQ. FT.)	PERCENTAGE
1. SINGLE-FAMILY RESIDENTIAL	15.2%	15.2%	15.2%	15.2%	15.2%
2. MULTIFAMILY RESIDENTIAL	10.8%	10.8%	10.8%	10.8%	10.8%
3. COMMERCIAL	8.5%	8.5%	8.5%	8.5%	8.5%
4. INDUSTRIAL	2.1%	2.1%	2.1%	2.1%	2.1%
5. OFFICE	1.2%	1.2%	1.2%	1.2%	1.2%
6. PUBLIC USE	0.5%	0.5%	0.5%	0.5%	0.5%
7. OPEN SPACE	3.8%	3.8%	3.8%	3.8%	3.8%
8. PARKING	0.9%	0.9%	0.9%	0.9%	0.9%
9. UTILITIES	0.1%	0.1%	0.1%	0.1%	0.1%
10. TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%

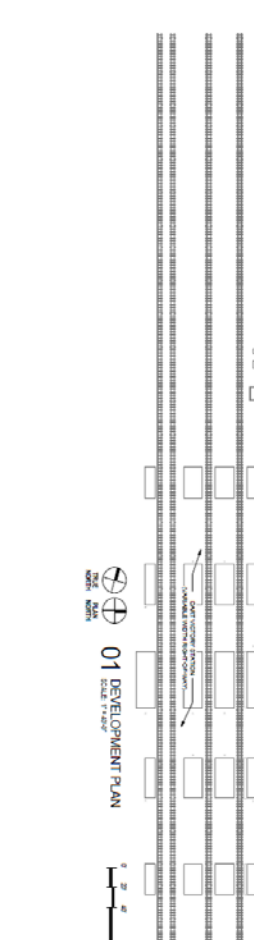
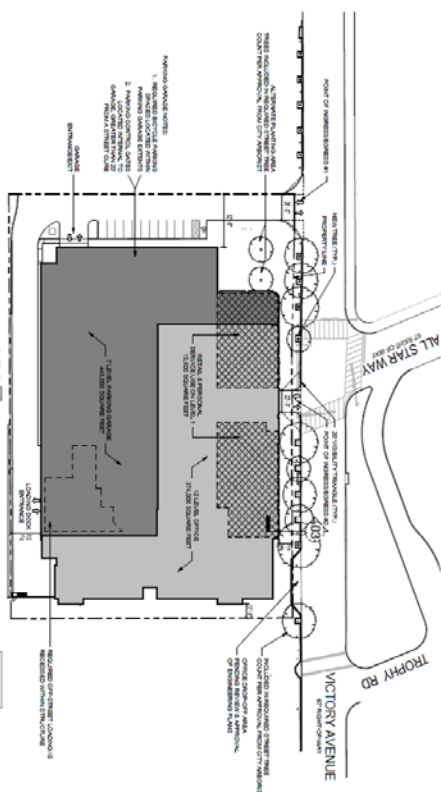
PROPOSED DEVELOPMENT LANDSCAPING

ITEM	QUANTITY	SIZE	SPEC.	NOTES
1. TREES	10	12" DBH	SEE SPEC.	PLANTED AT 10' SPACING
2. SHRUBS	20	6" DBH	SEE SPEC.	PLANTED AT 5' SPACING
3. MULCH	100	4" DEEP	SEE SPEC.	PLANTED AT 10' SPACING
4. IRRIGATION	1	1" DIA	SEE SPEC.	PLANTED AT 10' SPACING

PROPOSED DEVELOPMENT BUILDING

ITEM	QUANTITY	SIZE	SPEC.	NOTES
1. CONCRETE	100	4" THICK	SEE SPEC.	PLANTED AT 10' SPACING
2. BRICK	200	8" THICK	SEE SPEC.	PLANTED AT 10' SPACING
3. GLASS	50	4" THICK	SEE SPEC.	PLANTED AT 10' SPACING
4. METAL	10	1" THICK	SEE SPEC.	PLANTED AT 10' SPACING

- ### BUILDING HEIGHT
- The top of the proposed building is approximately 28' above ground level.
- ### VICTORY PLANNED DEVELOPMENT NO. 582
1. GENERAL NOTES: See separate sheet for general notes.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 19. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



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 Tel: 972.291.5888 | Fax: 972.291.5889
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FILE NUMBER: M178-016

DATE FILED: January 23, 2018

LOCATION: Southeast corner of Quincy Lane at Northaven Road

COUNCIL DISTRICT: 13

MAPSCO: 25-A

SIZE OF REQUEST: ±1.9638 acres

CENSUS TRACT: 134.00

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Claire’s Christian Day School

REPRESENTATIVE: Paul Massey – FPF Construction Inc.

REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 405 for a private school, kindergarten, and day nursery on property zoned R-16(A).

SUMMARY: On March 29, 1965, the City Council granted Specific Use Permit No. 405 for a private school, kindergarten, and day nursery, established by Ordinance No. 12160. The SUP was subsequently amended by Ordinance Nos. 22149 and 26155.

Currently developed as Claire’s Christian Day School, the property owner has submitted an application for consideration of a minor amendment to the SUP site plan to allow for an expansion of a pre-existing driveway, the addition of thirteen parking spaces, and a landscape adjustment to allow the site to comply with Article X.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

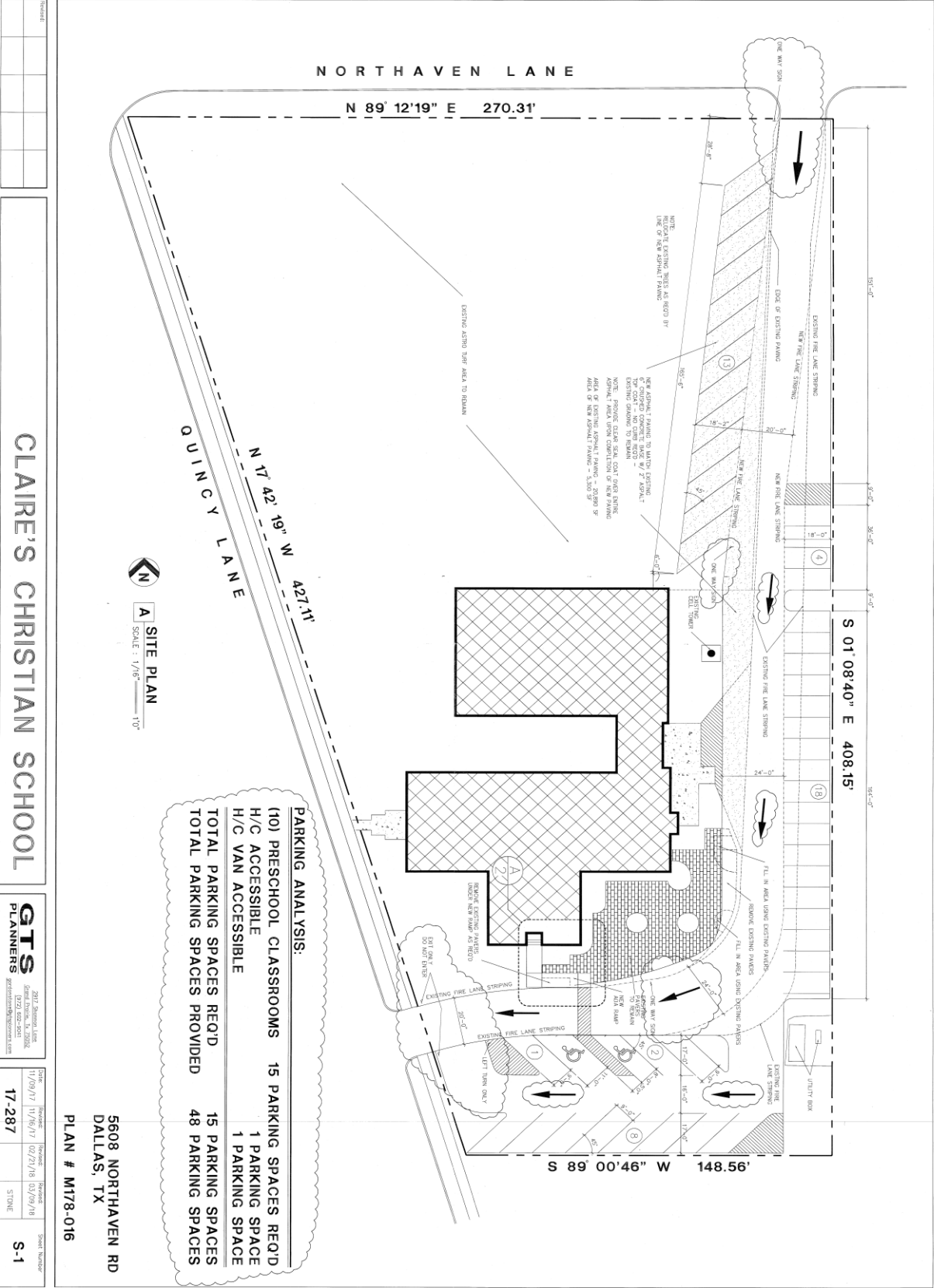
STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers

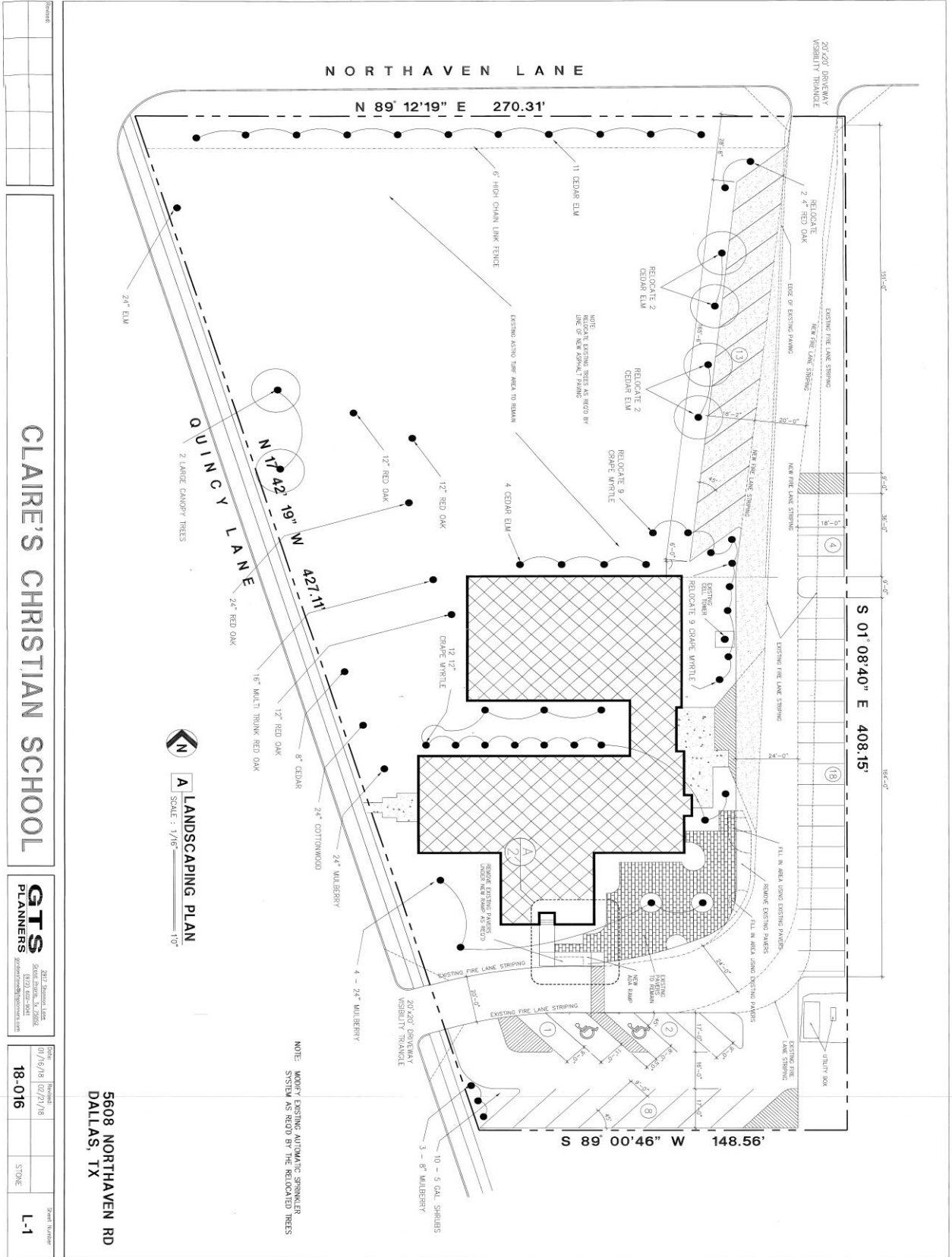
Owner: Claire's Christian Day School

President: Claire Lee

Proposed Development Plan



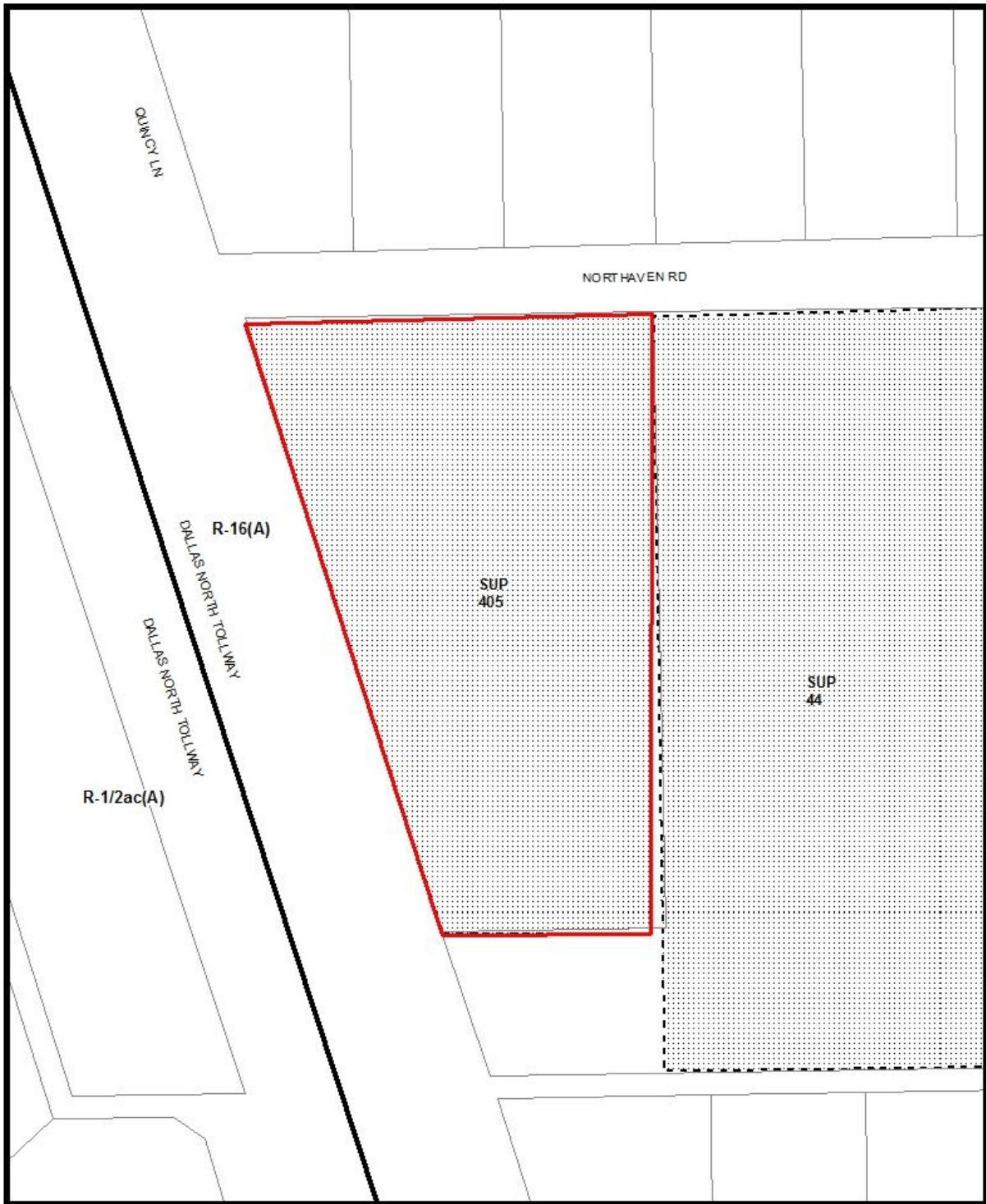
Proposed Landscape Plan



CLAIRE'S CHRISTIAN SCHOOL

GTS PLANNERS
2017 Denton, TX
5000 Ross, L-1002
817-949-5441
gtsplanners@gsccor.com

Date: 01/18/18
 Revised: 02/21/18
18-016
 Stone
 Sheet Number
L-1



1:958

Zoning Map

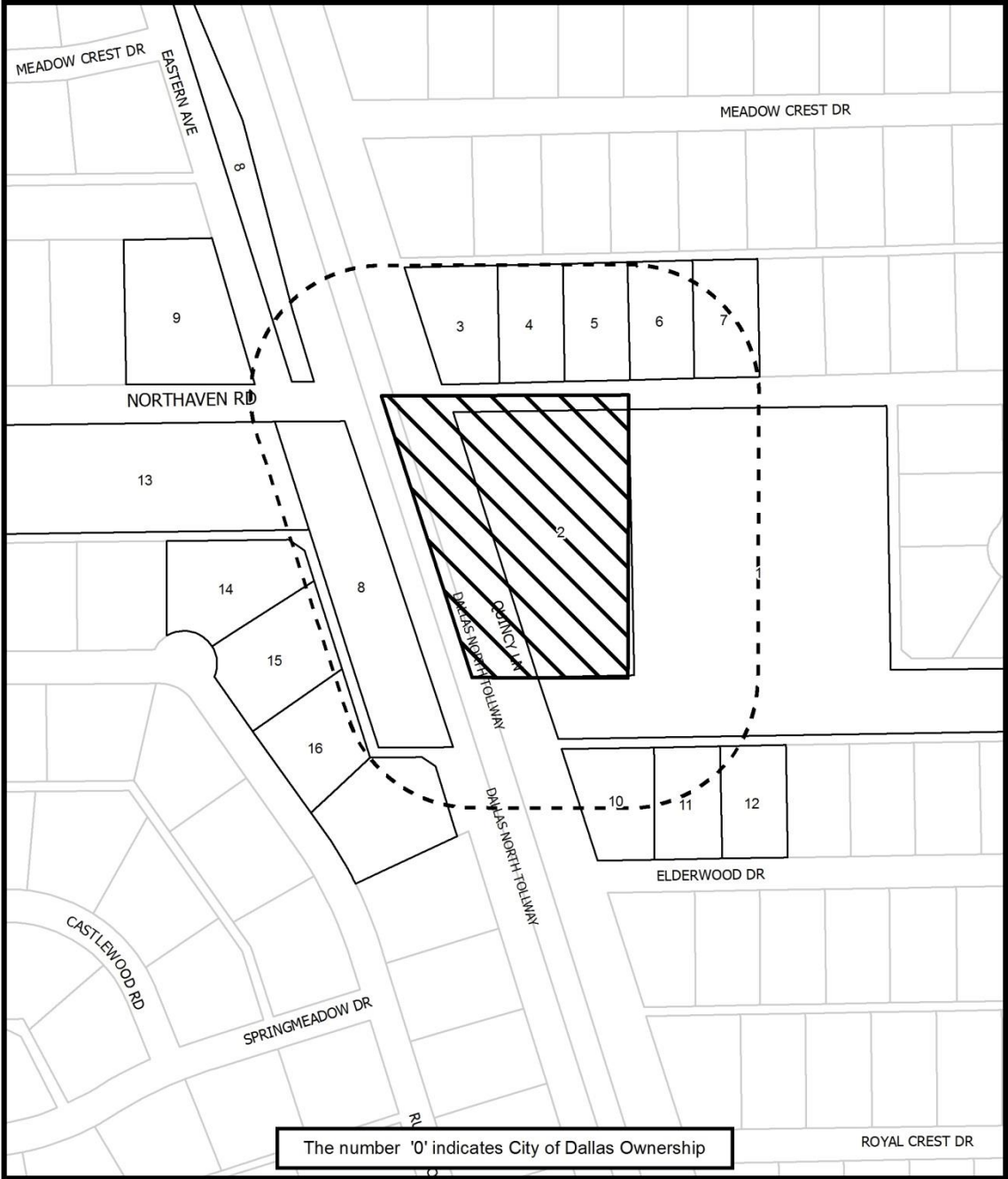
Printed Date: 3/23/2018



 1:958

Aerial Map

Printed Date: 3/23/2018



 1:2,400	<h2>NOTIFICATION</h2>	Case no: M178-016			
	<table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">16</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	16	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
16	NUMBER OF PROPERTY OWNERS NOTIFIED				

01/31/2018

Notification List of Property Owners

M178-016

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5700 NORTHAVEN RD	TEXAS UTILITIES ELEC CO
2	5608 NORTHAVEN RD	JHDIII INVESTMENTS LLC
3	5605 NORTHAVEN RD	WALKER MARTI LF EST
4	5611 NORTHAVEN RD	MARSHALL NEIL & KYLA
5	5619 NORTHAVEN RD	GUTIERREZ JAVIER G
6	5627 NORTHAVEN RD	LI HUIJEN
7	5707 NORTHAVEN RD	SUMMERS GREGORY C & KELLY K
8	11300 INWOOD RD	TEXAS UTILITIES ELEC CO
9	5533 NORTHAVEN RD	5533 NORTHAVEN TRUST
10	5807 ELDERWOOD DR	DESKINS CASEY STEVEN
11	5815 ELDERWOOD DR	ANDERSON DANIEL B
12	5823 ELDERWOOD DR	MATHIS MARY GOOLSBY
13	5476 NORTHAVEN RD	PRIDE CHARLEY F
14	11180 RUSSWOOD CIR	LONGWELL BRENT JOHN & BARBARA LEIGH HUGHES
15	11174 RUSSWOOD CIR	WISE MARILYN J
16	11162 RUSSWOOD CIR	TRAMMELL RICHARD D & JUDY C

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN SIGN DISTRICT - PERIMETER**

CASE NUMBER: 1711300016

DATE FILED: November 30, 2017

LOCATION: 903 Slocum Street (east elevation)

SIZE OF REQUEST: 246 sq ft

COUNCIL DISTRICT: 6

ZONING: PD No. 621, Subdistrict 1

MAPSCO: 45-J

APPLICANT: Bobby Nichols, Chandler Signs

TENANT/OWNER: Storage Choice

REQUEST: An application for a Certificate of Appropriateness for a 246-square foot attached sign (east elevation).

SUMMARY: The applicant is requesting an attached sign which will read "Self Storage."

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On March 22, 2018, this case was held under advisement.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for a flat attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 246 square feet and will be located on the east elevation. The sign will have illuminated, aluminum channel letters reading “Self Storage.”
- On August 17, 2017, City Plan Commission approved CAs for four signs at this location – one sign per facade. The applicant has now submitted applications for four different signs, two each on the south and east façades.
- The total effective area for the two signs proposed on the east elevation will be 446 square feet compared to the previously approved 275.75 square foot sign. The increase in effective area is within the allowed 25 percent on a primary façade.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *Storage Choice is the tenant in the building; therefore, the sign is a premise sign.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *The letters will project less than 10 inches from the surface.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used

without limit. *The combined effective area of the two proposed signs is slightly more than 5% of the primary façade.*

- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*
- (e) Attached signs may project more than 18 inches from vertical building planes as follows:
 - (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way. *Not applicable.*
 - (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached. *Not Applicable.*
 - (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
Not applicable.
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
Not applicable.
 - (C) the attached sign is not above the highest point of a facade;
Not applicable.
 - (D) no part of the sign descends closer to grade than 10 feet;
Not applicable.
 - (E) the sign does not project into or over any public right-of-way; and
Not applicable.
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
Not Applicable.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device. *Not Applicable.*

Case Number: 1711300016

Storage Choice – officers

Bob Ladd – President

Paul Glover – Vice President

Case Number: 1711300016

SSDAC Action
February 13, 2018

MOTION: It was moved to **approve** a 246-square foot flat attached sign at 903 Slocum Street (east elevation).

Maker: Dumas
Second: Webster
Result: Carried: 2 to 1

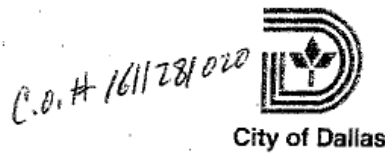
For: 2 – Dumas, Webster

Against: 1 - Peadon
Absent: 1 - Hardin
Conflict: 0

Speakers – Paul Glover, Storage Choice

DATE: 11-17-17

APPLICATION TYPE
 PERMIT CO
 OTHER EXPIRES



JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)
1711305008

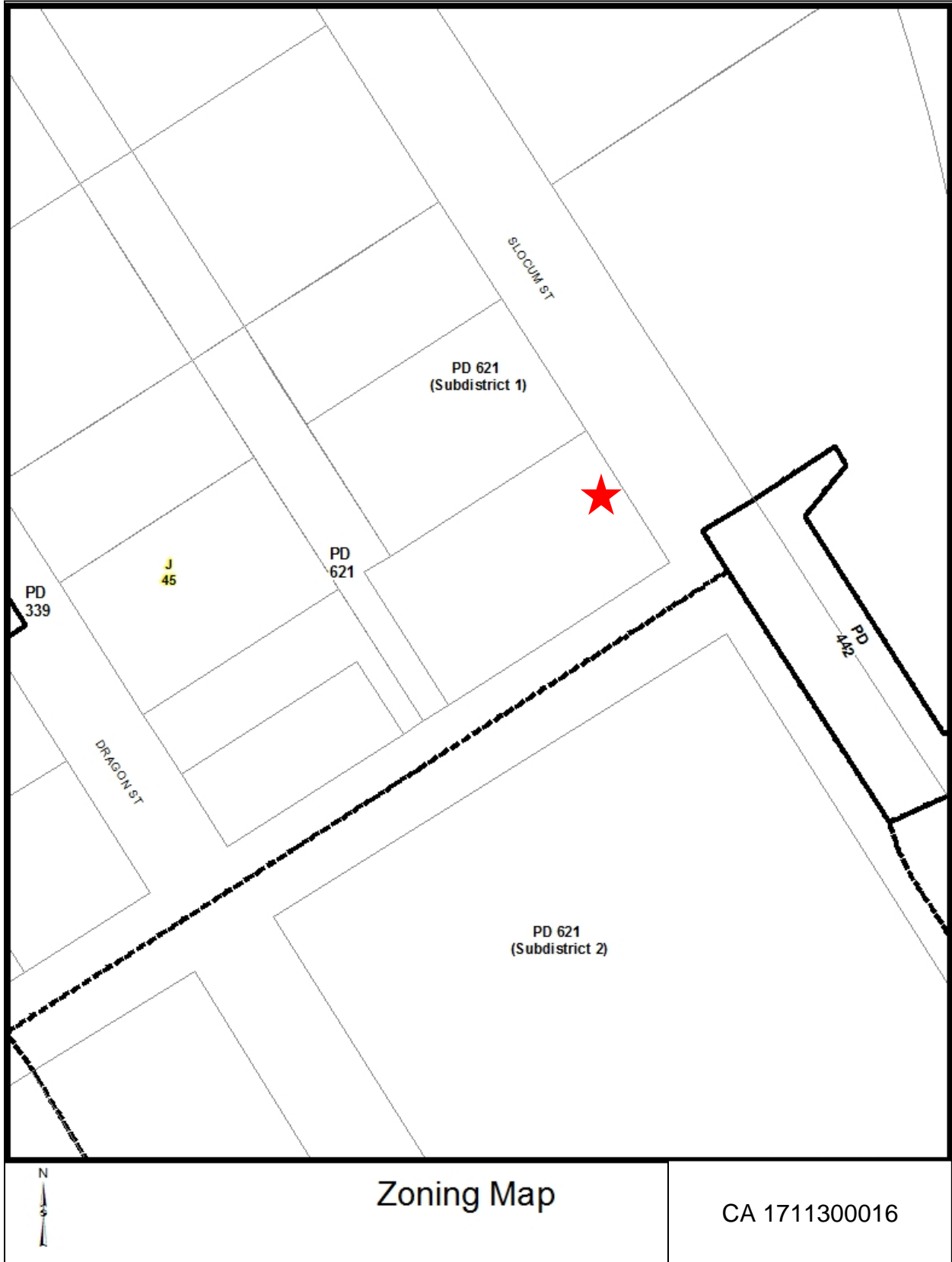
HEALTH REVIEW
 (Restaurants/Food Service)

BUILDING INSPECTION APPLICATION

PROPERTY ADDRESS OF PROPOSED PROJECT <u>903 Slocum St.</u>		SUITE/BLDG/FLOOR NO	USE OF PROPERTY <u>Warehouse</u>		
OWNER/PERMITTEE <u>Storage Choice</u>	ADDRESS <u>903 Slocum St.</u>	CITY <u>DALLAS</u>	STATE <u>Texas</u>	ZIP CODE <u>75235</u>	
DESCRIPTION OF PROPOSED PROJECT SIGN: <u>Wall sign (BI)</u>					
APPLICANT <u>BOBBY NICHOLS</u>		CONTR NO <u>39077</u>	COMPANY NAME <u>CHANDLER SIGNS- 000039077</u>		
ADDRESS <u>3201 MANOR WAY</u>		CITY <u>DALLAS</u>	STATE <u>Texas</u>	ZIP CODE <u>75235</u>	
		PHONE NO <u>9-730-6557</u>	FAX NO <u>2-902-2044</u>		
ELEVATION - N <input checked="" type="radio"/> S <input type="radio"/> W <input type="radio"/>		VALUATION (\$) NEW CONST <u>\$8,000.00</u> REMODEL TOTAL VALUATION <u>\$8,000.00</u>	CONST AREA (SQ FT) NEW CONST <u>246</u> REMODEL LEASE TOTAL AREA <u>246</u>	PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.	
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN BUILDING/LEED <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					
WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input checked="" type="radio"/> NO		PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input checked="" type="radio"/> NO			
WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input checked="" type="radio"/> NO		ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input checked="" type="radio"/> NO			
I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.				APPLICANT SIGNATURE 	

FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAW USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OVN
<u>6376</u>	<u>260</u>		<u>621</u>				
<u>2</u>	<u>409</u>	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAN	AIRPORT
<u>30577</u>		SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PERMITS						PERMIT FEE	
BUILDING						SURCHARGE	
ELECTRICAL						PLAN REVIEW FEE	
PLUMBING/MECHANICAL						PREQUALIFICATION REVIEW FEE	
GREEN BUILDING						EXPRESS PLAN REVIEW	
HISTORICAL/CONSERVATION DIST						HOURLY FEE TOTAL	
PUBLIC WORKS						HEALTH PERMIT FEE	
WATER						OTHER FEES	
SEWER						OTHER FEES	
LANDSCAPING						OTHER FEES	
AVIATION						TOTAL FEES	
TRM						\$	

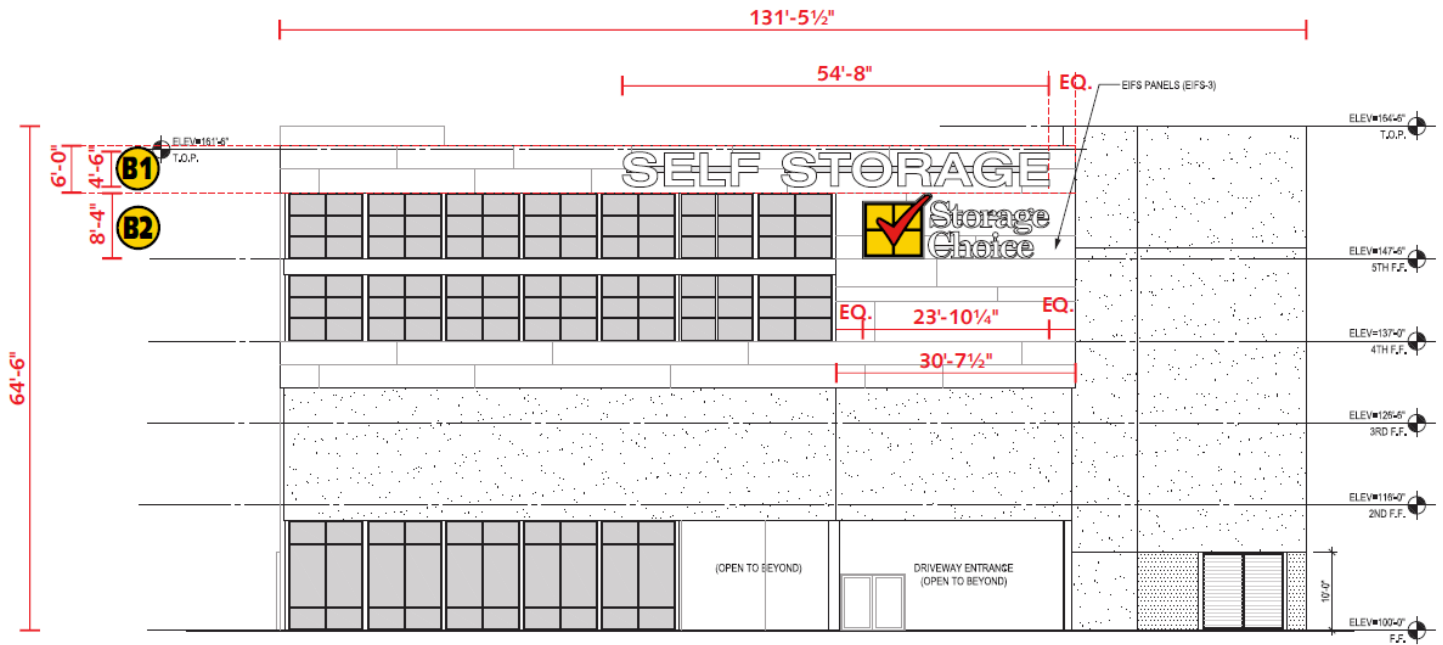




Aerial Map

CA 1711300016

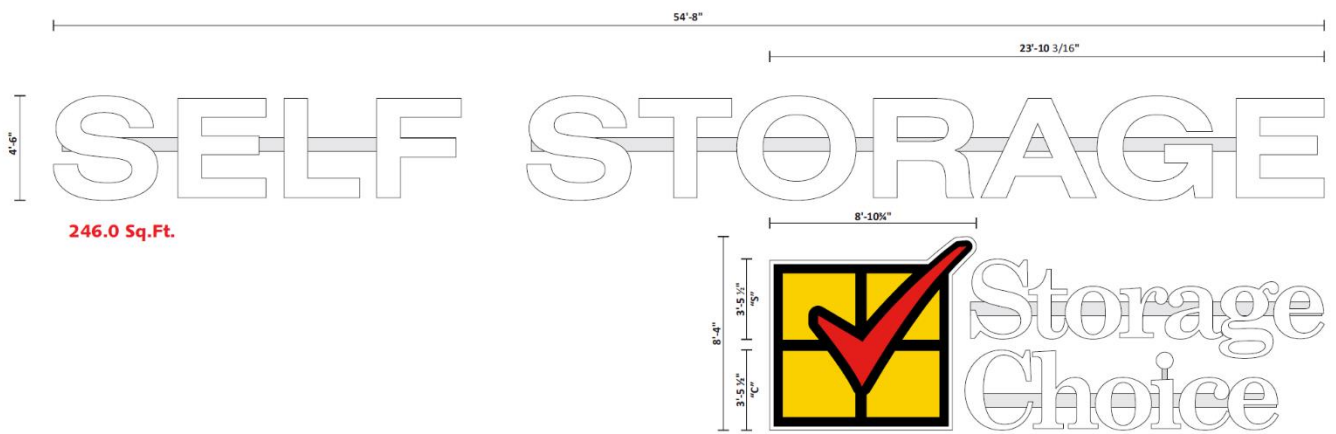
Proposed Sign (east elevation)



EAST ELEVATION

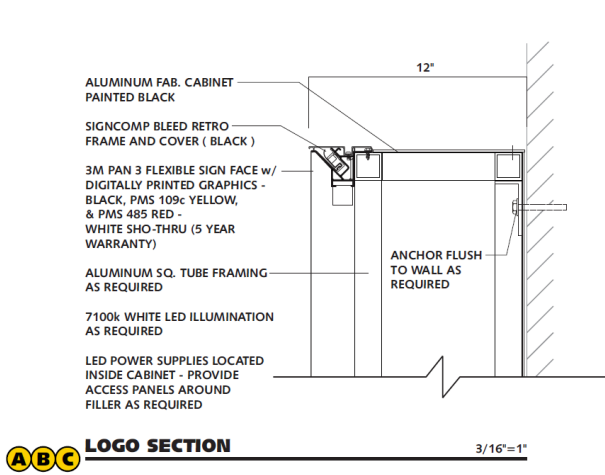
SCALE: 3/64" = 1'-0"

SQ. FT. of WALL- 64'-6" x 131'-5 1/2" = 8481.75 Sq. Ft.
MAIN FRONT SIGN @ 25% = 2120.25 ALLOWED
NEW SIGN = 446 Sq. Ft.

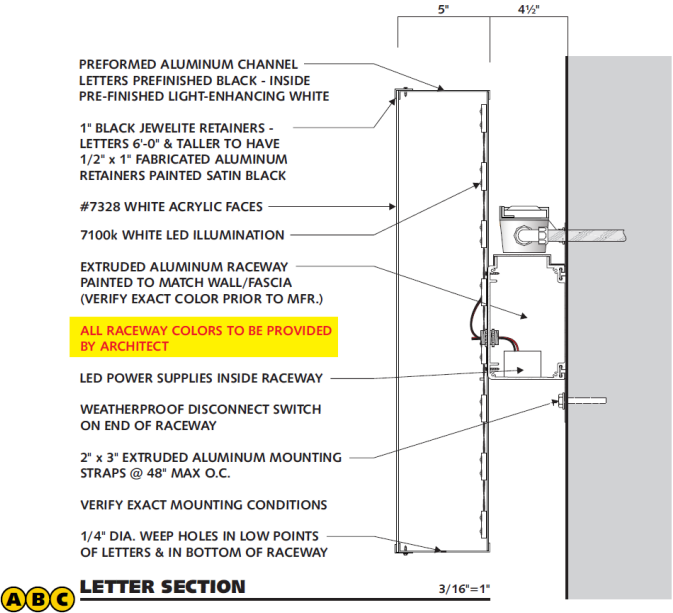


B1 B2 CHANNEL LETTER/LOGO DETAIL
 (1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"



NOTE:
3/4" PLYWOOD BACKING FOR MOUNTING SIGNAGE IS REQUIRED BEHIND EFIS WALL - BY OTHERS

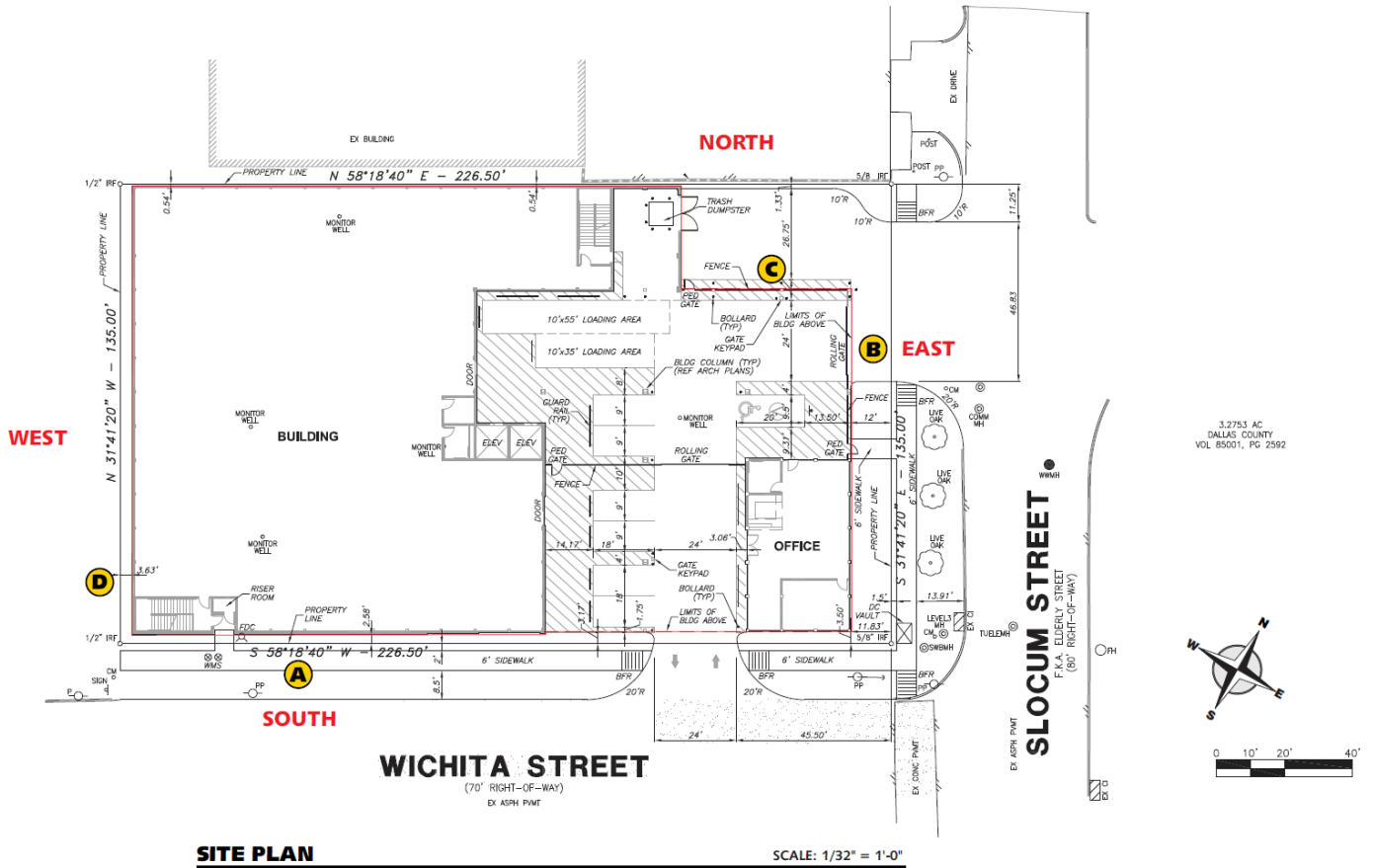




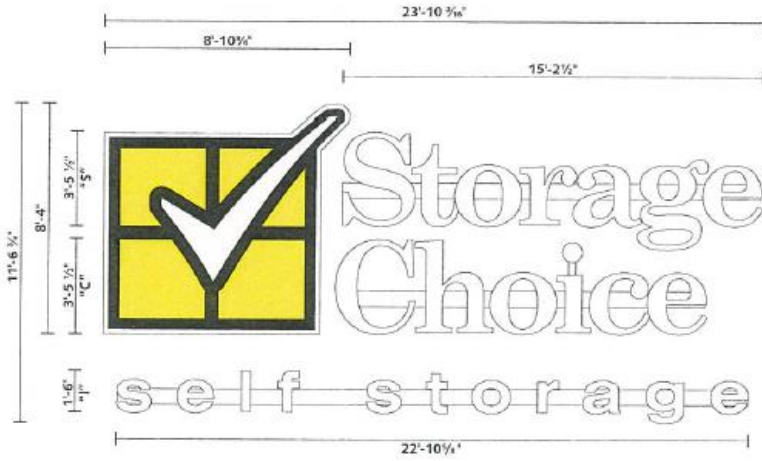
BUILDING PERSPECTIVE

NOT TO SCALE

Plan below shows the locations for the new signs proposed on the east and south elevations (A and B).



Previously Approved Sign (east elevation)



CHANNEL LETTER/LOGO DETAIL

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"

275.75 Sq.Ft.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN SIGN DISTRICT - PERIMETER**

CASE NUMBER: 1711300017

DATE FILED: November 30, 2017

LOCATION: 903 Slocum Street (south elevation)

SIZE OF REQUEST: 440 sq ft

COUNCIL DISTRICT: 6

ZONING: PD No. 621, Subdistrict 1

MAPSCO: 45-J

APPLICANT: Bobby Nichols, Chandler Signs

TENANT/OWNER: Storage Choice

REQUEST: An application for a Certificate of Appropriateness for a 440-square foot attached sign (south elevation).

SUMMARY: The applicant is requesting an attached sign which will read "SELF STORAGE".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On March 22, 2018, this case was held under advisement.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for a flat attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 440 square feet and will be located on the south elevation. The sign will have illuminated, aluminum channel letters reading “SELF STORAGE”.
- On August 17, 2017, City Plan Commission approved CAs for four signs at this location – one sign per facade. The applicant has now submitted applications for four different signs, two each on the south and east façades.
- The total effective area for the two signs proposed on the south elevation will be 1,083 square feet compared to the previously approved 1,050 square foot sign. The increase in effective area is within the allowed 15 percent on a secondary façade.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *Self storage is the use in the building; therefore, the sign is a premise sign.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *The letters will project less than 10 inches from the surface.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal

to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area of the two proposed signs is slightly less than 8% of the secondary façade.*

- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*
- (e) Attached signs may project more than 18 inches from vertical building planes as follows:
 - (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way. *Not applicable.*
 - (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached. *Not Applicable.*
 - (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
Not applicable.
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
Not applicable.
 - (C) the attached sign is not above the highest point of a facade;
Not applicable.
 - (D) no part of the sign descends closer to grade than 10 feet;
Not applicable.
 - (E) the sign does not project into or over any public right-of-way; and
Not applicable.
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
Not Applicable.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of

Case Number: 1711300017

characters no more than four inches in height, and project no more than one inch from the surface of the device. *Not Applicable.*

Case Number: 1711300017

Storage Choice – officers

Bob Ladd – President

Paul Glover – Vice President

**SSDAC Action
February 13, 2018**

MOTION: It was moved to approve a 440-square foot flat attached sign at 903 Slocum Street (south elevation).

Maker: Dumas
Second: Webster
Result: Carried: 2 to 1

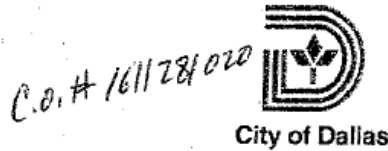
For: 2 – Dumas, Webster

Against: 1 - Peadon
Absent: 1 - Hardin
Conflict: 0

Speakers – Paul Glover, Storage Choice

DATE: 11-17-17

APPLICATION TYPE
 PERMIT CC
 OTHER EXPRESS



JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)
1711305009

HEALTH REVIEW (Restaurants/Food Service)

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT: 903 Slocum St. SUITE/BLDG/FLOOR NO: _____ USE OF PROPERTY: Warehouse

OWNER/TENANT: Storage choice ADDRESS: 903 Slocum St. CITY: DALLAS STATE: TEXAS ZIP CODE: 75235

DATE OF APPLICABLE: Storage choice

APPLICANT: BOBBY NICHOLS CONTR NO: 39077 COMPANY NAME: CHANDLER SIGNS- 000039077

ADDRESS: 3201 MANOR WAY CITY: DALLAS STATE: Texas ZIP CODE: 75235 PHONE NO: 9-739-6557 FAX NO: 2-902-2044

DESCRIPTION OF PROPOSED PROJECT SIGN: Wall sign (A1)

ELEVATION - N (S) E (A1) W

VALUATION (\$): NEW CONST 78,000.00 REMODEL _____ TOTAL VALUATION 78,000.00

CONST AREA (sq ft): NEW CONST 440 # REMODEL _____ LEASE _____ TOTAL AREA 440 #

ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY.

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.

