



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 5, 2016
AGENDA

BRIEFINGS:	5ES	11:00 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, Interim Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S156-158**
(CC District 2)
- An application to replat an 8.2179-acre tract of land containing part of Lots 5 and 6 in City Blocks 6064, 6065, and 6066 into one 3.8952-acre lot, and one 4.3227-acre lot on property located at 7955 Harry Hines Boulevard at Adeline Street, northwest corner.
Applicant/Owner: CAM Dallas, LLC
Surveyor: Benchmark Group
Application Filed: April 6, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-159**
(CC District 3)
- An application to create one 0.808-acre lot from a tract of land in City Block 7216 on property located on IH-30, west of Westmoreland Road.
Applicant/Owners: Kaizen Real Estate, Inc.
Surveyor: A & W Surveyors, Inc.
Application Filed: April 6, 2016
Zoning: PD 811 (Subarea 8)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-160**
(CC District 7)
- An application to create a 53-lot single family subdivision with one common area containing lot sizes ranging from 3,400-square feet to 11,459-square feet in size from an 8.848-acre tract of land located on property on Chariot Drive at Wimbelton Way.
Applicant/Owner: Chariot Place, LP
Surveyor: CBG Surveying, Inc.
Application Filed: April 6, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-162**
(CC District 10)
- An application to create a 0.7371-acre lot from a tract of land located in City Block 8417 on property located on Forest Lane at Abrams Road.
Applicant/Owner: LG Abrams & Forest, LLC
Surveyor: Davis Land Surveying Co. Inc.
Application Filed: April 7, 2016
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-164**
(CC District 14)
- An application to create one 1.389-acre lot, one 2.209-acre lot, one 2.345-acre lot, one 0.875-acre lot, one 0.375-acre lot, and 0.471-acre of right-of-way dedication from a 7.664-acre tract of land in City Block 1/5185 on property located on Central Expressway at Twin Sixties Drive, northeast corner.
Applicant/Owner: 60-80A NCX LLC
Surveyor: Pacheco Koch Engineers
Application Filed: April 7, 2016
Zoning: PD 834 (Zone 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-165**
(CC District 10)
- An application to replat a 10.121-acre tract of land containing part of Lot 3 in City Block 4/8059 into one lot on property located on Sanden Drive, south of Bekay Street.
Applicant/Owner: MVT Transportation, LLC
Surveyor: Maddox Surveying & Mapping, Inc.
Application Filed: April 8, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-166**
(CC District 6)
- An application to create one 3.1910-acre lot from a tract of land on property located on Saintsbury Street at Water Mill Road.
Applicant/Owner: Billingsley Company
Surveyor: Kimley-Horn
Application Filed: April 8, 2016
Zoning: PD 741 (Subdistrict A-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-167**
(CC District 2)
- An application to replat a 4.436-acre tract of land containing all of Lots 18 through 39 and a portion of an alley to be abandoned in City Block D/1979 to create one 3.562-acre lot; and to replat all of Lots 1, 2, and 3 in City Block A/1989, and all of Lot 7 in City Block E/1491 to create one 0.775-acre lot on property located on Henderson Avenue, between Glencoe Street, and McMillan Avenue.
Applicant/Owner: Henderson Residential Lands LLC
Surveyor: Kinley-Horn
Application Filed: April 8, 2016
Zoning: PD 462 (Subdistricts 4 and 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-168**
(CC District 5)
- An application to create one 9.920-acre lot from a tract of land in City Block 6681 on property located on St. Augustine Road at San Leon Avenue, northeast corner.
Applicant/Owner: Roman Catholic Diocese of Dallas
Surveyor: M.J. Thomas Engineering, LLC
Application Filed: April 8, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S156-170**
(CC District 5)
- An application to create one 0.436-acre lot from a tract of land in City Block A/6268 on property located on Buckner Boulevard, north of U.S. Highway 175 (C.F. Hawn Freeway).
Applicant/Owner: Raquel Salinas
Surveyor: Carroll Consulting Group, Inc.
Application Filed: April 8, 2016
Zoning: PD 533 (Subarea 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (11) **S156-163**
(CC District 6)
- An application to remove the platted 15-foot building line located along Calypso Street, Hampton Road, Bickers Street, and the west property line north of Leath Road, as well as internal to the site adjacent to abandoned Goldman Road, and to replat an 18.922-acre tract of land containing part of Lot 1 in City Block AA/7135; part of Lots 1-3 in City Block 5/7135, part of Lots 2-10 in City Block 6/7135, and part of the abandoned portions of Goldman Road and Peshera Road, on property located on Hampton Road between Bickers Street, and Calypso Street.
- Applicant/Owner: Dallas Housing Authority
Surveyor: Pacheco Koch Engineers
Application Filed: April 7, 2016
Zoning: PD 508 (Tract 7)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S156-161**
(CC District 13)
- An application to replat a 2.424-acre tract of land containing part of Lot 8, and all of Lot 7 in City Block 2/5575 into one, 1.225-acre lot, and one, 1.199-acre lot on property located at 4831 and 4911 Sunnybrook Lane between Midway Road and Inwood Road.
- Applicant/Owner: Caven & Sallie Groves, and Clark & Kristen Briner
Surveyor: Dallas Mapping & Design
Application Filed: April 7, 2016
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S156-169**
(CC District 13)
- An application to replat a 1.281-acre tract of land containing part of Lots 15A and 16 in City Block 12/5585 to create one lot on property located at 9220 Sunnybrook Lane between Brookview Drive, and W. Northwest Highway (Loop 12).
- Applicant/Owner: Carlos Gonzalez
Surveyor: Texas Heritage Surveying
Application Filed: April 8, 2016
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items – Under Advisement:

M156-011
Neva Dean
(CC District 12)

An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street.

Staff Recommendation: **Approval**
Applicant: MDT Caladium, LTD
Representative: Alex W. Lilley
U/A From: March 17, 2016 and April 7, 2016

Certificates of Appropriateness for Signs:

1603110029
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 708 square foot attached sign at 2425 Canton Street (south elevation).

Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110030
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 708 square foot attached sign at 2425 Canton Street (north elevation).

Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110031
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 200 square foot attached sign at 2425 Canton Street (south elevation).

Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110032
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 200 square foot attached sign at 2425 Canton Street (east elevation).

Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110033
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 94 square foot attached sign at 2425 Canton Street (north elevation).

Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110034
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 112 square foot attached sign at 2425 Canton Street (west elevation).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Bobby Nichols

Zoning Cases – Consent:

1. **Z156-185(WE)**
Warren Ellis
(CC District 9)
An application for a Planned Development District for R-7.5(A) Single Family District and public school uses on property zoned an R-7.5(A) Single Family District on the east line of Hillbrook Street and the southwest line of Wendover Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas I.S.D.
Representative: Karl Crawley, MASTERPLAN
2. **Z156-220(WE)**
Warren Ellis
(CC District 14)
An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Oak Lawn Avenue and Bowser Avenue.
Staff Recommendation: **Approval**, subject to a development plan, and staff's recommended conditions.
Applicant: Asset Management Associates, LLC
Representative: Jonathan Vinson, Jackson Walker LLP
3. **Z156-215(OTH)**
Olga Torres Holyoak
(CC District 2)
An application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District on the west corner of Stonewall Street and South Haskell Avenue.
Staff Recommendation: **Approval**
Applicant: Donald L. Ward
4. **Z156-216(OTH)**
Olga Torres Holyoak
(CC District 4)
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of West Illinois Avenue and Toluca Avenue.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: John Mathews
Representative: Masterplan, Santos Martinez

Zoning Cases – Under Advisement:

5. **Z156-169(JM)**
Jennifer Munoz
(CC District 13)
- An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District, on the south line of Glen Lakes Drive, west of Manderville Lane.
Staff Recommendation: **Approval**, subject to a site/landscape plan and conditions.
Applicant: Glen Lakes Holdings, LLC
Representative: Robert Reeves
U/A From: March 17, 2016, April 7, 2016 and April 21, 2016
6. **Z145-140(OTH)**
Olga Torres Holyoak
(CC District 14)
- An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site plan and conditions.
Applicant: Verizon Wireless
Representative: Kathy Zibilich, Griffin Harris PLLC
U/A From: February 19, 2015, April 2, 2015, June 4, 2015, August 20, 2015, October 15, 2015, November 19, 2015 and January 21, 2016.
7. **Z156-135(OTH)**
Olga Torres Holyoak
(CC District 8)
- An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.
Staff Recommendation: **Approval**
Applicant: David Booth, DR Horton Homes
Representative: Tom John, JBI Partners
U/A From: January 21, 2016, February 18, 2016, March 3, 2016, April 7, 2016 and April 16, 2016
8. **Z156-195(SM)**
Sarah May
(CC District 13)
- An application for a Planned Development District for R-7.5(A) Single Family District, public school, and private recreation center, club, or area uses on property zoned an R-7.5(A) Single Family District on the southwest corner of West Northwest Highway and Durham Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and staff's recommended conditions.
Applicant: Highland Park ISD
Representative: Dallas Cothrum, Masterplan
U/A From: April 21, 2016

9. **Z156-199(SM)**
Sarah May
(CC District 13)
- An application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District, on property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road.
- Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
- Applicant: Dallas Independent School District
- Representative: Karl A. Crawley, Masterplan
- U/A From: April 21, 2016

Zoning Cases – Individual:

10. **Z145-320(OTH)**
Olga Torres Holyoak
(CC District 13)
- An application for an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85 on the northeast corner of Greenville Avenue and Pineland Drive.
- Staff Recommendation: **Approval** for a three-year period, subject to conditions and revised site plan.
- Applicant: Don Booker
- Representative: Peter Kavanaugh, Zone Systems, Inc.

Special Provision Sign District Amendment:

- SPSD156-001(ND)**
Neva Dean
(CC District 14)
- An application to amend Section 51A-7.2100 Arts District Extension Area Sign District (SPSD) to allow for tenant identity signs in the One Arts Plaza Subdistrict on the northeast side of Routh Street between Woodall Rodgers Freeway and Ross Avenue.
- Staff Recommendation: **Approval** of two tenant identity signs, subject to staff recommended conditions.
- Arts District Sign Advisory Committee Recommendation: **Denial**
- Applicant: Billingsley Arts Partners LTD.
- Representative: Rob Baldwin

Other Matters:

Reconsideration

D156-007

Laura Evans
(CC District 3)

1. Suspension of the CPC Rules of Procedure to allow reconsideration of D156-007(LE).

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on April 7, 2016, which was to move to **approve** a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road.

If #2 is approved then consideration of #3.

3. An application for a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road.

Staff Recommendation: **Approval**

Representative: Greg Gerbig, Pacheco Koch

Applicant: First Industrial, LP

U/A From: February 18, 2016 and March 17, 2016

Commissioner Neil Emmons resolution

Minutes: April 21, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 5, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, May 5, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

TRANSPORTATION COMMITTEE MEETING - Thursday, May 5, 2016, City Hall, 1500 Marilla Street, in Council Chambers at 9:30 a.m., to consider the following: (1) **Pearl Street Amendment** - Change the operational characteristics of Pearl Expressway from Pacific Avenue to Live Oak Street from five-lanes southbound in 85-146 feet of right-of-way to two-lanes northbound and two-lanes southbound in 85 feet of right-of-way; (2) **Tyler/Polk Amendments** - Change the dimensional classification of Tyler Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) roadway to a special four-lane divided (SPCL 4D) roadway within 60 feet of right-of-way and 44 feet of pavement, and Change the dimensional classification of Polk Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) roadway to a special two-lane undivided (SPCL 2U) roadway with bicycle lanes within 60 feet of right-of-way and 44 feet of pavement; and (3) **Gus Thomasson** - Change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway to a special four-lane divided (SPCL 4D) roadway in 80-85 feet of right-of-way.

Tuesday, May 10, 2016

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday, May 10, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **1604080003** - An application for a Certificate of Appropriateness, by Mindi McMorris of Artografx, Inc., for a 48 square foot attached sign at 2330 Flora Street (north elevation), and (2) **1604180004** - An application for a Certificate of Appropriateness, by Jean Headen of Acme Sign Company, Inc., for a 15 square foot attached sign at 2010 Flora Street (north elevation).

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, May 10, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:15 p.m., to consider (1) **Z156-249** - An application for a new SUP for a 144 square foot non-premise district activity videoboard sign, located at the northwest corner of Main Street and Field Street.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

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]

LOCATION: Harry Hines Boulevard at Adeline Street, northwest corner

DATE FILED: April 6, 2016

ZONING: IR

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 8.2179-acre MAPSCO: 33L

APPLICANT/OWNER: CAM Dallas, LLC

REQUEST: An application to replat an 8.2179-acre tract of land containing part of Lots 5 and 6 in City Blocks 6064, 6065, and 6066 into one 3.8952-acre lot, and one 4.3227-acre lot on property located at 7955 Harry Hines Boulevard at Adeline Street, northwest corner.

SUBDIVISION HISTORY:

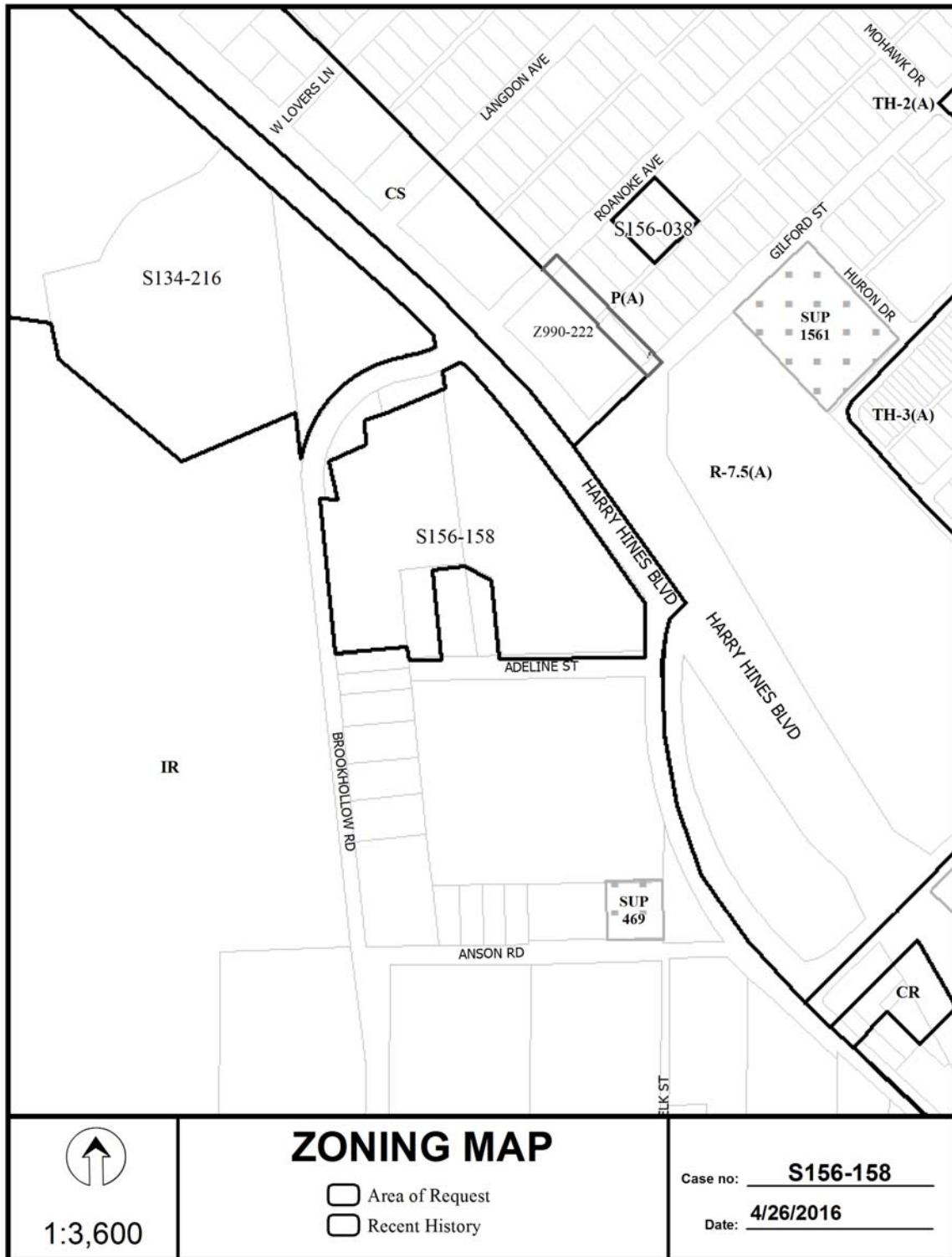
1. S156-038 was a request northeast of the present request to replat a 0.517-acre tract of land containing all of Lots 4-6 in City Block 1/5764 into one 13,500 square foot lot and one 9,000 square foot lot on property located at 2130 Roanoke Avenue, between Harry Hines Boulevard and Huron Drive. The request was approved December 17, 2015 but has not been recorded.
2. S134-216 was a request northwest of the present request to replat a 22.720-acre tract of land containing all of Lot 1 in City Block A/6067 and lot 7A in City Block 6066 and tract of land in City Block 6067 into one lot on property located at 8301 Harry Hines. The request was approved August 21, 2014 and recorded August 16, 2015.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of the IR 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 2. Sections 51A-8.501(a) and 51A-8.503(a)
10. 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)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Brookhollow Road. Sections 51A-8.602(c) and 51A-9.101
14. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Adeline Street. Sections 51A-8.602(c) and 51A-9.101
15. On the final plat dedicate a 10-foot by 10-foot corner clip at Harry Hines Boulevard and Adeline Street. Sections 51A-8.602(c) and 51A-8.604(c)
16. On the final plat dedicate a 10-foot by 10-foot corner clip at Harry Hines Boulevard and Brookhollow Road. Sections 51A-8.602(c) and 51A-8.604(c)
17. On the final plat show recording information on all existing easements within 150 feet of the property.
18. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines

19. On the final plat show the correct recording information for the subject property. Platting Guidelines
20. On the final plat all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Platting Guidelines
21. On the final plat remove all building lines. Platting Guidelines
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with proposed service sizes.
23. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
24. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
25. On the final plat, change "ADDELINE STREET" to "ADDELINE STREET A.K.A. ADELINE STREET". Section 51A-8.403(a)(1)(xii)
26. On the final plat identify the property as Lots 1 and 2 in City Block C/6064. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:3,600

AERIAL MAP

- Area of Request
- Recent History

Case no: S156-158

Date: 4/26/2016

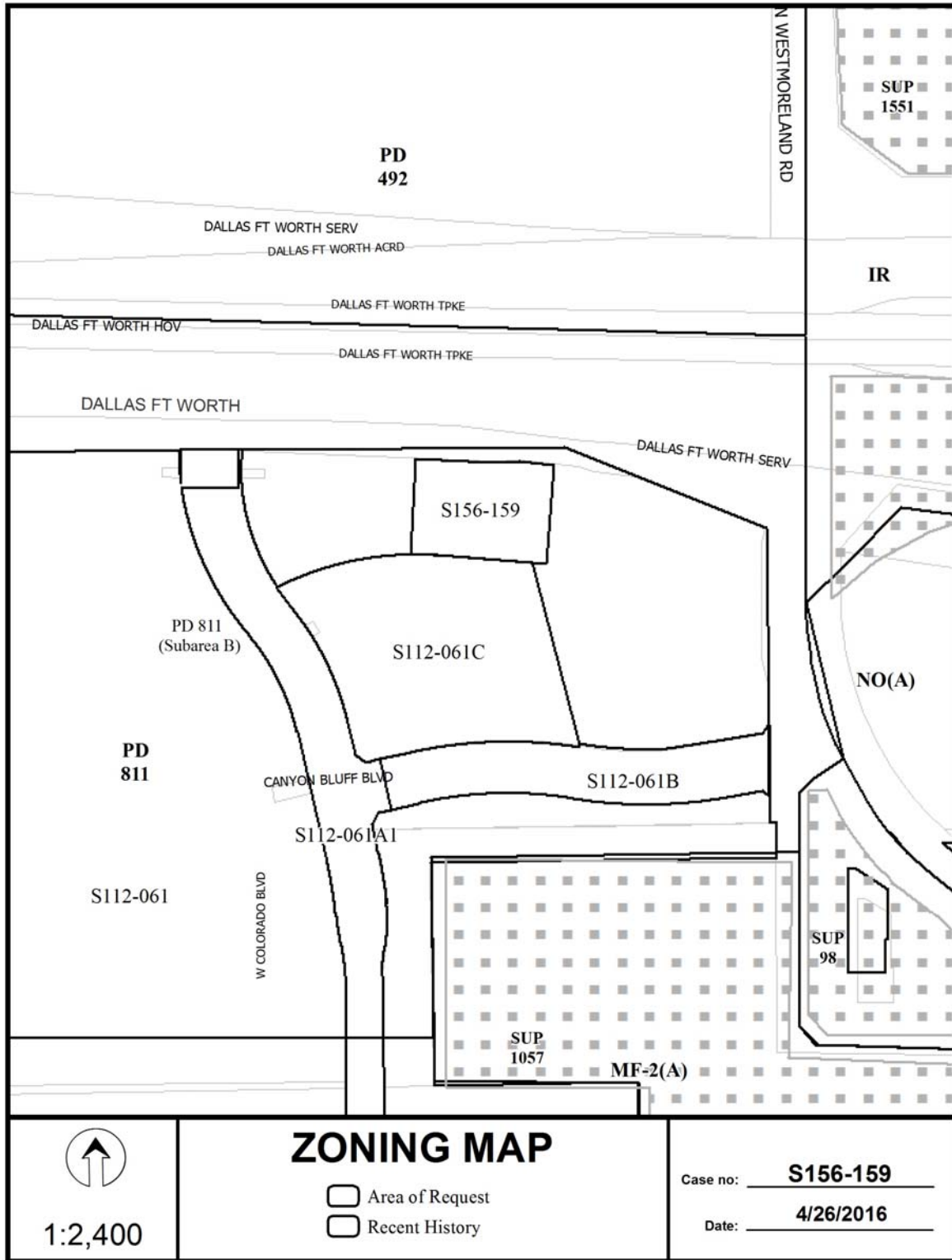
CITY PLAN COMMISSION**THURSDAY, MAY 5, 2016****FILE NUMBER:** S156-159**Subdivision Administrator:** Paul Nelson**LOCATION:** Interstate Highway No. 30, west of Westmoreland Road**DATE FILED:** April 6, 2016**ZONING:** PD 811 (Subarea B)**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 0.808-acre **MAPSCO:** 43T**APPLICANT/OWNER:** Kaizen Real Estate, Inc.**REQUEST:** An application to create one 0.808-acre lot from a tract of land in City Block 7216 on property located on Interstate Highway No. 30, west of Westmoreland Road.**SUBDIVISION HISTORY:**

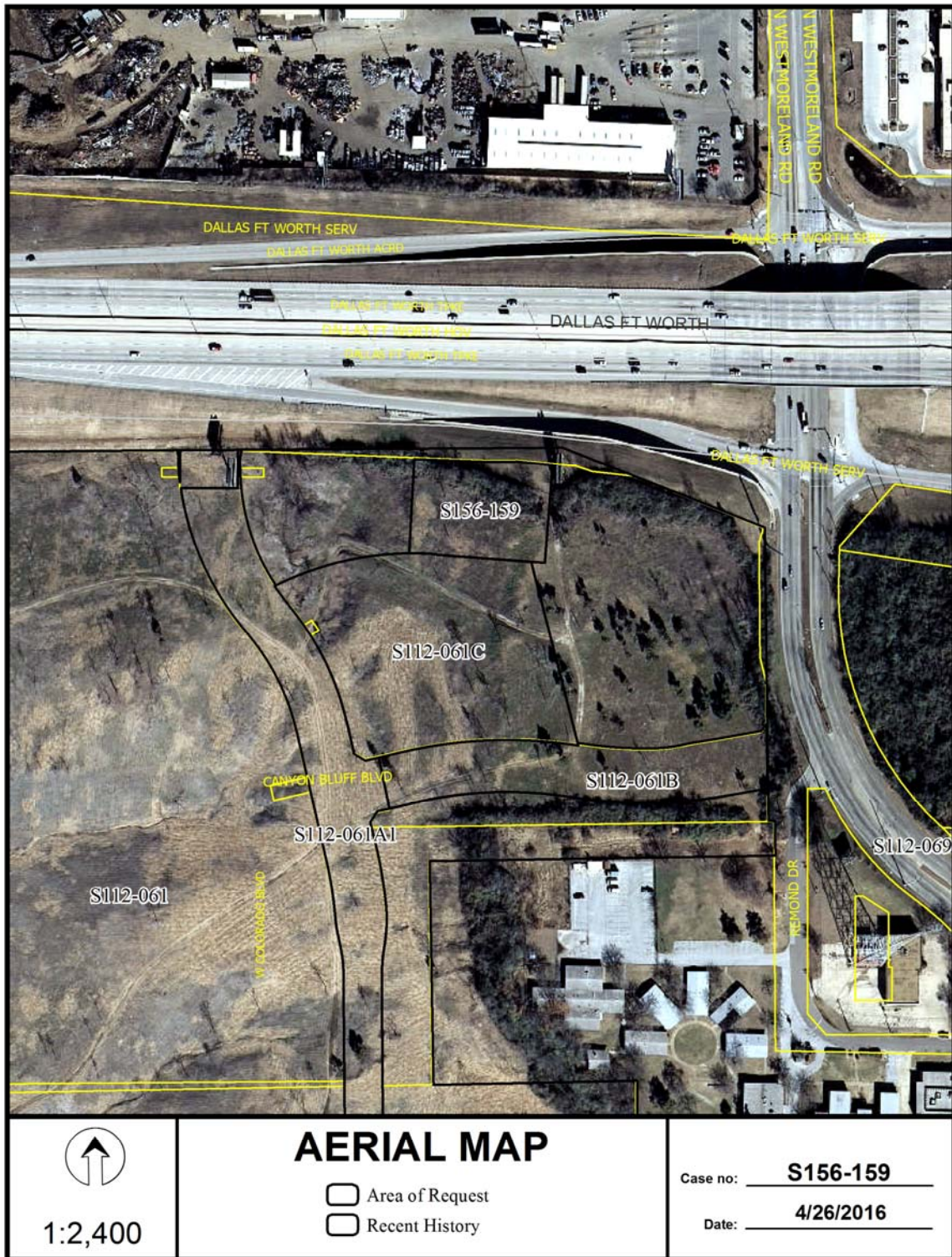
1. S112-061 was an application to create 12 lots from a 189.549-acre tract of land containing City Blocks 4152, 4153, 6161, 7212, 7213, 7216 and 7217 to create 12 lots on property generally bounded by Interstate 30 on the north, N. Westmoreland Road on the east, Fort Worth Avenue on the south and Pinnacle Park Blvd. on the west. The request was approved on February 2, 2012, and recorded on October 7, 2014.
2. S112-061A-1 and S11061B created rights-of-way for the above plat and was recorded in June, 2015.

STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 811 (Subarea 8); 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
 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. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
 10. 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)
 11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 12. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
 13. On the final plat show recording information on all existing easements within 150 feet of the property.
 14. On the final plat dedicate or show recording information for street easement on the south side of the property. Platting Guidelines
 15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
 16. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
 17. Contact the street name coordinator for help selecting an appropriate name for the new public street Sections 51A-8.403(a)(1)(xiv) and 51A-8.506(e)
 18. Change "INTERSTATE HIGHWAY NO. 30" to "DALLAS FT WORTH TURNPIKE / INTERSTATE HIGHWAY NO. 30" Section 51A-8.403(a)(1)(xii)
 19. On the final plat identify the property as Lot 2 in City Block N/7212. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





LOCATION: Chariot Drive at Wimbelton Way**DATE FILED:** April 6, 2016**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT: 7 SIZE OF REQUEST: 8.848-acres MAPSCO: 46K****APPLICANT/OWNER:** Chariot Place, LP

REQUEST: An application to create a 53-lot single family subdivision with one common area containing lot sizes ranging from 3,400 square-feet to 11,459 square-feet from an 8.848-acre tract of land located on property located on Chariot Drive at Wimbelton Way.

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

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..."

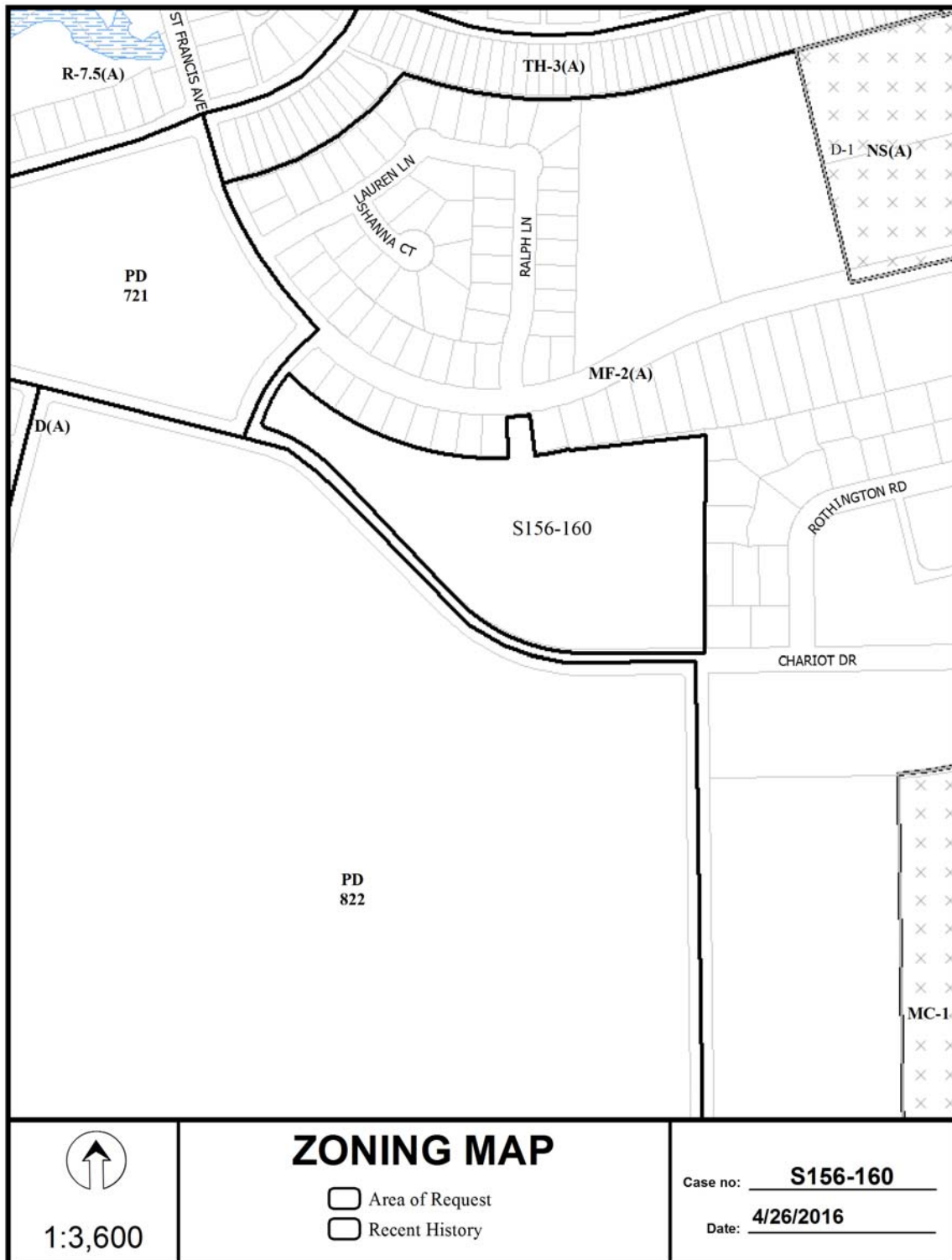
The proposed lots range from 3,400-square feet to 11,459 square feet in size. Properties to the east range from 5,000-square feet to 13,155 square feet in size. The lots contiguous on the north range from 3,400 square feet to approximately 12,000 square feet in size. The property south and southwest of the request is Skyline High School which is a 73.194-acre lot.

The zoning of the property is MF-2(A) and requires a minimum of 1,000 square feet per lot for single family uses. The proposed plat complies with the minimum lot area requirement of the district as well as being similar in size to the other single family lots in the general area. Based on the above, staff finds that the request complies with the requirements of Section 51A-8.503(a), the minimum requirements of the MF-2(A) District and is consistent with the lot patterns in the area; therefore; staff recommends approval of the request subject to compliance with the following conditions:

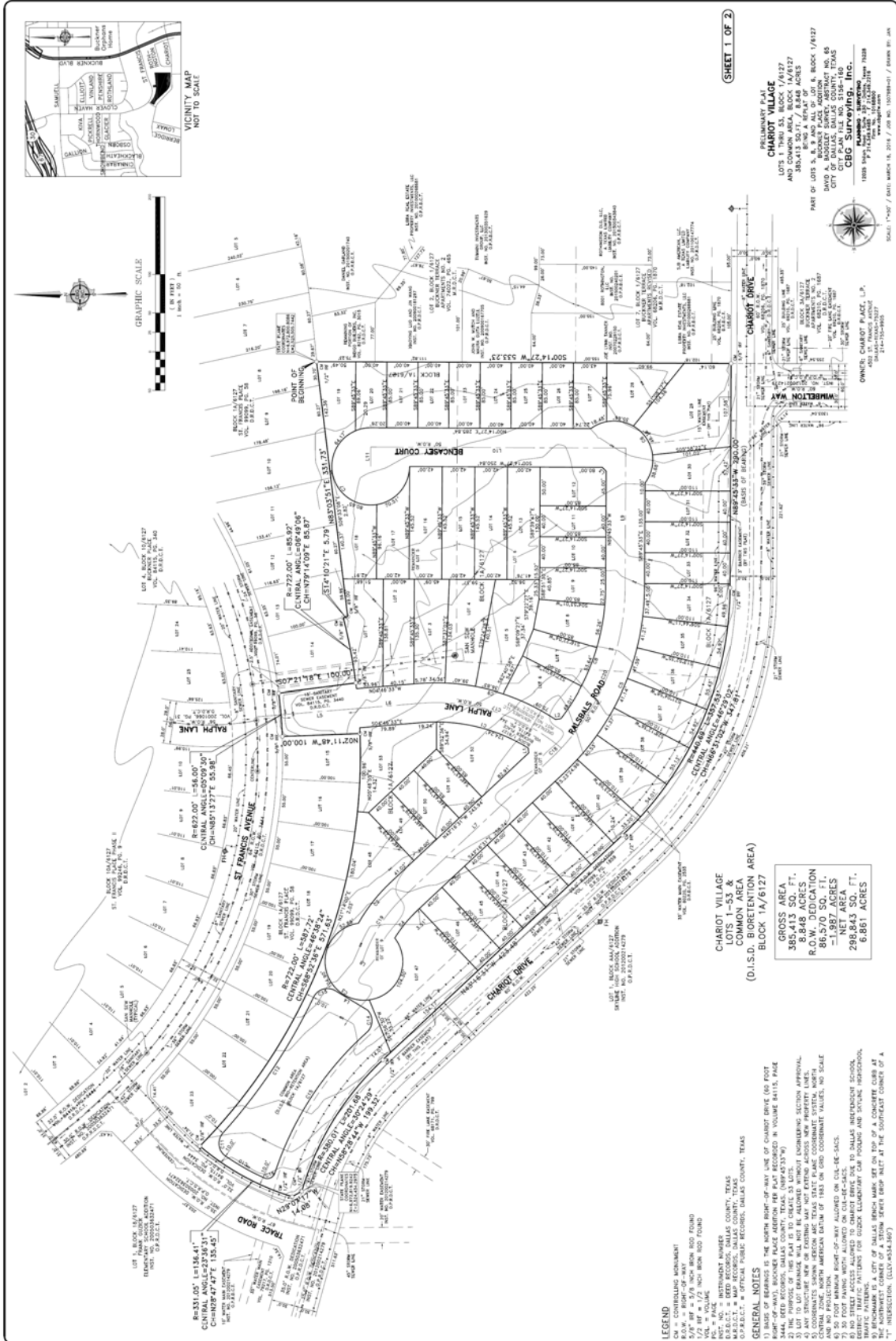
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and 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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 53 lots and 1 common area. Sections 51A-8.501(a) and 51A-8.503(a)
10. 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)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate 56 feet of right-of-way on Ralph Lane (final street name to be determined). Sections 51A-8.602(c) and 51A-9.101
14. On the final plat dedicate 56 feet of right-of-way on Ralbals Road (final street name to be determined). Sections 51A-8.602(c) and 51A-9.101
15. On the final plat dedicate 56 feet of right-of-way on Bencasey Court (final street name to be determined). Sections 51A-8.602(c) and 51A-9.101
16. On the final plat show the correct recording information for the subject property. Platting Guidelines
17. On the final plat show how the DISD bio-retention area was created.

18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
21. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
22. The number and location of fire hydrants, must comply with the Dallas Fire Code.
23. On the final plat identify the property as Lots 1-53 and the common area as CA "A" in City Block 1A/6127. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)







OWNER'S CERTIFICATE

OWNER'S DECLARATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED IN THE ATTACHED PLAT AND THAT WE HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE PLAT AND THE APPLICABLE LAWS AND ORDINANCES OF THE CITY OF DALLAS, TEXAS.

WE HEREBY CERTIFY THAT WE HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE PLAT AND THE APPLICABLE LAWS AND ORDINANCES OF THE CITY OF DALLAS, TEXAS.

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GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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D.I.S.D. BIOPRETENTION AREA LINE TABLE

LINE	LENGTH	BEARING
L1	6.32	S64°28'27"W
L2	7.28	N08°50'10"W
L3	7.07	S26°14'27"W

D.I.S.D. BIOPRETENTION AREA CURVE TABLE

CURVE	CENTRAL ANGLE	BEARINGS	LENGTH	CHORD BEARING	CHORD
C1	56°32'13"	225.00'	143.48'	S15°32'09"W	141.50'
C2	17°11'15"	225.00'	67.50'	N61°20'09"W	67.24'
C3	28°02'25"	225.00'	261.51'	S24°36'02"W	50.25'
C4	46°29'24"	326.69'	268.28'	S68°31'02"E	246.89'
C5	18°41'23"	50.00'	142.89'	N45°14'27"E	98.99'
C6	27°02'00"	35.00'	235.82'	S45°14'27"W	70.71'
C7	27°02'00"	35.00'	235.82'	S45°14'27"W	70.71'
C8	58°41'13"	272.00'	185.88'	N14°34'03"E	182.18'

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	99.28	S24°48'53"E
L2	1.86	S81°47'12"W
L3	180.00	N88°14'27"W
L4	21.00	S89°49'53"E

CENTERLINE CURVE TABLE

CURVE	CENTRAL ANGLE	BEARINGS	LENGTH	CHORD BEARING	CHORD
C1	4°43'46"	280.00'	198.90'	N17°40'20"E	198.90'
C2	0°45'28"	280.00'	29.09'	S45°09'14"E	29.04'
C3	1.86	222.86'	305.60'	S85°23'46"E	222.27'

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C4	46°29'24"	326.69'	268.28'	S68°31'02"E	246.89'
C5	18°41'23"	50.00'	142.89'	N45°14'27"E	98.99'
C6	27°02'00"	35.00'	235.82'	S45°14'27"W	70.71'
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C2	0°45'28"	280.00'	29.09'	S45°09'14"E	29.04'
C3	1.86	222.86'	305.60'	S85°23'46"E	222.27'

PREPARED BY:
 LONS CHARLOT VILLAGE
 380415 SOUTH F 8448 ACRES
 DATE: 11/10/2015
 CITY OF DALLAS, TEXAS
 CDBG SURVEYING, INC.
 10000 WEST HAVENWAY, SUITE 1000, DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 FAX: (214) 343-1112

LOCATION: Forest Lane at Abrams Road

DATE FILED: April 7, 2016

ZONING: MU-3

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 0.7371-acre **MAPSCO:** 17W

APPLICANT/OWNER: LG Abrams & Forest, LLC

REQUEST: An application to create a 0.7371-acre lot from a tract of land located in City Block 8417 on property located on Forest Lane at Abrams Road.

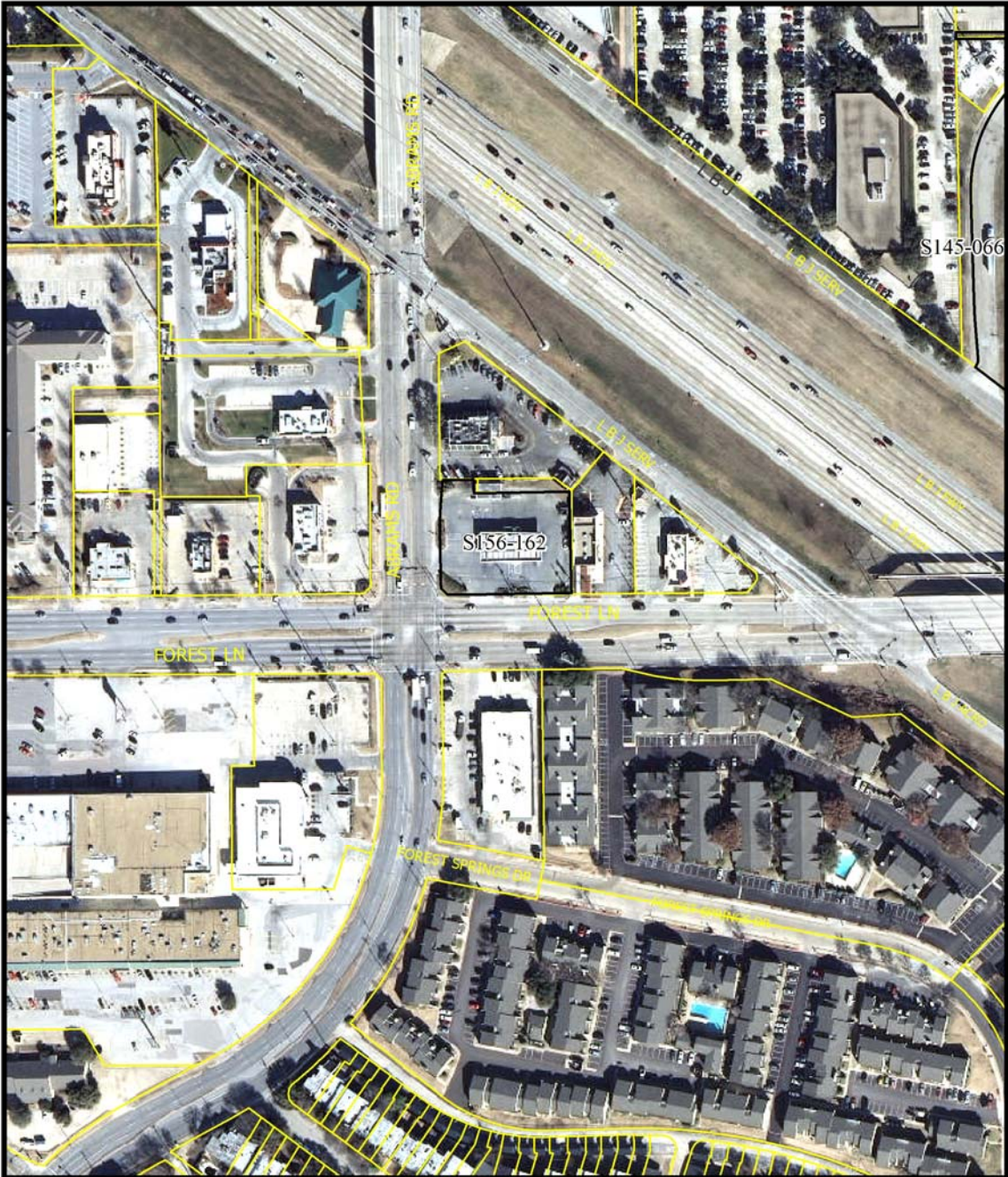
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617

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. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. 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 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate a 20-foot by 20-foot corner clip at Forest Lane and Abrams Road. Sections 51A-8.602(c) and 51A-8.604(c)
13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
14. Water main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
15. Label the freeway "LYNDON B. JOHNSON FREEWAY / INTERSTATE HIGHWAY 635" (without parentheses). Section 51A-8.403(a)(1)(A)(xii)
16. On the final plat identify the property as Lot 1B in City Block 8417. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





S145-066

S156-162

FOREST LN

FOREST LN

FOREST SPRINGS DR



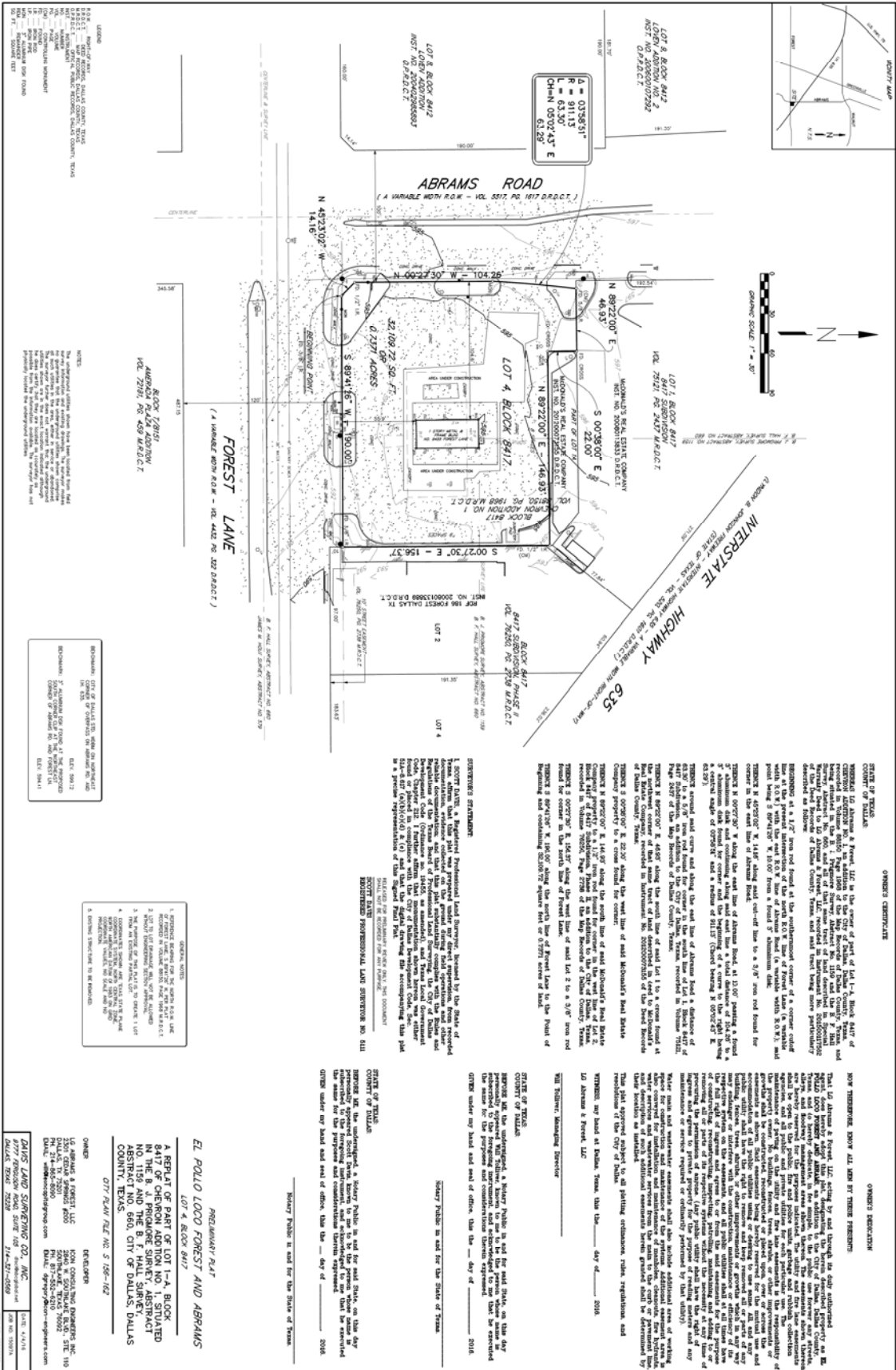
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S156-162

Date: 4/26/2016



STATE OF TEXAS

COUNTY OF DALLAS

OWNER'S DECLARATION

OWNER'S DECLARATION

WHEREAS, I, [Owner Name], am the owner of the property described in the plat of [Project Name], and I hereby certify that the information provided in this plat is true and correct...

STATE OF TEXAS, County of Dallas. I, [Owner Name], being duly sworn, depose and say that the information provided in this plat is true and correct...

SCOTT ELVIN PROFESSIONAL LAND SURVEYOR NO. 5411. I, Scott Elvin, a Registered Professional Land Surveyor, having been sworn to by the State of Texas, do hereby certify that the information provided in this plat is true and correct...

STATE OF TEXAS, County of Dallas. I, Scott Elvin, being duly sworn, depose and say that the information provided in this plat is true and correct...

LEGEND: This plat contains information from the following sources: 1. Survey data from the original survey...

NOTES: The proposed plat shows the location of the proposed easement and the location of the proposed easement...

REQUIREMENTS: This plat is subject to the following requirements: 1. The plat must be approved by the County Clerk...

GENERAL NOTES: 1. Easement shown for the use of the public...

OWNER: [Owner Name], [Address], [City, State, Zip].

LOCATION: Central Expressway at Twin Sixties Drive, northeast corner

DATE FILED: April 7, 2016

ZONING: PD 834 (Zone 4)

CITY COUNCIL DISTRICT: 14 SIZE OF REQUEST: 7.664-acres MAPSCO: 36E

APPLICANT/OWNER: 60-80A NCX LLC

REQUEST: An application to create one 1.389-acre lot, one 2.209-acre lot, one 2.345-acre lot, one 0.875-acre lot, one 0.375-acre lot, and 0.471-acre of right-of-way dedication from a 7.664-acre tract of land in City Block 1/5185 on property located on Central Expressway at Twin Sixties Drive, northeast corner.

SUBDIVISION HISTORY:

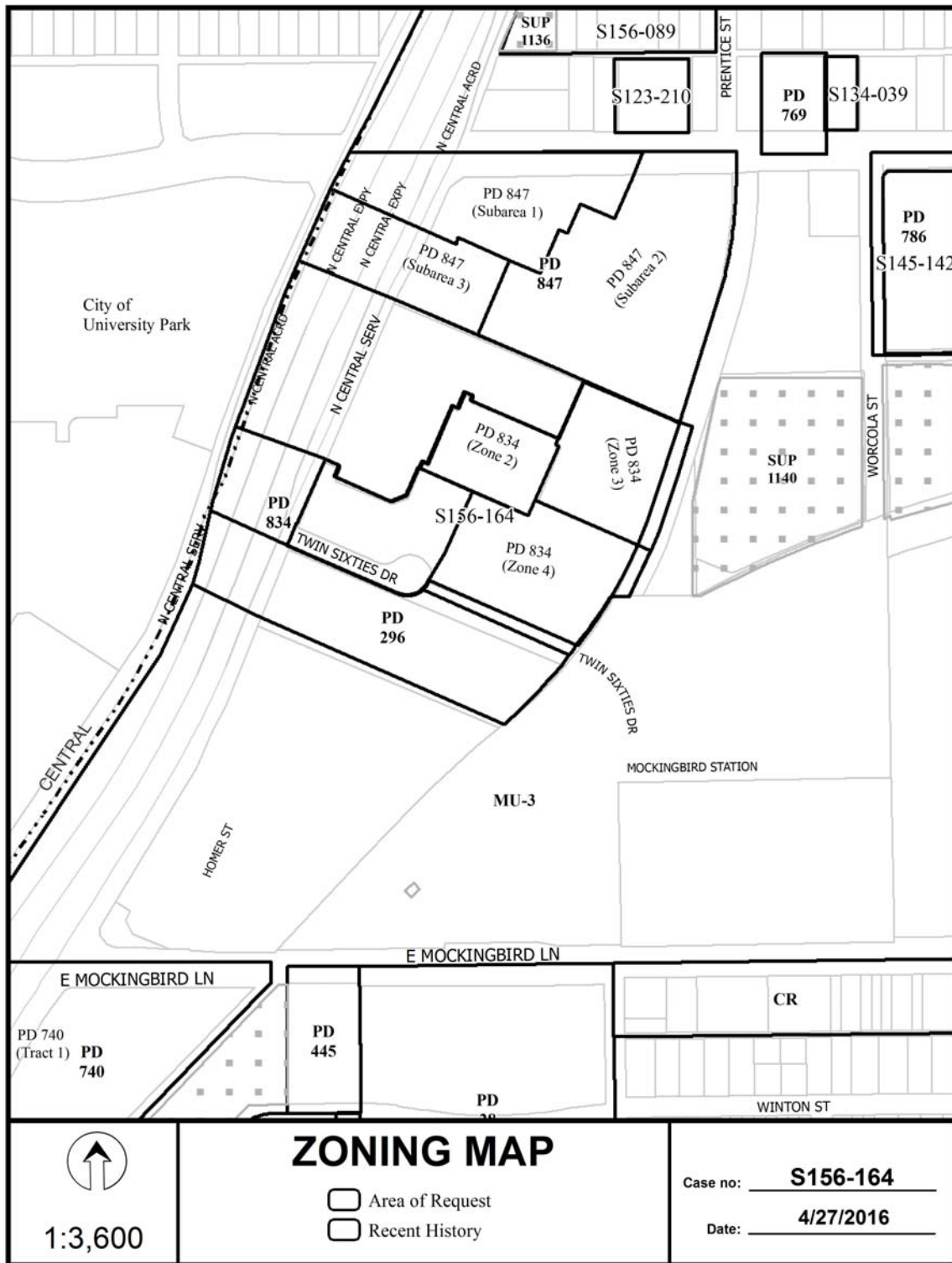
1. S156-089 was an application north of the present request to replat a 1.716-acre tract of land containing the remainder of Lots 1 and 2 and all of Lots 3-11 in City Block D/5187 into one lot on property located on Prentice Street at Dyer Street, southwest corner. The request was approved February 18, 2016 but has not been recorded.
2. S145-142 was an application northeast of the present request to replat a 3.647-acre tract of land containing all of Lot 1A and all of a tract of land described as "Variable Width right-of-way abandonment" of SMU Boulevard and a portion of Greenville Avenue all located in or contiguous to City Block B/5185 into one lot on property located on SMU Boulevard, between Worcola Street and Greenville Avenue. The request was approved May 7, 2015 but has not been recorded.
3. S134-039 was an application northeast of the present request to replat a 0.33-acre tract of land containing part of Lots 21 and 22 in City Block B/5187 into one lot on property located at 5619 SMU Boulevard. The request was administratively approved on December 19, 2013, and recorded on December 4, 2014.
4. S123-210 was an application north of the present request to replat a 0.744 acre tract of land containing all of Lots 15 and 16A in City Block D/5187 into one lot located at the northwest corner of SMU Boulevard and Prentice Street. The request was approved on August 8, 2013, and recorded on August 22, 2014.