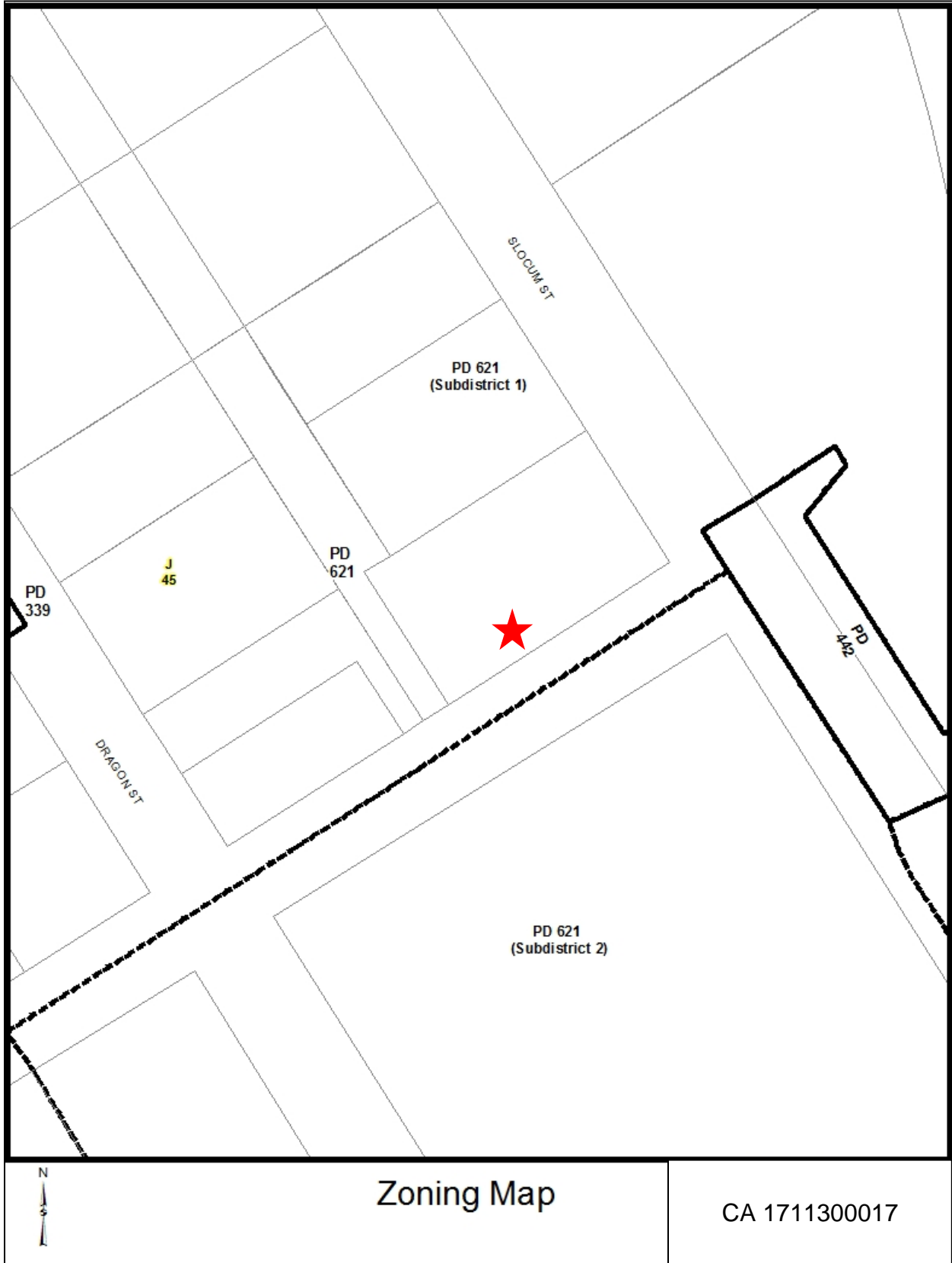
BUILDING PLUMBING FENCE DRIVE APPROACH BACKFLOW BARRICADE
 ELECTRICAL FIRE SPRKLR SIGN SWIMMING POOL CUSTOMER SVC GREEN BUILDING/LEED
 MECHANICAL FIRE ALARM LANDSCAPE LAWN SPRINKLER FLAMMABLE LIQUID OTHER:

WILL ALCOHOL BE SOLD/SERVED? YES NO PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? YES NO
 WILL THERE BE A DANCE FLOOR? YES NO ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? YES NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT SIGNATURE: [Signature]

FOR OFFICE USE ONLY									
ZONING				BUILDING		MISCELLANEOUS			
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN		
<u>6376</u>	<u>260</u>		<u>621</u>						
LOT	FLOOR	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT		
<u>2</u>	<u>409</u>								
LOT AREA	BD#	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL		
<u>30577</u>									
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL		
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)			
PRE-SCREEN						PERMIT FEE			
CONTR						SURCHARGE			
BUILDING						PLAN REVIEW FEE			
ELECTRICAL						PREQUALIFICATION REVIEW FEE			
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW			
GREEN BUILDING						HOURLY FEE TOTAL			
HEALTH						HEALTH PERMIT FEE			
RESTAURANTS/FOODS DIST						OTHER FEES			
PUBLIC WORKS						OTHER FEES			
WATER						OTHER FEES			
FIRE						OTHER FEES			
LANDSCAPE						TOTAL FEES			
AIRPORT						\$			
NOV									



Zoning Map

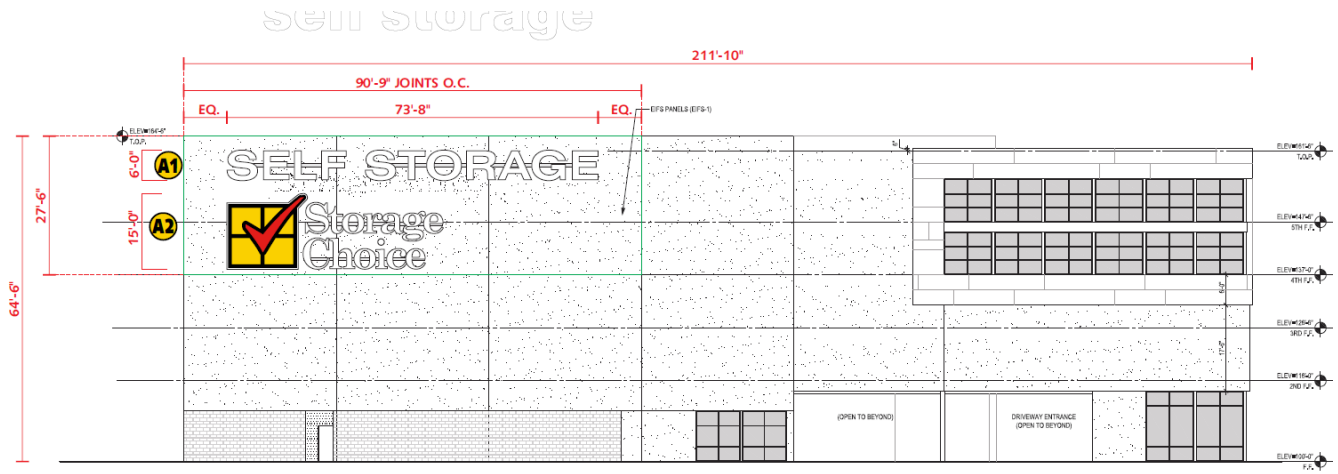
CA 1711300017



Aerial Map

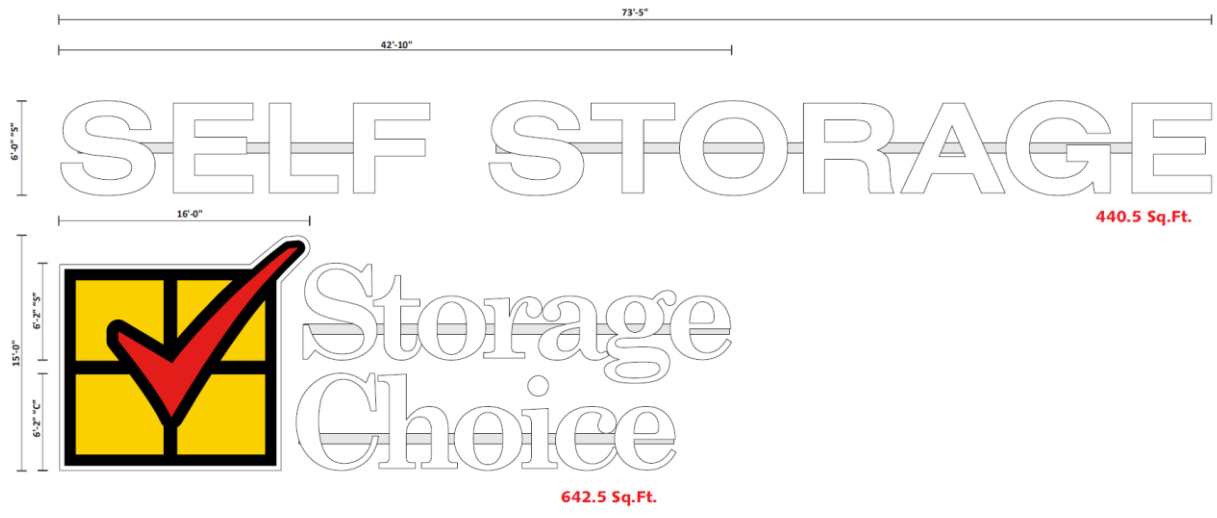
CA 1711300017

Proposed Sign (south elevation)



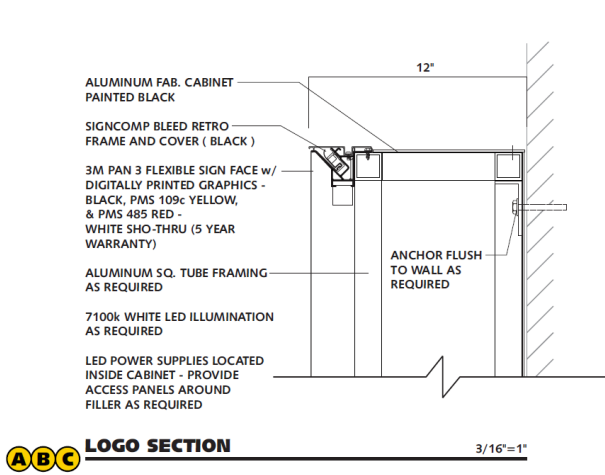
SOUTH ELEVATION SCALE: 3/64" = 1'-0"

SQ. FT. of WALL- 64'-6" x 211'-10" = 13,663 Sq. Ft.
 @15% = 2049.45 ALLOWED
 NEW SIGN = 1083 Sq. Ft.

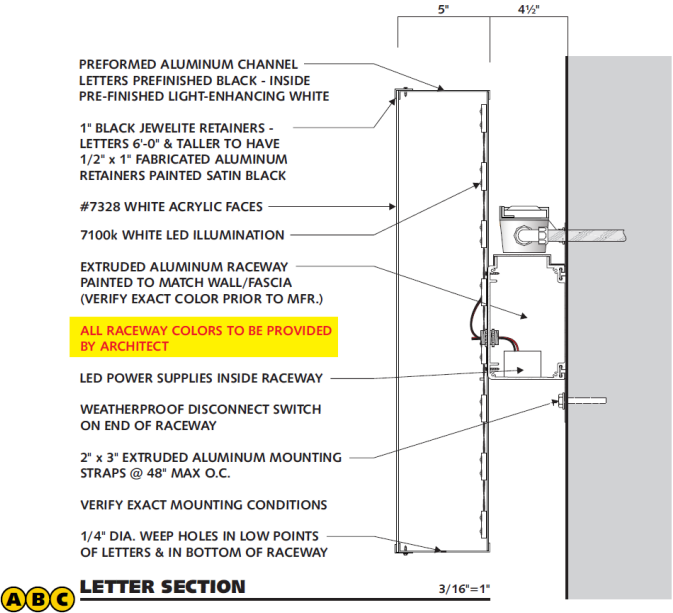


CHANNEL LETTER/LOGO DETAIL SCALE: 3/16" = 1'-0"

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL



NOTE:
3/4" PLYWOOD BACKING FOR MOUNTING SIGNAGE IS REQUIRED BEHIND EFIS WALL - BY OTHERS



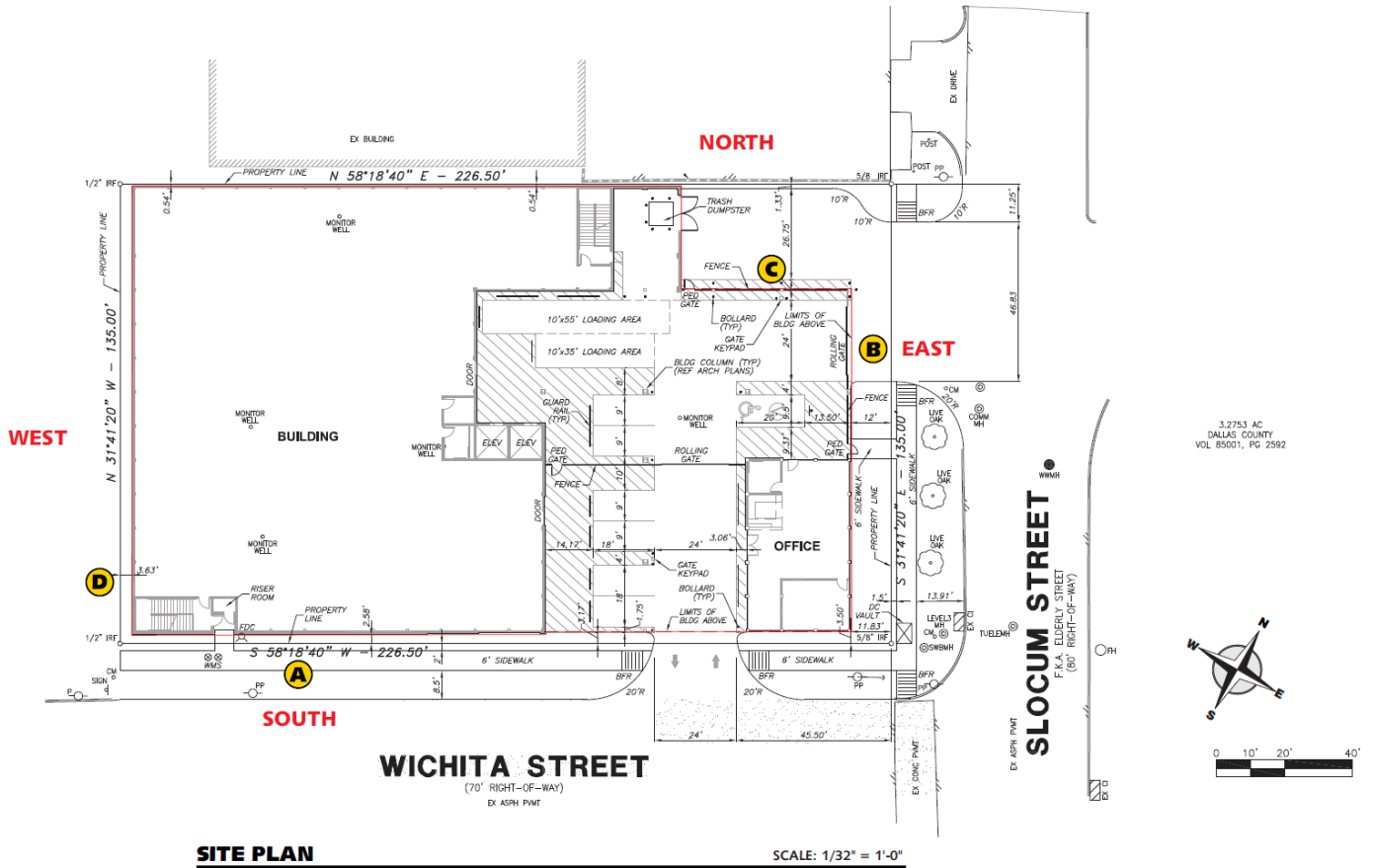


BUILDING PERSPECTIVE

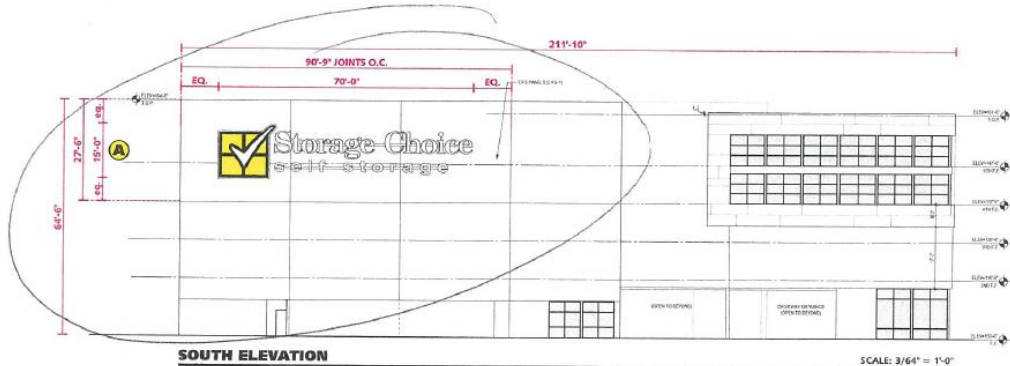
NOT TO SCALE

Case Number: 1711300017

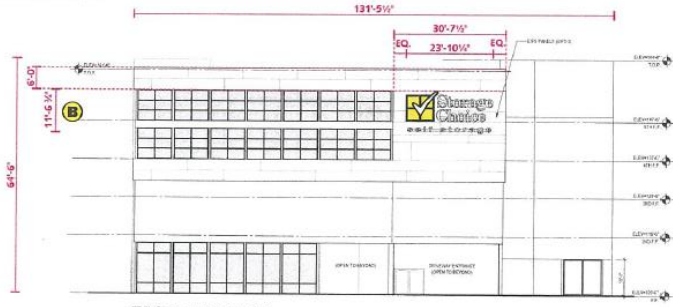
Plan below shows the locations for the new signs proposed on the east and south elevations (A and B).



Previously Approved Sign (south elevation)



SOUTH ELEVATION
 SCALE: 3/64" = 1'-0"
 SQ. FT. OF WALL- 64'-0" x 211'-10" = 13,663 Sq. Ft.
 @15% = 2049.45 ALLOWED
 NEW SIGN = 1050 Sq. Ft.



EAST ELEVATION
 SCALE: 3/64" = 1'-0"
 SQ. FT. OF WALL- 64'-0" x 131'-5 1/2" = 8481.75 Sq. Ft.
 MAIN FRONT SIGN @ 25% = 2120.25 ALLOWED
 NEW SIGN = 275.75 Sq. Ft.

Storage Choice
 Design # 0394740A/B
 Sheet 2 of 9
 Client STORAGE CHOICE
 Address 903 SLOCUM STREET
 DALLAS, TEXAS
 Account Rep. JSH/MIA
 Designer MAB
 Date 4-4-17
 Approval Date
 Client
 Date
 Estimate
 Rev
 Engineer
 Low Bid
 Revision Date
 81-076-21 (limited sign) 11'
 12-03-2-17-2016 (no. building
 by PL & Master A.C.D. 14.17
 81.004.208.132 (no. building)

Chandler Signs
 www.chandler123.com
 1308 Avenue Way Dallas, TX 75215
 214-963-2000 Fax 214-963-0864
 1209 Lee Park Avenue, Suite 200
 San Antonio, TX 78203 Fax 210-343-8724
 200-200-2000 Fax 210-343-8724
 2220 Eastman Ridge Dr. Suite 203
 Fort, LA 70508 Fax 714-244-2253
 785-214-2253
 1208 East 10th Street
 Dallas, TX 75207
 817-456-0500 Fax 817-456-0500
 945 Keller Avenue, Suite 303
 Carrollton, TX 75006
 972-479-3055 Fax 972-481-0059
 17 Woodland Park Court
 Richardson, TX 75081
 972-663-7963 Fax 972-663-8748
 P.O. Box 105 208 Ponder Drive
 Fort Worth, TX 76104 Fax 817-481-4533

FINAL ELECTRICAL CONNECTION BY CUSTOMER

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN SIGN DISTRICT - PERIMETER**

CASE NUMBER: 1711300018

DATE FILED: November 30, 2017

LOCATION: 903 Slocum Street (south elevation)

SIZE OF REQUEST: 642 sq ft

COUNCIL DISTRICT: 6

ZONING: PD No. 621, Subdistrict 1

MAPSCO: 45-J

APPLICANT: Bobby Nichols, Chandler Signs

TENANT/OWNER: Storage Choice

REQUEST: An application for a Certificate of Appropriateness for a 642-square foot attached sign (south elevation).

SUMMARY: The applicant is requesting an attached sign which will read "Storage Choice" with a logo.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On March 22, 2018, this case was held under advisement.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for a flat attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 642 square feet and will be located on the south elevation. The sign will have illuminated, aluminum channel letters reading “Storage Choice” with a logo.
- On August 17, 2017, City Plan Commission approved CAs for four signs at this location – one sign per facade. The applicant has now submitted applications for four different signs, two each on the south and east façades.
- The total effective area for the two signs proposed on the south elevation will be 1,083 square feet compared to the previously approved 1,050 square foot sign. The increase in effective area is within the allowed 15 percent on a secondary façade.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *Storage Choice is the tenant in the building; therefore, the sign is a premise sign.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *The letters will project less than 10 inches from the surface.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal

to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area of the two proposed signs is slightly less than 8% of the secondary façade.*

- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*
- (e) Attached signs may project more than 18 inches from vertical building planes as follows:
 - (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way. *Not applicable.*
 - (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached. *Not Applicable.*
 - (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
Not applicable.
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
Not applicable.
 - (C) the attached sign is not above the highest point of a facade;
Not applicable.
 - (D) no part of the sign descends closer to grade than 10 feet;
Not applicable.
 - (E) the sign does not project into or over any public right-of-way; and
Not applicable.
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
Not Applicable.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of

Case Number: 1711300018

characters no more than four inches in height, and project no more than one inch from the surface of the device. *Not Applicable.*

Case Number: 1711300018

Storage Choice – officers

Bob Ladd – President

Paul Glover – Vice President

Case Number: 1711300018

SSDAC Action
February 13, 2018

MOTION: It was moved to approve a 642-square foot flat attached sign at 903 Slocum Street (south elevation).

Maker: Dumas
Second: Webster
Result: Carried: 2 to 1

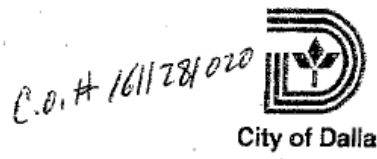
For: 2 – Dumas, Webster

Against: 1 - Peadon
Absent: 1 - Hardin
Conflict: 0

Speakers – Paul Glover, Storage Choice

DATE: 11-17-17

APPLICATION TYPE
 PERMIT CC
 OTHER EXPRESS



JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)
1711305010

HEALTH REVIEW (Restaurants/Food Service)

BUILDING INSPECTION APPLICATION

PROPERTY ADDRESS OF PROPOSED PROJECT: 903 Slocum ST. SUITE/BLDG/FLOOR NO: _____ USE OF PROPERTY: Warehouse

OWNER/TENANT: Storage choice ADDRESS: 903 Slocum ST. CITY: DALLAS STATE: TEXAS ZIP CODE: 75235

APPLICANT: BOBBY NICHOLS CONTR NO: 39077 COMPANY NAME: CHANDLER SIGNS- 000039077

ADDRESS: 3201 MANOR WAY CITY: DALLAS STATE: TEXAS ZIP CODE: 75235 PHONE NO: 9-739-6557 FAX NO: 2-902-2044

DESCRIPTION OF PROPOSED PROJECT SIGN: Wall sign (AZ)

ELEVATION: N E W

VALUATION (\$): NEW CONST: \$8,000.00 REMODEL: _____ TOTAL VALUATION: \$8,000.00

CONST AREA (SQ FT): NEW CONST: 642 REMODEL: _____ LEASE: _____ TOTAL AREA: 642

ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY.

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.

BUILDING PLUMBING FENCE DRIVE APPROACH BACKFLOW BARRICADE
 ELECTRICAL FIRE SPRKLR SIGN SWIMMING POOL CUSTOMER SVC GREEN BUILDING/LEED
 MECHANICAL FIRE ALARM LANDSCAPE LAWN SPRINKLER FLAMMABLE LIQUID OTHER: _____

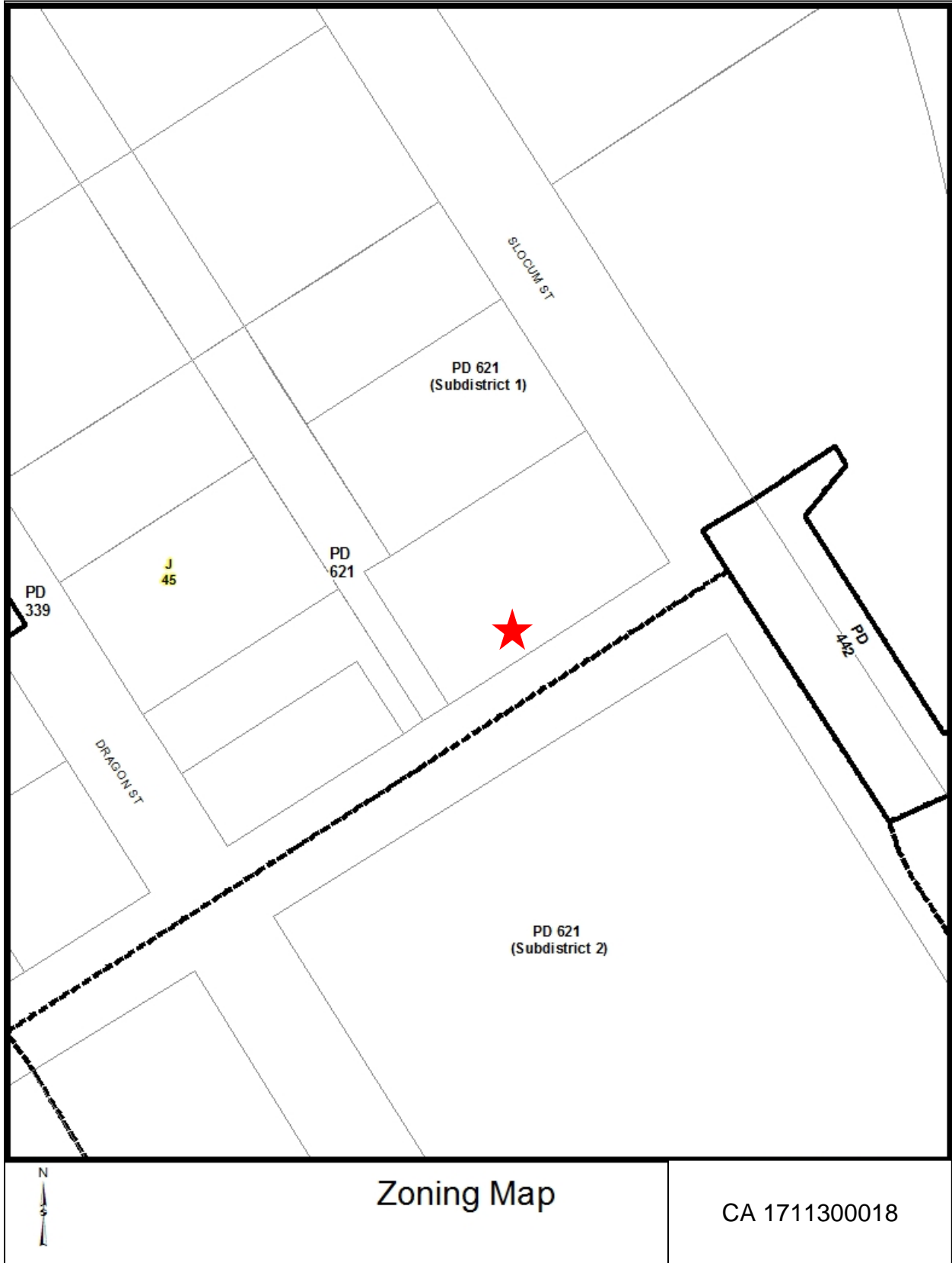
WILL ALCOHOL BE SOLD/SERVED? YES NO PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? YES NO
 WILL THERE BE A DANCE FLOOR? YES NO ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? YES NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT SIGNATURE:

FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
<u>6376</u>	<u>260</u>		<u>621</u>				
	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAN	AIRPORT
<u>2</u>	<u>409</u>						
<u>30577</u>	SEA	SUP	PAR	STAIRS	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN	<u>RJ</u>	<u>11/30/17</u>	<u>Pre Inspection</u>			PERMIT FEE	
CONTRACT						SURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW	
GREEN BUILDING						HOURLY FEE TOTAL	
HEALTH						HEALTH PERMIT FEE	
HISTORICAL/CDOS/DIST						OTHER FEES	
PUBLIC WORKS						OTHER FEES	
WATER						OTHER FEES	
FIRE						OTHER FEES	
LANDSCAPING						TOTAL FEES	
ASBESTOS						\$	
OTHER							

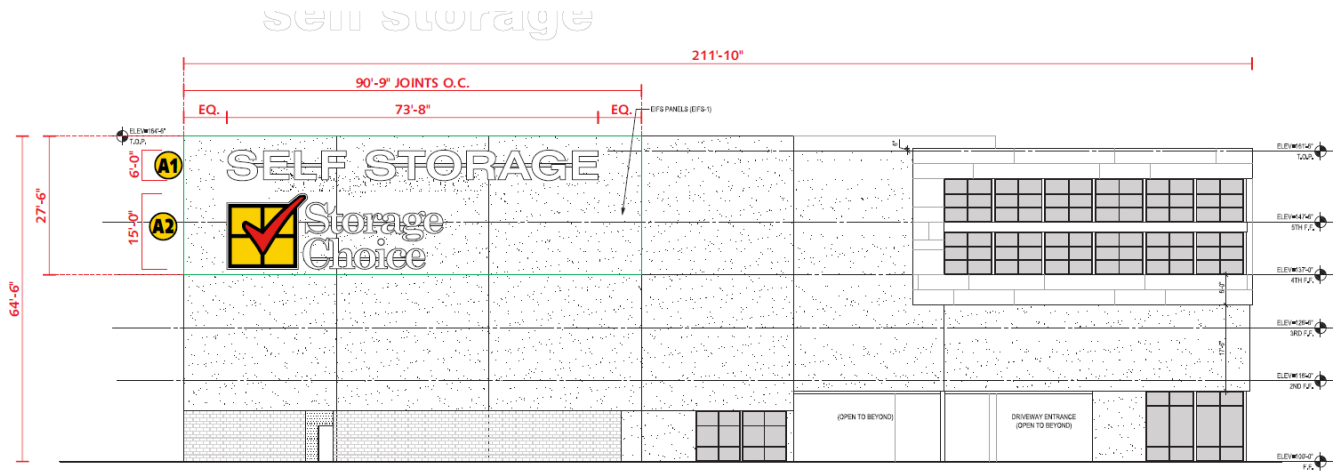




Aerial Map

CA 1711300018

Proposed Sign (south elevation)



SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

SQ. FT. of WALL- 64'-6" x 211'-10" = 13,663 Sq. Ft.
 @15% = 2049.45 ALLOWED
 NEW SIGN = 1083 Sq. Ft.

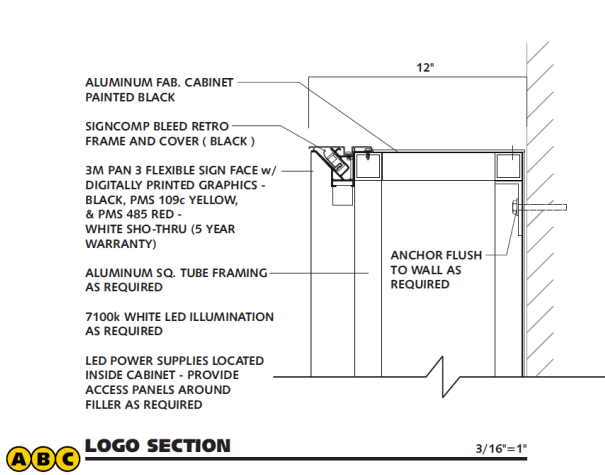


A1/A2

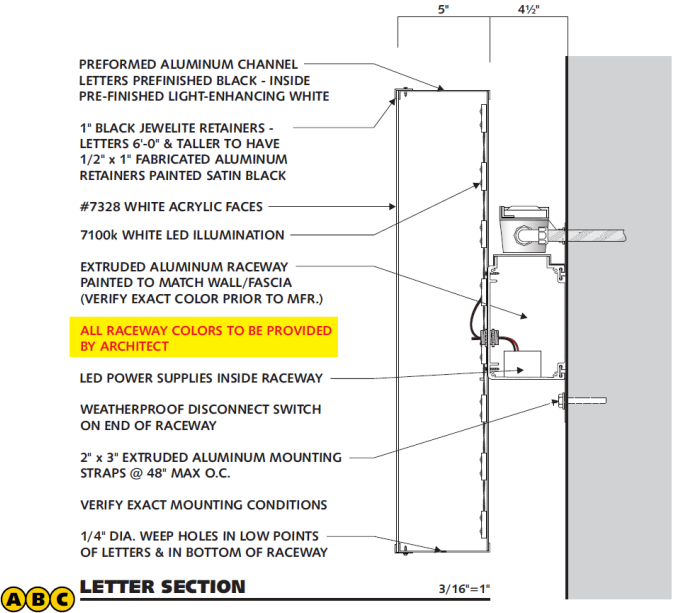
CHANNEL LETTER/LOGO DETAIL

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/16" = 1'-0"



NOTE:
3/4" PLYWOOD BACKING FOR MOUNTING SIGNAGE IS REQUIRED BEHIND EFIS WALL - BY OTHERS



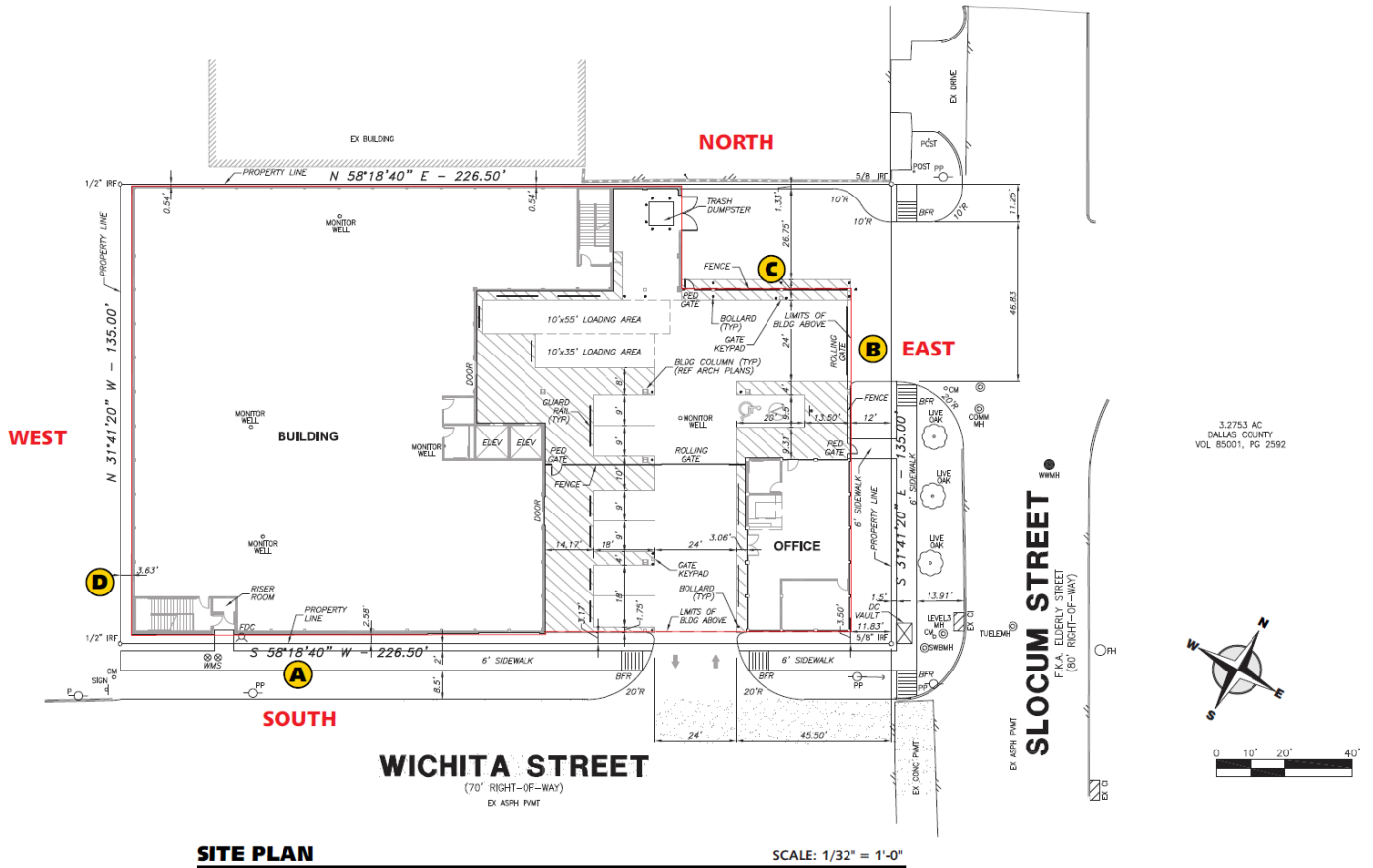


BUILDING PERSPECTIVE

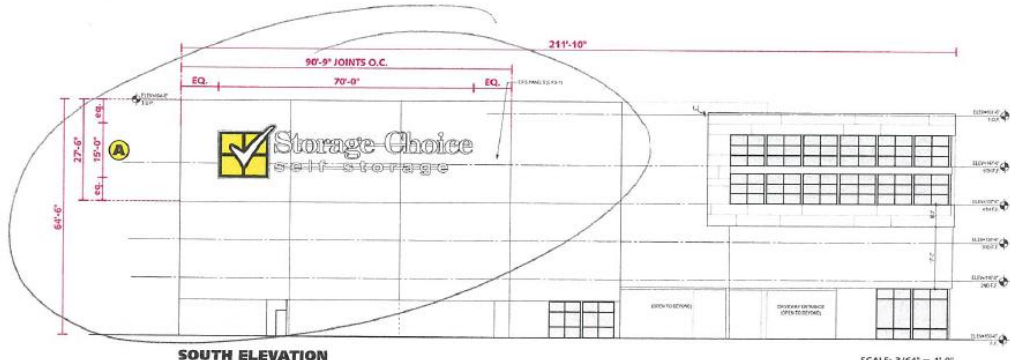
NOT TO SCALE

Case Number: 1711300018

Plan below shows the locations for the new signs proposed on the east and south elevations (A and B).



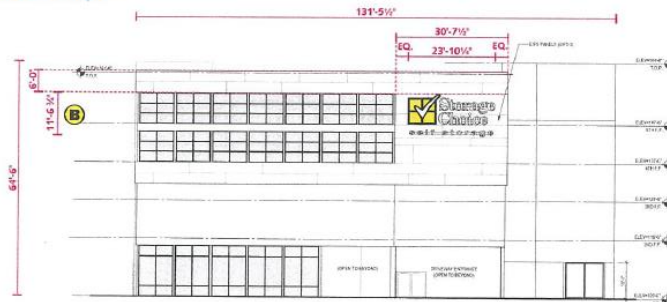
Previously Approved Sign (south elevation)



SOUTH ELEVATION

SQ. FT. OF WALL- 64'-0" x 211'-10" = 13,663 Sq. Ft.
 @15% = 2049.45 ALLOWED
 NEW SIGN = 1050 Sq. Ft.

SCALE: 3/64" = 1'-0"



EAST ELEVATION

SQ. FT. OF WALL- 64'-0" x 131'-5 1/2" = 8481.75 Sq. Ft.
 MAIN FRONT SIGN @ 25% = 2120.25 ALLOWED
 NEW SIGN = 275.75 Sq. Ft.

SCALE: 3/64" = 1'-0"

Storage Choice
 Design # 0394740A/B
 Sheet 2 of 9
 Client STORAGE CHOICE
 Address 903 SLOCUM STREET
 DALLAS, TEXAS
 Account Rep. JSH/MIA
 Designer MAB
 Date 4-4-17
 Approval Date
 Client
 Date
 Estimate
 Rev
 Engineer
 LowBid

Chandler Signs
 www.chandler123.com
 1108 Avenue Way Dallas, TX 75215
 (214) 660-3900 Fax (214) 661-0864
 1109 Len Park Avenue, Suite 200
 Los Angeles, CA 90024
 (213) 342-2000 Fax (213) 342-0724
 1220 Esplanade @ Sage Dr., Suite 203
 Fort, LA 70508 Fax 714-744-1253
 1208 East 10th Street
 Dallas, TX 75207
 (214) 660-3900 Fax (214) 661-0864
 545 South Arroyo, Suite 203
 Los Angeles, CA 90024
 (213) 479-3000 Fax (213) 461-0809
 17 Woodford Park Court
 Pearland, TX 77584
 (281) 463-7000 Fax (281) 463-4744
 P.O. Box 100 208 Portal Drive
 Fort Worth, TX 76104
 (817) 643-1099 Fax (817) 643-1533

FINAL ELECTRICAL CONNECTION BY CUSTOMER

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN SIGN DISTRICT - PERIMETER**

CASE NUMBER: 1711300020

DATE FILED: November 30, 2017

LOCATION: 903 Slocum Street (east elevation)

SIZE OF REQUEST: 200 sq ft

COUNCIL DISTRICT: 6

ZONING: PD No. 621, Subdistrict 1

MAPSCO: 45-J

APPLICANT: Bobby Nichols, Chandler Signs

TENANT/OWNER: Storage Choice

REQUEST: An application for a Certificate of Appropriateness for a 200-square foot attached sign (east elevation).

SUMMARY: The applicant is requesting an attached sign which will read "Storage Choice" with a logo.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On March 22, 2018, this case was held under advisement.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for a flat attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 200 square feet and will be located on the east elevation. The sign will have illuminated, aluminum channel letters reading “Storage Choice” with a logo.
- On August 17, 2017, City Plan Commission approved CAs for four signs at this location – one sign per facade. The applicant has now submitted applications for four different signs, two each on the south and east façades.
- The total effective area for the two signs proposed on the east elevation will be 446 square feet compared to the previously approved 275.75 square foot sign. The increase in effective area is within the allowed 25 percent on a primary façade.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *Storage Choice is the tenant in the building; therefore, the sign is a premise sign.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *The letters will project less than 10 inches from the surface.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential

occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area of the two proposed signs is slightly more than 5% of the primary façade.*

- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*
- (e) Attached signs may project more than 18 inches from vertical building planes as follows:
 - (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way. *Not applicable.*
 - (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached. *Not Applicable.*
 - (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
Not applicable.
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
Not applicable.
 - (C) the attached sign is not above the highest point of a facade;
Not applicable.
 - (D) no part of the sign descends closer to grade than 10 feet;
Not applicable.
 - (E) the sign does not project into or over any public right-of-way; and
Not applicable.
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
Not Applicable.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device. *Not Applicable.*

Case Number: 1711300020

Storage Choice – officers

Bob Ladd – President

Paul Glover – Vice President

Case Number: 1711300020

SSDAC Action
February 13, 2018

MOTION: It was moved to approve a 200-square foot flat attached sign at 903 Slocum Street (east elevation).

Maker: Dumas
Second: Webster
Result: Carried: 2 to 1

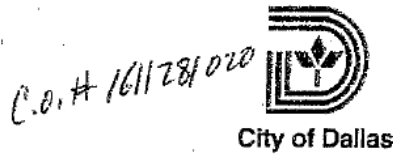
For: 2 – Dumas, Webster

Against: 1 - Peadon
Absent: 1 - Hardin
Conflict: 0

Speakers – Paul Glover, Storage Choice

DATE: 11-17-17

APPLICATION TYPE
 PERMIT CO
 OTHER EXPRESS



JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)
1711305012

HEALTH REVIEW
 (Restaurants/Food Service)

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT: 903 Slocum St. SUITE/BLOCK/FLOOR NO: _____ USE OF PROPERTY: Warehouse

OWNER/TENANT: Storage Choice ADDRESS: 903 Slocum St. CITY: DALLAS STATE: Texas ZIP CODE: 75236

APPLICANT: BOBBY NICHOLS CONTR NO: 39077 COMPANY NAME: CHANDLER SIGNS- 000039077

ADDRESS: 3201 MANOR WAY CITY: DALLAS STATE: Texas ZIP CODE: 75236 PHONE NO: 9-739-6557 FAX NO: 2-902-2044

DESCRIPTION OF PROPOSED PROJECT SIGN: Wall sign (BZ)

ELEVATION - N E S W

VALUATION (\$): NEW CONST \$8,000.00 REMODEL _____ TOTAL VALUATION \$8,000.00

CONST AREA (SQ FT): NEW CONST 200 REMODEL _____ LEASE _____ TOTAL AREA 200

ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY.

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.

BUILDING PLUMBING FENCE DRIVE APPROACH BACKFLOW BARRICADE
 ELECTRICAL FIRE SPRKLR SIGN SWIMMING POOL CUSTOMER SVC GREEN BUILDING/LEED
 MECHANICAL FIRE ALARM LANDSCAPE LAWN SPRINKLER FLAMMABLE LIQUID OTHER:

WILL ALCOHOL BE SOLD/SERVED? YES NO

PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? YES NO

WILL THERE BE A DANCE FLOOR? YES NO

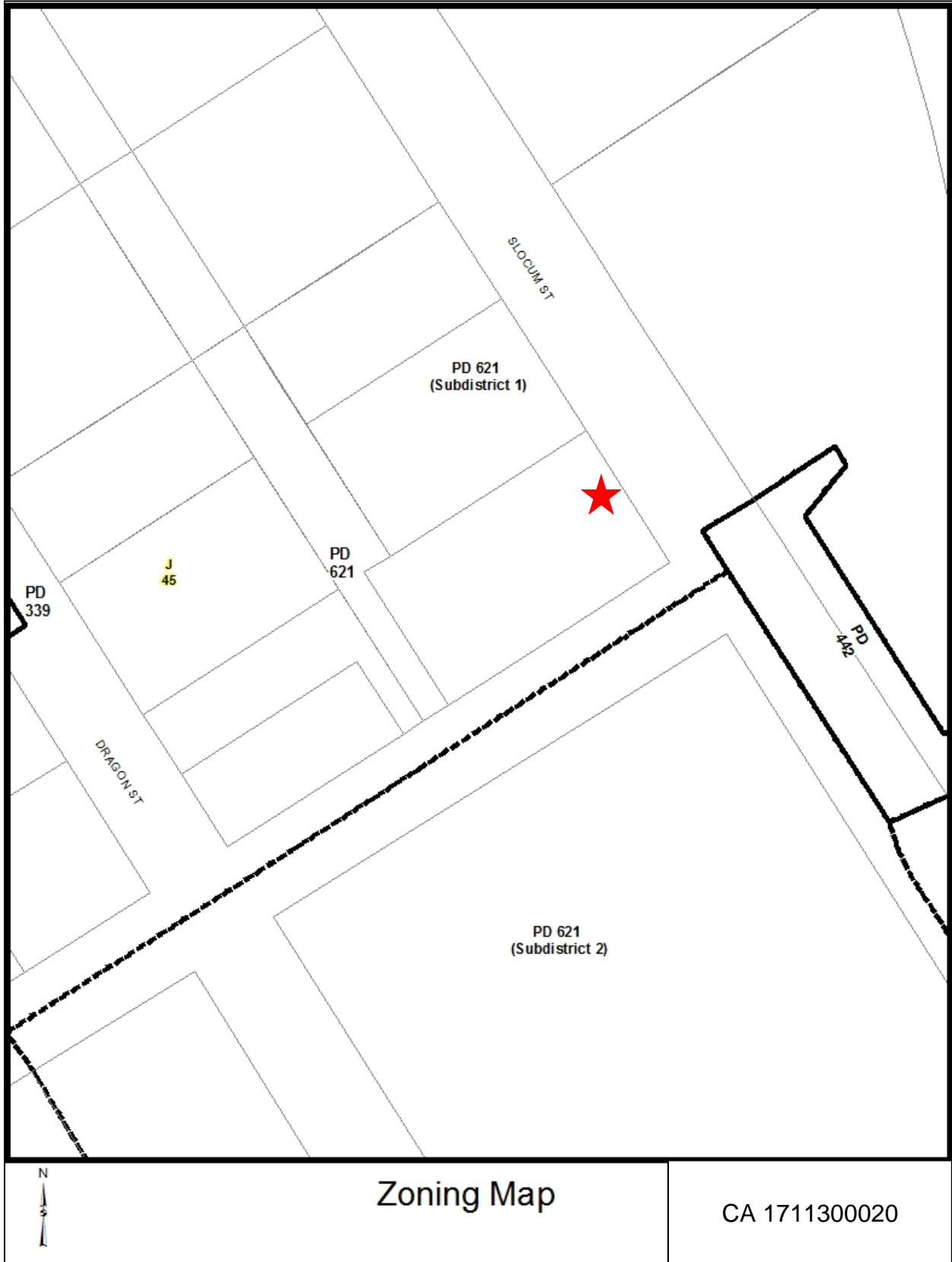
ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? YES NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT SIGNATURE: [Signature]

FOR OFFICE USE ONLY

ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
<u>6376</u>	<u>26D</u>		<u>621</u>				
	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
<u>1</u>	<u>409</u>	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
<u>30577</u>	DIY	EARLY RELEASE	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS		FEE CALCULATIONS (\$)		
PRI-SCREEN	<u>RS</u>	<u>11/30/17</u>	<u>Pre-Inspection</u>		PERMIT FEE		
ZONING					SURCHARGE		
BUILDING					PLAN REVIEW FEE		
ELECTRICAL					PREQUALIFICATION REVIEW FEE		
PLUMBING/MECHANICAL					EXPRESS PLAN REVIEW		
GREEN BUILDING					HOURLY FEE TOTAL		
HEALTH					HEALTH PERMIT FEE		
HISTORICAL/CALCATIONS DIST					OTHER FEES		
PUBLIC WORKS					OTHER FEES		
WATER					OTHER FEES		
FIRE					OTHER FEES		
LANDSCAPING					TOTAL FEES		
AVIATION					\$		
KEY			<u>SSDAC-1711300020</u>				

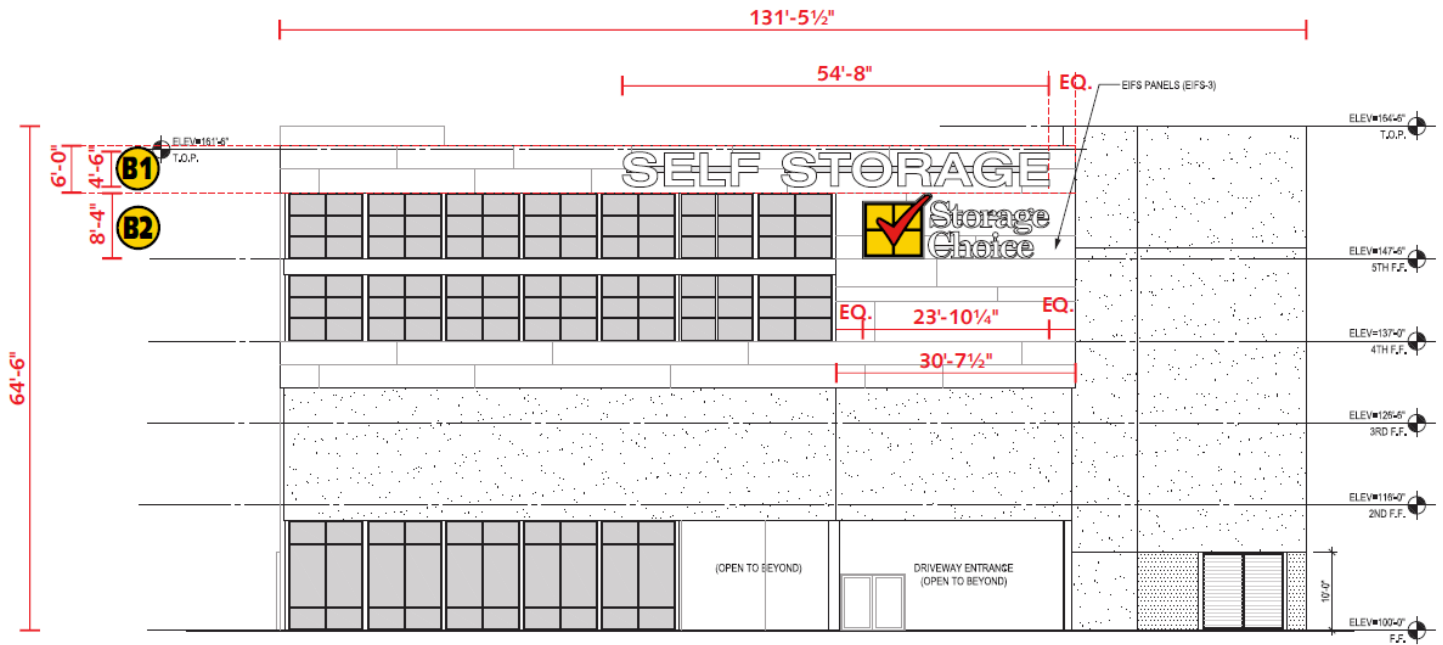




Aerial Map

CA 1711300020

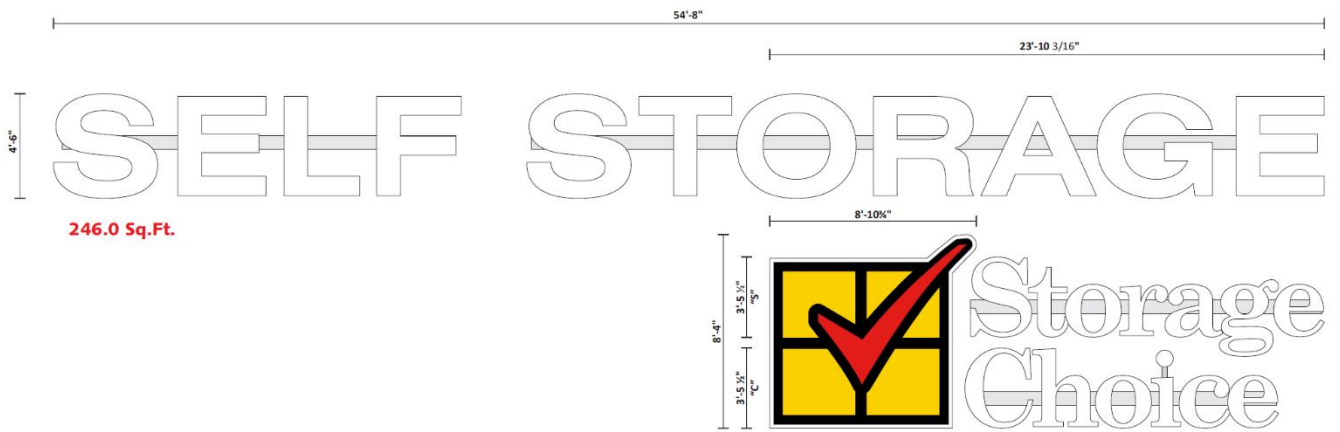
Proposed Sign (east elevation)



EAST ELEVATION

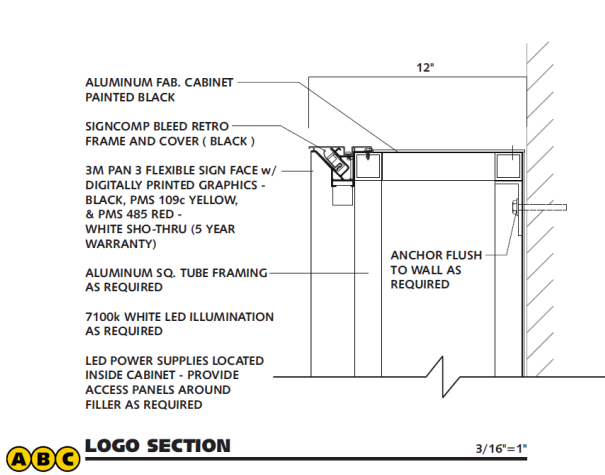
SCALE: 3/64" = 1'-0"

SQ. FT. of WALL- 64'-6" x 131'-5 1/2" = 8481.75 Sq. Ft.
MAIN FRONT SIGN @ 25% = 2120.25 ALLOWED
NEW SIGN = 446 Sq. Ft.

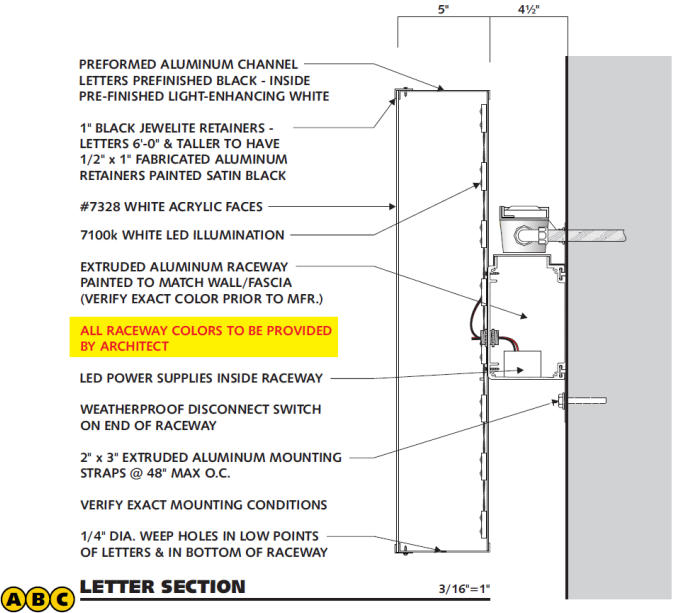


B1 B2 CHANNEL LETTER/LOGO DETAIL
 (1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"



NOTE:
3/4" PLYWOOD BACKING FOR MOUNTING SIGNAGE IS REQUIRED BEHIND EFIS WALL - BY OTHERS



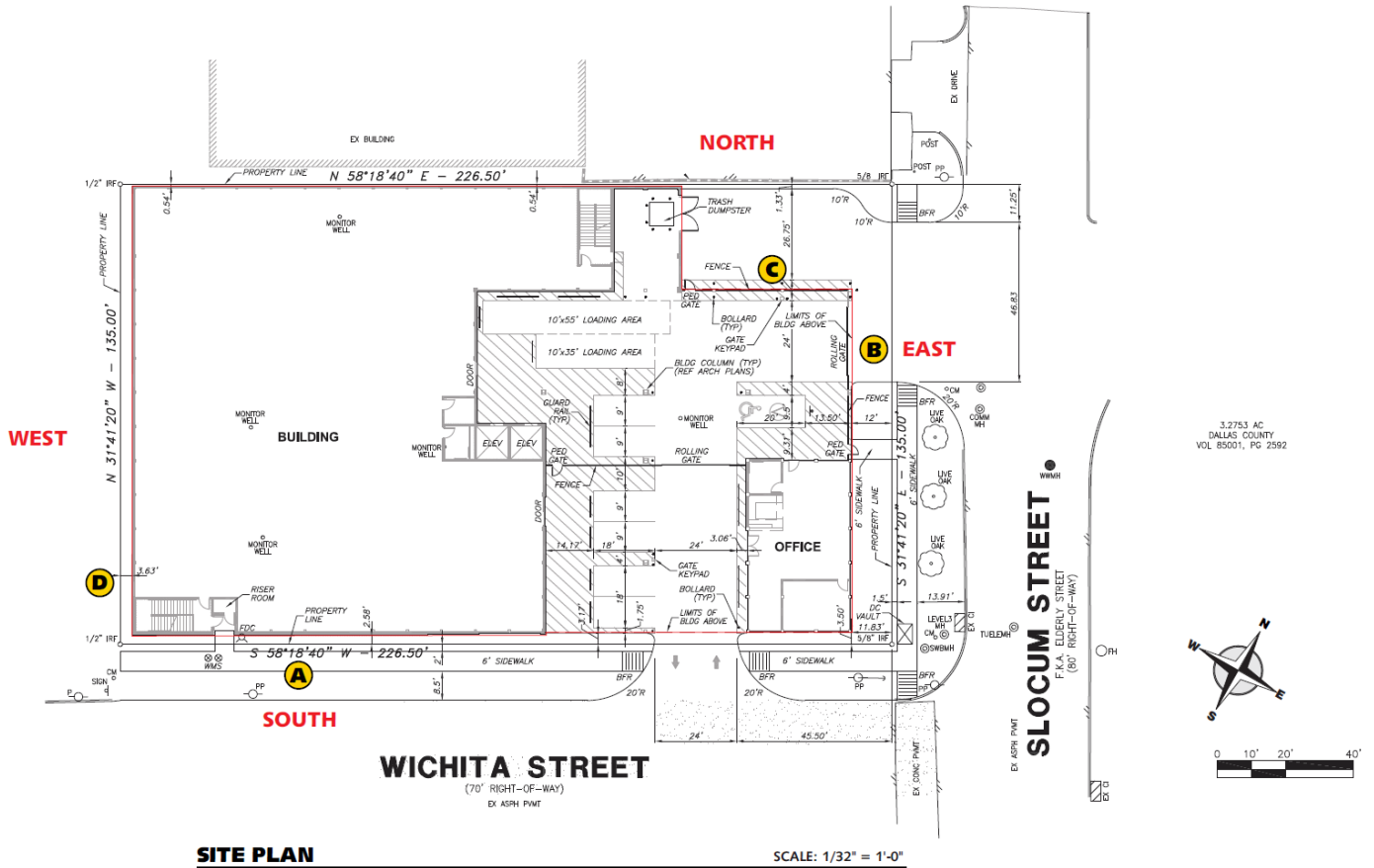


BUILDING PERSPECTIVE

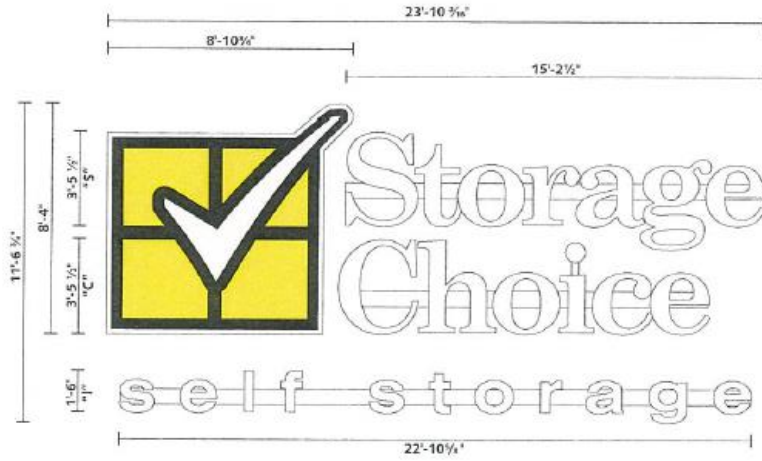
NOT TO SCALE

Case Number: 1711300020

Plan below shows the locations for the new signs proposed on the east and south elevations (A and B).



Previously Approved Sign (east elevation)



B CHANNEL LETTER/LOGO DETAIL
(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"

275.75 Sq.Ft.

Planner: Pamela Daniel

FILE NUMBER: Z178-148(WE/PD) **DATE FILED:** December 11, 2017
LOCATION: Northeast corner of Park Central Drive and Banner Drive
COUNCIL DISTRICT: 11 **MAPSCO:** 16-S
SIZE OF REQUEST: Approx. 12.53 acres **CENSUS TRACT:** 132.00

APPLICANT/OWNER: McKnight Park Central, LLC

REPRESENTATIVE: Tommy Mann/David Martin - Zone Systems, Inc.

REQUEST: An application for an amendment to Planned Development District No. 615.

SUMMARY: The purpose of the request is to amend the development site plan and landscape plan to accurately reflect the existing number of off-street parking spaces.

STAFF RECOMMENDATION: Approval, subject to a revised development plan and landscape plan.

PDD No. 615 LINK:

<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20615.pdf>

BACKGROUND INFORMATION:

- PDD No. 615 was approved by the City Council on November 14, 2001, for office and restaurant uses
- The 12.53-acre site is developed with a mix of office uses, restaurant uses, a data center, two parking structures and surface parking.
- In 2006, the applicant purchased the request site based on a previous survey showing that the Property provided the 2,689 parking spaces shown on the approved development plan.
- In April of 2017, a survey of the request site was performed and indicated 2,359 spaces located on the Property.
- The off-street parking requirement for PDD No. 615 consists of the entire request site.
- The applicant is proposing to modify the off-street parking requirements reflected on the original development site plan and landscape plan. The original development site plan and landscape plan reflect 2,689 required off-street parking spaces while only 2,359 off-street parking spaces ever existed. This leaves the request site at a deficit of 330 off-street parking spaces.
- The applicant has submitted a parking study to justify the parking decrease but the study indicates that a parking supply count was not performed. The parking study is provided in the report for further review.

Zoning History: There has been one zoning change request in the area within the past five years.

1. Z145-206 On September 22, 2015, the City Council approved Specific Use Permit No. 2159 for a mini-warehouse use on property zoned an MU-3 Mixed Use District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Park Central Drive	Collector	80 ft.	80 ft.
Banner Drive	Collector	100 ft.	100 ft.

Traffic:

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

Land Use:

	Zoning	Land Use
Site	PDD No. 615	Office, Restaurant, Parking Structures
North	MU-3	Offices, Senior Living facility, Hotel, Church
South	MU-3	Multifamily, Surface parking
East	Subarea 1 of PDD No. 585	Church
West	R-10(A)	Park

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

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

The request is consistent with the following policies.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote a Sense of Place, Safety and Walkability

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The 12.53-acre request site is developed with a mix of office and restaurant uses; two parking structures, and surface parking. A senior living facility, hotel, church, and office uses are located to the north, a park is located to the west across Park Central Drive with surface parking and multifamily use located to the south and a church use immediately adjacent to the east. The applicant is requesting to amend the development site plan and landscape plan to accurately reflect the existing 2,359 off-street parking spaces rather than the 2,689 spaces required by the established ordinance.

The request is zoned PDD No. 615. The Planned Development District was established by Ordinance No. 24775 and passed by the Dallas City Council on November 14, 2001. Exhibit "A", attached, indicates that two office buildings and two parking structures were constructed in 1974 that have a combined total floor area of approximately 732,820 square feet. The parking ratio in Chapter 51 at that time was 1 off-street parking space for every 300 square feet of floor area. Based on approved Certificate of Occupancies found in city records, and the attached site plan, the site was required to provide 2,362 off-street parking spaces but provided 2,419. In 1987, the Dallas City Council approved Chapter 51A, which increased the parking ratio for office uses to 1 off-street parking space for every 333 square feet of floor area. As stated above PDD No. 615 was approved by Dallas City Council in 2001. The total number of required off-street parking within this planned development reflects a total required parking number of 2,689.

Additionally, the Building Inspections Division determined that the request site is entitled to 270 delta credits. These are hypothetical non-conforming parking rights afforded to the request site by Section 51A-4.704(b)(4)(A) of the Dallas Development Code for the existing office uses. Therefore, the actual existing 2,359 off-street parking spaces with the 270 delta credits provides a total of 2,629 off-street parking spaces existing.

However, the Code addresses delta credits in two different approaches:

Sec.51A-4.704(a)(4)(A) details nonconformity as to parking and loading.

(A) Increased requirements. A person shall not change a use that is nonconforming as to parking or loading to another use requiring **more** off-street parking or loading unless the additional required off-street parking and loading spaces are provided.

This provides a safeguard if the intent is to convert existing office space to a restaurant use or any other use that has a higher parking ratio than the office ratio. This will require actual physical parking spaces that must be provided for this increase in parking ratio.

Sec.51A-4.704(a)(4)(C) details how delta credits can be lost.

(C) Decreased requirements. When a use is converted to a new use having a lesser parking or loading requirement, the rights to any portion of the nonconforming parking or loading that are not needed to meet the new requirements are lost.

This means that if the use does not need the delta credits to meet the off-street parking requirement because the parking ratio is now less, the use will not be permitted to retain the deltas to use later.

In summary, when a use is converted to a new use having lesser parking requirements, the rights to any portion of the nonconforming off-street parking that is not needed to

meet the new requirements are lost. Conversely, to ultimately convert an office use to a more intensive use such as a restaurant use, the site will lose the delta credits and be required to provide actual physical off-street parking spaces to satisfy the increase in the parking requirement.

Staff supports the request to amend the development site plan and landscape plan to accurately reflect the existing number of off-street parking spaces; as the approval will only ensure that the existing uses comply with the off-street parking provided, today. Additionally, new uses and/or converting existing office space to a restaurant or any use with a higher parking ratio than the office ratio will result in the loss of delta credits and trigger compliance of the off-street parking requirement per Code.

Landscaping:

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

Parking:

The approximately 736,986 square foot existing structures will require 2,359 off-street parking spaces, as provided. The required parking for any additional square footage or conversion of office space to a more intense use such as a restaurant will trigger the required off-street parking ratio per Code.

LIST OF OFFICERS & DIRECTORS

- Bill Rudolph
- Chuck Perlow
- Yarone Zober
- Andrew Raynovich

Parking Study



MEMORANDUM

To: Mr. Andy Raynovich
McKnight Park Central, LLC

From: Scot A. Johnson, P.E., PTOE
Jake Halter, EIT
Kimley-Horn and Associates, Inc.

Date: December 6, 2017

Subject: Park Central Three and Four Parking Study



Introduction

Kimley-Horn and Associates, Inc. (KH) was retained by McKnight Park Central (McKnight) to conduct a parking study to examine the effects of the updated site plan for PD 615. The study made observations of the actual parking demand on the site from the current land uses before drawing conclusions about potential full occupancy with the site's parking supply.

PD 615 is located at 12700 Park Central Drive, on the north side of Banner Drive between Park Central Drive and Merit Drive. It is developed with commercial areas located in two towers. The latest rent roll shows leasable area totaling 685,895 SF, with 78% occupancy, with the total building area being approximately 736,986 SF. Tenants are primarily office users, with small areas of restaurant and data center. It uses two parking garages, one of which provides surface parking in front of Park Central Three.

Parking Supply

The two parking garages are shown in **Exhibit 1**. The two garages are described below. A parking supply count was not performed. Per the site plan provided by McKnight, the two-story garage contains 581 spaces, and the five-story garage contains 1,774 spaces for a total of 2,359 spaces. The Exhibit 615B site plan for PD 615 from 2001 identifies 2,689 spaces on the property.

Two-Level Parking Garage

The two-level parking garage is located on the south side of the site along banner drive and is divided into a surface parking lot and an underground parking area. All spaces are generally angled, head-first parking. The underground parking is restricted by a gate, but the surface parking is not. There are a number of spaces specifically labeled for visitors in the surface lot.

Five-Level Parking Garage

The five-level parking garage is located on the east side of the site. The bottom two levels have access from Banner Drive, and the top three levels have access from a driveway that extends north from Banner Drive on the east boundary of the property.

When entering the levels one and two, the two lower levels, vehicles turn from Banner Drive and may either go up a ramp to level two or go down a ramp to level one. Each ramp has its own gate to restrict access.

When entering level three of the garage, drivers turn from the driveway, which is at grade with level three, and enter through the gate for level three.

To access level four, drivers may turn from the driveway up a ramp. From the ramp, they may use the gate for level four of the garage. Level five has no gate to restrict access and is also marked as Visitor Parking.

Parking Demand Observations

The existing site was observed on October 26, 2017 for parking occupancy. An observer recorded parking occupancy on the surface and in the garages at 10:00 am, 12:00 pm (noon), and 2:00 pm.

The observations were conducted on a typical Thursday and covered the morning, lunchtime, and afternoon parking demands. Combined, Park Central Three and Four are currently at 78% occupancy. The observations are summarized in **Exhibit 2**, showing the number of parked vehicles in each area at each observation. Subtotals for each level of each garage and the overall total are shown.

The highest parking demand occurred at 10:00 am, with a total of 1,127 vehicles parked on the site. This higher parking demand in the morning is consistent with national research of parking demand at other office sites. This total demand represents an occupancy of 48% of the 2,359 spaces reported by McKnight's provided site plan.

If the buildings were to fill every tenant vacancy at the observed rate of parking generation, the parking demand would be 1,445 vehicles parked on the site, as shown in **Exhibit 3**. This total would represent 61% of the total 2,359 spaces provided on the site.

Parking Rate Recommendation

Adjusted for occupancy, the current uses on the site are generating parking demand at a rate of 1 space for every 510 SF of building area. This is much lower than the default code requirements of 1 per 333 SF of office space or the higher rates for restaurant or retail uses. With the buildings 78% occupied with a variety of tenants, this is not the effects of one atypical user, the buildings operate as a whole with much less parking than would normally be required.

To generate a required parking supply for the site, the use of the following parking rates are recommended:

1. Office Uses: 1 space per 400 SF
2. Restaurant Uses: 1 space per 120 SF
3. Retail or Personal Service Uses: 1 space per 240 SF

These reduced parking rates are still significantly higher than the observed parking demand on the site, so there will be a comfortable parking surplus at all times. Other uses not listed should be parked at the default code requirements.

Summary

The proposed 2,359-space parking supply within the Park Central Three and Four site is ample to accommodate the parking demand from the current and potential uses. The site plan can be updated to show the current parking supply without affecting the site's ability to satisfy the existing and potential parking demands. The recommended parking rates reflect the site's observed characteristics while providing a conservatively high parking requirement that will ensure a parking surplus above the functional demand.

END

- Attachments: Exhibit 1 – Parking Supply Map
Exhibit 2 – Observed Vehicle Occupancy
Exhibit 3 – Parking Demand Comparison: Existing and Full Building Occupancy



Exhibit 1 – Site Plan with Parking Supply

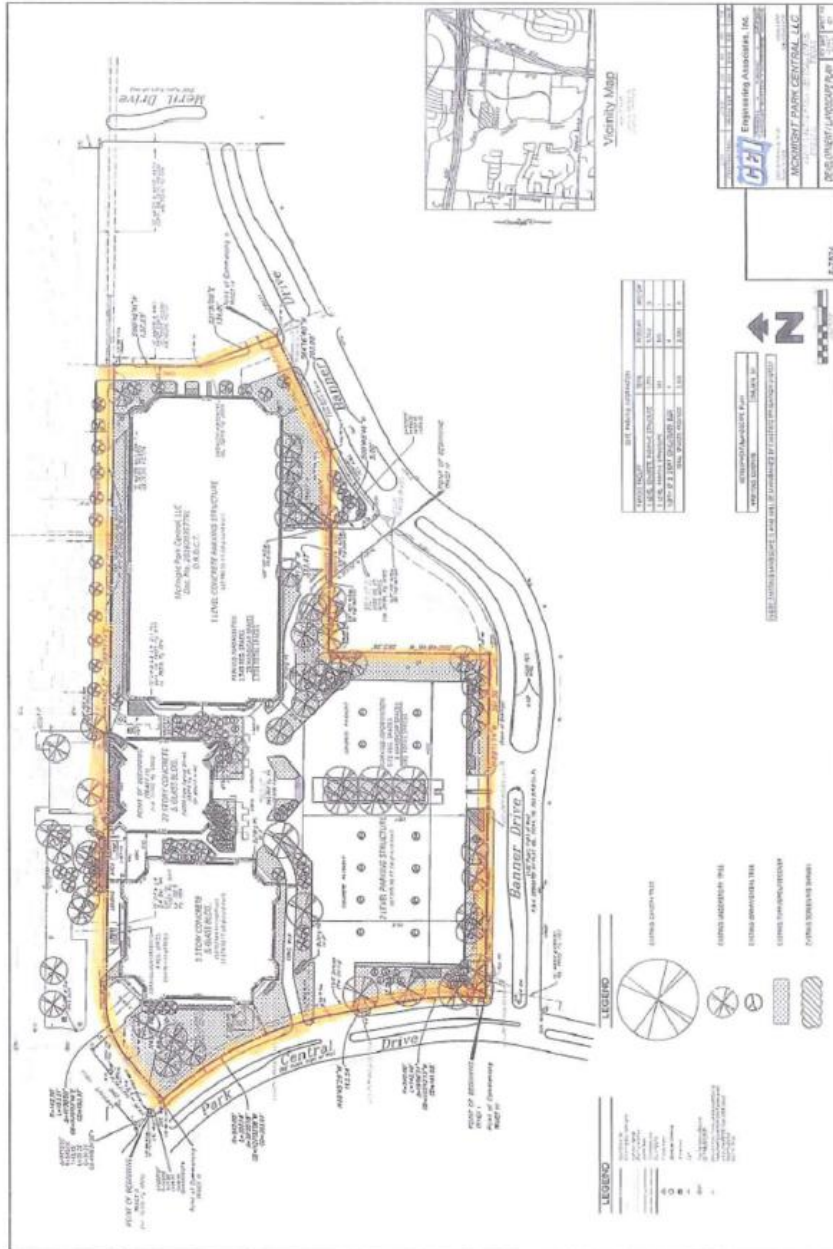




Exhibit 2 – Observed Vehicle Occupancy

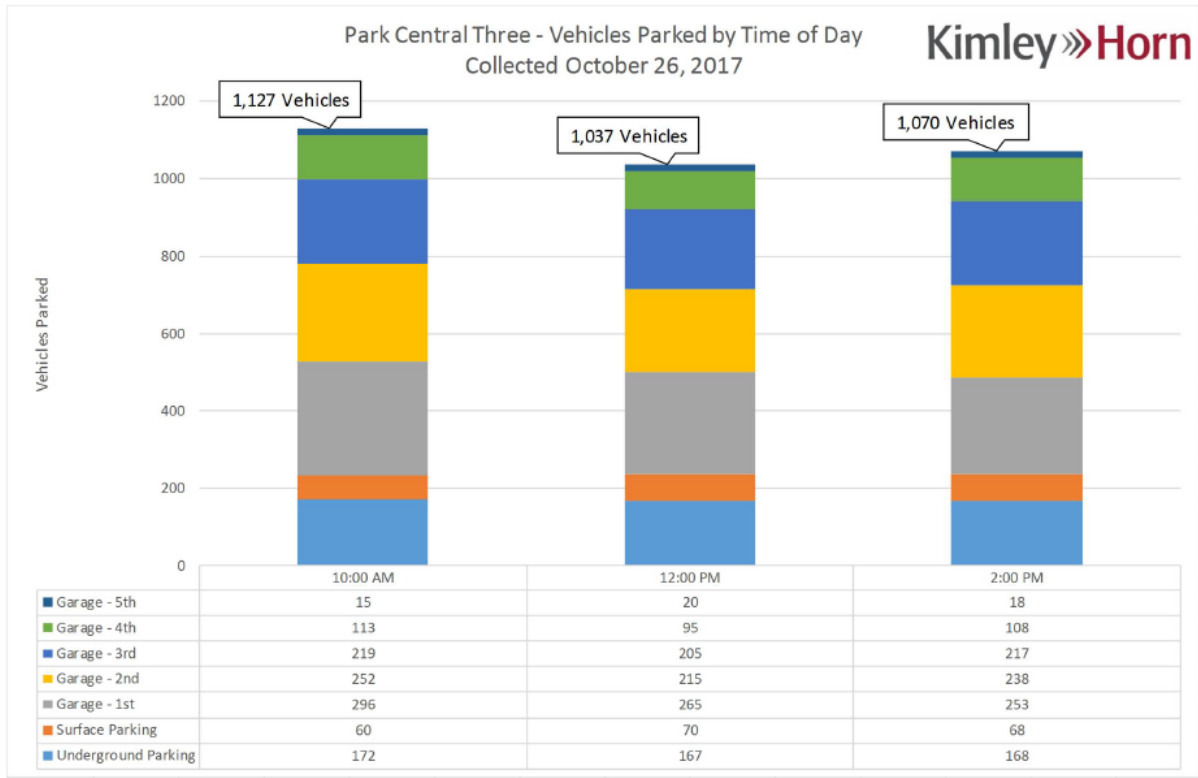
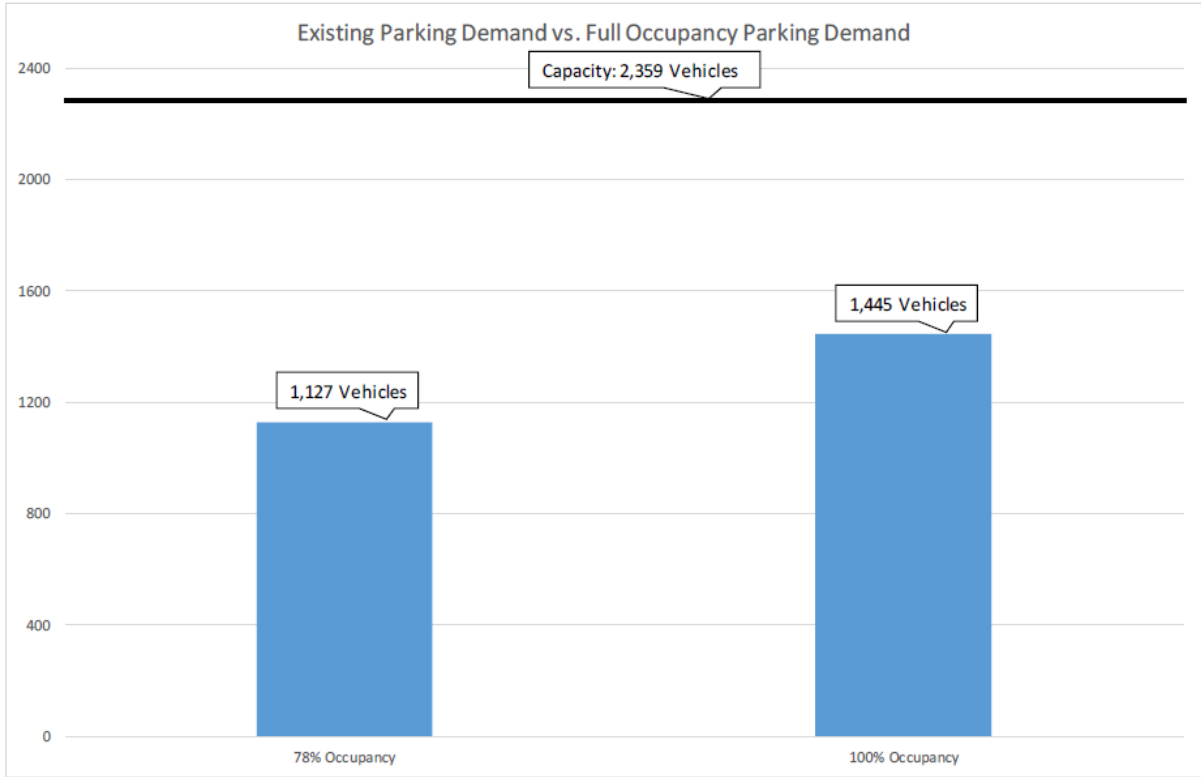


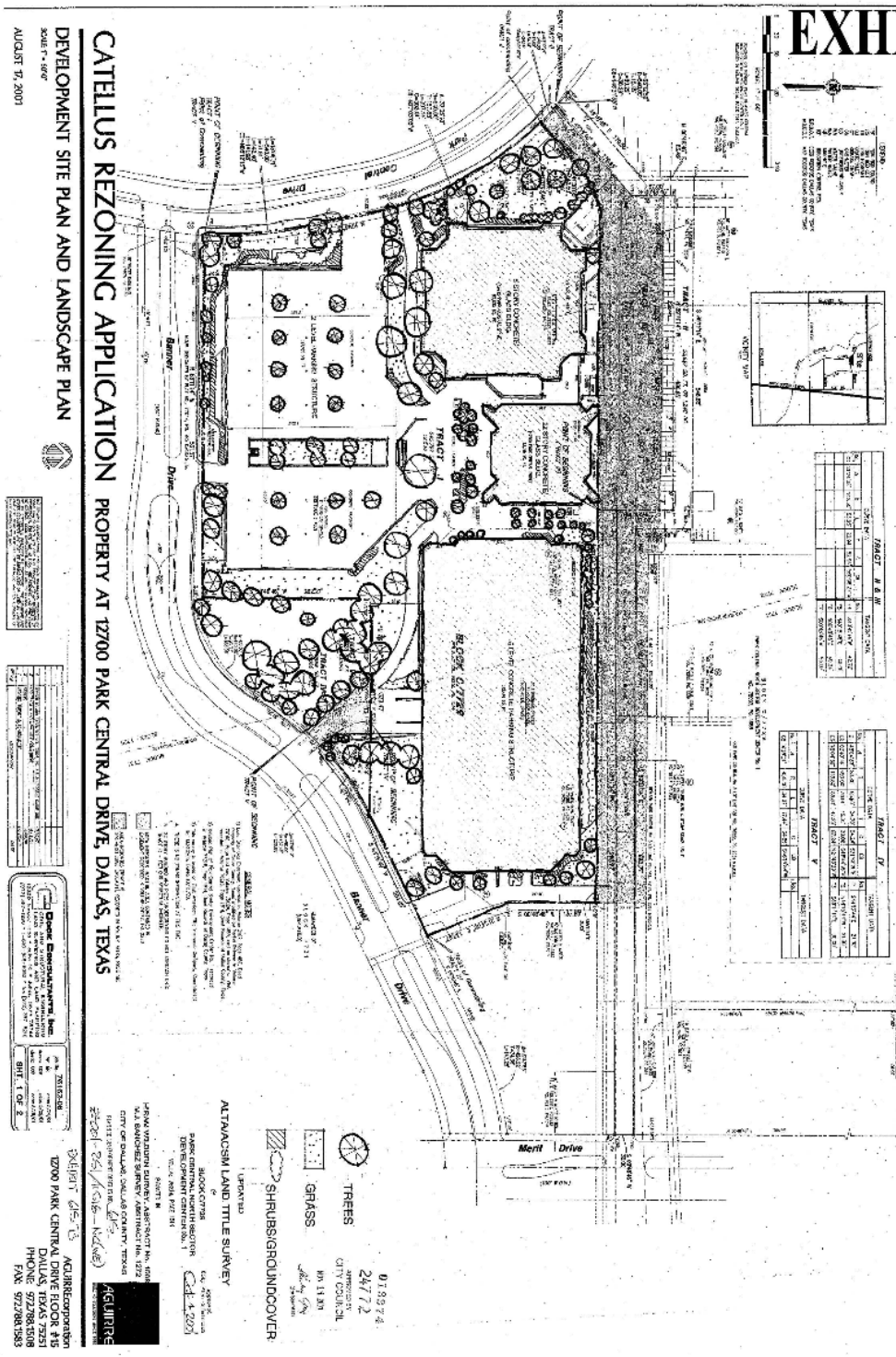


Exhibit 3 – Existing Peak Parking Demand vs. Full Capacity Peak Parking Demand



EXISTING DEVELOPMENT SITE PLAN & LANDSCAPE PLAN

EXHIBIT 615B



CATELUS REZONING APPLICATION
PROPERTY AT 17000 PARK CENTRAL DRIVE, DALLAS, TEXAS
DEVELOPMENT SITE PLAN AND LANDSCAPE PLAN
 SCALE: 1" = 100'
 AUGUST 19, 2003

ALTA MICHAM LAND TITLE SURVEY
 17000 PARK CENTRAL DRIVE, DALLAS, TEXAS
 01.8974
 2477.2
 01.8974
 2477.2
 01.8974
 2477.2

LEGEND
 TREES
 GRASS
 SHRUBS/GROUND COVER

ACQUIRE
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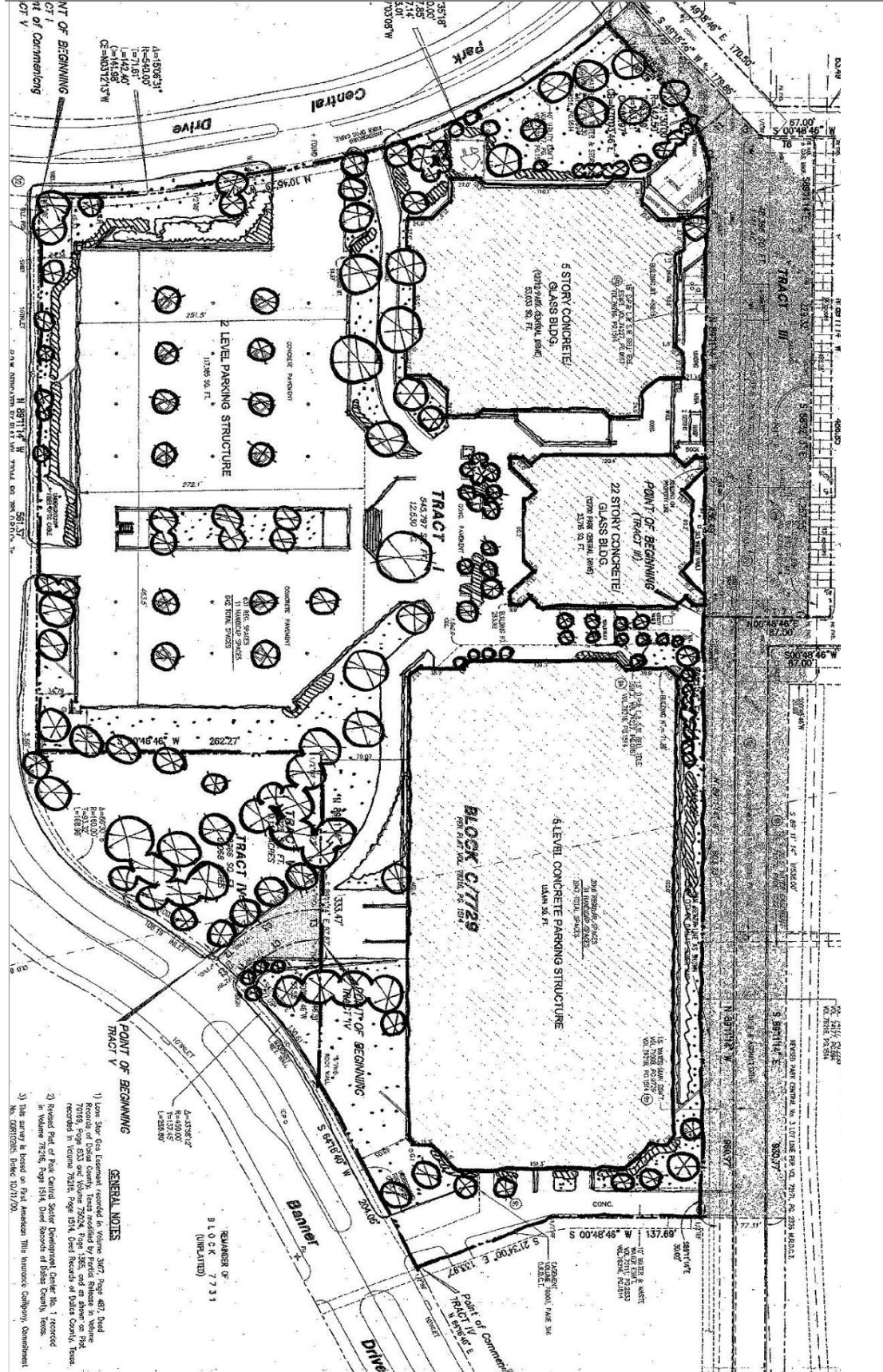
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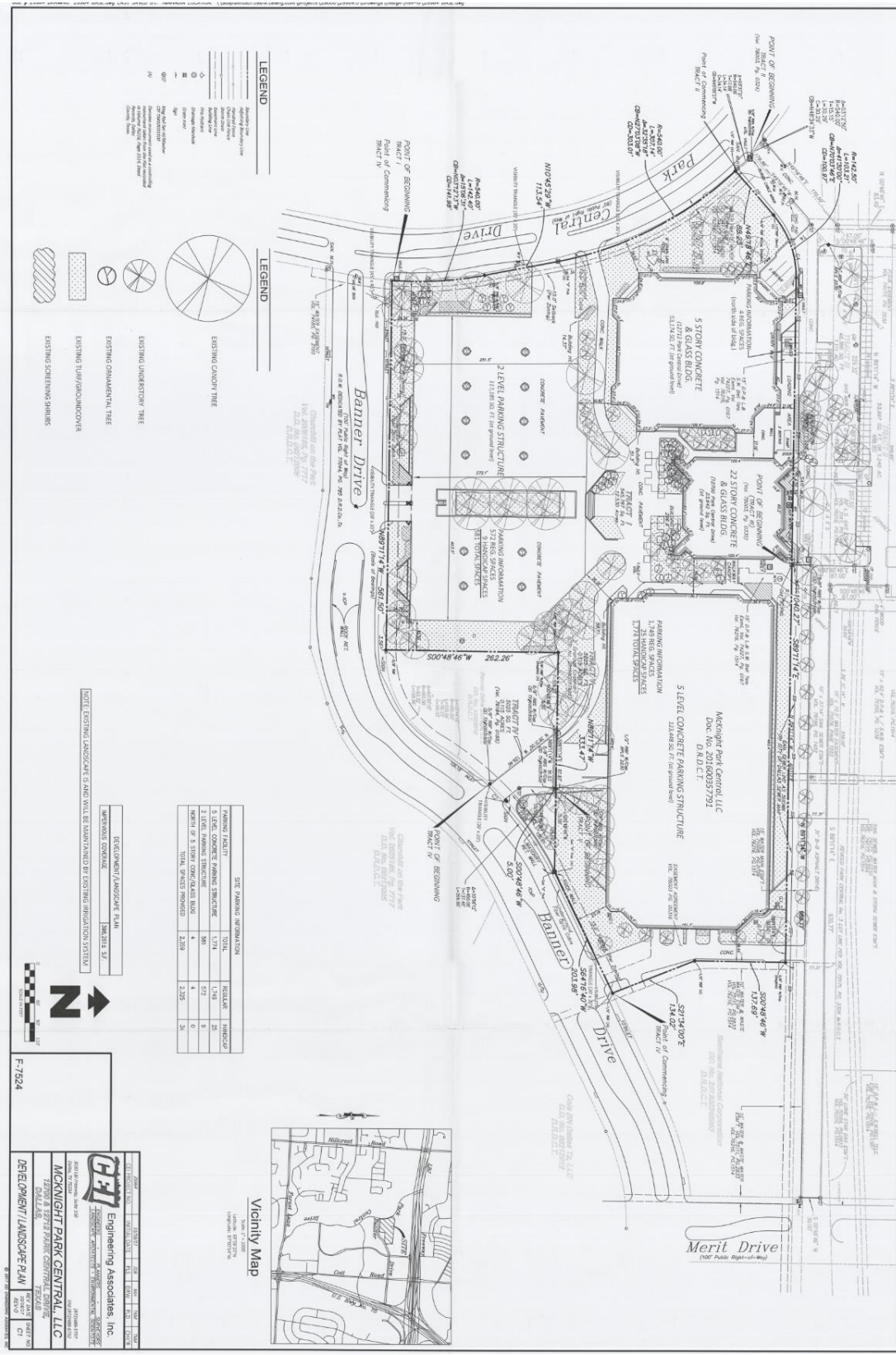
ENLARGED EXISTING DEVELOPMENT SITE PLAN & LANDSCAPE



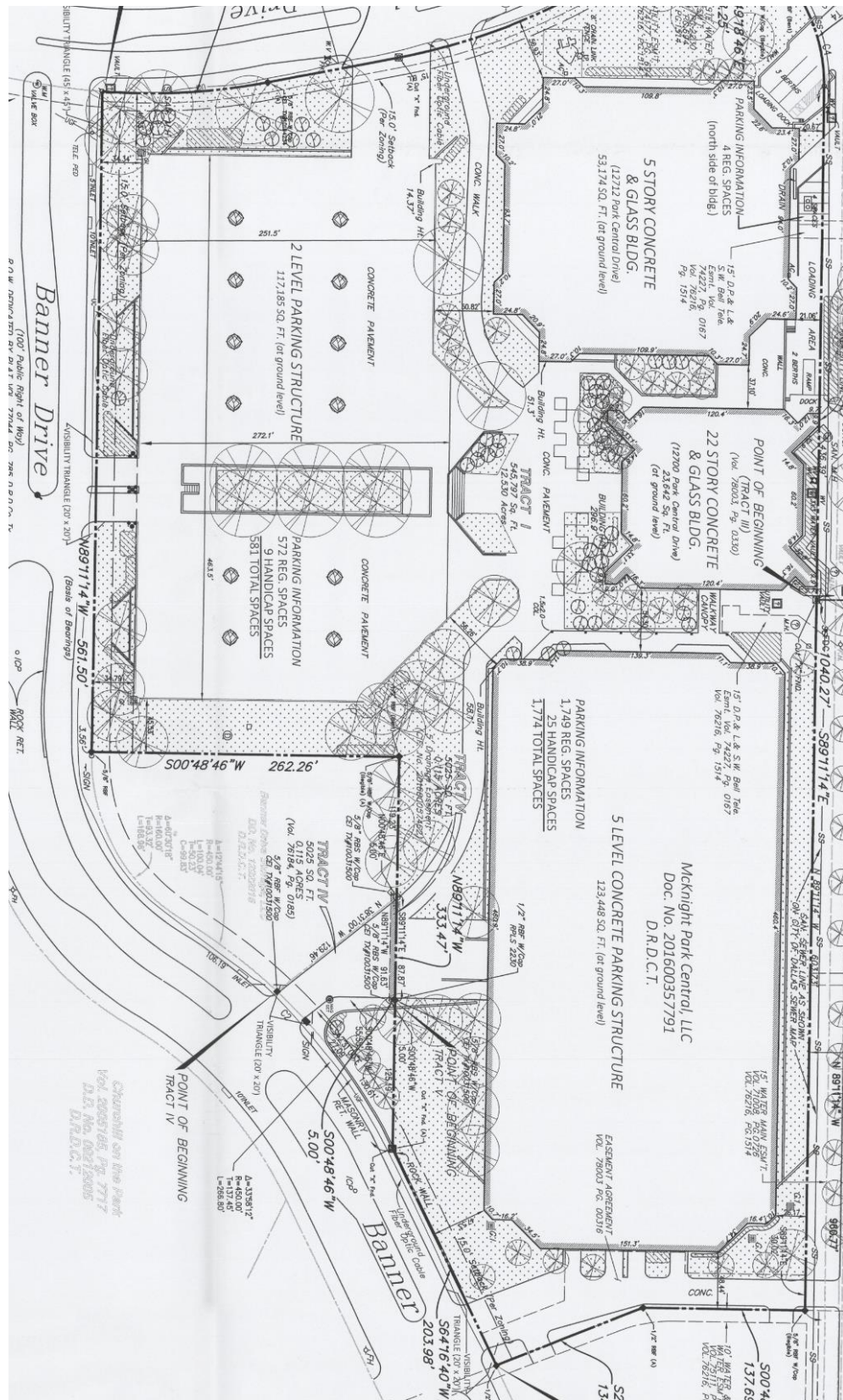
GENERAL NOTES

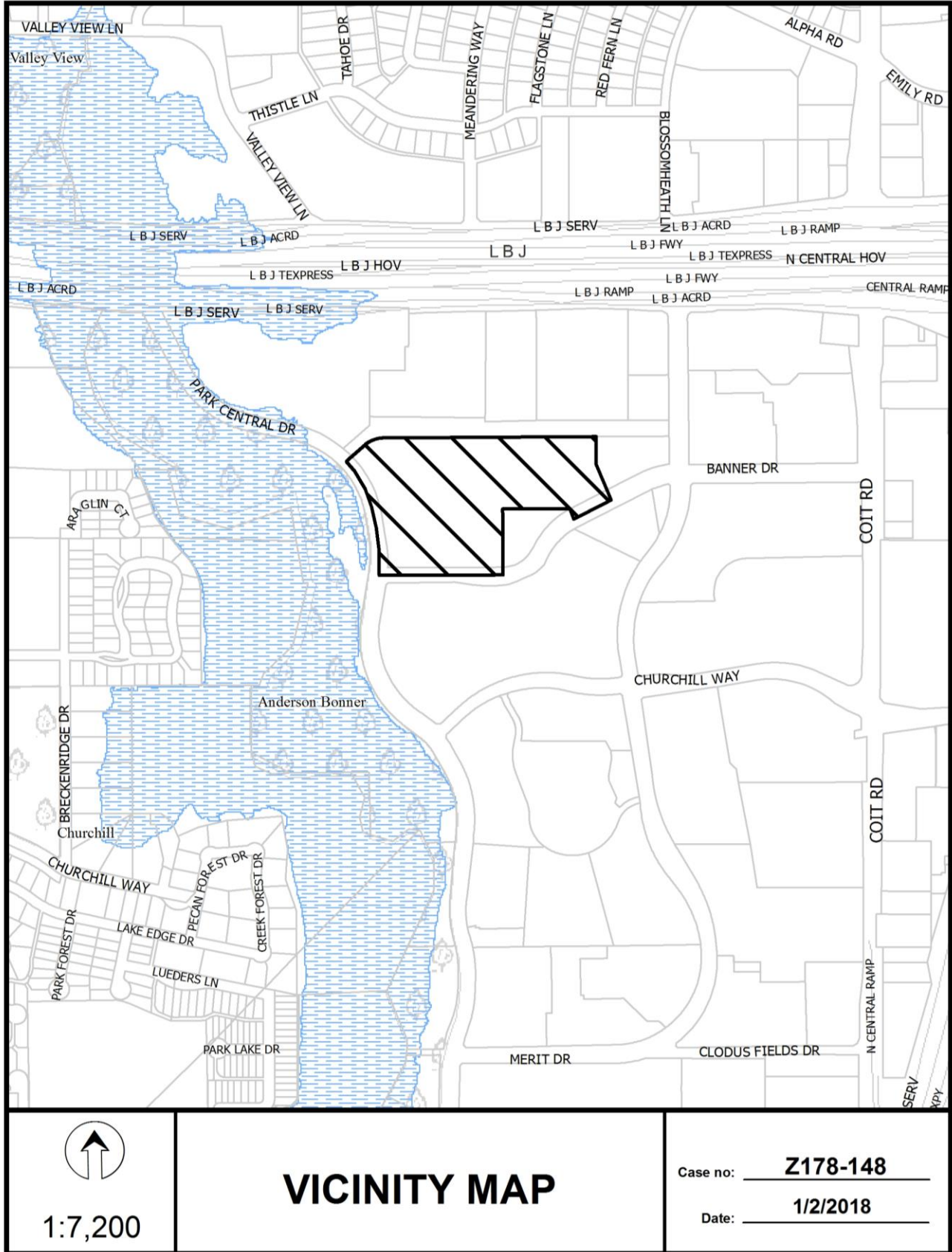
- 1) Use Site Plan Enclosure provided in Volume 3477 Page 487. Final Records of Deeds County, Texas modified by Public Release in Volume 70108, Page 533 and Volume 7204, Page 1585, and on show on Page records in Volume 7216, Page 574. Deed Records of Deeds County, Texas.
- 2) Revised Plat of Four Central State Development, Case No. 1 recorded in Volume 7216, Page 1514. Deed Records of Deeds County, Texas.
- 3) This survey is based on First Amendment This Successors Company, Amendment No. 00070205, Date: 10/17/09.