STAFF RECOMMENDATION: The request complies with the requirements of PD 834 (Zone 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement

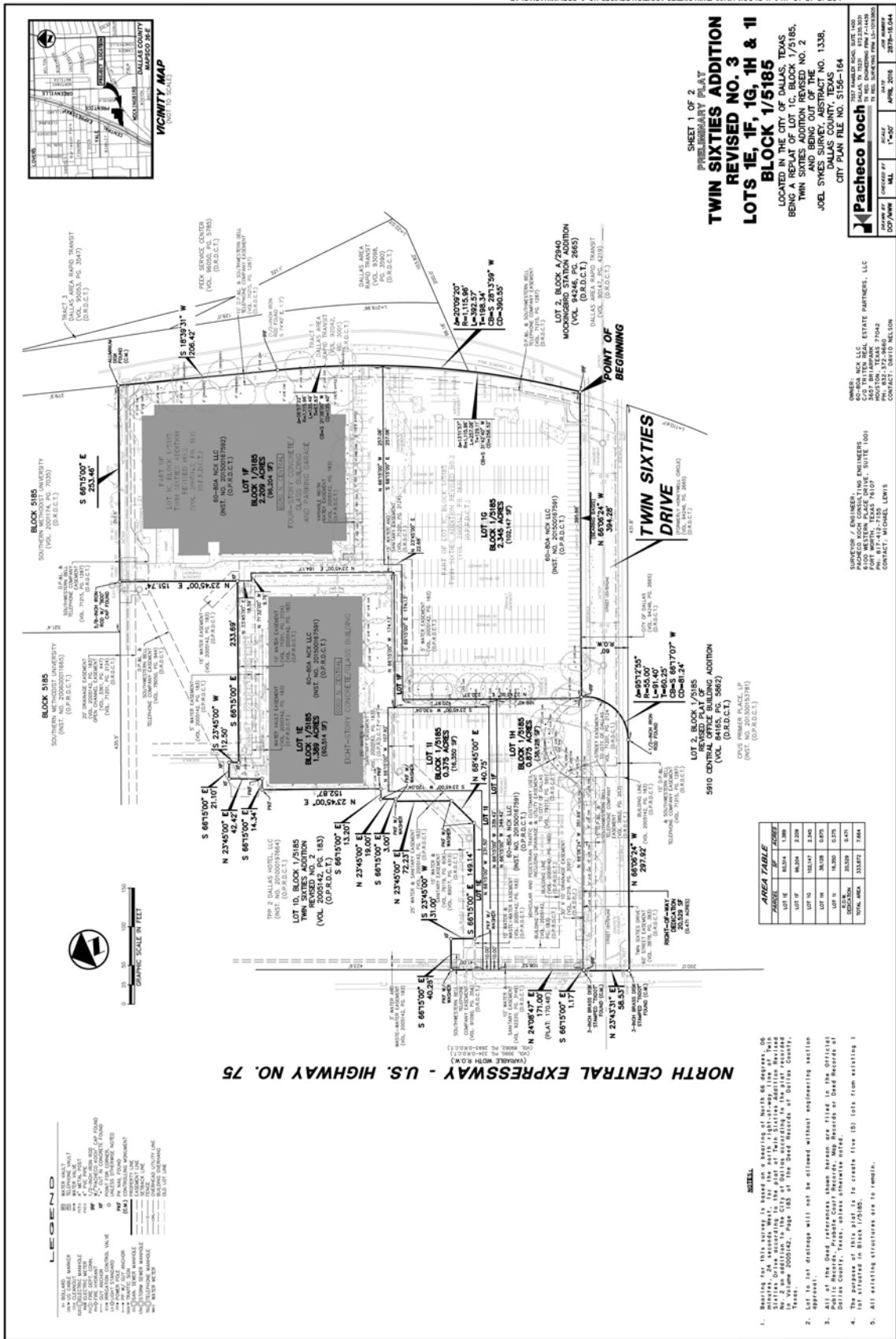
- requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
 4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
 5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
 6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
 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." Section 51A-8.617
 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. The maximum number of lots permitted by this plat is 5. Sections 51A-8.501(a) and 51A-8.503(a)
 10. 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 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
 11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
 13. On the final plat dedicate 60-feet of right-of-way for Twin Sixties Drive. Sections 51A-8.602(c) and 51A-9.101
 14. On the final plat dedicate a 15-foot by 15-foot corner clip at Twin Sixties Drive and Central Expressway. Sections 51A-8.602(c) and 51A-8.604(c)
 15. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."

16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
18. Prior to the final plat, a minimum 20-foot wide access easement agreement is required to serve the lots identified on the preliminary plat as Lots 1F, 1E, and 1I. Building Inspection
19. On the final plat, label the right-of-way abandonment as "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____." Real Estate Division
20. On the final plat add an additional label for "TWIN SIXTIES DRIVE", with an arrow pointing into the fee simple right-of-way dedication by this plat. Section 51A-8.403(a)(1)(A)(xii)
21. The number and location of fire hydrants, must comply with the Dallas Fire Code.
22. On the final plat identify the property as Lots 1E-1H and 1J in City Block 1/5185. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S156-164 </u> Date: <u> 4/26/2016 </u>
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SHEET 1 OF 2
PRELIMINARY PLAT
TWIN SIXTIES ADDITION
REVISED NO. 3
LOTS 1E, 1F, 1G, 1H & 1I
BLOCK 1/5185
 LOCATED IN THE CITY OF DALLAS, TEXAS
 BEING PART OF LOT 10, BLOCK 1/5185,
 TWIN SIXTIES ADDITION REVISED NO. 2,
 AND BEING OUT OF THE
 JOEL STOKES SURVEY, ABSTRACT NO. 1338,
 CITY PLAN FILE NO. 3158-164

Pacheco Koch
 7007 FORTWORTH ROAD, SUITE 100
 FORTWORTH, TEXAS 76120
 PHONE: 817-338-1200
 FAX: 817-338-1200
 CONTACT: MICHAEL NELSON
 DATE: APRIL 2016
 SCALE: 1"=200'

OWNER: PACHECO KOCH, LLC
 C/O TRITEX REAL ESTATE PARTNERS, LLC
 4100 WESTERN PLAZA, SUITE 1100
 HOUSTON, TEXAS 77042
 CONTACT: MICHAEL LEWIS

AREA	ACRES
LOT 1E	0.504
LOT 1F	0.504
LOT 1G	0.504
LOT 1H	0.504
LOT 1I	0.504
TOTAL AREA	2.520

- NOTE:**
1. Bearing for this plat is based on a bearing of North 69 degrees, 06 minutes, 00 seconds East, 1983.00 feet, as shown on the plat of Twin Sixties Addition Revised No. 3, recorded in the Public Records of Dallas County, Texas, Book 20332-2, Page 123 of the said Records of Dallas County, Texas.
 2. Approval of this plat will not be allowed without engineering section.
 3. All of the deed references shown herein are filed in the Official Public Records of Dallas County, Texas, unless otherwise noted.
 4. The purpose of this plat is to create five (5) lots from existing 1 lot situated in Block 1/5185.
 5. All existing structures are to remain.

LOCATION: Sanden Drive, south of Bekay Street

DATE FILED: April 8, 2016

ZONING: IR

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 10.121-acres **MAPSCO:** 28A,B,E & F

APPLICANT/OWNER: MVT Transportation, LLC

REQUEST: An application to replat a 10.121-acre tract of land containing part of Lot 3 in City Block 4/8059 into one lot on property located on Sanden Drive, south of Bekay Street.

SUBDIVISION HISTORY:

1. S156-101 was an application west of the present request to replat a 7.2179-acre tract of land to create one lot from the remainder of Lots 1, 2, and a portion of Lot 4 in City Block 2/8059 on property fronting on Bekay Street, east of Plano Road. The request was approved March 3, 2016 but has not been recorded.
2. S145-069 was an application west of the present request to replat a 16.434-acre tract of land containing all of Lot 1B in City Block G/8064 into one 10.807-acre lot and one 5.627-acre lot on property located at 10900 Rockwall Road. The request was approved January 22, 2015 and was recorded January 26, 2016.

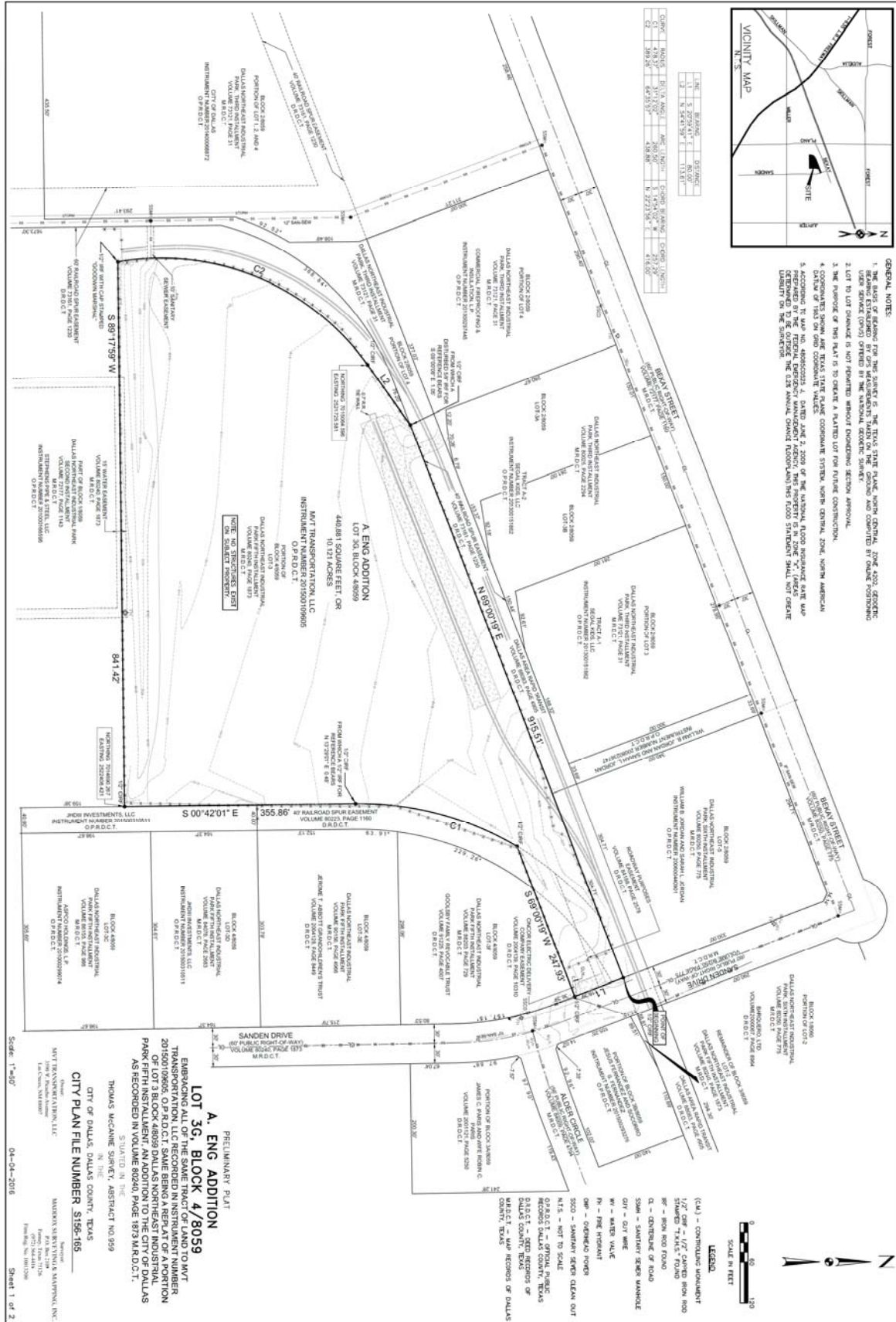
STAFF RECOMMENDATION: The request complies with the requirements of the IR District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. 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 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat show recording information on all existing easements within 150 feet of the property.
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
15. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
16. On the final plat identify the property as Lot 3G in City Block 4/8059. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION

THURSDAY, MAY 5, 2016

FILE NUMBER: S156-166

Subdivision Administrator: Paul Nelson

LOCATION: Saintsbury Street at Water Mill Road

DATE FILED: April 8, 2016

ZONING: PD 741 (Subdistrict A-2)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 3.1910-acres **MAPSCO:** 11A, K & P

APPLICANT/OWNER: Billingsley Company

REQUEST: An application to create one 3.1910-acre lot from a tract of land on property located on Saintsbury Street at Water Mill Road.

SUBDIVISION HISTORY:

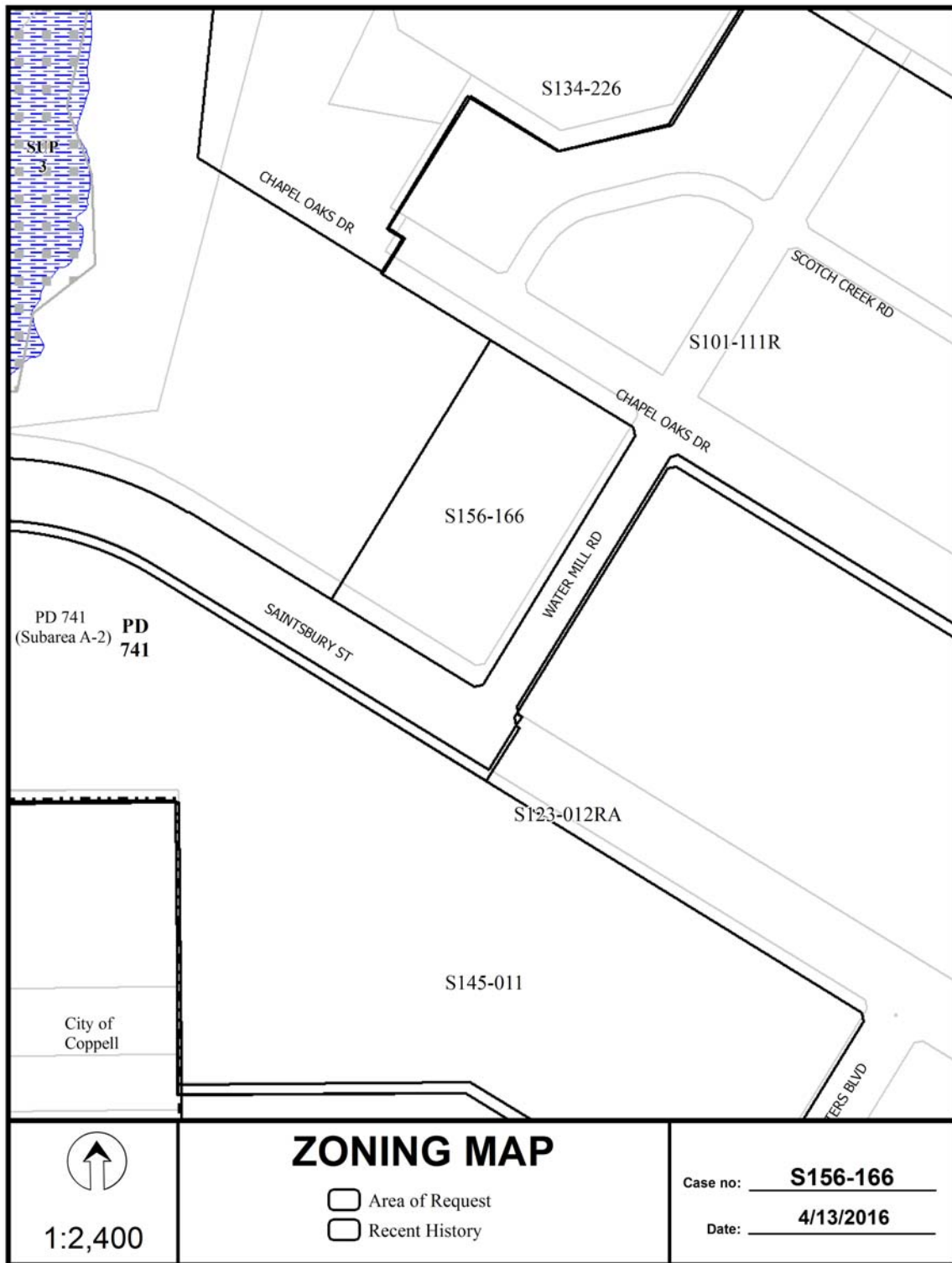
1. S145-011 was a request to replat a 19.718-acre tract of land containing all of Lot 3 in City Block H/8465 into two lots on property located at 8941 Cypress Waters Boulevard. The request was approved November 6, 2014 and has not been recorded.
2. S134-226 was a request north of the present request to create a 10.906-acre tract of land in City Block D/8465 into one lot on property located on Chapel Oaks Drive, west of Scotch Creek Road. The application was approved on September 4, 2014 and recorded March 7, 2016.
3. S123-012R was a request south of the present request to create one 38.174 acre lot, one 10.595-acre lot, and one 56.878 acre lot from a 113.291 acre tract of land in City Block 8465 on property in the vicinity of Belt Line Road, north of Hackberry Lane and was approved on November 15, 2012, and has not recorded.
4. S101-111R was an application northeast of the present request to create one 2.91 acre lot, one 1.456 acre lot, one 7.146 acre lot, and one 6.229 acre lot from a 34.222 acre tract of land out of the G.W. Laws Survey, Abstract No. 843, and the Jon L. Whitman Survey, Abstract No. 1521 in the City of Dallas, Dallas County, on property in the vicinity of Belt Line Road north of Hackberry Lane. The application was approved on June 16, 2011 and recorded November 20, 2014.

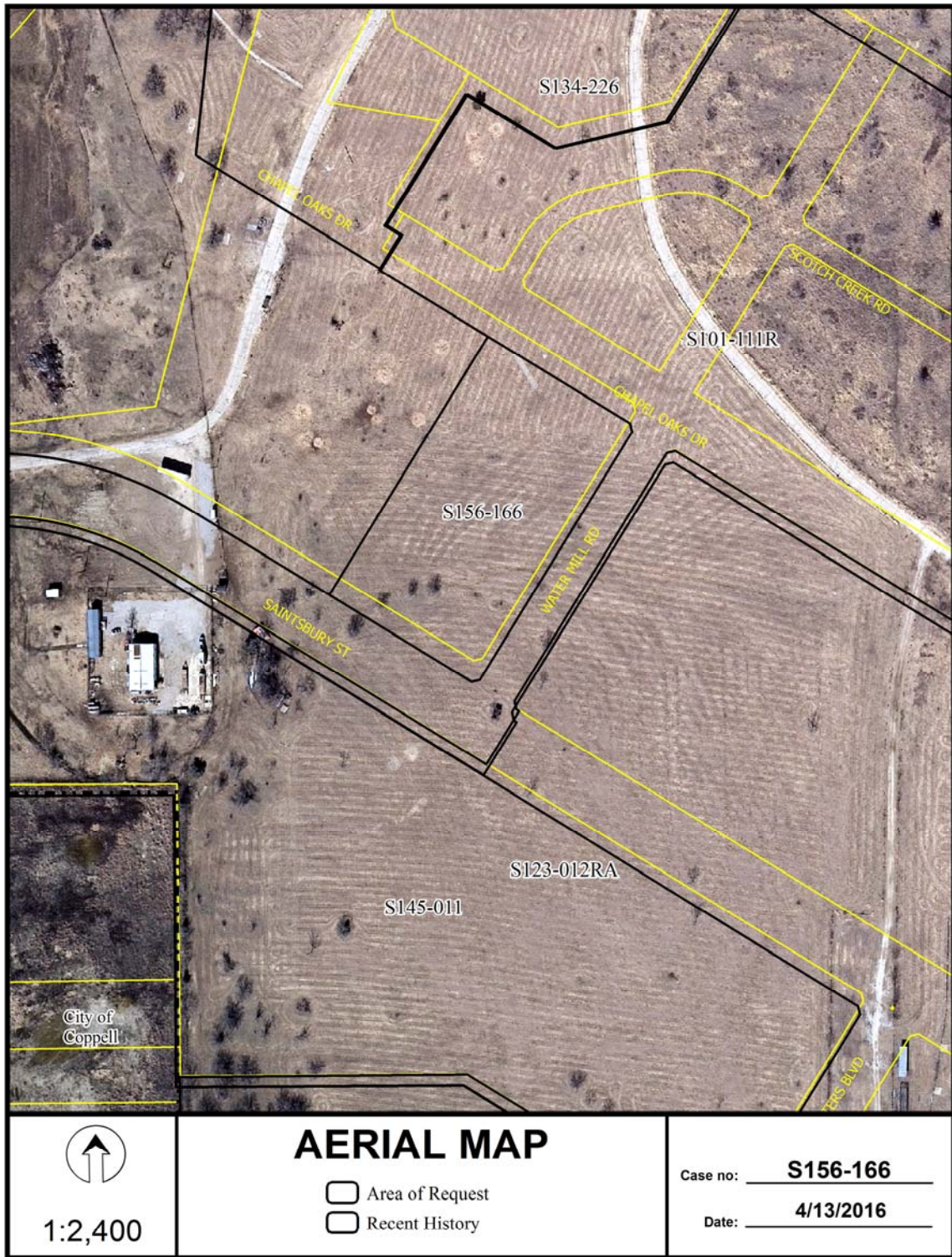
STAFF RECOMMENDATION: The request complies with the requirements of PD 741 (Subdistrict A-2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
 4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
 5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
 6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
 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." Section 51A-8.617
 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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
 10. 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 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
 11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
 13. On the final plat show the correct recording information for the subject property. Platting Guidelines
 14. On the final plat show and label the abstract and survey line. Platting Guidelines
 15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

16. On the final plat label "Scotch Creek Road". Section 51A-8.403(a)(1)(A)(xii)
17. The number and location of fire hydrants, must comply with the Dallas Fire Code.
18. On the final plat identify the property as Lot 1 in City Block J/8465. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





LOCATION: Henderson Avenue, between Glencoe Street and McMillan Avenue**DATE FILED:** April 8, 2016**ZONING:** PD 462 (Sub-districts 4 & 5)**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 4.436-acres MAPSCO: 36W****APPLICANT/OWNER:** Henderson Residential Lands LLC

REQUEST: An application to replat a 4.436-acre tract of land containing all of Lots 18 through 39 and a portion of an alley to be abandoned in City Block D/1979 to create one 3.562-acre lot; and to replat all of Lots 1, 2, and 3 in City Block A/19898, and all of Lot 7 in City Block E/1491 to create one 0.775 acre lot on property located on Henderson Avenue, between Glencoe Street, and McMillan Avenue.

SUBDIVISION HISTORY:

1. S156-145 was a 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 has not been recorded.
2. S156-121 was an application west of the present request to replat a 0.195-acre tract of land containing all of Lot 25 in City Block A/1989 into a five-lot Shared Access Development with lots ranging in size from 1,463 square feet to 2,228 square feet on property located at 2214 Moser Avenue. The request was approved March 17, 2016 and has not been recorded.
3. S156-032 was an application to replat a 0.685-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 into one lot on property located on Capitol Avenue, southwest of Henderson Avenue. The request was approved December 3, 2015 but has not been recorded.
4. S156-012 was an application southwest of the present request to replat a 0.826-acre tract of land containing all of Lots 7, 8, 9, and 10 in City Block 8/695 to create one lot on property located on Bennett Avenue at Fuqua Street, west corner. The request was approved November 5, 2015 and has not been recorded.
5. S156-004 was an application southeast of the present request to replat a 0.7819-acre tract of land containing all of Lots 17, 18, 19, and 20 in City Block A/1989 into one lot on property located on Moser Avenue southeast of Capitol Avenue. The request was approved November 5, 2015 but has not been recorded.
6. S145-201 was an application south of the present request to replat a 0.975-acre tract of land containing all of Lots 1, 2, 3, 4, and 5 in City Block E/1491 into one lot on Moser Avenue at Fuqua Street, north corner. The request was approved June 18, 2015 but has not been recorded.

7. S145-181 was a request west of the present request to replat a 0.4154-acre tract of land containing all of Lots 13 and 14 in City Block C/1491 into one lot on property located on Henderson Avenue at Fuqua Street, south corner. The request was approved on June 4, 2015, but has not been recorded.
8. S145-136 was an application north of the present request to replat a 0.4154-acre tract of land containing all of Lots 13 and 14 in City Block C/1491 into one lot on property located on Henderson Avenue at Fuqua Street, south corner. The request was approved April 21, 2015 but has not been recorded.
9. S145-059 was an application northwest of the present request to replat a 0.665-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 1/1975 into one lot on property located on Henderson Avenue at Capitol Avenue. The request was approved on January 8, 2015; a request for an Early Release Building Permit was applied for on January 29, 2015 but has not been issued. The plat also has not been recorded.
10. S134-196 was an application south of the present request to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located on Bennett Avenue and Fuqua Street, southwest corner. The request was approved on July 11, 2014, but has not been recorded.
11. S134-136 was an application south of the present request to replat a 4.039-acre tract of land containing all of Lots 1 through 12, 15 through 21 in City Block D/1491 and a 0.161-acre Alley Abandonment into one lot on property located on N. Garrett Avenue between Fuqua Street and Monarch Street. The request was approved on May 8, 2014, and has not been recorded.
12. S134-053R was an application southwest of the present request to revise the previously approved preliminary plat to replat a 0.413-acre lot containing all of Lots 1 and 2 in City Block D/1990 into a 12 lot shared access development with lots ranging in size from 1,045 square feet to 1,080 square feet on property located at 2207 Bennett Avenue. The request was approved on January 23, 2014 and recorded on January 8, 2015.
13. S134-031 was an application north of the present request to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653 square foot lot and one 3,956 square foot lot on property located at the northeast corner of Melrose Avenue and Glencoe Street. The request was denied on December 5, 2013.
14. S134-035 was an application west of the present request to replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The application was approved on December 5, 2013, but has not yet been recorded.
15. S123-232 was an application east of the present request to replat a 0.344 acre tract of land containing all of Lots 14 and 16 in City Block 2/1984 into one lot

located at 1901 and 1905 Summit Avenue at Alta Avenue, northwest corner. The request was approved August 22, 2013 and recorded April 4, 2014.

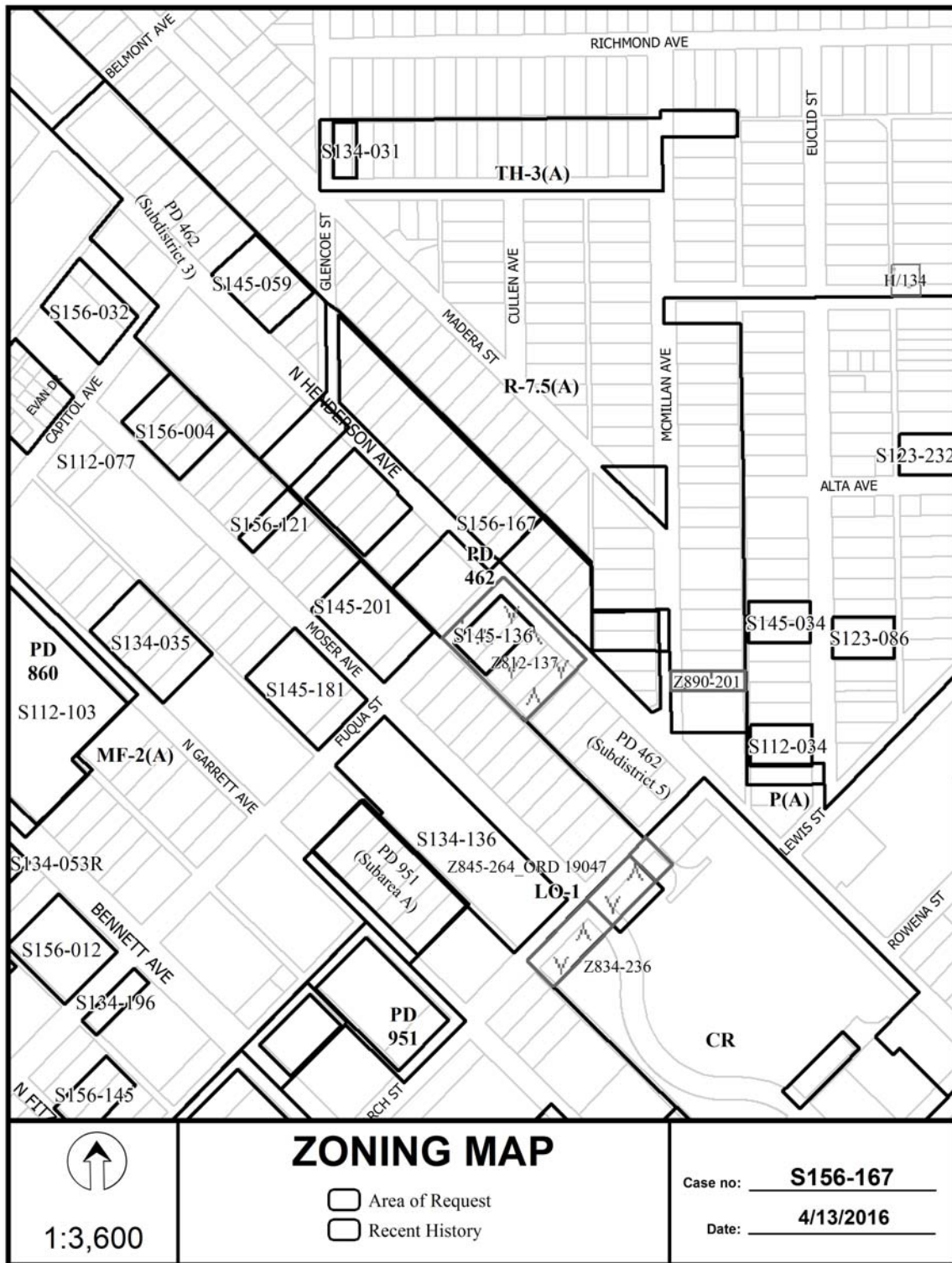
16. S112-103 was an application west of the present request to replat a 4.456 acre tract of land containing part of Lot 2 and all of Lots 3 through 23 and abandoned alley right-of-way into one lot on property located on Capitol Avenue between Bennett Avenue and Garrett Avenue. The request was approved on April 12, 2012 and recorded on April 21, 2014.
17. S123-086 was an application east of the present request to replat a 0.34 acre tract of land containing all of Lots 13 and 15 in City Block 4/1987 into one lot on property located at 1828 and 1832 Euclid Avenue north of Henderson Avenue. The request was approved March 3, 2013 and recorded August 23, 2013.
18. S112-077 was a request southwest of the present request to create an 18 lot shared access development subdivision from a 0.822-acre tract of land containing part of Lot 11 and all of Lot 12 in City Block C/1993 located at 5119, 5125, and 5129 Capital Avenue. The request was approved on March 22, 2012 and recorded on November 15, 2013.
19. S112-034 was an application southeast of the present request to replat a 0.344 acre tract of land containing all of Lots 12 and 13 in City Block 3/1986 into one lot located at 1811 Euclid Street. The request was approved on December 5, 2011 and recorded December 6, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of PD 462 (Subdistricts 4 and 5); therefore, staff recommends approval of the request subject to compliance with the following conditions:


1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

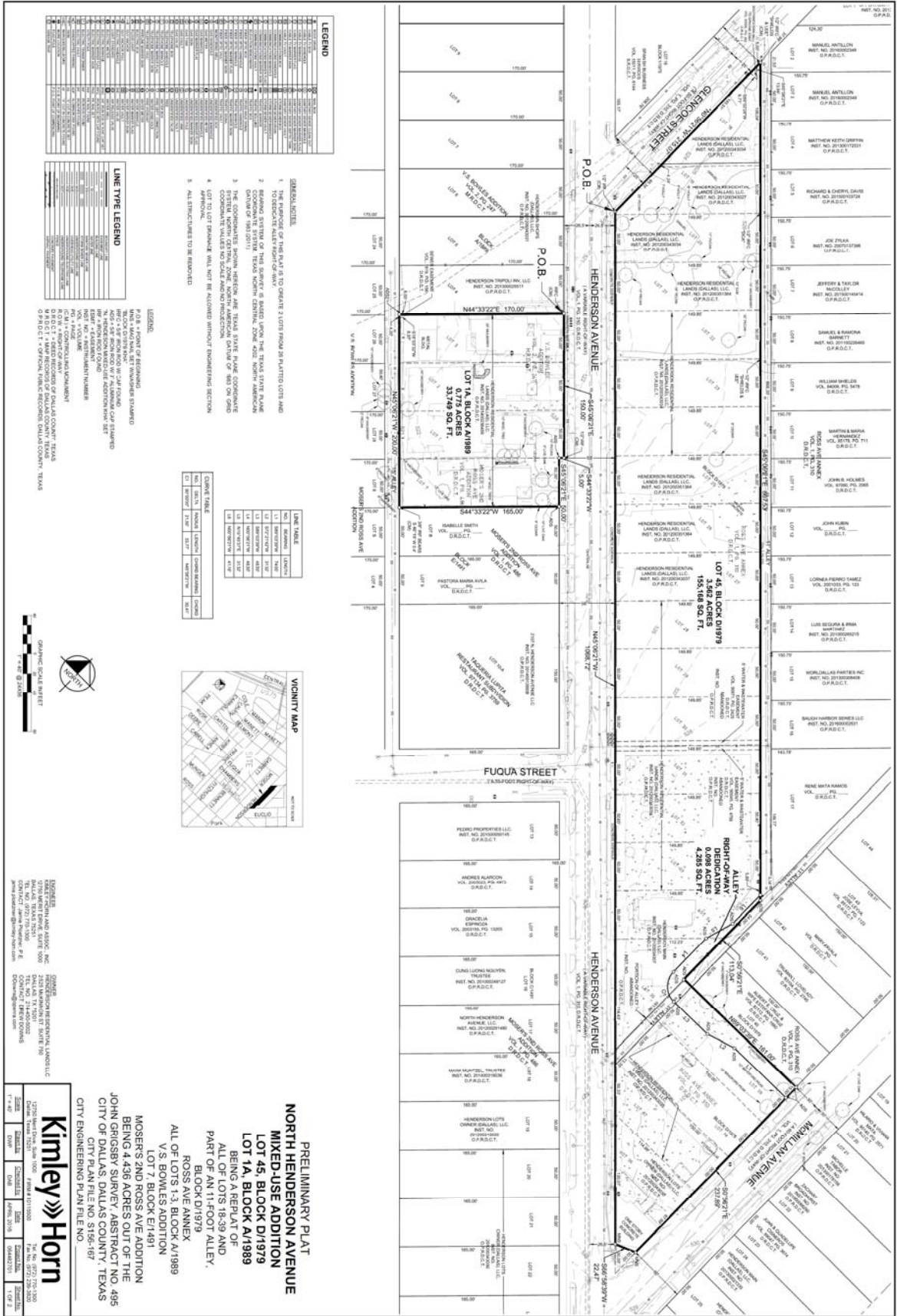
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 2. Section 51A-8.501(a) and 51A-8.503(a)
10. 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 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Glencoe Street. Sections 51A-8.602(c) and 51A-9.101
13. On the final plat dedicate 31.5 feet of right-of-way from the established center line of Henderson Avenue (south side only). Sections 51A-8.602(c) and 51A-9.101
14. On the final plat dedicate 7.5 feet of right-of-way from the established center line of the alley. Sections 51A-8.602(c) and 51A-9.101
15. On the final plat dedicate a 15-foot by 15-foot corner clip at Glencoe Street and Henderson Avenue. Sections 51A-8.602(c) and 51A-8.604(c)
16. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at McMillan Avenue and the alley. Sections 51A-8.602(e) and 51A-9.101
17. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Glencoe Street and the alley. Sections 51A-8.602(e) and 51A-9.101
18. On the final plat dedicate a 40-foot radius at the alley to alley intersection.
19. On the final plat provide right-of-way, design, and construction for all alleys.
20. 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

21. On the final plat show recording information on all existing easements within 150 feet of the property.
22. On the final plat chose a new or different addition name. Platting Guidelines
23. On the final plat show and label the abstract lines. Platting Guidelines
24. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
26. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1).
27. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1)(2), 49-62(f)(1) and 49-62(b)(c).
28. The number and location of fire hydrants, must comply with the Dallas Fire Code
29. Prior to the final plat, the alley abandonment must be processed through the City of Dallas Real Estate Department.
30. On the final plat identify the property as Lot 1A in City Block A/1989 and Lot 18A in City Block D/1979. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S156-167 </u> Date: <u> 4/13/2016 </u>
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LOCATION: St. Augustine Road at San Leon Avenue, northeast corner

DATE FILED: April 8, 2016

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 5 SIZE OF REQUEST: 9.920-acres MAPSCO: 59K

APPLICANT/OWNER: Roman Catholic Diocese of Dallas

REQUEST: An application to create one 9.920-acre lot from a tract of land in City Block 6681 on property located on St. Augustine Road at San Leon Avenue, northeast corner.

SUBDIVISION HISTORY:

1. S145-125 was a request southeast of the present request to create an eight lot subdivision from a 1.6106-acre tract of land containing part of recorded Tracts 4 and 5 in City Block 2/6682 with eight lots ranging in size from 7,500-square feet to 16,960-square feet on property located at the southwest corner of San Leon Avenue and Algonquin Drive. The request was approved on April 16, 2015, and has not been recorded.

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

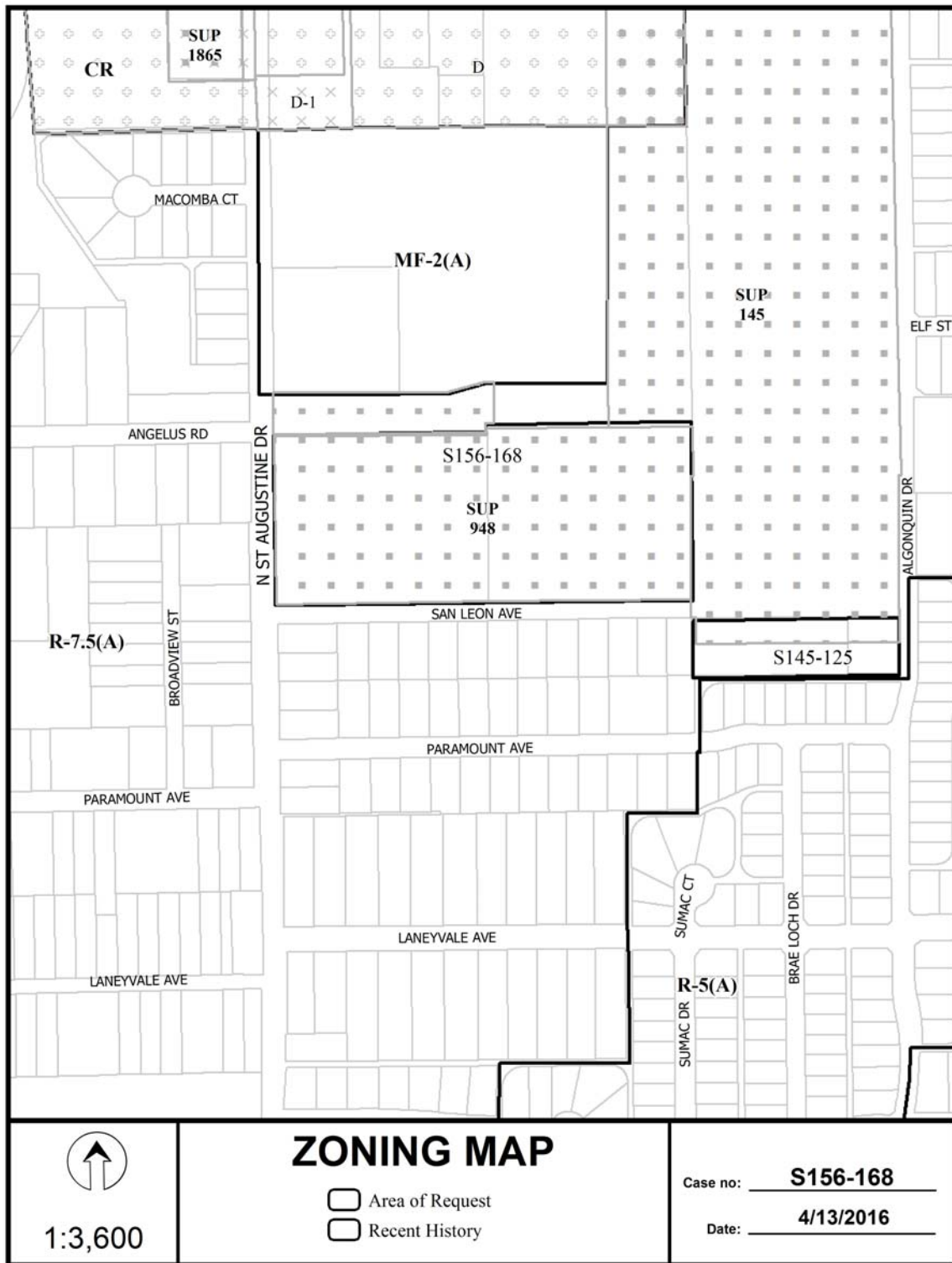
The proposed lot is larger than the residential lots to the west and south, but is similar in size to the parcels to the north and east. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-7.5(A) district requirements; 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a

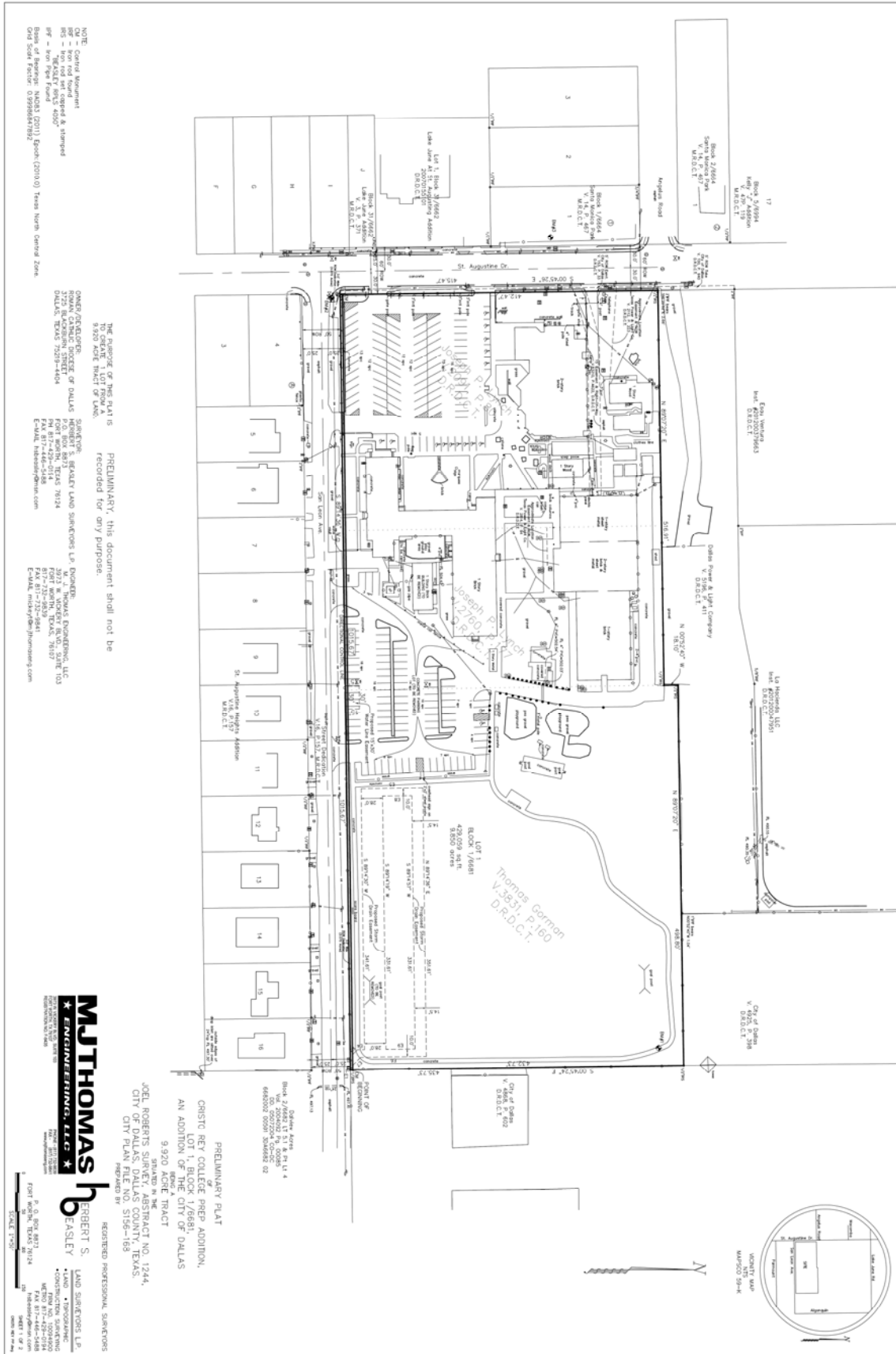
format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. 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)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate either 25 feet of right-of-way, street easement, or sidewalk easement from the established center line of San Leon Avenue. Sections 51A-8.602(c) and 51A-9.101
14. On the final plat dedicate a 15-foot by 15-foot corner clip at St. Augustine Road and San Leon Avenue. Section 51A-8.602(c) and Section 51A-8.604(c)
15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
17. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)

18. On the final plat change "St Augustine Drive" to "St. Augustine Road". Section 51A-8.403(a)(1)(A)(xii)
19. On the final plat identify the property as Lot 1 in City Block C/6681. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)







NOTE:
 1 - Cont'd. Monument
 2 - Iron rod found
 3 - Iron rod found
 4 - Iron rod found
 5 - Iron rod found
 6 - Iron rod found
 7 - Iron rod found
 8 - Iron rod found
 9 - Iron rod found
 10 - Iron rod found
 11 - Iron rod found
 12 - Iron rod found
 13 - Iron rod found
 14 - Iron rod found
 15 - Iron rod found
 16 - Iron rod found
 17 - Iron rod found

OWNER/DEVELOPER:
 JOEL ROBERTS SURVEY, ABSTRACT NO. 1244,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 2977 W. VICKERY RD., SUITE 103
 DALLAS, TEXAS 75231-4434
 TEL: 214-464-4548
 FAX: 214-464-4548
 E-MAIL: jroberts@joelroberts.com

REGISTERED PROFESSIONAL SURVEYORS:
 JOEL ROBERTS SURVEY, ABSTRACT NO. 1244,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 2977 W. VICKERY RD., SUITE 103
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 E-MAIL: jroberts@joelroberts.com

CITY PLAN COMMISSION**THURSDAY, MAY 5, 2016****FILE NUMBER:** S156-170**Subdivision Administrator:** Paul Nelson**LOCATION:** South Buckner Boulevard, north of U.S. Highway 175 (C.F. Hawn Freeway)**DATE FILED:** April 8, 2016**ZONING:** PD 533 (Subarea 5)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 0.436-acre **MAPSCO:** 58U**APPLICANT/OWNER:** Raquel Salinas

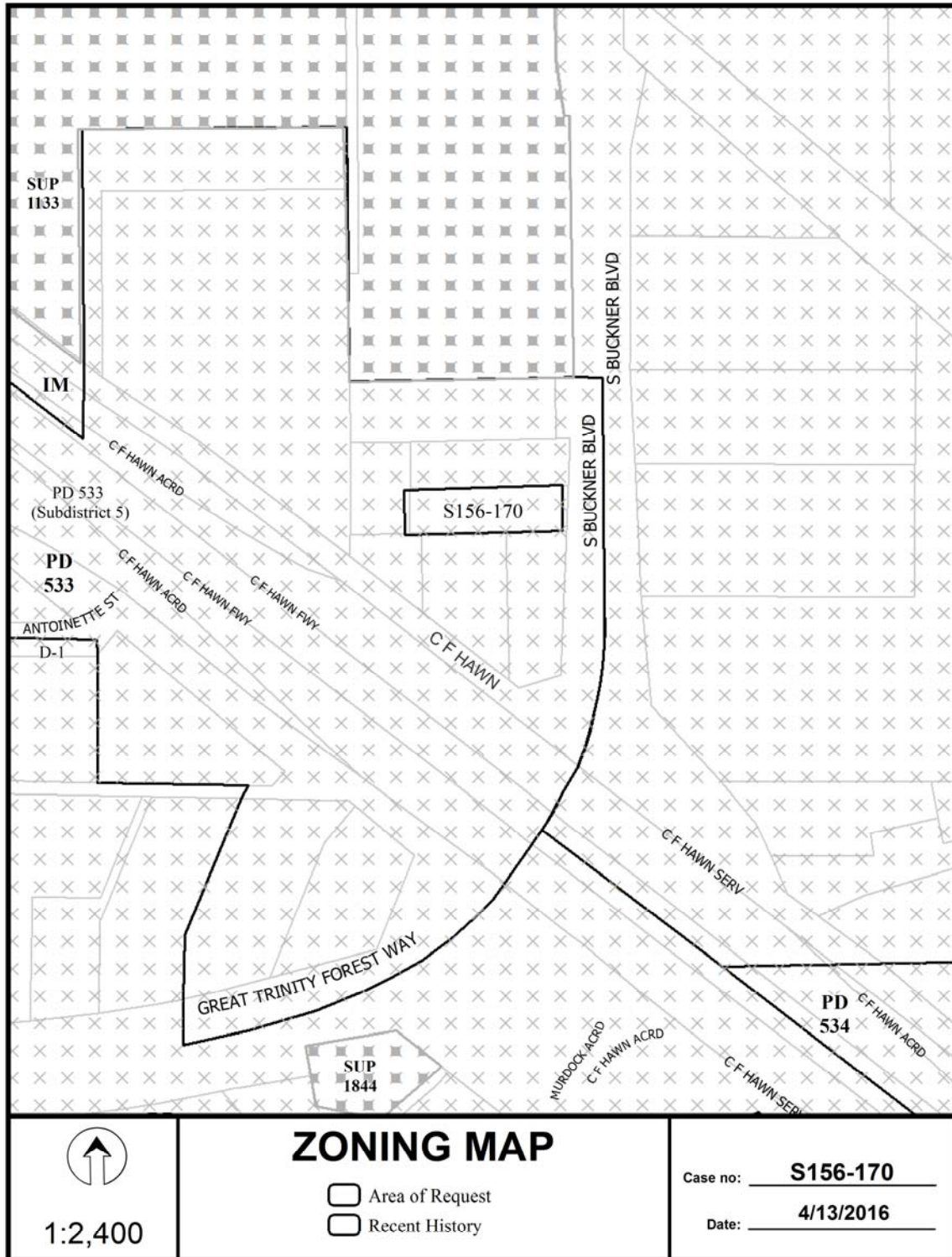
REQUEST: An application to create one 0.436-acre lot from a tract of land in City Block A/6268 on property located on South Buckner Boulevard, north of U.S. Highway 175 (C.F. Hawn Freeway).

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


STAFF RECOMMENDATION: The request complies with the requirements of PD 533 (Subarea 5); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617

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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate 45-feet of right-of-way from the established center line of Lovers Lane. Sections 51A-8.602(c) and 51A-9.101
13. On the final plat dedicate a 15-foot by 15-foot corner clip at Lovers Lane and Taos Road. Sections 51A-8.602(c) and 51A-8.604(c)
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 recording information on all existing easements within 150 feet of the property.
16. On the final plat show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines
17. On the final plat show the abstract lines. Platting Guidelines
18. On the final plat show the existing 10-foot wide easement along the southeast line of Block E/4975.
19. On the final plat correct the existing plat to show it being created by Volume 3, Page 215, Dallas County, Texas.
20. On the final plat show the street easements contained in Volume 4099, Page 459; and Volume 4068, Page 95, Deed Records, Dallas County, Texas.
21. The number and location of fire hydrants, must comply with the Dallas Fire Code
22. On the final plat identify the property as Lot 5 in City Block A/6268. Ordinance Book 1A, page 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> S156-170 </u> Date: <u> 4/13/2016 </u>
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LOCATION: Hampton Road, between Bickers Street and Calypso Street

DATE FILED: April 7, 2016

ZONING: PD 508 (Tract 7)

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 0.7371-acre MAPSCO: 43H & M

APPLICANT/OWNER: Dallas Housing Authority

REQUEST: An application to remove the platted 15-foot building line located along Calypso Street, Hampton Road, Bickers Street, and the west property line north of Leath Road, as well as internal to the site adjacent to abandoned Goldman Road, and to replat an 18.922-acre tract of land containing part of Lot 1 in City Block AA/7135; part of Lots 1-3 in City Block 5/7135, part of Lots 2-10 in City Block 6/7135, and part of the abandoned portions of Goldman Road and Peshera Road, on property located on Hampton Road between Bickers Street, and Calypso Street.

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

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

(1) upon the affirmative vote of at least three-fourths of the commission members present; and

(2) if the Commission finds that relocation or removal of the platted building line will not:

“(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”

- The building line is 15 feet; however, the PD requires a minimum front yard of 15 feet and no minimum side yard setback requirement.

“(ii) be contrary to the public interest;”

- Notices were not sent to property owners because this is not a residential replat.

“(iii) adversely affect neighboring properties; and”

- The site is bounded by streets on three sides and a common area to the west so the removal of the building lines will not have an adverse impact on the adjacent lots.

“(iv) adversely affect the plan for the orderly development of the subdivision.”

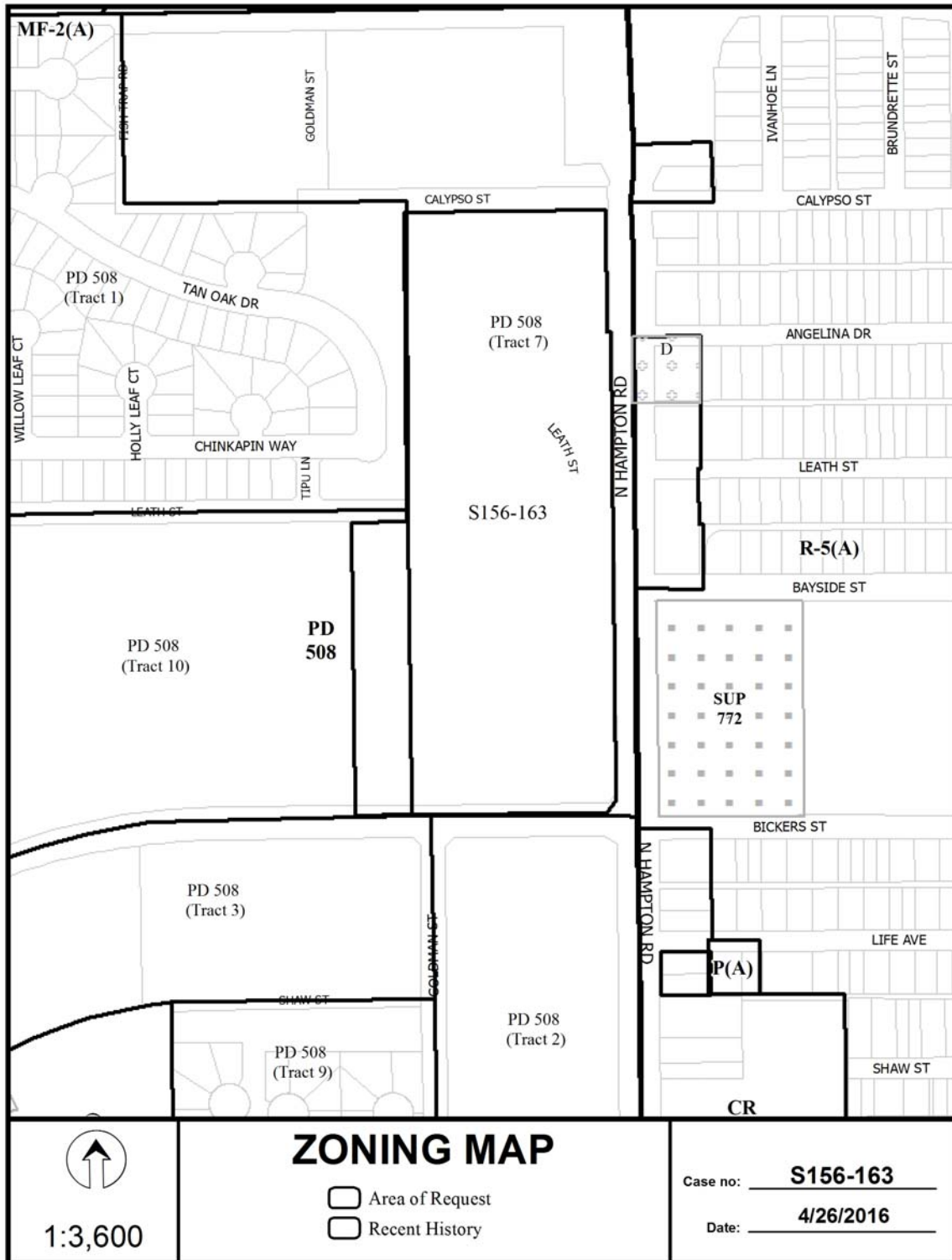
- The removal of the 15-foot building line will not negatively affect the development of the subdivision as it will have to adhere to the zoning setback requirements that are outlined in the approved PD.

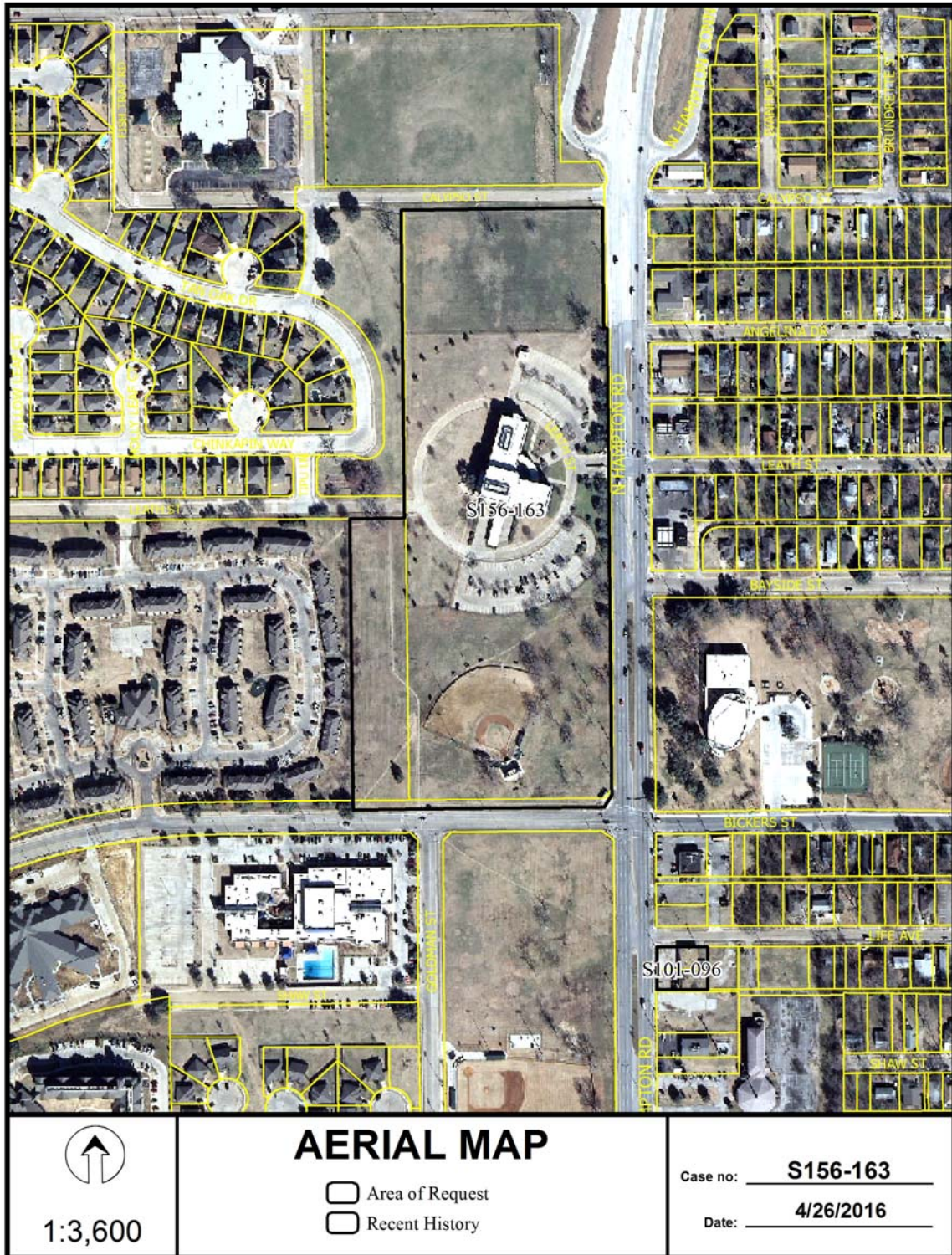
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The removal of the building line will allow the site to be developed in compliance with the zoning requirements of PD 508 (Tract 7). As such, staff supports the removal of the building line.