PROPOSED DEVELOPMENT SITE PLAN & LANDSCAPE PLAN



ENLARGED PROPOSED DEVELOPMENT SITE PLAN & LANDSCAPE PLAN





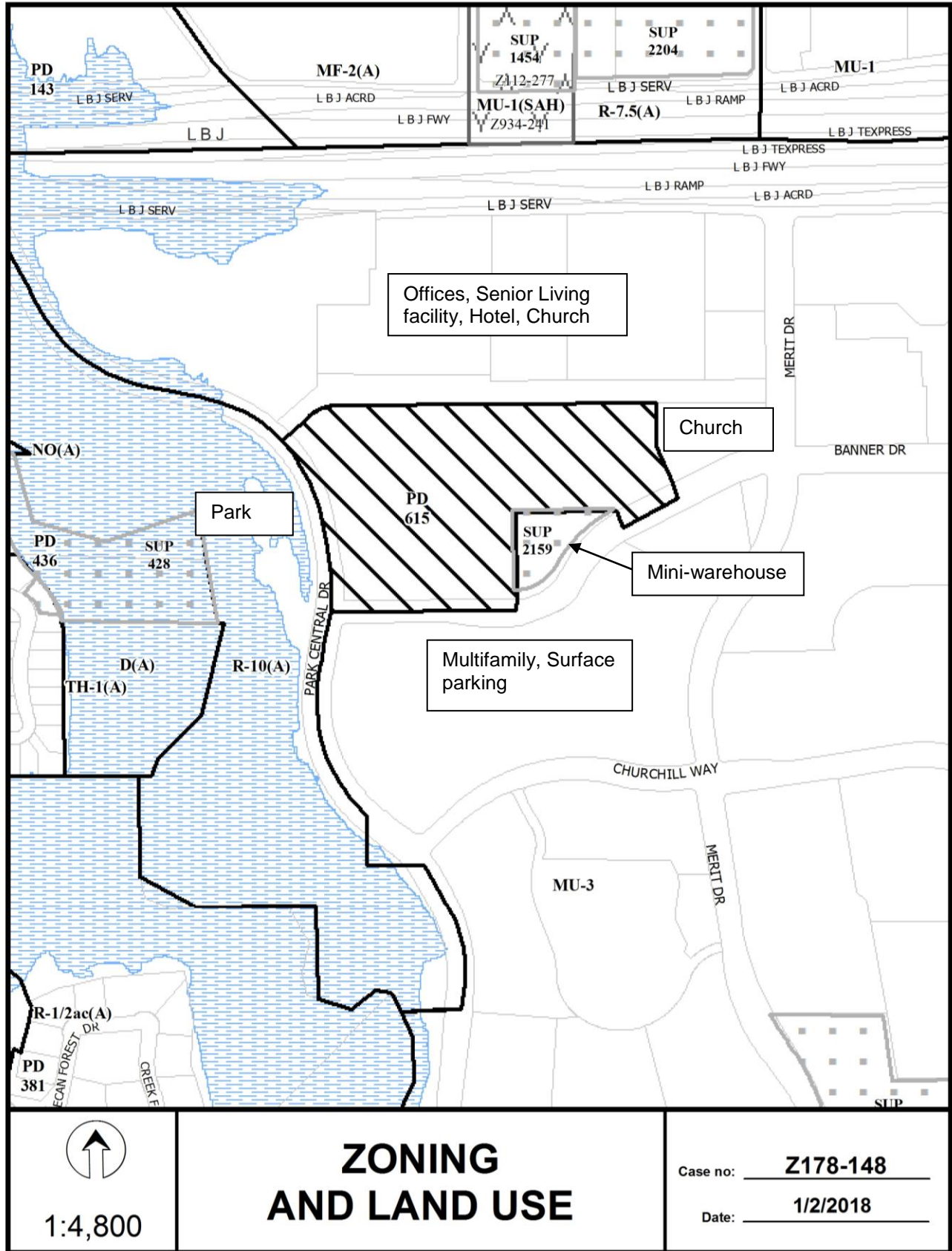


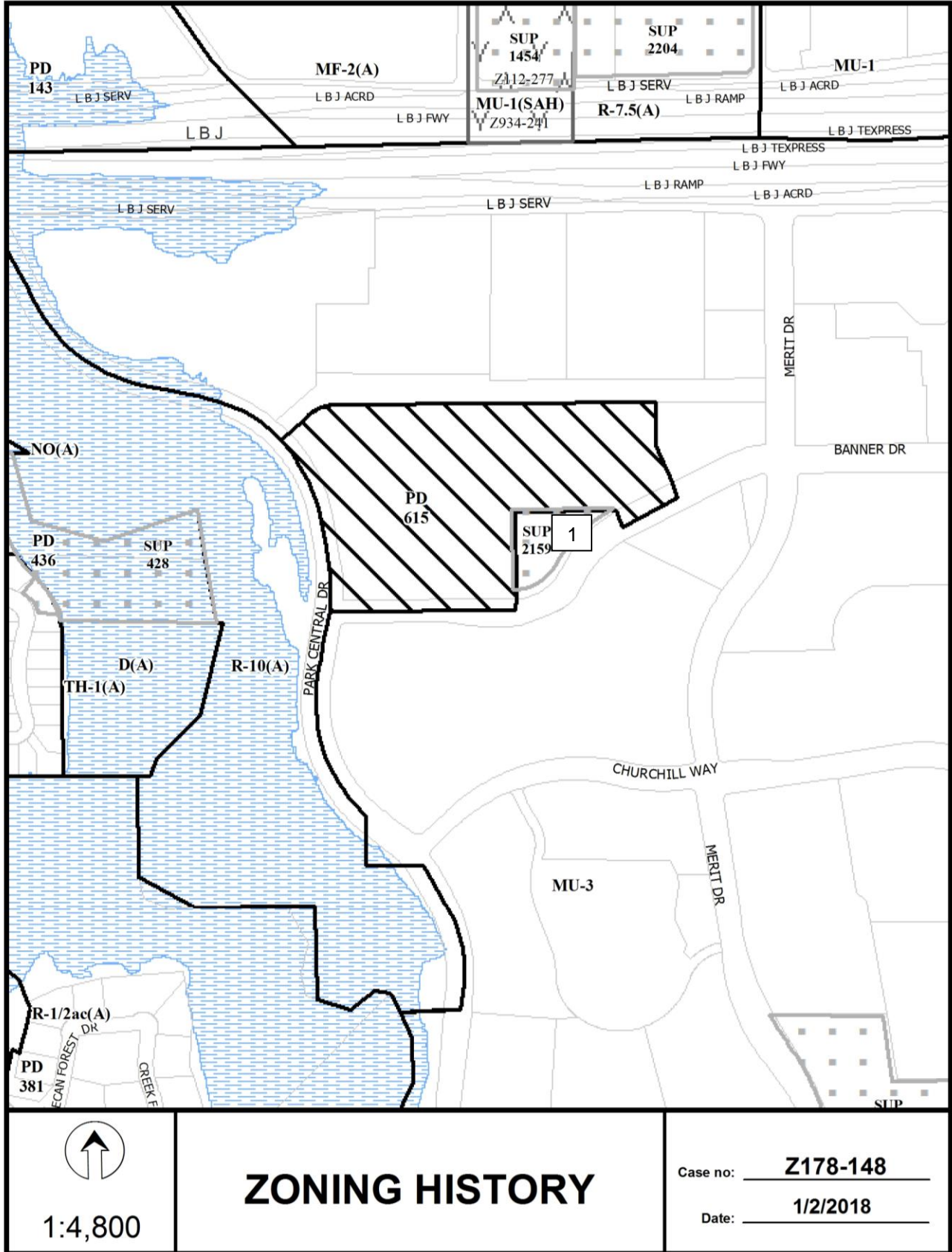
1:4,800

AERIAL MAP

Case no: Z178-148

Date: 1/2/2018





Notification List of Property

Z178-148

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12700 PARK CENTRAL DR	MCKNIGHT PARK CENTRAL LLC
2	12603 HILLCREST RD	ROCK CREEK RECREATIONAL
3	7100 HELSEM BEND	ROCK CREEK RECREATIONAL
4	12804 PARK CENTRAL DR	WATERMARK COMMUNITY CHURCH
5	7701 BANNER DR	BANNER DRIVE STORAGE LLC
6	7775 BANNER DR	COLE BN DALLAS TX LLC
7	7616 LBJ FWY	WATERMARK COMMUNITY CHURCH
8	12741 MERIT DR	12741 MERIT LAND CO LLC
9	12720 MERIT DR	AWH DALLAS PC HOTEL LP
10	12740 MERIT DR	LMF CLUB, LLC
11	7750 LBJ FWY	NIC 17 WINDSOR OWNER LLC
12	7800 BANNER DR	LMI PARK CENTRAL TWO LLC
13	7642 LBJ FWY	IHP DALLAS TX OWNER LLC
14	12777 MERIT DR	SUMMIT PARQUE LLC
15	7601 CHURCHILL WAY	CHURCHILL ON THE PARK

Planner: Mohammad H. Bordbar

FILE NUMBER: Z178-139(WE/MB) **DATE FILED:** November 13, 2017
LOCATION: East side of Dowdy Ferry Road, north of I-20 (Lyndon B. Johnson Freeway)
COUNCIL DISTRICT: 8 **MAPSCO:** 68-M
SIZE OF REQUEST: Approx. 20.494 acres **CENSUS TRACT:** 116.02

APPLICANT/OWNER: PLES Investments LLC

REPRESENTATIVE: Gary Reeder

REQUEST: An application for an amendment to Specific Use Permit No. 1401 for an industrial (outside) use for a concrete batching plant on property zoned an IR Industrial Research District with existing deed restrictions [Z990-115].

SUMMARY: The purpose of this request is to amend the site plan to reflect additional improvements proposed for the site. The improvements include an addition of a concrete reclaimer/washer, a shop building and office building and an additional cement silo. There are deed restrictions on the property that prohibit certain uses on site.

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

BACKGROUND INFORMATION:

- In April 2000, the City Council approved the Specific Use Permit for a batch plant and deed restrictions volunteered by the applicant on approximately 24.94 acres of land. The deed restrictions prohibit certain uses such as construction or operation of machinery, heavy equipment or truck sales, hotel or motel operations, lodging or boarding. A complete list of the deed restrictions is provided in the docket.
- The approved deed restrictions also include the property the City of Dallas Parks and Recreation Department purchased in November 1999. In April 2000, the Park’s Department had no objections in leaving the deed restrictions on their property.
- In August 2010, the City Council approved an amendment to Specific Use Permit No. 1401 for an Industrial (outside) use for a concrete batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
- This current request is to amend the site plan to reflect additional improvement proposed for the site, including: the addition of a concrete reclaimer/washer; the construction of a shop building and office building; and the installation of an additional cement silo. The concrete reclaimer /washer will reclaim raw material from unused concrete as well as assist in the dust control when cleaning powder residue from the stone. There are no changes to the SUP conditions.

Zoning History: There has not been any zoning changes request in the area for the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Dowdy Ferry Road	Principal Arterial	100 ft.	100 ft.

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

Land Use:

	Zoning	Land Use
Site	IR w/SUP No. 1401	Concrete Batch Plant & City of Dallas park property
North	A(A)	Single Family
South	A(A)	Undeveloped
West	A(A)	Undeveloped
East	R-10(A)	Undeveloped

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. Although the Plan does not identify a specific goal related to the proposed request, the existing concrete batch plant is a vital part of the industrial fabric that allows specific materials to be processed and transported to various locations throughout the City.

STAFF ANALYSIS:

Land Use Compatibility:

The 20.25-acre site is developed with a concrete batch plant. The applicant's request is for a renewal of Specific Use Permit No. 1401 and an amendment to the site plan that will reflect proposed changes to the property.

In November 1999, the City of Dallas Park and Recreation Department purchased approximately 4.6 acres of land on the eastern portion of the property. The portion of property the City purchased contains deed restrictions that were approved by the City Council in April 2000.

In April 2000, the City Council approved the Specific Use Permit for a batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods and approval of the applicant's volunteered deed restrictions on the property. These deed restrictions prohibited certain uses on site which includes construction or operation of a bus or rail or rail transit vehicle maintenance or facility, a commercial cleaning or laundry plant, machinery, heavy equipment or truck sales, hotel or motel operations, lodging or boarding.

The deed restrictions will remain on both properties; the request site and the property owned by the City of Dallas Park and Recreation Department. The City of Dallas Park and Recreation Department does not have any objections in leaving the restrictions on their property.

The applicant's proposed amendment to SUP No. 1401 will only reflect the improvements to the site that include the addition of a concrete reclaimer/washer; the construction of a shop building and office building; and the installation of an additional cement silo. The concrete reclaimer /washer will reclaim raw material from unused concrete as well as assist in the dust control when cleaning powder residue from the stone. There are no changes to the SUP conditions.

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

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

The applicant’s request for a renewal of SUP No. 1401 should not have an adverse impact on the surrounding area. The request site is adjacent to single family uses to the north, and undeveloped land to the south, east and west of the property. Staff recommended approval of the applicant’s request for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

Parking: Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended.

**LIST OF OFFICERS
PLES INVESTMENT LLC**

John Reeder – 3% ownership

Pappy's Sand and Gravel Inc – 97% ownership

Pappy's Sand and Gravel Inc

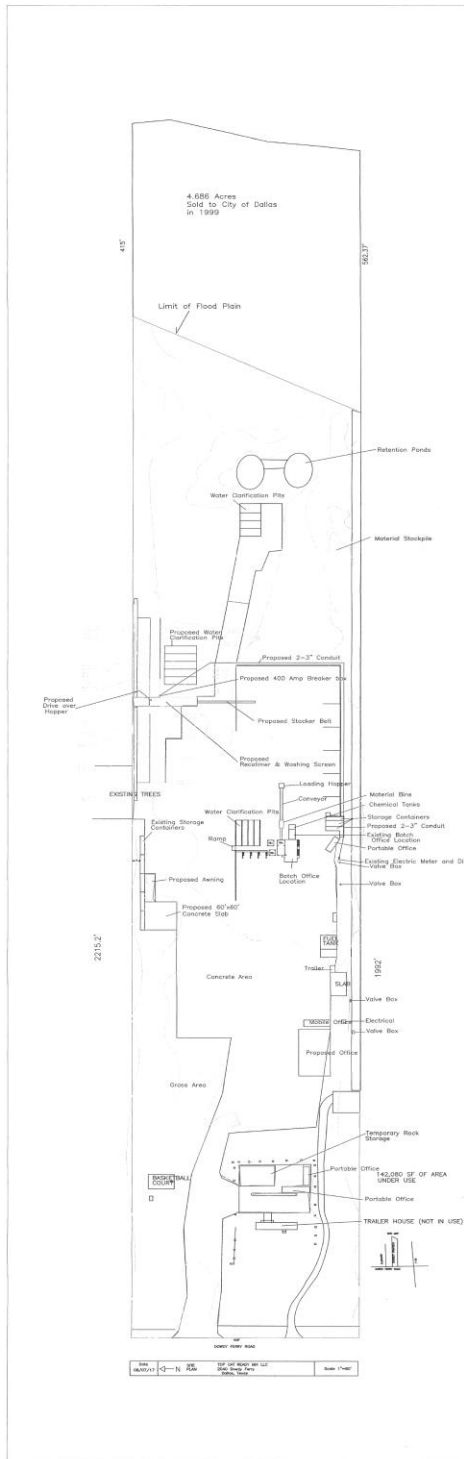
-John Reeder – 100% ownership

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an industrial (outside) use for a concrete batching plant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~August 25, 2020~~] (ten years from the passage of this ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of 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 application for automatic renewal is strictly enforced.)
4. [~~GROUND AND~~] DUST CONTROL: The following conditions must be met on an ongoing basis:
 - (a) Trucks must be loaded through a discharge equipped with a central dust collector filter fabric [~~water ring~~] that eliminates visible dust emissions.
 - (b) All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
 - (c) The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas [~~on-the Property~~] used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.
 - (d) During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.
 - (e) The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

- (f) During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions.
 - (g) To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
 - (h) Spillage of cement must be cleaned up and contained or dampened within thirty minutes so that emissions from wind erosion and vehicle traffic are minimized.
5. HEIGHT: Maximum structure height for a concrete batching plant is 75 feet.
 6. OFF-STREET PARKING: Off-street parking must be located as shown on the attached site plan.
 7. LANDSCAPING: Prior to the issuance of a certificate of occupancy for a concrete batching plant, landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
 8. SCREENING: Plant material screening must be provided on the north P[p]roperty line as shown on the attached landscape plan. For all required plant material screening, an automatic irrigation system must be installed.
 9. INGRESS AND EGRESS: Ingress and egress is allowed only from Dowdy Ferry Road as shown on the attached site plan.
 10. PERMITS: A [No] certificate of occupancy may not be issued until all required [appropriate] environmental permits are obtained from the Texas Natural Resources Conservation Commission, Federal Emergency Management Administration, and all other state, federal, or city agencies.
 11. MISCELLANEOUS:
 - (a) Prior to the issuance of a certificate of occupancy for a concrete batching plant, the median cut on Dowdy Ferry Road as shown on the attached site plan must be completed.
 - (b) Water used for the concrete batching plant must be filtered and recycled on site.
 12. MAINTENANCE: The Property [entire premises] must be properly maintained in a state of good repair and neat appearance.
 13. 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



EXISTING DEED RESTRICTIONS

001449

Thence North 00 degrees 05 minutes 13 seconds West, 422.23 feet, with the said East line of Dowdy Ferry Road and along a fence line of the Place of Beginning and containing 24.9445 acres of land, more or less.

II.

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

DEED RESTRICTIONS

The following uses are prohibited:

1. Bus or rail transit vehicle maintenance or storage facility.
2. Commercial cleaning or laundry plant.
3. Machinery, heavy equipment or truck sales or service
4. Hotel or motel
5. Lodging or boarding house
6. Carnival or circus
7. Hazardous waste management facility
8. Alcoholic beverage establishments
9. Commercial amusement (inside)
10. Motor vehicle fueling station
11. Vehicle display, sales and service
12. Recycling buy-back center
13. Recycling collection center
14. Recycling drop-off container

III.

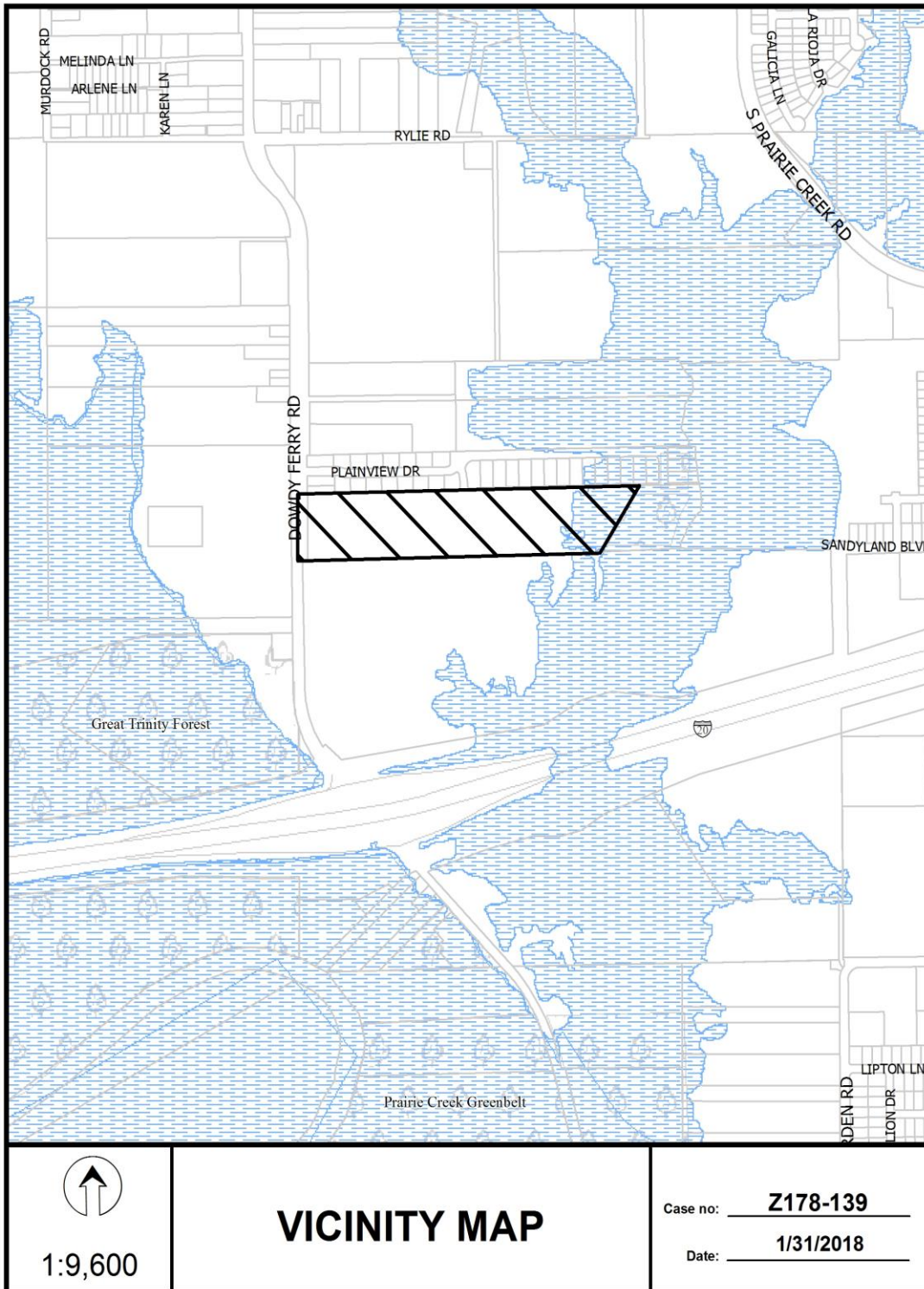
These restriction shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

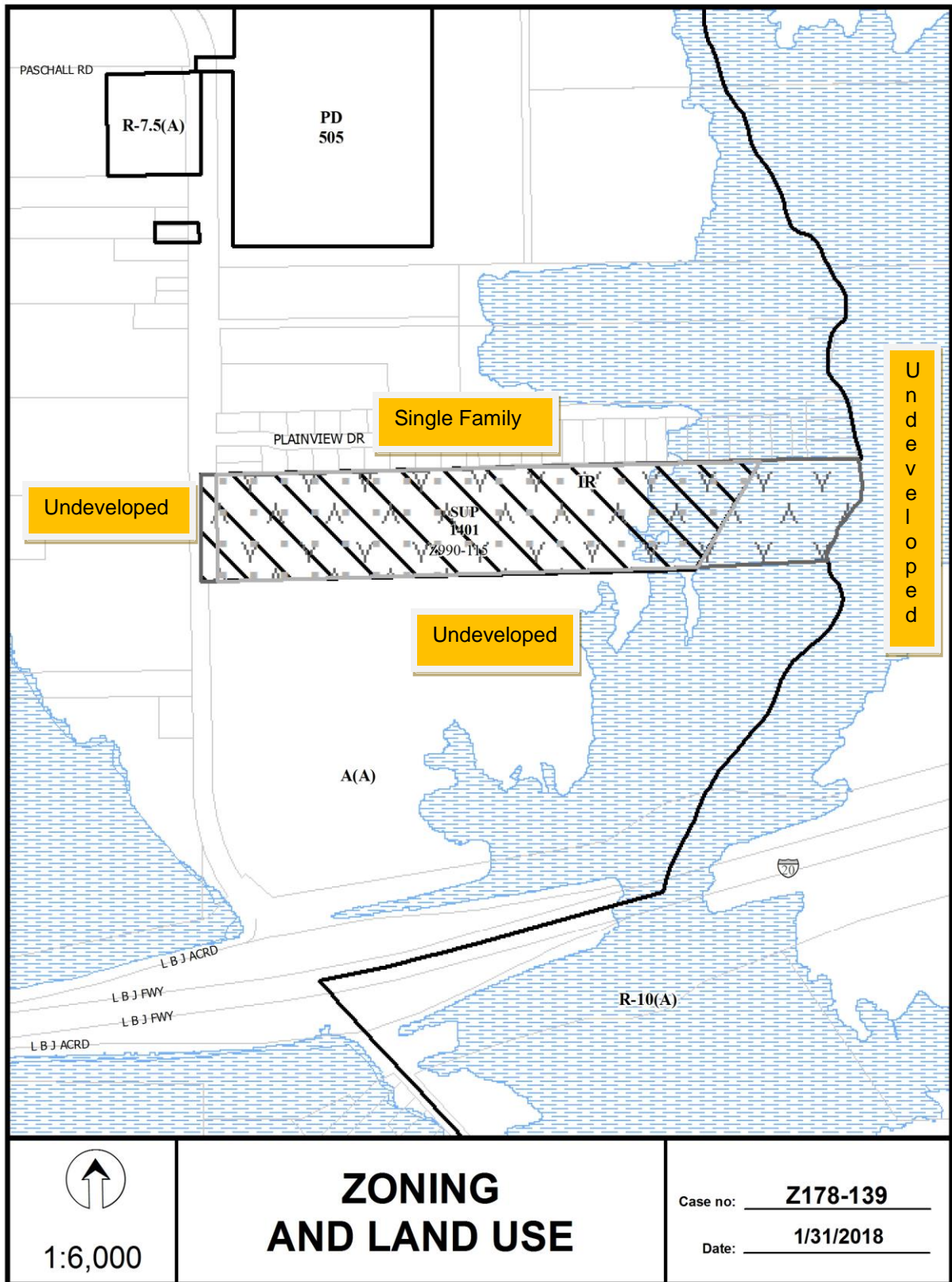
IV.

These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.





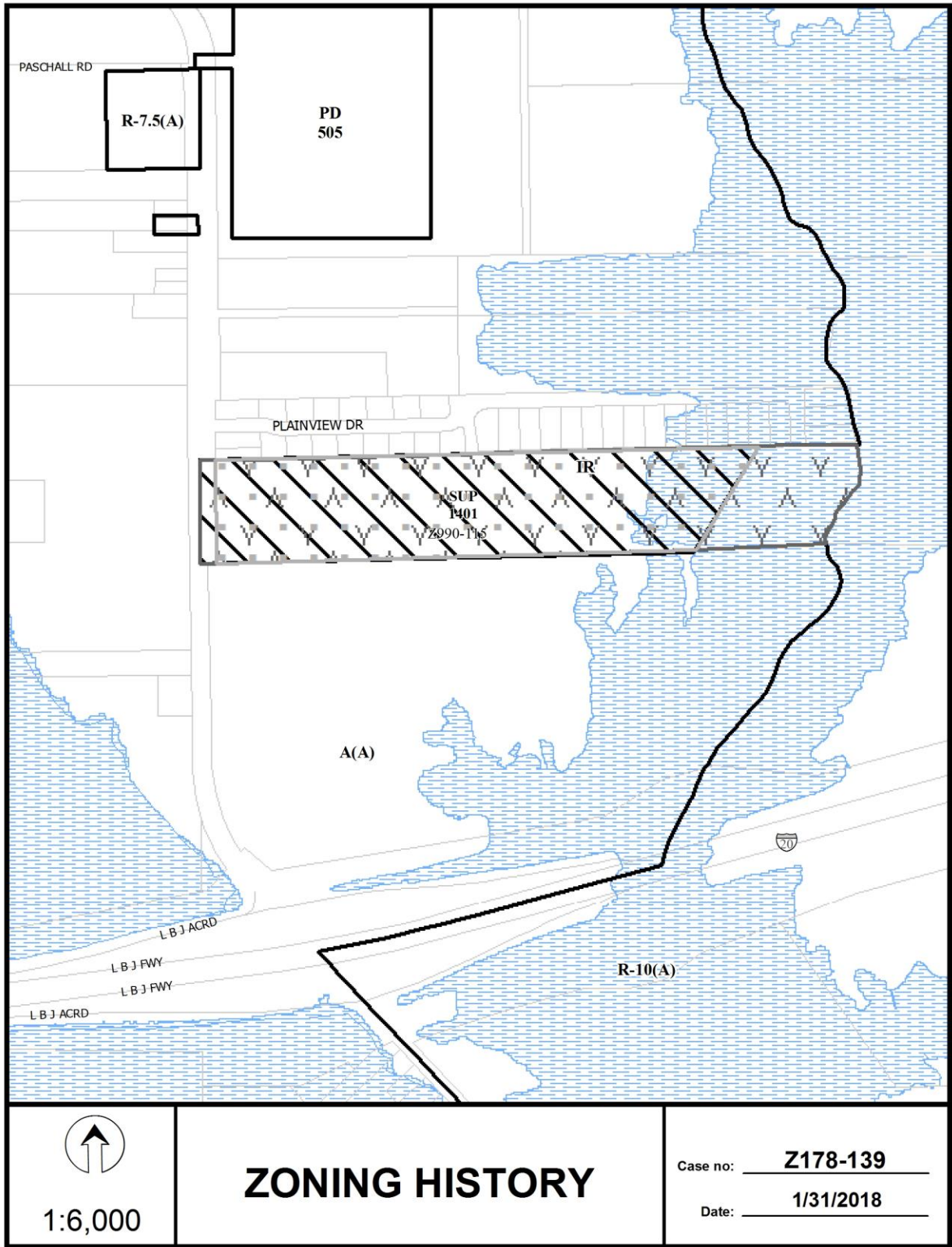


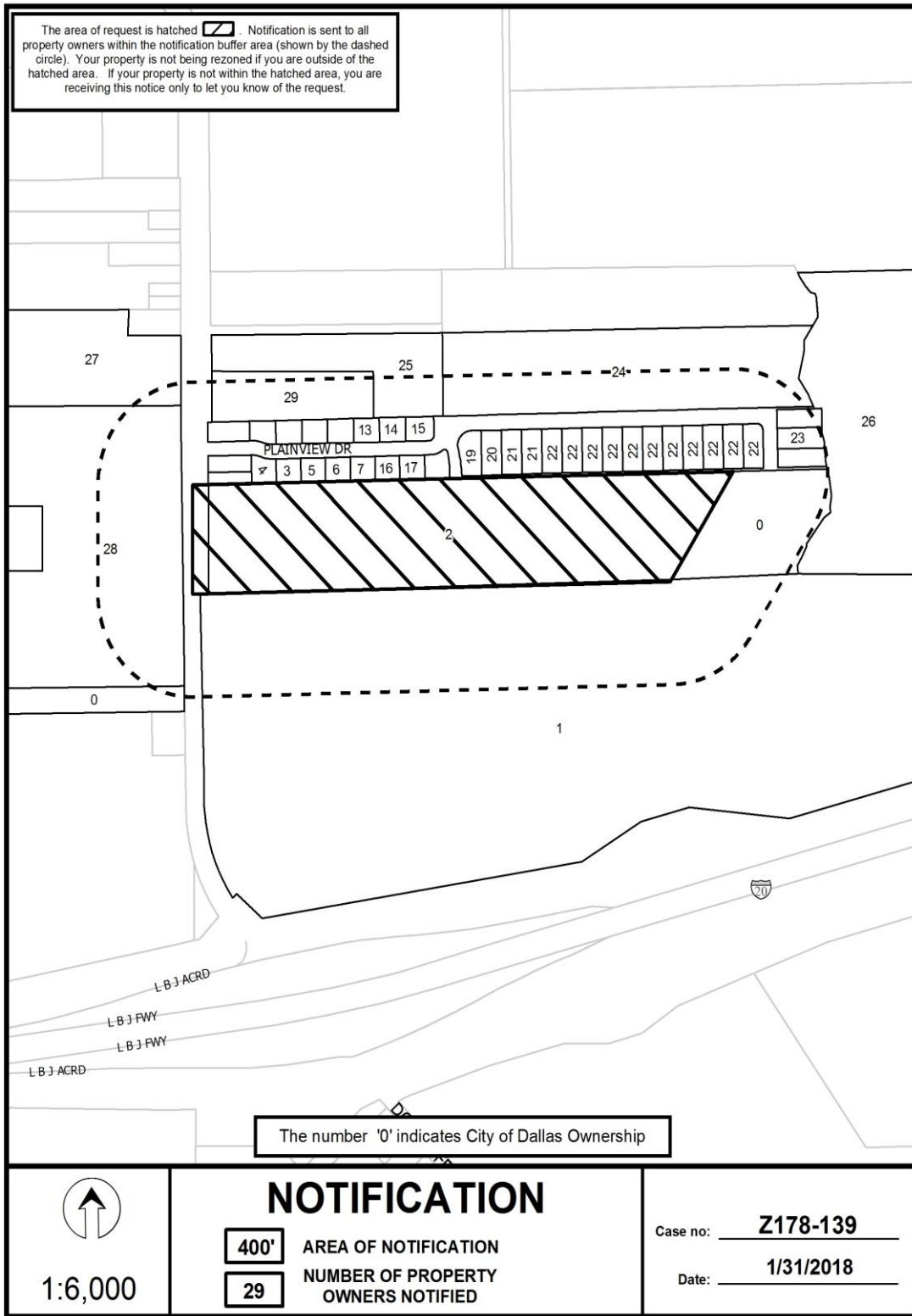
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AERIAL MAP

Case no: Z178-139

Date: 1/31/2018





01/31/2018

Notification List of Property Owners***Z178-139******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2200 DOWDY FERRY RD	635 DOWDY VENTURE
2	2040 DOWDY FERRY RD	PLES INVESTMENTS LLC
3	2028 DOWDY FERRY RD	HULSEY JAMES M JR
4	8332 PLAINVIEW DR	CORONADO FRANCISCO J
5	8336 PLAINVIEW DR	GUZMAN MARTHA
6	8340 PLAINVIEW DR	BRANSON ALLINE
7	8344 PLAINVIEW DR	SOLIZ LETICIA B
8	2000 DOWDY FERRY RD	BARAJAS MARIA C
9	8331 PLAINVIEW DR	MARKER BRUCE C & ANGIE L
10	8335 PLAINVIEW DR	PALACIOS MARCOS
11	8337 PLAINVIEW DR	BROWN RICHARD
12	8339 PLAINVIEW DR	BROWN RICHARD
13	8349 PLAINVIEW DR	JAMES PHILLIP A
14	8351 PLAINVIEW DR	CHAVERO FRANCISCO J
15	8353 PLAINVIEW DR	MARTINEZ ALVARO & ANABEL
16	8348 PLAINVIEW DR	MONDRAGON PEDRO LOPEZ
17	8352 PLAINVIEW DR	CHAVERO FRANCISCO
18	8354 PLAINVIEW DR	MOORE CHARLES & AMY SUE
19	8401 PLAINVIEW DR	SARGENT JAMES E JR
20	8406 PLAINVIEW DR	MUNOZ JOSE OSCAR
21	8412 PLAINVIEW DR	RAWLINSON STONEY EUGENE &
22	8424 PLAINVIEW DR	CANYON O C & DELMA
23	2002 PLAINCREEK DR	PENELTON OLIVER
24	2006 PLAINFIELD DR	HORRICE SAMPSON
25	1942 DOWDY FERRY RD	GONZALES DAVID & VICTORIA
26	9301 SANDYLAND BLVD	BOSCO INVESTMENTS LTD

Z178-139(WE/MB)

01/31/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1945 DOWDY FERRY RD	MOJICA JUAN
28	2015 DOWDY FERRY RD	SORIANO BONIFACIO
29	2020 DOWDY FERRY RD	GONZALES ISRAEL

Planner: Mohammad Bordbar

FILE NUMBER: Z178-179(MB) **DATE FILED:** February 9, 2018
LOCATION: West Kiest Boulevard and South Cockrell Hill Road, northwest corner
COUNCIL DISTRICT: 3 **MAPSCO:** 52-Z
SIZE OF REQUEST: Approx. 0.715 acre **CENSUS TRACT:** 108.05

APPLICANT/OWNER: Kiest Kwik Mart, LLC

REPRESENTATIVE: Santos T. Martinez

REQUEST: An application for the renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay

SUMMARY: The purpose of this request is to allow for the continuation of the sale of alcohol for off-premise consumption in conjunction with a general merchandise or food store (Kiest Shell).

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

BACKGROUND INFORMATION:

- The 0.715-acre site is developed with a one-story, 3,185-square-foot general merchandize or food store (Kiest Shell).
- The general merchandise use is permitted by right. The sale of alcoholic beverages requires a Specific Use Permit in the D-1 Liquor Control Overlay.
- In April 2011, City Council approved a zoning request to amend the D overlay to D-1 overlay with a Specific Use Permit No. 1842 to sell alcohol for off premise consumption. This Specific Use Permit was permitted for a two-year time period and was subsequently renewed in April 2013.

Zoning History: There have been four zoning changes requested in the area.

1. Z045-199 On Wednesday, June 8, 2005, the City Council approved a Specific Use Permit for an Accessory Community Center (private) and a pool facility on property zoned a CH Clustered Housing District.
2. Z045-205 On Wednesday, June 8, 2005, the City Council approved an R-10(A) Single Family District with retention of the D Liquor Control Overlay on the south line of W. Kiest Boulevard, east of S. Cockrell Hill Road. (not shown on map)
3. Z101-157 On Wednesday, April 27, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less than on property zoned a CR-D Community Retail District with a D Liquor Control Overlay. (request site)
4. Z123-169 On Wednesday, April 10, 2013, the City Council approved the renewal of Specific Use Permit No. 1842 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay. (request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Kiest Blvd	Principal Arterial	60 ft.	100 ft.
S. Cockrell Hill Road	Principal Arterial	60 ft.	60 ft.

The Engineering Division of the Sustainable Development and Construction Department

has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

Land Use:

	Zoning	Land Use
Site	CR W/D-1 overlay, SUP No. 1842	General merchandise with fueling stations and drive through
North	CR	General merchandise and surface Parking lot
South	R-16(A)	Undeveloped
East	PDD No. 731-W/D overlay	Undeveloped
West	CR	Vacant retail/general merchandise store

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

Land Use Compatibility:

The approximately 0.715-acre site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. In April 2011, City Council approved a zoning request to amend the D overlay to D-1 overlay with a Specific Use Permit No. 1842 to sell alcohol for off premise consumption. This Specific Use Permit was permitted for a two-year time period and was subsequently renewed in April 2013.

The current request is for the renewal of Specific Use Permit since the applicant has missed the deadline for automatic renewal of the Specific Use Permit for selling alcohol for off-premise consumption in the existing general merchandise or food store.

The surrounding land uses consist of a retail development that is partially developed with a general merchandise store to the north and northwest of the site. The properties south of W. Kiest Boulevard and east of S. Cockrell Hill Road are undeveloped.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of

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

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

Landscaping: In general, landscaping of any development will be in accordance with Article X, as amended.

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 18 spaces with 24 being provided per the attached site plan.

Dallas Police Department: A copy of a police report of the offenses during the five-year period since the last SUP renewal is provided below.

Date1	Time1	Address	UCR_Offense	MO
11/1/2017	12:00	4411 W KIEST BLVD	CRIMINAL TRESPASS	CRIMINAL TRESPASS WARNING
7/29/2017	6:33	4411 W KIEST BLVD	CRIMINAL TRESPASS	SUSP WAS ON PROPERTY WHERE A CT WARNING HAD BEEN ISSUED ON HIM
4/15/2017	2:25	4411 W KIEST BLVD	ROBBERY-INDIVIDUAL	SUSP'S USED LARGE ROCKS TO TAKE COMP'S PROPERTY WITHOUT CONSENT.
4/15/2017	2:25	4411 W KIEST BLVD	ROBBERY-INDIVIDUAL	SUSP'S USED LARGE ROCKS TO TAKE COMP'S PROPERTY WITHOUT CONSENT.
3/31/2017	16:45	4411 W KIEST BLVD	ASSAULT	KNOWN SUSP HIT COMP CAUSING PAIN
Date1	Time1	Address	UCR_Offense	MO
12/31/2016	9:15	4411 W KIEST BLVD	NARCOTICS & DRUGS	POSSESSION OF MARIJUANA
12/31/2016	9:15	4411 W KIEST BLVD	NARCOTICS & DRUGS	POSSESSION OF METHAMPHETAMINE
9/20/2016	19:45	4411 W KIEST BLVD	VANDALISM & CRIM MISCHIEF	SUSP DAMAGED PROPERTY AT LOCATION
3/6/2016	15:23	4411 W KIEST BLVD	NARCOTICS & DRUGS	AP HAD IN HIS POSSESSION 0.2 GRAMS OF COCAINE
3/6/2016	16:58	4411 W KIEST BLVD	NARCOTICS & DRUGS	AP WAS IN POSSESSION OF MARIJUANA (0.7GRAMS)
3/6/2016	15:23	4411 W KIEST BLVD	NARCOTICS & DRUGS	AP HAD IN HIS POSSESSION 23.8 GRAMS/0.84 OZ
Date1	Time1	Address	UCR_Offense	MO
11/11/2015	18:18	4411 W KIEST BLVD	CRIMINAL TRESPASS	AP WAS BACK AT LOC AFTER GIVEN CT WARNING
9/18/2015	11:30	4411 W KIEST BLVD	CRIMINAL TRESPASS	CTA ON FILE RELEASE CTA FORM
8/30/2015	16:45	4411 W KIEST BLVD	ASSAULT	COMP FELT OFFENDED BY SUSP CONTACT.
7/2/2015	14:45	4411 W KIEST BLVD	ASSAULT	SUSP GRABBED AND SCRATCHED COMP CAUSING PAIN
5/28/2015	21:40	4411 W KIEST BLVD	LIQUOR OFFENSE	SUSPECT SOLD AN ALCOHOLIC BEVERAGE TO A MINOR.

5/18/2015	10:57	4411 W Kiest Blvd	CRIMINAL TRESPASS	AP RETURNED TO LOCATION AFTER A CT WAS ISSUED REFUSED TO LEAVE
5/15/2015	0:05	4411 W Kiest Blvd	VANDALISM & CRIM MISCHIEF	A UNK SUSP DAMAGE THE COMP'S PRINTER W/OUT CONSENT
2/12/2015	13:30	4411 W Kiest Blvd	NARCOTICS & DRUGS	SUSPECT WAS FOUND TO BE IN POSSESSION OF MARIJUANA
1/30/2015	12:30	4411 W Kiest Blvd	NARCOTICS & DRUGS	SEARCH INCIDENT TO ARREST REVEALED 22 XANAX PILLS IN THE AP'S
1/30/2015	12:30	4411 W Kiest Blvd	ASSAULT	AP ASSAULTED AO DURING AN ARREST
Date1	Time1	Address	UCR_Offense	MO
4/16/2014	21:43	04411 W Kiest Blvd	ROBBERY-BUSINESS	UNK SUSPS ENTERED BUSINESS TOOK PROPERTY AT GUNPOINT
Date1	Time1	UCR_Offense	Address	MO
5/20/2013	6:30	ROBBERY-INDIVIDUAL	04411 W Kiest Blvd	LISTED SUSPS PUT GUN AGAINST COMP BACK, TOOK PROPERTY BY FORCE
6/28/2013	23:12	VANDALISM & CRIMINAL MISCHIEF	04411 W Kiest Blvd	4 UNK L/M FOUGHT INSIDE STORE CAUSING DAMAGE TO COMPS PROP
2/24/2013	22:30	ASSAULT	04411 W Kiest Blvd	SUSP GRABBED THE COMP, AND THE COMP FOUND SUSP'S ACTIONS OFFENSIVE
5/4/2013	14:30	ASSAULT	04411 W Kiest Blvd	UNK SUSP STRUCK THE COMP IN THE FACE. NO PAIN OR INJURY
5/20/2013	0:30	VANDALISM & CRIMINAL MISCHIEF	04411 W Kiest Blvd	AP KEYED COMP'S VEH W/O CONSENT CAUSING DAMAGE

Z178-179(MB)

LIST OF OFFICERS
Kiest Kwik Mart, LLC

Aziz Jiwani, President

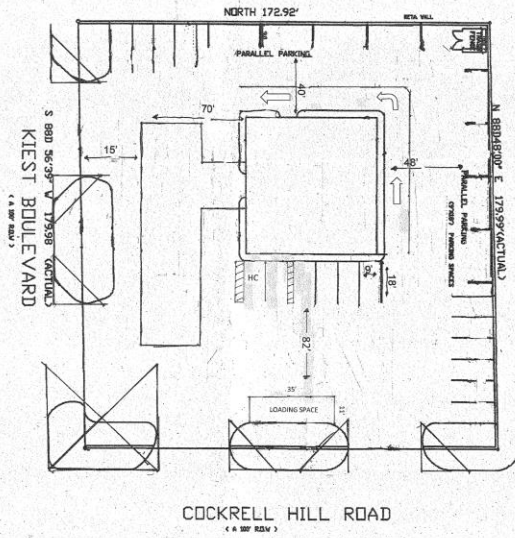
**Z178-179
CPC Proposed SUP Conditions**

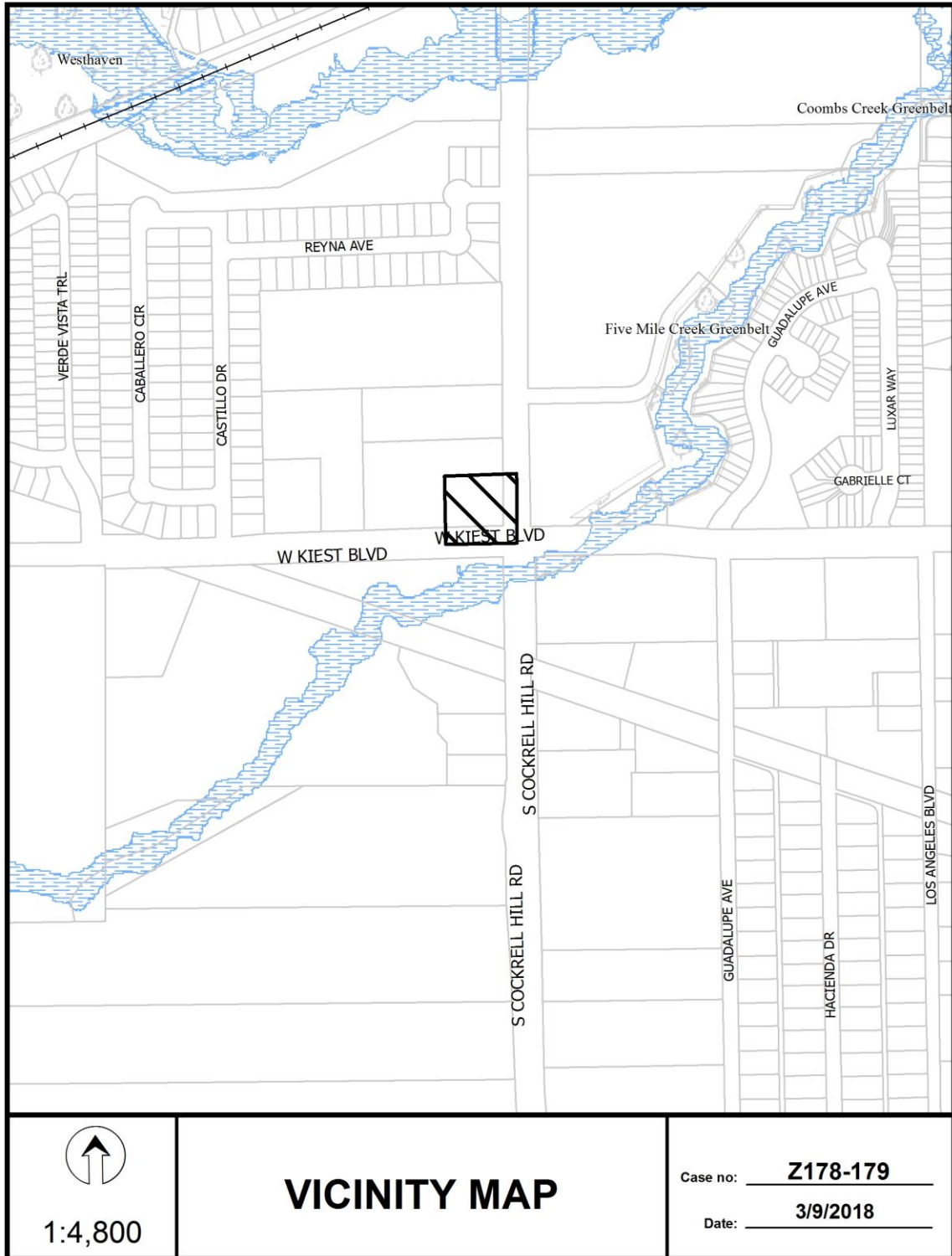
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~March 27, 2018~~], (five-year period from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be provided in the locations 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.

PROPOSED SITE PLAN

01 SITE PLAN Z 178/179
SCALE: 1" = 30' - 0"

Site Information
Zoning: C8-C10
Zoning Request: C8-C10 with 50' of off-street parking and other
Building Use: Motor Vehicle Washing Station
Lot Area: 31,575 square feet
Lot Coverage: 10 percent
Building Area: 3,180 square feet
Building Footprint: 17 feet
Proposed Parking: 18
Proposed Loading: 24





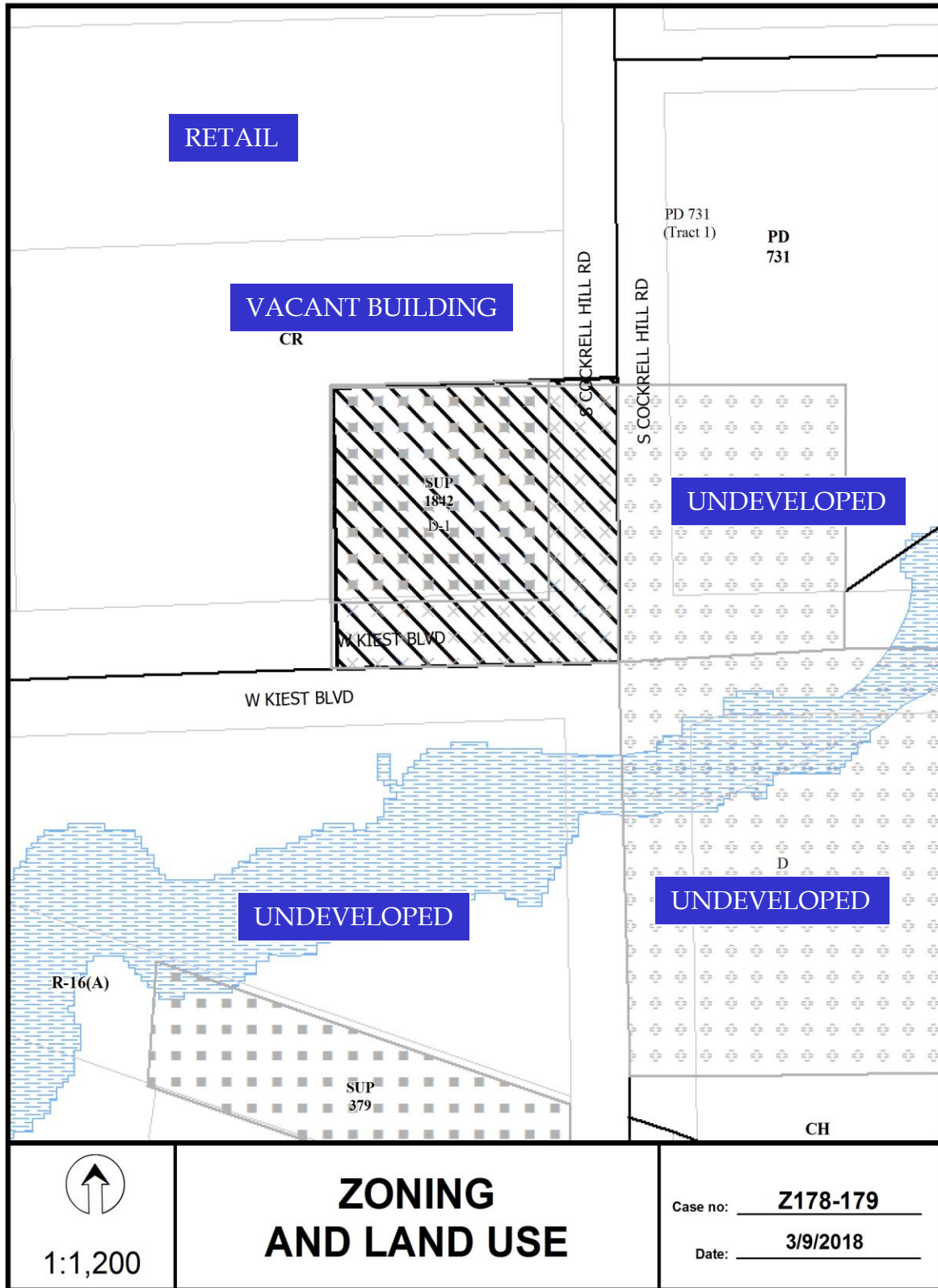


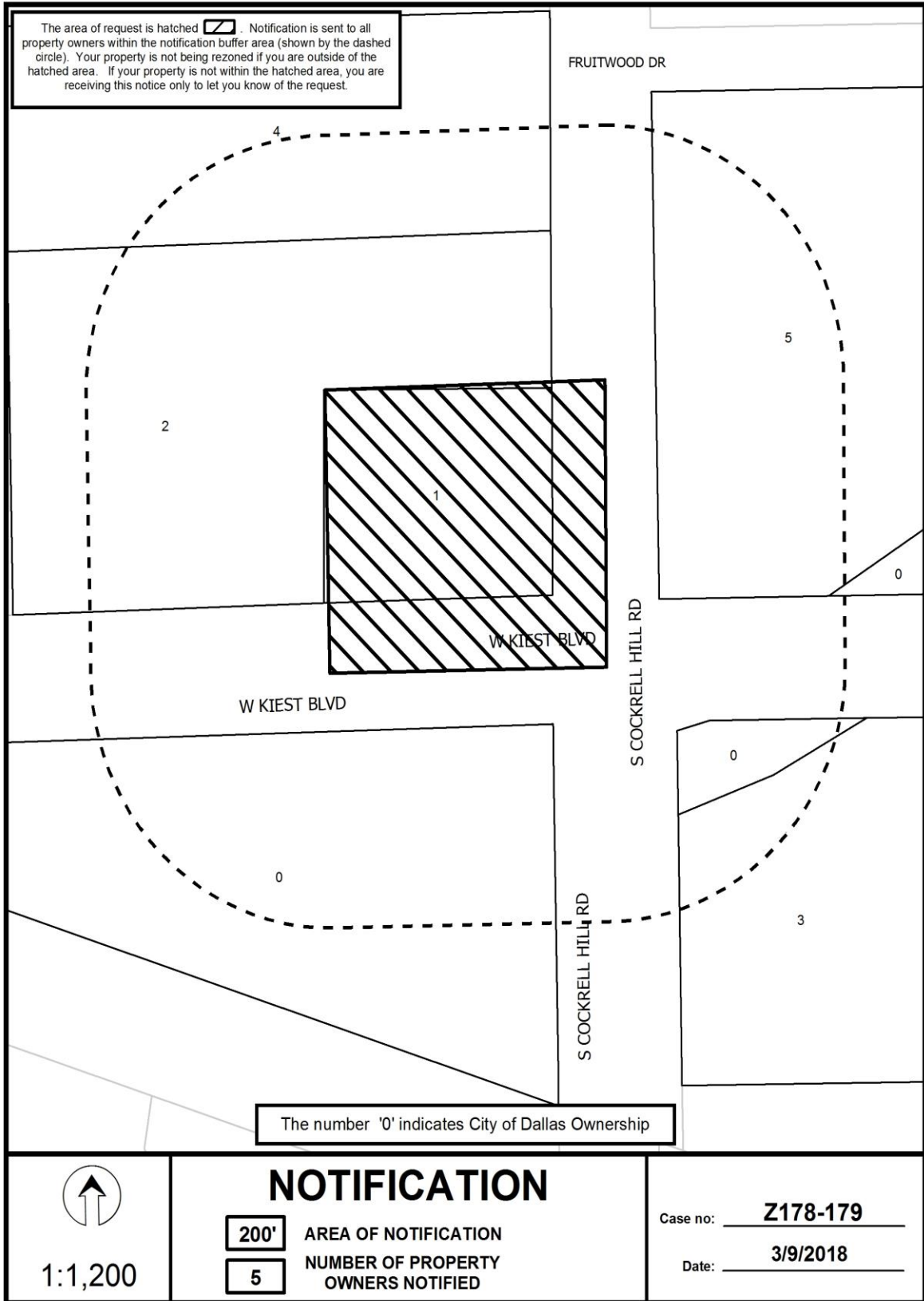
1:1,200

AERIAL MAP

Case no: Z178-179

Date: 3/9/2018





Z178-179(MB)

03/09/2018

Notification List of Property Owners

Z178-179

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4411 W KIEST BLVD	4411 KIEST LLC
2	4431 W KIEST BLVD	NORMAN QUINTERO MINISTRIES INC
3	4306 W KIEST BLVD	ALCANTAR VIDAL &
4	3107 S COCKRELL HILL RD	GABON PROPERTIES LP
5	3110 S COCKRELL HILL RD	SDC OAKWOOD TOWNHOMES LP

FILE NUMBER: Z178-183(MB)

DATE FILED: February 12, 2018

LOCATION: East side of South Buckner Boulevard, north of Bruton Road

COUNCIL DISTRICT: 5

MAPSCO: 58-C

SIZE OF REQUEST: Approx. 1 acre

CENSUS TRACT: 90.00

REPRESENTATIVE: Ramon Aranda

APPLICANT/ OWNER: Ivan Omar Safns and Laura Carolina Sanchez

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the sale of alcoholic beverage for on-premise consumption in conjunction with a restaurant with drive-in or drive-through window (Del Centro Restaurant).

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

PLANNED DEVELOPMENT NO. 366:

<http://dallascityattorney.com/51P/Articles%20Supp%2049/ARTICLE%20366.pdf>

BACKGROUND INFORMATION:

- The one-acre request site is developed with a 2,732-square-foot vacant building which has previously been used as a medical clinic. The applicant has obtained a building permit to remodel and expand the structure for a proposed restaurant use (Del Centro Restaurant).
- The purpose of this request is to allow for the sale of alcoholic beverage for on-premise consumption in conjunction with a restaurant with drive-in or drive-through window.
- The subject site is currently located within the "D" Overlay District, which is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises. The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

Zoning History: There have been no zoning changes requested in the area during the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	100

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	Subarea 1 within PDD No. 366 w/D overlay	Vacant building
North	Subarea 1 within PDD No. 366 w/D overlay	Retail and medical office
East	R-7.5(A)	Single family
South	Subarea 1 within PDD No. 366 w/D overlay	Retail, restaurant, and multi-family
West	Subarea 1 within PDD No. 366 w/D overlay	Office, retail, and restaurant

Land Use Compatibility:

The approximate one-acre request site is developed with a 2,732-square-foot vacant building. The applicant has obtained a building permit to remodel and expand the structure for a total of 3,195 square foot to accommodate a restaurant with drive-in or drive-through service. The applicant intends to sell alcohol beverages in conjunction with the restaurant (Del Centro Restaurant).

The request site is surrounded by retail and medical office uses to the north; single family uses to the east; retail, restaurant, and multi-family uses to the south; and office, retail, and restaurant uses to west.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises. The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character

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

In general, the applicant’s request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PDD 366 Subarea 1	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall	45' 3 stories	80%	Proximity Slope Visual Intrusion	retail & personal service & office & restaurant

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a restaurant use is one (1) space per 100 square feet of floor area. Therefore, the proposed 3,240-square foot restaurant will require 33 off-street parking spaces. 37 spaces will be provided.

Landscaping:

Landscaping must be provided in accordance with Planned Development District No. 366 regulations (§51P-366.110).

Police Report:

The following police report shows activity at the request site for the past five years. The Dallas Police Department’s crime statistics report provides a list of all calls logged with 911, a list of actual criminal offenses reported by an officer and the number of arrests made by an officer. These reports listed below are from the period from March 1, 2013, to March 1, 2018.

Calls:

Date1	Time1	Address	UCR_Offense	Zip Code	MO
6/30/2017	15:00	2306 S BUCKNER BLVD	BURGLARY- BUSINESS	75227	UNK SUSP BROKE INTO VACANT BUILDING AND TOOK TOOLS.
Date1	Time1	Address	UCR_Offense	Zip Code	MO
6/19/2016	8:00	2306 S BUCKNER BLVD	CRIMINAL TRESPASS	75227	UNKNOWN SUSPECT ARE TRESPASSING AND LEAVING TRASH ON PARKING LOT
Date1	Time1	UCR_Offense	Address	Zip Code	MO
5/24/2013	17:00	OTHER THEFTS	02306 S BUCKNER BLVD	75227	UNKNOWN SUSP BROKE OUT SIDE WINDOW, NO ENTRY DUE TO BURGLARY BAR

Z178-183(MB)

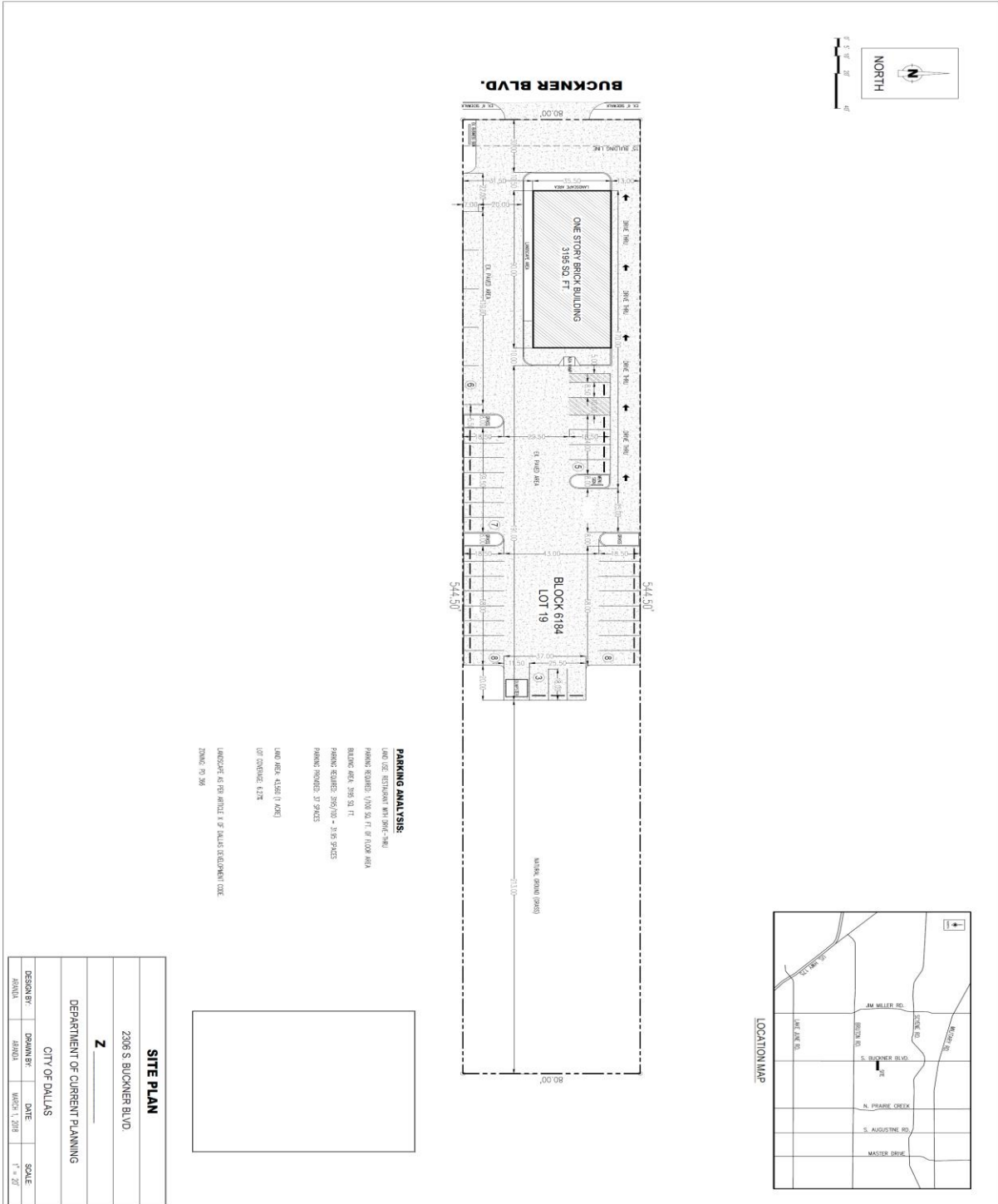
Partners/Principals/Officers:

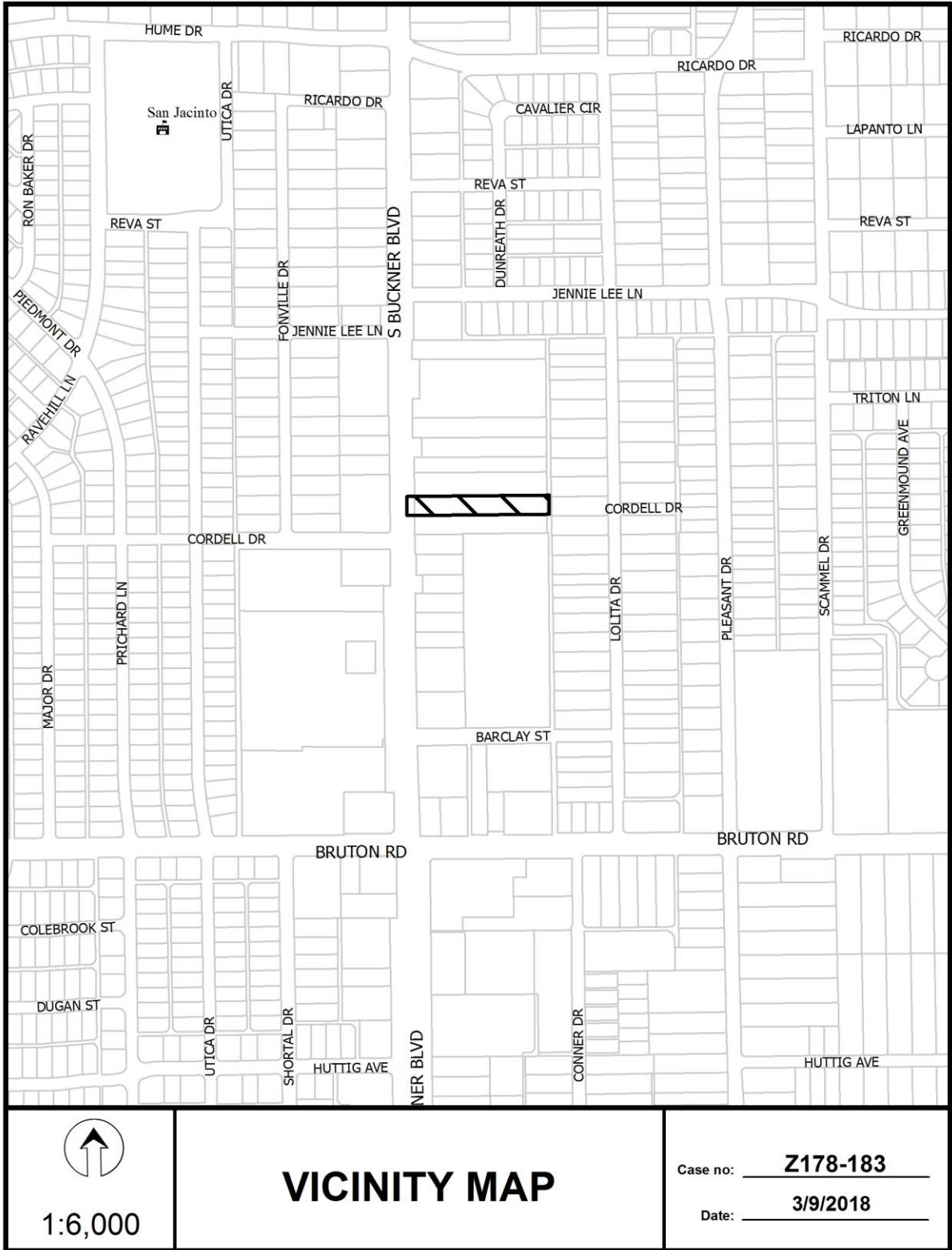
- Ivan Omar Safns, Owner/manager
- Laura Carolina Sanchez, Owner/manager

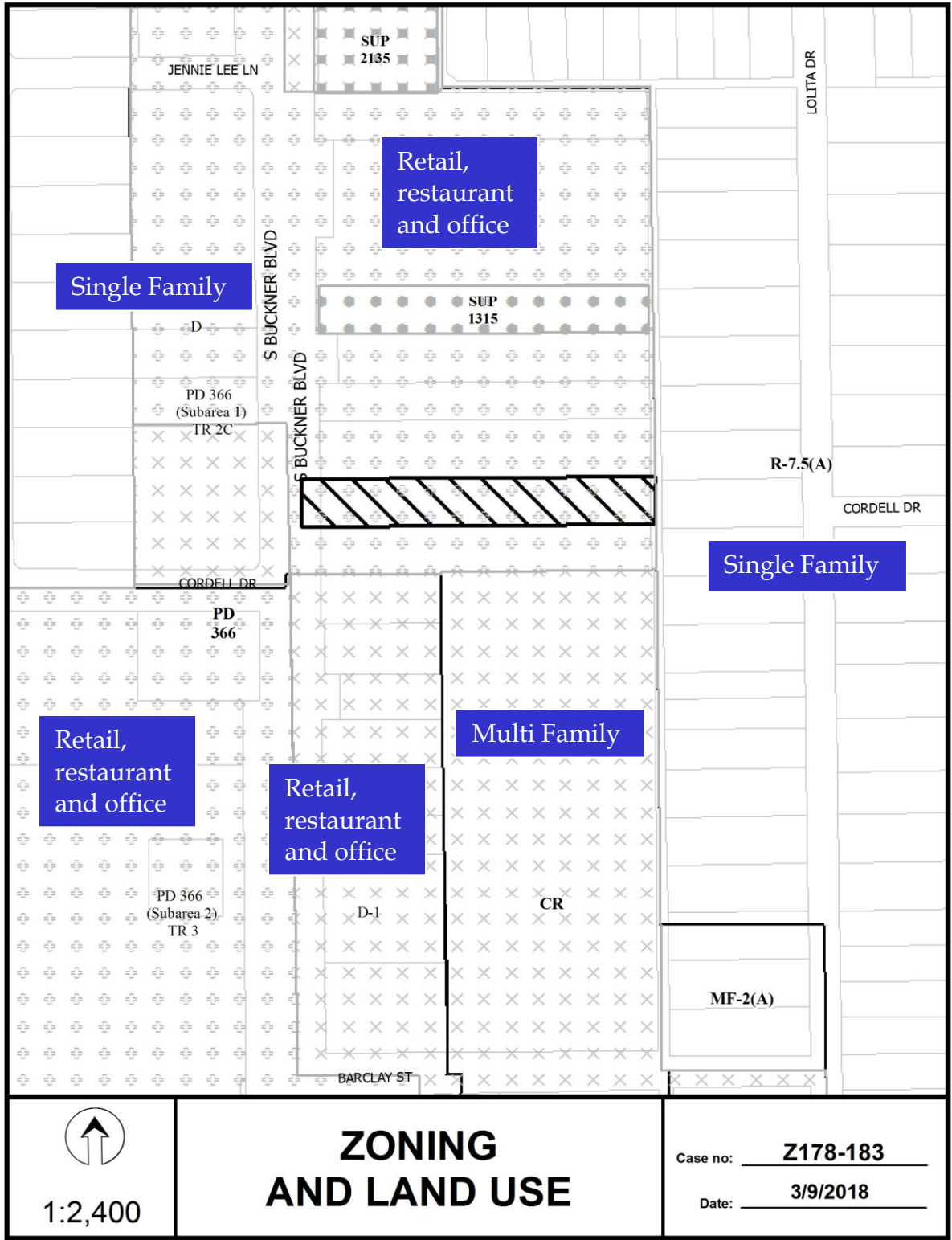
**Z178-183
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on _____, (two-year period from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: Maximum floor area is 3,195-square feet.
5. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
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.

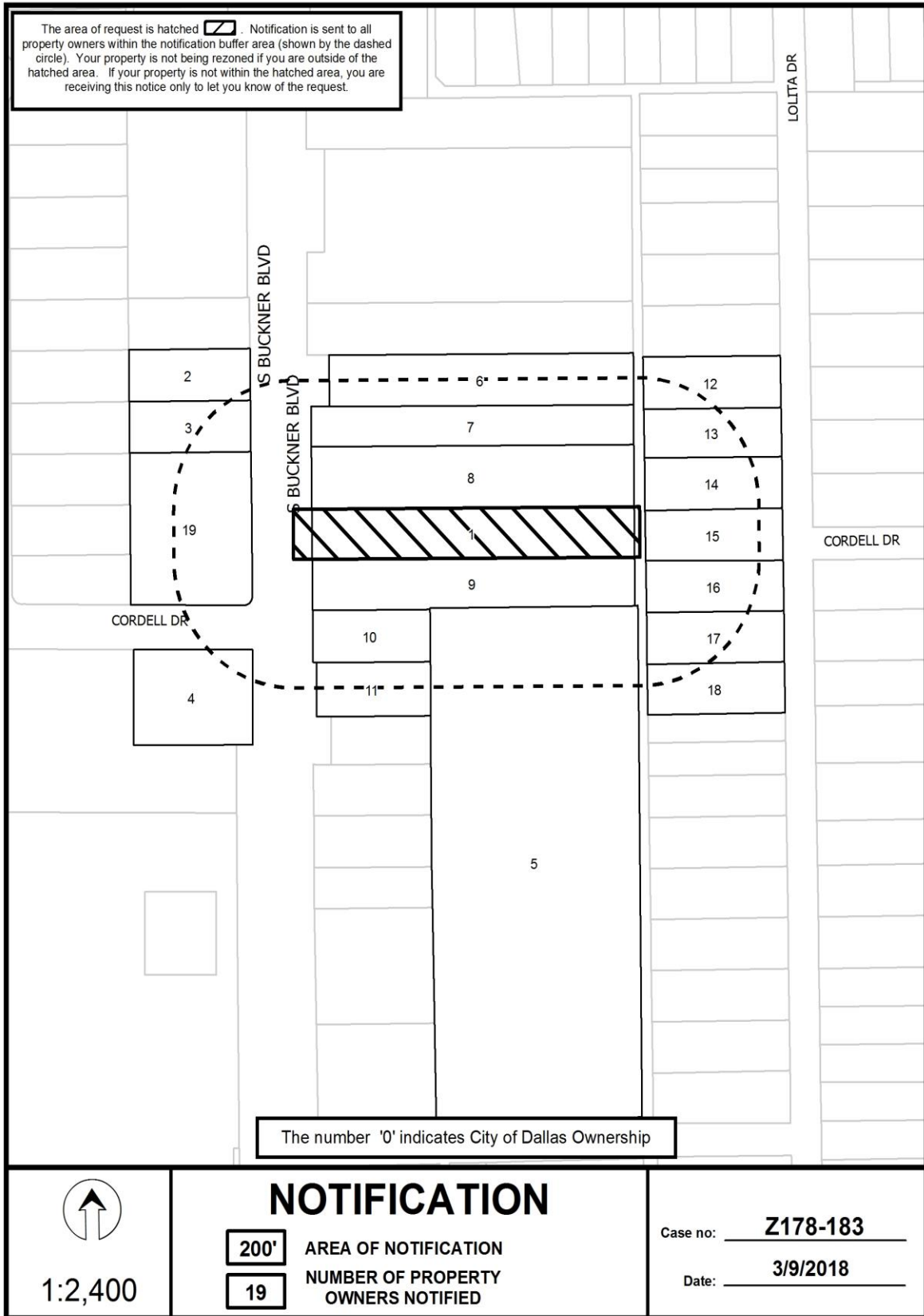
PROPOSED SITE











03/09/2018

Notification List of Property Owners***Z178-183******19 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2306 S BUCKNER BLVD	DEL CENTRO RESTAURAUNT
2	2327 S BUCKNER BLVD	HALL NANCY MARIE
3	2323 S BUCKNER BLVD	SILVERSTONE VENTURE CAPITAL LLC
4	2253 S BUCKNER BLVD	JOEDE LEASING INC
5	8117 BARCLAY ST	DELMENDO FAMILY TRUST THE
6	2328 S BUCKNER BLVD	OLARTE JOVANNI JOSE MICLOS
7	2320 S BUCKNER BLVD	HERNANDEZ ALFREDO
8	2312 S BUCKNER BLVD	SILVA DONACIANO
9	2300 S BUCKNER BLVD	DEL REY PARTNERS LLC
10	2264 S BUCKNER BLVD	MTX NOOR REAL ESTATE LLC
11	2248 S BUCKNER BLVD	ADELPHI GROUP LTD
12	2323 LOLITA DR	CHUDEJ JOHN M &
13	2317 LOLITA DR	NOSKA ROSA TRUSTEE
14	2311 LOLITA DR	LOPEZ JUAN
15	2305 LOLITA DR	ROSARIO ADELINA &
16	2267 LOLITA DR	MARTINEZ ELSA C
17	2263 LOLITA DR	NAPOLI DEBBIE L
18	2255 LOLITA DR	SOLIS ARMANDO & TERESA
19	2313 S BUCKNER BLVD	KUMAR VILAS

FILE NUMBER: Z178-180(JM)

DATE FILED: February 9, 2018

LOCATION: Northwest corner of Lake June Road and North Prairie Creek Road

COUNCIL DISTRICT: 5

MAPSCO: 59-J

SIZE OF REQUEST: ±0.3491

CENSUS TRACT: 92.01

APPLICANT: Maria Rocio Fonseca

OWNER: Samuel Miller Fit, LLC

REPRESENTATIVE: Dallas Cothrum & Beth D’Arcy, Masterplan

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned an RR Regional Retail District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow the existing 1,392-square-foot restaurant [Tizon-Tako’z Arandaz] to serve alcohol.

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- According to DCAD records, the existing structure was built in 1960. The current use, a restaurant [Tizon-Tako'z Arandaz], obtained a Certificate of Occupancy on June 6, 2017.
- The existing D Liquor Control Overlay prohibits the sale/service of alcohol. The current request would modify the overlay to allow alcohol related uses by Specific Use Permit. The applicant is requesting to allow the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service use.

Zoning History: There have not been any recent zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lake June Road	Principal Arterial	90 feet	100 feet
N. Prairie Creek Road	Principal Arterial	60 feet	100 feet

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	RR Regional Retail w/D Overlay	Restaurant
North	R-7.5(A) Single Family	Single Family
East	RR Regional Retail w/D Overlay and R-7.5(A) Single Family	Retail, Automotive, and Restaurant
South	CR Community Retail w/D-1 Overlay and SUP No. 1893	Child Care Facility, Retail, Personal Service—Dry Cleaners, and Automotive Uses
West	CR Community Retail w/D Overlay	Undeveloped and Upholstery Shop

STAFF ANALYSIS:

Comprehensive Plan:

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ECONOMIC ELEMENT

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

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

The proposed use complements the neighborhood by adding a convenient option where most businesses include automotive related, retail and personal service uses.

Land Use Compatibility:

The 1,392-square-foot structure has housed a variety of uses since it was constructed in 1963 including restaurants, convenience stores, and auto-related uses. The existing restaurant has operated at the site since June 6, 2017. The current request is to allow for the addition of the sale of alcoholic beverages in conjunction with the restaurant.

Surrounding uses include single family to the north; retail, restaurant, and automotive uses to the east; child care facility, retail, personal service—dry cleaners, and automotive uses to the south; and, undeveloped and automotive uses to the west.

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 proposed sale of alcoholic beverages in conjunction with the existing restaurant is complementary to the area. Having neighborhood establishments with a variety of shopping and dining opportunities adds to the quality of life for the neighborhood residents. Staff supports the request for an initial two-year period, with eligibility for automatic renewals for additional five-year periods. This time period allows for the restaurant to establish a base and operation pattern. Upon renewal, compliance and land use compatibility can be reassessed based on crime statistics and neighborhood opinion from the more established use.

Parking:

The Dallas Development Code requires one parking space per 100 square feet of floor area for a restaurant without drive-in or drive-through service use. According to the site plan, the restaurant has approximately 1,392 square feet. Fourteen parking spaces are required and provided.

Landscaping:

Landscaping per Article X is not triggered by this request.

List of Partners/Principals/Officers

Samuel Miller Fit, LLC

Filing Number : 802495126

Original Date of Filing : 07/08/2016

Entity Type : Domestic Limited Liability Company

Officers :

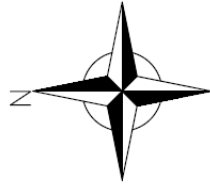
George M. Reeves, III – Manager

Z178-180

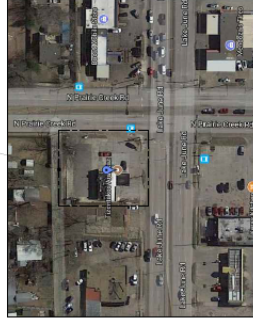
Proposed SUP Conditions

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

Proposed Site Plan

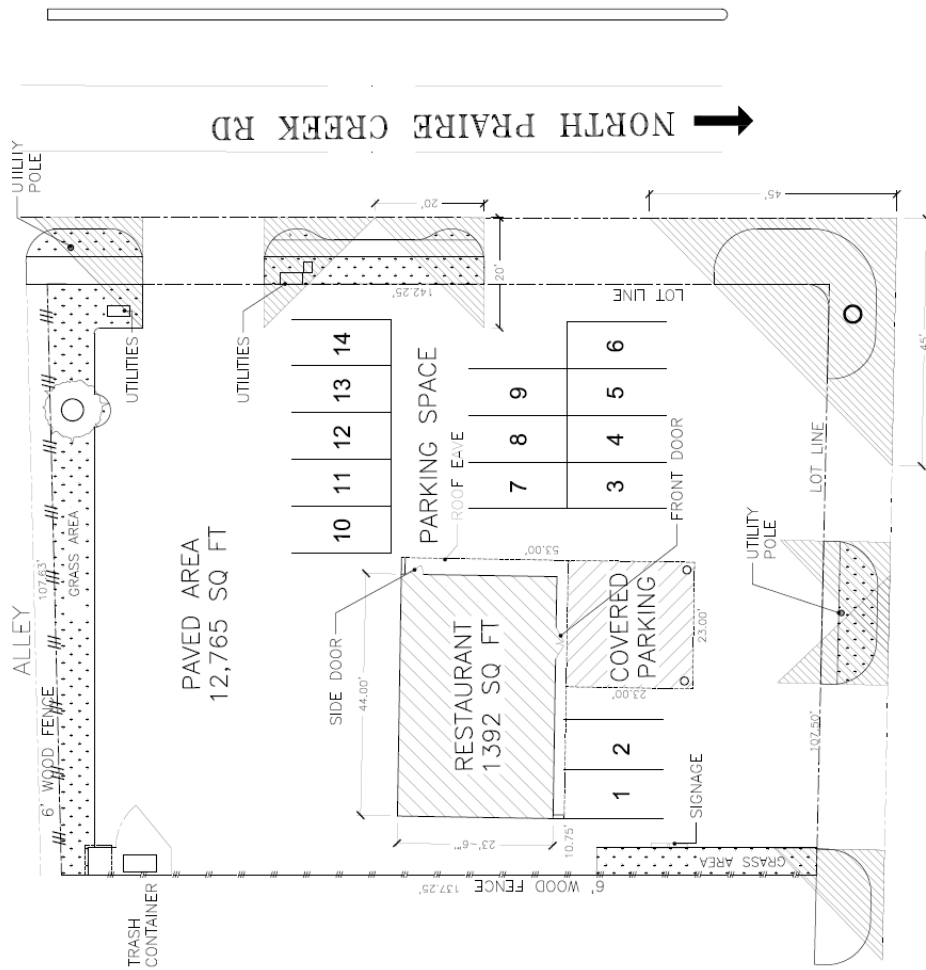


SITE PLAN



VICINITY PLAN

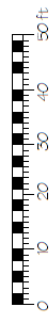
NTS



LAKE JUNE RD

SITE PLAN

SCALE: 3/32" = 1'-0"



PARKING REQUIRED

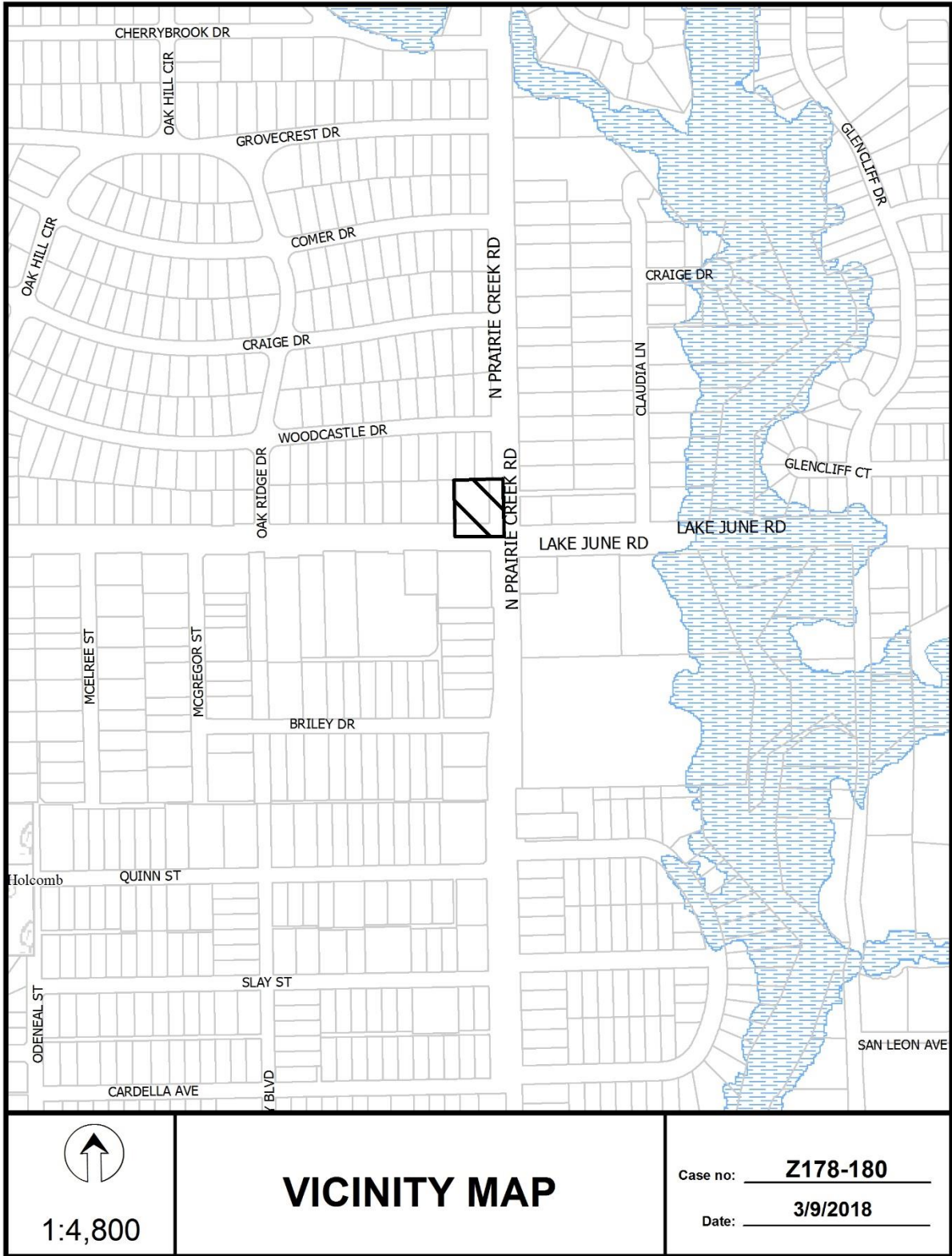
1 SPACE PER 100 SQ FEET

RESTAURANT WITHOUT DRIVE-IN SERVICE

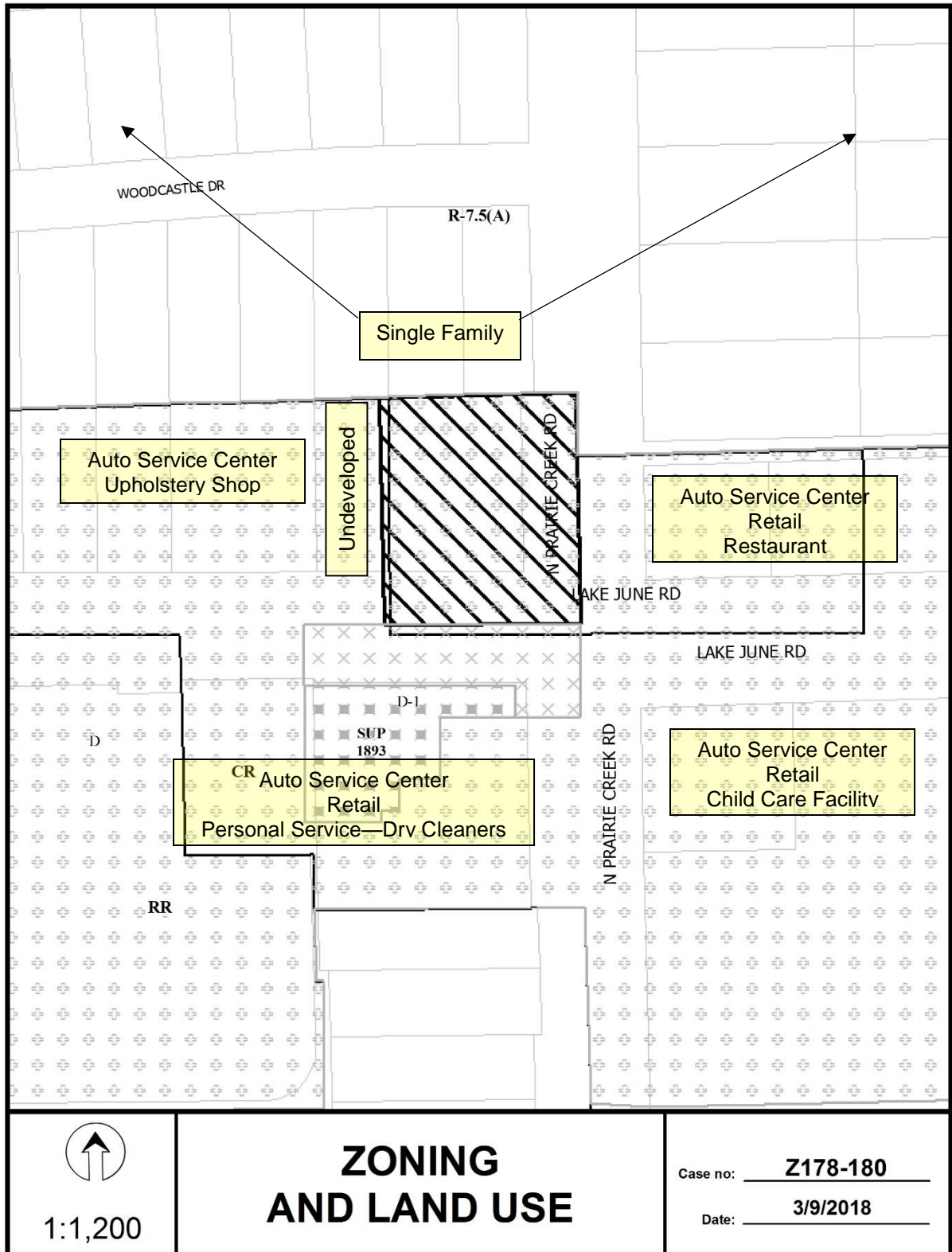
PARKING STALL: 8.5' x 18'

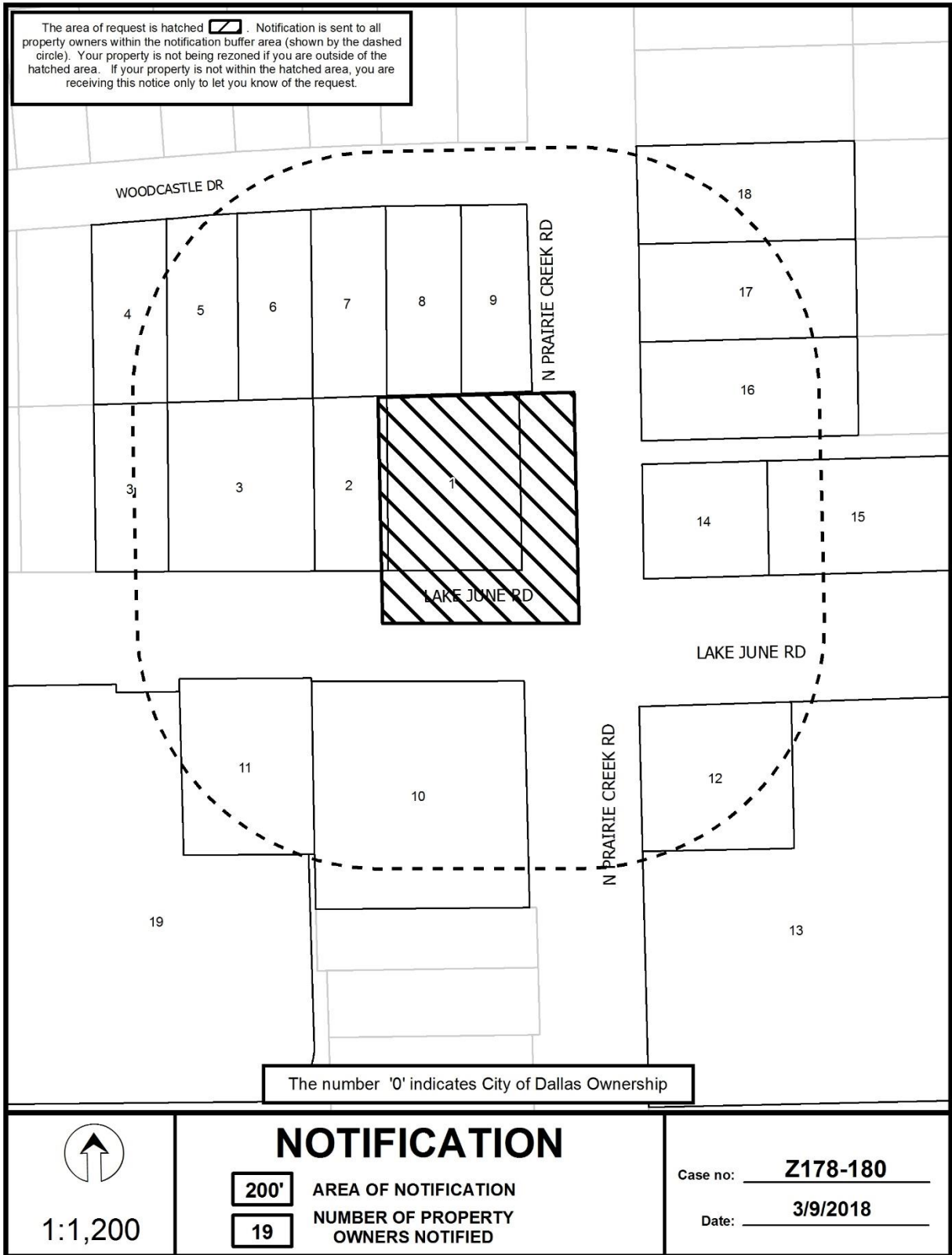
RESTAURANT SPACE: 1392 SQ FT x 1 space/ 100 = 13.92 SPACES

TOTAL PARKING: 14 SPACES









03/09/2018

Notification List of Property Owners***Z178-180******19 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8921 LAKE JUNE RD	SAMUEL MILLER FIT LLC
2	8913 LAKE JUNE RD	DIAZ JUAN
3	8905 LAKE JUNE RD	MORALES CARLOS &
4	8900 WOODCASTLE DR	HERNANDEZ SALVADOR
5	8904 WOODCASTLE DR	MOSER ROGER C &
6	8908 WOODCASTLE DR	RAGSDALE GEORGE A
7	8912 WOODCASTLE DR	MENDOZA RAUL
8	8916 WOODCASTLE DR	OLDHAM DOLORIS JENNIE V
9	8920 WOODCASTLE DR	BUTLER NANCY A
10	8912 LAKE JUNE RD	REEVES GROUP LTD
11	8904 LAKE JUNE RD	OPALACH THOMAS
12	9000 LAKE JUNE RD	MENDOZA JUAN & MONICA
13	9020 LAKE JUNE RD	GULF REALTY INC
14	9007 LAKE JUNE RD	TESSA INVESTMENTS INC
15	9015 LAKE JUNE RD	TESSA INVESTMENTS INC
16	1312 N PRAIRIE CREEK RD	CORTEZ ENRIQUE & MARIA M
17	1316 N PRAIRIE CREEK RD	MECCA APRIL INC
18	1326 N PRAIRIE CREEK RD	JOHNSON MINNIE L
19	8836 LAKE JUNE RD	ACE MANOR PPTY MGMT I LTD

FILE NUMBER: Z178-175(JM)

DATE FILED: February 2, 2018

LOCATION: Southwest corner of Main Street and Pryor Street

COUNCIL DISTRICT: 2

MAPSCO: 45-M

SIZE OF REQUEST: ±0.11 acres

CENSUS TRACT: 204.00

APPLICANT: Trinity Cider, LLC—Bryan Meyer

OWNER: AP Deep Ellum, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of this request is to allow the applicant to operate a microbrewery, microdistillery, or winery in a 1,156-square-foot suite within an existing one-story, 5,000-square-foot structure.