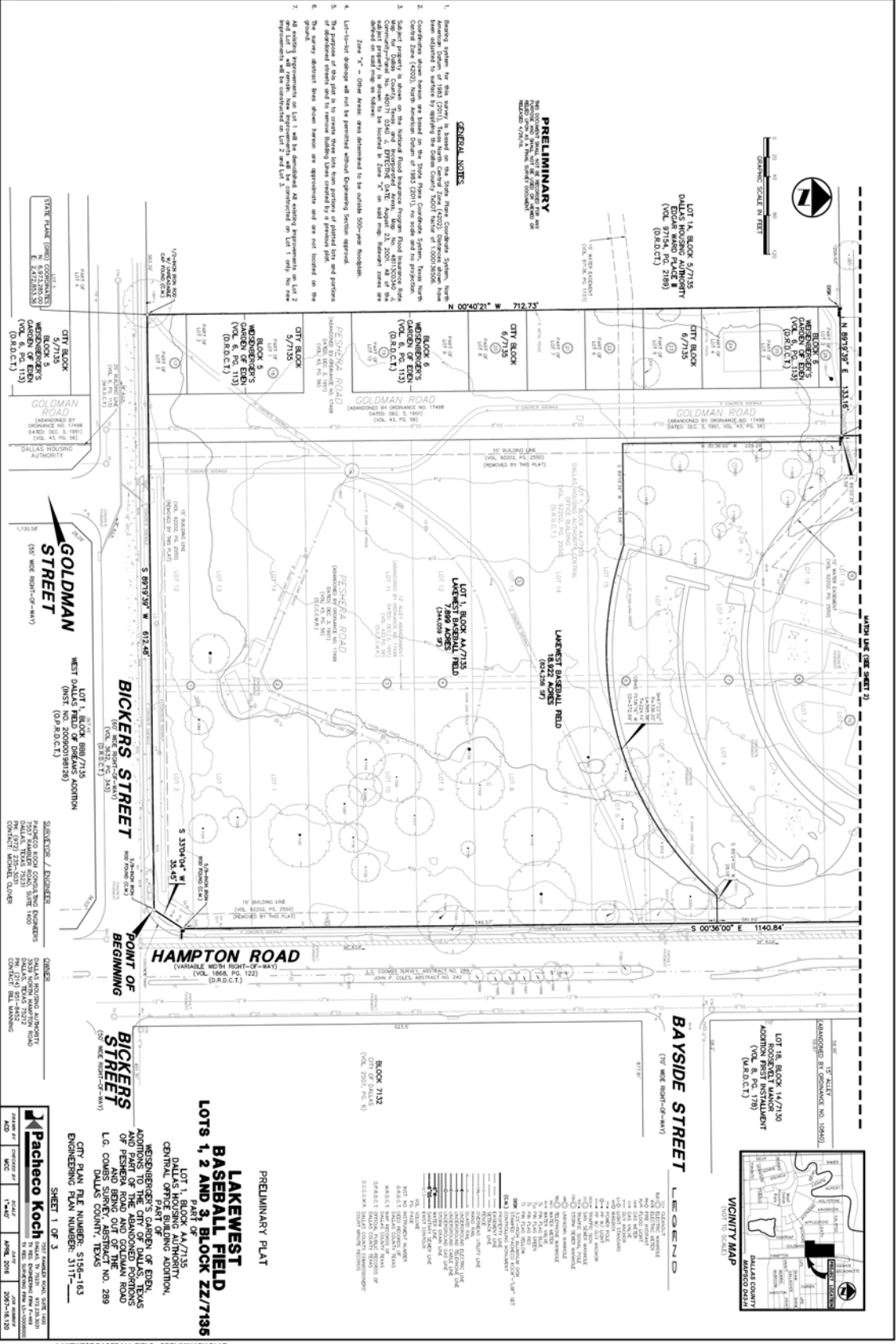
STAFF RECOMMENDATION OF REPLAT: The request complies with the requirements of PD 508 (Tract 7); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 3. Sections 51A-8.501(a) and 51A-8.503(a)
10. 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 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
 13. On the final plat dedicate 50 feet of right-of-way from the established center line of Hampton Road. Sections 51A-8.602(c) and 51A-9.101
 14. On the final plat dedicate 30 feet of right-of-way from the established center line of Bickers Street. Sections 51A-8.602(c) and 51A-9.101
 15. On the final plat dedicate a 20-foot by 20-foot corner clip at Hampton Road and Bickers Street. Sections 51A-8.602(c) and 51A-8.604(c)
 16. 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. Platting Guidelines
 17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
 18. New water and/or wastewater easements need to be shown on the final plat. Section 49-60(d)
 19. On the final plat label all abandonments ".....abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____".
 20. The number and location of fire hydrants must comply with the Dallas Fire Code.
 21. On the final plat, on sheet 2, change "CALYPSO LANE" to "CALYPSO STREET".
 22. On the final plat, on sheet 2, add a label for "TAN OAK DRIVE".
 23. On the final plat add the following note: "The 15 foot building lines along the east line of abandoned Goldman Road, south line of Calypso Street, west line of Hampton Road, and the north-line of Bickers Street are removed by this plat."
 24. On the final plat identify the property as Lots 1A-1C in City Bock AA/7135. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)







PRELIMINARY
 THIS PLAN IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

GENERAL NOTES

1. Property shown for this project is based on the 2015 City of Dallas Assessor's Map. The City of Dallas Assessor's Map is the authoritative source for all information shown thereon. The City of Dallas Assessor's Map is available on the City of Dallas website at www.dallas.gov.
2. Conditions shown herein are based on the 2015 City of Dallas Assessor's Map. The City of Dallas Assessor's Map is the authoritative source for all information shown thereon. The City of Dallas Assessor's Map is available on the City of Dallas website at www.dallas.gov.
3. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map of Dallas County, Texas, and is designated as Zone "X" (moderate flood hazard). A subject property is shown to be located in Zone "X" on said map. Subject zones are shown on the map. Other zones are determined to be suitable 100-year floodplains.
4. Land-based drainage will be provided under Engineering Review approval.
5. The survey shown herein is based on the 2015 City of Dallas Assessor's Map. The City of Dallas Assessor's Map is the authoritative source for all information shown thereon. The City of Dallas Assessor's Map is available on the City of Dallas website at www.dallas.gov.
6. The survey shown herein is based on the 2015 City of Dallas Assessor's Map. The City of Dallas Assessor's Map is the authoritative source for all information shown thereon. The City of Dallas Assessor's Map is available on the City of Dallas website at www.dallas.gov.
7. All other information shown herein is for informational purposes only and is not to be used for construction.
8. All other information shown herein is for informational purposes only and is not to be used for construction.

LOT 1, BLOCK 8/7/13
 WESPENBERGER'S GARDEN OF EDEN
 (VOL. 6, PG. 113)
 (O.R.C.T.)

CITY BLOCK 6/7/13
 (VOL. 6, PG. 113)
 (O.R.C.T.)

LOT 18, BLOCK A/7/13
 ROSSETT PARK ADDITION
 (VOL. 6, PG. 113)
 (O.R.C.T.)

GOLDMAN ROAD
 (WIDENING BY DISTANCE NO. 17498)
 (VOL. 6, PG. 113)
 (O.R.C.T.)

PESQUERA ROAD
 (WIDENING BY DISTANCE NO. 17498)
 (VOL. 6, PG. 113)
 (O.R.C.T.)

BICKERS STREET
 (WIDENING BY DISTANCE NO. 17498)
 (VOL. 6, PG. 113)
 (O.R.C.T.)

LOT 1, BLOCK A/7/13
 LAKEWEST BASEBALL FIELD
 (VOL. 6, PG. 113)
 (O.R.C.T.)

LOT 18, BLOCK A/7/13
 ROSSETT PARK ADDITION
 (VOL. 6, PG. 113)
 (O.R.C.T.)

HAMPTON ROAD
 (WIDENING BY DISTANCE NO. 17498)
 (VOL. 6, PG. 113)
 (O.R.C.T.)

BAYSIDE STREET
 (WIDENING BY DISTANCE NO. 17498)
 (VOL. 6, PG. 113)
 (O.R.C.T.)

POINT OF BEGINNING
 (WIDENING BY DISTANCE NO. 17498)
 (VOL. 6, PG. 113)
 (O.R.C.T.)

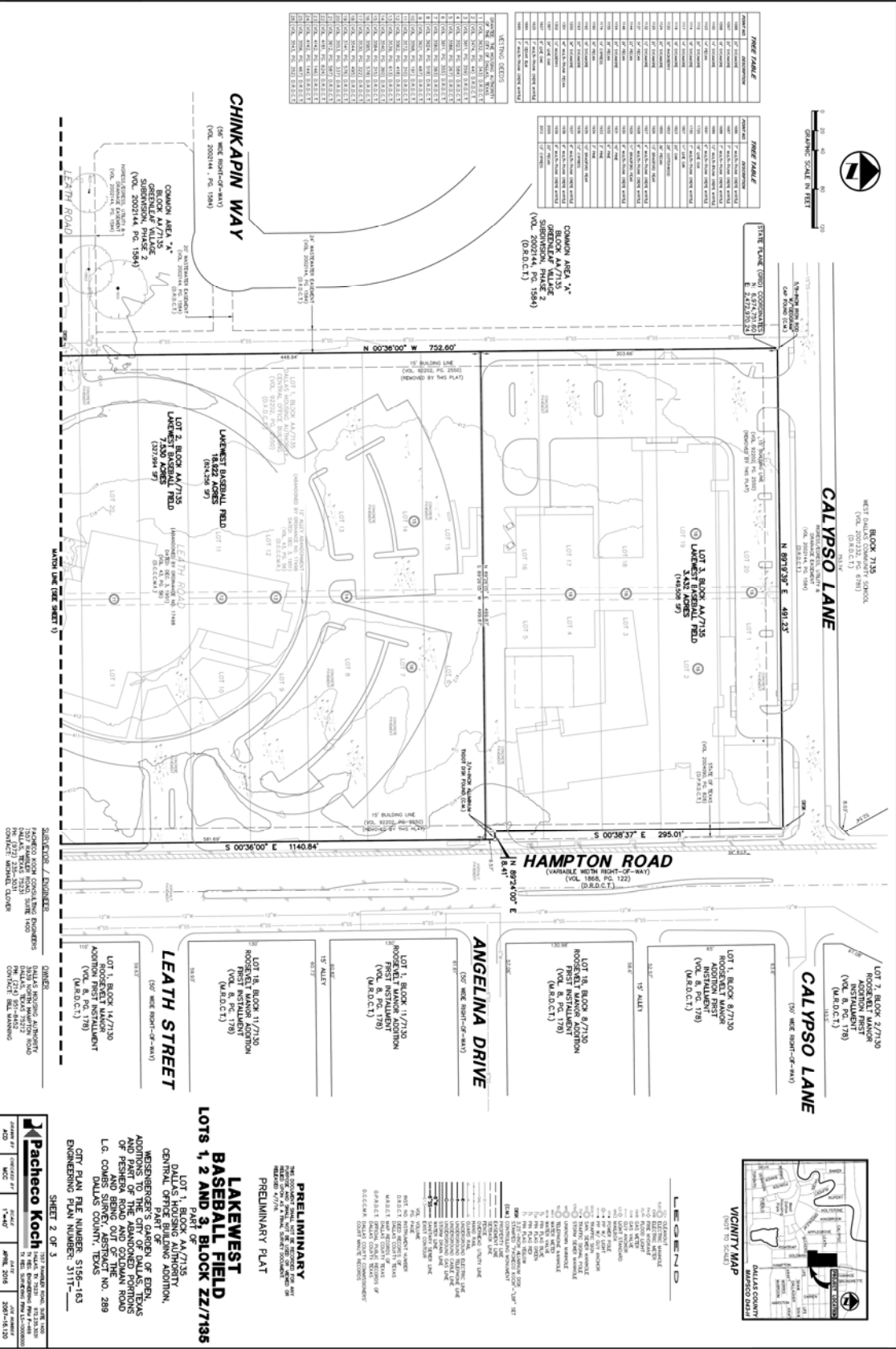
LAKEWEST BASEBALL FIELD
 LOTS 1, 2 AND 3, BLOCK Z/7/13
 PRELIMINARY PLAT

LOT 1, BLOCK A/7/13
 DALLAS HOUSING AUTHORITY
 CENTRAL OFFICE BUILDING ADDITION,
 WESPENBERGER'S GARDEN OF EDEN,
 ADDITIONS TO THE CITY OF DALLAS, TEXAS
 OF PESQUERA ROAD AND GOLDMAN ROAD
 AND BEING OUT OF THE NO. 289
 L.C. OF DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S156-163
 ENGINEERING PLAN NUMBER: 3117-

Pacheco Koch
 ENGINEERS ARCHITECTS
 2001 MARINE DRIVE, SUITE 400
 DALLAS, TEXAS 75201
 TEL: 214.760.2800
 FAX: 214.760.2801
 WWW.PACHECO-KOCH.COM

DATE: APRIL 2016
SCALE: AS SHOWN



LAKEWEST BASEBALL FIELD - PRELIMINARY PLAT

CITY PLAN COMMISSION**THURSDAY, MAY 5, 2016****FILE NUMBER:** S156-161**Subdivision Administrator:** Paul Nelson**LOCATION:** 5423 Neola Drive**DATE FILED:** April 7, 2016**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 2.424-Acres **MAPSCO:** 24Y**OWNER:** Caven & Sallie Groves, and Clark & Kristen Briner

REQUEST: An application to replat a 2.424-acre tract of land containing part of Lot 8, and all of Lot 7 in City Block 2/5575 into one, 1.225-acre lot, and one, 1.199-acre lot on property located at 4831 and 4911 Sunnybrook Lane between Midway Road and Inwood Road.

NOTICES: 13 notices were sent to property owners within 200 feet of the property on April 15, 2016 with 0 replies in favor and 0 replies in opposition received as of March 31, 2016.

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

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 request amounts to 7,450 square feet of land being transferred from Lot 7 to Lot 8. The properties are both zoned R-1ac.(A) and currently comply with minimum lot area required for this zoning district. After the replat is completed and the plat recorded both properties will still comply with the minimum lot area requirements. The lot line adjustment will not create an additional lot nor will it affect the established lot pattern.

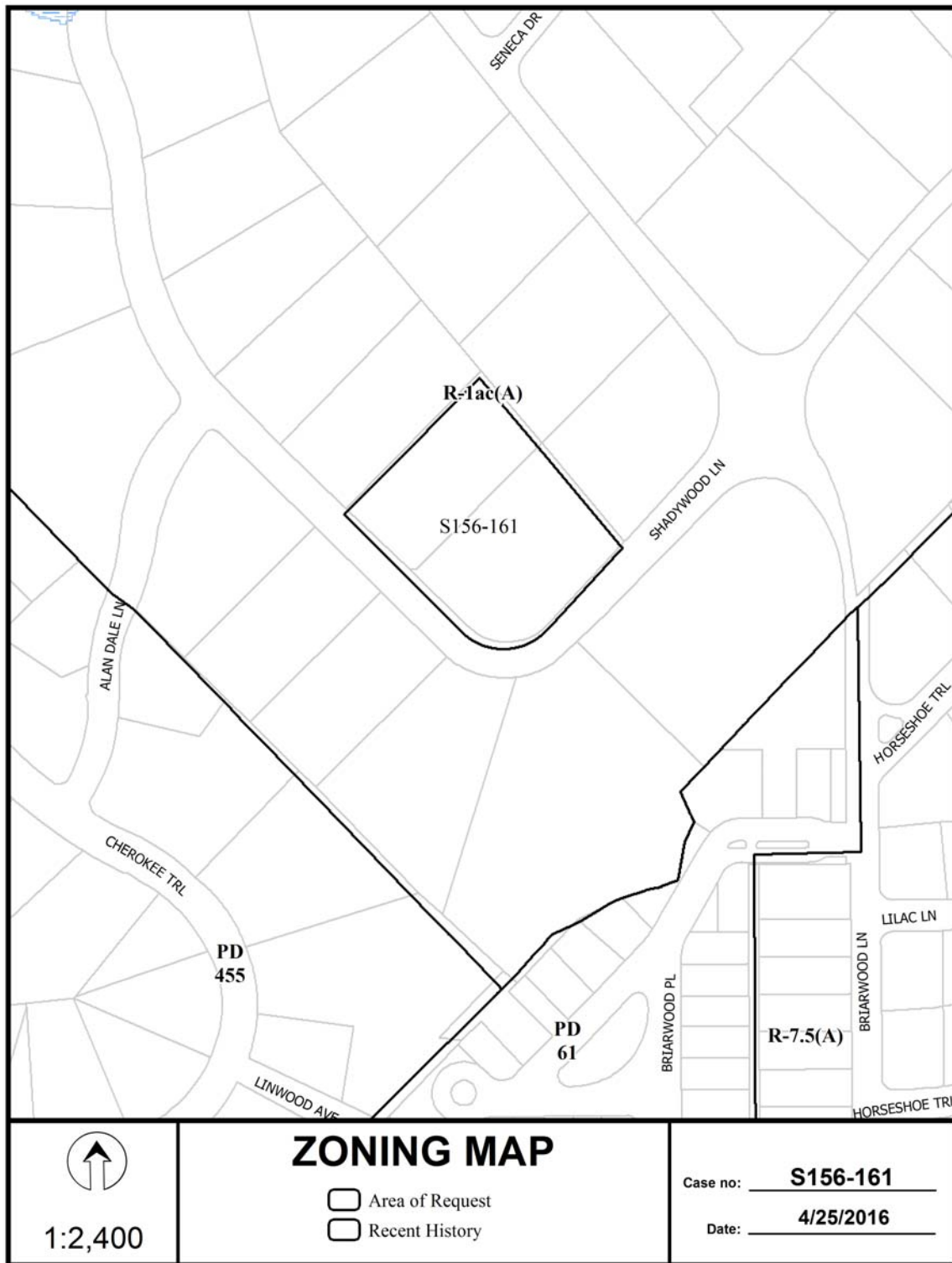
Based on the above, staff finds that the request complies with the requirements of the R-1ac.(A) district, as well as Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

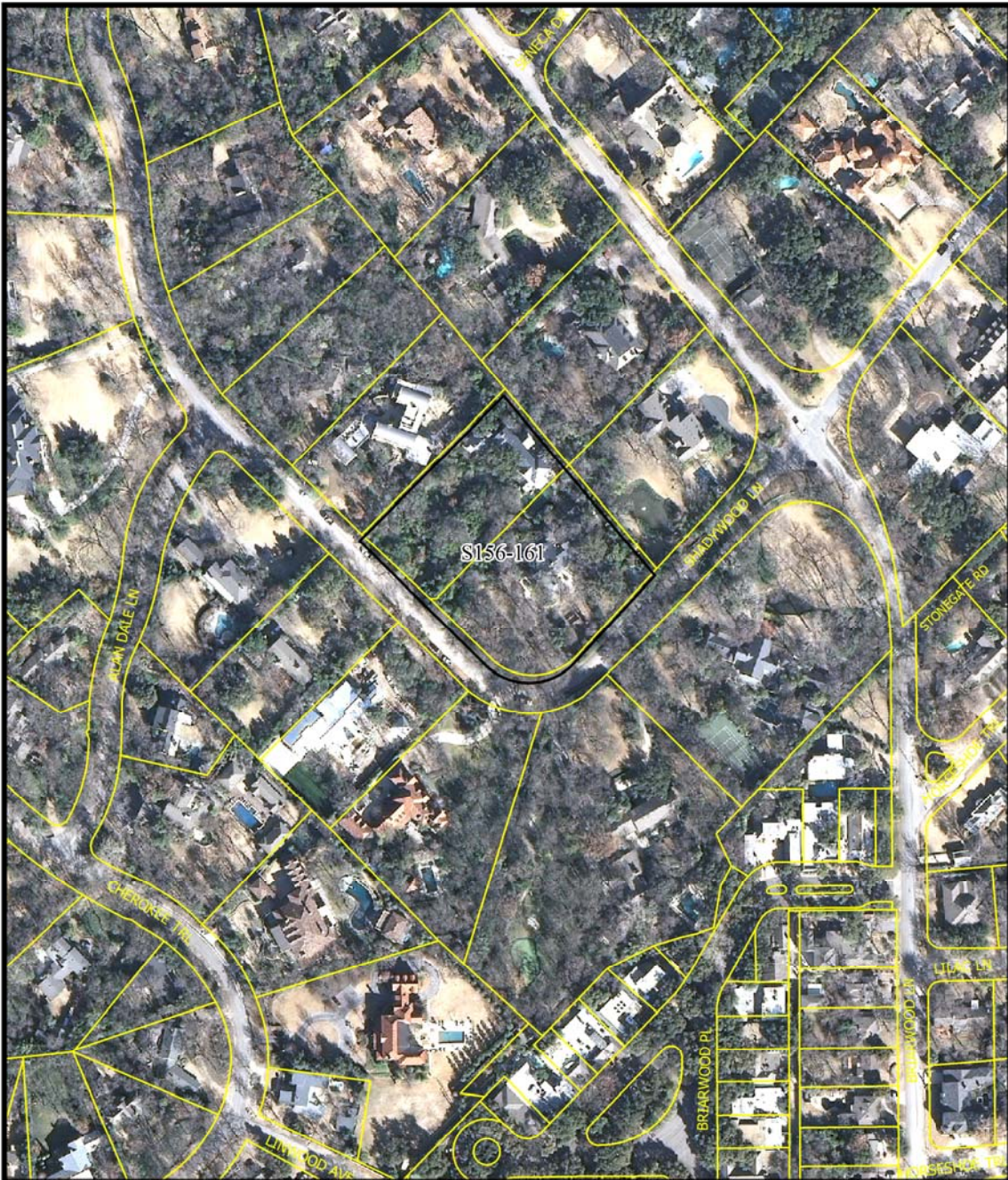
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d).
2. Department of Sustainable Development and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

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51-A8.501(b).
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b).
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." Section 51A-8.617.
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. The maximum number of lots permitted by this plat is 2.
10. Provide a detailed grading plan prepared by Professional Engineer. Section 51A-8.102(c), Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
13. 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
14. 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.
15. 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).
16. The final plat must comply with the Professional Land Surveying Practice Act and General Procedures and Practices, and comply with the Survey requirements contained in Article 8 of Volume III of the Dallas City Code.
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water

and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10

18. The proposed lot line must not make the existing building at the rear of proposed Lot 7A nonconforming as to the side yard zoning setback line. The lot line must be relocated to the northwest or the building relocated to the southeast in order to comply with the requirements.
19. On the final plat identify the property as Lots 7A and 7B, City Block 2/5575. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





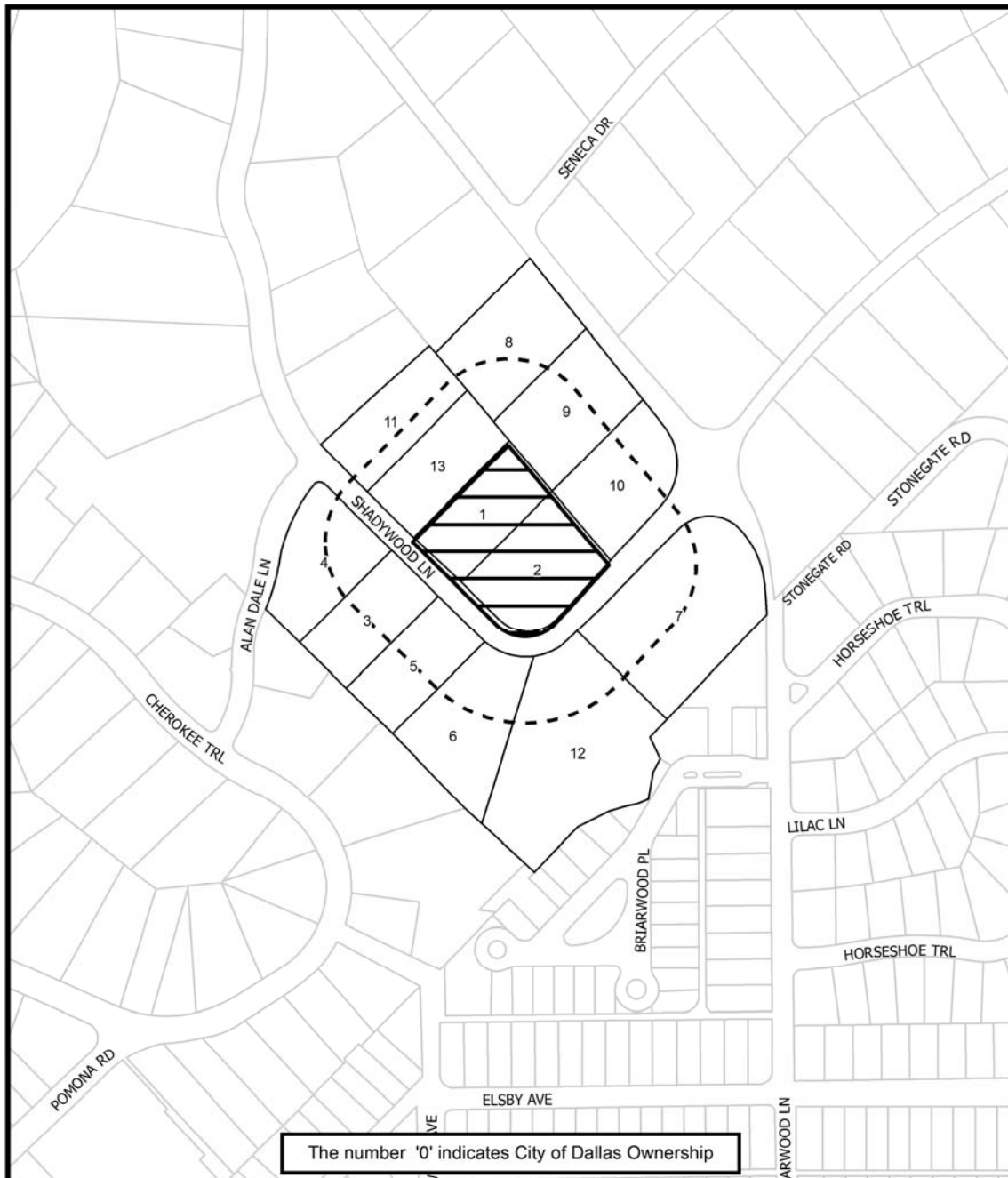
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AERIAL MAP

- Area of Request
- Recent History

Case no: S156-161

Date: 4/25/2016



 1:3,600	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S156-161 Date: 4/25/2016
200'	AREA OF NOTIFICATION					
13	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S156-161

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4831 SHADYWOOD LN	HUNT STEPHANIE L &
2	4911 SHADYWOOD LN	CALLEWART CRAIG C
3	4824 SHADYWOOD LN	CARR M W
4	4800 SHADYWOOD LN	GILLIKIN ROBERT D & MARTHA R
5	4838 SHADYWOOD LN	ROMANO PHILIP J
6	4848 SHADYWOOD LN	THURMAN CURTIS GLENN & SHERRI LYNN
7	8707 BRIARWOOD LN	CASS A BARON III
8	8925 BRIARWOOD LN	WEBB DAVID JR & TUCEAN
9	8823 BRIARWOOD LN	CRISMON SARA FRASER
10	4989 SHADYWOOD LN	WALES JAMES R & LORI M
11	4803 SHADYWOOD LN	HENRY LARUE HOWELL
12	4906 SHADYWOOD LN	KRAUS PETER A & LISA V
13	4815 SHADYWOOD LN	MCINTYRE WILLIAM S &

LOCATION: 9220 Sunnybrook Lane between Brookview Drive and Northwest Highway (Loop 12)

DATE FILED: April 8, 2016

ZONING: R-1ac(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 1.281-acres **MAPSCO:** 24U

APPLICANT/OWNER: Carlos Gonzalez

REQUEST: An application to replat a 1.281-acre tract of land containing part of Lots 15A and 16 in City Block 12/5585 to create one lot on property located at 9220 Sunnybrook Lane between Brookview Drive and Northwest Highway (Loop 12).

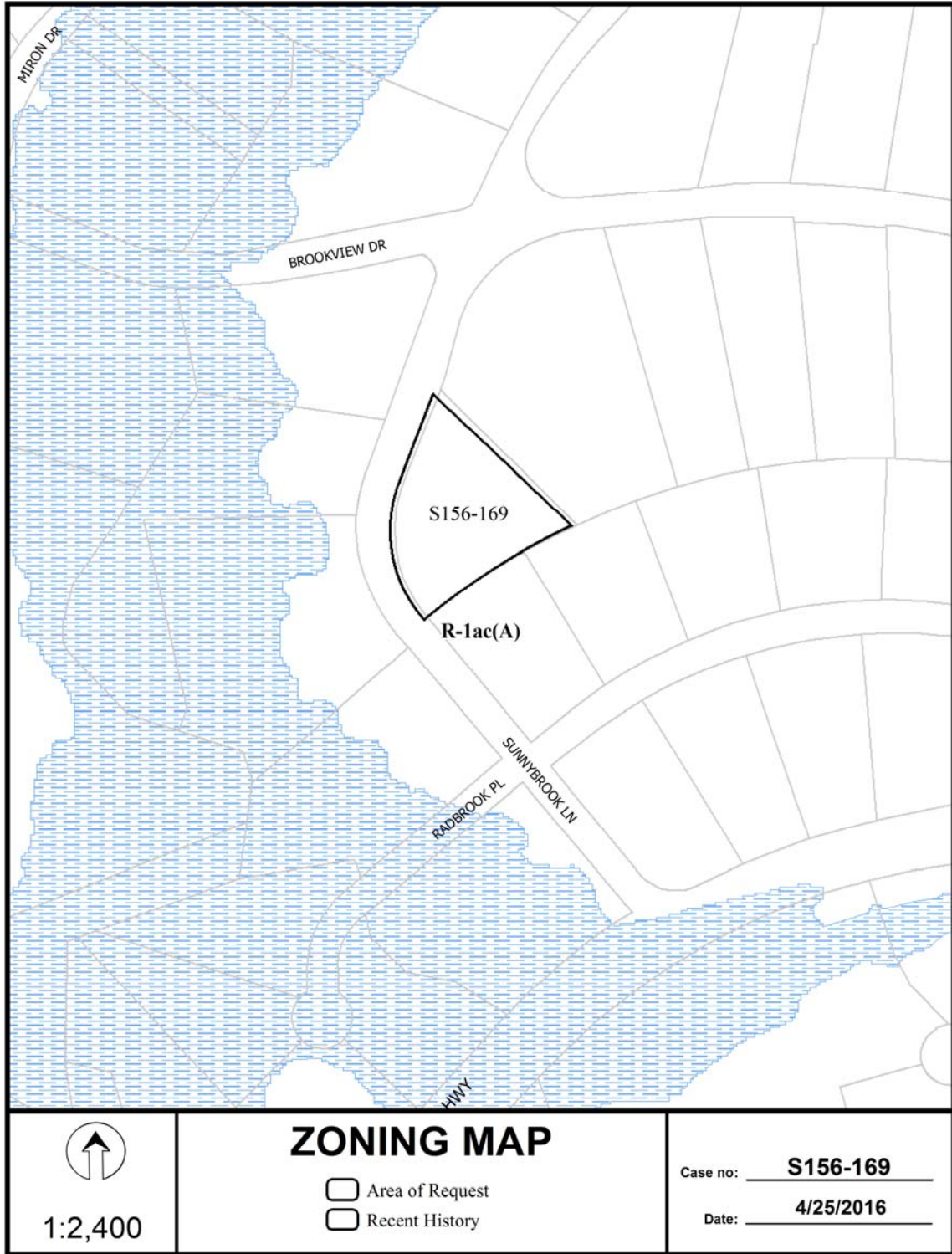
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

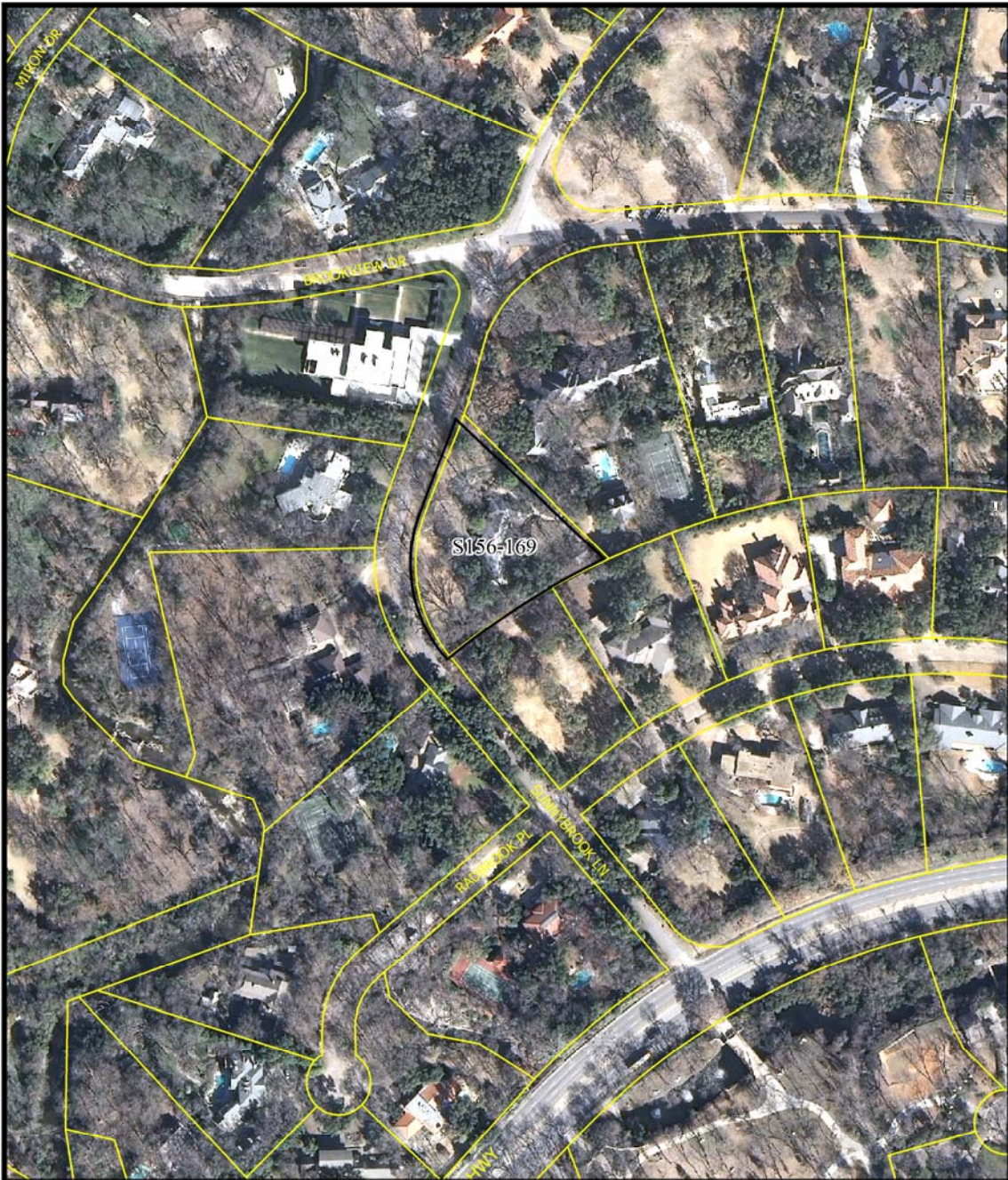
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of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


Existing Lot 15A is 2.689-acres in size and complies with the lot area requirement of the R-1ac.(A) zoning district. Upon recording of the final plat Lot 15A will be 2.71-acres in size. The lot sizes of property within close proximity to this request range in size from 1.030-acres to 2.480-acres. The proposed lot is similar in size to other lots in the vicinity and will not affect the established lot pattern nor will it increase or decrease the number of lots in the area; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-1ac.(A) district requirements; 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 Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d)
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. Section 51A-8.102(a), (b), (c), and (d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a) and (b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed lot grading plan prepared by a Professional Engineer. Section 51A-8.102(b), (4), (5), (6), (7), (8), (9), and 51A-8.102(c)
12. On the final plat dedicate 25-feet of right-of-way from the established center line of Sunnybrook Lane. Sections 51A-8.602(c) and 51A-9.101
13. The number and location of fire hydrants, must comply with the Dallas Fire Code
14. The proposed lot line must not make the existing building at the rear of proposed Lot 7A nonconforming as to the side yard zoning setback line. The lot line must be relocated to the northwest or the building relocated to the southeast in order to comply with the requirements.
15. On the final plat identify the property as Lot 15B in City Bock 12/5585. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S156-169</u> Date: <u>4/25/2016</u>
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 1:2,400	NOTIFICATION		Case no: S156-169
	<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;">10</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 4/25/2016	

04/27/2016

Notification List of Property Owners

S156-169

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5007 RADBROOK PL	MORASH JASON & JENNIFER
2	9220 SUNNY BROOK LN	GONZALEZ CARLOS
3	9246 SUNNY BROOK LN	MCCARTHY STEPHEN JR &
4	4818 BROOKVIEW DR	ORR DOUGLAS W &
5	5017 RADBROOK PL	SINASAC DANIEL C & GERALYN A
6	5027 RADBROOK PL	MODERI DAVID & NANCY
7	4935 RADBROOK PL	DENNING JEREMY & DEANNA
8	9207 SUNNY BROOK LN	VITULLO ANTHONY L & HOLLY P
9	9221 SUNNY BROOK LN	JAYASEELAN NIRMAL S &
10	9239 SUNNY BROOK LN	FIFIELD WILLIAM O &

FILE NUMBER: M156-011

DATE FILED: December 14, 2015

LOCATION: Southeast corner of Rosemeade Parkway and Lina Street

COUNCIL DISTRICT: 12

MAPSCO: 655W

SIZE OF REQUEST: Approx. 3.21 Acres

CENSUS TRACT: 216.35

APPLICANT/OWNER: MDT Caladium, LTD

REPRESENTATIVE: Alex W. Lilley

REQUEST: An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, located at the southeast corner of Rosemeade Parkway and Lina Street.

On June 17, 2015, the City Council passed ordinance No. 29781, which established this planned development district.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to account for the following changes: 1) replace the Rosemead grass strip with perennial grasses, including dwarf maiden, Mexican feather, and/or gulf muhly; 2) add three live oaks within the parking area; 3) account for Bermuda sod installation; 4) replace the current storefront plants with Sago palms and white yuccas; and 5) provide for decomposed granite in between the existing trees/hedgerow and the canal towards the western property border.

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

STAFF RECOMMENDATION: Approval

PRIOR ACTION AND UPDATE: On March 17, 2016, and April 7, 2016, this item was held under advisement. There have been no changes to the request.

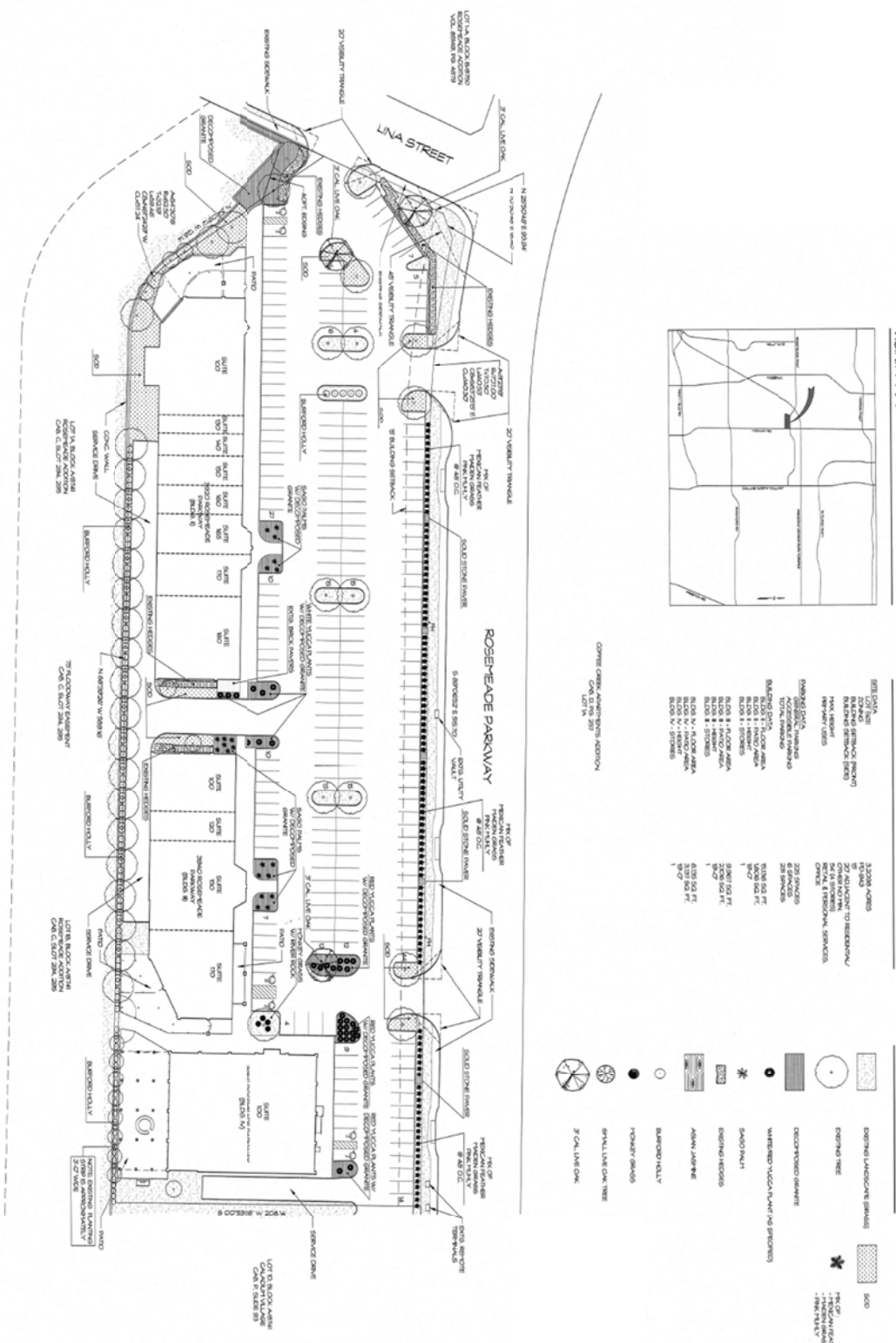
Partners and Officers

General Partner

MDT Investments, LLC

Limited Partner

Matthew Talley



VICINITY MAP



SITE SUMMARY

SITE DATA	32,300 SQ. FT.
NET DEVELOP. AREA	32,300 SQ. FT.
NET DEVELOP. TO SEWERAGE	32,300 SQ. FT.
NET DEVELOP. TO UTILITY	32,300 SQ. FT.
NET DEVELOP. TO RETAIL & RESIDENTIAL SERVICES	32,300 SQ. FT.
NET DEVELOP. TO OFFICE	32,300 SQ. FT.
PROPOSED DATA	32,300 SQ. FT.
TOTAL PARKING	32,300 SQ. FT.
TOTAL TRAVELER	32,300 SQ. FT.
TOTAL SERVICE DRIVE	32,300 SQ. FT.
TOTAL UTILITY	32,300 SQ. FT.
TOTAL OFFICE	32,300 SQ. FT.
TOTAL RETAIL & RESIDENTIAL SERVICES	32,300 SQ. FT.
TOTAL OFFICE	32,300 SQ. FT.
TOTAL RETAIL & RESIDENTIAL SERVICES	32,300 SQ. FT.
TOTAL OFFICE	32,300 SQ. FT.
TOTAL RETAIL & RESIDENTIAL SERVICES	32,300 SQ. FT.

SITE LEGEND

	30' VERBLYT TRAVELER
	3" CAL. LINE OAK
	ROSEMEADE PARKWAY
	SERVICE DRIVE
	UTILITY
	OFFICE
	RETAIL & RESIDENTIAL SERVICES
	30' VERBLYT TRAVELER
	3" CAL. LINE OAK
	ROSEMEADE PARKWAY
	SERVICE DRIVE
	UTILITY
	OFFICE
	RETAIL & RESIDENTIAL SERVICES

1 DEVELOPMENT/LANDSCAPE PLAN
P. 307

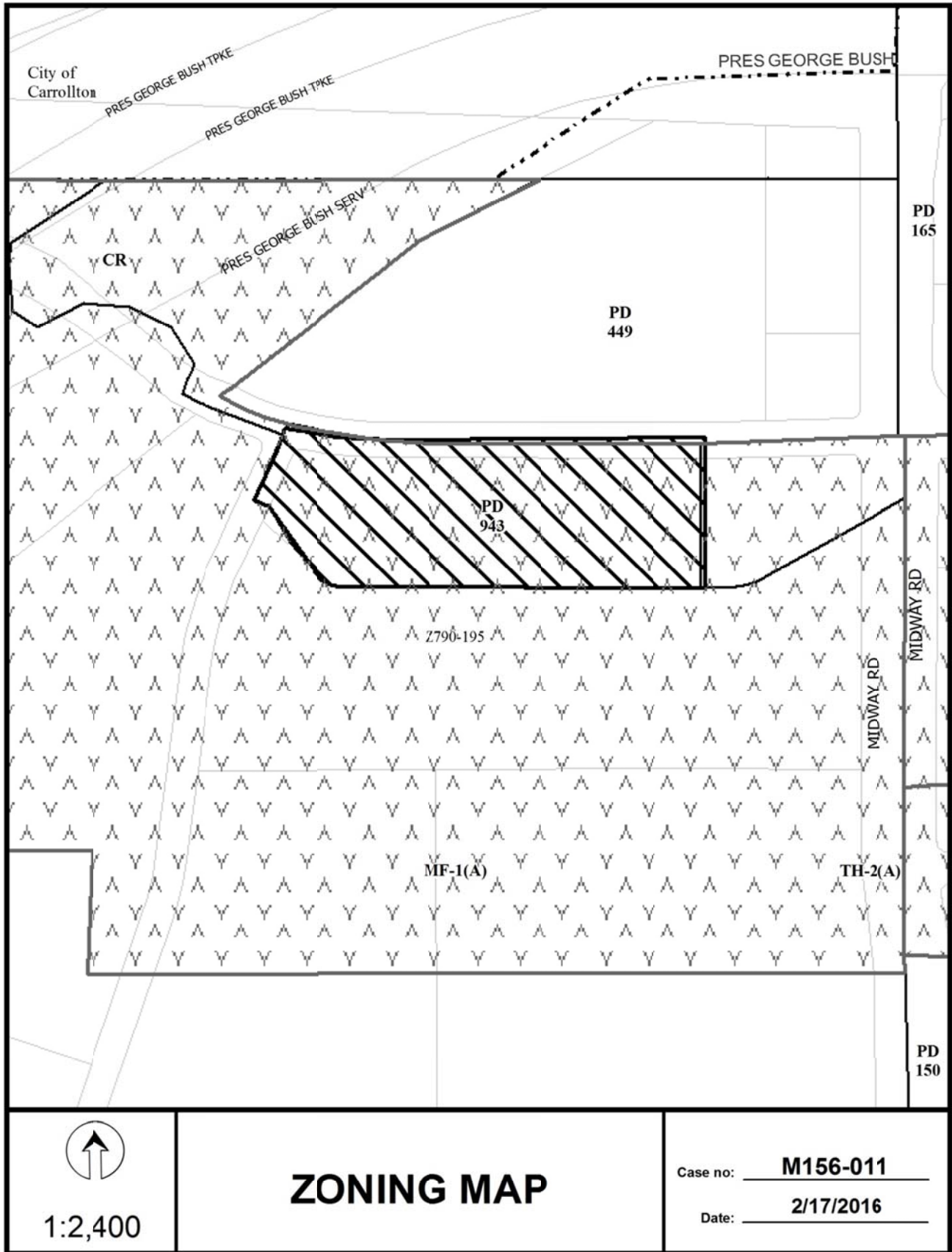
Professional seal and title block information for the landscape architect.

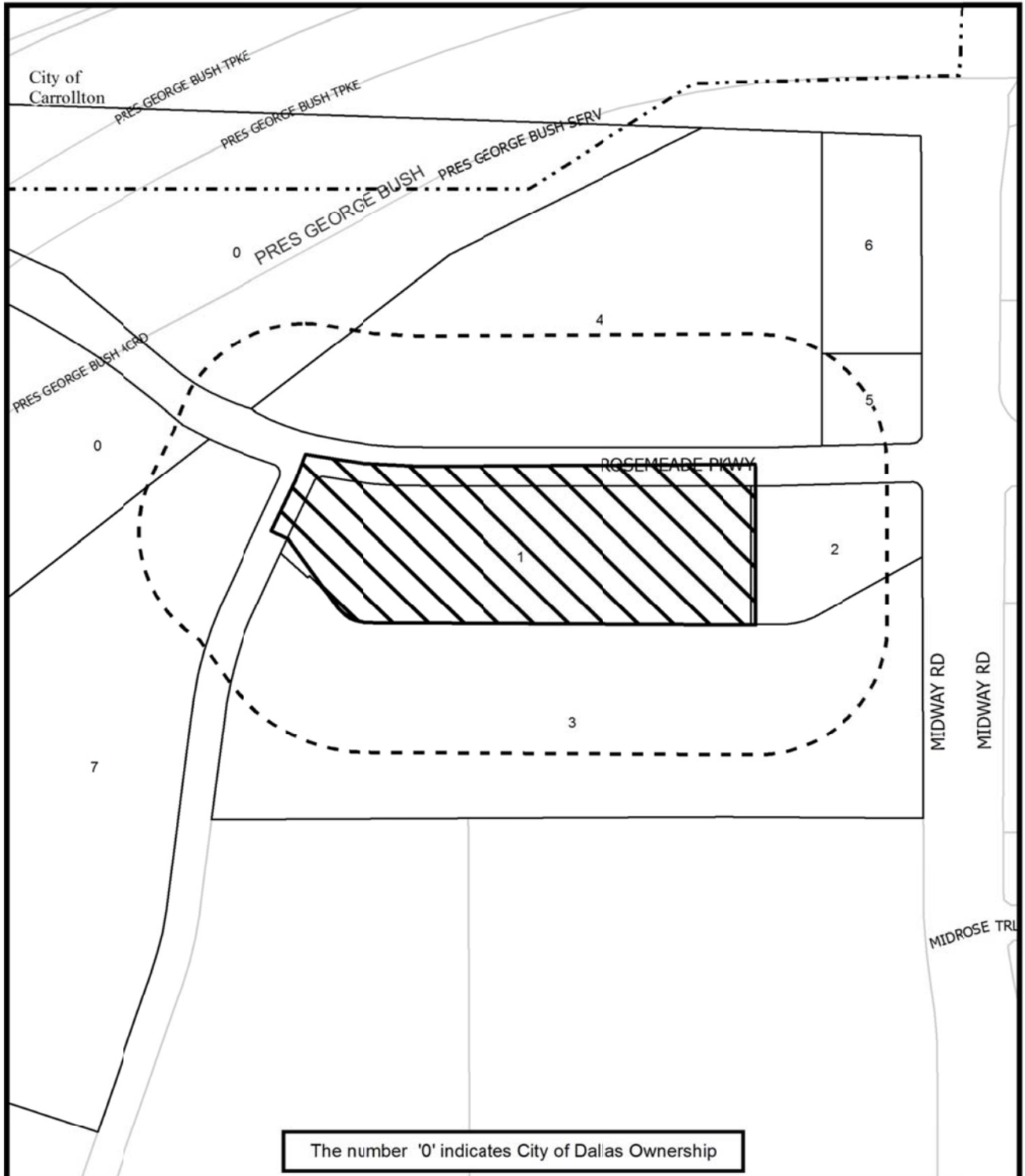
Caladium Canal Shopping Center
3950 Rosemeade Parkway
Dallas, Texas 75287
Development/Landscape Plan

Selzer
Associates
4317 Trimm Street
Dallas, Texas 75205-5446
214-528-4499 FAX
214-528-7272 FAX
WWW.SELZERAS.COM

DESIGN	
DRAWING	
REVISION	
CHECKED	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	

Proposed Development / Landscape Plan





1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
7 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M156-011**

Date: **2/17/2016**

02/17/2016

Notification List of Property Owners

M156-011

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3950 E ROSEMEADE PKWY	MDT CALADIUM LTD P/S
2	3976 ROSEMEADE PKWY/MIDWAY RD	ASUDA HOLDINGS LLC
3	18950 LINA ST	UNIFIED HOUSING OF TIVOLI LLC
4	3939 E ROSEMEADE PKWY	INTERCAPITAL SAGE CREEK ASSOCIATES LP
5	19019 MIDWAY RD	PATRICIA FOOD STORES INC
6	19021 MIDWAY RD	EF PROP ONE LP P/S
7	18959 LINA ST	EAGLE CK PROP LP P/S

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
FARMERS MARKET**

CASE NUMBER: 1603110029

DATE FILED: March 4, 2016

LOCATION: 2425 Canton Street (south elevation) **ZONING:** PDD 357 **MAPSCO:** 45-M

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: LADD Holdings

REQUEST: An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 708 square foot attached sign at 2425 Canton Street (south elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Storage Choice" with logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Farmer's Market SPSD.
- The request is for a flat attached sign, which means an attached sign projecting 18 inches or less from a building and parallel to the building façade.
- The proposed sign is 708 square feet. It will be located on the southern elevation, approximately 58 feet above grade. Signage will be constructed of fabricated aluminum with white LED illumination as required.
- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1606.

APRIL 12, 2016

Certificates of Appropriateness:

Motion 1: No. 1603110029 (Farmer's Market SPSP)

MOTION: It was moved to **approve** a 708 square-foot attached sign at 2425 Canton Street (south elevation).

Maker: Peadon
Second: Dumas
Result: Carried: 3 to 0

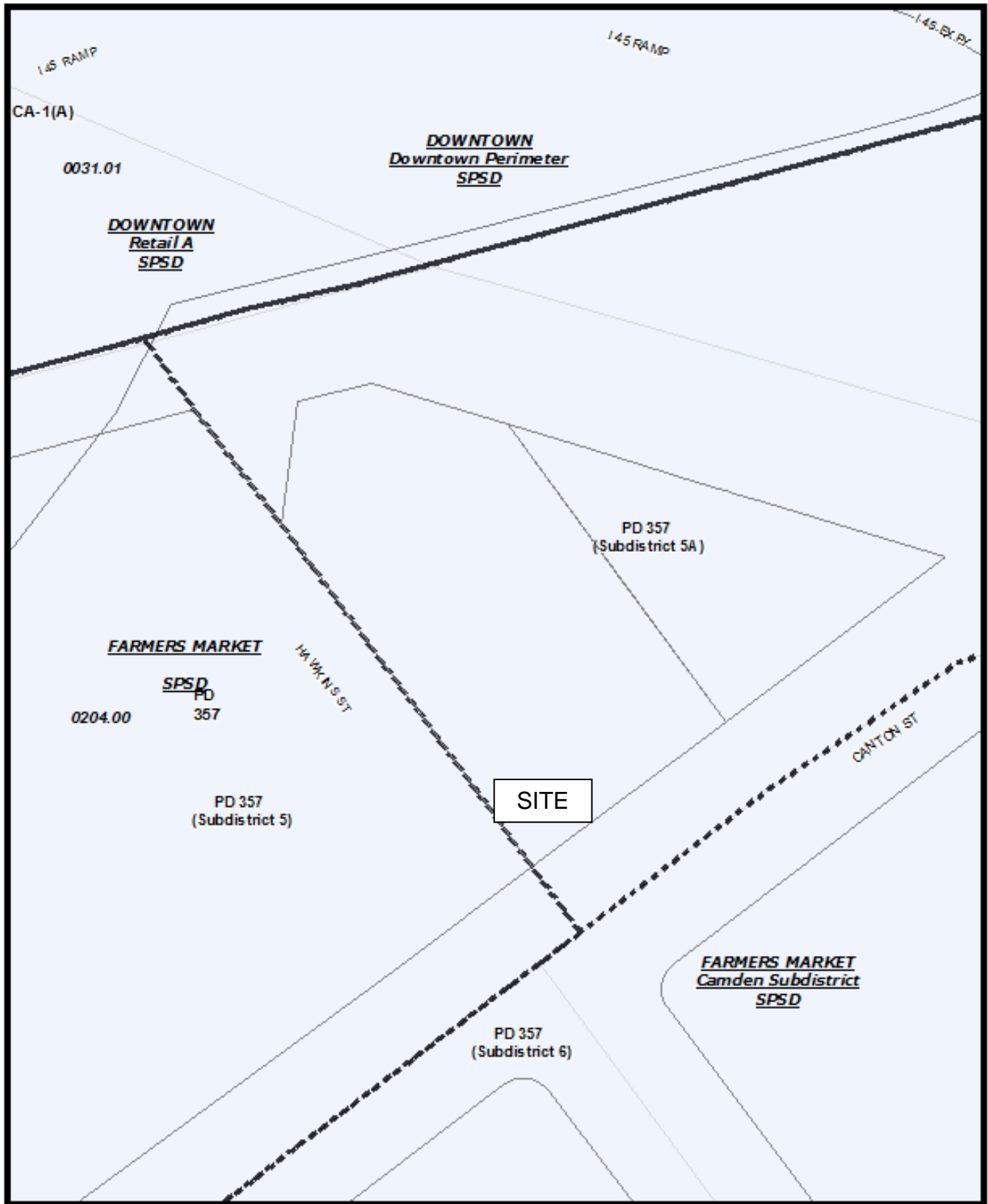
For: 3 – Bauer, Dumas, Peadon

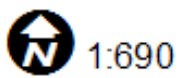
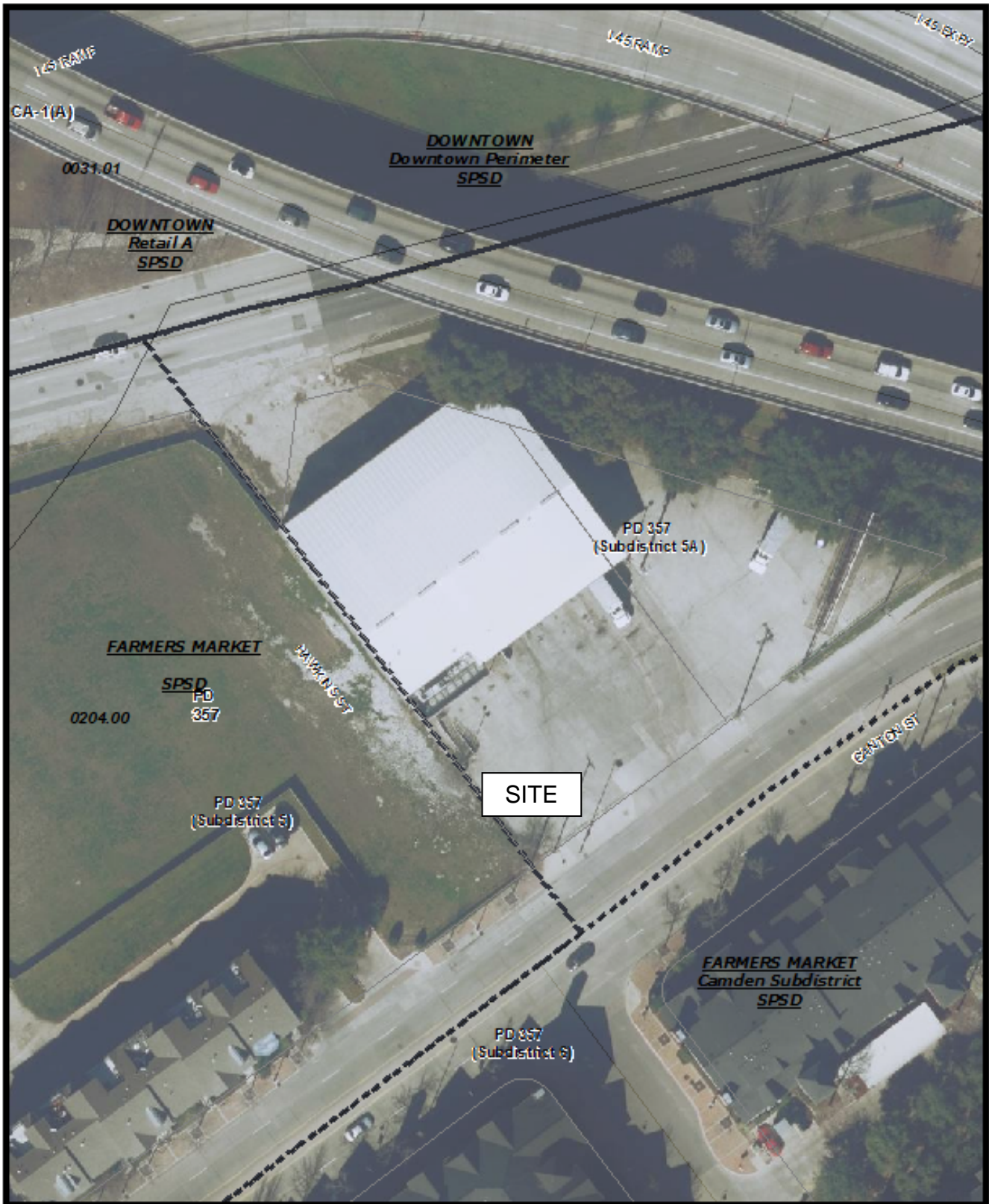
Against: 0

Absent: 1 – Webster

Conflict: 0

Speakers – Mickey Ford – Accent Graphics;
Billy Boyle – KFK Group





Aerial Map

Printed Date: 4/8/2016



SOUTH ELEVATION (CANTON STREET)

1/16"=1'



Design # 0384354AV3

Sheet 1 of 9

Client

STORAGE CHOICE

Address

2425 CANTON STREET
DALLAS, TEXAS

Account

JIM HAGLE

Rep.

SDM

Designer

SDM

Date

7/15/15

Approval / Date

Client

Estimating

Art.

Engineering

Landed

Revision / Date

1-AV3 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

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1-158 8-28-15; Rev. "B" C-1-

1-158 8-28-15; Rev. "B" C-1-

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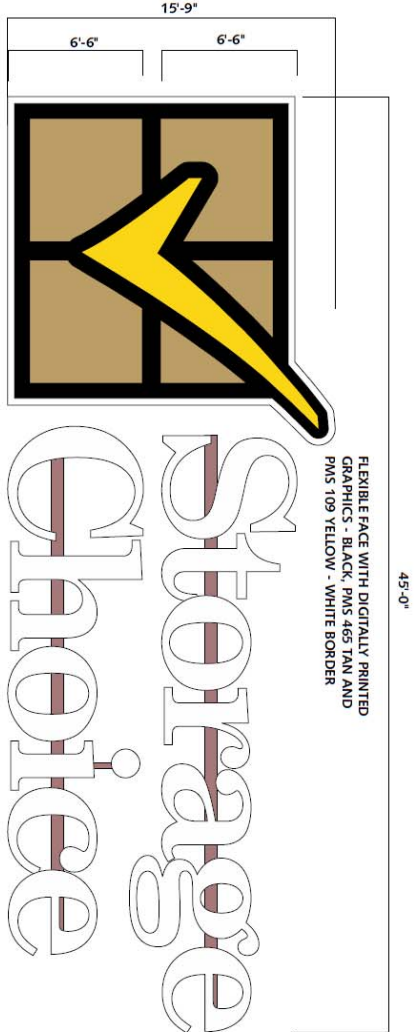
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1-158 8-28-15; Rev. "B" C-1-

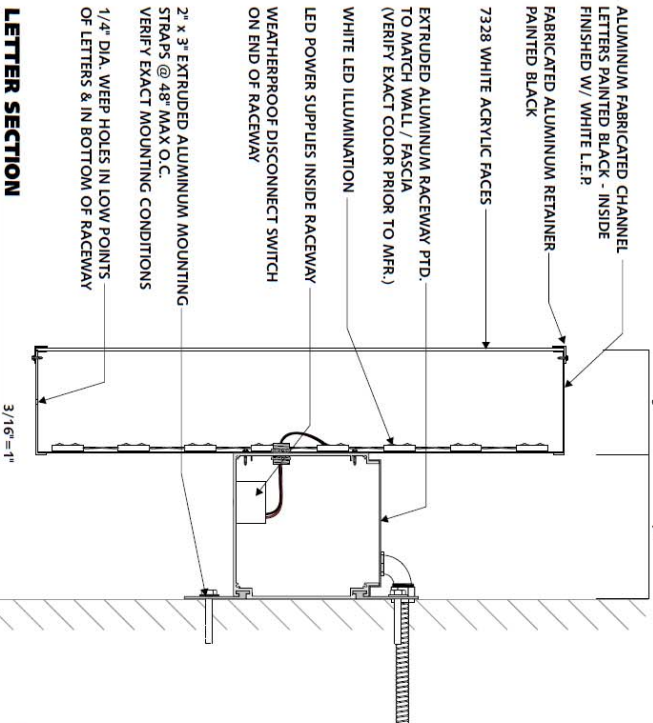
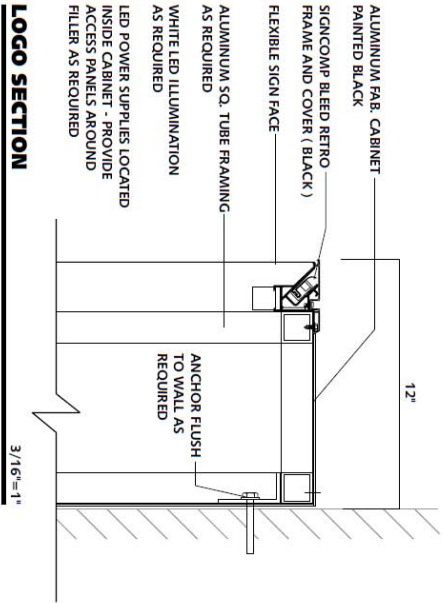
FINAL ELECTRICAL CONNECTION BY CUSTOMER





AD LETTER DETAIL
(2) SETS REQUIRED - MFR. AND INSTALL

3/16"=1'-0"



LETTER SECTION



Design #
0384354A3
Sheet 5 of 9

Client
STORAGE CHOICE
Address
2425 CANTON STREET
DALLAS, TEXAS
Account
JIM HAGLE
Designer
SDMI
Date
7/15/15

Approval / Date
Client
Sales
Estimating
Engineering
Manufacturing
Landlord

Revisions / Date
1. Add Sign - "EAB"
2. R 2.5 9/14 - lower d faces yellow
3. R 3.0/1/15 - 2.1 1/6" added building measurements, revised BAC specs

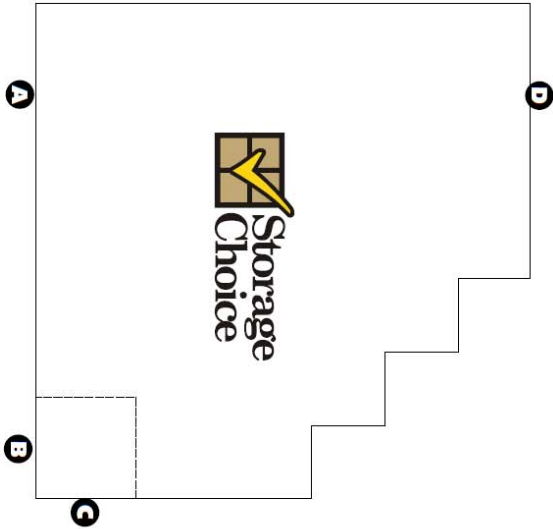
Chandler Signs
Brand Image Signage Inc.
www.chandler-signs.com
3100 West Loop West, Suite 100
Dallas, Texas 75243
314-402-5000 Fax 314-401-2042
10101 West Loop West, Suite 100
Dallas, Texas 75243
1015 Park Center Drive, Unit C
Dallas, Texas 75208 Fax 760-876-7100
9430 Beverly Avenue, Suite 200
Dallas, Texas 75226
3284 East Hill Park Circle
Dallas, Texas 75228
37 Westwood Park Court
Dallas, Texas 75228
PO Box 105, 508 Third Drive
Wichita, KS 67219 316-646-4533

Final Electrical Connection by Customer
The Customer is responsible for providing the electrical service to the sign. The sign manufacturer is not responsible for the electrical service provided by the customer. The sign manufacturer is not responsible for the electrical service provided by the customer. The sign manufacturer is not responsible for the electrical service provided by the customer.

COMMERCE

I-45

CANTON



SITE PLAN

NOT TO SCALE



Design # 0384354A/3
 Sheet 8 of 9

Client STORAGE CHOICE

Address 2425 CANTON STREET
 DALLAS, TEXAS

Account Rep. JIM HAGLE
 Designer SDM
 Date 7/15/15

Approval / Date
Trench
Site
Electrical
Art
Engineering
Landscaping

Revision / Date
 #1 3/14/15 2-15-15; Rev. "B/C"
 Add Sign - "B"
 #2 5/9/14 lower of Faces yellow
 #3 3/17/12, 1/6/14 added BUILDING
 measurements, revised B/C Specs



3218 Mitchell Ave., Dallas, TX 75226
 214-343-2222
 1206 Wilshire, San Antonio, TX 78204
 210-549-3004 Fax 210-549-8274
 1514 Park Center Drive, Wylie, TX
 767-847-7003 Fax 760-947-7033
 943 Barber Avenue, Suite 200
 502-479-3075 Fax 502-412-0013
 2584 S. Lindberg Road, Rockwall, TX
 972-465-0800 Fax 972-465-0800
 37 Whartonway, Fort Worth
 800-557-7022 Fax 310-549-8274
 PO Box 125, 208, David Bivh
 361-553-5577 Fax 361-444-4433

FINAL ELECTRICAL CONNECTION BY
 CHANDLER SIGNS

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
FARMERS MARKET**

CASE NUMBER: 1603110030

DATE FILED: March 4, 2016

LOCATION: 2425 Canton Street (north elevation) **ZONING:** PDD 357 **MAPSCO:** 45-M

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: LADD Holdings

REQUEST: An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 708 square foot attached sign at 2425 Canton Street (north elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Storage Choice".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Farmer's Market SPSD.
- The request is for a flat attached sign, which means an attached sign projecting 18 inches or less from a building and parallel to the building façade.
- The proposed sign is 708 square feet. It will be located on the southern elevation, approximately 58 feet above grade. Signage will be constructed of fabricated aluminum with white LED illumination as required.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1606.

APRIL 12, 2016:

Certificates of Appropriateness:

Motion 2: No. 1603110030 (Farmer's Market SPSD)

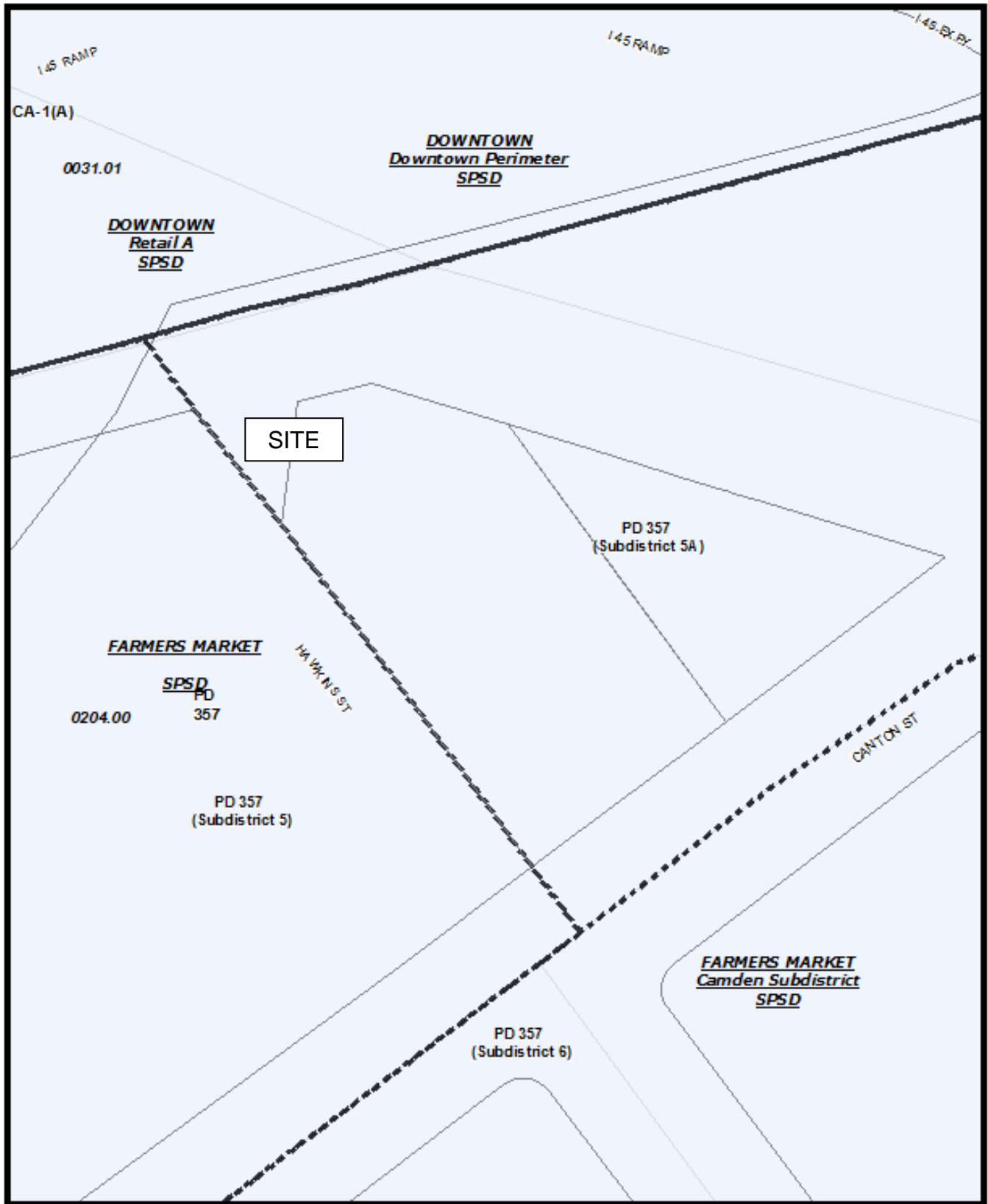
MOTION: It was moved to **approve** a 708 square-foot attached sign at 2425 Canton Street (south elevation).

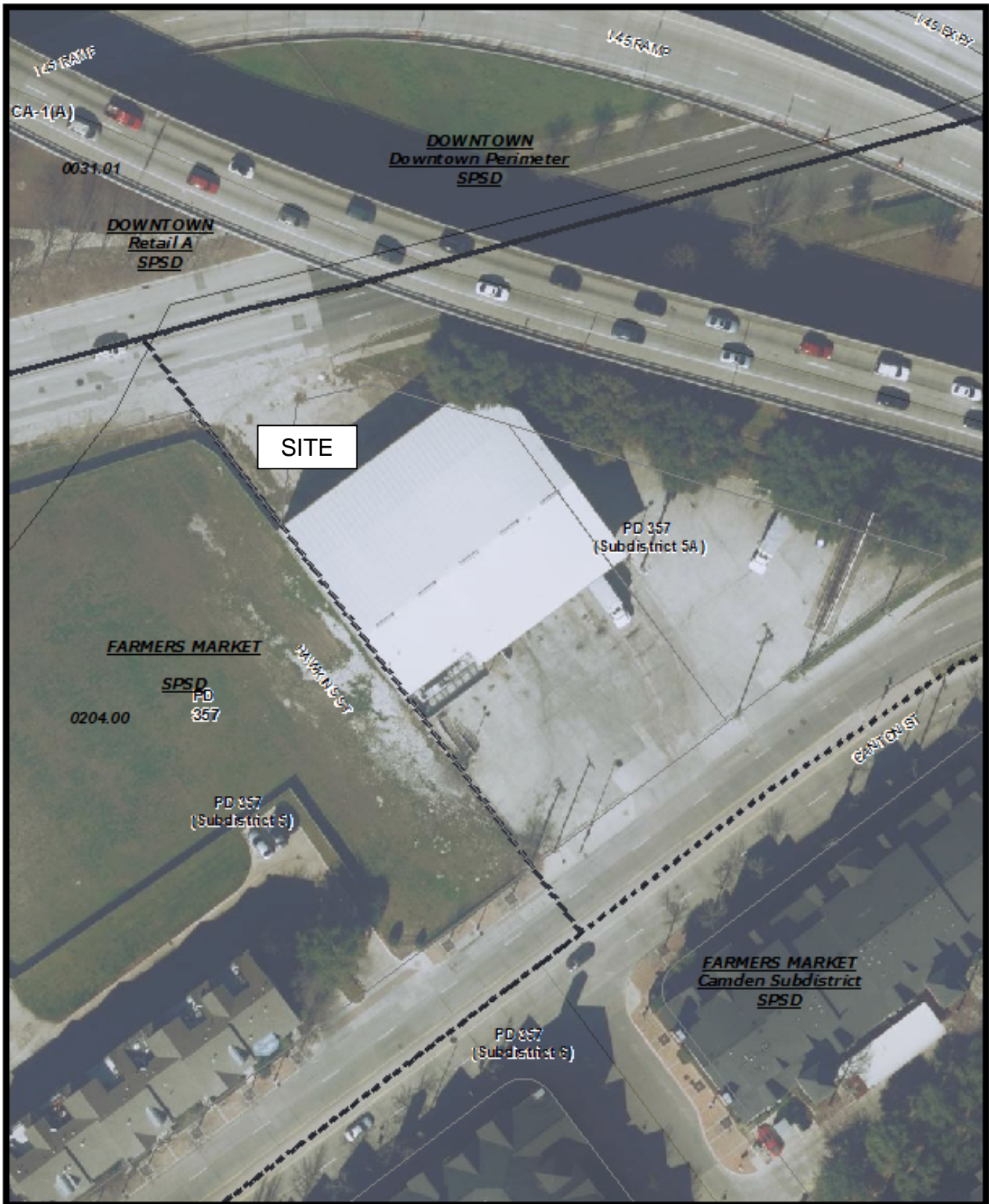
Maker: Dumas
Second: Peadon
Result: Carried: 3 to 0

For: 3 – Bauer, Dumas, Peadon

Against: 0
Absent: 1 – Webster
Conflict: 0

Speakers – Mickey Ford – Accent Graphics;
Billy Boyle – KFK Group





1:690

Aerial Map

Printed Date: 4/8/2016



Design #
0384354AN3
Sheet 3 of 9
Client

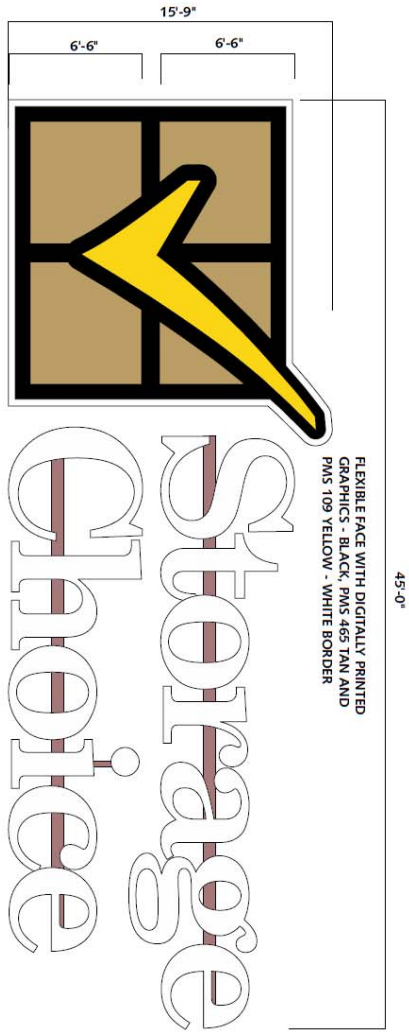
STORAGE CHOICE
Address
2425 CANTON STREET
DALLAS, TEXAS
Account
Rep. JIM HAGLE
Designer SDM
Date 7/15/15

Approval / Date	
Client	
Signs	
Estimating	
Engineering	
Landlord	

Revision / Date
1. 12/15/12 2:25:15 Rev. "BKC"
2. 04/22/13 11:11:11 Revised volume
3. 03/10/13 11:56:00 Revised building
measurements, revised BKC specs

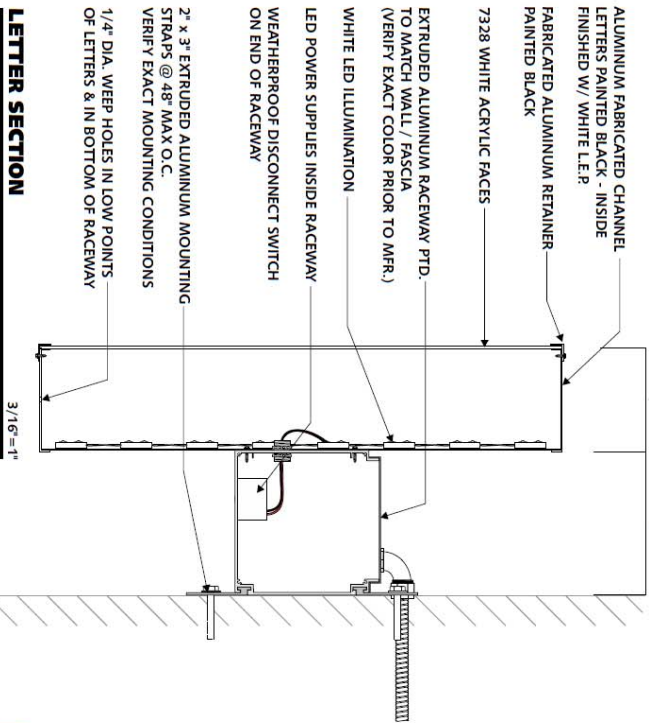
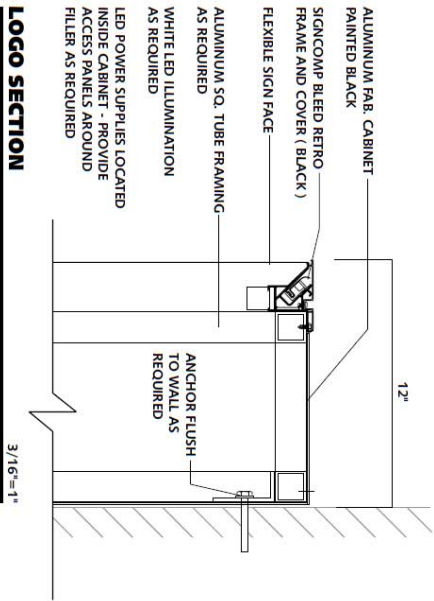
Chandler Signs
Specialty Signs & Graphics
www.chandler-signs.com
3201 Howe Way, Dallas, TX 75235
314-400-5300 Fax: 314-402-5944
1024 Midland, Springtown, TX 76082
1085 Park Road, P.O. Box 9729
Wylie, TX 75098 Phone: 972-972-1100
980-861-7000 Fax: 980-861-7003
6601 Mariner, #7-6030
5502 Wintersville, Fort Worth, TX 76116
5244 South Elm Road, Circle
863-470-1000 Fax: 863-454-1140
37 Westwood Park Court
800-851-7000 Fax: 510-948-8724
P.O. Box 115, 7861 Perini Drive
361-563-5377 Fax: 361-445-4533

This drawing is the property of Chandler Signs, L.L.C. and is not to be reproduced or used in any way without the written consent of Chandler Signs, L.L.C.
FINAL ELECTRICAL CONNECTION BY CUSTOMER
We warrant our workmanship and materials to be in accordance with the applicable codes and standards in effect at the time of the work. We do not warrant the work of others.



AD LETTER DETAIL
(2) SETS REQUIRED - MFR. AND INSTALL

3/16"-1'-0"



LETTER SECTION



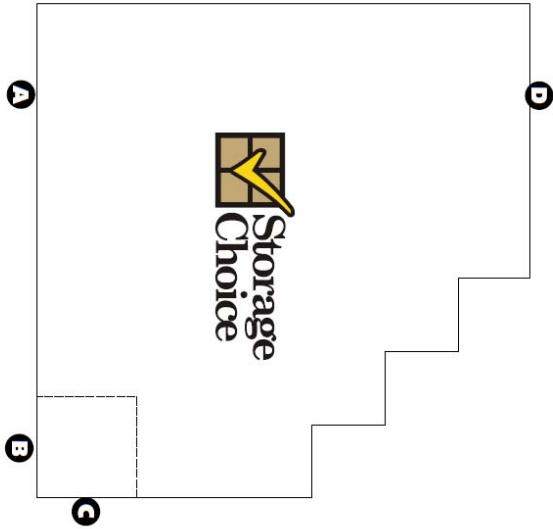
Design # 03B4354A1/3
Client STORAGE CHOICE
Address 2425 CANTON STREET DALLAS, TEXAS
Account Rep. JIM HAGLE
Designer SDM
Date 7/15/15

Revision Data	
Client	Storage Choice
Designer	SDM
Date	7/15/15
Approval/Date	
Checked	
Drawn	
Reviewed	
Engineered	
Manufactured	

Chandler Signs
Brand Image & Sign Store
2308 Mesquite Way, Dallas, TX 75221
214-942-2000 Fax 214-942-2044
10101 Preston Road, Dallas, TX 75249
214-349-3000 Fax 214-349-3274
10207 Park Center Blvd, Suite C
Dallas, TX 75244
720-842-7003 Fax 720-842-7001
943 Bunker Avenue, Suite 200
Dallas, TX 75216
505-476-3035 Fax 505-411-0001
25241 South Loop East, Suite 200
Houston, TX 77055
882-425-0000 Fax 882-424-1416
37 Westwood Park, Suite 100
Houston, TX 77055
888-820-7002 Fax 281-548-8724
P.O. Box 123, 3068 Bernal Drive
Houston, TX 77055
361-535-5555 Fax 361-643-6533

FINAL ELECTRICAL CONNECTION BY CUSTOMER
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CHANDLER SIGNS, INC. 10101 PRESTON ROAD, SUITE C, DALLAS, TEXAS 75249
214-349-3000 FAX 214-349-3274
WWW.CHANDLERSIGNS.COM

COMMERCE



CANTON

I-45



SITE PLAN

NOT TO SCALE



Design # 0384354A3
Sheet 8 of 9

Client STORAGE CHOICE

Address 2425 CANTON STREET
DALLAS, TEXAS

Account JIM HAGLE
Rep. SDM
Designer SDM
Date 7/15/15

Approval / Date

Client	
Sketch	
Estimating	
Engineering	
Landlord	

Revisions / Date
1-14-15 R2 1/4 tower of focus yellow
A461 SIGN E161
R2 E5 7/4 tower of focus yellow
R3 3/17 3 2 1 6-sided building
measurements, revised B/C axes

Chandler Signs
Brand Image Region Team
www.chandler-signs.com
3120 Manor Way, Dallas, TX 75235
214-902-2000 Fax 214-902-2004
200 W. 7th Street, Suite 200
75201-2000 Fax 214-902-2004
1215 Park Center Drive, Unit C
75243-2700 Fax 760-987-7033
943 Sawyer Avenue, Suite 200
502-779-2075 Fax 502-471-0813
2384 Sand Hill Road, Suite 100
801-326-1111 Fax 801-326-1100
37 Westwood Park Court
Beverly Hills, CA 90210
PO Box 115, 308 South Drive
Meriden, CT 06450 Fax 860-448-4533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
FARMERS MARKET**

CASE NUMBER: 1603110031

DATE FILED: March 4, 2016

LOCATION: 2425 Canton Street (south elevation) **ZONING:** PDD 357 **MAPSCO:** 45-M

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: LADD Holdings

REQUEST: An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 200 square foot attached sign at 2425 Canton Street (south elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Storage Choice".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Farmer's Market SPSD.
- The request is for a flat attached sign, which means an attached sign projecting 18 inches or less from a building and parallel to the building façade.
- The proposed sign is 200 square feet. It will be located on the southern elevation, approximately 81 feet above grade. Signage will be constructed of fabricated aluminum with white LED illumination as required.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1606.

APRIL 12, 2016:

Certificates of Appropriateness:

Motion 3: No. 1603110031 (Farmer's Market SPSP)

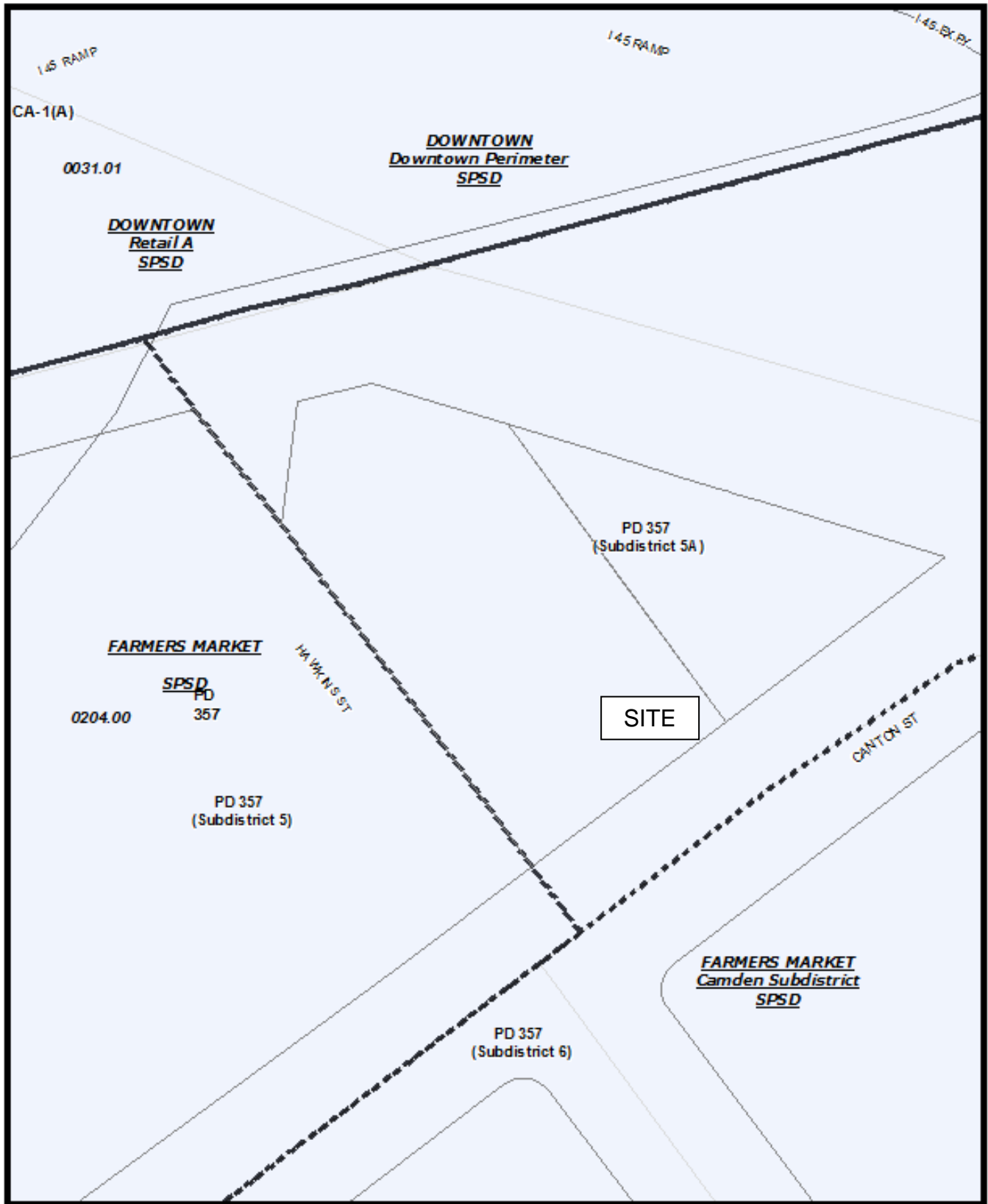
MOTION: It was moved to **approve** a 200 square-foot attached sign at 2425 Canton Street (south elevation).

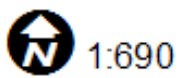
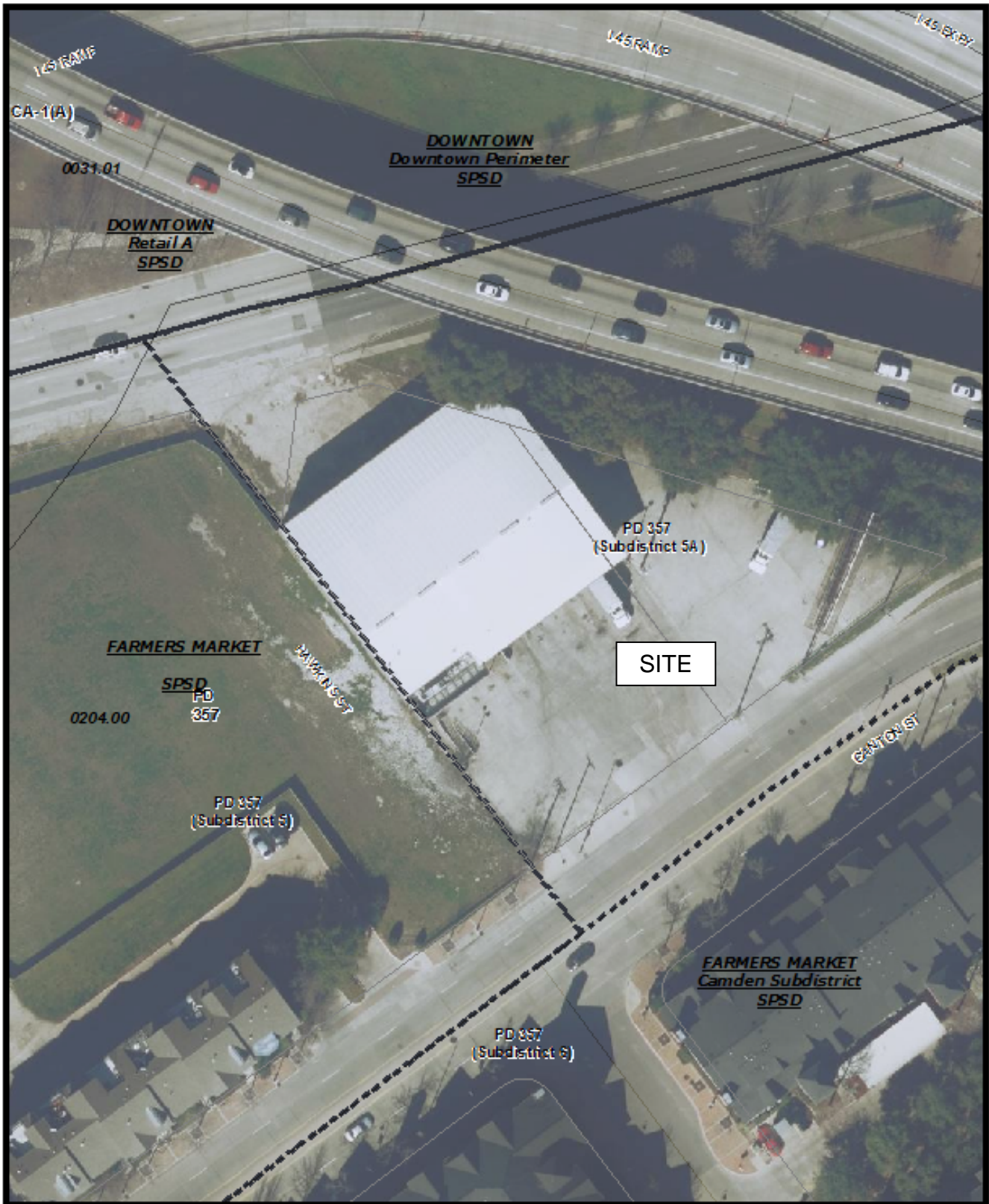
Maker: Peadon
Second: Dumas
Result: Carried: 3 to 0

For: 3 – Bauer, Dumas, Peadon

Against: 0
Absent: 1 – Webster
Conflict: 0

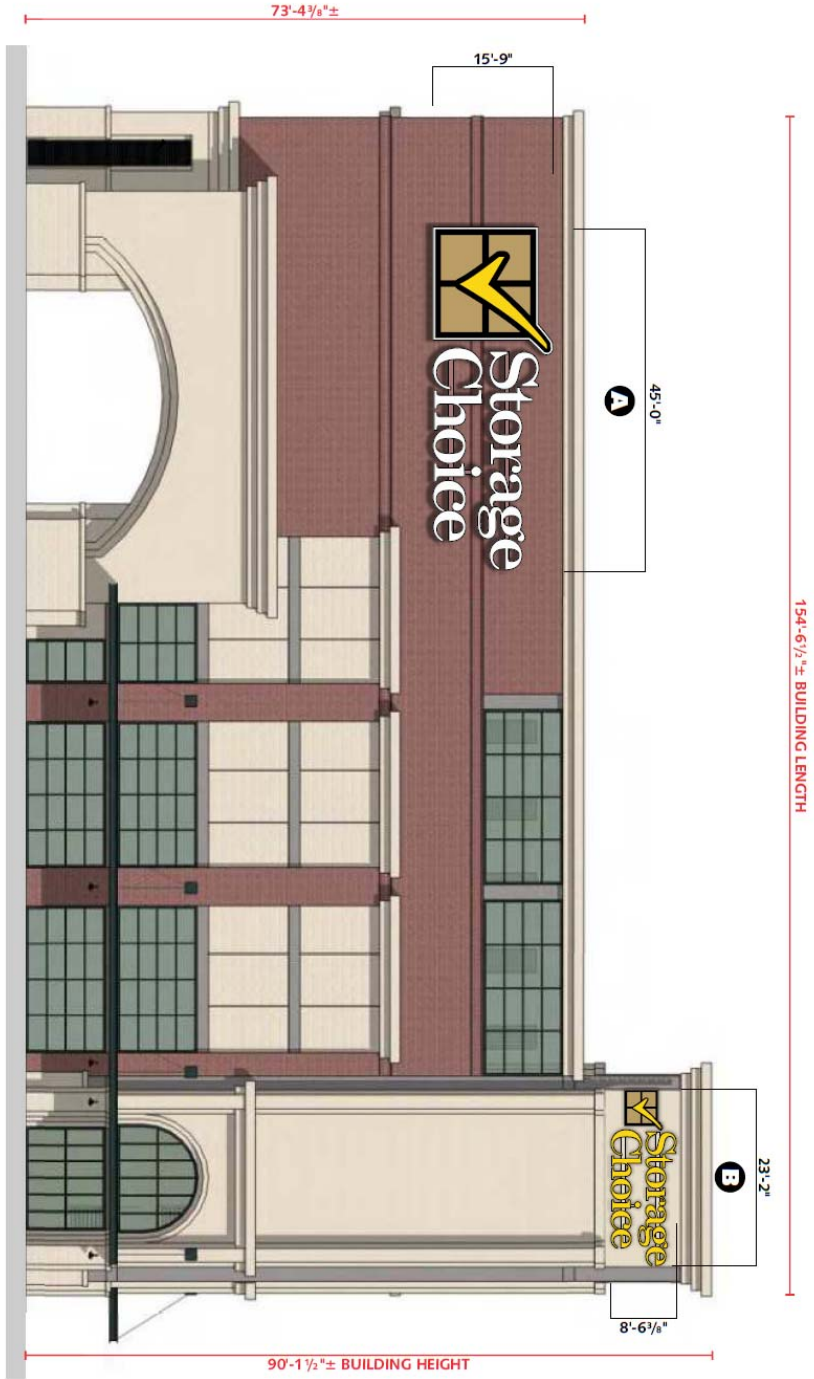
Speakers – Mickey Ford – Accent Graphics;
Billy Boyle – KFK Group





Aerial Map

Printed Date: 4/8/2016



SOUTH ELEVATION (CANTON STREET) 1/16"=1'



Design #
0384354A/3
Sheet 1 of 9
Client
STORAGE CHOICE

Address
2425 CANTON STREET
DALLAS, TEXAS
Account
JIM HAGLE
Designer
SDMA
Date
7/15/15

Revision / Date
11-MA8 8-28-15; Rev. "BKC" -
ADD SIGN - "EAP" -
R 2 E S 9/2 tower of three yellow
R 3 J/2 2; 16'x66'x6' BUILDING
INSTRUMENTS, CERTIFIED P.E. DRES

Client	Architect	Structural	MEP	Electrical	Engineering	Landscaping

Chandler Signs
Specialty Signs & Graphics
www.chandler-signs.com

3024 Houston Way, Dallas, TX 75238
214-949-2028 Fax 214-949-2024
3025 Park Street, Dallas, TX 75234
214-349-3884 Fax 214-349-8724
1035 Park Center Drive, Unit C
Frisco, TX 75034 Fax 760-807-7003
903 Banner Avenue, Suite 200
Lawrenceville, GA 30046
770-962-7171 Fax 770-962-8003
505 E. 9th Street, Suite 100
Davenport, IA 52807
865-426-0100 Fax 865-424-4100
371 Whittier Road, P.O. Box 247
Canton, MS 39016
662-851-7062 Fax 318-349-8724
P.O. Box 105, 204 Royal Drive
Bossier City, LA 70021
361-553-5799 Fax 361-463-4633

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

MEMORANDUM SUBMITTED TO THE ARCHITECT/ENGINEER BY THE ELECTRICAL ENGINEER FOR THE RECORD. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OF THE WORK.



Design #
0384354A13
Sheet 6 of 9

Client
STORAGE CHOICE

Address
2425 CANTON STREET
DALLAS, TEXAS

Account
Rep
Designer
SDM

Date
7/15/15

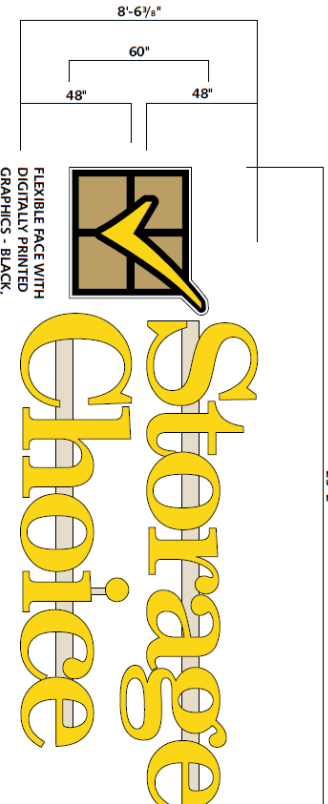
Person / Date	
Client	
Sketch	
Modeling	
Rev	
Engineering	
Inspected	

Revision / Date
 1. 11/10/14 03:28:55 Rev: "BNC"
 Add Sign - "E&P"
 R2 E3 9/14 tower of faces yellow
 R3 JPT 3.2.16 add building
 measurements, revised BNC faces

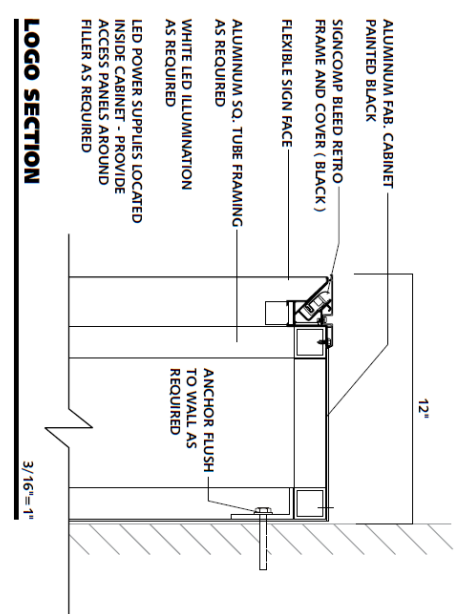
Chandler Signs
 Head Shop Signs Inc.
www.chandler-signs.com
 12011 North Loop West, Suite 1200
 Houston, Texas 77040-2008
 281-462-3244
 13204 Midway, Suite 100, Houston, TX 77040
 281-462-3244
 1001 Fock Center Drive, Suite C
 Houston, TX 77040
 281-462-3244
 3401 Bayway Avenue, Suite 200
 Houston, TX 77040
 281-462-3244
 12841 South Hill Point Circle
 Houston, TX 77040
 281-462-3244
 1777 West Loop West, Suite 100
 Houston, TX 77040
 281-462-3244
 80 West US 194, Suite 100
 Houston, TX 77040
 281-462-3244

Final Electrical Connection by Customer

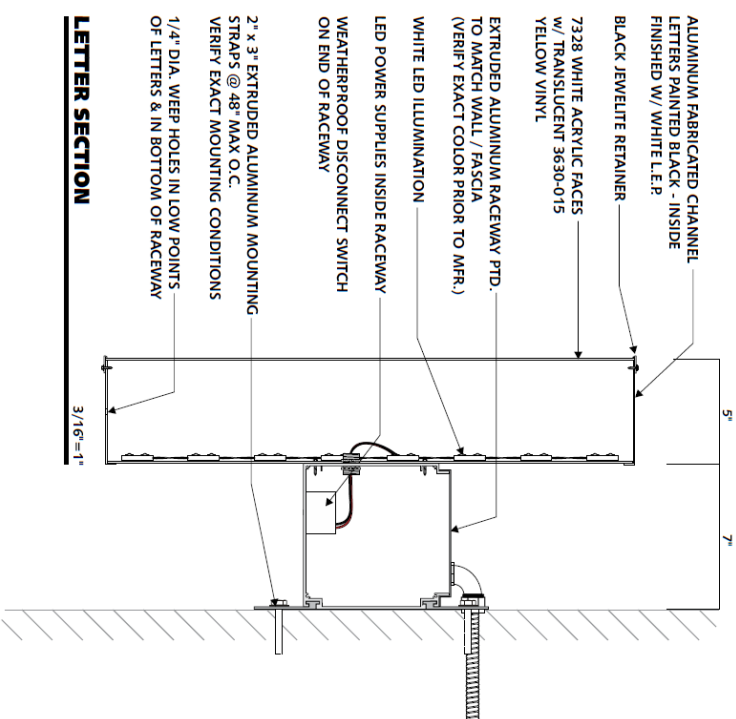
Chandler Signs, LLC is not responsible for the final electrical connection of the sign. The customer is responsible for providing the final electrical connection to the sign. The customer must provide a qualified electrician to make the final electrical connection to the sign. The customer must provide a copy of the final electrical connection to Chandler Signs, LLC.



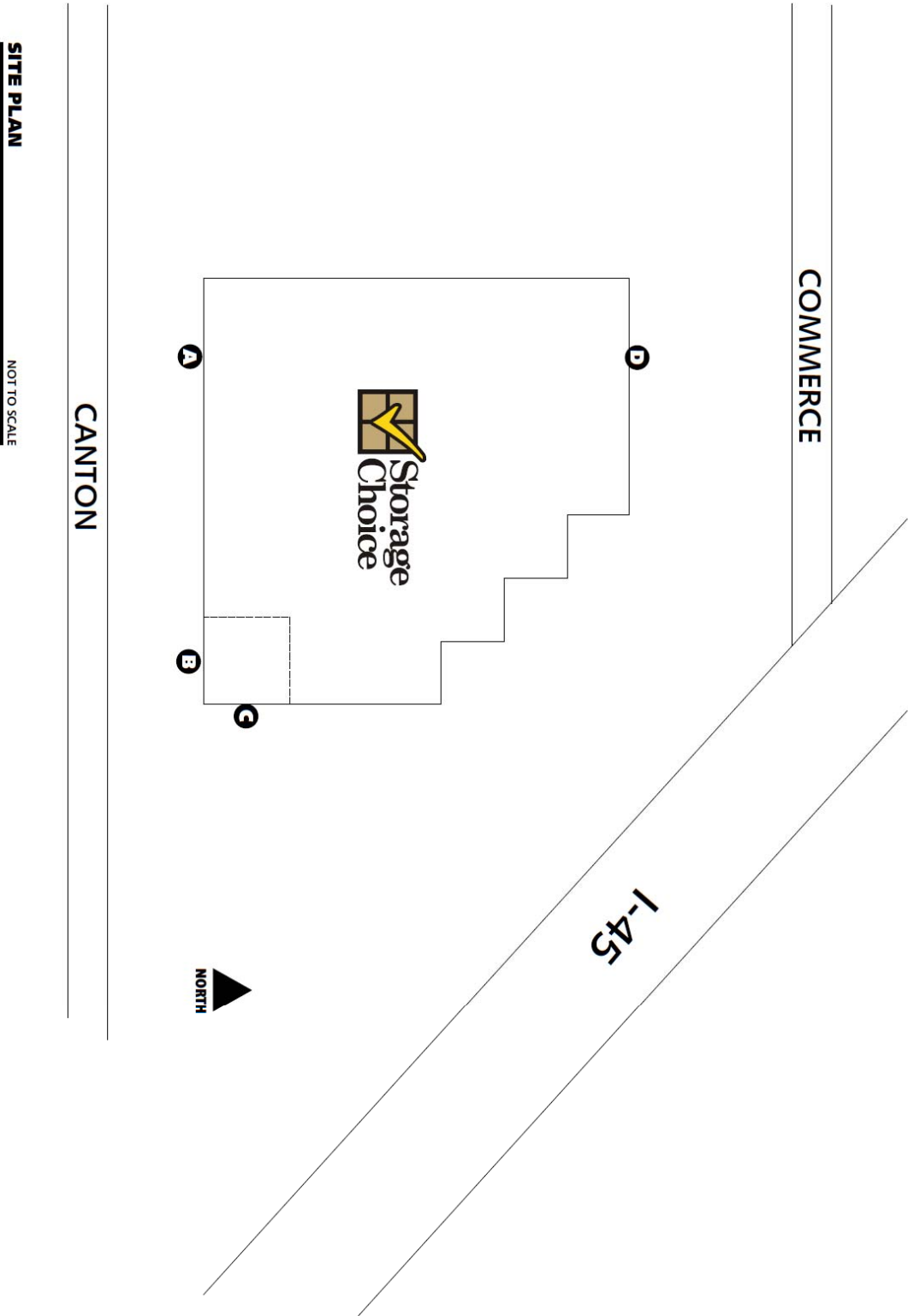
B LETTER DETAIL
 (2) SETS REQUIRED - MFR. AND INSTALL
 1/4" = 1'-0"



LOGO SECTION
 3/16" = 1"



LETTER SECTION
 3/16" = 1"



SITE PLAN

NOT TO SCALE



Design # 0384354/A3
Sheet 8 of 9

Client STORAGE CHOICE

Address 2425 CANTON STREET
DALLAS, TEXAS

Account App. JIM HAGLE

Designer SDM

Date 7/15/15

Approval / Date

Client	
Sketch	
Estimating	
Art	
Engineering	
Production	

Revision / Date

1. MAB 8-28-15; Rev. "B-C" -
ADD SIGN "E&P"
12.55 9/4 POWER OF TRANS YELLOW
13.07/2.16 (6000) BUILDING
INDUSTRIALLY CONTROLLED (B&C) (R&D)



3208 HUNTERS LANE, DALLAS, TX 75219
214-343-2215
214-343-2216
214-343-2217
1206 WILSON, DALLAS, TX 75219
214-349-3894 Fax 214-349-8774
1034 PEA COASTER DRIVE, DALLAS, TX
75243-1700 Fax 754-967-7033
943 BARBER AVENUE, SUITE 200
DALLAS, TX 75245
505-479-3475 Fax 505-412-0013
2584 SAND HILL PARK, CIRCLE
DALLAS, TX 75244
852-410-0100 Fax 852-424-1460
37 WESTSHORE PARK, SUITE 200
DALLAS, TX 75244
800-821-7624 Fax 214-349-8774
P.O. Box 113, 204 Grand Drive
DALLAS, TX 75201
365-5575579 Fax 361-643-4333

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
FARMERS MARKET**

CASE NUMBER: 1603110032

DATE FILED: March 4, 2016

LOCATION: 2425 Canton Street (east elevation) **ZONING:** PDD 357 **MAPSCO:** 45-M

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: LADD Holdings

REQUEST: An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 200 square foot attached sign at 2425 Canton Street (east elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Storage Choice".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Farmer's Market SPSD.
- The request is for a flat attached sign, which means an attached sign projecting 18 inches or less from a building and parallel to the building façade.
- The proposed sign is 200 square feet. It will be located on the southern elevation, approximately 81 feet above grade. Signage will be constructed of fabricated aluminum with white LED illumination as required.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1606.