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.

PLANNED DEVELOPMENT DISTRICT NO. 269:

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

BACKGROUND INFORMATION:

- On April 29, 1987, City Council approved Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, containing approximately 273 acres.
- PD No. 269 contains three tracts. The subject site is located within Tract A, where an alcoholic beverage establishment including a microbrewery, distillery, or winery use requires a specific use permit.
- The site contains a recently renovated one-story structure with 5,000 square feet of floor area and four suites. The current request is to operate a winery in a 1,156-square-foot suite. The remaining suites are currently unoccupied. According to POSSE records, two suites are currently under review for Certificates of Occupancy for restaurant uses.
- According to PD No. 269, no parking is required for the first 5,000 square feet of floor area in an original building for a microbrewery, distillery, or winery use with a separate certificate of occupancy.

Zoning History: There have been 21 zoning requests at 15 locations in the surrounding area in the past five years:

1. **Z134-126:** On February 24, 2014, the City Council approved an application for Specific Use Permit No. 2076 for an inside commercial amusement use limited to a live music venue and a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the north side of Canton Street, east of Henry Street.
2. **Z134-222:** On August 13, 2014, the City Council approved the renewal of Specific Use Permit No. 1757 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the north of Elm Street and west of North Crowdus Street.
3. **Z145-121:** On February 11, 2016, the City Council approved the renewal of Specific Use Permit No. 1783 for a bar, lounge or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side District, located on the south line of Elm Street, west of Crowdus Street.
4. **Z156-230:** On June 22, 2016, the City Council approved the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, located on the south line of Elm Street, east of North Good Latimer Expressway.

5. **Z156-295:** On October 26, 2016, the City Council approved an application for the renewal of Specific Use Permit No. 1767 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located north of Commerce Street, east of South Good Latimer Expressway.
6. **Z156-303:** On September 2, 2016, Specific Use Permit No. 1651 for a tattoo & body piercing studio was automatically renewed for an additional five-year period on property zoned Planned Development District No. 269, the Deep Ellum Special Purpose District, located on the south side of Main Street, east of Good Latimer Expressway.
7. **Z167-142 & Z145-114:** On January 28, 2015, & April 12, 2017, the City Council approved the renewal of Specific Use Permit No. 2122 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, located on the south side of Elm Street, west of North Crowds Street.
8. **Z167-154 & Z134-224:** On December 10, 2104, the City Council approved Specific Use Permit No. 2122 for a bar, lounge or tavern use on property zoned Tract A within Planned Development District No. 269 Tract A, located on the south side of Elm Street, west of North Crowds Street. *Renewed on 9/27/17.*
9. **Z167-274 & Z145-160:** On April 22, 2015, the City Council approved a Specific Use Permit No. 2144 for a bar, lounge, or tavern on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District located on the north side of Main Street, west of North Crowds Street. *Renewed on 8/09/17.*
10. **Z167-275 & Z145-249:** On August 12, 2015, and August 9, 2017, the City Council approved the renewal of Specific Use Permit No. 2050 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, located on the south line of Elm Street, west of Crowds Street.
11. **Z167-277:** On August 9, 2017, the City Council approved Specific Use Permit No. 2252 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the north side of Elm Street, west of North Crowds Street.
12. **Z167-328 & Z134-307:** On December 13, 2014, and August 27, 2017, the City Council approved the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side Special Purpose District on the south line of Elm Street, west of North Crowds Street.

- 13.Z167-392:** On January 10, 2018, the City Council approved the renewal of Specific Use Permit No. 1694 for a bar, lounge, or tavern use and commercial amusement (inside) limited to a live music venue use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the southeast line of Elm Street, west of North Crowdus Street.
- 14.Z178-101:** On March 28, 2018, the City Council approved the renewal of Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the south side of Commerce Street, west of Henry Street.
- 15.Z178-125 & Z145-176:** On May 13, 2015, the City Council approved the renewal and amendment of Specific Use Permit No. 1696 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, west of North Crowdus Street. *Current renewal pending City Council on April 25, 2018.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Main Street	Community Collector	80 feet	80 feet
Pryor Street	Local	33.5 feet	33.5 feet

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 269, Tract A	Vacant Structure
North	PD No. 269, Tract A	Bar, lounge, or tavern; retail; and, personal service—barber shop.
East	PD No. 269, Tract A	Restaurant
South	PD No. 269, Tract A	Surface parking; restaurant; office; and, bar, lounge, or tavern
West	PD No. 269, Tract A	Bar, lounge, or tavern; retail; and, personal service—tattoo studio.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

GOAL 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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The request site is within Deep Ellum, an area which provides for a healthy balance of housing, jobs, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses. Considered to be one of Dallas' first commercial districts, Deep Ellum is within close proximity to two major highways, Fair Park, the Baylor Medical District, and Downtown.

The request site consists of a one-story, 5,000-square-foot structure fronting on the south line of Main Street, west of Pryor Street. The structure was recently renovated and now has four vacant suites. The current request is to allow for a cider shop, including the fermentation of cider on-site. This falls into the microbrewery, distillery, or

winery use category as defined in Sec.51P-269.104.(c)(24) and requires a Specific Use Permit within Tract A.

Surrounding land uses include an eclectic mix of bar, lounge, or tavern; retail; and, personal service—barber shop uses to the north; restaurant uses to the east; surface parking; restaurant; office; and, bar, lounge, or tavern uses to the south; and, bar, lounge, or tavern; retail; and, personal service—tattoo studio uses to the west.

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 alcoholic beverage establishment limited to a microbrewery, distillery, or winery or “cidery,” as the applicant calls it, will contribute to the character of the neighborhood and promote further tourism and reinvestment in the area. Staff supports the request for a three-year time period with eligibility for automatic renewals 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 three-year period.

Parking:

PD No. 269 does not require off-street parking for the first 5,000 square feet of floor area for a microbrewery, distillery, or winery use with a separate certificate of occupancy in an original building. Sec.51P-269.104.(c)(27) defines an original building as meaning a building constructed on or before June 27, 1984, the floor area of which has not since June 27,1984, been increased by more than:

- (a) 150 percent if the increase is 5,000 square feet or less; or
- (b) 100 percent if the increase is more than 5,000 square feet. An original building damaged or destroyed on or before June 27, 1984, other than by the intentional act of the owner or his agent, may be restored after that date without losing its original building status.

According to the site plan submitted with this request, the suite contains 1,156 square feet, and the original building has a total of 5,000 square feet. DCAD records state that the existing structure was built in 1935 and there have been no additions. No parking is required or provided.

Z178-175(JM)

Landscaping:

The request will not trigger landscaping per PD No. 269 and Article X of the Dallas Development Code, as amended.

List of Partners/Principals/Officers

Applicant:

Trinity Cider, LLC:

Bryan Meyer, Managing Member
Evan Kalstad, Managing Member

AP Deep Ellum, LLC

Asana Partners, LP

Terry S Brown, Managing Partner
Jason K. Tompkins, Managing Partner
Sam E. Judd, Managing Partner
R. Seth Black, Managing Director
Brian R. Purcell, Managing Director
Reed Kracke, Managing Director
Chris R. Dalton, Director
Katie Grissom, Director
G. Welch Liles, Associate - Development

Z178-175

**PROPOSED SUP CONDITIONS
Z178-175**

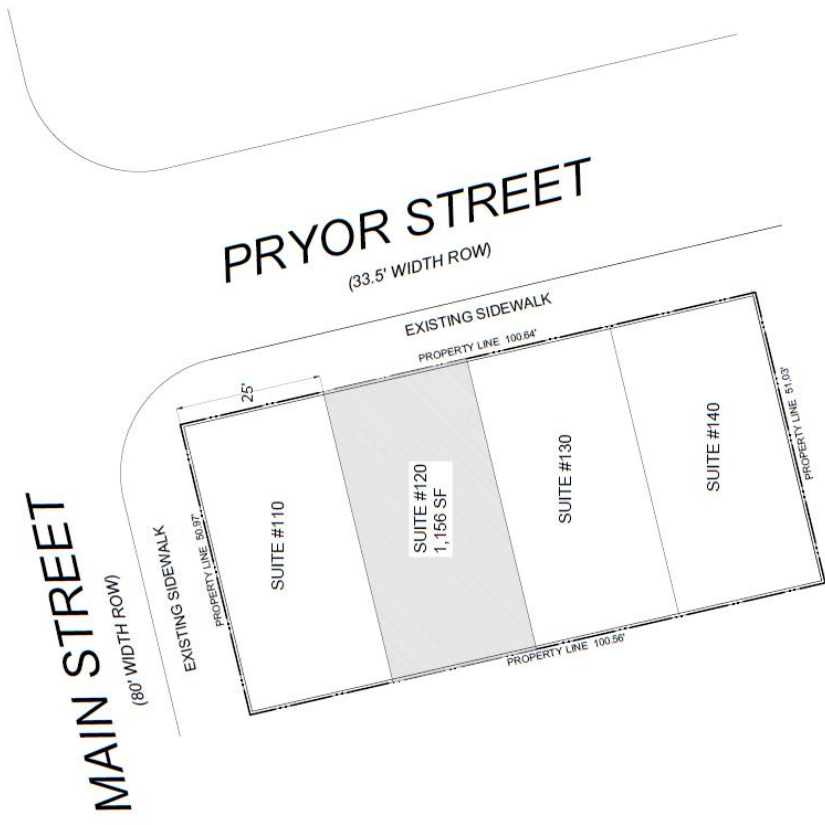
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.).
4. FLOOR AREA: The maximum floor area allowed for the alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery is 1,156 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery may only operate between 11:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

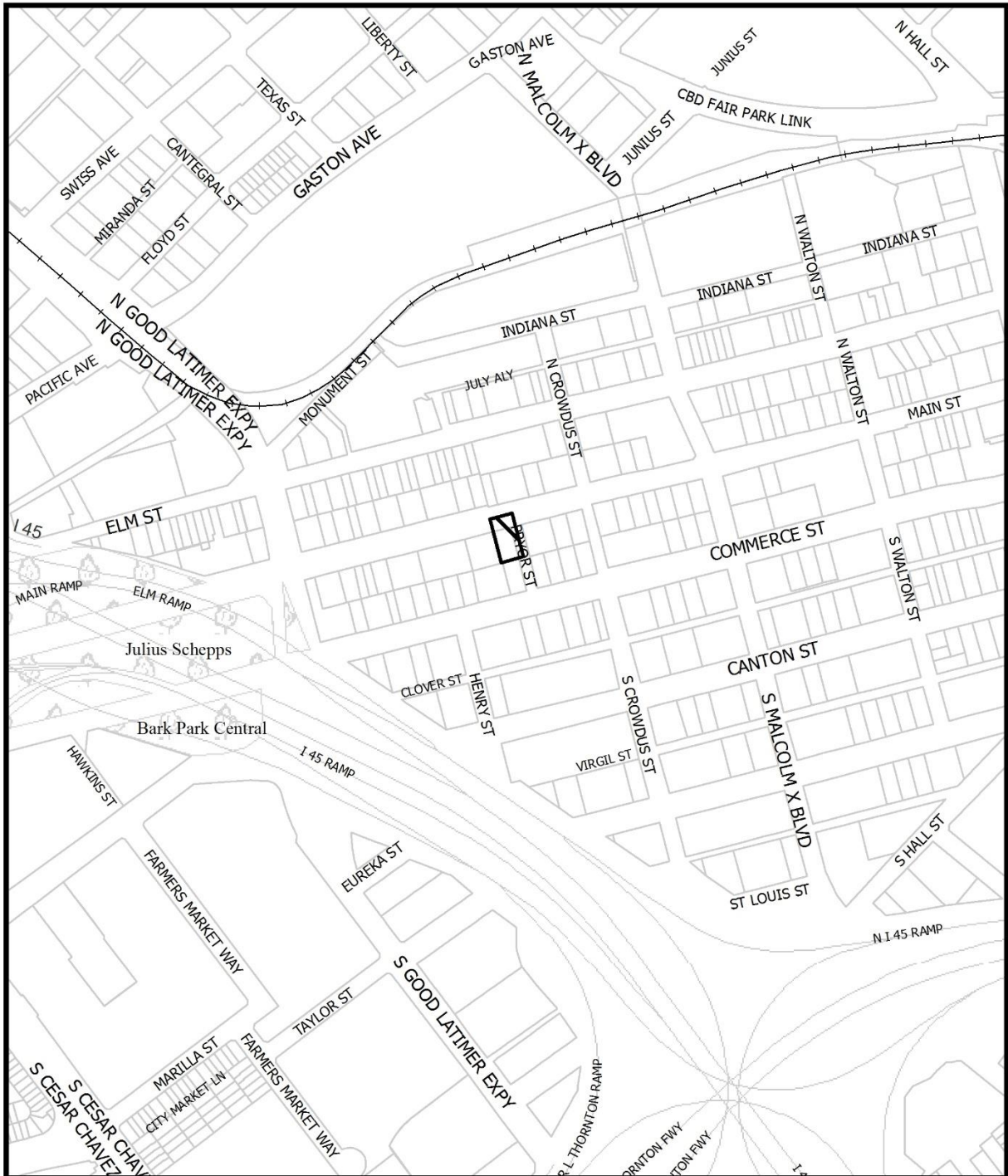
Proposed Site Plan




VICINITY MAP
NTS

Use: Alcoholic Beverage Establishment - Microbrewery, Distillery or Winery	
Zoning: PDD 269	
Site Information:	
Total Existing Building Square Footage	5000
Suite 120 Covered Common Area *	374
Suite 120 Interior Square Footage*	782
SUP Lot Area (SF):	5,000
Lot coverage:	100%
Parking to be provided in accordance with PDD 269	
*Demising walls between units are approximate	





 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u> Z178-175 </u> Date: <u> 2/13/2018 </u>
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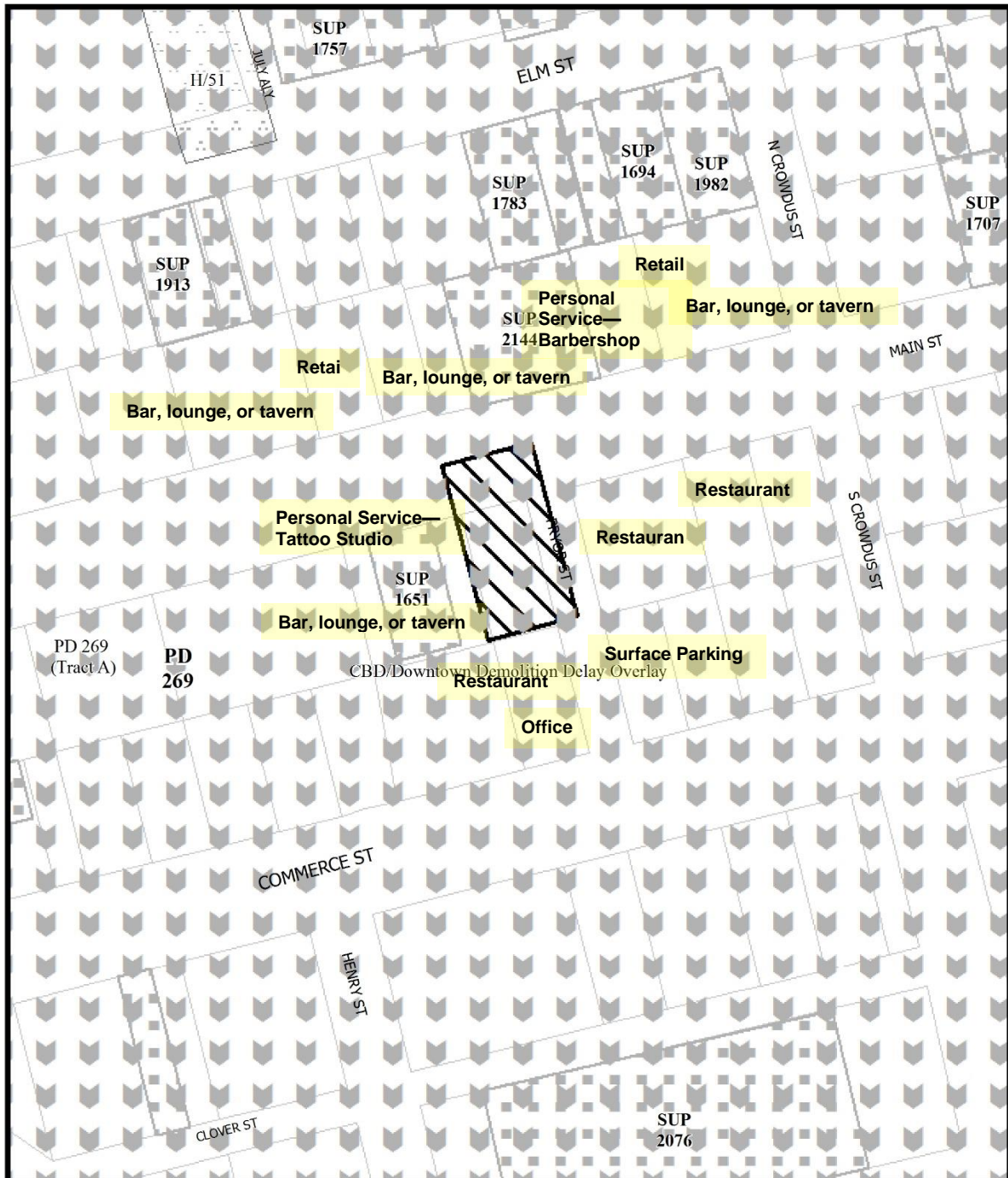


1:1,200

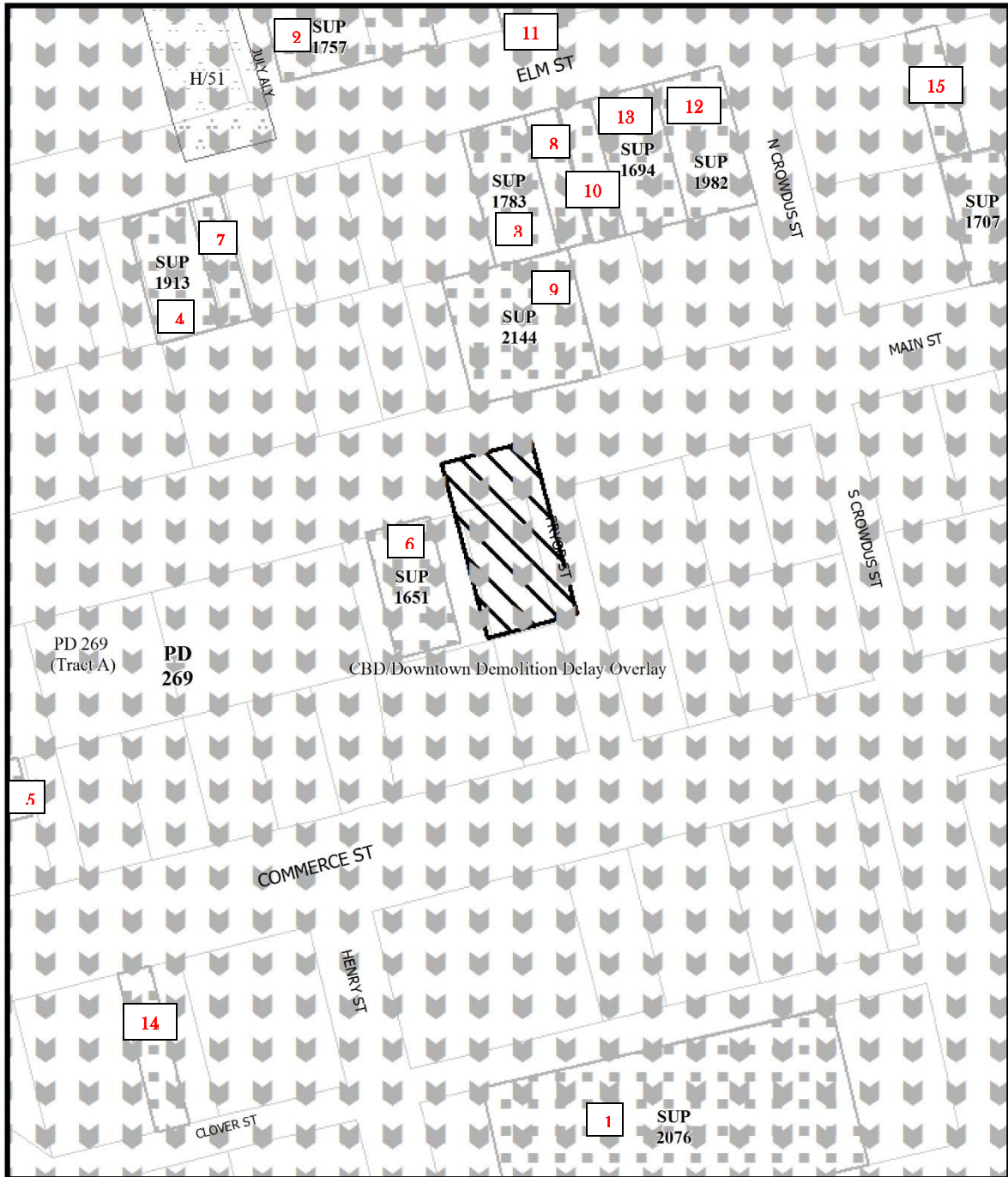
AERIAL MAP

Case no: Z178-175

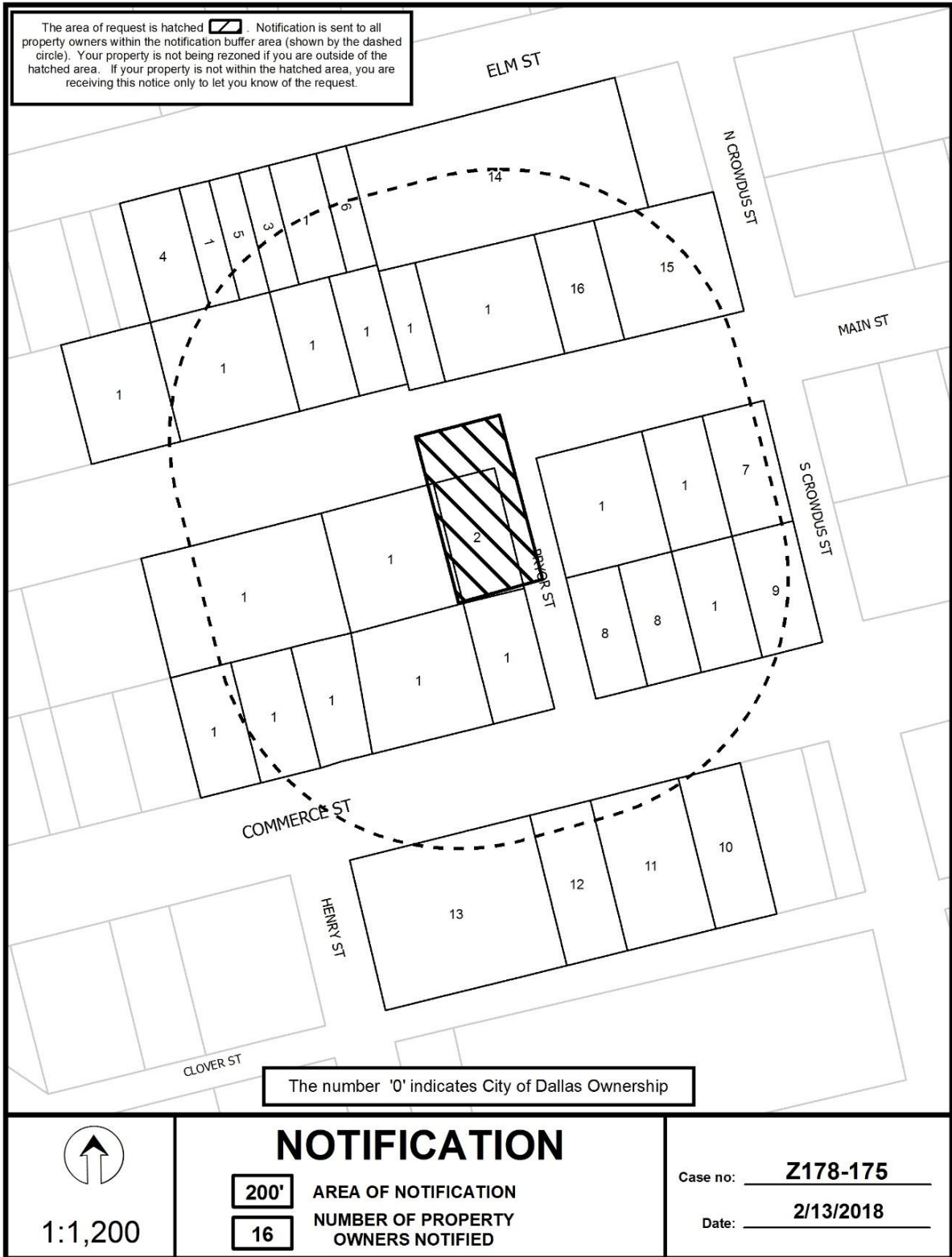
Date: 2/13/2018



 1:1,200	ZONING AND LAND USE	Case no: <u> Z178-175 </u> Date: <u> 2/13/2018 </u>
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 1:1,200	<h1>ZONING HISTORY</h1>	Case no: <u> Z178-175 </u> Date: <u> 2/13/2018 </u>
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02/13/2018

Notification List of Property Owners

Z178-175

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2649 MAIN ST	42 DEEP ELLUM LP
2	2656 MAIN ST	SCHWARTZ HYMIE TRUST &
3	2644 ELM ST	CAMERON PAUL DARREN
4	2638 ELM ST	MGP HOLDINGS LLC
5	2642 ELM ST	LALCO INC
6	2650 ELM ST	ELM ELM LLC
7	2712 MAIN ST	CASS DON E TR
8	2703 COMMERCE ST	SCHWARTZ JEANNETTE TRUST
9	2713 COMMERCE ST	WESTDALE PPTIES AMERICA I
10	2724 COMMERCE ST	SDL PARTNERS INC
11	2718 COMMERCE ST	2713 CANTON LTD
12	2712 COMMERCE ST	2713 CANTON LTD
13	2700 COMMERCE ST	WESTDALE PROPERTIES
14	2720 ELM ST	ELM STREET REALTY LTD
15	2715 MAIN ST	MAIN PROPERTIES LLC
16	2707 MAIN ST	CCD PROPERTIES NUMBER 2 LLC

FILE NUMBER: Z178-182(JM)

DATE FILED: February 12, 2018

LOCATION: East line of Bennett Avenue, the south line of Monarch Street, and the west line of North Garrett Avenue

COUNCIL DISTRICT: 2

MAPSCO: 36-W

SIZE OF REQUEST: ±2.11 acres

CENSUS TRACT: 9.00

APPLICANT/OWNER: Villa Santa Maria, Inc.

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District.

SUMMARY: The current request is to allow for the replacement of an existing retirement housing complex with 60 dwelling units to provide a new retirement housing facility with 130 dwelling units. Deviations from the MF-2(A) standards include: **1)** an increase in dwelling unit density; **2)** a reduced front yard setback with encroachments of up to six feet; **3)** reduction of side and rear yard setbacks; **4)** an increase in lot coverage; **5)** an off-street parking reduction; **6)** elimination of required loading; and, **7)** the addition of design standards.

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

BACKGROUND INFORMATION:

- The existing two-story structure was erected between 1972 and 1973, according to City records (POSSE).
- The site is currently developed with a retirement housing use which is allowed in the current zoning of an MF-2(A) Multifamily District. The proposed PD would be for MF-2(A) District uses and provide for the following modifications:
 - Reduce the front yard setback from 15’ to 10’ and allow for encroachments of up to 6’ for balconies, porches, stairs, and stoops.
 - Reduce the side and rear yard setbacks from 10’ and 15’, respectively, to 0’.
 - Increase dwelling unit density for retirement housing from 116 to 130 units.
 - Increase lot coverage from 60 percent to 70 percent.
 - Reduce required off-street parking from one space per dwelling unit, to 0.5 space per dwelling unit.
 - Eliminate the loading requirement.
 - Add design standards (for additions and new construction) to facilitate façade wall changes to color, texture, or materials.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Monarch Street	Local	70 feet	70 feet
Garrett Avenue	Local	60 feet	60 feet
Bennett Avenue	Local	80 feet	80 feet

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A) Multifamily	Retirement Housing
North	PD No. 951, MF-2(A) Multifamily	Multifamily, Fire Station, and Single Family
East	MF-2(A) Multifamily, NO(A) Neighborhood Office	Multifamily and Church
South	MF-2(A) Multifamily, NO(A) Neighborhood Office	Multifamily and Church
West	PD No. 951, MF-2(A) Multifamily	Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant’s request generally complies with the following goals and policies of the Comprehensive Plan.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

The retirement housing use is essentially a specialized multifamily use. The use is complementary and adds a level of service necessary for diversity in housing options. The modifications to the district standards requested are minimal and maintain the overall scale and character of the neighborhood, while adding urban design features through architectural standards to enhance the facades of additions and new construction.

Land Use Compatibility:

The existing two-story structure was erected between 1972 and 1973, according to City records (POSSE). Surrounding land uses include multifamily, a fire station, and single family to the north; multifamily and church to the east and south; and, multifamily to the west. Many of the surrounding properties have been demolished and rebuilt.

A retirement housing use is allowed in the current MF-2(A) Multifamily District. The proposed PD would be for MF-2(A) District uses and provide for the following modifications:

- For a retirement housing use, reduce the front yard setback from 15' to 10' and allow for encroachments of up to 6' for balconies, porches, stairs, and stoops.

The right-of-way along the three surrounding streets allows for greater flexibility. The streets are all local roads with pavement widths of approximately 30 feet, while the right-of-way for the roads vary from 60 feet to 80 feet in width. This lends to the opportunity for an enhanced pedestrian realm. As the area redevelops with higher density projects, pulling structures closer to the street provides for a more urban experience. Furthermore, this allotment is limited to the proposed retirement housing use.

- Allow exemptions to the side and rear yard setbacks from 10' and 15', respectively, to 10' for both and up to 0' for accessory structures less than 200 square feet and carports.

The parcel has three front yards according to the Dallas Development Code Sec. 51A 4.401(a)(5). The reduction of the side/rear yard setback only applies to the southeast property line. This portion of the site is developed with two accessory structures with less than 200 square-feet of floor area within one-foot of the property line. Additionally, a carport shades existing surface parking along the southeast property line. A proposed addition along the southwest would raise an existing single family structure and provide 10 feet of side yard area, closest to a nearby church. The adjacent property containing the church is zoned an NO(A) District, requiring no side/rear yard setback unless

adjacent to residential districts when a 20-foot side/rear yard is required. The church must provide a 20-foot side/rear setback in this case while the applicant has requested 10 feet with a proposed exemption for accessory structures with less than 200 square feet and carports.

- Increase dwelling unit density for retirement housing from 116 to 130 units.

The Dallas Development Code Sec. 51A 4.209(b) (5.2) (ii) states that in an MF-2(A) District, 55 dwelling units are allowed per acre. The site contains 2.11 acres, allowing for a maximum of 116 dwelling units. The current request to increase the number of dwelling units by 14, a less-than 10 percent increase in density, is minimal.

- For a retirement housing use, increase lot coverage from 60 percent to 70 percent.

Staff supports this request. Lot coverage essentially allows for appropriate density and green space. Considering that no alterations requested to the landscaping required per Article X, the increase in lot coverage generates a higher density of units with less height. This is consistent with the underlying MF-2(A) District height regulations while adding some density to the site. Furthermore, this allotment is limited to the proposed retirement housing use.

- Add design standards (for additions and new construction) to facilitate façade wall changes to color, texture, or materials.

As the area continues to redevelop, design standards will alleviate the potential for monotonous wall masses. The breaks in mass and visual design will apply to three sides of the site — all street frontages, if any additions or new construction are sought. According to the development plan, additions are planned along a portion of the Monarch Street and Bennett Avenue frontages and all of the Garrett Avenue frontage.

This section will require at least one change of color, texture, or material, either diagonally, horizontally, or vertically; and/or, changes in plane with a depth of at least three feet, either diagonally, horizontally, or vertically, for every 50 feet of facade length. Additionally, masonry or cementitious siding material are required for a minimum of 80 percent of street-facing facades.

Additionally, pedestrian amenities including benches, trash receptacles, and pedestrian street lamps are required for every 50 feet of street frontage. The pedestrian amenities must be located within the curb-to building area of the building site. The amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements. These amenities support the urban nature of the redeveloping neighborhood and enhanced pedestrian experience for the area.

Overall, staff supports the changes to the MF-2(A) District standards requested because the changes support the urban transformation of the neighborhood. Additionally, as the neighborhood continues to transition and redevelop, making minor exceptions for this existing retirement housing use to remain and continue serving the community as an alternate form of housing for the aging population is beneficial to area residents.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
MF-2(A) Existing	15' Projections of up to 5'	0' for SF 5' and 10' for duplex OTHER: 10' and 15'	No Max; Min Lot Area per unit based on bedrooms. 116 units based on lot area	36'	60 % res. 50% nonres. RPS	Multifamily.
PD for MF- 2(A) Uses Proposed	10' Encroach- ments up to 6'	0'	130 dwelling units	36'	70% res. 50% nonres.	Multifamily & retirement housing.

Parking and Loading:

The Dallas Development Code requires one parking space per dwelling unit for a retirement housing use and one loading space for a facility with 50,000 to 100,000 square feet of floor area. The applicant has requested the following amendments:

- Reduce required off-street parking from one space per dwelling unit, to 0.5 space per dwelling unit.
- Remove loading requirement.

The Engineering Division was provided data from two current retirement housing projects (including the existing site) operated by the applicant. The data identified observed vehicles on-site at multiple times of day for several days. Based on the evidence submitted, Engineering staff found the observations to support the reduction in parking and elimination of loading.

The project is expected to provide for a maximum of 130 dwelling units, requiring 65 parking spaces. The proposed development plan indicates that 75 parking spaces will be provided.

Landscaping:

The new development on the property will require landscaping per Article X of the Dallas Development Code, as amended.

List of Officers

Villa Santa Maria, Inc.

Mark V. Welch, President
Joseph W. Dingman, Vice President, Secretary, Treasurer
Margaret Ann Moser, Director
Peter L. Larsen, Director
Margaret Busby, Director
Thomas A. Guillory, Director
Anthony S. Levatino, Director
Shelia Mathews Miles, Director
Lydia Torrez, Director

Proposed PD Conditions

ARTICLE _____.

PD _____.

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

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

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

PD ____ is established on property located at the northeast corner of Bennett Avenue and Monarch Street. The size of PD ____ is approximately _____ 2.11 acres.

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

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, ORIGINAL BUILDING means a structure built before 1973 and containing a minimum of 40,000 square feet.

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article: Exhibit ___A: development plan.

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

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

SEC. 51P- ____ .107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P- ____ .108. ACCESSORY USES.

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

SEC. 51P- ____ .109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Retirement housing.

(1) Front yard. Minimum front yard is 10 feet. In addition to the projections allowed by Section 51A-4.401(a), balconies, porches, stairs, and stoops may encroach up to six feet into the required front yard.

(2) Lot coverage. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(c) Side and rear yard. Minimum side yard and rear yard is 10 feet. Accessory structures under 200 square feet in floor area and carports may be located within the required side and rear yard.

(d) Density. Maximum number of dwelling units is 130 units.

SEC. 51P- ____ .110. OFF-STREET PARKING AND LOADING.

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

(b) Retirement housing.

(1) One-half off-street parking space per retirement housing dwelling unit is required. No additional parking is required for an accessory community center (private) for a retirement housing use.

(2) No loading space is required for a retirement housing use.

(c) Original building. For an original building, parking may be located within the required front yard as shown on the development plan.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P- _____.110. DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) Applicability. This section applies to new construction and additions.

(b) Facade wall changes. Street-facing facades must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically.

(2) Changes in plane with a depth of at least three feet, either diagonally, horizontally, or vertically, for every 50 feet of facade length.

(c) Materials. A minimum of 80 percent of street-facing facade material, excluding doors and windows, must be masonry or cementitious siding material. Masonry includes stone, brick, concrete, hollow clay tile, decorative concrete blocks or tile, or glass block. Stucco is considered masonry. Exterior Insulation Finish System (EIFS) materials are not considered masonry for purposes of this subsection.

(d) Pedestrian amenities.

- (1) A minimum of two of the following pedestrian amenities are required for every 50 feet of street frontage:
 - (A) Benches.
 - (B) Trash receptacles.
 - (C) Pedestrian street lamps.
- (2) Pedestrian amenities must be located within the curb-to-building area of the building site or within the public right-of-way. Pedestrian amenities located within the public right-of-way must comply with city standards and licensing requirements.
- (3) Pedestrian amenities must be maintained by the owner or operator.

SEC. 51P- ____ .113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

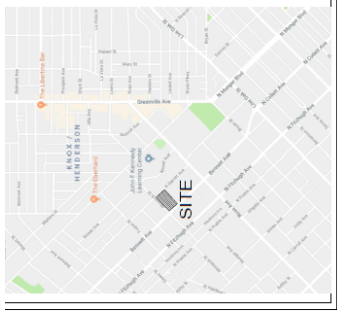
SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development Plan

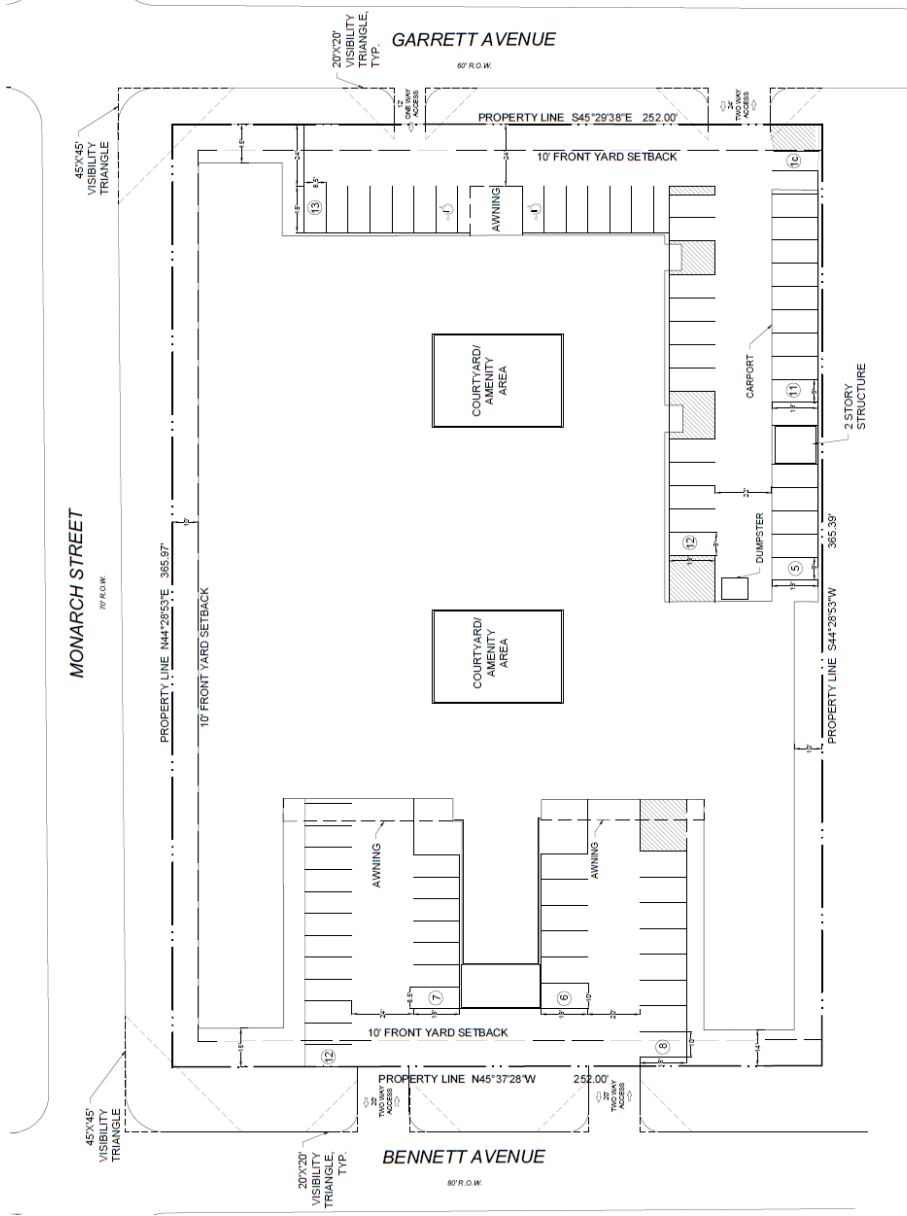


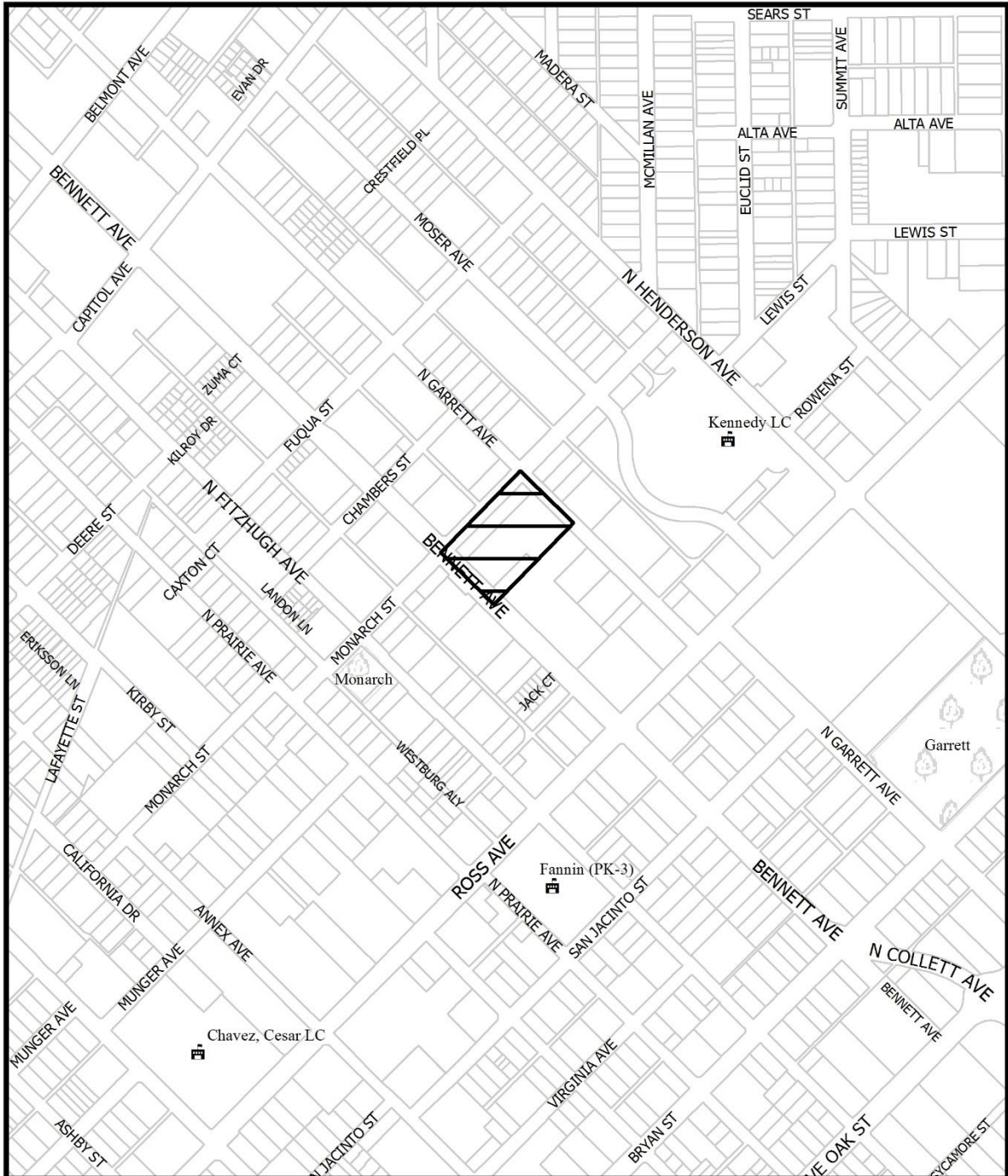
VICINITY MAP
NTS



SITE DATA TABLE

TOTAL SITE AREA	2.12 ACRES
LAND USE	RETIREMENT HOUSING
TOTAL DENSITY	130 UNITS
MAX. BUILDING HEIGHT	36 FT
MAX. LOT COVERAGE	70%
MINIMUM SETBACKS	
FRONT YARD SETBACK: GARRETT	10 FT
FRONT YARD SETBACK: BENNETT	10 FT
FRONT YARD SETBACK: MONARCH	10 FT
SIDE YARD SETBACK	0 FT
ALLOWED BY ENCROACHMENTS	6 FT
PARKING	
PARKING PROVIDED	0.5 / UNIT
PARKING REQUIRED	65
PARKING PROVIDED	75



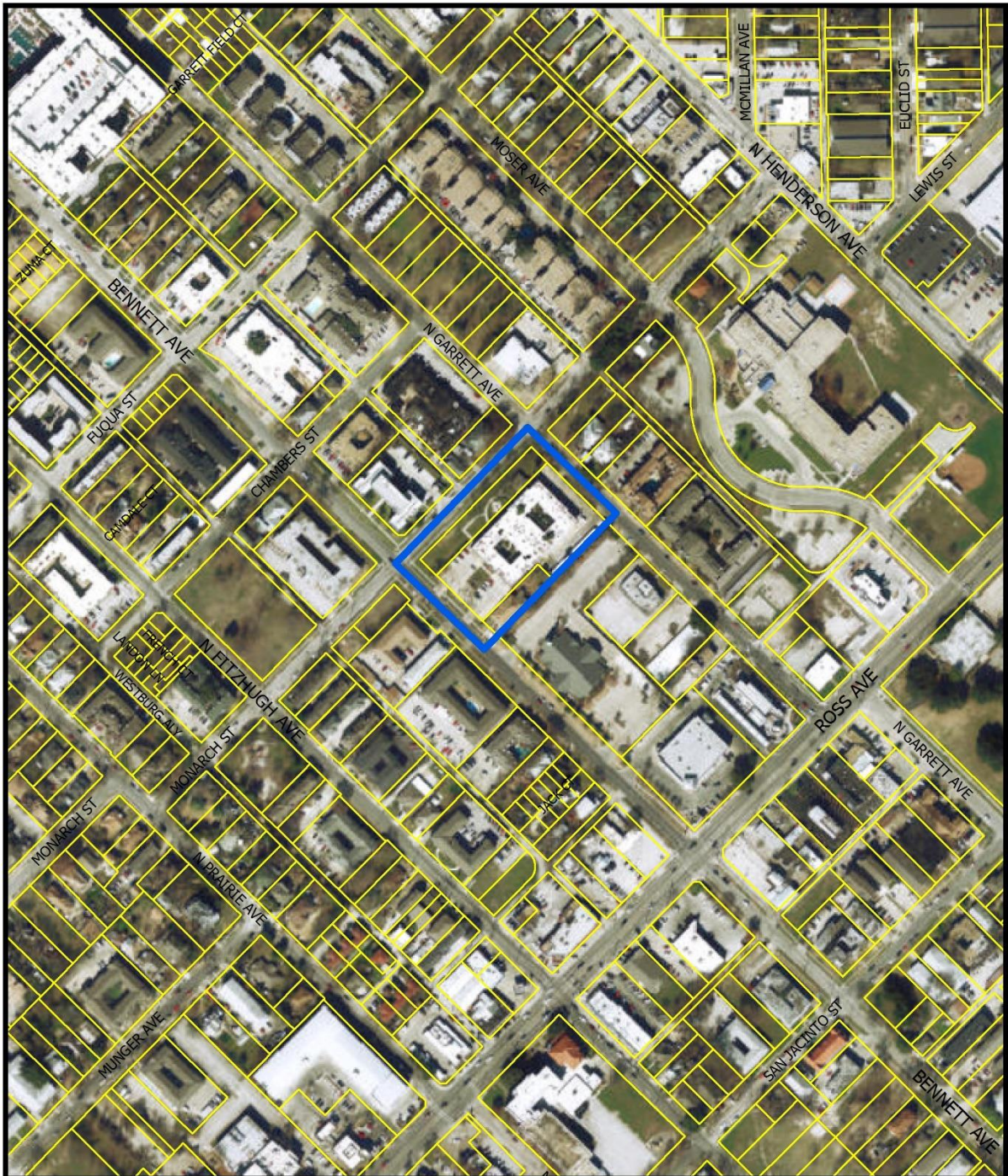


1:6,000

VICINITY MAP

Case no: Z178-182

Date: 3/9/2018

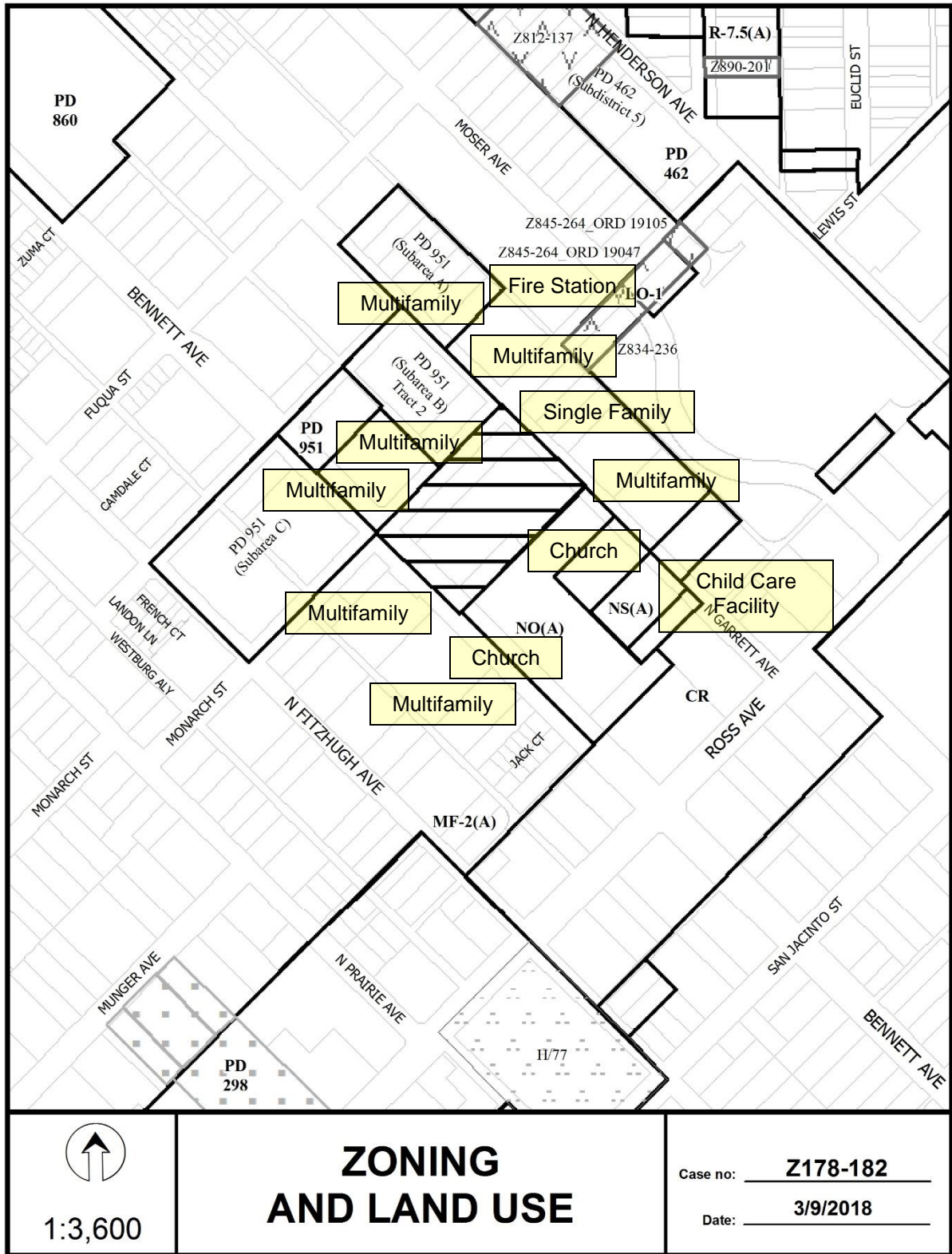


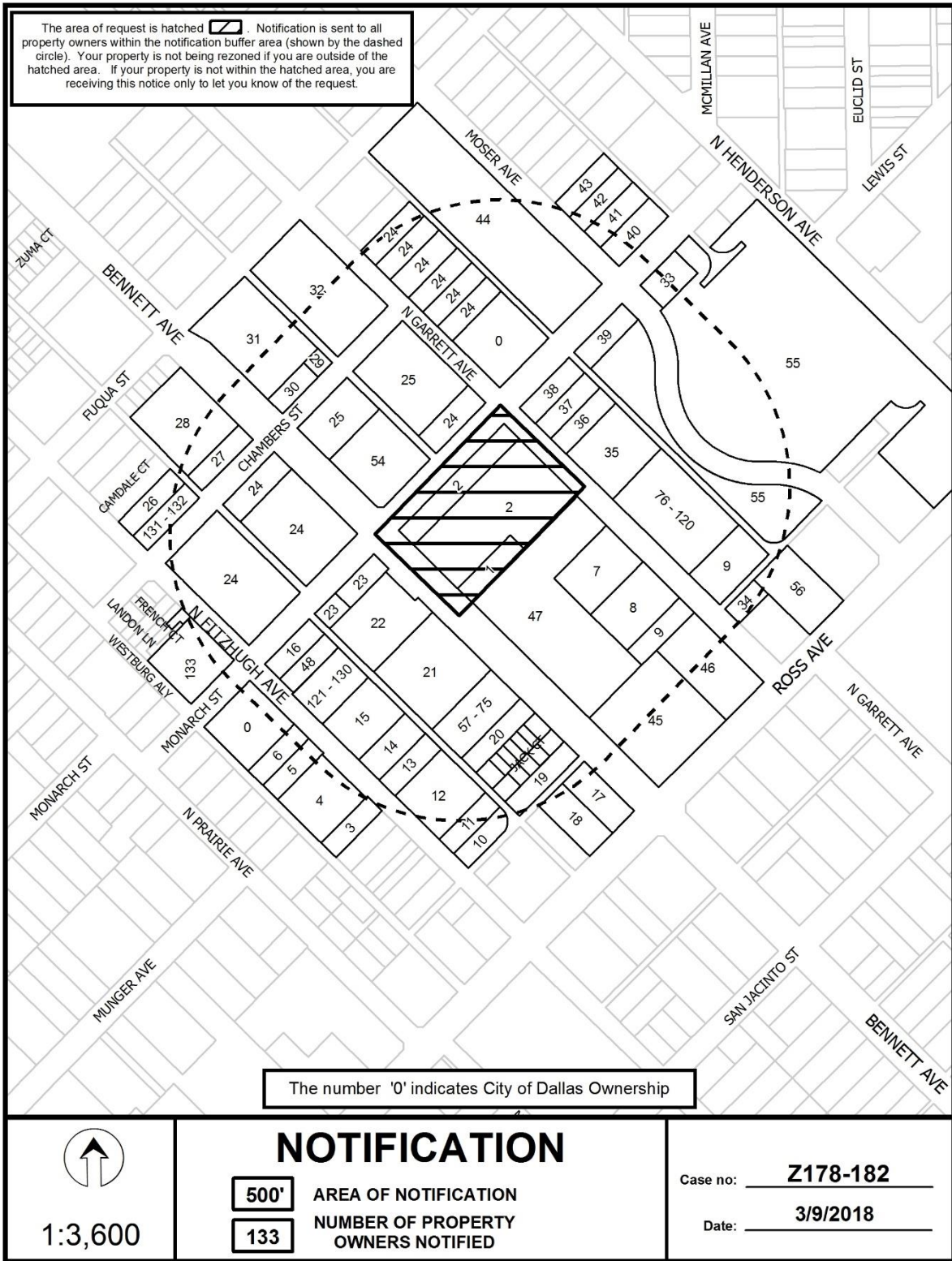
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AERIAL MAP

Case no: Z178-182

Date: 3/9/2018





03/09/2018

Notification List of Property Owners***Z178-182******133 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1808 BENNETT AVE	RAMIREZ RICHARD & MARIE
2	1830 BENNETT AVE	VILLA SANTA MARIA INC
3	1737 N FITZHUGH AVE	GNG PROPERTIES
4	1807 N FITZHUGH AVE	FAIR OAKS APTS INC
5	1815 N FITZHUGH AVE	FAIR OAKS APTS INCORPORATED
6	1819 N FITZHUGH AVE	PARMAR RITESH KUMAR
7	1805 N GARRETT AVE	MEDHANFALEM ERITREAN
8	1721 N GARRETT AVE	COMUNIDAD DE ESPERANZA
9	1717 N GARRETT AVE	MARLISA LTD PARTNERSHIP
10	1716 N FITZHUGH AVE	GNG PROPERTIES INCORP
11	1722 N FITZHUGH AVE	PHAM THI DBA P V ALL SVC
12	1728 N FITZHUGH AVE	KG REALCO LLC
13	1738 N FITZHUGH AVE	NGUYEN LANANH THI &
14	1800 N FITZHUGH AVE	NGUYEN CHI THI
15	1810 N FITZHUGH AVE	KUBOKAWA YOSHIMICHI &
16	1830 N FITZHUGH AVE	WANG ALERN TR
17	4921 ROSS AVE	FRANCIS DON E
18	4917 ROSS AVE	MASSOUDI MOHAMMAD &
19	1715 BENNETT AVE	ZF DEVELOPMENT LLC
20	1725 BENNETT AVE	4901 LIVE OAK LLC
21	1809 BENNETT AVE	PGH WHITE LLC
22	1819 BENNETT AVE	BENNETT APARTMENTS LLC
23	1831 BENNETT AVE	GREENWICH DEVELOPMENTS LLC
24	1945 BENNETT AVE	AH APARTMENTS LP
25	5014 CHAMBERS ST	AH APARTMENTS LP
26	2006 N FITZHUGH AVE	BARR BURT JR

Z178-182(JM)

03/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2003 BENNETT AVE	VICEROY LIVING LLC
28	2015 BENNETT AVE	PSPK LLC
29	5011 CHAMBERS ST	IRA PLUS SOUTHWEST LLC
30	5005 CHAMBERS ST	BROWN MEGAN
31	2014 BENNETT AVE	IP BENNETT LP
32	2015 N GARRETT AVE	MADDOX RONALD C &
33	1830 MOSER AVE	BLAIR IAN
34	1712 N GARRETT AVE	DIOSCORIDES & AVICENNA HOLDINGS LLC
35	1820 N GARRETT AVE	FEB RESIDENTIAL LLC
36	1828 N GARRETT AVE	TOPSPIN DEVELOPMENT LP
37	1832 N GARRETT AVE	TOPSIN DEV LP
38	1836 N GARRETT AVE	BURNS ROBERT
39	1833 MOSER AVE	BURNS 2016 REVOCABLE TRUST
40	1902 MOSER AVE	MOSER HOMES LLC
41	1906 MOSER AVE	GRIGGSJORDAN KIMBERLY M &
42	1912 MOSER AVE	TICHANSKY MICHAEL S &
43	1914 MOSER AVE	MCCULLOUGH DAVID W &
44	1925 MOSER AVE	LH MOSER LLC
45	5001 ROSS AVE	MV1 PROPERTIES LLC
46	5021 ROSS AVE	MILLER BLAKEWELL LLC
47	1800 BENNETT AVE	CHURCH OF JESUS CHRIST OF
48	1826 N FITZHUGH AVE	WANG ALERN TR
49	4976 JACK CT	HARKINS BRIAN
50	4958 JACK CT	OWENHUNT LLC
51	4922 JACK CT	KURTH TRAMPAS
52	4904 JACK CT	GIAMBRONE NICOLE &
53	1951 N FITZHUGH AVE	HF SIERRA HOLDINGS LLC
54	1902 BENNETT AVE	BENNETT MONARCH LOFTS LLC
55	1802 MOSER AVE	Dallas ISD
56	5111 ROSS AVE	WAFFLE HOUSE INC
57	1727 BENNETT AVE	PINNEBOG INVESTMENTS LLC

Z178-182(JM)

03/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1727 BENNETT AVE	PINNEBOG INVESTMENTS
59	1727 BENNETT AVE	PINNEBOG INVESTMENTS LLC
60	1727 BENNETT AVE	PINNEBOG INVESTMENTS LLC
61	1727 BENNETT AVE	CHAILLET BRIAN S
62	1727 BENNETT AVE	PINNEBOG INVESTMENTS LLC
63	1727 BENNETT AVE	PINNEBOG INVESTMENTS LLC
64	1727 BENNETT AVE	PINNEBOG INVESTMENTS LLC
65	1727 BENNETT AVE	SUAREZ JUAN A JR
66	1727 BENNETT AVE	PINNEBOG INV
67	1727 BENNETT AVE	HO JOHN
68	1727 BENNETT AVE	ARISTODEMOU ARISTODEMOS
69	1727 BENNETT AVE	DULWORTHWARICK JESSICA M
70	1727 BENNETT AVE	PINNEBOG INV LLC
71	1727 BENNETT AVE	ABOVO CORP
72	1727 BENNETT AVE	PINNEBOG INVESMENTS LLC
73	1727 BENNETT AVE	PECH ROMAN
74	1727 BENNETT AVE	GENZEL STANLEY G ETAL
75	1727 BENNETT AVE	PINNEBOG INVESTMENTS LLC
76	1810 N GARRETT AVE	RODRIGUEZ ESPERANZA &
77	1810 N GARRETT AVE	AMADOR LUDMILA & ANA
78	1810 N GARRETT AVE	RIVERPOINT PARTNERS
79	1810 N GARRETT AVE	BUSTAMANTE CESAR MEDINA
80	1810 N GARRETT AVE	EARLY VIRGINIA
81	1810 N GARRETT AVE	LOPEZ JUAN PABLO MARQUEZ
82	1810 N GARRETT AVE	WOLF BEE HOLDINGS LLC
83	1810 N GARRETT AVE	MANJREKAR ASHISH
84	1810 N GARRETT AVE	REED GEORGE P
85	1810 N GARRETT AVE	VILLAGOMEZ MARIA
86	1810 N GARRETT AVE	RATLIFF HARVEY LOCKE &
87	1810 N GARRETT AVE	CUELLAR PRECILIANO &
88	1810 N GARRETT AVE	RATLIFF HARVEY LOCKE

Z178-182(JM)

03/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1810 N GARRETT AVE	GARZA MANUEL J & ET AL
90	1810 N GARRETT AVE	CUELLARMARTINEZ PRECILIANO &
91	1810 N GARRETT AVE	CALEY KATHRYN
92	1810 N GARRETT AVE	GUITERREZ VICTOR & MARIA
93	1810 N GARRETT AVE	OWEN FRED D
94	1810 N GARRETT AVE	FUSSELMAN ELAINE
95	1810 N GARRETT AVE	MAKARA MIKE
96	1810 N GARRETT AVE	TOM ALFRED
97	1810 N GARRETT AVE	GUTIERREZ NORMA IRENE
98	1810 N GARRETT AVE	MORALES ROSALIA
99	1810 N GARRETT AVE	SIKES ROBERT C LLC &
100	1810 N GARRETT AVE	MOORE RICHARD BURTON
101	1810 N GARRETT AVE	MACIAS GUSTAVO
102	1810 N GARRETT AVE	FLORES JUAN & MARIA
103	1810 N GARRETT AVE	GARZA MANUEL J
104	1810 N GARRETT AVE	DIJKMAN CELIA MARIA TRUST
105	1810 N GARRETT AVE	REYES SYLVIA
106	1810 N GARRETT AVE	LAFON CYNTHIA FAYE
107	1810 N GARRETT AVE	MACIAS GUSTAVO
108	1810 N GARRETT AVE	GUTIERREZ NORMA I
109	1810 N GARRETT AVE	WILLIMAS ELIZABETH L
110	1810 N GARRETT AVE	TBPR PROPERTIES LLC
111	1810 N GARRETT AVE	HUBER WILLIAM R
112	1810 N GARRETT AVE	ESTRELLA YOJAIDA
113	1810 N GARRETT AVE	ZAK PAUL A
114	1810 N GARRETT AVE	FLORES JUANITA L
115	1810 N GARRETT AVE	ANDINO JUAN FRANCISCO &
116	1810 N GARRETT AVE	WEST DON M &
117	1810 N GARRETT AVE	BRAEMAR NORTH JV
118	1810 N GARRETT AVE	YBARRA ALFONZO R
119	1810 N GARRETT AVE	YBARRA AL

Z178-182(JM)

03/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1810 N GARRETT AVE	GUTIERREZ NORMA IRENE
121	1818 N FITZHUGH AVE	ORTIZ SELIA &
122	1818 N FITZHUGH AVE	THOMPSON JASON M
123	1818 N FITZHUGH AVE	MURRELL PHILLIP
124	1818 N FITZHUGH AVE	LOERACARRILLO ORLANDO
125	1818 N FITZHUGH AVE	HUYNH KHOA
126	1818 N FITZHUGH AVE	KLS INVESTMENT LLC
127	1818 N FITZHUGH AVE	ROBBINS JODI L
128	1818 N FITZHUGH AVE	DEL VALLE TAMARA L
129	1822 N FITZHUGH AVE	STEGER COLIN W
130	1822 N FITZHUGH AVE	OKE VICTOR
131	2002 N FITZHUGH AVE	CHEN BEVERLY
132	2002 N FITZHUGH AVE	PARPAR FI LLC
133	1901 N FITZHUGH AVE	XIONG CHEN FAMILY TRUST THE

FILE NUMBER: Z178-181(CY)

DATE FILED: February 9, 2018

LOCATION: Northeast corner of West Camp Wisdom Road and Marvin D Love Frontage Road, east of Marvin D Love Freeway (US 67)

COUNCIL DISTRICT: 3

MAPSCO: 63U

SIZE OF REQUEST: Approx. 0.86 acres

CENSUS TRACT: 109.02

APPLICANT/OWNER: KUNVER, LLC

REPRESENTATIVE: Karl A. Crawley, Masterplan

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

SUMMARY: The intention of the owner is to redevelop the property with a new convenience store with motor vehicle fueling station. The developer would like to sell beer and wine for off-premise consumption in conjunction with the convenience store. The existing hotel use is currently operating but will be demolished.

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with a two-story building with a hotel use which the owner plans to demolish.
- The owner proposes to redevelop the site with the new construction of a 3,010-square-foot general merchandise or food store building and a 3,096 square-foot canopy for motor vehicle fueling station.
- The request area is in an RR Regional Retail District with a D Liquor Control Overlay and occupies approximately 0.857 acres of land. The general merchandise use and the motor vehicle fueling station are permitted by right.
- The owner seeks to change the D Liquor Control Overlay to a D-1 Liquor Control Overlay and to obtain a specific use permit for the sale of alcoholic beverages in conjunction with the general merchandise use.

Zoning History: There has been one zoning request in the surrounding area in the past five years.

1. Z145-200(AF)

On June 10, 2015, the City Council approved an application to change the zoning classification from an RR Regional Retail District with a D Liquor Control Overlay to an RR District with a D-1 Liquor Control Overlay and a 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 on a property adjacent to this area of request. SUP No. 2149 expired on June 10, 2017.

Thoroughfares/Streets:

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

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	RR Regional Retail with D Liquor Control Overlay	Hotel
North	RR Regional Retail with D Liquor Control Overlay	Custom Business Services
East	RR Regional Retail with D-1 Liquor Control Overlay	General Merchandise and Child Care Facility
South	RR Regional Retail	Vehicle Display Sales and Service
West	PD No. 396 (across US67)	General Merchandise and Restaurant

Land Use Compatibility:

The approximate 0.86-acre site is zoned a RR Regional Retail District with a D Liquor Control Overlay. Generally located around the site is a mix of light industrial, residential and retail zoning districts. Immediately adjacent to the site are custom business services and hotel uses along the Highway 67 service road. The request site is currently developed with a two-story hotel building. The owner of the property plans to demolish the existing structure and redevelop the site with a general merchandise building and

vehicle fueling station. The owner's request for a zoning change and a specific use permit will allow for the sale of alcoholic beverages for off-premise consumption in conjunction with the general merchandise or food store 3,500 square feet or less use.

The properties to the north currently have deed restrictions (D.R. Z856-207) in place that prescribe uses that are only allowed in a neighborhood service district. Across W. Camp Wisdom Road, located south of the property, is an automobile dealership. This property also has deed restrictions in place (D.R. Z912-257) which terminated some of the limitations under previous deed restrictions (D.R. Z834-202), except for those requiring screening and landscaping. The property to the east of the request contains a general merchandise or food store 3,500 square feet or less, and a child care facility. All of the surrounding uses are compatible with the proposed general merchandise & food store.

The owner will seek to obtain a liquor license under Chapter 26 of the Texas Alcoholic Beverage Commission Code, wine and beer retailer's off-premise permit which will exempt them from the 300 feet distance from a day care or child care facility.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

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

that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

In general, the applicant’s request is consistent with the general provisions for a Specific Use Permit. The time period proposed by the applicant is five years with automatic renewals for additional five-year time periods. However, staff recommends approval for a two-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 two-year period.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR	15'	20' adjacent to residential OTHER: No Min	1.5 FAR overall .5 office	70' 5 stories	80%	RPS, DIR, Visual Inclusion	Retail & personal service

Parking:

The off-street parking requirements for a general merchandise or food store 3,500 square foot or less is one space for each 200 square feet of floor area. The building’s floor area totals approximately 3,010 square feet, which requires a minimum of 15 off-street parking spaces in addition to the 2 minimum off-street parking spaces required for the vehicle fuel station. As depicted on the site plan, 21 spaces are provided.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code.

Dallas Police Department: The proposed site is currently developed with a hotel use, therefore the police report received is not related neither to the proposed use nor the sales of alcohol for off-premise consumption.

List of Officers

Kunver, LLC.

- Pete Patson Manager
- Thomas J. Irons Organizer

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's Recommendation:

- | |
|---|
| <ol style="list-style-type: none">3. <u>TIME LIMIT</u>: This specific use permit expires on (two years) _____, 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.) |
|---|

Applicant's Proposal:

- | |
|--|
| <ol style="list-style-type: none">3. <u>TIME LIMIT</u>: This specific use permit expires on (five years) _____, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) |
|--|
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

- GENERAL NOTES**
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PROPERTY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND THE CITY OF DALLAS OF ALL UTILITIES AND PROPERTY TO BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND THE CITY OF DALLAS OF ALL UTILITIES AND PROPERTY TO BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND THE CITY OF DALLAS OF ALL UTILITIES AND PROPERTY TO BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND THE CITY OF DALLAS OF ALL UTILITIES AND PROPERTY TO BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION.
 - EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION PROVIDED ON A "AS-BUILT" BASIS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND PROPERTY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND THE CITY OF DALLAS OF ALL UTILITIES AND PROPERTY TO BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
 - THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRUCKS AND EQUIPMENT SHALL BE COVERED WITH DUST PROTECTION. THE CONTRACTOR SHALL MAINTAIN ALL TIMES, CONSTRUCTION ACTIVITIES TO BE LIMITED TO THE PERMITTED TIMES. CONSTRUCTION ACTIVITIES TO BE LIMITED TO THE PERMITTED TIMES.

- SITE PLAN KEYNOTES:**
- CONTRACT FT CURB & GUTTER
 - CONTRACT FT CONCRETE PAVEMENT SECTION (SEE SECTION)
 - INSTALL 4" CONCRETE SIDEWALK
 - INSTALL UNDERPAVEMENT FUEL STORAGE TANKS
 - INSTALL FUEL TANKS
 - INSTALL 6" FIBERGLASS INSULATED PIPE
 - INSTALL AIR TANKS
 - INSTALL (TO LIGHTED) REFLECTIVE REF FUEL TANKS
 - INSTALL UNDERPAVEMENT FUEL STORAGE TANKS (SEE A.D.A. PLAN)
 - WHITE PAVEMENT SOLID PAVING STRIPES
 - HANDICAP VAN PARKING
 - STANDARD AREA LIGHT POLE (SEE PHOTOGRAPHIC PLAN)
 - NEW SIGNAGE CANOPY
 - NEW TRASH CANS
 - NEW MULTI-PURPOSE DISPENSERS
 - NEW BIKE RACK

CV	DELTA	RADIUS	LENGTH	CHORD
1	127.0404'	40.00'	188.77'	197.2500' W 71.62'

DATA SUMMARY TABLE

ZONING	TYPE	AREA	PERCENTAGE
RS (RESIDENTIAL RETAIL)	AREA OF LOT (TOTAL LOT AREA)	37,344 SQ. FT.	100%
	AREA OF LOT (BUILDING FOOTPRINT)	3,010 SQ. FT.	8.06%
	AREA OF LOT (PARKING)	3,099 SQ. FT.	8.30%
	AREA OF LOT (LANDSCAPE)	31,235 SQ. FT.	83.64%
	AREA OF LOT (TOTAL IMPERVIOUS SURFACE)	6,109 SQ. FT.	16.36%
	AREA OF LOT (TOTAL PAVEMENT)	6,109 SQ. FT.	16.36%
	AREA OF LOT (TOTAL GREEN SPACE)	31,235 SQ. FT.	83.64%
	AREA OF LOT (TOTAL OPEN SPACE)	31,235 SQ. FT.	83.64%

APPLICANT/ENGINEER
THE DIMENSION GROUP
10705 SANDWELL ROAD
DALLAS, TEXAS 75244
CONTACT: MRS. JESSICA A. DORR, P.E.
TEL: (214) 343-8400

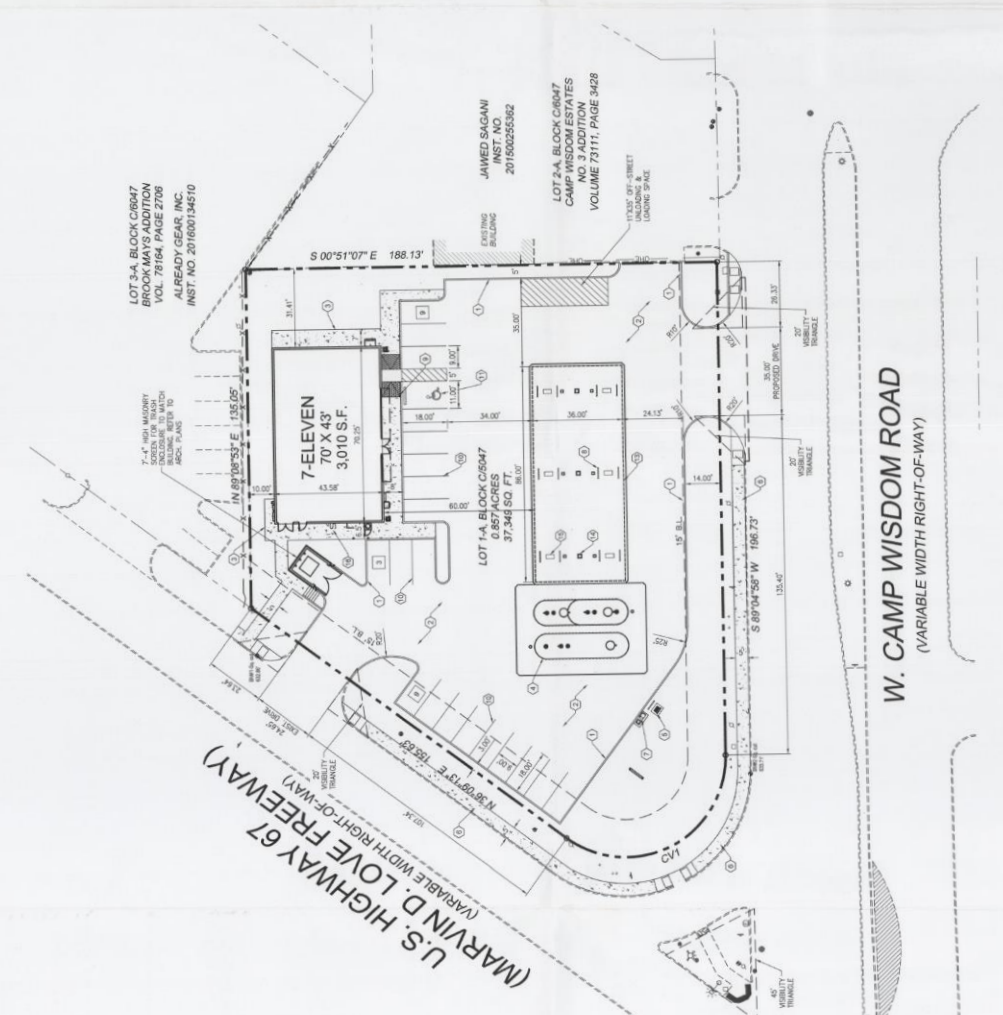
CITY FILE # 311T-XXXX

SHEET

SITE PLAN
Z178-181

7-ELEVEN STORE #8412
2835 W. CAMP WISDOM ROAD
DALLAS, TEXAS 75237

C3.0



THE DIMENSION GROUP
ARCHITECTURE, CIVIL ENGINEERING & MECHANICAL ENGINEERING
10705 SANDWELL ROAD, DALLAS, TEXAS 75244
TEL: (214) 343-8400
WWW.DIMENSIONGROUP.COM



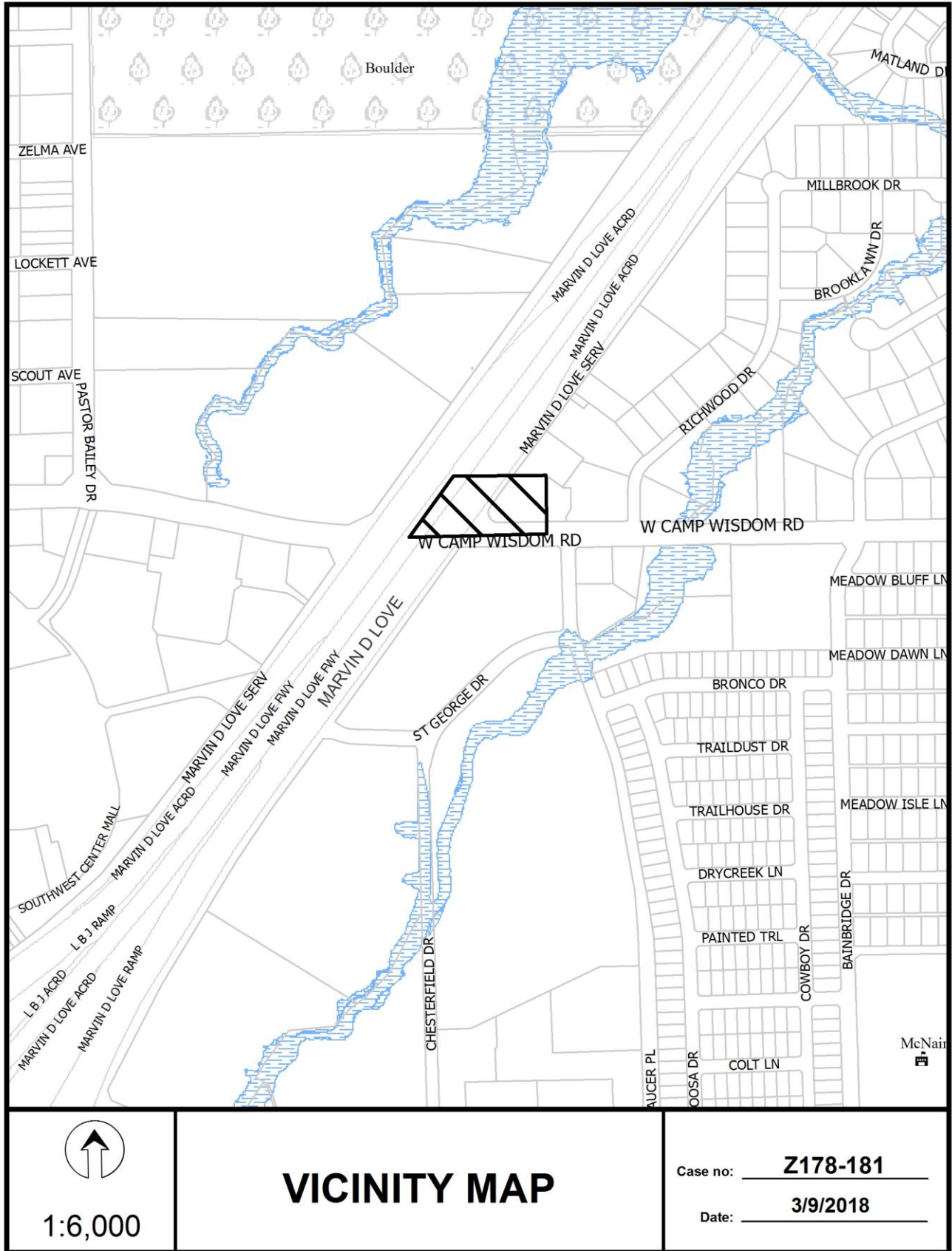
NO.	DATE	REVISION / DESCRIPTION
1	17-872	100
2	07/27/18	09/19/18

CAUTION: THESE PLANS ARE THE PROPERTY OF THE DIMENSION GROUP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PROPERTY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND THE CITY OF DALLAS OF ALL UTILITIES AND PROPERTY TO BE PROTECTED OR REMOVED PRIOR TO CONSTRUCTION.

DATE: 17-872
DRAWN: TDS
APPROVED: JDD

W. CAMP WISDOM ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

U.S. HIGHWAY 67
(MARVIN D. LOVE FREEWAY)
(VARIABLE WIDTH RIGHT-OF-WAY)



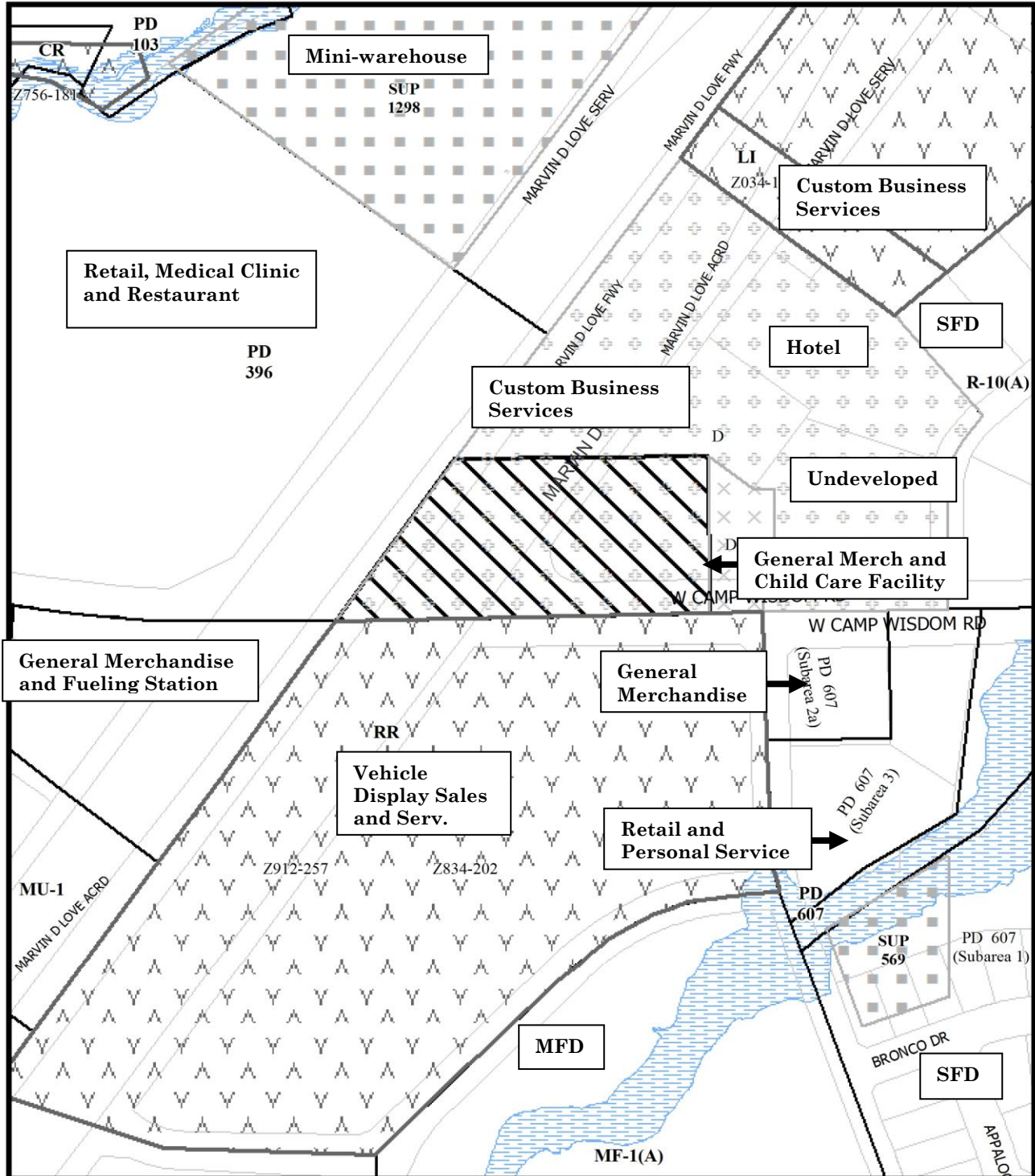


1:2,400

AERIAL MAP

Case no: Z178-181

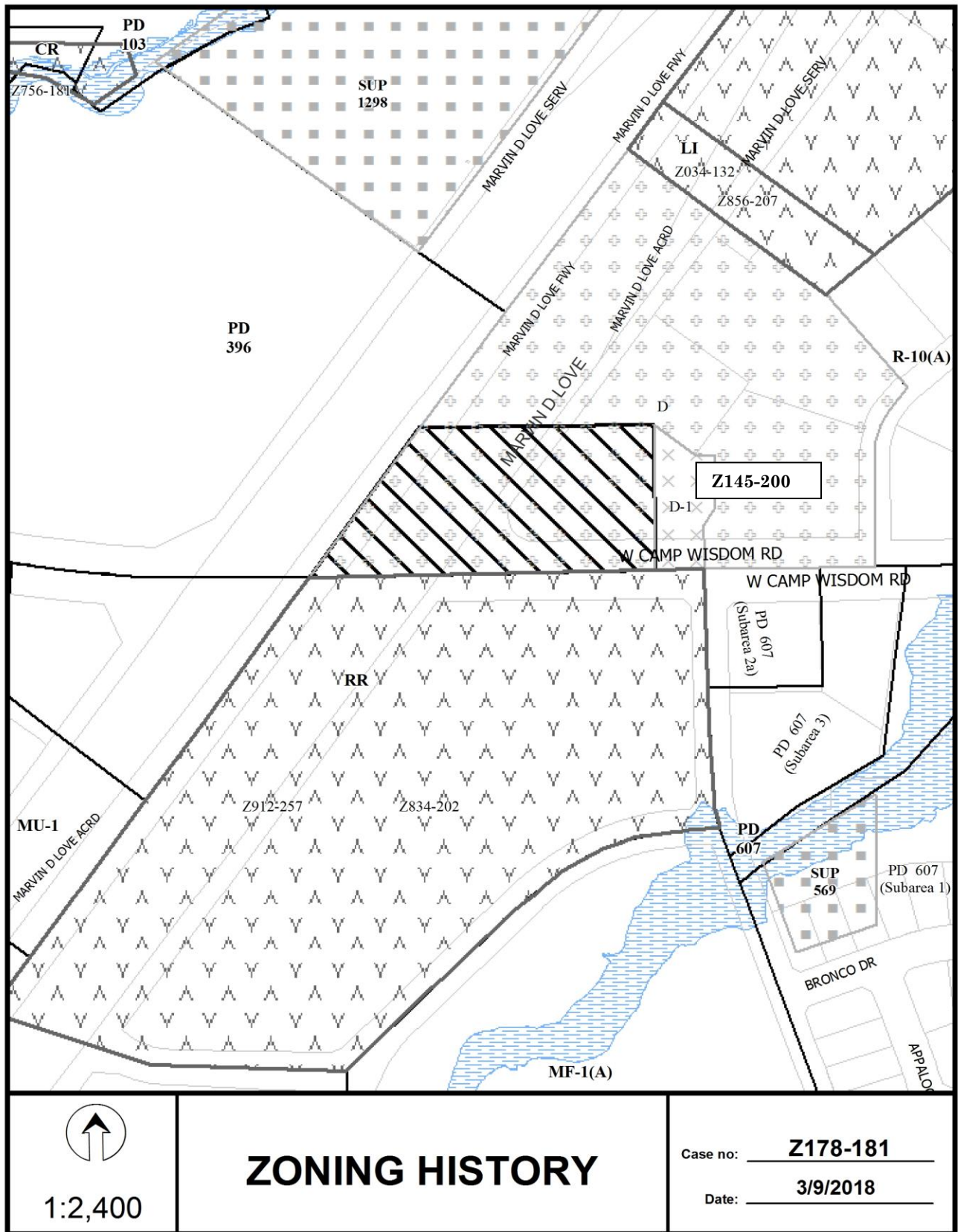
Date: 3/9/2018




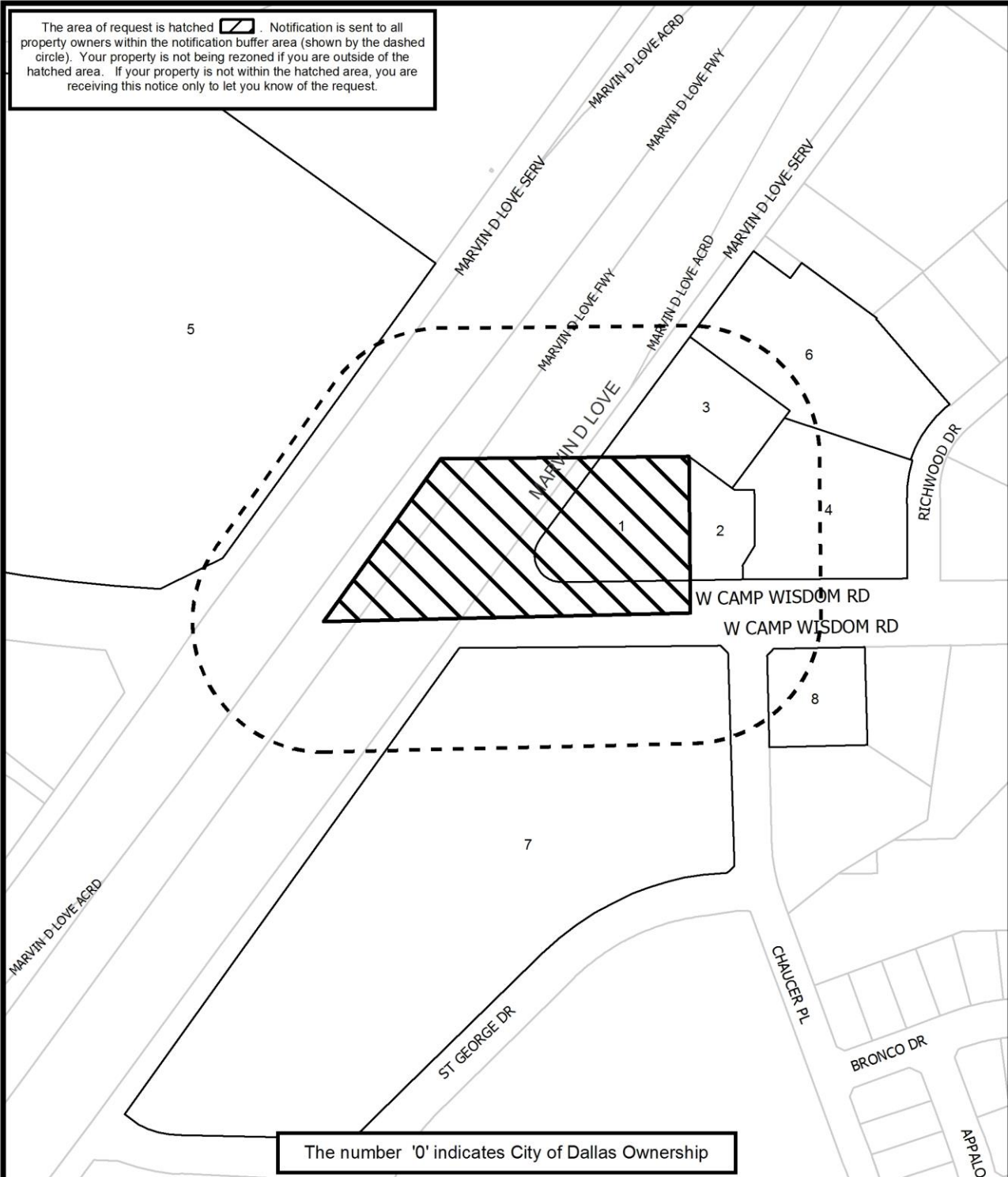
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ZONING AND LAND USE

Case no: Z178-181
Date: 3/9/2018



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.



1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
8 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z178-181**

Date: **3/9/2018**

Z178-181(CY)

03/09/2018

Notification List of Property Owners

Z178-181

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2935 W CAMP WISDOM RD	KUNVER LLC
2	2921 W CAMP WISDOM RD	SAGANI JAWED
3	6960 MARVIN D LOVE FWY	ALREADY GEAR INC
4	2800 W CAMP WISDOM RD	HAMPTON EMBASSY LTD
5	3199 W CAMP WISDOM RD	BONIUK INTERESTS LTD
6	6950 MARVIN D LOVE FWY	AMIT INVESTMENTS INC
7	7100 MARVIN D LOVE FWY	AMERICA CAN CARS FOR KIDS
8	2950 W CAMP WISDOM RD	SILWAD INC

FILE NUMBER: DCA 178-006

DATE INITIATED: October 30, 2017

TOPIC: Cleanup Amendments

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code to clarify language regarding handicapped parking regulations; board of adjustment same matter back to same panel; number of duplicate applications required for remote parking procedures and sign permits; instances where “director of parks and recreation” should be amended to “building official”; pedestrian skybridges; light poles, handicap ramps, air conditioning units, and generators in required front, side, and rear yards as applicable, and clarification of associated noise regulation standards.

SUMMARY: This proposal is comprised of several amendments to Chapter 51 and Chapter 51A that address inconsistencies throughout the code and that more closely align with department procedures.

ZOAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

The proposed amendment is comprised of several code amendments, each addressing the posted topics. The proposed amendments were each presented, assessed, and passed by the Zoning Ordinance Advisory Committee and are summarized individually below.

1) Handicapped Parking

BACKGROUND:

- Over the years, specific regulations governing handicapped parking have been written into the use regulations in Section 51A-4.200, such as these from current code:

SEC. 51A-4.201. AGRICULTURAL USES.

Animal production. (C) Required off-street parking: Two spaces. *No handicapped parking is required.*

SEC. 51A-4.202. COMMERCIAL AND BUSINESS SERVICE USES.

Building repair and maintenance shop. (C) Required off-street parking: One space per 300 square feet of floor area. *If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.*

- However, one section in the current code clearly states the city's handicapped parking requirements. Section 51A-4.305 states that "handicapped parking must be provided and maintained in compliance with all Federal and State laws and regulations."

PROPOSAL:

- The proposed amendment removes all individual references to handicapped parking in the use regulations of both Chapter 51 and Chapter 51A, allowing Section 51A-4.305 to regulate handicapped parking in accordance with federal and state law.
- References to handicapped parking in Chapter 51 are call-forwarded to Chapter 51A-4.305.

ZOAC ACTION:

- On November 30, 2017, the Zoning Ordinance Advisory Committee voted 6-0 to clarify language regarding handicapped parking regulations.

For: Shidid, Murphy, Hartmann, Benedict, Gomez and Brown

Against: none

Absent: Houston

- On February 15, 2018, the Zoning Ordinance Advisory Committee voted 4-0 to amend Chapter 51 clarifying language related to handicapped parking regulations.

For: Shidid, Murphy, Benedict, and Gomez

Against: none

Absent: Mack and Brown

2) Board of adjustment same matter back to same panel rule

BACKGROUND:

- Both state law and current code require that if a city has a board of adjustment with multiple panels, only one panel can hear that case. This is to prevent applicants from shopping their cases to multiple panels in hopes of a different outcome.
- However, because the code does not set a time limit on this rule, some applicants are forced to go before a specific panel because decades ago a previous owner had a similar request.

PROPOSAL:

- This amendment sets a time limit on the rule and provides that after five years a case may be heard according to the normal rules of case assignment.

ZOAC ACTION:

- On November 30, 2017, the Zoning Ordinance Advisory Committee voted 6-0 to recommend approval of amendments to Chapter 51A to clarify language regarding which panels must hear board of adjustment cases.

For: Shidid, Murphy, Hartmann, Benedict, Gomez and Brown
Against: none
Absent: Houston

3) Duplicates of applications

BACKGROUND:

- Currently, code requires multiple duplicates of applications for processes such as special parking approval. Current practices and technology have made these additional duplicates unnecessary.

PROPOSAL:

- This amendment removes the requirement for duplicates of applications for special parking and for permits for signs in special provision sign districts, aligns code with current preferred practices, and streamlines the application process.

ZOAC ACTION:

- On November 30, 2017, the Zoning Ordinance Advisory Committee voted 6-0 to recommend approval of amendments to Chapter 51A to clarify language regarding number of duplicate applications required for remote parking procedures and sign permits.

For: Shidid, Murphy, Hartmann, Benedict, Gomez and Brown
Against: none
Absent: Houston

4) Amend director of parks and recreation to building official

BACKGROUND:

- Currently, code designates certain departments or staff members to make recommendations or rulings. In several cases, the code calls out the director of Parks and Recreation as the arbiter of a process when it is the building official who reviews and permits the plans. This amendment aligns code with current department duties.

PROPOSAL:

- This amendment replaces director of parks and recreation with building official in sections related to screening provisions for off-street parking and fence regulations and related to vegetation regulations in soil erosion plans and vegetation plans.

ZOAC ACTION:

- On November 30, 2017, the Zoning Ordinance Advisory Committee voted 6-0 to recommend approval of amendments to Chapter 51A to clarify language regarding instances where director of parks and regulation should be amended to building official.

For: Shidid, Murphy, Hartmann, Benedict, Gomez and Brown
Against: none
Absent: Houston

5) Light poles, air conditioning units, generators, and handicapped ramps in setbacks

BACKGROUND – light poles:

- Pedestrian lighting encourages walkability by supporting pedestrian safety at night. The Dallas Development Code currently does not allow lighting to be placed in the required front or side yards, and the City requires a license for additional pedestrian lighting in the right of way. This conflict becomes a disincentive to providing adequate lighting near sidewalks.

PROPOSAL:

- The proposed changes to Chapter 51 and 51A would allow additional lighting to be installed in the required front and side yards.

BACKGROUND – air conditioning units and generators:

- A portion of Section 51A-4.402 regulates the location and noise levels for air conditioning units. However, the current language refers to an outdated rating method.
- Currently, Section 51A-4.402(a)(3) refers to SRN (sound rating number) designations to regulate noise levels generated by air conditioning units. Modern units are now much quieter, and sound levels are measured in decibels. The quietest units fall into the 50–60 decibel range, approximately the level of a quiet conversation.