APRIL 12, 2016:

Certificates of Appropriateness:

Motion 4: No. 1603110032 (Farmer's Market SPSP)

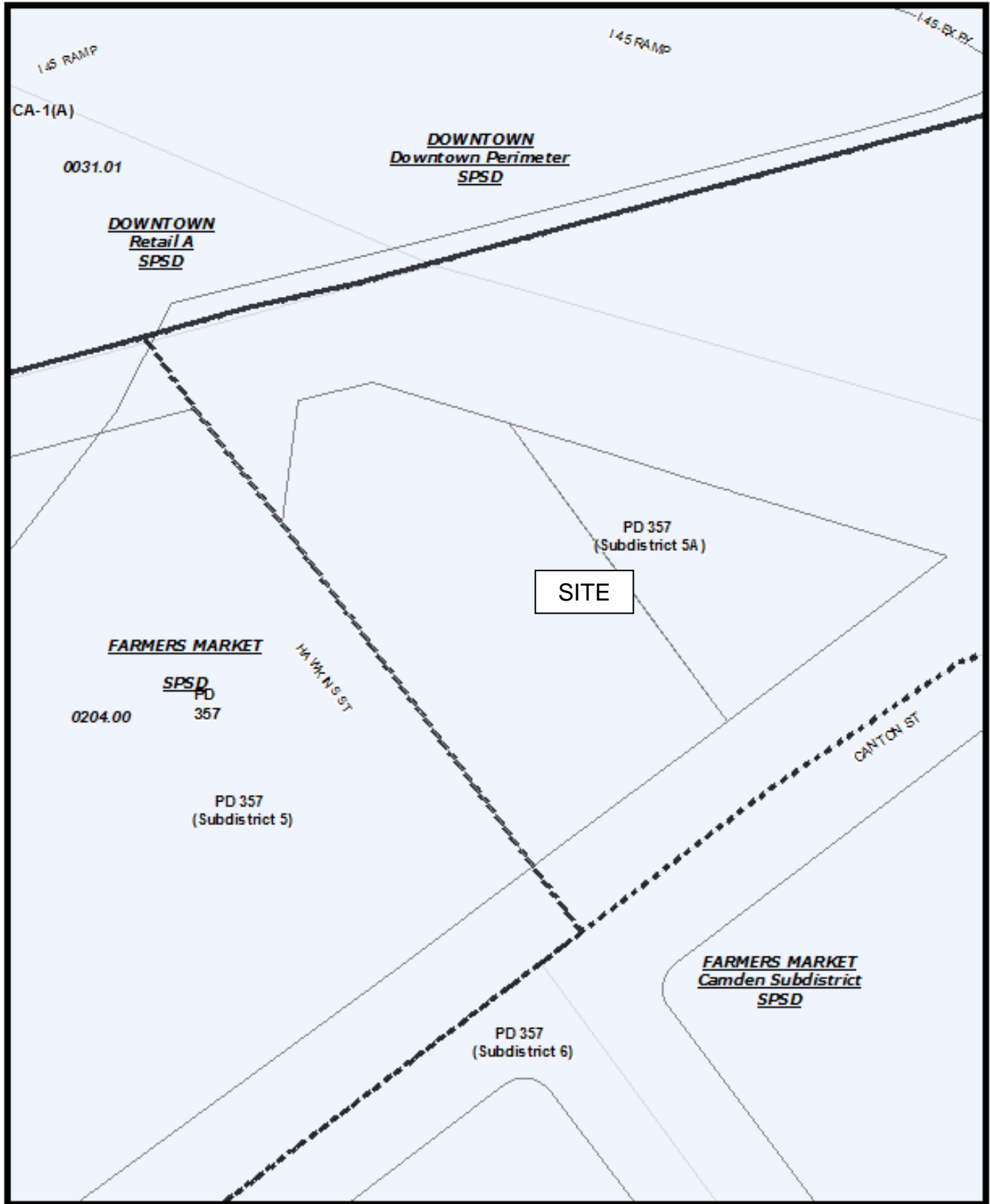
MOTION: It was moved to **approve** a 200 square-foot attached sign at 2425 Canton Street (east elevation).

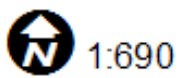
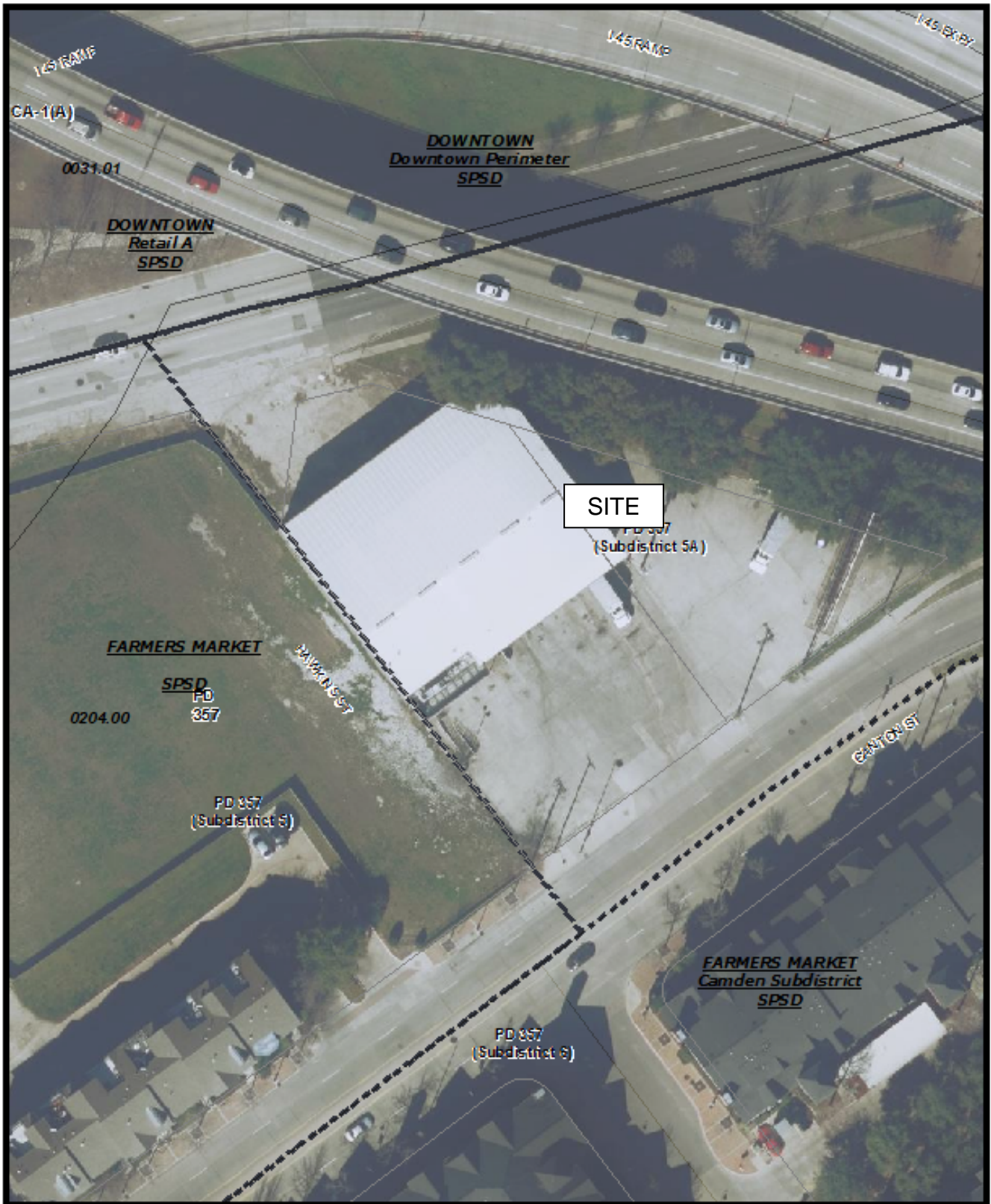
Maker: Bauer
Second: Dumas
Result: Carried: 3 to 0

For: 3 – Bauer, Dumas, Peadon

Against: 0
Absent: 1 – Webster
Conflict: 0

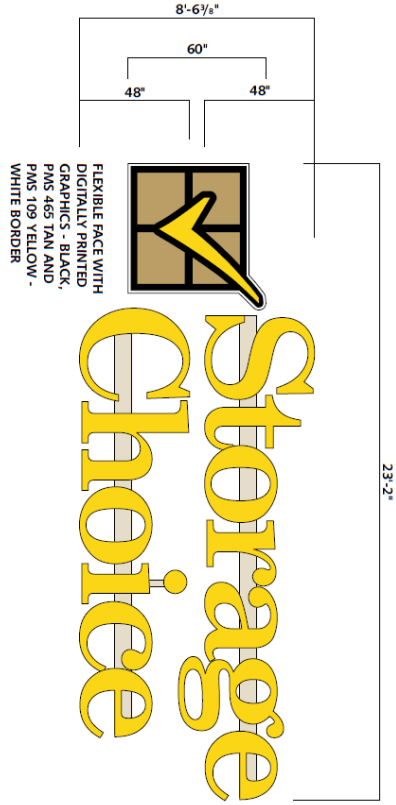
Speakers – Mickey Ford – Accent Graphics;
Billy Boyle – KFK Group



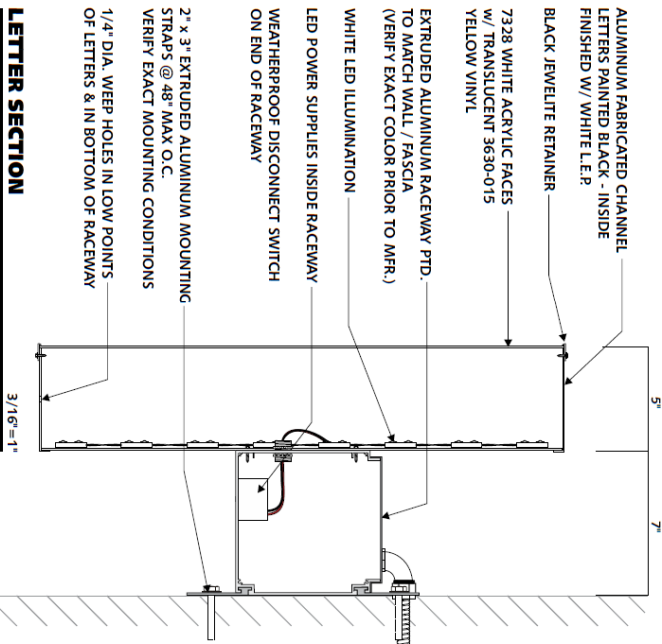
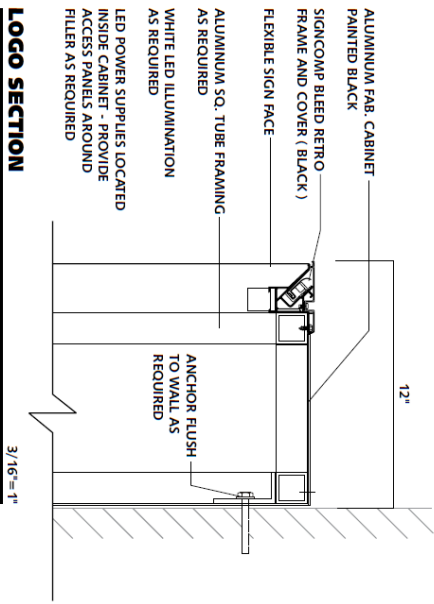


Aerial Map

Printed Date: 4/8/2016



BC LETTER DETAIL
(2) SETS REQUIRED - MFR. AND INSTALL



LETTER SECTION

Design #	0384354A13
Sheet	6 of 9
Client	STORAGE CHOICE
Address	2425 CANTON STREET DALLAS, TEXAS
Account Rep.	JIM HAGLE
Designer	SDM
Date	7/15/15
Approval / Date	
Client	
Architect	
Engineer	
Inspector	
Manufacturer	

11-10-ABE 2-28-15 Rev. "BAC"
ADD SIGN - "BAC"
2.2 IS 9/4 POWER OF FRESH YELLOW
1.2/27.2.1 1/8" LED BUILDING
CONSTRUCTION, EXTERIOR FACE, FACE

Chandler Signs
Based Image Region Store

2326 Mapleway, Dallas, TX 75221
214-791-3009 Fax 214-791-3024
10768 Katy Road, Dallas, TX 75244
214-349-3006 Fax 214-349-3024

1024 Park Center Blvd, Unit C
Dallas, TX 75244
949 Barber Avenue, Suite 200
Dallas, TX 75244
502-479-3035 Fax 502-411-0011

7400 Katy Road, Suite C
Dallas, TX 75244
949 Barber Avenue, Suite 200
Dallas, TX 75244
502-479-3035 Fax 502-411-0011

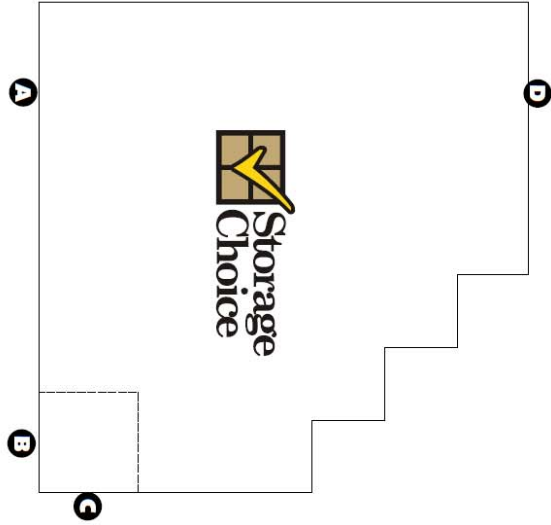
31 Westmoreland Park, Kent
Dallas, TX 75244
808-820-7024 Fax 808-820-7024
P.O. Box 125, Dallas, TX 75201
214-441-4233
342-525-5559 Fax 342-441-4233

FINAL ELECTRICAL CONNECTION BY CUSTOMER

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COMMERCE

I-45



CANTON

SITE PLAN

NOT TO SCALE



Design # 0384354A3
Sheet 8 of 9

Client STORAGE CHOICE

Address 2425 CANTON STREET
DALLAS, TEXAS

Account App. JIM HAGLE
Designer SDM
Date 7/15/15

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Construction	

Revision / Date
1-1 MAKE 8-28-15; Rev. "BKC"
2-1 ADD SIGN "SAP" ON 10-15-15
3-1 ADD 3' ELEVATION TO ALL
MEASUREMENTS, REVISED BKC CHECKS

Chandler Signs
Brand Image Begins Here
www.chandler-signs.com
3200 Manor Way, Dallas, TX 75226
214-902-3000 Fax 214-902-3544
1000 W. Walnut, Suite 100, Dallas, TX 75208
1005 Park Center Drive, Suite C
York, PA 17404 Fax 717-847-7020
943 Beaver Avenue, Suite 200
Scranton, PA 18504 508-412-0013
2584 Sued Hill Point Circle
Buckingham, PA 19015 610-424-1160
31 Woodmonte Park Court
Dover, PA 17822 717-326-1724
P.O. Box 125, 304 Pearl Drive
Petersburg, VA 23127 804-643-4531

Final Electrical Connection by Customer

WE RECOMMEND THAT YOU HIRE AN ELECTRICIAN TO VERIFY THE ELECTRICAL CONNECTIONS TO YOUR STORAGE UNIT. STORAGE CHOICE IS NOT RESPONSIBLE FOR THE ELECTRICAL CONNECTIONS TO YOUR STORAGE UNIT. THE CUSTOMER IS RESPONSIBLE FOR THE ELECTRICAL CONNECTIONS TO THEIR STORAGE UNIT.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
FARMERS MARKET**

CASE NUMBER: 1603110033

DATE FILED: March 4, 2016

LOCATION: 2425 Canton Street (north elevation) **ZONING:** PDD 357 **MAPSCO:** 45-M

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: LADD Holdings

REQUEST: An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 94 square foot attached sign at 2425 Canton Street (north elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Self Storage".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Farmer's Market SPSD.
- The request is for a flat attached sign, which means an attached sign projecting 18 inches or less from a building and parallel to the building façade.
- The proposed sign is 94 square feet. It will be located on the southern elevation, approximately 83 feet above grade. Signage will be constructed of fabricated aluminum with white LED illumination as required.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1606.

APRIL 12, 2016:

Certificates of Appropriateness:

Motion 5: No. 1603110033 (Farmer's Market SPSPD)

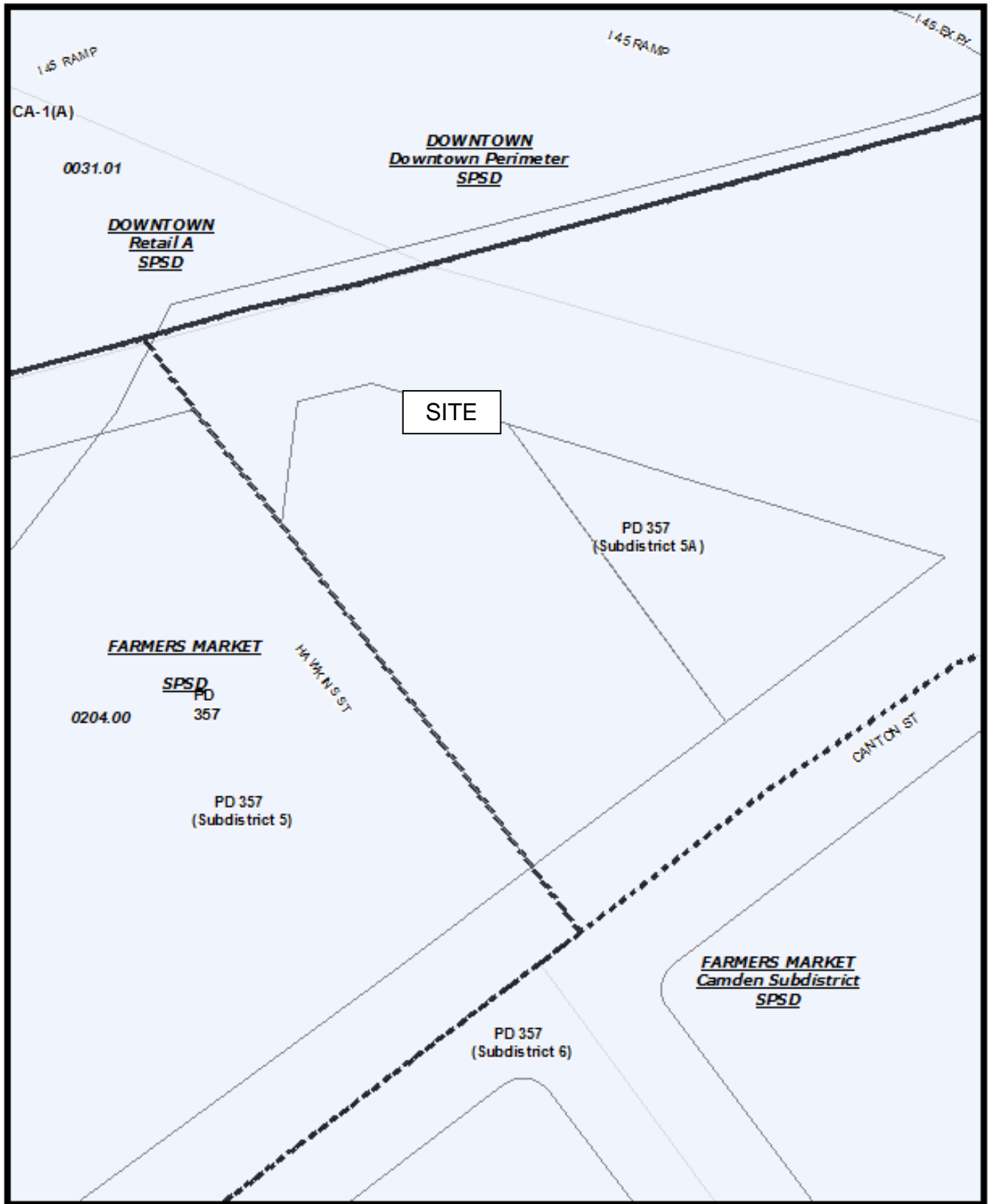
MOTION: It was moved to **approve** a 94 square-foot attached sign at 2425 Canton Street (north elevation).

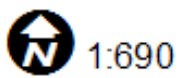
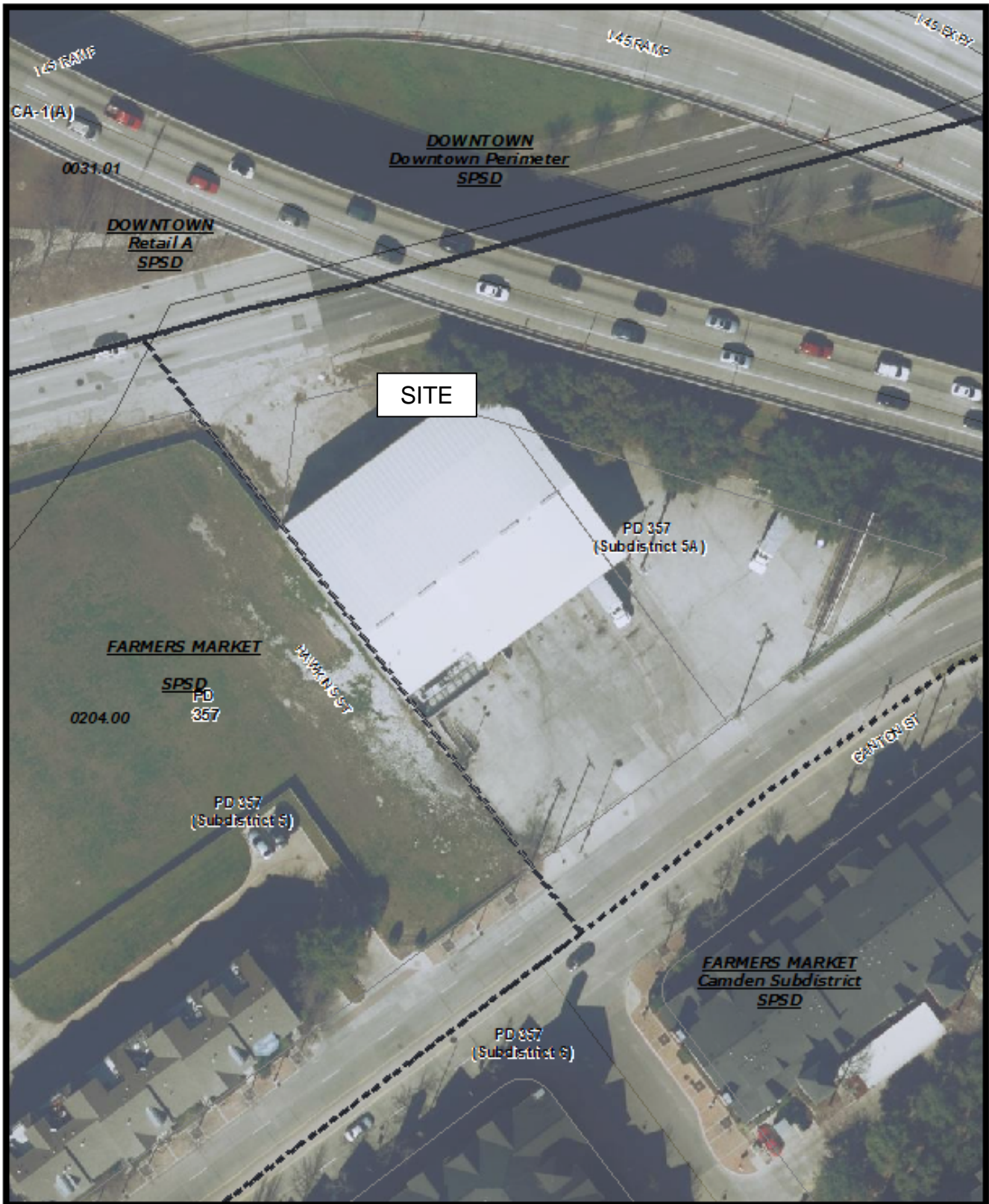
Maker: Peadon
Second: Bauer
Result: Carried: 3 to 0

For: 3 – Bauer, Dumas, Peadon

Against: 0
Absent: 1 – Webster
Conflict: 0

Speakers – Mickey Ford – Accent Graphics;
Billy Boyle – KFK Group





Aerial Map

Printed Date: 4/8/2016



NORTH ELEVATION (COMMERCE STREET)

1/16" = 1'



Design #
0384354A13
Sheet 3 of 9

Client
STORAGE CHOICE

Address
2425 CANTON STREET
DALLAS, TEXAS

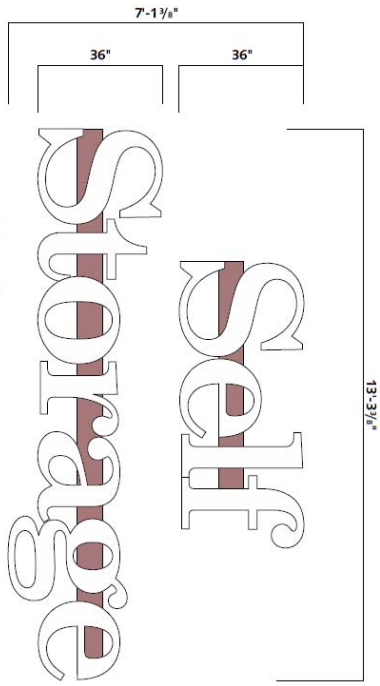
Account
Rep. JIM HAGLE
Designer SPM
Date 7/15/15

Approval / Date	
Client	
Estimating	
Permitting	
Architect	

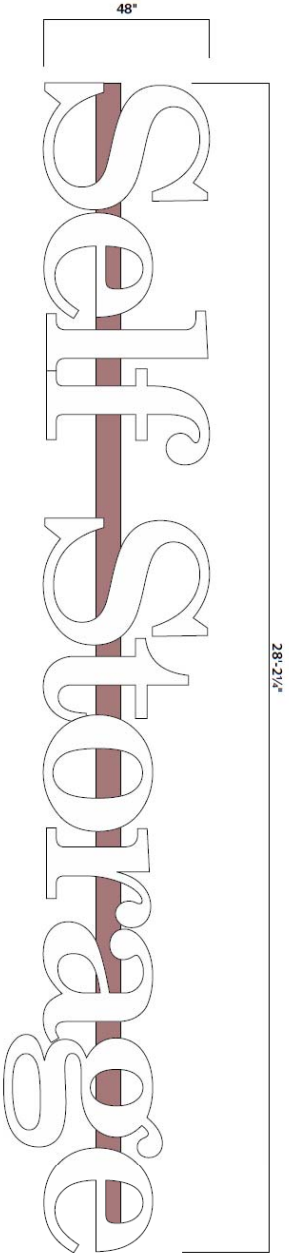
Revision / Date
1-MAR-2015: Rev. "BAC" -
ADD SIGN "ESP"
12.15.14 tower of trees yellow
13.17.14 tower of trees yellow
measurements, revised BAC 3/28/15

Chandler Signs
Brand Image Regular Sign®
www.chandlerigns.com
3301 Meadow View, Suite 113, Dallas, TX 75235
214-402-2500 Fax 214-402-2044
1204 Wilshire Boulevard, 75705
214-348-3844 Fax 214-348-2924
1100 E. 7500th Street, Unit C
75083-5501 Fax 7508-947-0033
1401 Turner Avenue, Suite 200
75041-1200 Dallas, TX 75244
502-775-3257 Fax 502-412-0010
2584 Scud Hill Road, Overland Park, KS 66209
866-460-1800 Fax 866-414-1140
37 Westwood of Park Court
Overland Park, KS 66209
866-852-7022 Fax 316-349-8724
P.O. Box 115, 284 Bond Drive
Mankato, MN 56001
561-575-5199 Fax 561-443-4533

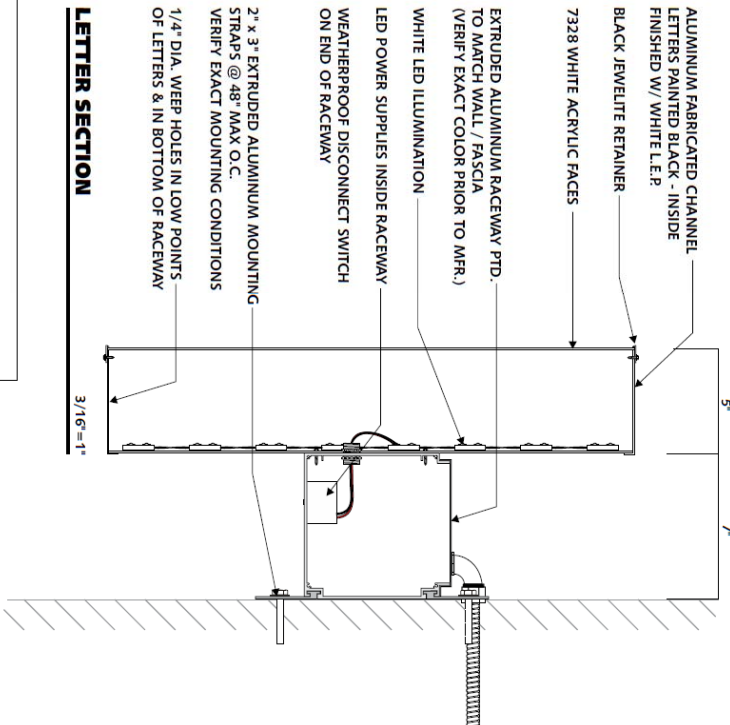
UL
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indicated. It is not to be used for any
other project or location without the
written consent of Chandler Signs, LLC.
**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**



E LETTER DETAIL 3/8"=1'-0"
(1) SET REQUIRED - MFR. AND INSTALL



E LETTER DETAIL 3/8"=1'-0"
(1) SET REQUIRED - MFR. AND INSTALL



LETTER SECTION



Design # 0384354A/3
Sheet 7 of 9
Client STORAGE CHOICE

Address 2425 CANTON STREET DALLAS, TEXAS

Account JIM HAGLE
Rep. SDM
Designer SDM
Date 7/15/15

Client	Estimating	Art	Manufacturing	Installation

Revision / Date
1. DRAWING 8-28-15: Rev. B/C -
2. AS BLD. OWNER'S yellow
3. 8/17/15 2.1 finished building
measurements, revised B/C. 2x6s

www.chandler-signs.com
1-800-888-8888

1204 Wilson Boulevard, #1720
Arlington, VA 22204
703-545-2000 Fax 703-545-2002
1011 1/2 Center Drive, Unit C
York, PA 17404
717-833-7000 Fax 717-833-7003
10000 1/2 Center Drive, Unit 200
Houston, TX 77037
282-797-9075 Fax 282-394-8724
10000 1/2 Center Drive
Dallas, TX 75241
972-420-0800 Fax 972-424-1440
10000 1/2 Center Drive
Dallas, TX 75241
972-420-0800 Fax 972-424-1440
10000 1/2 Center Drive
Dallas, TX 75241
972-420-0800 Fax 972-424-1440

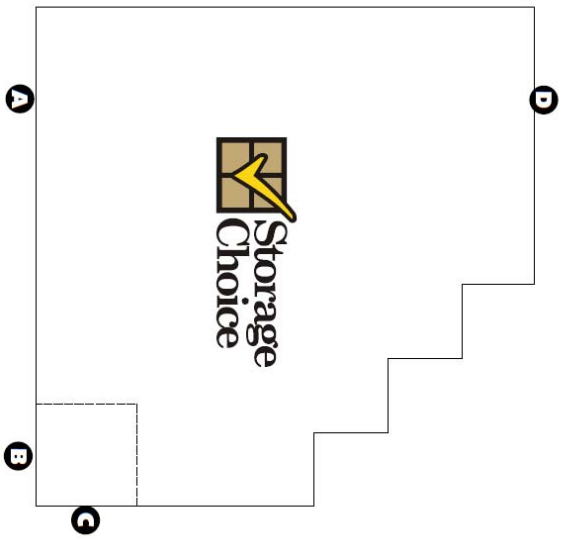
FINAL ELECTRICAL CONNECTION BY CUSTOMER

Chandler Signs is not responsible for the electrical connection of this sign. The customer is responsible for the electrical connection of this sign. The customer must provide a qualified electrician to make the electrical connection of this sign. The customer must provide a copy of the electrical connection to Chandler Signs for their records.

COMMERCE

I-45

CANTON



SITE PLAN

NOT TO SCALE



Design # 0384354A/3
Sheet 8 of 9

Client STORAGE CHOICE

Address 2425 CANTON STREET DALLAS, TEXAS

Account REP. JIM HAGLE
Designer SDM
Date 7/15/15

Approval / Date	
Client	
Estimator	
Art	
Engineering	
Landlord	

Revision / Date
R1: MAB/B-28-15: Rev. "B-C"
Add Sign - "S"
R2: ES 9/4: lower 6' Eaves yellow
R3: JH 3/2: 16'9" added building
measurements, revised B&C specs

Chandler Signs
Based Image Project Files
www.chandler-signs.com
3204 Hampton Way, Dallas, TX 75226
Tel: 972-392-8874 Fax: 972-392-8874
204 S. W. 38th St., Ft. Worth, TX 76104
Tel: 817-342-0272 Fax: 817-342-0272
1035 Park Center Drive, Suite C
Ft. Worth, TX 76102 Tel: 817-342-7003
Fax: 817-342-7003
443 Barber Avenue, Suite 208
Ft. Worth, TX 76102 Tel: 817-342-0011
Fax: 817-342-0011
2504 Sand Hill Road, Suite
200, Irving, TX 75038
Tel: 972-392-8874 Fax: 972-392-8874
PO Box 125, 208 Pearl Drive
Irving, TX 75038 Tel: 972-392-8874
Fax: 972-392-8874

FINAL ELECTRICAL CONNECTION BY CUSTOMER

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
FARMERS MARKET**

CASE NUMBER: 1603110034

DATE FILED: March 4, 2016

LOCATION: 2425 Canton Street (west elevation) **ZONING:** PDD 357 **MAPSCO:** 45-M

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: LADD Holdings

REQUEST: An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 112 square foot attached sign at 2425 Canton Street (west elevation).

SUMMARY: The applicant will construct a flat attached sign that will read, "Self Storage".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Farmer's Market SPSD.
- The request is for a flat attached sign, which means an attached sign projecting 18 inches or less from a building and parallel to the building façade.
- The proposed sign is 112 square feet. It will be located on the southern elevation, approximately 67 feet above grade. Signage will be constructed of fabricated aluminum with white LED illumination as required.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1606.

APRIL 12, 2016:

Certificates of Appropriateness:

Motion 6: No. 1603110034 (Farmer's Market SPSP)

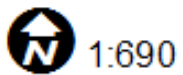
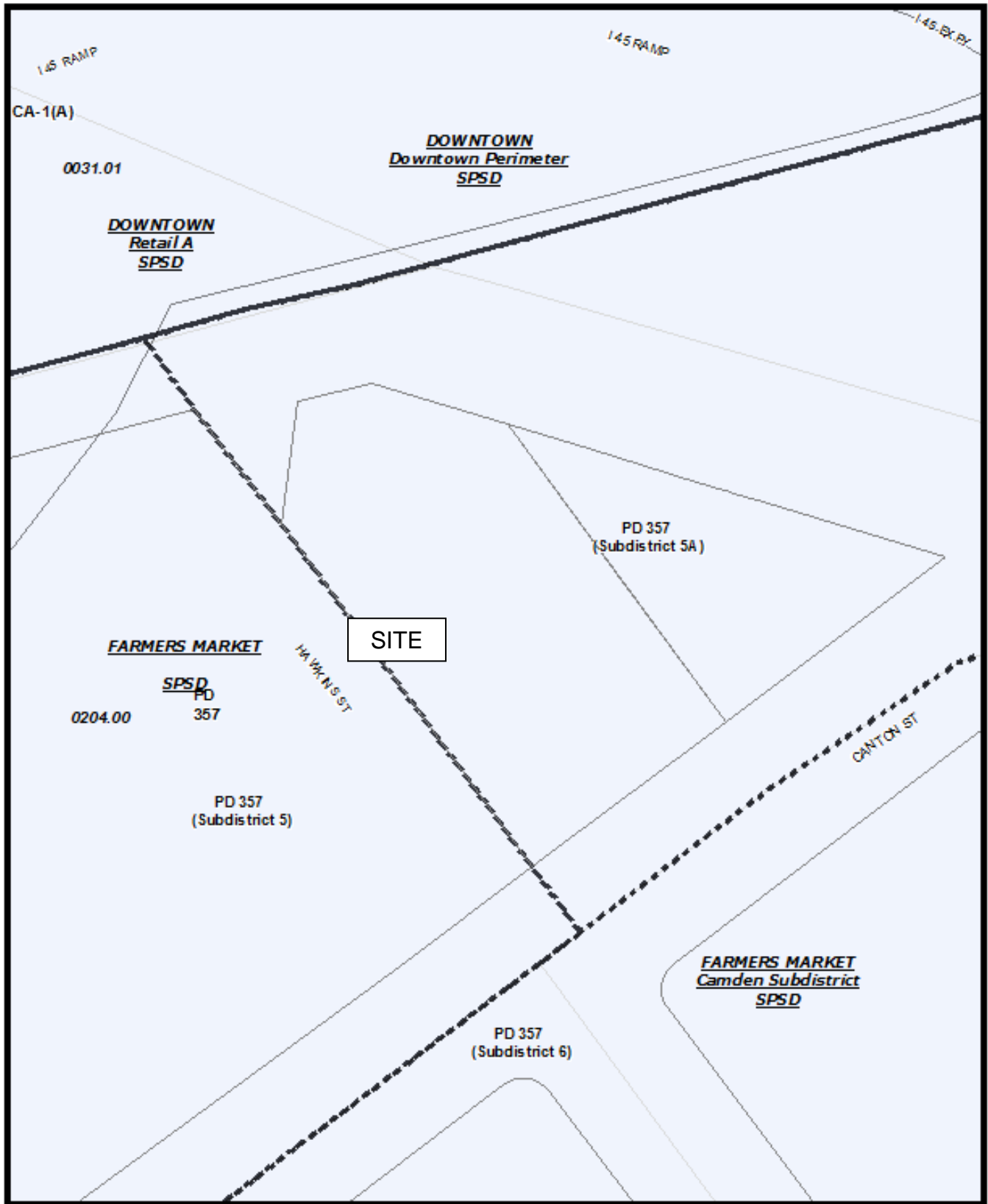
MOTION: It was moved to **approve** a 112 square-foot attached sign at 2425 Canton Street (west elevation).

Maker: Dumas
Second: Peadon
Result: Carried: 3 to 0

For: 3 – Bauer, Dumas, Peadon

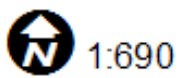
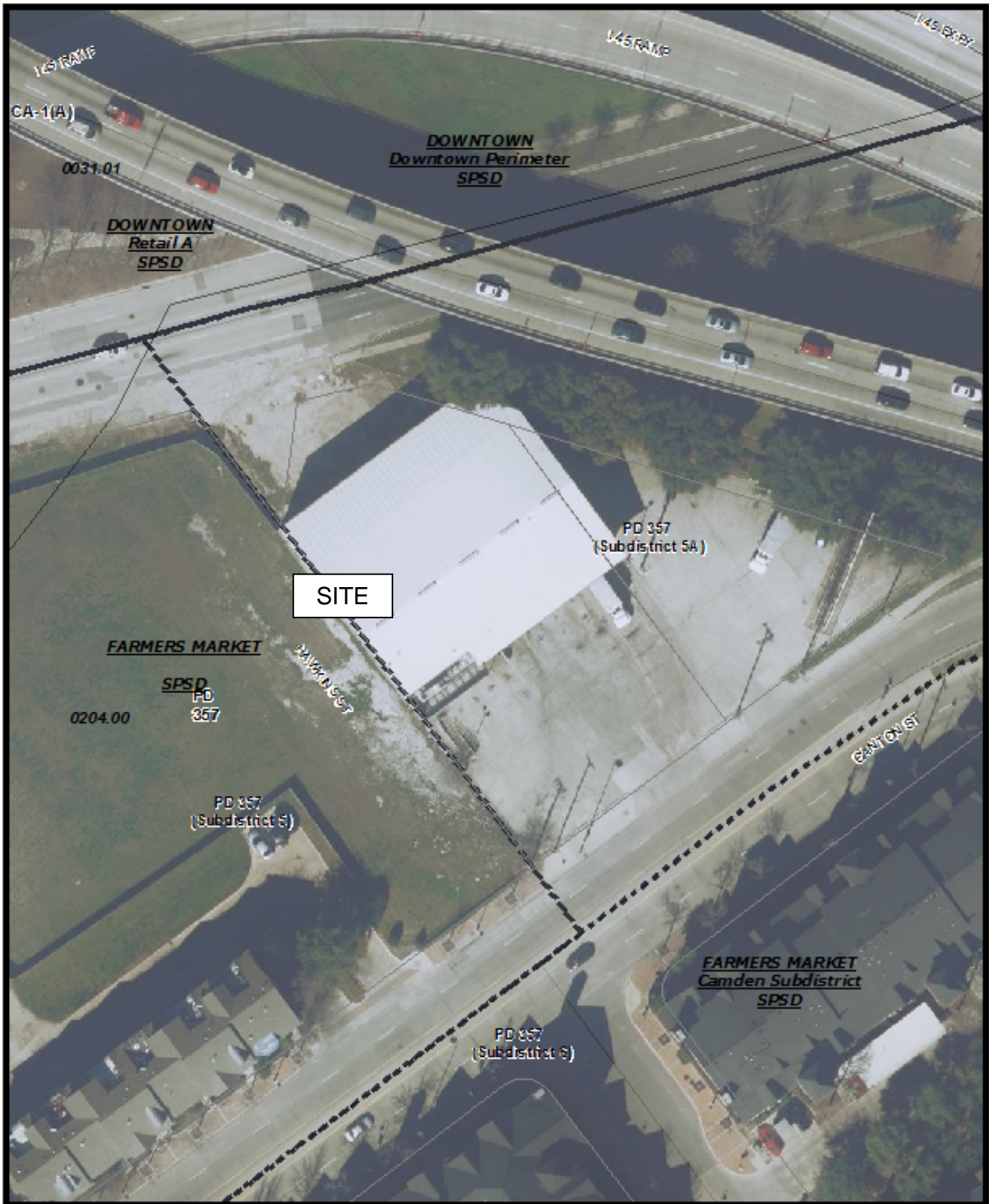
Against: 0
Absent: 1 – Webster
Conflict: 0

Speakers – Mickey Ford – Accent Graphics;
Billy Boyle – KFK Group



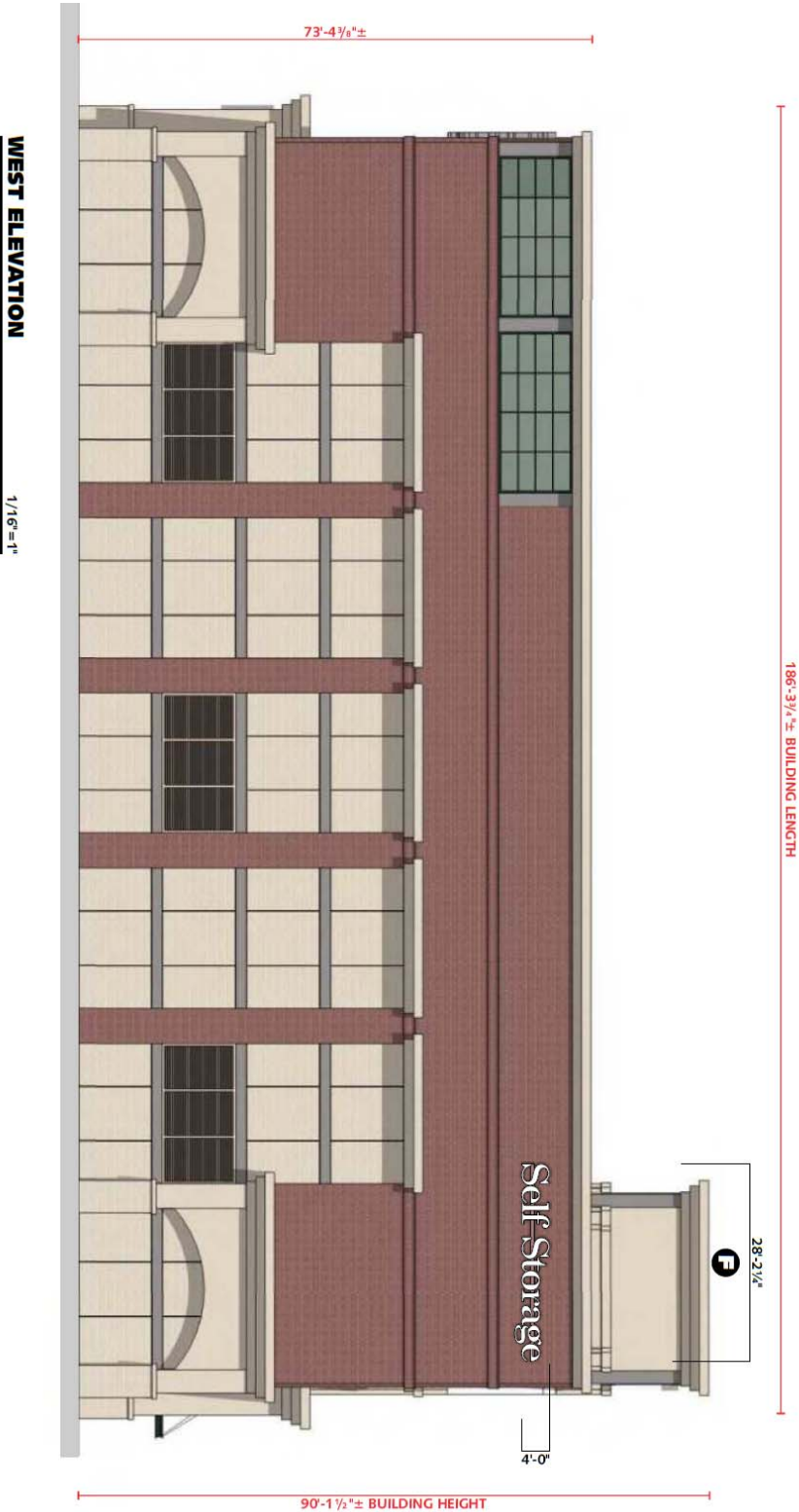
Zoning Map

Printed Date: 4/8/2016



Aerial Map

Printed Date: 4/8/2016



Design #
0384354/A3
Sheet 4 of 9

Client
STORAGE CHOICE
Address
2425 CANTON STREET
DALLAS, TEXAS
Account
App. JIM HAGLE
Designer SDM
Date 7/15/15

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Architecture	

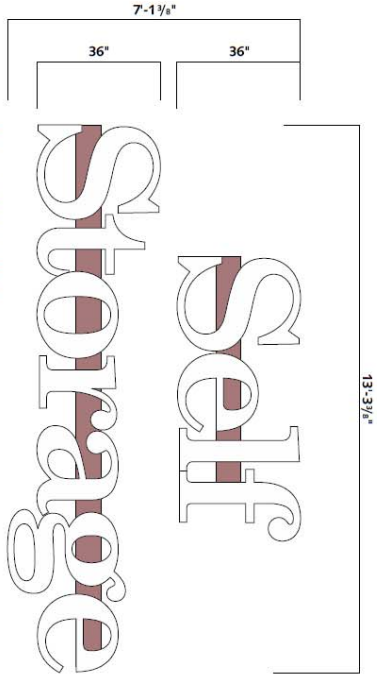
Revision / Date
1. 1-14-15 8:28:45: Rev. "BAC" - Add Sign - "EAP"
2. 2-5-15 9:14:10: Rev. of Texas yellow
3. 3-17-15 3:16:00: Rev. of building
measurements, revised BAC specs

Chandler Signs
www.chandler-signs.com
3124 Maroon Way, Dallas, TX 75228
7545 Wilshire Boulevard, TX 75214
1024 Park Center Drive, Unit C
75243-1702 Dallas, TX
943 Baxter Avenue, Suite 200
75243-1702 Dallas, TX
1284 South Hill Road, Suite
801, Dallas, TX 75216
27 Warehouse Park, Court
Dallas, TX 75217
PO Box 125, 204 Grand Drive
Frisco, TX 75034

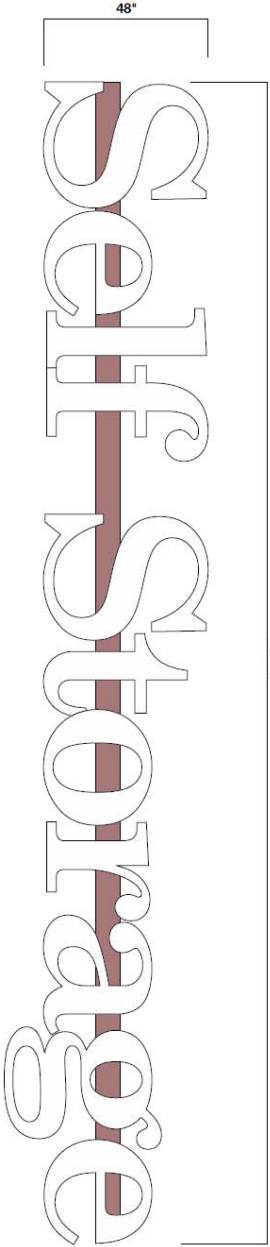
This drawing is the property of Chandler Signs, L.P. It is to be used only for the project and site identified by the drawing title. It is not to be used for any other project or site without the written consent of Chandler Signs, L.P.

FINAL ELECTRICAL CONNECTION BY CUSTOMER

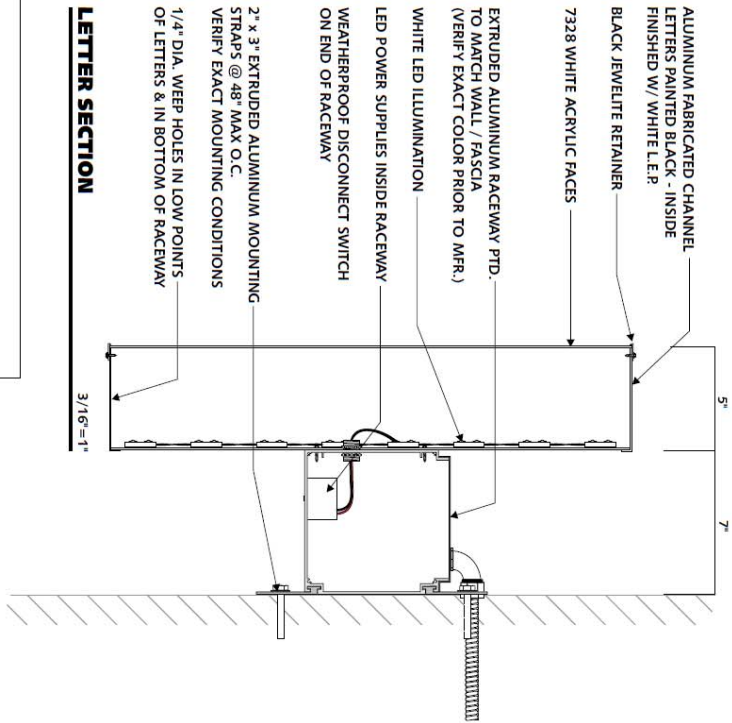
WE warrant the materials and workmanship of the electrical system shown on this drawing for a period of 12 months from the date of completion of the project. This warranty is void if the system is not installed according to the National Electrical Code (NEC) and local codes.



E LETTER DETAIL 3/8" = 1'-0"
(1) SET REQUIRED - MFR. AND INSTALL



F LETTER DETAIL 3/8" = 1'-0"
(1) SET REQUIRED - MFR. AND INSTALL



LETTER SECTION

- ALUMINUM FABRICATED CHANNEL
- LETTERS PAINTED BLACK - INSIDE FINISHED W/ WHITE L.E.P.
- BLACK JEWELITE RETAINER
- 7/328 WHITE ACRYLIC FACES
- EXTRUDED ALUMINUM RACEWAY PTD. TO MATCH WALL / FASCIA (VERIFY EXACT COLOR PRIOR TO MFR.)
- WHITE LED ILLUMINATION
- LED POWER SUPPLIES INSIDE RACEWAY
- WEATHERPROOF DISCONNECT SWITCH ON END OF RACEWAY

- 2" x 3" EXTRUDED ALUMINUM MOUNTING STRAPS @ 48" MAX O.C.
- VERIFY EXACT MOUNTING CONDITIONS
- 1/4" DIA. WEEP HOLES IN LOW POINTS OF LETTERS & IN BOTTOM OF RACEWAY

Storage Choice

Design # 0384354A/3
Sheet 7 of 9

Client STORAGE CHOICE

Address 2-425 CANTON STREET
DALLAS, TEXAS

Account JIM HAGLE
App. Designer SDM
Date 7/15/15

Approval / Date

Client	
Sketch	
Estimating	
Engineering	
Landmark	

Revisions / Date

11-24-14	28-15	REV. "B"
12-15-14	28-15	REV. "B"

Add Sign - "B"
1339/ 3.16 (added building measurements, revised BAC spec)

Chandler Signs
Real Image Signs Inc.

www.chandler-signs.com

2200 Manor Way, Dallas, TX 75228
214-902-2000 Fax 214-902-2044
1205 W. Walnut, Dallas, TX 75228
214-902-2000 Fax 214-902-2044

1215 West Center Blvd, Suite C
76062-7007 Fax 760-967-0033

4633 Banner Avenue, Suite 208
Dallas, TX 75244
972-357-3077 Fax 972-357-3077

2584 Sand Hill Road, Suite 100
863-420-1000 Fax 863-424-1160

37 Westchester Park, Suite 100
800-821-7042 Fax 310-949-9724

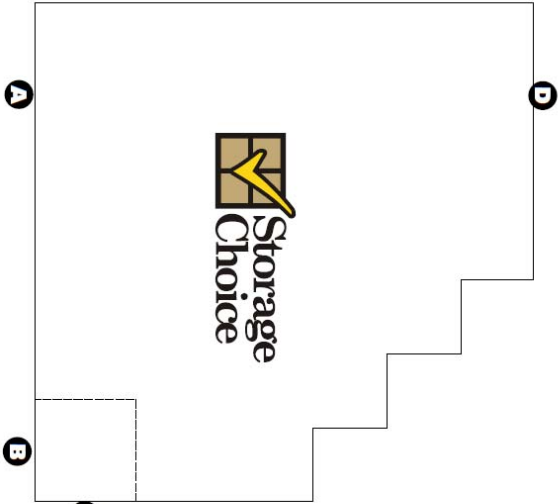
P.O. Box 121, 208 David Drive
361-557-5599 Fax 361-644-6333

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

COMMERCE

I-45



CANTON

SITE PLAN

NOT TO SCALE



Design #
0384354A13
Sheet 8 of 9

Client
STORAGE CHOICE
Address
2425 CANTON STREET
DALLAS, TEXAS
Account
JIM HAGLE
Rep.
SDM
Designer
SDM
Date
7/15/15

Approval / Date
Client
Sales
Estimating
Art
Engineering
Landscaping

Revision / Date
1 MAIN B-28-15 Rev. "BAC" -
Add Sign - "E&F"
R2 E3 3/4 Tower of Faces & Yellow
R3 J17 3.2.16 6000 BLDG
IMPERIALS, TEXAS D&C DRES

Chandler Signs
Head Office - Dallas, TX
www.chandler-signs.com

3201 Hickory, Dallas, TX 75228
214-343-8888
10084 Walnut, San Antonio, TX 78216
210-549-5804 Fax 210-318-8724
13357 Park Center Drive, Unit C
76094-77007 Fax 760-987-7033
9401 Barter Avenue, Suite 200
582-979-3075 Fax 582-922-0013
2584 Sand Hill Road Circle
863-726-1100 Fax 863-454-1460
17 Waterfront Park, Spout
850-551-7000 Fax 760-349-8724
PO Box 135, 308 Spout Drive
36163-5399 Fax 361-441-6333

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indicated by Chandler Signs, L.L.C.
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without the written consent of
Chandler Signs, L.L.C. is prohibited.
FINAL ELECTRICAL
CONNECTION BY
CUSTOMER

FILE NUMBER: Z156-185(WE) **DATE FILED:** January 19, 2016

LOCATION: East line of Hillbrook Street and the southwest line of Wendover Road

COUNCIL DISTRICT: 9 **MAPSCO:** 36R

SIZE OF REQUEST: Approx. 8.387 acres **CENSUS TRACT:** 80.0

APPLICANT / OWNER: Dallas I.S.D.

REPRESENTATIVE: Karl Crawley, MASTERPLAN

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

SUMMARY: The purpose of this request is to allow for the expansion of an existing public school [Lakewood Elementary School]. The expansion will consist of constructing additional classrooms and expanding the cafeteria. The total expansion of the two areas is approximately 54,683 square feet.