- In addition, electrical generator placement is not specifically addressed in the code. In the absence of regulation, Building Inspection staff has been treating electrical generators as accessory structures in residential districts.

PROPOSAL:

- The proposed changes:
 - Remove the outdated SRN language and also remove the exception for air conditioning units in Section 6.102(a)(5) of the noise regulations, ensuring that an exceptionally loud air conditioner will continue to be regulated by code.
 - Codify the practice of treating electrical generators as accessory structures and ensure that the generators, if installed, are placed to the rear of the lot.
 - Remove unnecessary language requiring 10 feet of separation between units.

BACKGROUND – handicapped ramps for dwellings:

- People who experience mobility issues often need to install a ramp to provide access to their home. Depending on the location of the house on the lot, it can be difficult or impossible to add the needed ramp to meet both accessibility standards and the front, side, or rear yard setback requirements of City Code. Ramps are considered structures, and structures are not currently allowed in required yards.
- Code currently provides relief in Section 51A-1.107(b)(1):
- “The board of adjustment shall grant a special exception to any regulation in this chapter if, after a public hearing, the board finds that the exception is necessary to afford a handicapped person equal opportunity to use and enjoy a dwelling. The term ‘handicapped person’ means a person with a ‘handicap,’ as that term is defined in the Federal Fair Housing Amendments Act of 1988, as amended.”
- However, going to the Board of Adjustment creates an extra procedural step and a delay for handicapped persons when a ramp must be located within the required setbacks.

PROPOSAL:

- The proposed changes to Chapter 51 and Chapter 51A would:
 - Allow ramps to be placed in the required front, side, or rear setbacks of homes under the appropriate accessibility standard as determined by the building official.
 - Require initial review of a complete permit application for a ramp shall be completed in 10 days

ZOAC ACTION:

- On December 14, 2017, the Zoning Ordinance Advisory Committee voted 6-0 to recommend approval of amendments to Chapter 51A regarding light poles; generators in setbacks; and air conditioning units in setbacks, including removing minimum separation between unitary air conditioning units in side yards; and clarification of associated noise regulation standards.

For: Shidid, Murphy, Hartmann, Benedict, Gomez and Brown
Against: none
Absent: Mack

- On February 15, 2018, the Zoning Ordinance Advisory Committee voted 6-0 to recommend approval of amendments to Chapter 51A to clarify language regarding handicapped ramps in front, side, and rear yards with the provision that a time period not to exceed 10 days for review by Building Inspection be added to the regulations.

For: Shidid, Murphy, Benedict, and Gomez

Against: none

Absent: Mack and Brown

6) Pedestrian skybridges

BACKGROUND:

- Pedestrian skybridges are allowed as an accessory use in all of the base zoning districts except the P and P(A) Parking districts. Currently, however, skybridges face some regulatory hurdles. Taken together, these current regulations unintentionally make skybridges difficult or impossible to construct without some relief.
- Current regulations:
 - Do not allow skybridges in required yards. This requirement does not pose a problem if the skybridge is in a zoning district that has no required yard. However, because setbacks begin at ground level and go to an infinite height, a skybridge in a district with a required yard will, by its nature, need to be placed in the required yard.
 - Do not allow skybridge supports to be placed in the right of way. Some skybridges are long enough that a support in the right of way is necessary for the construction of the skybridge.
 - Require that if a skybridge cannot meet a strict interpretation of the regulations, the developer must request a special exception from the Board of Adjustment.
- The current regulations use “block” to mean “blockface” in the section that says, “No more than one pedestrian skybridge may be located within any block or 700 feet of frontage, whichever is less.”

PROPOSAL:

- The proposed changes:
 - Allow skybridges to be placed in a required yard.
 - Remove the prohibition of supports in the right of way but continue to require approval from appropriate staff and application of a license to be considered by the City Council. Proposed language also ensures that minimum clear widths are maintained on sidewalks near proposed skybridge supports.
 - Simplifies the application process for projects that cannot meet the regulations by removing the requirement for a special exception and creating a waiver that can be approved by a three-quarters vote of the Council as part of the SUP process.
 - Change *block* to *blockface*, thus clarifying that the number of skybridges should be limited along the frontage of a single side of a block, not within the area of a block nor the entire perimeter of a block.

- Correct *sky bridge* to *skybridge* as needed, thereby making the spelling consistent throughout Chapters 51 and 51A.

ZOAC ACTION:

- On December 14, 2017, the Zoning Ordinance Advisory Committee voted 6-0 to recommend approval of amendments to Chapter 51 and Chapter 51A as presented by staff, except that language relating to minimum clear width in required sidewalks be added to skybridge regulations.

For: Shidid, Murphy, Hartmann, Benedict, Gomez and Brown

Against: none

Absent: Mack

ORDINANCE NO. _____

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.201, 51-4.202, 51-4.213, 51A-4.201, 51A-4.202, 51A-4.203, 51A-4.204, 51A-4.205, 51A-4.206, 51A-4.207, 51A-4.208, 51A-4.209, 51A-4.210, 51A-4.211, 51A-4.212, and 51A-4.213; making conforming amendments to delete references to handicapped parking requirements from the use regulations; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Ordinance No. 27864, passed by the Dallas City Council on April 28, 2010, deleted specific handicapped parking requirements from the Development Code and required handicapped parking to be provided and maintained in compliance with all Federal and State laws and regulations; and

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subparagraph (C) of Paragraph (1), “Single-Family,” of Subsection (b), “Specific Residential Uses,” of Section 51-4.201, “Residential Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces for each dwelling unit, except one space for each dwelling unit in R-7.5 and R-5 districts. [~~No handicapped parking is required.~~]”

SECTION 2. That Subparagraph (C) of Paragraph (12), “Tower/Antenna for Cellular Communication,” of Section 51-4.202, “Utility and Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. Physically separate auxiliary buildings will not be aggregated to determine the area of an auxiliary building for the purpose of determining required off-street parking requirements. [~~No handicapped parking is required.~~]”

SECTION 3. That Subparagraph (C) of Paragraph (12), “Mining,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. [~~No handicapped parking is required.~~]”

SECTION 4. That Subparagraph (C) of Paragraph (19), “Gas Drilling and Production,” of Section 51-4.213, “Commercial Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. [~~No handicapped parking is required.~~]”

SECTION 5. That Subparagraph (C) of Paragraph (1), “Animal Production,” of Section 51A-4.201, “Agricultural Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. [~~No handicapped parking is required.~~]”

SECTION 6. That Subparagraph (C) of Paragraph (2), “Commercial Stable,” of Section 51A-4.201, “Agricultural Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each two stalls. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 7. That Subparagraph (C) of Paragraph (1), “Building Repair and Maintenance Shop,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 300 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 8. That Subparagraph (C) of Paragraph (2), “Bus or Rail Transit Vehicle Maintenance Storage Facility,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 9. That Subparagraph (C) of Paragraph (3), “Catering Service,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 10. That Subparagraph (C) of Paragraph (4), “Commercial Cleaning or Laundry Plant,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 300 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 11. That Subparagraph (C) of Paragraph (5), “Custom Business Services,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 300 square feet of floor area; a minimum of five spaces is required. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 12. That Subparagraph (C) of Paragraph (6), “Custom Woodworking, Furniture Construction, or Repair,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area; a minimum of two spaces is required. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 13. That Subparagraph (C) of Paragraph (7), “Electronics Service Center,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 300 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 14. That Subparagraph (C) of Paragraph (8.1), “Labor Hall,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking. One space per 500 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 15. That Subparagraph (C) of Paragraph (9), “Machine or Welding Shop,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 16. That Subparagraph (C) of Paragraph (10), “Machinery, Heavy Equipment, or Truck Sales and Service,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 1,000 square feet of sales area (whether inside or outside). ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 17. That Subparagraph (C) of Paragraph (11), “Medical or Scientific Laboratory,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 300 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 18. That Subparagraph (C) of Paragraph (13), “Tool or Equipment Rental,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 19. That Subparagraph (C) of Paragraph (14), “Vehicle or Engine Repair or Maintenance,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area; a minimum of five spaces is required. Parking spaces that are used to repair vehicles and located in a structure are not counted in determining the required parking. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 20. That Subparagraph (C) of Paragraph (1), “Industrial (Inside),” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 600 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 21. That Subparagraph (C) of Paragraph (1.1), “Industrial (Inside) for Light Manufacturing,” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 600 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 22. That Subparagraph (C) of Paragraph (2), “Industrial (Outside),” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 600 square feet of floor area, plus one space per 600 square feet of outside manufacturing area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~.]”

SECTION 23. That Subparagraph (C) of Paragraph (3.1), “Mining,” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. [~~No handicapped parking is required.~~.]”

SECTION 24. That Subparagraph (C) of Paragraph (4.1), “Organic Compost Recycling Facility,” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~.]”

SECTION 25. That Subparagraph (C) of Paragraph (6), “Temporary Concrete or Asphalt Batching Plant,” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Off-street parking:

[~~(i)~~] Required off-street parking: Two spaces. Off-street parking requirements for this use may be satisfied by providing temporary parking spaces that do not strictly comply with the construction and maintenance provisions for off-street parking in this chapter. The operator of this use has the burden of demonstrating to the satisfaction of the building official that the temporary parking spaces:

[~~(i)~~]~~(aa)~~ are adequately designed to accommodate the parking needs of the use; and

[~~(i)~~]~~(bb)~~ will not adversely affect surrounding uses.

[~~(ii)~~ No handicapped parking is required.]”

SECTION 26. That Subparagraph (C) of Paragraph (1), “Adult Day Care Facility,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area. [~~If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 27. That Subparagraph (C) of Paragraph (2), “Cemetery or Mausoleum,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. [~~No handicapped parking is required.~~]”

SECTION 28. That Subparagraph (C) of Paragraph (5), “College, University, or Seminary,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 25 square feet of classroom. [~~If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 29. That Subparagraph (C) of Paragraph (7), “Community Service Center,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area. [~~If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 30. That Subparagraph (C) of Paragraph (8), “Convalescent and Nursing Homes, Hospice Care, and Related Institutions,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 0.3 spaces per bed. [~~Handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 31. That Subparagraph (C) of Paragraph (9), “Convent or Monastery,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use

Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each three residents; a minimum of two spaces is required. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 32. That Subparagraph (C) of Paragraph (11), “Foster Home,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. [~~No handicapped parking is required.]~~”

SECTION 33. That Subparagraph (C) of Paragraph (13), “Halfway House,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Determined by the specific use permit. This requirement must include provision of adequate off-street parking for residents, staff, and visitors. In determining an adequate number of off-street parking spaces, the city council shall consider the degree to which allowing 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. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 34. That Subparagraph (C) of Paragraph (14), “Hospital,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each patient bed. [~~Handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 35. That Subparagraph (C) of Paragraph (1), “Hotel or Motel,” of Section 51A-4.205, “Lodging Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 36. That Subparagraph (C) of Paragraph (1.1), “Extended Stay Hotel or Motel,” of Section 51A-4.205, “Lodging Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of floor area other than guest rooms. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 37. That Subparagraph (C) of Paragraph (2), “Lodging or Boarding House,” of Section 51A-4.205, “Lodging Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each guest room. [~~No handicapped parking is required.~~]

SECTION 38. That Subparagraph (C) of Paragraph (2), “Carnival or Circus (Temporary),” of Section 51A-4.206, “Miscellaneous Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: 25 spaces per acre. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 39. That Subparagraph (C) of Paragraph (6), “Temporary Construction or Sales Office,” of Section 51A-4.206, “Miscellaneous Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. ~~[No handicapped parking is required.]”~~

SECTION 40. That Subparagraph (C) of Paragraph (2), “Financial Institution Without Drive-In Window,” of Section 51A-4.207, “Office Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 333 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 41. That Subparagraph (C) of Paragraph (3), “Financial Institution With Drive-In Window,” of Section 51A-4.207, “Office Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 333 square feet of floor area. See the additional provisions [Subparagraph (E)] for off-street stacking requirements. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 42. That Subparagraph (C) of Paragraph (4), “Medical Clinic or Ambulatory Surgical Center,” of Section 51A-4.207, “Office Uses,” of Division 51A-4.200, “Use

Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area. [~~Handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 43. That Subparagraph (C) of Paragraph (5), “Office,” of Section 51A-4.207, “Office Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 333 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 44. That Subparagraph (C) of Paragraph (3), “Public Park, Playground, or Golf Course,” of Section 51A-4.208, “Recreation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. [~~No handicapped parking is required.~~]”

SECTION 45. That Subparagraph (C) of Paragraph (1), “College Dormitory, Fraternity, or Sorority House,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each sleeping room. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 46. That Subparagraph (C) of Paragraph (2), “Duplex,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces per dwelling unit. [~~No handicapped parking is required.~~]”

SECTION 47. That Subparagraph (C) of Paragraph (3), “Group Residential Facility,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 0.25 spaces per bed, plus one space per 200 square feet of office area; a minimum of four spaces is required. [~~No handicapped parking is required.~~] If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP. In determining this requirement, the city council shall consider the nature of the proposed use and 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.”

SECTION 48. That Subparagraph (C) of Paragraph (3.1), “Handicapped Group Dwelling Unit,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space in R-7.5(A), R-5(A), and TH districts; two spaces in all other districts. [~~No handicapped parking is required.~~] If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP. In determining this requirement, the city council shall consider the nature of the proposed use and 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.”

SECTION 49. That Subparagraph (C) of Paragraph (4), “Manufactured Home Park, Manufactured Home Subdivision, or Campground,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 1.5 spaces for each transient stand for a manufactured home park or campground; 1.5 spaces for each lot in a manufactured home subdivision. [~~No handicapped parking is required.~~]”

SECTION 50. That Subparagraph (C) of Paragraph (5.1), “Residential Hotel,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 0.5 spaces per guest room. [~~If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 51. That Subparagraph (C) of Paragraph (6), “Single Family,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space in R-7.5(A), R-5(A), and TH districts; two spaces in all other districts. [~~No handicapped parking is required.~~]”

SECTION 52. That Subparagraph (C) of Paragraph (1), “Ambulance Service,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of

Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 300 square feet of floor area, plus one space per 500 square feet of site area. ~~[If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 53. That Subparagraph (C) of Paragraph (2), “Animal Shelter or Clinic,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 300 square feet of floor area. ~~[If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 54. That Subparagraph (C) of Paragraph (3), “Auto Service Center,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area; a minimum of four spaces is required. Parking spaces that are used to repair motor vehicles and located in a structure are not counted in determining the required parking. ~~[If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 55. That Subparagraph (C) of Paragraph (9), “Commercial Parking Lot or Garage,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of

Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None; however, if this use is in the central business district, off-street stacking spaces or passenger unloading zones may need to be provided. ~~[No handicapped parking is required.]~~ For more information regarding off-street parking in the central business district, see Section 51A-4.306.”

SECTION 56. That Subparagraph (C) of Paragraph (10), “Drive-In Theater,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Six parking spaces. The number of stacking spaces must equal ten percent of the number of the theater's stalls. ~~[No handicapped parking is required.]~~”

SECTION 57. That Subparagraph (C) of Paragraph (11), “Dry Cleaning or Laundry Store,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of ~~[or]~~ floor area. ~~[If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 58. That Subparagraph (C) of Paragraph (13), “General Merchandise or Food Store 3,500 Square Feet or Less,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: One space per 200 square feet of floor area. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 59. That Subparagraph (C) of Paragraph (16), “Household Equipment and Appliance Repair,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: One space per 200 square feet of floor area. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 60. That Subparagraph (C) of Paragraph (17), “Liquor Store,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: One space per 200 square feet of floor area. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 61. That Subparagraph (C) of Paragraph (18), “Mortuary, Funeral Home, or Commercial Wedding Chapel,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) [Off-street parking:~~

~~(+) Required off-street parking:~~

~~(i)~~~~(aa)~~ One space per 300 square feet of floor area other than the chapel, plus one space for each two seats in the chapel. Up to 50 percent of the required off-street parking for this use may be tandem spaces.

~~(ii)~~~~(bb)~~ If all spaces provided are non-tandem, the off-street parking requirement for this use is one space per 500 feet of floor area other than the chapel, plus one space for each two seats in the chapel.

~~(ii) If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

SECTION 62. That Subparagraph (C) of Paragraph (19), “Motor Vehicle Fueling Station,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. ~~[No handicapped parking is required.]~~”

SECTION 63. That Subparagraph (C) of Paragraph (20), “Nursery, Garden Shop, or Plant Sales,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area, plus one space per 2,000 square feet of outside sales and display area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 64. That Subparagraph (C) of Paragraph (21), “Outside Sales,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas

Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of sales area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 65. That Subparagraph (C) of Paragraph (22), “Pawn Shop,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 66. That Subparagraph (C) of Paragraph (23), “Personal Service Use,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 67. That Item (iv) of Subparagraph (C) of Paragraph (24), “Restaurant Without Drive-In or Drive-Through Service,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is deleted as follows:

~~“(iv) If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 68. That Item (iii) of Subparagraph (C) of Paragraph (25), “Restaurant With Drive-In or Drive-Through Service,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is deleted as follows:

~~“(iii) If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 69. That Subparagraph (C) of Paragraph (26), “Surface Parking,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. ~~[No handicapped parking is required.]”~~

SECTION 70. That Subparagraph (C) of Paragraph (27), “Swap or Buy Shop,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 71. That Subparagraph (C) of Paragraph (29), “Temporary Retail Use,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of site area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 72. That Subparagraph (C) of Paragraph (30), “Theater,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 28 square feet of seating area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 73. That Subparagraph (C) of Paragraph (30.1), “Truck Stop,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. ~~[No handicapped parking is required.]~~”

SECTION 74. That Subparagraph (C) of Paragraph (31), “Vehicle Display, Sales, and Service,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor and site area exclusive of parking area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 75. That Subparagraph (C) of Paragraph (1), “Airport or Landing Field,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of terminal building floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 76. That Subparagraph (C) of Paragraph (2), “Commercial Bus Station and Terminal,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of building floor area plus one space per five seats of manufacturer’s rated seating capacity for the maximum number of vehicles on site during any one hour time period. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 77. That Subparagraph (C) of Paragraph (3), “Heliport,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 600 square feet of site area; a minimum of four spaces is required. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 78. That Subparagraph (C) of Paragraph (4), “Helistop,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. ~~[No handicapped parking is required.]”~~

SECTION 79. That Subparagraph (C) of Paragraph (5), “Private Street or Alley,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. ~~[No handicapped parking is required.]”~~

SECTION 80. That Subparagraph (C) of Paragraph (6), “Railroad Passenger Station,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of terminal building floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 81. That Subparagraph (C) of Paragraph (7), “Railroad Yard, Roundhouse, or Shops,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 500 square feet of floor area of roundhouse and shops. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 82. That Subparagraph (C) of Paragraph (8), “STOL (Short Takeoff or Landing) Port,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of terminal building floor area; a minimum of five spaces is required. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 83. That Subparagraph (C) of Paragraph (9), “Transit Passenger Shelter,” of Section 51A-4.211, “Transportation Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. [~~No handicapped parking is required.~~]

SECTION 84. That Subparagraph (C) of Paragraph (1), “Commercial Radio or Television Transmitting Station,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 1,000 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 85. That Subparagraph (C) of Paragraph (2), “Electrical Generating Plant,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 1,000 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 86. That Subparagraph (C) of Paragraph (3), “Electrical Substation,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. [~~No handicapped parking is required.~~]

SECTION 87. That Subparagraph (C) of Paragraph (4), “Local Utilities,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking:

(i) Utility services: None. [~~No handicapped parking is required.~~]

(ii) Communications exchange facility: One space per 5,000 square feet of floor area, except that one space per 333 square feet is required for any floor area used for office space. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 88. That Subparagraph (C) of Paragraph (5), “Police or Fire Station,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) ~~[Off-street parking:~~

~~(i)]~~ Required off-street parking:

~~(i)]~~~~(aa)]~~ Police station: One space per 150 square feet of floor area.

~~(ii)]~~~~(bb)]~~ Fire station: Five spaces plus one additional space per bed.

~~(ii) If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 89. That Subparagraph (C) of Paragraph (6), “Post Office,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 90. That Subparagraph (C) of Paragraph (7), “Radio, Television, or Microwave Tower,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. ~~[No handicapped parking is required.]”~~

SECTION 91. That Subparagraph (C) of Paragraph (8), “Refuse Transfer Station,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 1,000 square feet of site area exclusive of parking area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 92. That Subparagraph (C) of Paragraph (9), “Sanitary Landfill,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. [~~No handicapped parking is required.~~]

SECTION 93. That Subparagraph (C) of Paragraph (10), “Sewage Treatment Plant,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each million gallons of capacity. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 94. That Subparagraph (C) of Paragraph (10.1), “Tower/Antenna for Cellular Communication,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None required for temporary cellular units. One space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. Physically separate auxiliary buildings will not be aggregated to determine the area of an auxiliary building for the purpose of determining required off-street parking requirements. [~~No handicapped parking is required.~~]”

SECTION 95. That Subparagraph (C) of Paragraph (11), “Utility or Government Installation Other Than Listed,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 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. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 96. That Subparagraph (C) of Paragraph (12), “Water Treatment Plant,” of Section 51A-4.212, “Utility and Public Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Two spaces. [~~No handicapped parking is required.~~]”

SECTION 97. That Subparagraph (C) of Paragraph (1), “Auto Auction,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of site area exclusive of parking area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 98. That Subparagraph (C) of Paragraph (2), “Building Mover’s Temporary Storage Yard,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. [~~No handicapped parking is required.~~]

SECTION 99. That Subparagraph (C) of Paragraph (3), “Contractor’s Maintenance Yard,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 2,000 square feet of site area exclusive of parking area; a minimum of four spaces is required. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 100. That Subparagraph (C) of Paragraph (4), “Freight Terminal,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 1,000 square feet of floor area. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]

SECTION 101. That Subparagraph (C) of Paragraph (5), “Livestock Auction Pens or Sheds,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 28 square feet of seating area, plus one space per 600 square feet of sales area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 102. That Subparagraph (C) of Paragraph (10), “Petroleum Product Storage and Wholesale,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 2,000 square feet of site area exclusive of parking area; a minimum of four spaces required. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 103. That Subparagraph (C) of Paragraph (11.1), “Recycling Collection Center,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: A minimum of one space is required. If the use is operated by an attendant, one additional space is required. ~~[No handicapped parking is required.]~~”

SECTION 104. That Subparagraph (C) of Paragraph (12), “Sand, Gravel, or Earth Sales and Storage,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 2,000 square feet of site area exclusive of parking area; a minimum of four spaces is required. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 105. That Subparagraph (C) of Paragraph (13), “Trade Center,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 700 square feet of floor area, exclusive of atriums, mechanical rooms, stairwells, and hallways. Required off-street parking must be provided on the site within 500 feet of a public entrance to the trade center. However, parking may be located at a distance greater than 500 feet if a satisfactory system of transportation between the trade center and parking area is established and maintained by the owner of the use. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~”

SECTION 106. That Subparagraph (C) of Paragraph (14), “Vehicle Storage Lot,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: None. [~~No handicapped parking is required.]~~”

SECTION 107. That Subparagraph (C) of Paragraph (15), “Warehouse,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 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. [~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~]”

SECTION 108. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 109. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 110. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 111. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

Passed _____

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-3.102; providing a time limit for the board of adjustment’s case assignment requirement; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That of Subsection (b), “Case Assignments,” of Section 51A-3.102, “Board of Adjustment,” of Article III, “Decisionmaking and Administrative Bodies,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) Case Assignments. The board shall adopt rules for the assignment of cases to a panel. Only one panel may hear, handle, or render a decision in a particular case. If a case is dismissed or withdrawn and subsequently refiled within five years of the date the original case was dismissed or withdrawn, it must be returned to the panel to which it was originally assigned.”

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

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SECTION 4. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

Passed _____

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51A-4.323, 51A-7.505, 51A-7.507, and 51A-7.1706; providing for a reduction in the number of copies needed for parking agreements and sign permits; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (b), “Application,” of Section 51A-4.323, “Procedures for Special Parking Approval” of Division 51A-4.320, “Special Parking Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) Application. An application for special parking approval [~~and five duplicates~~] must be filed with the building official. An application form may be obtained from the building official. The application must include the following:

- (1) The application fee.
- (2) A site plan illustrating the applicable items listed in Subsection (c).
- (3) For packed parking, a statement describing the operational plan, including:
 - (A) the days and hours of operation of the main use;
 - (B) staffing required to park the vehicles; and

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(C) the location of any parking service stand.

(4) For remote parking:

(A) a map illustrating the walking distance from the special parking to the use providing the parking; and

(B) if applicable, a statement pointing out the factors justifying an extension of walking distance including discussion of the following factors:

(i) The type of use involved.

(ii) The parking demand generated by the use involved.

(iii) The percentage of required off-street parking that will be provided as remote parking.

(iv) The availability and condition of sidewalks.

(v) The availability and frequency of a local shuttle or transit service.

(vi) The availability of or proposal for shelters for users of any local shuttle or transit service.

(vii) Any other factors that may have the effect of encouraging patrons of the use to use or discouraging patrons of the use from using the remote parking.

(5) For shared parking, a study of parking demand and accumulation during all days and hours of operation for all uses sharing parking.

(6) Any other reasonable and pertinent information that the building official determines to be necessary for special parking review.”

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SECTION 2. That Paragraph (2), “Application,” of Section 51A-7.505, “Permit Procedures for Special Provision Sign Districts” of Division 51A-7.500, “Special Provision Sign Districts,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(2) Application. When applying for a sign permit in a special provision sign district, the applicant shall submit an application [~~in duplicate~~] to the building official. After determining that the proposed sign conforms with the other sections of the code, the building official shall forward a copy of the application to the director within five working days of its receipt. The applicant shall provide the building official, the director, and the committee with specific information in the form of perspectives, renderings, photographs, models, or other representations sufficient to show the nature of the proposed sign and its effect on the immediate premises. Any applicant may request a meeting with the director or the committee before submitting an application and may consult with the director or the committee during the review of the permit application. Every applicant is entitled to appear before the committee and to be present when any vote is taken.”

SECTION 3. That Paragraph (2), “Application for Permit,” of Subsection (b), “Procedures to Obtain Permit,” of Section 51A-7.507, “Temporary Signs in Special Provision Sign Districts,” of Division 51A-7.500, “Special Provision Sign Districts,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(2) Application for permit. An application for a permit [~~and two duplicates~~] must be filed with the building official on a form provided by the city. Each application must comply with the requirements of Subchapter 61 of the Dallas Building Code.”

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SECTION 4. That Romanette (ii), “Application for a Roof Sign,” of Subsection (c), “Roof Signs in Subdistrict B,” of Section 51A-7.1706, “Victory District Sign Permit Requirements,” of Division 51A-7.1700, “Provisions for Victory Sign District” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(ii) Application for a roof sign. When applying for a roof sign in Subdistrict B, the applicant shall submit an application [~~in duplicate~~] to the building official. After determining that the proposed roof sign conforms with all building, electrical, and mechanical codes and all sign regulations in this ordinance, the building official shall forward a copy of the application to the director within five working days of its receipt. The applicant shall provide the building official and the director with specific information in the form of perspectives, renderings, photographs, models, or other representations sufficient to show the nature of the proposed sign and its effect on the building on which it is located as well as its effect on surrounding premises. Any applicant may request a meeting with the director before submitting an application and may consult with the director during the review of the permit application.”

SECTION 5. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

Passed _____

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3-5-18

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51A-4.301; 51A-4.602, 51A-5.206, and 51A-5.208; changing director of park and recreation to building official for certain plant and landscape provisions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Romanette (iii) of Paragraph (5) of Subsection (f), “Screening Provisions for Off-Street Parking,” of Section 51A-4.301, “Off-Street Parking Regulations,” of Division 51A-4.300, “Off-Street Parking and Loading Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(iii) Evergreen plant materials recommended for local area use by the building official [~~director of parks and recreation~~]. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.”

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SECTION 2. That Paragraph (3) of Subsection (b), “Required Screening,” of Section 51A-4.602, “Fence, Screening and Visual Obstruction Regulations,” of Division 51A-4.600, “Regulations of Special Applicability” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) Required screening must be constructed of:

- (A) brick, stone, concrete masonry, concrete, or wood;
- (B) earthen berm planted with turf grass or ground cover recommended for local area use by the building official [~~director of parks and recreation~~]. The berm may not have a slope that exceeds one foot of height for each two feet of width;
- (C) evergreen plant materials recommended for local area use by the building official [~~director of parks and recreation~~]. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years; or
- (D) any combination of the above.”

SECTION 3. That Paragraph (3) of Subsection (b) of Section 51A-5.206, “Soil Erosion Control Plan,” of Division 51A-5.200, “Escarpment Regulations” of Article V, “Flood Plain and Escarpment Zone Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) Indigenous vegetation must be retained and protected except in immediate areas of development so that a minimal amount of vegetation is removed or replaced. If vegetation is removed, it must be replaced with new vegetation of the same variety unless the building official [~~director of parks and recreation~~] approves an alternative variety as being less susceptible to disease or better suited for urban development.”

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SECTION 4. That Paragraph (1) of Subsection (b) of Section 51A-5.208, “Vegetation Plan,” of Division 51A-5.200, “Escarpment Regulations” of Article V, “Flood Plain and Escarpment Zone Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Indigenous vegetation must be retained and protected except in immediate areas of development so that a minimal amount of vegetation is removed or replaced. If vegetation is removed, it must be replaced with new vegetation of the same variety unless the building official [~~director of parks and recreation~~] approves an alternative variety as being less susceptible to disease or better suited for urban development.

SECTION 5. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

Passed _____

ORDINANCE NO. _____

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.401, 51-4.402, 51-4.403, 51-6.102, 51A-4.401, 51A-4.402, 51A-4.403, and 51A-6.102; providing for certain projections and structures in required yards; deleting certain noise provisions for air conditioning units and generators; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Paragraph (1) of Subsection (a), “General Provisions,” of Section 51-4.401, “Minimum Front Yard,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Required front yards must be open and unobstructed except for fences and light poles 20 feet or less in height. Except as otherwise provided in this section, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required front yard. A fireplace chimney may project up to two feet into the required front yard if its area of projection does not exceed 12 square feet. Cantilevered roof eaves and balconies may project up to five feet into the required front yard.”

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SECTION 2. That Paragraph (4) of Subsection (a), “General Provisions,” of Section 51-4.401, “Minimum Front Yard,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(4) The building official may approve a ramp that projects into the required front yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official. Initial review of a complete permit application for a ramp shall be completed in 10 days [Reserved].”

SECTION 3. That Subsection (a), “General Provisions,” of Section 51-4.402, “Minimum Side Yard,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(a) General provisions.

(1) Required side yards must be open and unobstructed except for fences and light poles 20 feet or less in height. Except as otherwise provided in this section, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required side yard. A fireplace chimney may project up to two feet into the required side yard if its area of projection does not exceed 12 square feet. Roof eaves may project up to three feet into the required side yard. Balconies may not project into the required side yard.

(2) The side yard setback is measured from the side lot line of the building site, except when a front yard is treated as a side yard, the setback is measured from the lot line or the required right-of-way as determined by the thoroughfare plan for all thoroughfares except for minor streets, whichever creates the greater setback. On minor streets, the setback is measured from the lot line or the existing right-of-way, whichever creates the greater setback.

(A) When city council by ordinance establishes a specific right-of-way line for a street, the required setback is measured from that right-of-way line.

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(3) If a building is erected or altered to exceed 36 feet in height and the building site is either perpendicularly contiguous to or, if a front yard is treated as a side yard, perpendicularly across an adjoining street or alley from an R, R(A), D, D(A), TH, TH(A), or CH district, an additional setback must be provided that is equal to twice the total height of the building. The additional setback is only required for that portion of a building that exceeds 36 feet in height.

(4) A unitary air conditioning unit [~~which has a standard sound rating number (SRN) designation of 20 or less according to the Air Conditioning and Refrigeration Institute~~] may be located in the required side yard, but not nearer than three feet to the property line [~~as follows:~~

(A) ~~No more than three units with a SRN designation of 18 or less with a minimum separation of 10 feet between units.~~

(B) ~~No more than two units with a SRN designation of 19 or less with a minimum separation of 10 feet between units; or~~

(C) ~~No more than one unit with a SRN designation of 20.]~~

(5) The building official may approve a ramp that projects into the required side yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official. Initial review of a complete permit application for a ramp shall be completed in 10 days. [The minimum side yard requirements in a planned development district are controlled by the planned development district regulations.]

SECTION 4. That Paragraph (3) of Subsection (b), “Side Yard Provisions for Residential Districts,” of Section 51-4.402, “Minimum Side Yard,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(3) In a residential district, a person need not provide a side yard setback for a structure accessory to a residential use, including a generator, if the structure:

(A) does not exceed 15 feet in height; and

(B) is located in the rear 30 percent of the lot.”

Note: This paragraph does not apply to a front yard governed by the side yard regulations in Section 51-4.402 (such as a front yard treated as a side yard on a corner lot).

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SECTION 5. That Paragraph (4) of Subsection (a), “General Provisions,” of Section 51-4.403, “Minimum Rear Yard,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(4) The building official may approve a ramp that projects into the required rear yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official. Initial review of a complete permit application for a ramp shall be completed in 10 days. [~~The minimum rear yard requirements in a planned development district are controlled by the planned development district regulations.~~]”

SECTION 6. That Paragraph (2) of Subsection (b), “Rear Yard Provisions for Residential Districts,” of Section 51-4.403, “Minimum Rear Yard,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(2) In a residential district, a person need not provide a rear yard setback for a structure accessory to a residential use, including a generator, if:

- (A) the structure does not exceed 15 feet in height; and
- (B) the rear yard is not adjacent to an alley.”

SECTION 7. That Paragraph (5) of Subsection (a), “General Provisions,” of Section 51-6.102, “Noise Regulations,” of Article VI, “Environmental Performance Standards,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(5) The requirements of this section do not apply to:

(A) [~~the side yard placement of a unitary air conditioning unit which complies with the requirements in Section 51-4.402(a)(4);~~

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~~(B)~~] mobile sources;

~~(B)~~~~(C)~~] construction/demolition activities regulated by Chapter 30;

~~(C)~~~~(D)~~] special events for which a special events permit is issued under Chapter 42A;

~~(D)~~~~(E)~~] sound generating equipment or apparatus to warn the public of an emergency or for public safety;

~~(E)~~~~(F)~~] noise from use-related loading/unloading operations that impact residential areas when conducted during daytime hours; or

~~(F)~~~~(G)~~] the following activities, as long as they are conducted in daytime hours as a normal function of a permitted use and the equipment is maintained in proper working condition:

- (i) Lawn maintenance.
- (ii) Repair of personal use vehicles.
- (iii) Home repair of place of residence.”

SECTION 8. That Paragraph (1) of Subsection (a), “General Provisions,” of Section 51A-4.401, “Minimum Front Yard,” of Division 51A-4.400, “Yard, Lot, and Space Regulations” of Article IV “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Required front yards must be open and unobstructed except for fences and light poles 20 feet or less in height. Except as otherwise provided in this section, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required front yard. A fireplace chimney may project up to two feet into the required front yard if its area of projection does not exceed 12 square feet. Cantilevered roof eaves and balconies may project up to five feet into the required front yard.”

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SECTION 9. That Paragraph (4) of Subsection (a), “General Provisions,” of Section 51A-4.401, “Minimum Front Yard,” of Division 51A-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(4) The building official may approve a ramp that projects into the required front yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official. Initial review of a complete permit application for a ramp shall be completed in 10 days [Reserved].”

SECTION 10. That Subsection (a), “General Provisions,” of Section 51A-4.402, “Minimum Side Yard,” of Division 51A-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(a) General provisions.

(1) Required side yards must be open and unobstructed except for fences and light poles 20 feet or less in height. Except as otherwise provided in this section, ordinary projections of window sills, belt courses, cornices, and other architectural features may not project more than 12 inches into the required side yard. A fireplace chimney may project up to two feet into the required side yard if its area of projection does not exceed 12 square feet. Roof eaves may project up to three feet into the required side yard. Balconies may not project into the required side yard.

(2) The side yard setback is measured from the side lot line of the building site, except when a front yard is treated as a side yard, the setback is measured from the lot line or the required right-of-way as determined by the thoroughfare plan for all thoroughfares, whichever creates the greater setback. On minor streets, the setback is measured from the lot line or the existing right-of-way, whichever creates the greater setback.

(A) When city council by ordinance establishes a specific right-of-way line for a street, the required setback is measured from that right-of-way line.

(3) Reserved.

(4) A unitary air conditioning unit [~~which has a standard sound rating number (SRN) designation of 20 or less according to the Air Conditioning and Refrigeration Institute~~] may be located in the required side yard, but not nearer than three feet to the property line [~~as follows:~~

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(A) ~~No more than three units with a SRN designation of 18 or less with a minimum separation of 10 feet between units.~~

(B) ~~No more than two units with a SRN designation of 19 or less with a minimum separation of 10 feet between units; or~~

(C) ~~No more than one unit with a SRN designation of 20].~~

(5) The building official may approve a ramp that projects into the required side yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official. Initial review of a complete permit application for a ramp shall be completed in 10 days. [The minimum side yard requirements in a planned development district are controlled by the planned development district regulations.]

SECTION 11. That Paragraph (3) of Subsection (b), “Side Yard Provisions for Residential Districts,” of Section 51A-4.402, “Minimum Side Yard,” of Division 51A-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) In a residential district, a person need not provide a side yard setback for a structure accessory to a residential use, including a generator, if the structure:

(A) does not exceed 15 feet in height; and

(B) is located in the rear 30 percent of the lot.”

SECTION 12. That Paragraph (4) of Subsection (a), “General Provisions,” of Section 51A-4.403, “Minimum Rear Yard,” of Division 51-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(4) The building official may approve a ramp that projects into the required rear yard to allow a handicapped person access to an existing single family, duplex, or handicapped group dwelling unit use. The ramp must be constructed with minimal encroachment and must be constructed to the appropriate accessibility standard as determined by the building official. Initial review of a complete permit application for a ramp shall be completed in 10 days. [The minimum rear yard requirements in a planned development district are controlled by the planned development district regulations.]

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SECTION 13. That Paragraph (2) of Subsection (b), “Rear Yard Provisions for Residential Districts,” of Section 51A-4.403, “Minimum Rear Yard,” of Division 51A-4.400, “Yard, Lot, and Space Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(2) In a residential district, a person need not provide a full rear yard setback for a structure accessory to a residential use, including a generator, if the structure does not exceed 15 feet in height. Where the rear yard is adjacent to an alley, a three-foot setback must be provided. Where the rear yard is not adjacent to an alley, no setback is required.”

SECTION 14. That Paragraph (5) of Subsection (a), “General Provisions,” of Section 51A-6.102, “Noise Regulations,” of Article VI, “Environmental Performance Standards,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows

“(5) The requirements of this section do not apply to:

(A) ~~[the side yard placement of a unitary air conditioning unit which complies with the requirements in Section 51A-4.402(a)(4);~~

~~(B)]~~ mobile sources;

~~(B)~~~~(C)]~~ construction/demolition activities regulated by Chapter 30;

~~(C)~~~~(D)]~~ special events for which a special events permit is issued under Chapter 42A;

~~(D)~~~~(E)]~~ sound generating equipment or apparatus to warn the public of an emergency or for public safety;

~~(E)~~~~(F)]~~ noise from use-related loading/unloading operations that impact residential areas when conducted during daytime hours; or

~~(F)~~~~(G)]~~ the following activities, as long as they are conducted between the hours of 7:00 a.m. and 10:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on Saturday, Sunday, and legal holidays as a normal function of a permitted use and the equipment is maintained in proper working condition:

(i) Lawn maintenance.

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(ii) Repair of personal use vehicles.

(iii) Home repair of place of residence.”

SECTION 15. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 16. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 17. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 18. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 19. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

Passed _____

ORDINANCE NO. _____

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.217 and 51A-4.217; allowing pedestrian skybridge support structures to be in the public right-of-way and in required yards; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subparagraph (F), “Mandatory Pedestrian Skybridge Standards,” of Paragraph (11), “Pedestrian Skybridges,” of Subsection (b), “Specific Accessory Uses,” of Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(F) Mandatory pedestrian skybridge standards: Additional provisions concerning construction of pedestrian walkways are contained in Chapter 53, “Dallas Building Code,” of the Dallas City Code. Pedestrian skybridges must be constructed and maintained in accordance with the following regulations:

(i) Pedestrian skybridges must be properly maintained at all times. If a pedestrian skybridge connects two buildings which are separately owned, an operating agreement assigning maintenance and liability responsibilities is required.

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(ii) No more than one pedestrian skybridge may be located within any blockface [~~block~~] or 700 feet of frontage, whichever is less.

(iii) Pedestrian skybridges must have clearance above the public right-of-way of at least 18 feet above grade.

(iv) If the pedestrian skybridge has a length of less than 150 feet, the interior passageway must be no less than 10 feet and no greater than 20 feet in width. If the pedestrian skybridge has a length equal to or greater than 150 feet, the interior passageway must be no less than 12 feet and no greater than 20 feet in width.

(v) The interior height of the passageway must be at least seven and one-half feet. The interior height at the springline of vaulted ceilings must be at least seven and one-half feet.

(vi) Supports may [~~must not~~] be located within the public right-of-way if the placement of the support structure does not impede pedestrian traffic and maintains minimum sidewalk clearance widths required in the zoning district and in conformance with the Americans with Disabilities Act.

(vii) A sign must be posted within the adjoining structures indicating whether the skybridge is open to the public, the location of the pedestrian skybridge, and where the pedestrian skybridge leads.

(viii) Pedestrian skybridges must meet state and federal standards for accessibility to and usability by individuals with disabilities.

(ix) Pedestrian skybridges connected to structures with air conditioning must be enclosed and air conditioned.

(x) Any change in slope of the pedestrian skybridge greater than one percent must be over private property or concealed within the pedestrian skybridge.

(xi) Pedestrian skybridges must not diverge from a perpendicular angle to the right-of-way by more than 30 degrees.

(xii) At least 70 percent of the side walls must be open, or glass or transparent material with a light transmission of not less than 36 percent and a luminous reflectance of not more than six percent. "Light transmission" means the ratio of the amount of total light to pass through the material to the amount of total light falling on the material and any glazing. "Luminous reflectance" means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.

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(xiii) Minimum artificial lighting of 15 foot candles must be provided. Lighting must not produce glare of an intensity that creates a nuisance for motor vehicles or pedestrians.

(xiv) No exterior signs, other than government signs, may be applied to or suspended from any pedestrian skybridge.

(xv) Pedestrian skybridges must not be located within 300 feet of an historic overlay district.

(xvi) Pedestrian skybridges must be designed to prevent people from jumping or throwing objects from the pedestrian skybridge.

(xvii) Structural materials must be durable and easily maintained. Construction must comply with the City of Dallas Building and Fire Codes.

(xviii) Pedestrian skybridges must not interfere with or impair use of the right-of-way by existing or proposed communication and utility facilities.

(xix) The applicant must post bond for the estimated cost to the city to remove the pedestrian skybridge if it becomes a public nuisance.

(xx) Skybridges may be placed in a required front, side, or rear yard.

SECTION 2. That Subparagraph (H), “Special Exception,” of Paragraph (11), “Pedestrian Skybridges,” of Subsection (b), “Specific Accessory Uses,” of Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(H) Waiver [~~Special exception~~]: The city council [~~board of adjustment~~] may, by a three-fourths vote, grant a waiver [~~special exception~~] to the pedestrian skybridge standards contained in this paragraph if the council [~~board~~] finds that:

(i) strict compliance with the requirements will unreasonably burden the use of either of the properties;

(ii) the waiver [~~special exception~~] will not adversely affect neighboring property; [~~and~~]

(iii) the waiver [~~special exception~~] will not be contrary to the public interest; and

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(iv) the waiver will not be contrary to the public health, safety, or welfare.

SECTION 3. That Subparagraph (F), “Mandatory Pedestrian Skybridge Standards,” of Paragraph (12), “Pedestrian Skybridges,” of Subsection (b), “Specific Accessory Uses,” of Section 51A-4.217, “Accessory Uses,” of Division 51A-4.200, “Use Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(F) Mandatory pedestrian skybridge standards. Additional provisions concerning construction of pedestrian walkways are contained in ~~[Section 509 of]~~ Chapter 53, “Dallas Building Code,” of the Dallas City Code. Pedestrian skybridges must be constructed and maintained in accordance with the following regulations:

(i) Pedestrian skybridges ~~[sky bridges]~~ must be properly maintained at all times. If a pedestrian skybridge connects two buildings which are separately owned, an operating agreement assigning maintenance and liability responsibilities is required.

(ii) No more than one pedestrian skybridge may be located within any blockface ~~[block]~~ or 700 feet of frontage, whichever is less.

(iii) Pedestrian skybridges ~~[sky bridges]~~ must have clearance above the public right-of-way of at least 18 feet above grade.

(iv) If the pedestrian skybridge has a length of less than 150 feet, the interior passageway must be no less than 10 feet and no greater than 20 feet in width. If the pedestrian skybridge has a length equal to or greater than 150 feet, the interior passageway must be no less than 12 feet and no greater than 20 feet in width.

(v) The interior height of the passageway must be at least 7 1/2 feet. The interior height at the springline of vaulted ceilings must be at least 7 1/2 feet.

(vi) Supports may ~~[must not]~~ be located within the public right-of-way if the placement of the support structure does not impede pedestrian traffic and maintains minimum sidewalk clearance widths required in the zoning district and in conformance with the Americans with Disabilities Act.

(vii) A sign must be posted within the adjoining structures indicating whether the skybridge is open to the public, the location of the pedestrian skybridge, and where the pedestrian skybridge leads.

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(viii) Pedestrian skybridges [~~sky-bridges~~] must meet state and federal standards for accessibility to and usability by individuals with disabilities.

(ix) Pedestrian skybridges [~~sky-bridges~~] connected to structures with air conditioning must be enclosed and air conditioned.

(x) Any change in slope of the pedestrian skybridge greater than one percent must be over private property or concealed within the pedestrian skybridge.

(xi) Pedestrian skybridges [~~sky-bridges~~] must not diverge from a perpendicular angle to the right-of-way by more than 30 degrees.

(xii) At least 70 percent of the side walls must be open, or glass or transparent material with a light transmission of not less than 36 percent and a luminous reflectance of not more than ~~six~~[6] percent. "Light transmission" means the ratio of the amount of total light to pass through the material to the amount of total light falling on the material and any glazing. "Luminous reflectance" means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.

(xiii) Minimum artificial lighting of 15 foot candles must be provided. Lighting must not produce glare of an intensity that creates a nuisance for motor vehicles or pedestrians.

(xiv) No exterior signs, other than government signs, may be applied to or suspended from any pedestrian skybridge.

(xv) Pedestrian skybridges [~~sky-bridges~~] must not be located within 300 feet of an historic overlay district.

(xvi) Pedestrian skybridges [~~sky-bridges~~] must be designed to prevent people from jumping or throwing objects from the pedestrian skybridge.

(xvii) Structural materials must be durable and easily maintained. Construction must comply with the City of Dallas Building and Fire Codes.

(xviii) Pedestrian skybridges [~~sky-bridges~~] must not interfere with or impair use of the right-of-way by existing or proposed communication and utility facilities.

(~~xix~~[~~xviii~~]) The applicant must post bond for the estimated cost to the city to remove the pedestrian skybridge if it becomes a public nuisance.

(xx) Skybridges may be placed in the required front, side, or rear yard."

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SECTION 4. That Subparagraph (G), “Recommended Pedestrian Skybridge Standards,” of Paragraph (12), “Pedestrian Skybridges,” of Subsection (b), “Specific Accessory Uses,” of Section 51A-4.217, “Accessory Uses,” of Division 51A-4.200, “Use Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(G) Recommended pedestrian skybridge standards. Pedestrian skybridges are recommended to be constructed and maintained in accordance with the following guidelines:

(i) Pedestrian skybridges [~~sky bridges~~] which are open to the public should penetrate the second story of the adjoining structures, or, if not possible, as close as possible to the street level.

(ii) Pedestrian skybridges [~~sky bridges~~] should penetrate the adjoining structures as closely as possible to escalators or elevators having access to the entire structure and the street.

(iii) Free-standing pedestrian skybridges and pedestrian skybridges connected to structures without air conditioning should have a roof, wind breaks, and adequate ventilation that maximize the comfort and safety of pedestrians. A pedestrian skybridge should be open only when the adjoining structures are open.

(iv) If the length of the pedestrian skybridge exceeds 250 feet, the passageway should be interrupted by interior visual breaks, such as turns, courts or plazas.

(v) Primary lighting sources should be recessed and indirect. Accent lighting is encouraged. Natural lighting should be used in addition to artificial lighting.

(vi) The pedestrian skybridge should be designed so as to coordinate with the adjoining structures to the extent possible. Where coordination is not possible, the pedestrian skybridge should be of a neutral color, such as brown or grey.”

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SECTION 5. That Subparagraph (H), “Special Exception,” of Paragraph (12), “Pedestrian Skybridges,” of Subsection (b), “Specific Accessory Uses,” of Section 51A-4.217, “Accessory Uses,” of Division 51A-4.200, “Use Regulations” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(H) Waiver [~~Special exception~~]. The city council [~~board of adjustment~~] may, by a three-fourths vote, grant a waiver [~~special exception~~] to the pedestrian skybridge standards contained in this paragraph if the council [~~board~~] finds that:

(i) strict compliance with the requirements will unreasonably burden the use of either of the properties;

(ii) the waiver [~~special exception~~] will not adversely affect neighboring property; [~~and~~]

(iii) the waiver [~~special exception~~] will not be contrary to the public interest; and

(iv) the waiver will not be contrary to the public health, safety, or welfare.”

SECTION 6. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

Passed _____