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

GUIDING CRITERIA FOR RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The expansion of the school should not have an impact on the surrounding properties. The improvements may impact the adjacent properties during the constructions of the new addition. During construction of the new addition on the south side of the campus, the applicant will relocate the existing modular building to an area on campus that is designated as a “swing space.” The applicant has also indicated that after construction of the new addition, the modular buildings will be removed from the “swing space” area and will be permanently removed from the site. In addition, to reduce the queuing on Hillbrook Drive, the applicant will insert a curved lane in front of the campus.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block. The request is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District* as opposed to a straight zoning district. – The request for a Planned Development District is to allow for several modifications to the straight zoning, which includes a reduction in the parking regulations for an elementary school, permit alternative screening requirements in lieu of Article X, and allow the existing parking to remain in the required front yard. Staff recommends a Planned Development since the site was originally constructed in the 1950, which preceded the current Dallas Development Code requirements.

BACKGROUND INFORMATION:

- The site is developed with a 45,876 square foot elementary school. The site is surrounded by residential uses.
- The applicant is proposing an expansion of 54,683 square feet that will consist of 47 classrooms and a cafeteria.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hillbrook Drive	Local	50 ft.	50 ft.
Wendover Road	Local	60 ft.	60 ft.

Z156-185(WE)

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being in a Residential Building Block. The proposed development is in compliance with the forwardDallas! Comprehensive Plan.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Public School
North	R-7.5(A)	Single Family
South	R-7.5(A), H/119	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility:

The 8.387-acre site is developed with a one-story, 45,876 square-foot elementary school and is surrounded by predominately residential uses. The applicant's request for a Planned Development District will permit several changes to the development standards. These changes consist of reduction in the parking regulations, permit alternative screening requirements in lieu of Article X, and allow the existing parking to remain in the required front yard. The applicant is proposing to expand the campus by 54,683 square feet which consists of 47 classrooms and a cafeteria. The total number of classrooms will not change as a result of the new addition. The existing modular buildings which are located on the eastern portion of the campus will be removed.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. In addition, the Public Works and Transportation Department Street Division has reviewed the traffic management plan as it relates to the queuing in City right-of-way and has no objections to the proposed plan.

In 1950, the elementary school was constructed and is located within an established neighborhood where queuing of vehicles are present during student drop-off and pick-up. To alleviate the long extended queuing lanes on the residential streets, there are three

Z156-185(WE)

streets that have been designated as one-way streets during specific school hours. These residential streets are Lake Circle Drive, Vanderbilt Avenue and Sondra Drive.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
PDD for school Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	35'	35%		Single family, Public school;

Landscaping: Landscaping must be provided in accordance with Article X. However, the applicant is requesting to remove the screening requirement for the loading parking areas.

Parking: The requirement for off-street parking for the school is derived by the following criterion: 1) the number of classrooms, and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The total number of proposed classrooms determines the number of required parking spaces. The Dallas Development Code requirement for off-street parking for a school is as follows:

- one and three-half spaces for each kindergarten / elementary school classroom;

The number of required off-street parking spaces for the school is 71 spaces. The total number of proposed classrooms determines the number of required parking spaces. The school currently has 47 classrooms and 65 off-street parking spaces on campus. The number of classrooms will not change as a result of the new addition. The PD will state that the applicant will have to provide a minimum of 65 spaces on site.

The applicant is requesting a reduction in the parking ratio to reflect the actual number of parking spaces that will be on campus when the expansion is completed. The modification in the parking ratio is for one space for each kindergarten / elementary school classroom. The modification in the parking ratio will reduce the number of off-street parking spaces by 24 spaces. However, the actual number of parking spaces the applicant is short is 6 spaces. Our engineer staff has reviewed the TMP and supports the applicant's request for regarding the parking reduction.

BOARD OF TRUSTEES
DISD

President



Eric Cowan
District 7
Term Expires 2016

1st Vice President



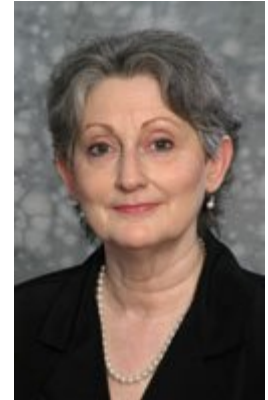
Miguel Solis
District 8
Term Expires 2017

2nd Vice President



Lew Blackburn
District 5
Term Expires 2016

Board Secretary



Nancy Bingham
District 4
Term Expires 2016



Edwin Flores
District 1
Term Expires 2018

Vacant
District 2
Term Expires 2017



Dan Micciche
District 3
Term Expires 2018



Joyce Foreman
District 6
Term Expires 2017



Bernadette Nutall
District 9
Term Expires 2018

PROPOSED PDS CONDITIONS

ARTICLE.

PDS.

SEC. 51P- .101. LEGISLATIVE HISTORY.

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

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

PD _____ is established on property generally located East line of Hillbrook Street and the southwest line of Wendover Road. The size of PD _____ is approximately 8.387 acres.

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

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- 103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ___A: development plan.
- (2) Exhibit ___B: traffic management plan.

SEC. 51P- .104. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit___). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, Section 51A-4.702(c)(2) through Section 51A-4.702(i) regarding submission of and amendments to a site plan, a development plan, and a landscape plan, do not apply.

SEC. 51P- .105. MAIN USES PERMITTED.

(a) Public school other than an open-enrolment charter school.

(b) All other uses permitted in an R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this PD by SUP only. A use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this PD, etc.

SEC. 51P- .106. ACCESSORY USES.

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

SEC. 51P- .107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for an R-7.5(A) Single Family District apply in this district.

(b) For a Public School other than an open-enrolment charter school.

i. Front Yard: The minimum front yard is 25 feet.

a. A dumpster enclosure is permitted within 15 feet of the required yard in the location shown on the development plan.

ii. Side and rear yard: The minimum side and rear yard is 5 feet.

iii. Floor area: The maximum floor area is 105,000 square feet.

iv. Height: The maximum height is 35 feet. The residential proximity slope does not apply.

v. Lot coverage: The maximum lot coverage is 35 percent.

vi. Lot size: No minimum lot size

Z156-185(WE)

SEC. 51P- .108. OFF-STREET PARKING.

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

(b) For a public school other than an open-enrollment charter school:

i. A minimum of 65 parking spaces is required. If the number of classrooms exceeds 65, the off-street parking ratio is 1 space for each kindergarten / elementary school classroom.

ii. Off-street parking is permitted in the front yard.

SEC. 51P- .109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- .110. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X, as amended

(b) A tree removal permit may be issued by the Building Official prior to the issuance of a building permit.

(c) For a public school, parking lot and /or loading screening is not required.

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

SEC. 51P- .111. SIGNS.

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

SEC. 51P- .112. ACCESS.

Ingress and egress must be provided as shown on the development plan.

SEC. 51P- .1 TRAFFIC MANAGEMENT PLAN.

(a) Operation of the public school must comply with the traffic management plan (Exhibit ____B).

(b) In general. Operation of a public school must comply with the traffic management plan (Exhibit __C).

(c) Traffic Study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2018**. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by March 1 of each even-numbered year.

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

- A. ingress and egress points;
- B. queue lengths;
- C. number and location of personnel assisting with loading and unloading of students;
- D. drop-off and pick-up locations;
- E. drop-off and pick-up hours for each grade level;
- F. hours for each grade level; and
- G. circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

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

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

(d) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

Z156-185(WE)

(B) submit an amended traffic management plan.

(e) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

SEC. 51P- .113. ADDITIONAL PROVISIONS.

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

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

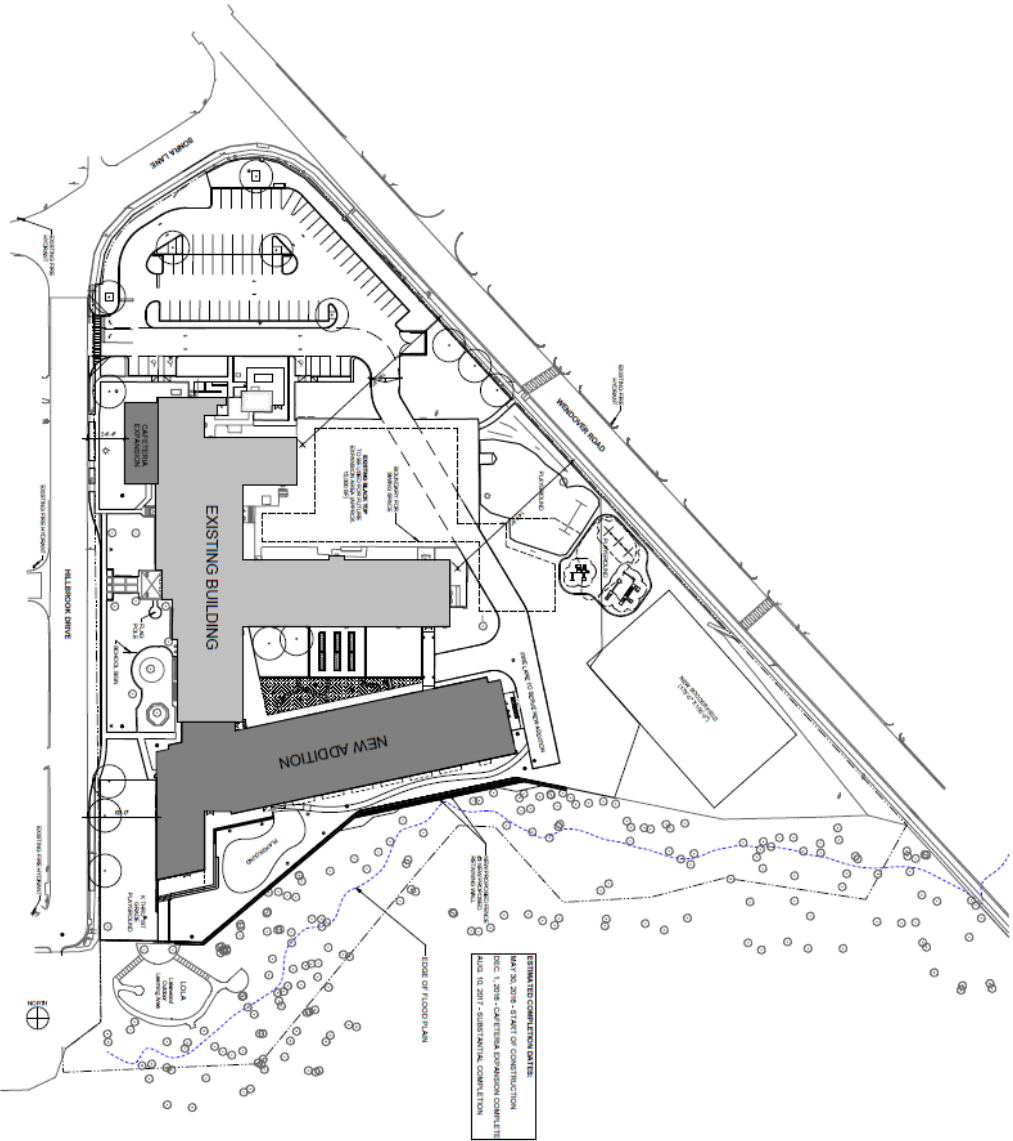
SEC. 51P- .114. COMPLIANCE WITH CONDITIONS.

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

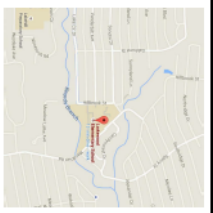
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN

1 DEVELOPMENT PLAN



ESTIMATED COMPLETION DATES:
 MAY 20, 2018 - START OF CONSTRUCTION
 DEC. 1, 2018 - CATERGERS COMPLETION
 MAR. 10, 2017 - SUBMITTAL COMPLETION



VICINITY MAP

BUILDING INFORMATION

DESCRIPTION	DATE	BY	REVISION
ISSUE FOR BID	02/28/18	JAC	1
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NOTE: THE USER ASSUMES ALL RESPONSIBILITY FOR THE QUALITY AND ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DP.01



PROJECT NUMBER: 20180213
ISSUE FOR BID

Lakewood Elementary (ORG 171)
 3000 Hilbrook Street, Dallas, Texas 75214

JACOBS
th-a
 th-a logo with 'Independent' and 'th-a' text.

Proposed Traffic Management Plan

Traffic Management Plan

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as passenger loading/unloading and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands within the site. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations. [NOTE: In this report the term “parent” refers to any parent, family member, legal guardian, or other individual who is involved in the pick-up or drop-off of one or more students at the school.]

School Operational Characteristics

Error! Reference source not found. summarizes the known operational characteristics for Lakewood Elementary School assumed in this analysis:

Error! Reference source not found.

	Existing Conditions	Proposed Conditions
Enrollment:	<i>Total (All grades): approximately 850 students in Grades Kindergarten through 5th</i>	<i>Total (All grades): approximately 850 students in Grades Kindergarten through 5th (no change)</i>
Daily Start/End Schedule	Grades K-5th: >Start: 7:55 AM >End: 2:55 PM	Grades K-5th: >Start: 7:55 AM <i>(no change)</i> >End: 2:55 PM <i>(no change)</i>
Approximate Percentage Travel by Mode:	By School Bus: <5% By Walking: <5% By Drop-off/Pick-Up: >90%	By School Bus: <5% <i>(no change)</i> By Walking: <5% <i>(no change)</i> By Other: >90% <i>(no change)</i>

NOTE #1: To the highest degree practical, the accounts of “existing conditions” presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for “proposed” or “future” conditions were based upon evaluations of “existing conditions” and may be supplemented by DeShazo’s professional judgment and experience. “Proposed”/“Future” conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be

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applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Existing Traffic Conditions

Site Access and Circulation

The subject site currently provides a small parking area for faculty and staff, which is accessed from Sondra Lane. However, no on-site area is available for student loading and unloading – all loading/unloading must occur within public right-of-way. In order to accommodate school traffic demands during peak periods, Hillbrook Street, between Lake Circle Drive and Sondra Drive, currently operates as a part-time, one-way (northbound) operation; and Vanderbilt Avenue, between Hillbrook Street and Oakhurst Street, operates as a part-time, one-way (westbound) operation. [Part time operations are in effect from 7:00-9:00 AM and 2:45-4:30 PM on school days.]

No changes to the site nor other school operations are planned as part of the building expansion. So, student loading/unloading must continue to occur on-street.

Passenger Unloading/Loading and Vehicle Queuing

During the afternoon pick-up period, the vast majority of students are transported by parents in personal vehicles. The School provides a loading area along the east curb of Hillbrook Street between Lake Circle Drive and Vanderbilt Avenue. Vehicles approach from the west on Lake Circle Drive, load/unload on Hillbrook Street, and exit the vicinity via Vanderbilt Avenue (while the one-way streets are in effect, Hillbrook Street is blocked off north of Vanderbilt Avenue to Sondra Avenue – all vehicles must turn left onto Vanderbilt Avenue). School faculty and staff facilitate and coordinate loading/unloading of students to/from the vehicles at this loading area.

One public school bus also serves the School. A designated school bus loading zone is provided on the west curb of Wendover Road. School faculty/staff also assist students to/from the bus loading/unloading point. A small number of students may also live within close proximity to the school, and may be escorted by parents to/from the School.

All remaining students (the vast majority) are transported by parents who drive personal vehicles and drop-off/pick-up their children. The surrounding streets become very congested with vehicles during the corresponding morning and afternoon periods, however conditions are generally very orderly.

Two Dallas County Schools crossing guards serve the School. One crossing guard is stationed at the Hillbrook Street crosswalk on the north side of the Vanderbilt Avenue intersection; a second crossing guard serves the three crosswalks at the intersection of Hillbrook Street and Sondra Drive. Several marked crosswalks exist along Wendover Road between Sondra Drive and Sperry Street.

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Based upon field observations conducted by DeShazo on multiple occasions during typical school-day conditions (in Fall 2014 and in April 2015), the peak number of parent-vehicles accessing site during the afternoon pick-up period was approximated to be 226, including vehicle includes vehicles in queue and parked on-street.

The school only has one (de facto) loading zoning (on Hillbrook Street), which accommodates approximately 49 vehicles simultaneously. So, a significant deficiency of formal queuing area is evident under existing conditions. Such conditions are assumed to continue in the future.

NOTE: The same operation is in effect during the morning; however, the overall volume of vehicles is less concentrated during the morning, so the peak vehicle demand are lower than in the afternoon. Therefore, detailed analysis results are based upon the afternoon pick-up period.

Recommendations

The following recommendations are provided by DeShazo to Lakewood Elementary School for the management of vehicular traffic generated by the school during peak traffic conditions. [NOTE: Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations.]

General

To maximize personal safety, passenger loading/unloading within the public right-of-way should strive to only occur in areas designated the City of Dallas.

To minimize liabilities, no persons other than deputized officers of the law (including crossing guards) should engage or attempt to influence traffic operations in public right-of-way.

The full cooperation of all school staff members, students, and parents is crucial for the success of a Traffic Management Plan. Proper training of school staff on the duties and expectations pertaining to the Plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

Site Circulation Plan

Based upon DeShazo's review of the proposed site conditions and the anticipated needs of traffic during peak conditions, it is recommended that the existing circulation plan and traffic operations be maintained. Although traffic congestion is appreciable, there is no known history of traffic accidents. The existing conditions are also a result of an investment in

Z156-185(WE)

resources and refinements made by the School and by the City of Dallas over many years. Given that the traffic demands are not expected to change and no additional resources or space expansion options are available, the status quo is considered to provide the best alternatives and has the advantage of familiarity. **Error! Reference source not found.** provides a graphical summary of the existing/recommended circulation plan.

One potential modification that may result in a slight improvement to traffic flow is to eliminate all parking along the southern curb of Sondra Drive between Hillbrook Street and Oakhurst Street (but maintain parking along the north curb). The benefit of this measure would be to improve the flow of two-way traffic Sondra Drive, whereas today, two-way traffic flow is reduced to a single lane along most of the block due to the narrow street and vehicles parked along both sides. The south side of the street contains several residential driveways where only intermittent parking is allowed, but the north side of the street does not contain driveways and can accommodate a higher number of parking places. The disadvantages of this measure would be a loss of some on-street parking for residents of the street. Strict enforcement would also be required in order for this strategy to be effective. Additionally, sign clutter would increase. Therefore, implementation of this measure is recommended only with the support of the affected residents.

Summary

This TMP is to be used by Lakewood Elementary School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

PROPOSED TMP CIRCULATION PLAN

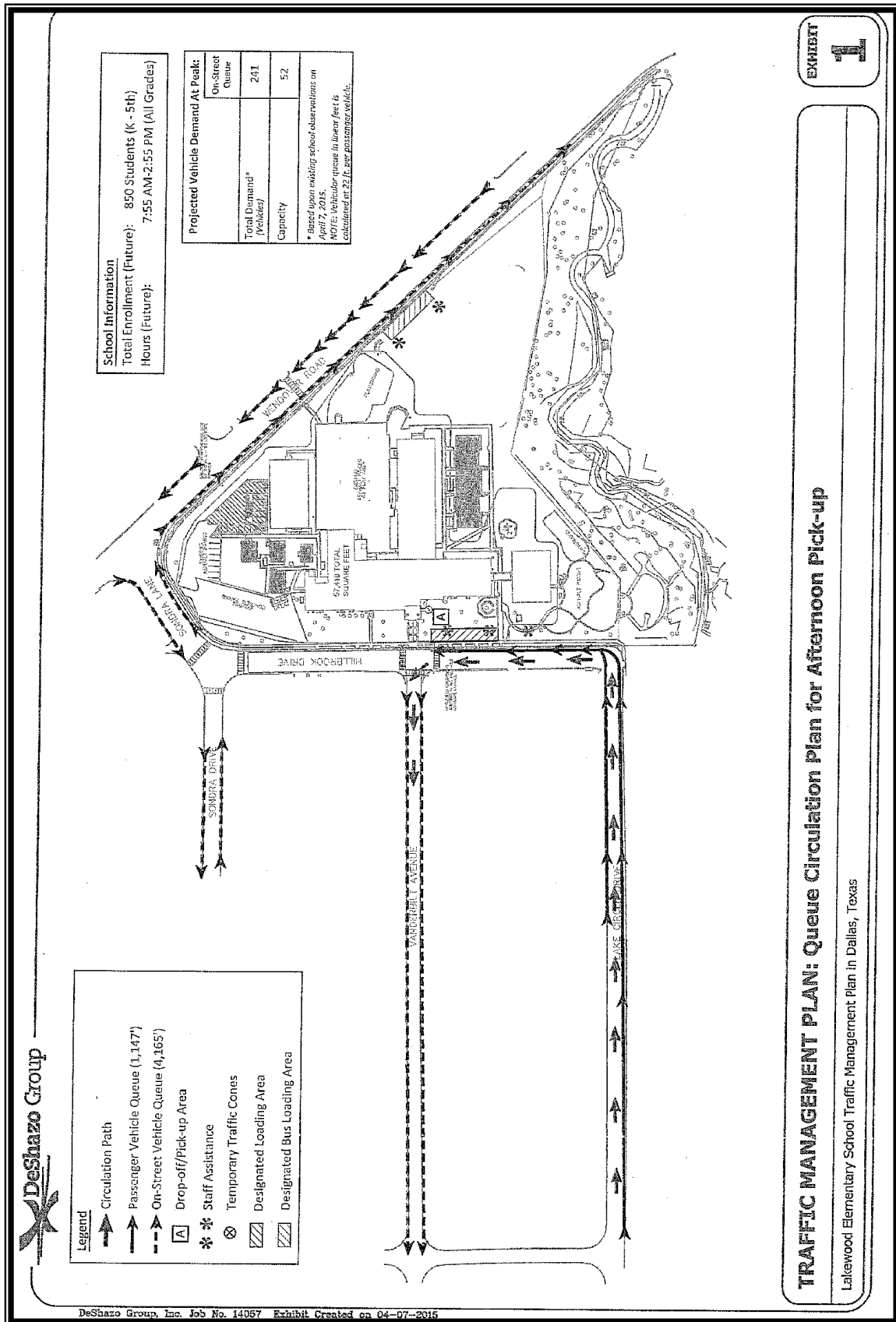
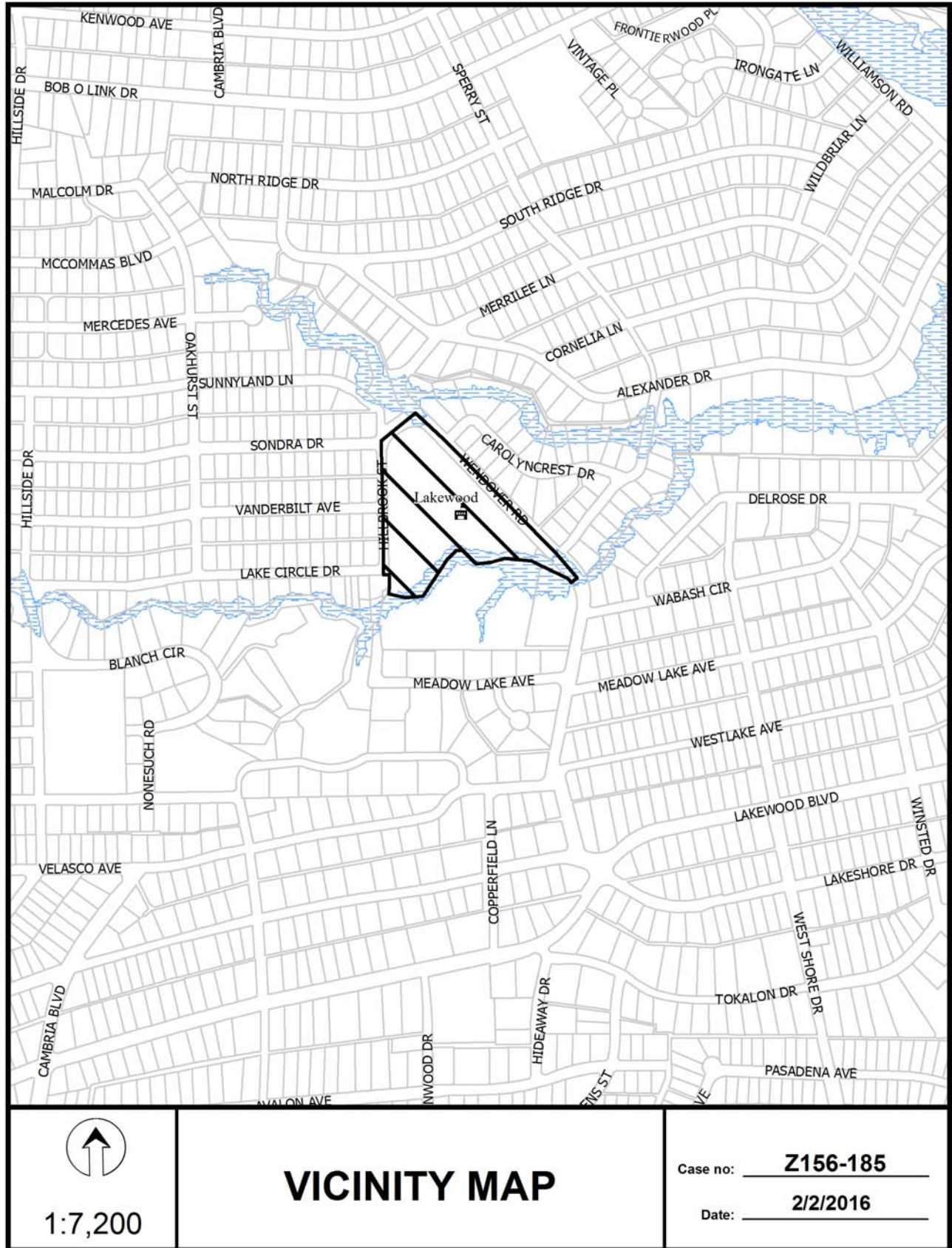
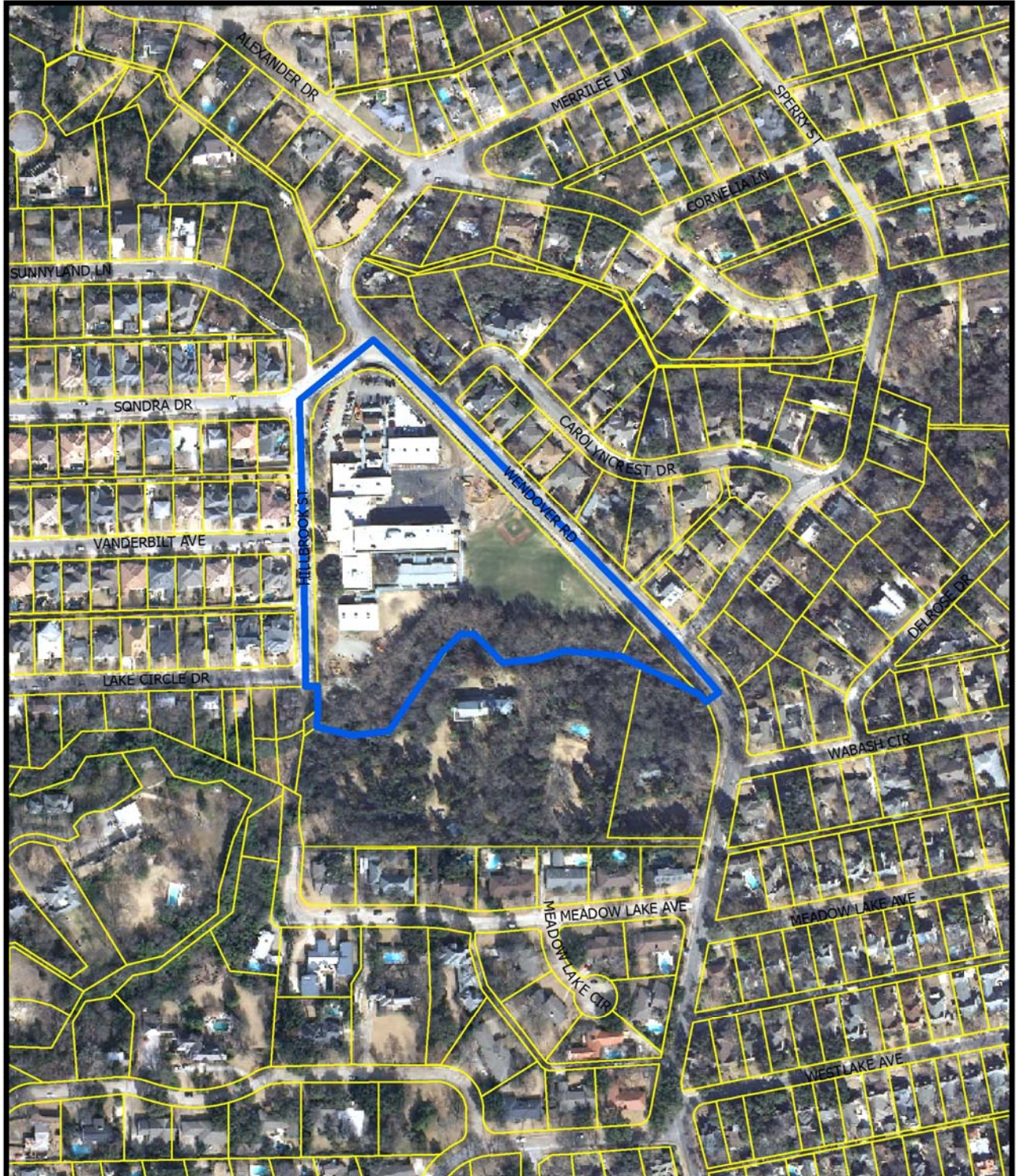


EXHIBIT
1



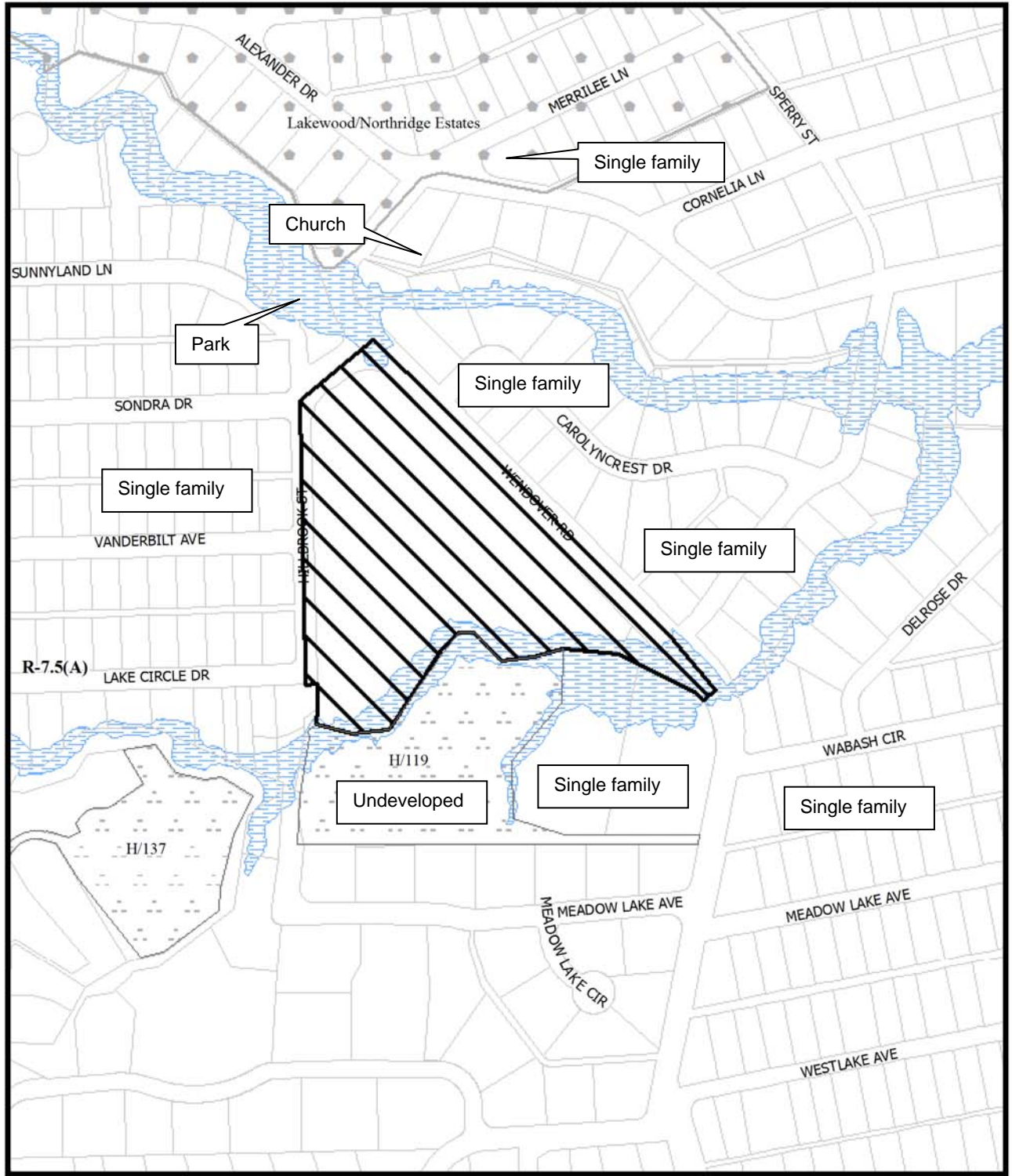


1:3,600

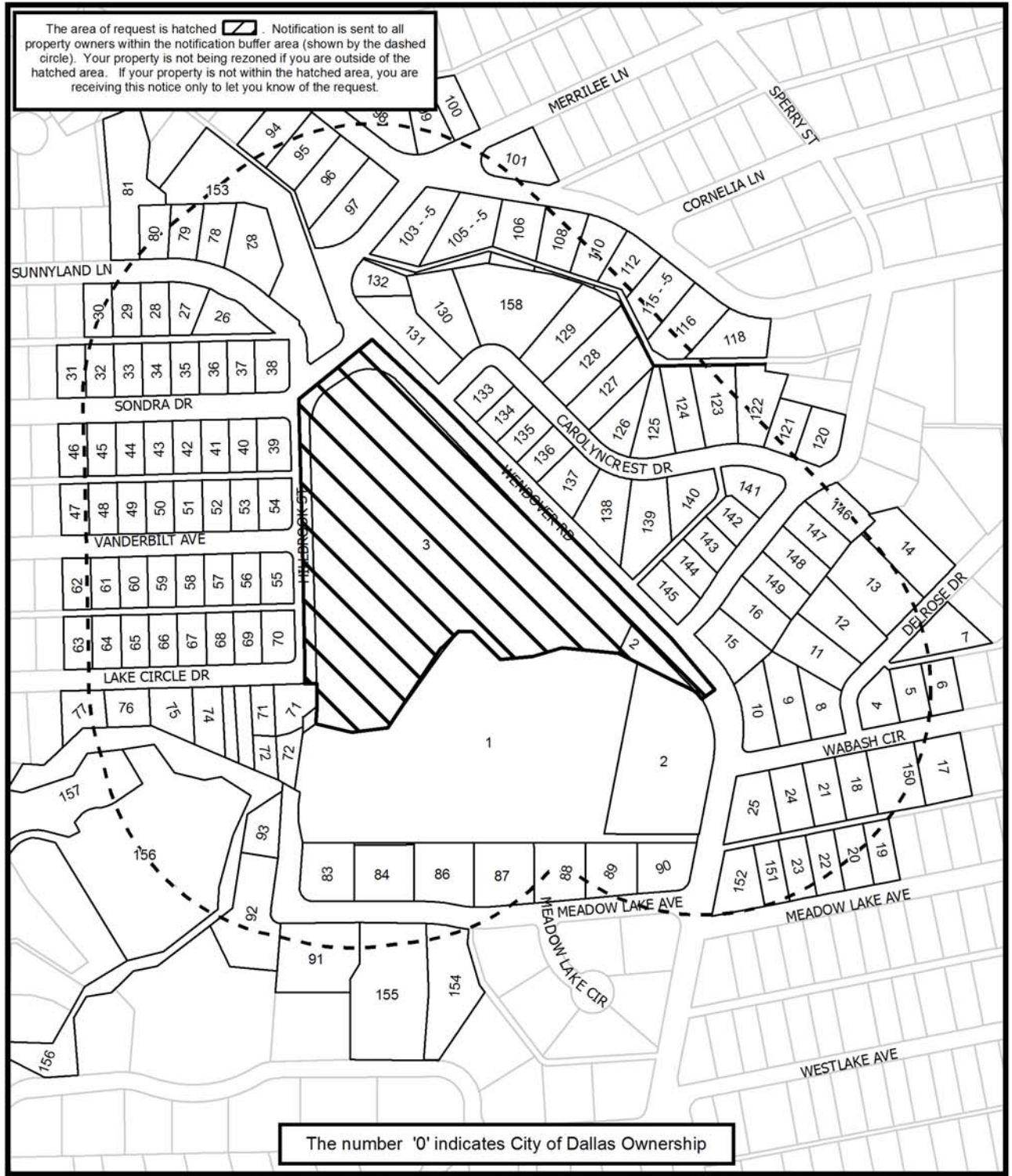
AERIAL MAP

Case no: Z156-185

Date: 2/2/2016



 1:3,600	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z156-185 </u> Date: <u> 2/2/2016 </u>
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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.

The number '0' indicates City of Dallas Ownership

 1:3,600	<h1>NOTIFICATION</h1>	Case no: Z156-185
	500' AREA OF NOTIFICATION 158 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 2/2/2016

Notification List of Property Owners

Z156-185

158 Property Owners Notified

Label #	Address	Owner
1	3201 WENDOVER RD	PATTERSON DAN E
2	3209 WENDOVER RD	PATTERSON DAN E
3	3000 HILLBROOK ST	Dallas ISD
4	6919 WABASH CIR	KURIAN BENJI & RACHEL
5	6927 WABASH CIR	BURNAM ROBERT L III &
6	6933 WABASH CIR	DOWDLE WESLEY P
7	6928 DELROSE DR	PINSEL DAVID F
8	6915 WABASH CIR	SCHERGER JOHN J & KAREN
9	6911 WABASH CIR	FITZGERALD PATRICK F &
10	6905 WABASH CIR	BRYAN JAMES L &
11	6915 DELROSE DR	SOLARES BEATRICE
12	6921 DELROSE DR	TARPLEY CURTIS DEAN &
13	6927 DELROSE DR	NEWSOM PATSY
14	6933 DELROSE DR	LUDWICK DAVID C
15	3106 SPERRY ST	WEARDEN LAWRENCE A &
16	3112 SPERRY ST	INGALLS CHARLES S III
17	6932 WABASH CIR	WWW PROPERTIES LTD
18	6918 WABASH CIR	CARTER MITCHELL W &
19	6919 MEADOW LAKE AVE	WOMACK KATHERINE ALICE H
20	6915 MEADOW LAKE AVE	SHUFF MARK P & JENNIFER T
21	6914 WABASH CIR	BIXLER MARY M
22	6911 MEADOW LAKE AVE	PHILLIPS SUSAN N
23	6907 MEADOW LAKE AVE	TAYLOR WILLIAM R
24	6910 WABASH CIR	MATUSEWICZ SUSAN BASCOMB
25	6900 WABASH CIR	MCDANALD CONWAY L ETAL
26	6730 SUNNYLAND LN	TREWITT KATHERINE R

02/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6720 SUNNYLAND LN	COSTA JOHN M & LISA M
28	6714 SUNNYLAND LN	KING ALLEN & MARILYN
29	6708 SUNNYLAND LN	COOPER PAUL
30	6702 SUNNYLAND LN	SMITH JOCELYN T & SEAN B
31	6629 SONDR A DR	GENG JIN
32	6701 SONDR A DR	DARBY JAMES &
33	6709 SONDR A DR	HAYTER MARTIN JOHN & EMILY DAWN PRESSON
34	6713 SONDR A DR	FARRELL WILLIAM G & STACEY M
35	6717 SONDR A DR	MCLEOD ADAM W
36	6723 SONDR A DR	BRADFORD SCOTT A & JENNIFER W
37	6729 SONDR A DR	BERINHOUT NEAL & SHARON A
38	6735 SONDR A DR	TOLIA VEERAL & DEEPTI
39	6732 SONDR A DR	BATJER HENRY H III & JANET
40	6728 SONDR A DR	BARRETT JAMES A & KARYN M
41	6722 SONDR A DR	FIFE JEREMY D & JENNIFER S
42	6716 SONDR A DR	VANDIJK LISA M & CHRISTIAN T VAN DIJK
43	6712 SONDR A DR	CHU JAY & SMITH DIANE
44	6706 SONDR A DR	BURCH MICAH & MELISSA
45	6702 SONDR A DR	SPIGEL JOE & CYNTHIA
46	6628 SONDR A DR	CAMPAGNA ANTHONY J &
47	6629 VANDERBILT AVE	ARRA PHILIP A JR & PIPER
48	6701 VANDERBILT AVE	CORR LAUREN MARIE
49	6709 VANDERBILT AVE	MARLOWE ABIGAIL &
50	6713 VANDERBILT AVE	WIKE DOUGLAS & PAM
51	6717 VANDERBILT AVE	DABDOUB ALAN
52	6723 VANDERBILT AVE	VANDERBERG MICHAEL R & AMANDA M
53	6729 VANDERBILT AVE	KISTLER MARILYN C TR
54	6733 VANDERBILT AVE	HARMAN JEREMY & JULIA
55	6732 VANDERBILT AVE	HALVERSON CHRISTOPHER R &
56	6728 VANDERBILT AVE	ELKMAN SCOTT L & AIME
57	6722 VANDERBILT AVE	MOORE GREGORY B & STEPHANIE Z

02/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6716 VANDERBILT AVE	MARAZIO JOHN A JR
59	6712 VANDERBILT AVE	FERGUSON MICHAEL DON II & SHANEL
60	6708 VANDERBILT AVE	TANEJA RISHI &
61	6700 VANDERBILT AVE	PIPPEN JOHN & PATRICIA
62	6628 VANDERBILT AVE	HANSSEN CHRISTOPHER J
63	6629 LAKE CIRCLE DR	SOTIROPOULOS
64	6701 LAKE CIRCLE DR	LATIN RICHARD H & MONICA
65	6707 LAKE CIRCLE DR	QUIRAM DAVID J & GINA
66	6713 LAKE CIRCLE DR	NELSON KEVIN & JULIE
67	6717 LAKE CIRCLE DR	NOCKELS JONATHAN A & DEBRA
68	6723 LAKE CIRCLE DR	STEINSHNIDER ROBIN M
69	6729 LAKE CIRCLE DR	WELLS MELANIE J & ROBERT LOFTUS
70	6733 LAKE CIRCLE DR	MANNING LAWRENCE & JULIA
71	6732 LAKE CIRCLE DR	MAPLEHILL RESIDENTIAL LLC
72	6732 LAKE CIRCLE DR	PATTERSON DAN E
73	6724 LAKE CIRCLE DR	EGAN KERN W & ABBY M
74	6716 LAKE CIRCLE DR	STEPHENSON MICHAEL C &
75	6712 LAKE CIRCLE DR	CORREA PEDRO & JENNIFER
76	6706 LAKE CIRCLE DR	MINITAS COMPANY SA
77	6628 LAKE CIRCLE DR	LUECKE LAURA E
78	6723 SUNNYLAND LN	ROSEWOOD CUSTOM BUILDERS LLC
79	6719 SUNNYLAND LN	PALAMAR KATHERINE S &
80	6715 SUNNYLAND LN	CAMPITI ANTHONY J &
81	6709 SUNNYLAND LN	SMITH MICHAEL E &
82	6727 SUNNYLAND LN	THE TREWITT TRUST
83	6707 MEADOW LAKE AVE	JOHNSON WILLIAM B
84	6717 MEADOW LAKE AVE	DODSON LIVING TRUST THE
85	6717 MEADOW LAKE AVE	PATTERSON DAN & GAIL THOMA
86	6727 MEADOW LAKE AVE	ROBINSON GEORGE H
87	6737 MEADOW LAKE AVE	FRANKENFELD ROBERT PAUL &
88	6807 MEADOW LAKE AVE	COFFEY SPENCER & NANCY

02/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6825 MEADOW LAKE AVE	BURGARD EDWIN F &
90	6839 MEADOW LAKE AVE	MARSAN THOMAS J &
91	6700 MEADOW LAKE AVE	BERG DOUGLAS E & MEGHAN M
92	6705 MEADOW LAKE AVE	LEWIS JERRY M & PAT RUTH
93	6705 MEADOW LAKE AVE	PATTERSON DAN
94	6722 ALEXANDER DR	ROBERTS JOAN
95	6730 ALEXANDER DR	GRAHAM SIDNEY L &
96	6738 ALEXANDER DR	WIGGINS HARVEY W JR
97	6744 ALEXANDER DR	DROEMER MICHAEL
98	6741 ALEXANDER DR	DURST PHILIP & SHANNON
99	6747 ALEXANDER DR	PICKELL AARON JAMES & LARK
100	6815 MERRILEE LN	NGUYEN TIEN
101	6808 MERRILEE LN	SLAUGHTER REID & JOSLIN M
102	6804 ALEXANDER DR	FARNER F NATHAN &
103	6804 ALEXANDER DR	FARNER F NATHAN &
104	6814 ALEXANDER DR	GIBSON GERALD P
105	6814 ALEXANDER DR	GIBSON GERALD P
106	6822 ALEXANDER DR	SCHMIDT ROBERT D & CAROLYN RAE
107	6822 ALEXANDER DR	SCHMIDT ROBERT D & CAROLYN RAE
108	6830 ALEXANDER DR	POST MAX H
109	6830 ALEXANDER DR	POST MAX H
110	6838 ALEXANDER DR	LLOYD SCOTT & KRISTINE E
111	6838 ALEXANDER DR	LLOYD SCOTT & KRISTINE E
112	6902 ALEXANDER DR	KARNOWSKI JOHN M & ANN A
113	6902 ALEXANDER DR	KARNOWSKI JOHN M & ANN A
114	6910 ALEXANDER DR	GARCIA JOAQUIN JR
115	6910 ALEXANDER DR	GARCIA JOAQUIN JR
116	6918 ALEXANDER DR	DAHLMAN TERREL W JR
117	6918 ALEXANDER DR	DAHLMAN TERREL W JR
118	6926 ALEXANDER DR	WOLTJEN KEVIN & ANGIE
119	6926 ALEXANDER DR	WOLTJEN KEVIN & ANGIE

02/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6893 CAROLYNCREST DR	DUNN DOUGLAS
121	6887 CAROLYNCREST DR	CRAWFORD JEAN
122	6881 CAROLYNCREST DR	WANSTRATH GEORGE M & MARTHA B
123	6875 CAROLYNCREST DR	GRIFFITH GARY E &
124	6869 CAROLYNCREST DR	WRIGHT WEIL 2001 FAMILY
125	6863 CAROLYNCREST DR	MALONEY JOHN W & JUDITH A
126	6853 CAROLYNCREST DR	KELLER JOHN T
127	6845 CAROLYNCREST DR	MOORE PATSY SUE
128	6839 CAROLYNCREST DR	MILLS MONTAGUE S
129	6833 CAROLYNCREST DR	TRUITT TOM
130	6815 CAROLYNCREST DR	DEMARCO CATHERINE R & JOHN J
131	6805 CAROLYNCREST DR	HAY GILBERT R
132	6790 MERRILEE LN	SANDERS DOUG
133	6828 CAROLYNCREST DR	SHALAN GREGG A
134	6834 CAROLYNCREST DR	LAFLEUR ROSS
135	6840 CAROLYNCREST DR	KAUFMAN RACHEL LEIDNER &
136	6846 CAROLYNCREST DR	SCOTT JAMES & ELIZABETH
137	6852 CAROLYNCREST DR	DUNLAP DOROTHY
138	6858 CAROLYNCREST DR	HARDIE GEORGE W III
139	6862 CAROLYNCREST DR	SCRUGGS GRANGER R
140	6870 CAROLYNCREST DR	COCHRAN CAROLYN ANN C
141	3129 SPERRY ST	STEELE SUSAN D TR
142	3123 SPERRY ST	MOSLEY JESSE WILLIAM
143	3117 SPERRY ST	BUNCH DAVID ALAN
144	3111 SPERRY ST	MCWHORTER ALTON G &
145	3105 SPERRY ST	VARKER BRIAN ALAN
146	3136 SPERRY ST	BOWEN SHANE M & CORY L
147	3130 SPERRY ST	MARTIN DANIEL & STACY
148	3124 SPERRY ST	HUCH JOSEPH H
149	3118 SPERRY ST	YEAGER KARON BURK
150	6922 WABASH CIR	PRITCHARD JAMES C &

Z156-185(WE)

02/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6903 MEADOW LAKE AVE	ALEXANDER ROBERT BENJAMIN &
152	3100 WENDOVER RD	MURRAY MARK D & DEBRA B
153	3435 WENDOVER RD	WILSON NORMA JUNE
154	6726 MEADOW LAKE AVE	STEWART ALLEN M &
155	6835 WESTLAKE AVE	MILLER HIPPS FAMILY TRUST
156	10 NONESUCH RD	LOVVORN MARK E &
157	12 NONESUCH RD	CREE RICHARD E & ANNE W
158	6821 CAROLYNCREST DR	MASON GEORGE & KIM

FILE NUMBER: Z156-220(WE) **DATE FILED:** February 29, 2016

LOCATION: Oak Lawn Avenue and Bowser Avenue, north corner

COUNCIL DISTRICT: 14 **MAPSCO:** 35X

SIZE OF REQUEST: Approx. 0.77 acres **CENSUS TRACT:** 6.06

APPLICANT / OWNER: Asset Management Associates, LLC

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

REQUEST: An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to modify the parking ratio for an existing two-story structure that is being used solely for medical uses. The modification in the parking ratio will reflect the existing parking spaces on site. The applicant contends that the site contains adequate parking for the current uses.

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

GUIDING CRITERIA FOR RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The site is currently developed with a two-story, 17,548 square foot building that is being primarily used for medical uses. The reduction in the off-street parking to address only the parking for the medical uses should not have any negative impact on the surrounding uses. The applicant is proposing to modification the parking ratio for medical uses only in order to reflect the parking on site. Any other uses that receive a certificate of occupancy will have to comply with the off-street parking regulations per Code.
2. *Traffic impact* – The applicant submitted a parking analysis demand report and the Engineering Section of the Department of Sustainable Development and Construction determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Urban Neighborhood Building Block. The request is in compliance with the Comprehensive Plan.
4. *Justification for PDS Planned Development District* as opposed to a straight zoning district. – The request site was developed with an office building and met the development standards under the GR General Retail Subdistrict regulations. Due the specific type of medical uses that are operating within the building and the amount of parking demand each use requires, the applicant’s request for a reduction in the parking regulations cannot be met by straight zoning. The Planned Development Subdistrict will only address the parking reduction for medical uses. Any other use permitted in the GR General Retail Subdistrict will have to comply with the off-street parking regulations per code.

BACKGROUND INFORMATION:

- The site is developed with a two-story 17,548 square foot office building that is being used primarily with medical type uses. The site is surrounded by residential and retail uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Oak Lawn Avenue	Principal Arterial	80 ft.	80 ft.
Bowser Avenue	Local	70 ft.	70 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the parking analysis and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in an Urban Neighborhood Building Block. The proposed development is in compliance with the forwardDallas! Comprehensive Plan.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

STAFF ANALYSIS:

Land Use:

	Zoning within PDD No. 193	Land Use
Site	GR	Office building
Northeast	MF-2	Multiple family, Single Family
Southeast	GR, PDS No. 121	Office, Retail
Southwest	GR, P	Retail, surface parking
Northwest	MF-2	Multiple family

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
GR General Retail	25'	0'	2:1 FAR	120'	40%		Residential, Community service, Medical uses, Personal, professional, and custom craft uses
PDD for GR General Retail	25'	0'	2:1 FAR	125'	45%		Residential, Community service, Medical uses, Personal, professional, and custom craft uses

Landscaping: Landscaping must be provided in accordance with Part I of PDD No. 193, the Oak Lawn Special Purpose District.

Parking: The applicant is requesting a parking reduction for all medical uses on site. The site is currently development with a two-story office building and is occupied with a mix of medical uses. The reduction in the off-street parking requirement will only apply to medical uses. Any other uses that are permitted within the Planned Development Subdistrict for GR General Retail Subdistrict uses will have to comply with the parking regulation standards for that specific main use.

The applicant is proposing a parking ratio of one space for each 300 square feet of gross floor area. The development code requires a parking ratio for medical uses of one space for each 150 square feet of gross floor area. Based on the 17,548 square foot building the required off-street parking for the site is 117 spaces. The site is currently developed and is providing 66 spaces. Our engineer staff has reviewed the demand report and supports the applicant’s request for the parking ratio for the medical uses.

LIST OF OFFICIERS

- Herbert K. H. Lee, Jr. Managing Member
- Kelly Lee, Member
- Herbert Lee III, Member
- Gordon D. Lee, Member
- Rusty S. Lee, Member
- Ronald P. Berlin, Asset Manager

PROPOSED PDS CONDITIONS

ARTICLE.

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2016.

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property generally fronting on the west line of Oak Lawn Avenue, the north line of Bowser Avenue (the "Property"). The size of PD Subdistrict _____ is approximately 0.77 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

- (a) In this division, SUBDISTRICT means a subdistrict of PD 193.
- (c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.
- (d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-____.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-____A). In the event of a conflict between the text of this division and development plan, the text of this division controls.

SEC. S-____.105. MAIN USES PERMITTED.

(a) Subject to Subsec. S-____.105(b) below, the only main uses permitted in this subdistrict are those main uses permitted in the GR, General Retail Subdistrict, subject to the same conditions applicable in the GR, General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR, General Retail Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the GR, General Retail Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-____.106. ACCESSORY USES.

An accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.107. YARD, LOT, AND SPACE REGULATIONS.

Except as provided in this section, the yard lot and space regulations of the GR General Retail Subdistrict apply.

SEC. S-____.108. OFF STREET PARKING AND LOADING.

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations of PD 193 for information about off-street parking and loading generally.

(b) For medical uses only. All medical uses on the Property shall provide parking spaces at a ratio of one space per 300 square feet of floor area.

(c) Off-street loading may take place within the drive aisles of the off-street parking spaces on the Property.

SEC. S-____.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI

SEC. S-____.110. SIGNS.

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

SEC. S-____.111. ADDITIONAL PROVISIONS.

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

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

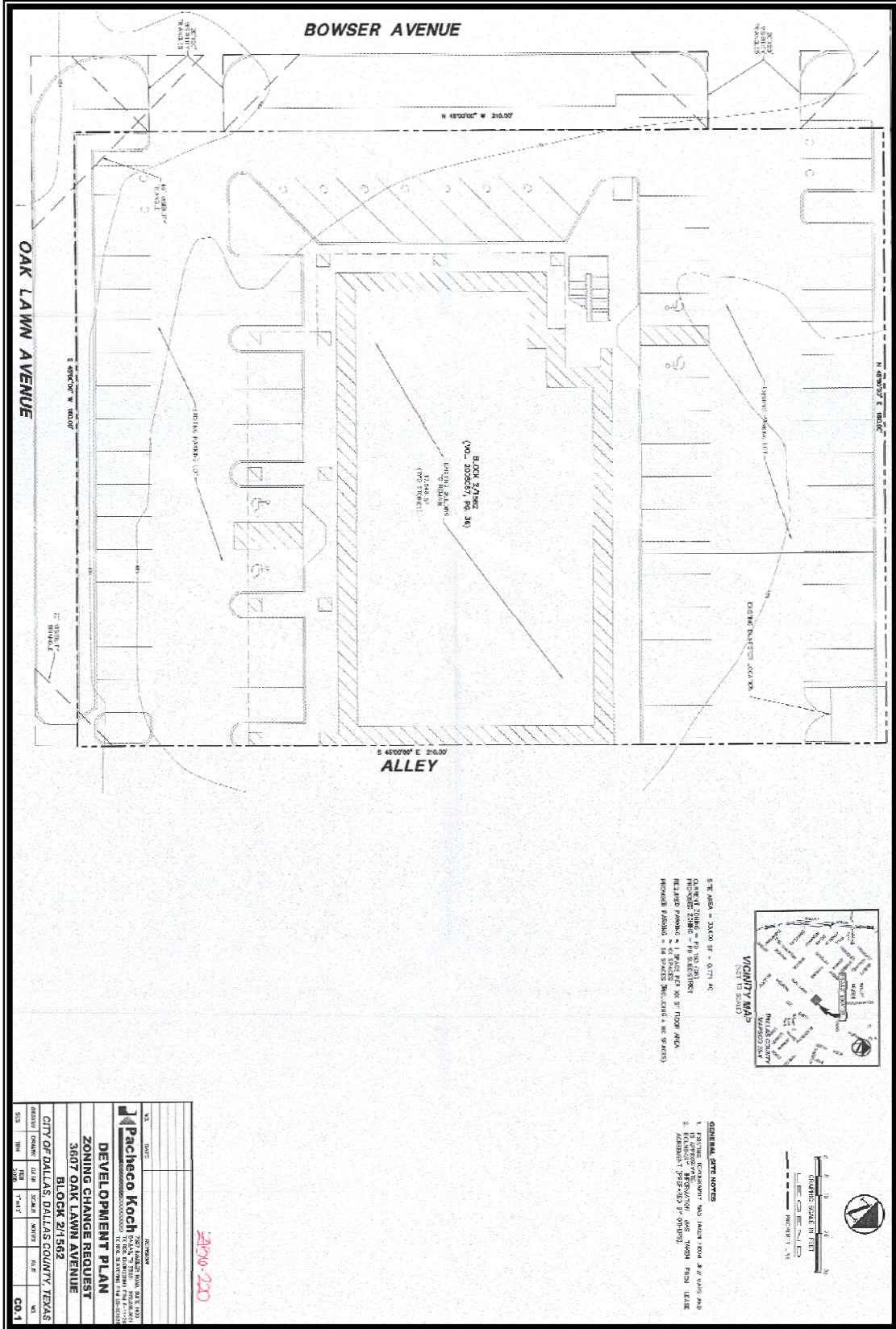
(c) Except as provided in this division or shown on the development plan, development and use of the Property must comply with Part I of this article.

SEC. S-____.115. COMPLIANCE WITH CONDITIONS.

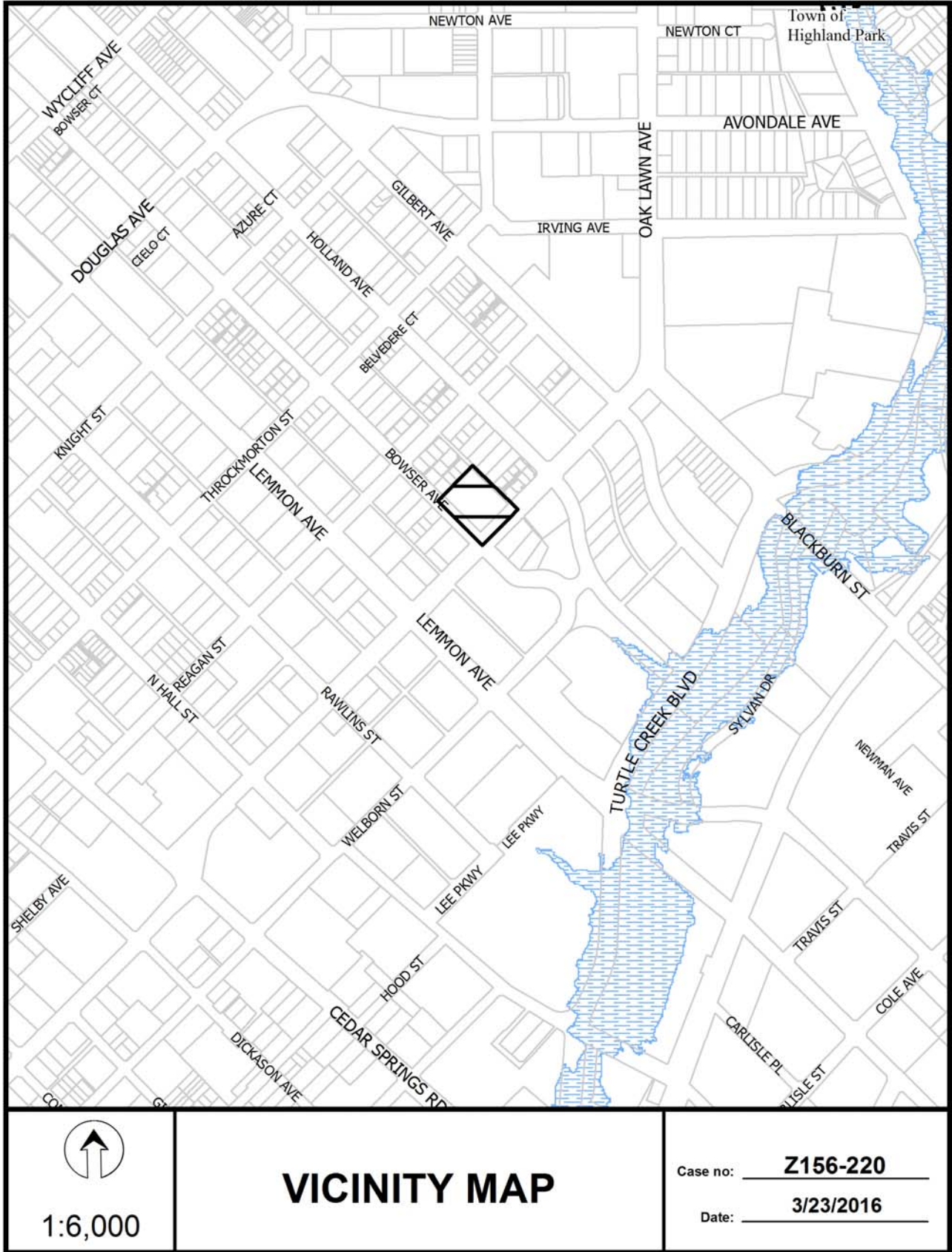
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

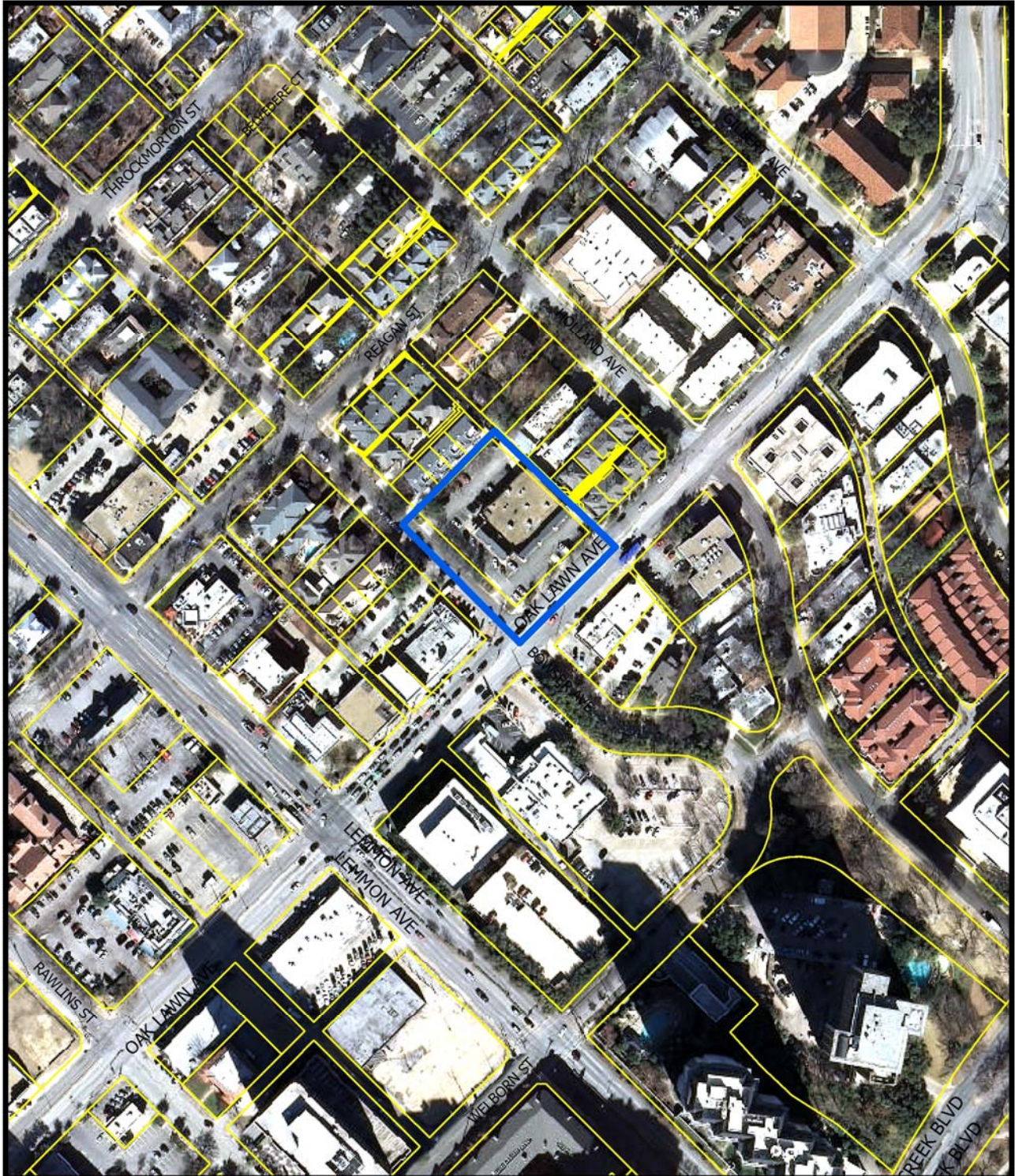
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

PROPOSED DEVELOPMENT PLAN



Z156-220(WE)



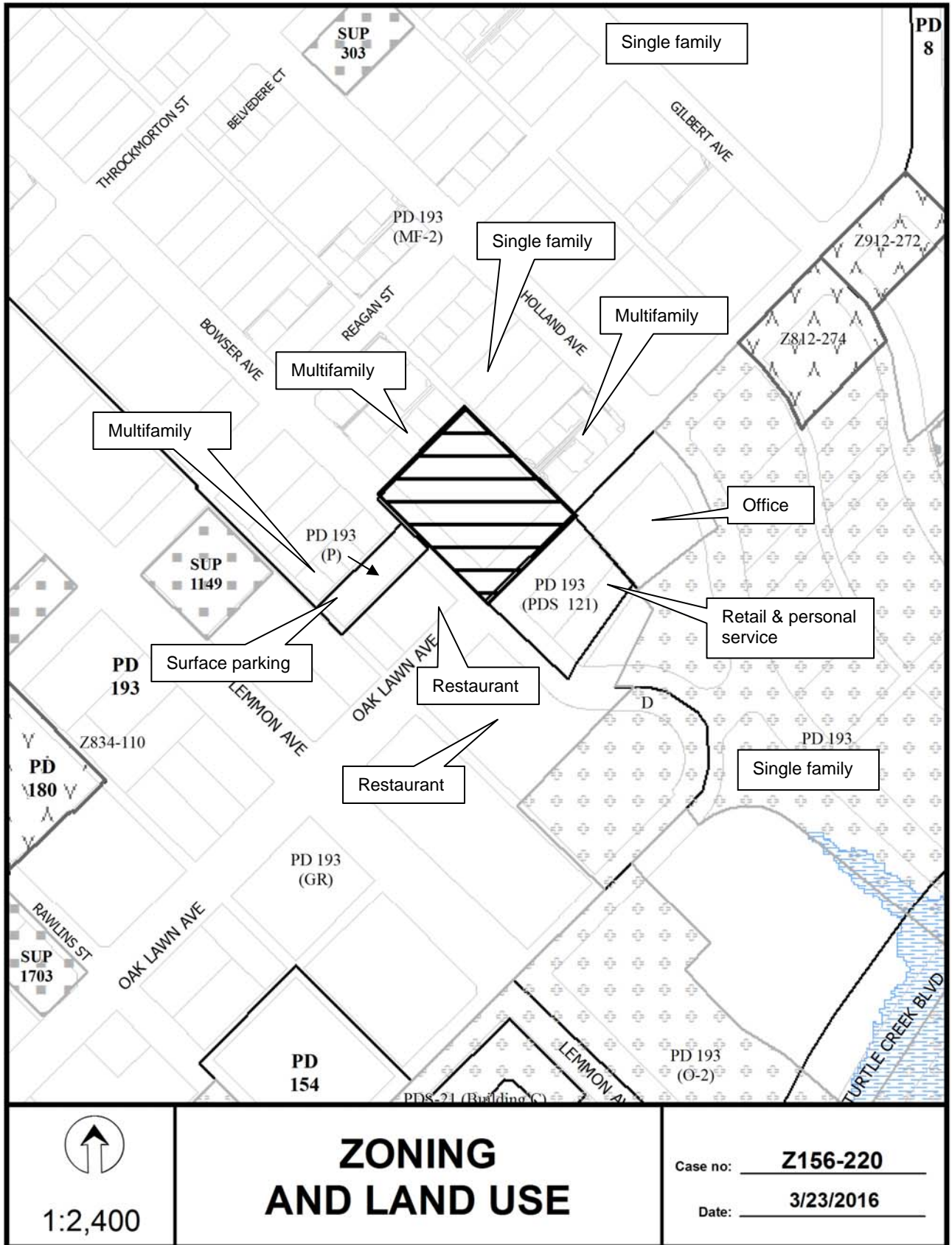


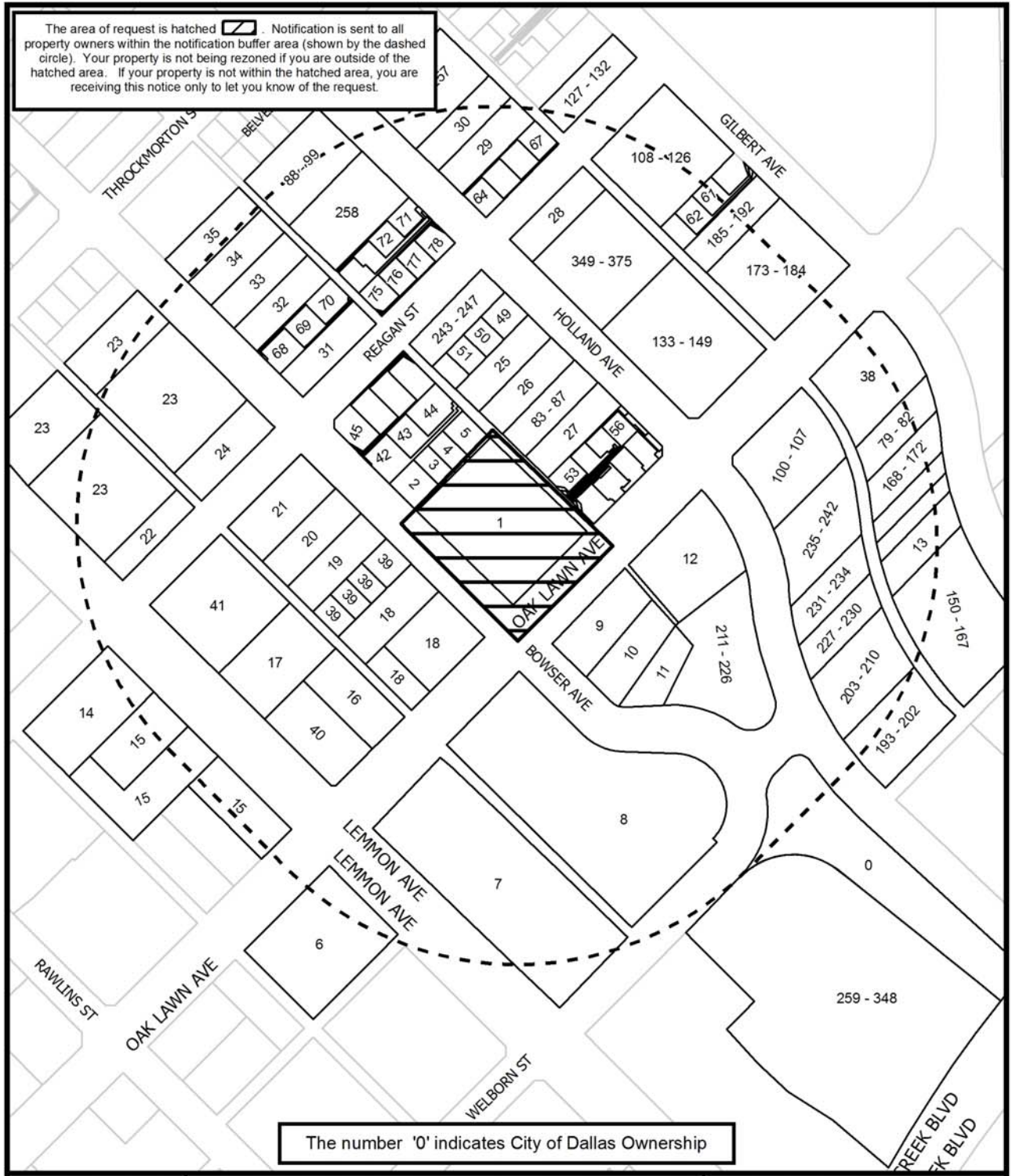
1:2,400

AERIAL MAP

Case no: Z156-220

Date: 3/23/2016





 1:2,400	<h2>NOTIFICATION</h2>	Case no: Z156-220
	500' AREA OF NOTIFICATION 375 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 3/23/2016

Notification List of Property Owners

Z156-220

375 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3607 OAK LAWN AVE	ASSET MANAGEMENT ASSOC
2	3816 BOWSER AVE	SHIVER JAMES & MARGARET
3	3816 BOWSER AVE	HURLEY PIERS A
4	3816 BOWSER AVE	GOTO COLLIN S
5	3816 BOWSER AVE	SIFERT TODD K
6	3416 OAK LAWN AVE	SOUTHWEST BK TRUSTEE
7	3500 OAK LAWN AVE	WESTDALE 3500 OAK LAWN LP
8	3703 BOWSER AVE	PAPPAS RESTAURANTS INC
9	3604 OAK LAWN AVE	LEWIS PAUL D NO 7
10	3722 BOWSER AVE	LEWIS PAUL D LIMITED
11	3716 BOWSER AVE	LEWIS PAUL D LIMITED PS # 7
12	3624 OAK LAWN AVE	WAYFAIR CAPITAL PARTNERS
13	3719 GILBERT AVE	SCHUSTER ELLEN JANE
14	3827 LEMMON AVE	HASKELL LEMMON PTR LTD
15	3817 LEMMON AVE	RP LEMMON PPTIES LP
16	3509 OAK LAWN AVE	OAK LAWN RETAIL ASSO LTD
17	3812 LEMMON AVE	GSSW LEMMON OAKLAWN LLC
18	3519 OAK LAWN AVE	3519 OAKLAWN PARTNERS LTD
19	3821 BOWSER AVE	USOV SERGEY
20	3825 BOWSER AVE	BURLACU VALENTIN &
21	3827 BOWSER AVE	PHOL INVESTMENT INC
22	3900 LEMMON AVE	PANOUSOPOULUS NICKOS
23	3906 LEMMON AVE	OGM GROUP LLC
24	3903 BOWSER AVE	OGM GROUP LLC
25	3823 HOLLAND AVE	WREN JUSTIN
26	3819 HOLLAND AVE	IRANI GIL

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3811 HOLLAND AVE	NASH KEVIN
28	3830 HOLLAND AVE	DOOLEY FRANCO
29	3906 HOLLAND AVE	WESTFIELD JOHN D
30	3910 HOLLAND AVE	JG REDIDENTIAL PROPERTIES LLC
31	3900 BOWSER AVE	NEWCOMB ERIC B &
32	3910 BOWSER AVE	VINCENT BENJAMIN J
33	3914 BOWSER AVE	3914 BOWSER LLC
34	3918 BOWSER AVE	MICHLIN JUDY
35	3922 BOWSER AVE	GERMANY JAMES M
36	3723 GILBERT AVE	PUELZ ROBERT L & AMY V
37	3725 GILBERT AVE	GUION GARY DONELSON
38	3738 OAK LAWN AVE	LA GRANGE ACQUISITION
39	3817 BOWSER AVE	STERLING BOWSER DEV I LP
40	3804 LEMMON AVE	GSSW LEMMON OAKLAWN LLC
41	3826 LEMMON AVE	KLINE TRUST INV LTD
42	3820 BOWSER AVE	CLARK JAMES DANA
43	3822 BOWSER AVE	PATEL AMIT & AMISHA
44	3824 BOWSER AVE	SANCHEZ FELIX & LOURDES
45	3834 BOWSER AVE	GRIFFO BOB C
46	3608 REAGAN ST	HAMILTON BILL T & DEBBIE
47	3610 REAGAN ST	COTE DUANE LIVING TRUST
48	3612 REAGAN ST	FOSTER PETERSON &
49	3827 HOLLAND AVE	MACIAS RUBEN JR &
50	3827 HOLLAND AVE	MADRIGAL ALICIA
51	3827 HOLLAND AVE	MILLER SCOTT K
52	3827 HOLLAND AVE	KAMPRATH KRISTIN
53	3807 HOLLAND AVE	BELINKIE LUCAS &
54	3805 HOLLAND AVE	MANTANI NIKHILESH R &
55	3803 HOLLAND AVE	JOBIN THOMAS A & VIVIENNE L
56	3801 HOLLAND AVE	JONES LAURIE E
57	3637 OAK LAWN AVE	JONES LYNDE A

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3633 OAK LAWN AVE	DAY KENNETH A
59	3629 OAK LAWN AVE	WOODLIEF MARI
60	3625 OAK LAWN AVE	JAMESON MICHAEL
61	3819 GILBERT AVE	BORSCHOW MICHAEL A
62	3819 GILBERT AVE	CLINCHY MARISSA A
63	3819 GILBERT AVE	PALLA MARK J
64	3701 REAGAN ST	MULLEN DAVID T
65	3705 REAGAN ST	GRIFFIN JAMIE JOSEPH
66	3709 REAGAN ST	THOMANN DANIEL & LYDIA
67	3715 REAGAN ST	JMS OAKLAWN PROPERTY LLC
68	3902 BOWSER AVE	KIMMERLING AMY
69	3904 BOWSER AVE	REHMATULLA ABDULAHAD ASIF
70	3906 BOWSER AVE	OSGOOD JEFFREY S &
71	3909 HOLLAND AVE	SOLOMON NIKKI
72	3907 HOLLAND AVE	ANDRADE DANTE G
73	3905 HOLLAND AVE	HORTON PATRICIA E
74	3903 HOLLAND AVE	STEINFELD ROBERT H
75	3633 REAGAN ST	BOYER WILLIAM F III & TERESA BALL
76	3637 REAGAN ST	RYBARSKI JOSEPH W &
77	3641 REAGAN ST	DRAXLER GREGORY F
78	3645 REAGAN ST	EULER JASON
79	3731 GILBERT AVE	WATSON SCOTT
80	3731 GILBERT AVE	LONGORIA RAMON JR
81	3731 GILBERT AVE	KAUFMAN MICHAEL
82	3731 GILBERT AVE	NELSON DEBRA D
83	3815 HOLLAND AVE	HOLLAND 3815#1 LAND TRUST
84	3815 HOLLAND AVE	WEBSTER ADRIAN
85	3815 HOLLAND AVE	SMITH BRYAN D
86	3815 HOLLAND AVE	PENDLETON JAMEIL
87	3815 HOLLAND AVE	SCHEXNAYDER SHELLEY L
88	3919 HOLLAND AVE	ROSSIEN SEAN T

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3919 HOLLAND AVE	ERNST AUVERN
90	3919 HOLLAND AVE	COWLEY DOROTHY SUSAN
91	3919 HOLLAND AVE	ROBBINS SHARON L
92	3919 HOLLAND AVE	MAY LAURA
93	3919 HOLLAND AVE	LEDESMA MICHAEL
94	3919 HOLLAND AVE	BURNS DAN E
95	3919 HOLLAND AVE	SHARMA NAMRATA
96	3919 HOLLAND AVE	DEES ANNELIESE C
97	3919 HOLLAND AVE	BISHOP JOE
98	3919 HOLLAND AVE	WONG DIXON
99	3919 HOLLAND AVE	BALDWIN CHRISTOPHER T
100	3740 HOLLAND AVE	KAFKA TERRY B & JANET P
101	3740 HOLLAND AVE	MCKEEBY PAULO &
102	3740 HOLLAND AVE	PENNOCK ALBERT S LIV TR
103	3740 HOLLAND AVE	MCPHERSON EDWARD R & SALLY T
104	3740 HOLLAND AVE	MORRISON LIONEL B & SUSAN
105	3740 HOLLAND AVE	RINEARSON LEIGH LIFE ESTATE
106	3740 HOLLAND AVE	MCKOOL MOLLIE
107	3740 HOLLAND AVE	LEE WILLIAM M &
108	3825 GILBERT AVE	DRIVER MARY A
109	3825 GILBERT AVE	HUNTER TANA L
110	3825 GILBERT AVE	ACOX TIMOTHY W
111	3825 GILBERT AVE	PYEATT MILDRED
112	3825 GILBERT AVE	BINFORD JOSEPH INGRAM & ANN COLLINS
113	3825 GILBERT AVE	RBT AMERICAN REALTY LLC
114	3825 GILBERT AVE	GREWING CURTIS L
115	3825 GILBERT AVE	WALLS SEANS
116	3825 GILBERT AVE	CASTILLO DOMINGO Y
117	3827 GILBERT AVE	RIVERA JENNIFER
118	3825 GILBERT AVE	HUMPHRIES JOHN F JR
119	3825 GILBERT AVE	RATLIFF HARVEY L

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3825 GILBERT AVE	SHERMAN LESLY
121	3827 GILBERT AVE	MERRIMAN GEORGE R
122	3825 GILBERT AVE	PEARSON WENDY L
123	3825 GILBERT AVE	MCCARTHY KATHLEEN M
124	3825 GILBERT AVE	CLARK JAMES &
125	3827 GILBERT AVE	CLARK THOMAS A
126	3825 GILBERT AVE	VANDEVER KENNETH RYAN & ALISON
127	3905 GILBERT AVE	THOMAS KEN
128	3905 GILBERT AVE	DAVIS KASSI
129	3905 GILBERT AVE	ROBERTS K GARY
130	3905 GILBERT AVE	BJORNNES ALEXANDRA L
131	3905 GILBERT AVE	STEWART KEITH LEE JR
132	3905 GILBERT AVE	LEDDY CHARLES D
133	3800 HOLLAND AVE	SHUJA KHWAWAJA &
134	3800 HOLLAND AVE	BATES SCOTT
135	3800 HOLLAND AVE	BROWN LOUIS N
136	3800 HOLLAND AVE	HAUSMAN AARON B
137	3800 HOLLAND AVE	DELAHUNTY IAN
138	3800 HOLLAND AVE	SPEEGLE CHRISTOPHER F
139	3800 HOLLAND AVE	JAJI SEBNEM &
140	3800 HOLLAND AVE	HUYNH LONG
141	3800 HOLLAND AVE	FREIBERGER PETER P III
142	3800 HOLLAND AVE	PHAM HANH MS
143	3800 HOLLAND AVE	MAUTER RODNEY
144	3800 HOLLAND AVE	WAEREA MITCHELL J
145	3800 HOLLAND AVE	STOREY MEREDITH L
146	3800 HOLLAND AVE	NELSON CAITLIN GRACE
147	3800 HOLLAND AVE	FOSTY KEVIN N
148	3800 HOLLAND AVE	HERMAN CHRISTOPHER K
149	3800 HOLLAND AVE	LIPNICK DAVID H
150	3707 GILBERT AVE	MAHER KEVIN & MARY KATHRYN

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3707 GILBERT AVE	KINNEY ALICE MARIE
152	3707 GILBERT AVE	GORANSON THOMAS P
153	3707 GILBERT AVE	RODRIGUEZNAVA HILDA
154	3707 GILBERT AVE	CVENGROS JOSEPH
155	3707 GILBERT AVE	ROSS JERRELL K
156	3707 GILBERT AVE	RUBIN ROCHELLE
157	3707 GILBERT AVE	DUNHAM WILLIAM H &
158	3707 GILBERT AVE	PAGLIARO CHRISTINE RUTH
159	3707 GILBERT AVE	WIG GAGANDEEP S
160	3707 GILBERT AVE	RUST WILLIAM MARTIN & MARY BETH HYINK
161	3707 GILBERT AVE	HATHAWAY RICHARD L
162	3707 GILBERT AVE	WATERCREST PARTNERS II
163	3707 GILBERT AVE	ROSSI JAMES S
164	3707 GILBERT AVE	MOORE CARLOTTA M
165	3707 GILBERT AVE	ELLIOTT BRYCE R & KATIE M
166	3707 GILBERT AVE	PYLE SARAH P TRUST
167	3707 GILBERT AVE	HOARD STEVEN L & TERESA L
168	3727 GILBERT AVE	SHEPHERD FRANCIS R
169	3727 GILBERT AVE	LEMON KATHERINE A &
170	3727 GILBERT AVE	JAEGER JOHN T
171	3727 GILBERT AVE	KING CYNTHIA MCCLURE
172	3727 GILBERT AVE	MACDONALD CANDICE JEANNE
173	3801 GILBERT AVE	COCANOUGH CATHERINE
174	3801 GILBERT AVE	PFEIFFER JULIE
175	3801 GILBERT AVE	MCDANIEL CRAIG C
176	3801 GILBERT AVE	SURI TANVIR SINGH
177	3801 GILBERT AVE	DIXON PHILLIP T
178	3801 GILBERT AVE	LEMMON J RICHARD
179	3801 GILBERT AVE	ECHOLS BRUCE ALAN
180	3801 GILBERT AVE	DUNCKLEY RUSSELL A &
181	3801 GILBERT AVE	HANSEN DAVID

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3801 GILBERT AVE	HODGES ROBERT R
183	3801 GILBERT AVE	SMITH MELVIN A
184	3801 GILBERT AVE	HARLIN WILLIAM TED
185	3817 GILBERT AVE	GALUBENSKI JENNIFER D
186	3817 GILBERT AVE	DESORMEAUX CELESTE
187	3817 GILBERT AVE	WAGNER WALKER
188	3817 GILBERT AVE	BARNETT KYRA
189	3817 GILBERT AVE	MCGILL SONJA
190	3817 GILBERT AVE	SCHULZ RONALD MARK
191	3817 GILBERT AVE	WANG THOMAS T
192	3817 GILBERT AVE	CIRNU ALEXANDRU
193	3702 HOLLAND AVE	RYAN DEBORAH C
194	3702 HOLLAND AVE	PIERSON TYLER & BRENDA K
195	3702 HOLLAND AVE	NISENOFF JENNIFER
196	3702 HOLLAND AVE	HERBERT JEFFREY WELLS & PATRICIA G
197	3702 HOLLAND AVE	MEBUS ROBERT G
198	3702 HOLLAND AVE	MAYNARD JOAN M
199	3702 HOLLAND AVE	WILSON SHARON L
200	3702 HOLLAND AVE	ROY IAN & BEVERLY DIANE
201	3702 HOLLAND AVE	KRAMER ROBERT I
202	3702 HOLLAND AVE	HOLLAND SHEARY
203	3710 HOLLAND AVE	3710 HOLLAND LLC
204	3710 HOLLAND AVE	GREEN JACK D
205	3710 HOLLAND AVE	DIAMOND NANCY RICE
206	3710 HOLLAND AVE	NICHOLS JENNIFER A
207	3710 HOLLAND AVE	CORN JERRY H &
208	3710 HOLLAND AVE	ASKEW KIM J
209	3710 HOLLAND AVE	SWEET LEWIS T JR & CAROLE
210	3710 HOLLAND AVE	FISCUS TODD W
211	3711 HOLLAND AVE	LEMUS LUIS RAUL & ANA B DE LA PARRA DE
212	3711 HOLLAND AVE	SIMS H DESHA

Z156-220(WE)

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3711 HOLLAND AVE	BRINKMANN MATTHEW F
214	3711 HOLLAND AVE	DOUGLAS CHRISTIE
215	3711 HOLLAND AVE	PEREZ SUSAN
216	3711 HOLLAND AVE	HINOJOSA CRISTIAN
217	3711 HOLLAND AVE	LEMUS LUIS R SR & ANA B BELAPARRA LEMUS
218	3711 HOLLAND AVE	CHHABRA RADHIKA W
219	3711 HOLLAND AVE	NACE BENJAMIN Y
220	3711 HOLLAND AVE	HEDGE NARAYAN ETAL
221	3711 HOLLAND AVE	HILZENDAGER VICKI & JOHN
222	3711 HOLLAND AVE	SALEHI BEHNOOD P
223	3711 HOLLAND AVE	KOBRA REALTY LLC
224	3711 HOLLAND AVE	KINDLEY GARY G
225	3711 HOLLAND AVE	LAMANTIA KATHERINE J
226	3711 HOLLAND AVE	KRISHNAN ROHINI
227	3718 HOLLAND AVE	MCNEELY JANE E
228	3718 HOLLAND AVE	PARKMAN RICHARD J JR
229	3718 HOLLAND AVE	HARGROVE MAC & PHEBE PHILLIPS
230	3718 HOLLAND AVE	ALLEN ANNE
231	3722 HOLLAND AVE	GOODMAN C LEROY
232	3722 HOLLAND AVE	HEROLD JANE
233	3722 HOLLAND AVE	JUARDO RAYMOND ARTHUR
234	3722 HOLLAND AVE	MAYER KARL E
235	3730 HOLLAND AVE	WRIGHT FRANK S & JOYCE
236	3730 HOLLAND AVE	QUIST CONRAD W EST OF
237	3730 HOLLAND AVE	WOODRUFF SUSAN
238	3730 HOLLAND AVE	PUCKETT MARY KEITH
239	3730 HOLLAND AVE	KEILHOLZ NATHAN M & ANDREA S
240	3730 HOLLAND AVE	BULLOCK STEPHEN
241	3730 HOLLAND AVE	ROBERTS MARY
242	3730 HOLLAND AVE	PEYTON IRIS NICOLE &
243	3624 REAGAN ST	SPAID ALEXANDER DELYIA

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3622 REAGAN ST	BACHMANN RAYMOND JOHN & April 28, 2016 LYNN
245	3620 REAGAN ST	CROWE MARY K
246	3618 REAGAN ST	SHERROD VERITY ELIZABETH &
247	3616 REAGAN ST	STROM BEN
248	3918 HOLLAND AVE	CRAWFORD CARLOLINE GRACE
249	3918 HOLLAND AVE	LUCY JERRIE &
250	3918 HOLLAND AVE	SOLIS NATASHA ALDAZ
251	3918 HOLLAND AVE	CROW MITCHELL
252	3918 HOLLAND AVE	FARRIS JOHN & LORA
253	3918 HOLLAND AVE	STRYER STEVN
254	3918 HOLLAND AVE	MAHANNA KENDELL
255	3918 HOLLAND AVE	MARCHIO MARY CELESTE &
256	3918 HOLLAND AVE	KING ALICE
257	3918 HOLLAND AVE	CHISM ELIZABETH T H
258	3911 HOLLAND AVE	AVANT LLC
259	3525 TURTLE CREEK BLVD	EDWARDS JULIA Z
260	3525 TURTLE CREEK BLVD	ATKINS JAMES M & CAROLYN L
261	3525 TURTLE CREEK BLVD	CLIFFORD CHARLOTTE B
262	3525 TURTLE CREEK BLVD	BROWN ALLINE F TRUST
263	3525 TURTLE CREEK BLVD	HUBBARD ROBERTINE G LIF EST
264	3525 TURTLE CREEK BLVD	COLLINS LARRY D & ANNE B CO-TRUSTEES
265	3525 TURTLE CREEK BLVD	GODDARD DOROTHY GORDON TRUST
266	3525 TURTLE CREEK BLVD	HEAD DENNIS & ELAINE
267	3525 TURTLE CREEK BLVD	PARKER P MARK &
268	3525 TURTLE CREEK BLVD	MOSS WILLIAM REV LIV TR
269	3525 TURTLE CREEK BLVD	HILL MARY JOHN LIFE EST
270	3525 TURTLE CREEK BLVD	SURVIVORS TRUST
271	3525 TURTLE CREEK BLVD	MEYERSON BERNICE
272	3525 TURTLE CREEK BLVD	WARREN MARY G
273	3525 TURTLE CREEK BLVD	MCCONVILLE ROBERT T ET AL
274	3525 TURTLE CREEK BLVD	WILLINGHAM CLARK S & JANE H

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3525 TURTLE CREEK BLVD	WEBB JANE F
276	3525 TURTLE CREEK BLVD	EDSEL NORMA
277	3525 TURTLE CREEK BLVD	HOFF DAVID F
278	3525 TURTLE CREEK BLVD	CHANDLER NANCY ANN S TR &
279	3525 TURTLE CREEK BLVD	HAYES JOANN B
280	3525 TURTLE CREEK BLVD	POWER ROBERT & ELIZABETH
281	3525 TURTLE CREEK BLVD	MEBUS ROBERT G & SANDRA B
282	3525 TURTLE CREEK BLVD	INGERSOLL TED M & JEAN M
283	3525 TURTLE CREEK BLVD	TOMASO JOHN L & SHERRI
284	3525 TURTLE CREEK BLVD	MURPHY RON &
285	3525 TURTLE CREEK BLVD	GRAHAM ROY E
286	3525 TURTLE CREEK BLVD	DALTON DENNIS
287	3525 TURTLE CREEK BLVD	LECONEY ELIZABETH
288	3525 TURTLE CREEK BLVD	LEE LIZA
289	3525 TURTLE CREEK BLVD	GRAHAM BARBARA
290	3525 TURTLE CREEK BLVD	MCLAUGHLIN GEORGE & OLIVE
291	3525 TURTLE CREEK BLVD	BECK NORMA
292	3525 TURTLE CREEK BLVD	PAPAZIAN GERARD &
293	3525 TURTLE CREEK BLVD	JACOBS REUBEN S
294	3525 TURTLE CREEK BLVD	ROTEN RANDOLPH M &
295	3525 TURTLE CREEK BLVD	KOSKI CHRISTINE LOUISE
296	3525 TURTLE CREEK BLVD	POUNDERS STEVEN N
297	3525 TURTLE CREEK BLVD	GREMM JUDYE D
298	3525 TURTLE CREEK BLVD	PATTERSON PATRICIA M
299	3525 TURTLE CREEK BLVD	SVEHLAK LINDA &
300	3525 TURTLE CREEK BLVD	DILWORTH SANDRA TRUST
301	3525 TURTLE CREEK BLVD	BACH PROPERTIES LLC
302	3525 TURTLE CREEK BLVD	NAPPER LUE CHARLES & BACKY M
303	3525 TURTLE CREEK BLVD	BURCHETT JOHN
304	3525 TURTLE CREEK BLVD	TURTLE LAND TRUST
305	3525 TURTLE CREEK BLVD	KENNER JAMES M

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3525 TURTLE CREEK BLVD	TANNER PARTNERS LLC
307	3525 TURTLE CREEK BLVD	DENNARD MARY ANNA
308	3525 TURTLE CREEK BLVD	RIDOLFI CHRISTOPHER
309	3525 TURTLE CREEK BLVD	GEORGE SMITH TRUST
310	3525 TURTLE CREEK BLVD	LEE LIZA
311	3525 TURTLE CREEK BLVD	EDGAR CAROL A
312	3525 TURTLE CREEK BLVD	FARRELL ELIZABETH ANN
313	3525 TURTLE CREEK BLVD	SWINDELL LIVING TRUST
314	3525 TURTLE CREEK BLVD	GRIGSBY FRANCES
315	3525 TURTLE CREEK BLVD	MARTINEZ JUAN CARLOS & SANDRA C
316	3525 TURTLE CREEK BLVD	GALER SHARON A
317	3525 TURTLE CREEK BLVD	MEYERSON MARLENE N
318	3525 TURTLE CREEK BLVD	FURRH JAMES M & GAIL R
319	3525 TURTLE CREEK BLVD	ZWICK NICHOLAS
320	3525 TURTLE CREEK BLVD	COLEMAN JACK RUE & PATRICIA NELSON
321	3525 TURTLE CREEK BLVD	MARTIN ROBERT E TRUST
322	3525 TURTLE CREEK BLVD	WILLIAMS BARBARA ANN EMMETT
323	3525 TURTLE CREEK BLVD	AUGUR JAMES M
324	3525 TURTLE CREEK BLVD	TBF CHILDRENS TRUST THE
325	3525 TURTLE CREEK BLVD	SCHNEIDLER S N
326	3525 TURTLE CREEK BLVD	PHILLIPS ROBERT J LIVING TRUST
327	3525 TURTLE CREEK BLVD	BASHARKHAH CATHERINE
328	3525 TURTLE CREEK BLVD	BRACE JEAN E & DAVID J
329	3525 TURTLE CREEK BLVD	WHITE LIVING TRUST
330	3525 TURTLE CREEK BLVD	VONWUPPERFELD PAUL &
331	3525 TURTLE CREEK BLVD	BYWATERS THOMAS
332	3525 TURTLE CREEK BLVD	FRAZIER ELIZABETH WEIR &
333	3525 TURTLE CREEK BLVD	CAFFEE TIMOTHY &
334	3525 TURTLE CREEK BLVD	HATHOOT ANN J
335	3525 TURTLE CREEK BLVD	ATHEY BERNARD B JR &
336	3525 TURTLE CREEK BLVD	MORGAN STEVEN H

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3525 TURTLE CREEK BLVD	GLENN RUSSELL M
338	3525 TURTLE CREEK BLVD	PURDY BRIAN & LESLIE
339	3525 TURTLE CREEK BLVD	PEASE JAMES &
340	3525 TURTLE CREEK BLVD	WEST C P
341	3525 TURTLE CREEK BLVD	SURVIVORSTRUST
342	3525 TURTLE CREEK BLVD	VANAMBURGH JOHN H JR &
343	3525 TURTLE CREEK BLVD	CAMPBELL JACK G & ET AL
344	3525 TURTLE CREEK BLVD	DEAL ERNEST L & M KEITH C
345	3525 TURTLE CREEK BLVD	WILKIRSON LEE
346	3525 TURTLE CREEK BLVD	MCLAUGHLIN FRANKLIN III &
347	3525 TURTLE CREEK BLVD	OSBORNE WILLIAM
348	3525 TURTLE CREEK BLVD	BIRENBAUM BETH WEINBERGER
349	3818 HOLLAND AVE	LANG LINDSEY A
350	3818 HOLLAND AVE	ALKIDAS LAURETTE
351	3818 HOLLAND AVE	HADDAD MARK G
352	3818 HOLLAND AVE	MCLAUGHLIN JEFFREY WADE &
353	3818 HOLLAND AVE	SOURI BEHROUZ
354	3818 HOLLAND AVE	WALTERS KATHRYN L
355	3818 HOLLAND AVE	CARTER KERRI D
356	3818 HOLLAND AVE	COCANOUGHAR BONNIE GLENN & REGINA
357	3818 HOLLAND AVE	BAILEY MADELINE LYLE
358	3818 HOLLAND AVE	MAIER EMIL & NATALIA &
359	3818 HOLLAND AVE	COGGINS ROBERT
360	3818 HOLLAND AVE	BROWN AUTUMN KEENA
361	3818 HOLLAND AVE	HUTTO CHARLES
362	3818 HOLLAND AVE	LAWHON DAVID C
363	3818 HOLLAND AVE	PALFREY CAMPBELL III
364	3818 HOLLAND AVE	GORE BOBBIE A
365	3818 HOLLAND AVE	LOKEY RAQUEL C
366	3818 HOLLAND AVE	THOMAS RALPH & KIM
367	3818 HOLLAND AVE	ALLEN JUSTIN

Z156-220(WE)

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3818 HOLLAND AVE	BLUM DENA R
369	3818 HOLLAND AVE	JAKSA KACIE E
370	3818 HOLLAND AVE	BONNEY ERIC
371	3818 HOLLAND AVE	CAIN CHRISTOPHER &
372	3818 HOLLAND AVE	KOTIYA RUPESH J
373	3818 HOLLAND AVE	FURLONG ELIZABETH SHEA
374	3818 HOLLAND AVE	WITT CAPITAL LLC
375	3818 HOLLAND AVE	COSTELLO JOSEPH G & MARGARET A

FILE NUMBER: Z156-215(OTH)

DATE FILED: February 26, 2016

LOCATION: West corner of Stonewall Street and South Haskell Avenue.

COUNCIL DISTRICT: 2

MAPSCO: 46-L

SIZE OF REQUEST: Approx. 0.1717 acres

CENSUS TRACT: 25.00

APPLICANT / OWNER: Donald L. Ward

REQUEST: An application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District.

SUMMARY: The applicant proposes to refurbish the existing two-story structure for a single family dwelling unit.

STAFF RECOMMENDATION: Approval

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will not have a negative impact upon surrounding properties. The property is adjacent to a vehicle service use and surrounded by residential, vacant, vehicle service uses and undeveloped.
2. *Traffic impact* – The proposed development is located on a principal arterial street. The proposed use of the property will not have a conflict with the existing street system.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan states that this area is within the Urban Neighborhood Building Block. The requested zoning district is consistent with the Residential Neighborhood Building Block. While staff does not consider this location an ideal location for a mix use type development, staff believes having a residential use on the property is consistent with the Comprehensive Plan.

Zoning History: There has been one zoning change in the vicinity within the last five years.

1. **Z145-330** On November 10, 2015, City Council approved an MF-1(A) on property zoned an NS(A) Neighborhood Service District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Haskell Avenue	Principal Arterial	55 feet
Stonewall Street	Principal Arterial	50 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

Urban Neighborhoods including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately

residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed zoning district generally conforms to the Comprehensive Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	CS	Vacant buildings
North	CS, P(A), CH	Residential and undeveloped
East	CS	Auto related uses, undeveloped & vacant
South	CS	Auto related uses, undeveloped & vacant
West	CS	Auto related uses, undeveloped & vacant

Land Use Compatibility:

The request site is comprised of three lots which have an approximately 700 square foot vacant structure with no record of the last use, the second lot is developed with an approximately 2,400 square foot, two-story building; the third lot is undeveloped. The applicant's desire is to combine the structures to make his residence including a library for collectibles, exercise room, family/game room at this location. The applicant is in the process of getting building permits to refurbish the property.

The property is surrounded by some vacant and undeveloped lots, residential development to the north and some auto related uses. A mixed use district, which allows single family, is compatible with the surrounding uses and zoning since there is a varied mix in the general area.

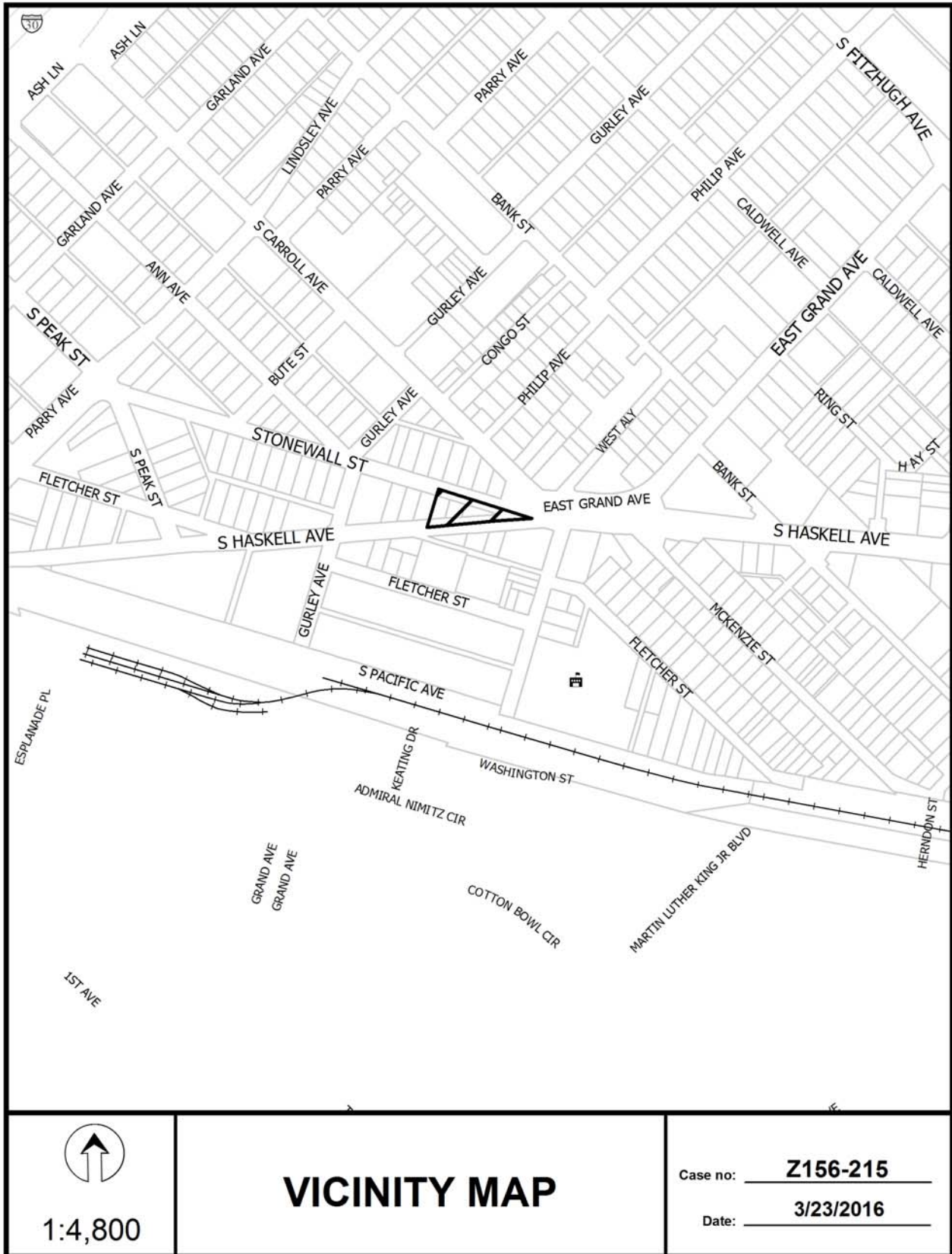
Parking:

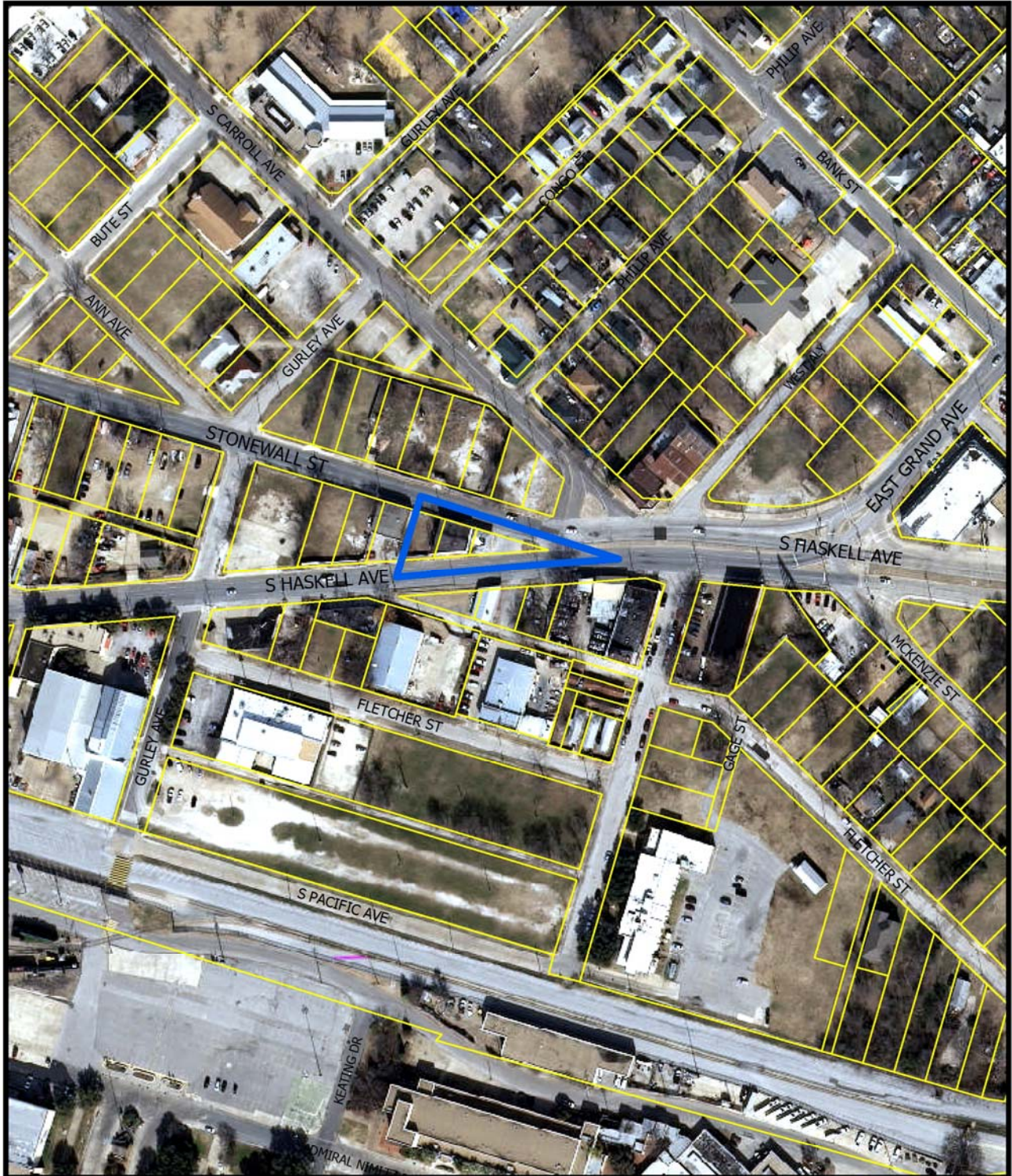
Z156-215(OTH)

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. A single family unit will be required to provide two parking spaces when located in a mixed use district. The applicant will be providing the required parking once the property is refurbished.

Landscaping:

All landscaping for any development must comply with the requirements of Article X.



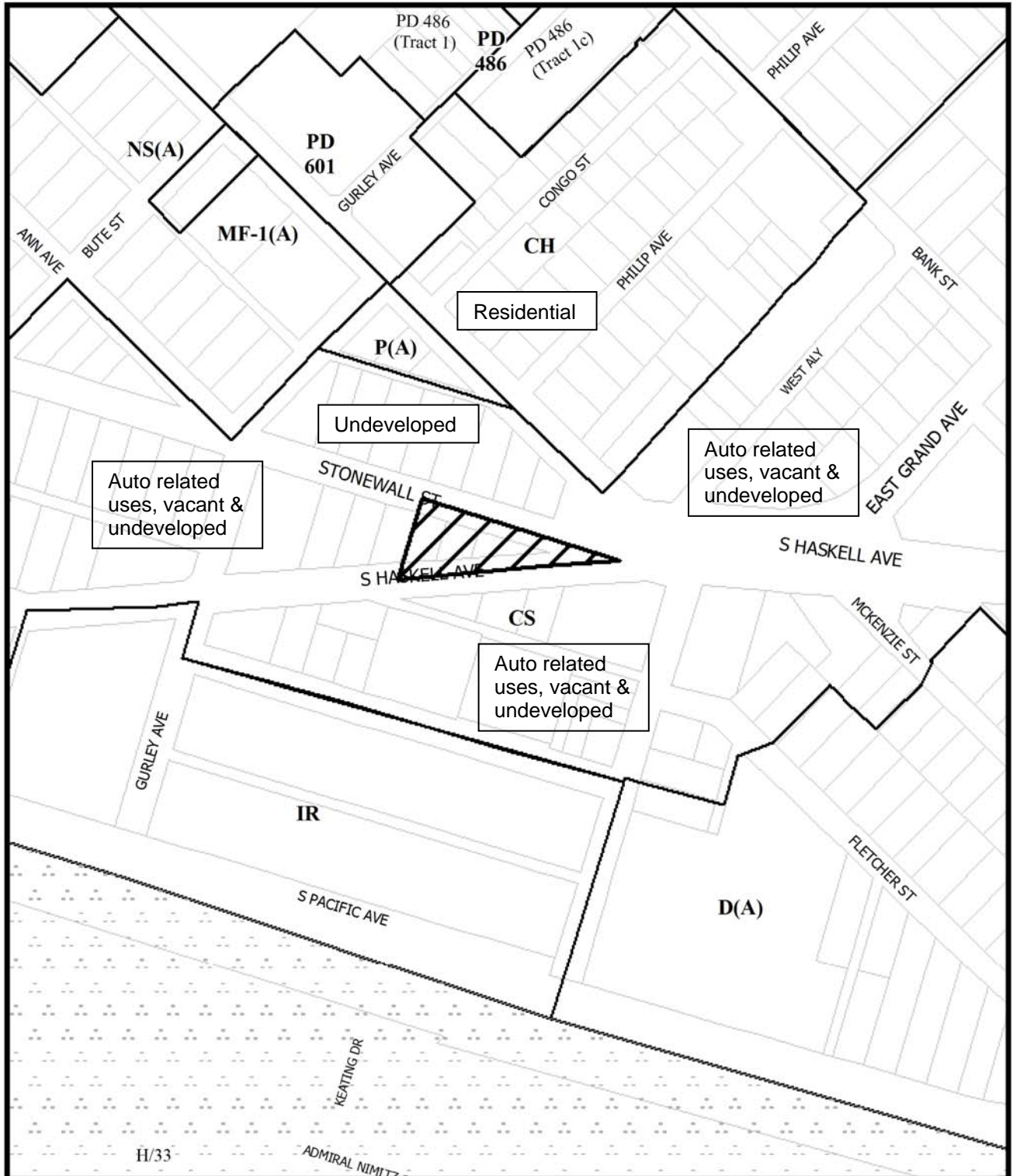


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AERIAL MAP

Case no: Z156-215

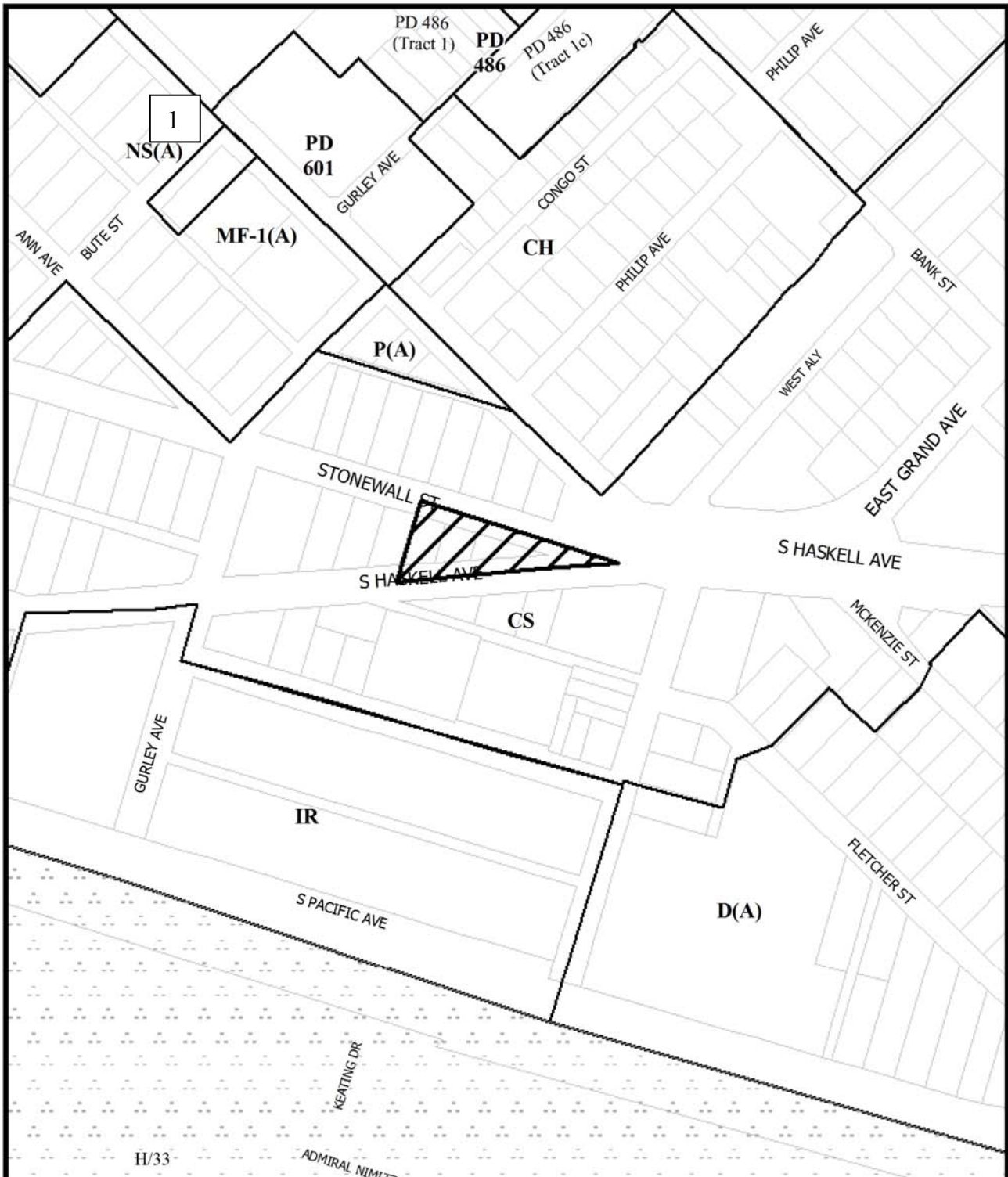
Date: 3/23/2016



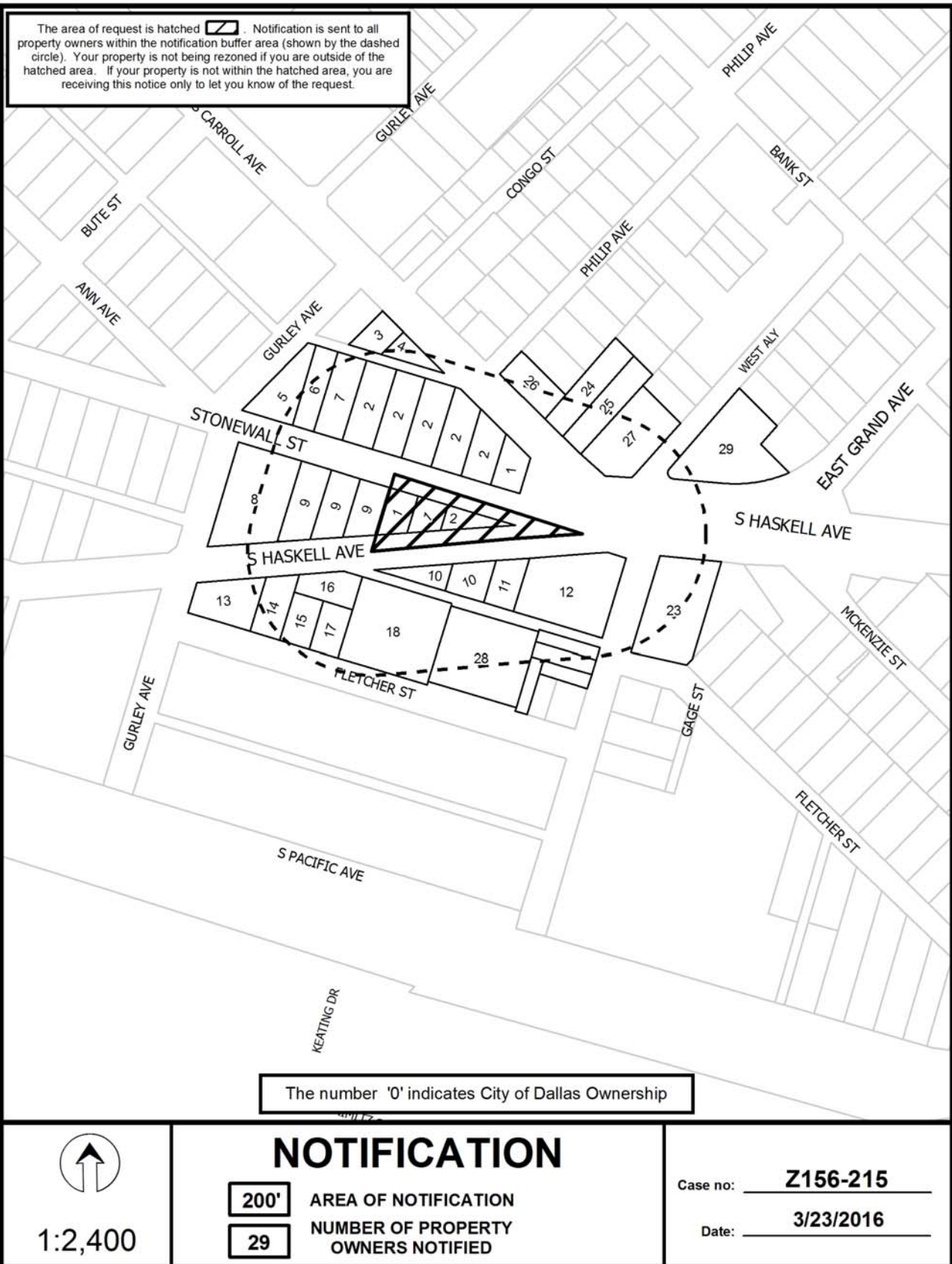

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ZONING AND LAND USE

Case no: Z156-215
Date: 3/23/2016



 1:2,400	<h1>ZONING HISTORY</h1>	Case no: <u>Z156-215</u> Date: <u>3/23/2016</u>
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03/23/2016

Notification List of Property Owners***Z156-215******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1134 STONEWALL ST	LEWIS GRADY JOHN
2	1114 STONEWALL ST	LEWIS GRADY JOHN
3	1105 S CARROLL AVE	EAST DALLAS CHURCH
4	1109 S CARROLL AVE	EAST DALLAS CHURCH
5	1102 STONEWALL ST	TOPLETZ INVESTMENTS
6	1106 STONEWALL ST	JOHNSON DON
7	1112 STONEWALL ST	GONZALEZ NOE O
8	1100 S HASKELL AVE	MSC I LTD
9	1110 S HASKELL AVE	TRS ASSET PARTNERS LTD
10	1127 S HASKELL AVE	MANZANARES PILAR & ANSELMO
11	1141 S HASKELL AVE	MANZANARES PILAR & ANSELMO
12	1155 S HASKELL AVE	JOHNSON KENNETH M
13	1101 S HASKELL AVE	LOPEZ FERMIN & GLORIA
14	1111 S HASKELL AVE	WELCOME HOUSE INC
15	1112 FLETCHER ST	BERRY MURDINE
16	1121 S HASKELL AVE	GURROLA SANDRA NANCY
17	1116 FLETCHER ST	MALLET CHARLES JR
18	1124 FLETCHER ST	CERVIN BENNETT W
19	1144 FLETCHER ST	TOPLETZ HAROLD ET AL
20	4307 EAST GRAND AVE	WILLIAMS THOMAS J
21	4305 EAST GRAND AVE	TOPLETZ JACK M ET AL
22	4309 EAST GRAND AVE	WILLIAMS ROY F & MARY L
23	1203 S HASKELL AVE	MOXIE INVESTMENTS LTD
24	1110 S CARROLL AVE	MACIAS ALFONSE & ANDREA
25	1112 S CARROLL AVE	PHILLIPS DAMON
26	4500 PHILIP AVE	ORTIZ NORMA

Z156-215(OTH)

03/23/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4500 WEST ALLEY PL	LUONG JOE
28	1136 FLETCHER ST	PARKERSON ACME SIGN CO
29	4518 WEST AVE	GOOLSBY WILLARD J

FILE NUMBER: Z156-216(OTH)

DATE FILED: February 26, 2015

LOCATION: Northeast corner of West Illinois Avenue and Toluca Avenue

COUNCIL DISTRICT: 4

MAPSCO: 54-V

SIZE OF REQUEST: Approx. 0.766 acres

CENSUS TRACT: 54.00

APPLICANT/ OWNER: John Mathews

REPRESENTATIVE: Masterplan, Santos Martinez

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

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing general merchandise or food store. This property previously held Specific Use Permit No. 1832 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. However, the SUP expired on August 10, 2013, The applicant is a new owner of the business and now is requesting a new SUP.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale of alcoholic beverages in conjunction with the existing general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale alcoholic beverages in conjunction with the existing general merchandise or food store neither contributes to nor deters the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not a detriment to the public health, safety or general welfare of the public.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed development complies with all applicable zoning regulations and standards of the City of Dallas. No variances or special exceptions are requested.

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

Z101-197 On August 10, 2011, the City Council approved a D-1 Liquor Control Overlay and Specific Use Permit No. 1832 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for the subject property.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
West Illinois Avenue	Principal Arterial	Aprox. 85.52 ft.
Toluca Street	Local	50 ft.

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in on a Commercial Center of Corridor.

This Building Block primarily functions as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor’s experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other “town center” features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1	Retail uses
North	R-7.5(A)	Single family & office
East	CR-D	Car wash and retail uses
South	CR-D	Office, retail, dance school, residential, restaurant, and auto service center
West	CR-D	Office

Land Use Compatibility:

The approximately 0.766 acre site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise or food store on the property, which requires a Specific Use Permit.

The adjacent land uses are single family residential to the north; and a car wash to the east. Surrounding land uses are office and single family to the north, retail uses to the east; office, retail, dance school, residential, restaurant, and auto service center to the south; and office 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 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.

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 two parking spaces for the motor vehicle fueling station. The proposed use requires 13 spaces for the proposed use; 11 spaces for the general merchandise or food store and two spaces for the motor vehicle fueling station. The site plan shows 17 parking spaces. Parking must be provided as shown on the site plan.

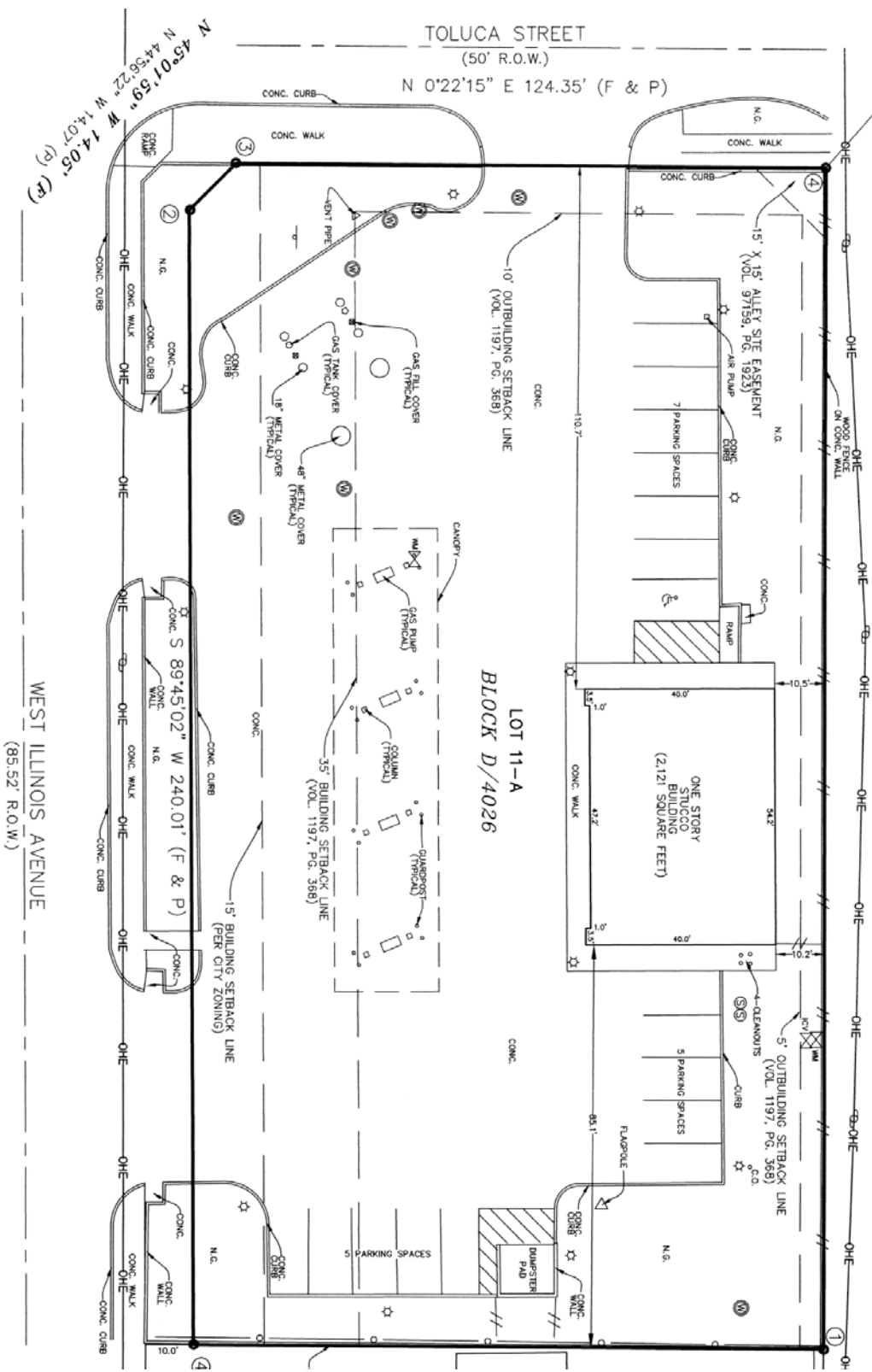
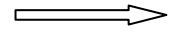
Landscaping:

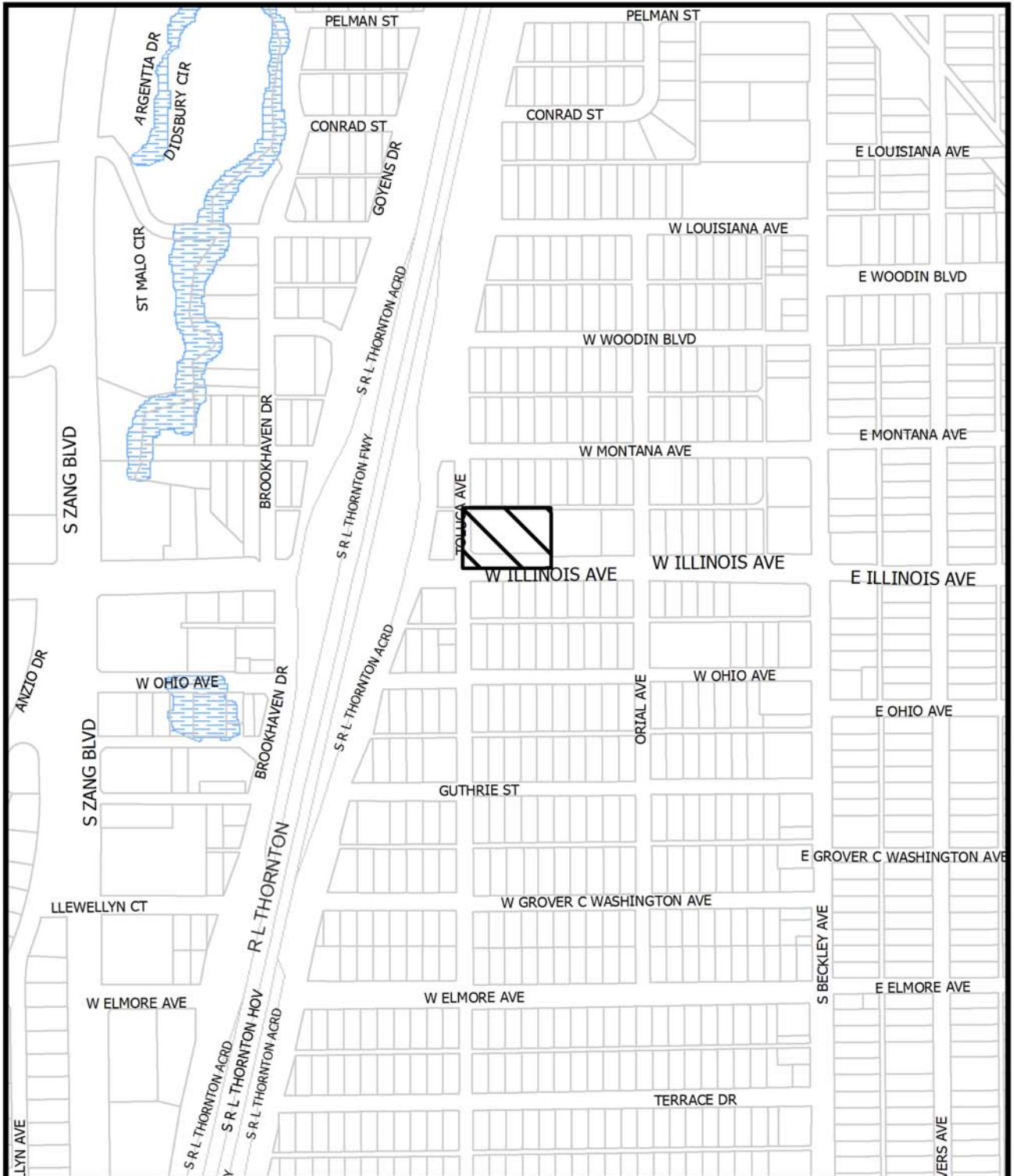
Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request does not trigger any Article X requirements, as no new construction is proposed on the site.

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

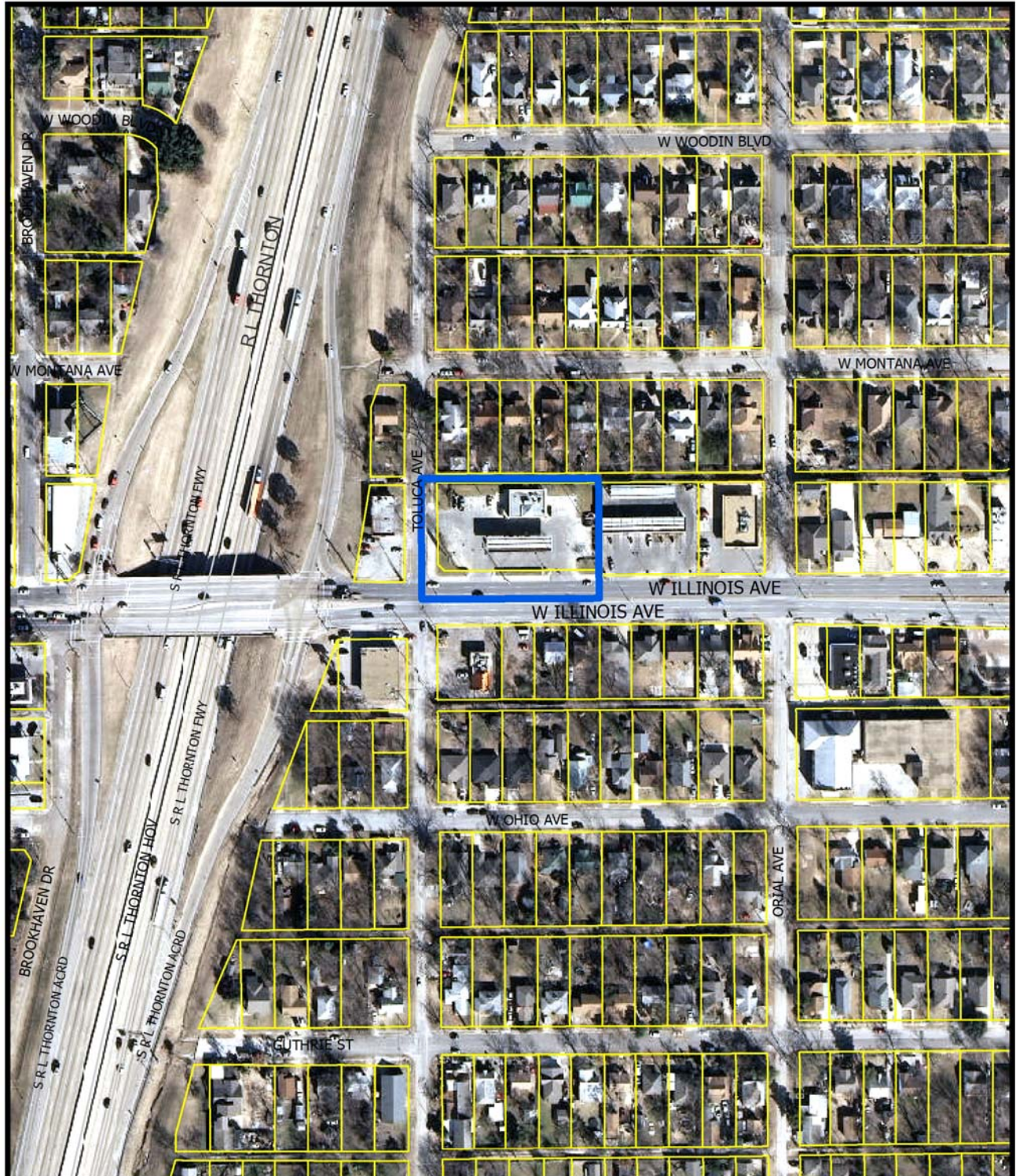




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VICINITY MAP

Case no: Z156-216
Date: 3/9/2016

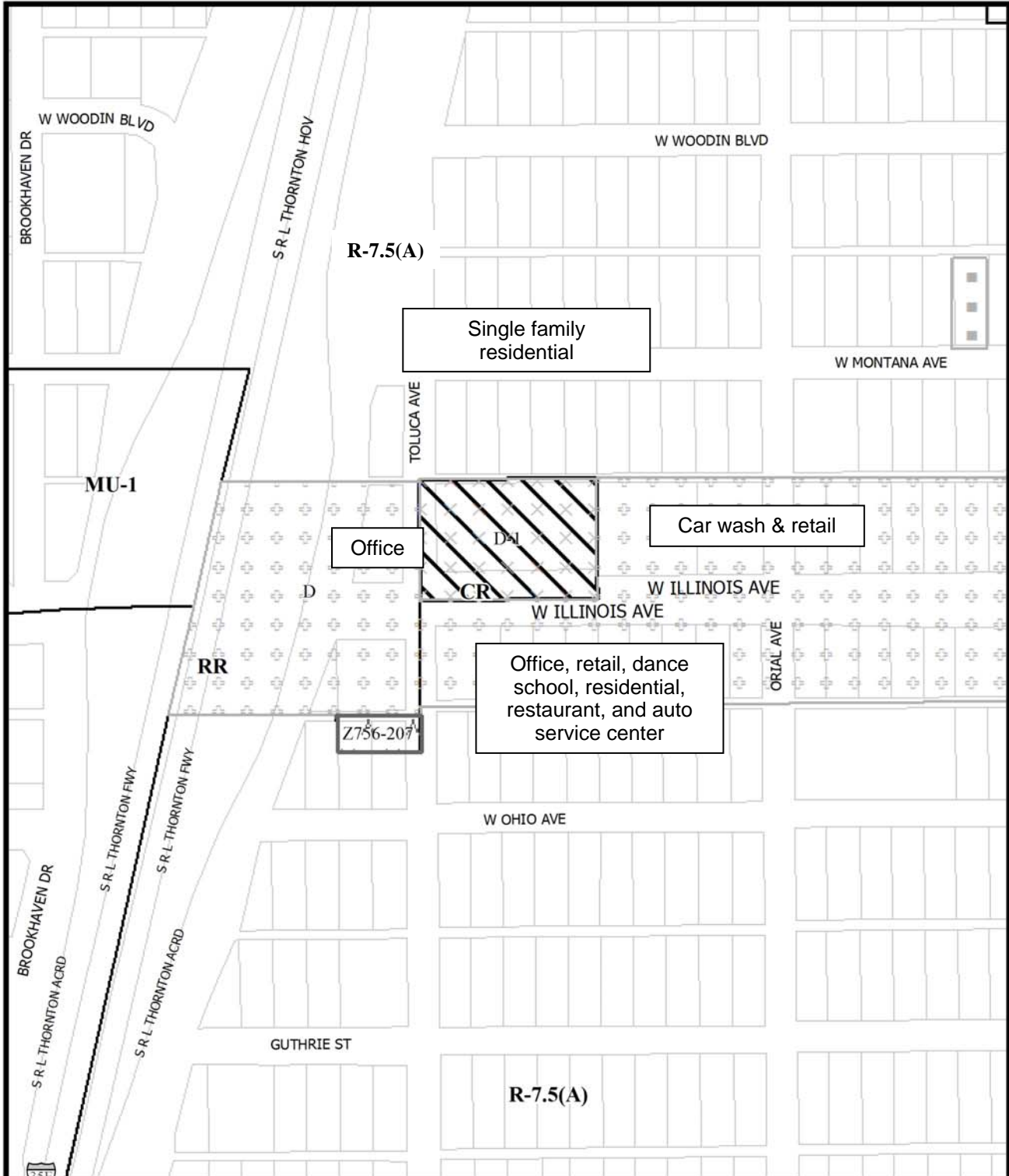


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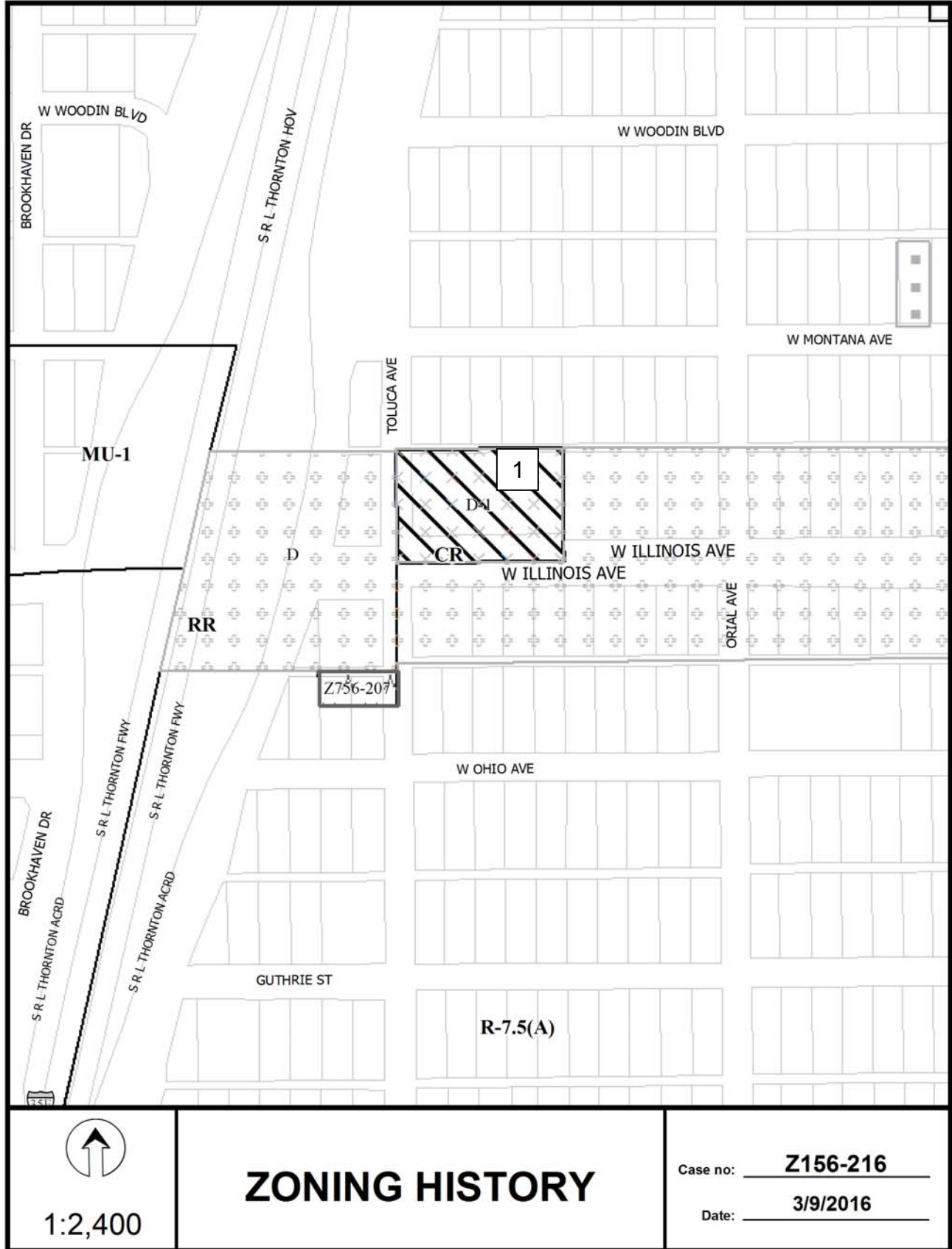
AERIAL MAP

Case no: Z156-216

Date: 3/9/2016

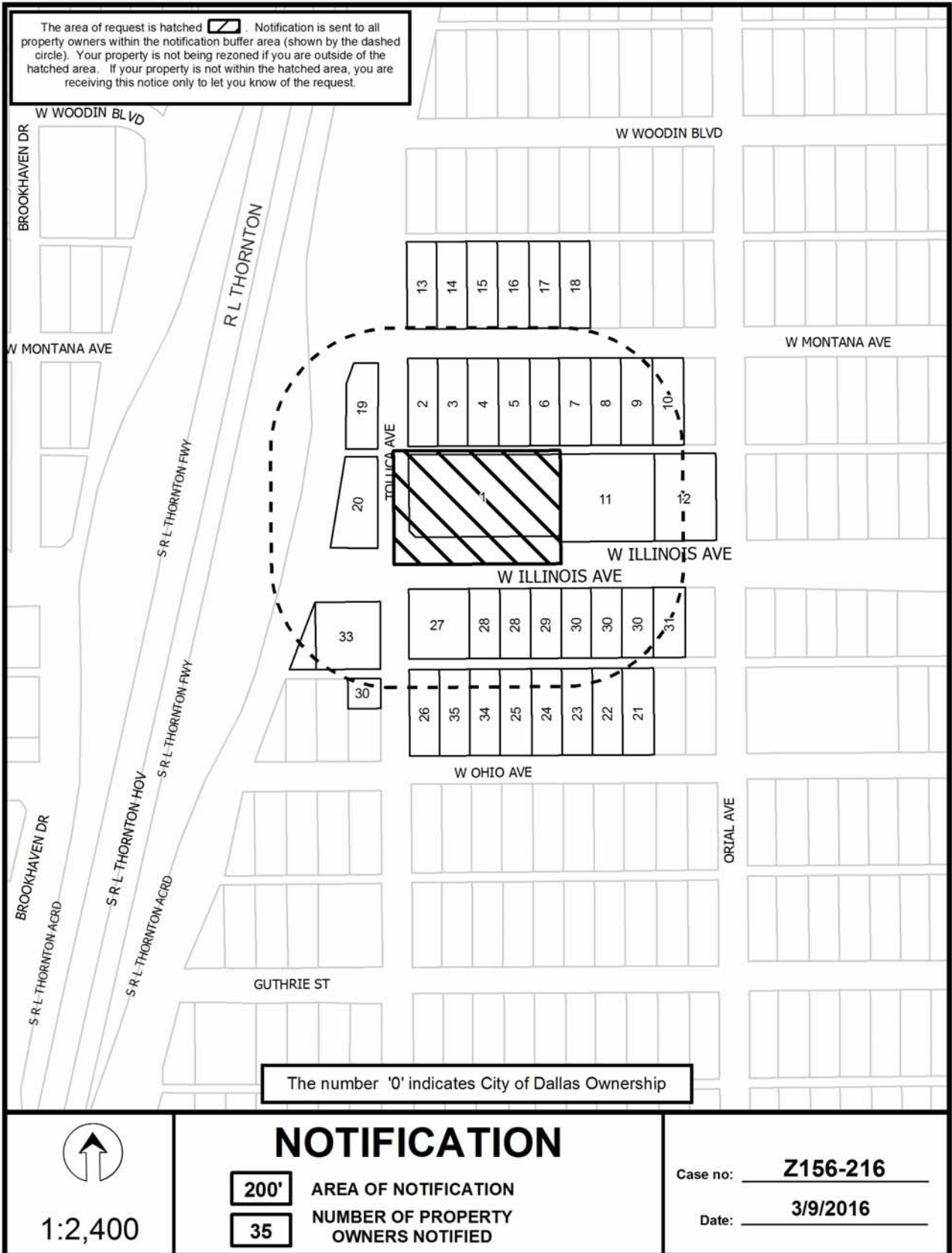


 1:2,400	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z156-216 </u> Date: <u> 3/9/2016 </u>
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ZONING HISTORY

Case no: Z156-216
Date: 3/9/2016



03/09/2016

Notification List of Property Owners***Z156-216******35 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	225 W ILLINOIS AVE	BORA PETROLEUM INC
2	238 W MONTANA AVE	FAGGETT FELECIA
3	234 W MONTANA AVE	JOHNSON GWENDA LAJOYCE
4	230 W MONTANA AVE	WILLIAMS TOMASA G
5	226 W MONTANA AVE	PEREZ ALICE RAMIREZ
6	222 W MONTANA AVE	DOROTEO ALFREDO &
7	218 W MONTANA AVE	MIRELES OVIDIO JR
8	212 W MONTANA AVE	ORTEGA JOEL F SALINAS &
9	208 W MONTANA AVE	POWELL DEBRA A
10	204 W MONTANA AVE	AGUILAR ROGELIO & ESMERALDA DE LA SANCHA ALONSO
11	213 W ILLINOIS AVE	KRIN MARK C & SUZANNE
12	207 W ILLINOIS AVE	A & I INSURANCE SERV INC
13	237 W MONTANA AVE	WHEELER MARGIE FAY
14	233 W MONTANA AVE	ROMERO ARMANDO JOEL
15	231 W MONTANA AVE	GEORGE JOHNNY R &
16	227 W MONTANA AVE	SEALS WILBA L
17	221 W MONTANA AVE	PAVIA INVESTMENTS LLC
18	219 W MONTANA AVE	CASAS RAUL
19	302 W MONTANA AVE	WHEELER ALEXANDER R II
20	2220 S R L THORNTON FWY	SAROFIA HOLDINGS INC
21	211 W OHIO AVE	MORALES JOSE ANTONIO
22	215 W OHIO AVE	SALAZAR GLORIA M
23	219 W OHIO AVE	MENDOZA PAULA S &
24	223 W OHIO AVE	COLUNGA MARIA C
25	227 W OHIO AVE	BADILLO ARISTEO R &
26	239 W OHIO AVE	RIOJAS NOLBERTO & ANTONIA M &

Z15-216(OTH)

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	238 W ILLINOIS AVE	WILLIAMS FRIED CHICKEN
28	230 W ILLINOIS AVE	RIVERA SUPPLY INC
29	222 W ILLINOIS AVE	RAFTER WALKER REAL EST VI
30	218 W ILLINOIS AVE	BLAIR EVELYN
31	206 W ILLINOIS AVE	SALINAS JOEL F &
32	2310 S R L THORNTON FWY	EASDON STEVEN L
33	308 W ILLINOIS AVE	JOHNSON PARTNERS LTD ETAL
34	231 W OHIO AVE	ALVARADO FRANCISCO
35	235 W OHIO AVE	ESPINOZA MERCEDALIA

FILE NUMBER: Z156-169(RB)

DATE FILED: December 18, 2015

LOCATION: South line of Glen Lakes Drive, west of Manderville Lane

COUNCIL DISTRICT: 13

MAPSCO: 26 K

SIZE OF REQUEST: Approx. 13,286 Sq. Ft. **CENSUS TRACT:** 78.22

APPLICANT/OWNER: Glen Lakes Holdings, LLC

REPRESENTATIVE: Robert Reeves

REQUEST: An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant is proposing to develop the site with surface parking to serve the multi-tenant retail development south of the site (located in the northeast quadrant of North Central Expressway and Walnut Hill Lane).

STAFF RECOMMENDATION: Approval, subject to a site/landscape plan and conditions.

PRIOR CPC ACTION: On April 21, 2016, The City Plan Commission held this request under advisement until May 5, 2016 in order to provide further information. On March 17, 2016, the City Plan Commission held this request under advisement until April 7, 2016 in order to permit the applicant to address landscape revisions. On April 7, 2016, the City Plan Commission held this request under advisement until April 21, 2016 in order to permit the applicant to meet with area property owners.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – Impact on adjacent properties will be somewhat passive in that the only permitted operation will be to provide for surface parking. Required landscaping and retention of two mature trees will soften the increase in non-permeable surface area required to support the parking.
2. *Traffic impact* – No negative impact is anticipated subject to attached plan design (see note, No. 1, above).
3. *Comprehensive Plan or Area Plan Conformance* – Proposed use of the property is an example of one use normally provided for within a Business Center or Corridor.

Zoning History: There has been no recent zoning activity in the immediate area relevant to the request.

<u>Street</u>	<u>Existing & Proposed ROW</u>
Glen Lakes Drive	Local; 60' ROW

STAFF ANALYSIS:

Comprehensive Plan: The site is located in a Business Center or Corridor. This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. Business Centers are usually at major intersections or along Highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

Land Use Compatibility: The site, previously accommodating for a residential use, has been cleared of all improvements. The applicant is proposing to improve the parking for surface parking in conjunction with parking demands for an adjacent multi-

tenant retail development. The site is situated approximately 900 feet east of the street's terminus with the northbound access road for North Central Expressway. From a historical perspective, the entire blockface was generally zoned for O-1 Office District Uses prior to the city's zoning transition in 1987-1989 [property generally situated north and west transitioned to NO(A) District Uses during transition]. The exception was this parcel as well as two parcels, west and east respectively, all of which were zoned for either MF-1 Multiple Family District Uses and R-7.5 Single Family District Uses (the property to the east has been rezoned to an MO-1 Mid-Range Office District).

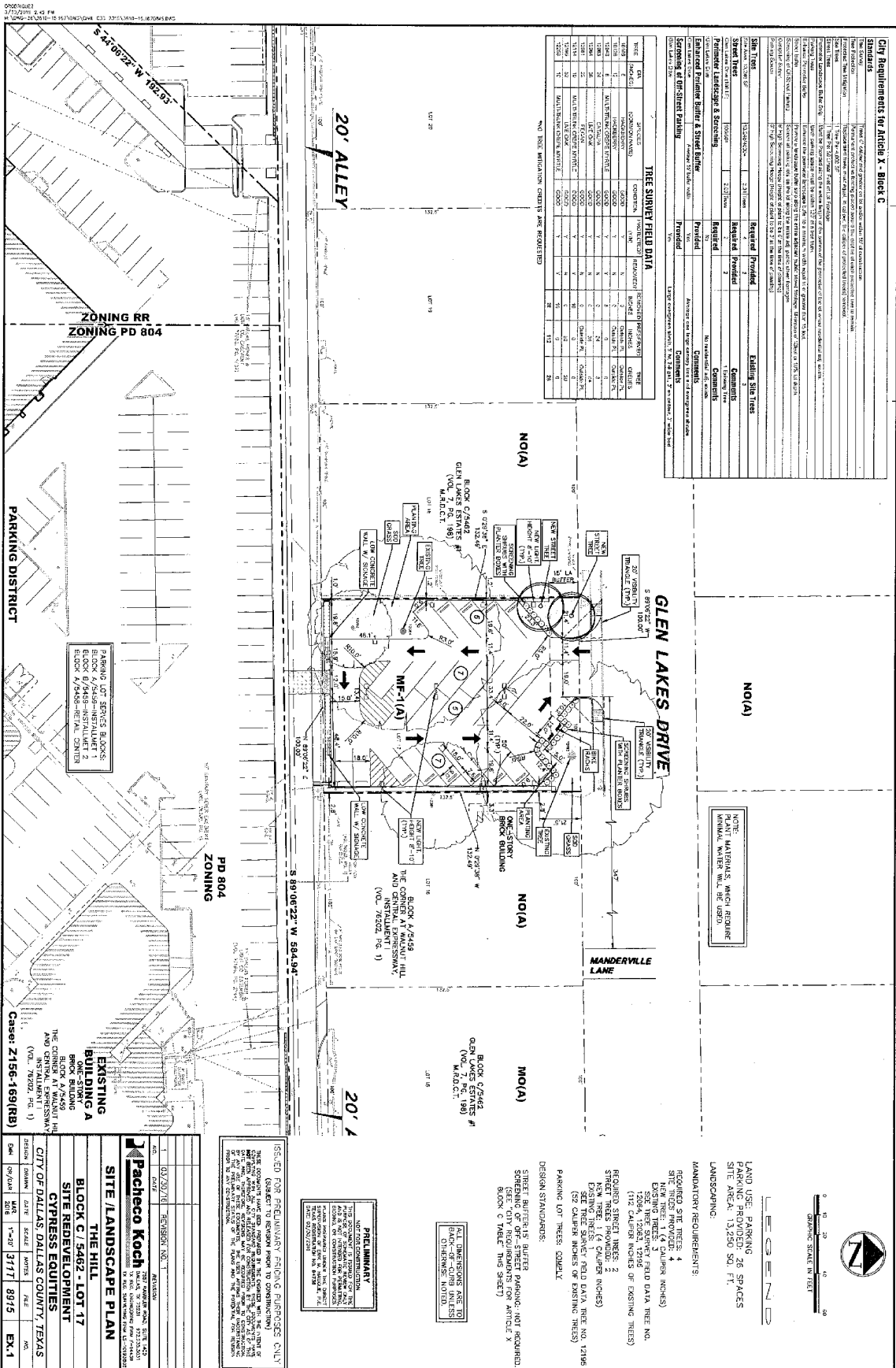
As the site is situated within close proximity to the Presbyterian Hospital campus (approx. 1,270 feet, along Glen Lakes Drive to Rambler Road/Walnut Hill Lane, crossing at the signalized intersection), the majority of uses tend to support a medical campus; office/medical office and medical labs. A regional serving multi-tenant retail center is developed to the south/southwest across an unimproved public alley. It is this retail center that will utilize the requested use of the property for surface parking. It should be noted an improved crosswalk will be provided (subject to approval of a private license approved by the City Council) across the alley, linking the retail center with the proposed parking. The attached alley crosswalk exhibit is provided for illustrative purposes only.

Generally, a parking district should be contiguous or directly across an alley or street from the main use(s) it serves. Additionally, the parking district should not be located within an area developed with residential uses. The attached site/landscape plan provides for retention of two mature large canopy trees, required screening and landscaping, along with 16 foot-tall light standards which are vertically in scale with the surrounding one and two story structures.

In summary of this analysis, staff supports the request subject to the attached plan.

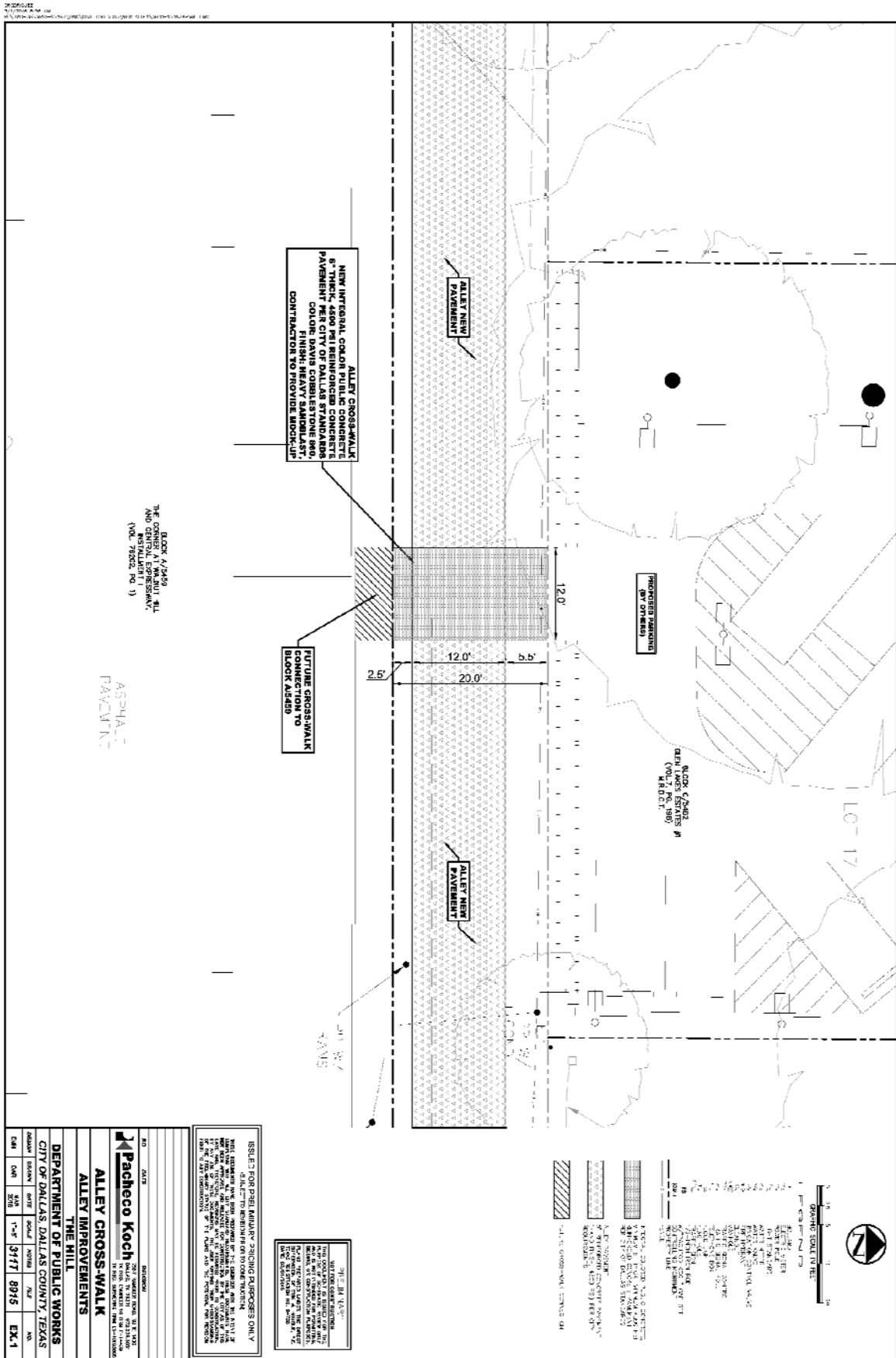
Glen Lakes Holdings, LLC
2015 Officers

Todd Minnis, President
Christopher Maguire, Vice President
Mark Miller, Vice President
Hunter Simon, Vice President
Scott Gosslee, Vice President



Site/ Landscape Plan

THE HILL - SITE REDEVELOPMENT CYPRESS EQUITIES - MARCH 2016



LEGEND

- 1. 6" CONC. (12" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER
- 2. 4" CONC. (8" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER
- 3. 2" CONC. (4" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER
- 4. 1" CONC. (2" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER
- 5. 1" CONC. (2" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER
- 6. 1" CONC. (2" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER
- 7. 1" CONC. (2" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER
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- 19. 1" CONC. (2" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER
- 20. 1" CONC. (2" MIN. THICK) WITH 1" REINFORCING BARS @ 18" ON CENTER

PROJECT INFORMATION

PROJECT NO. Z156-169(RB)
 DATE: 08/17/2018
 DRAWN BY: J. W. [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]

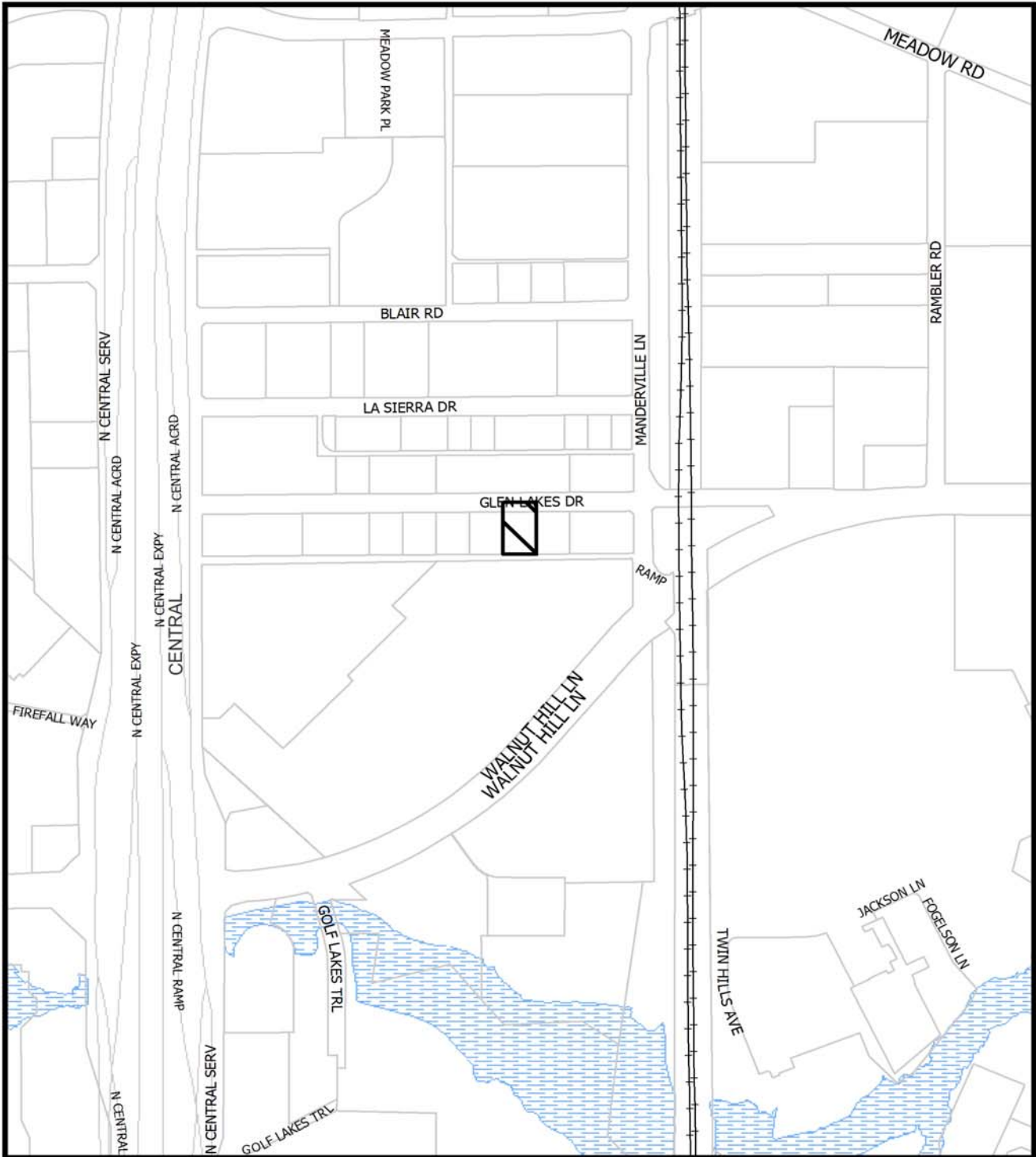
TITLE BLOCK

Pacheco Koch
 CONSULTING ENGINEERS
 1000 WEST END AVENUE, SUITE 1000
 DALLAS, TEXAS 75201
 TEL: 214.760.1000
 FAX: 214.760.1001
 WWW.PACHECO-KOCH.COM

ALLEY CROSS-WALK IMPROVEMENTS
THE HILL
DEPARTMENT OF PUBLIC WORKS
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 08/17/2018
 TIME: 1:47
 DRAWN BY: J. W. [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]

Alley Crosswalk Exhibit
 (provided for illustrative purposes, only)

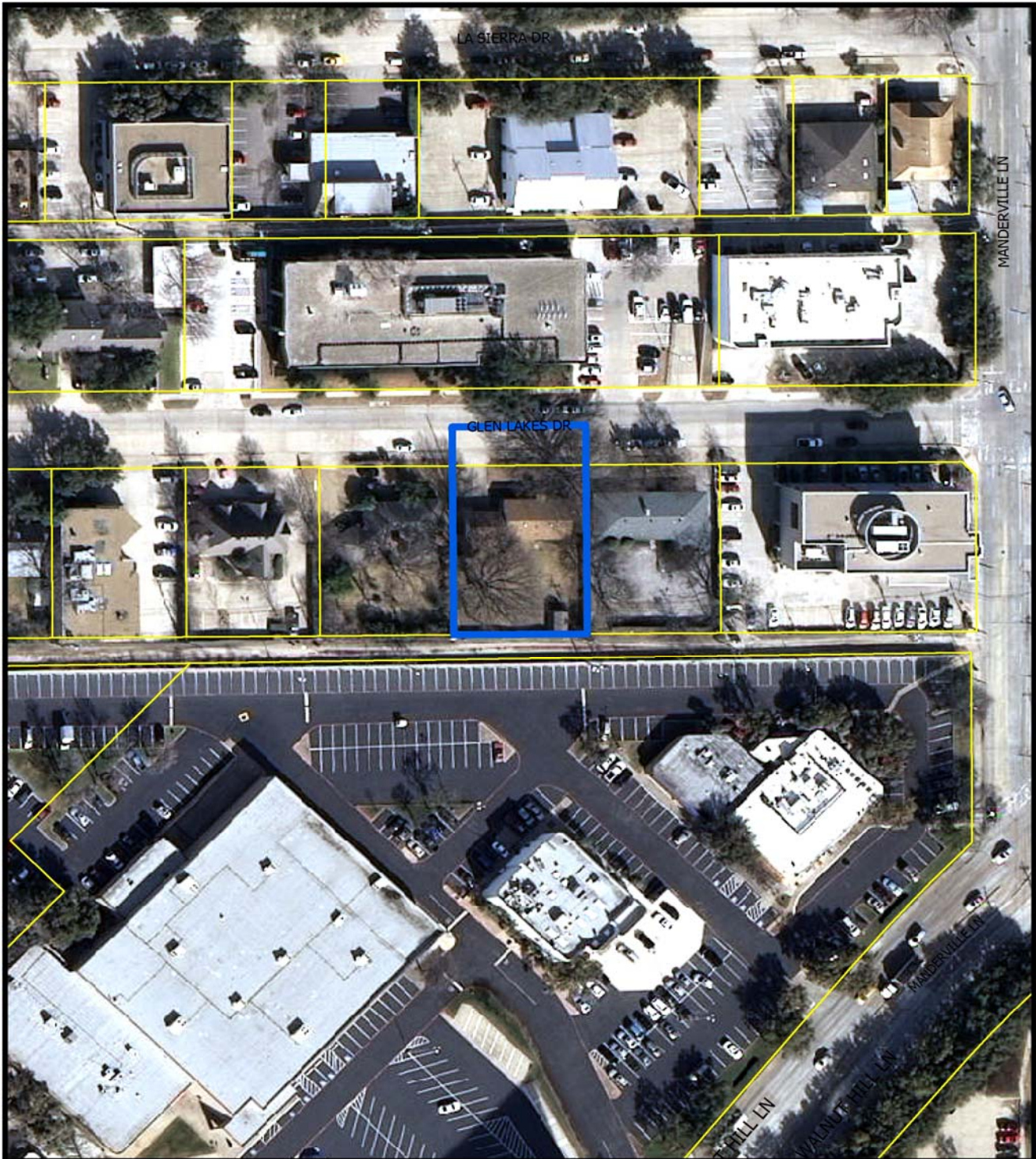


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VICINITY MAP

Case no: Z156-169

Date: 1/6/2016

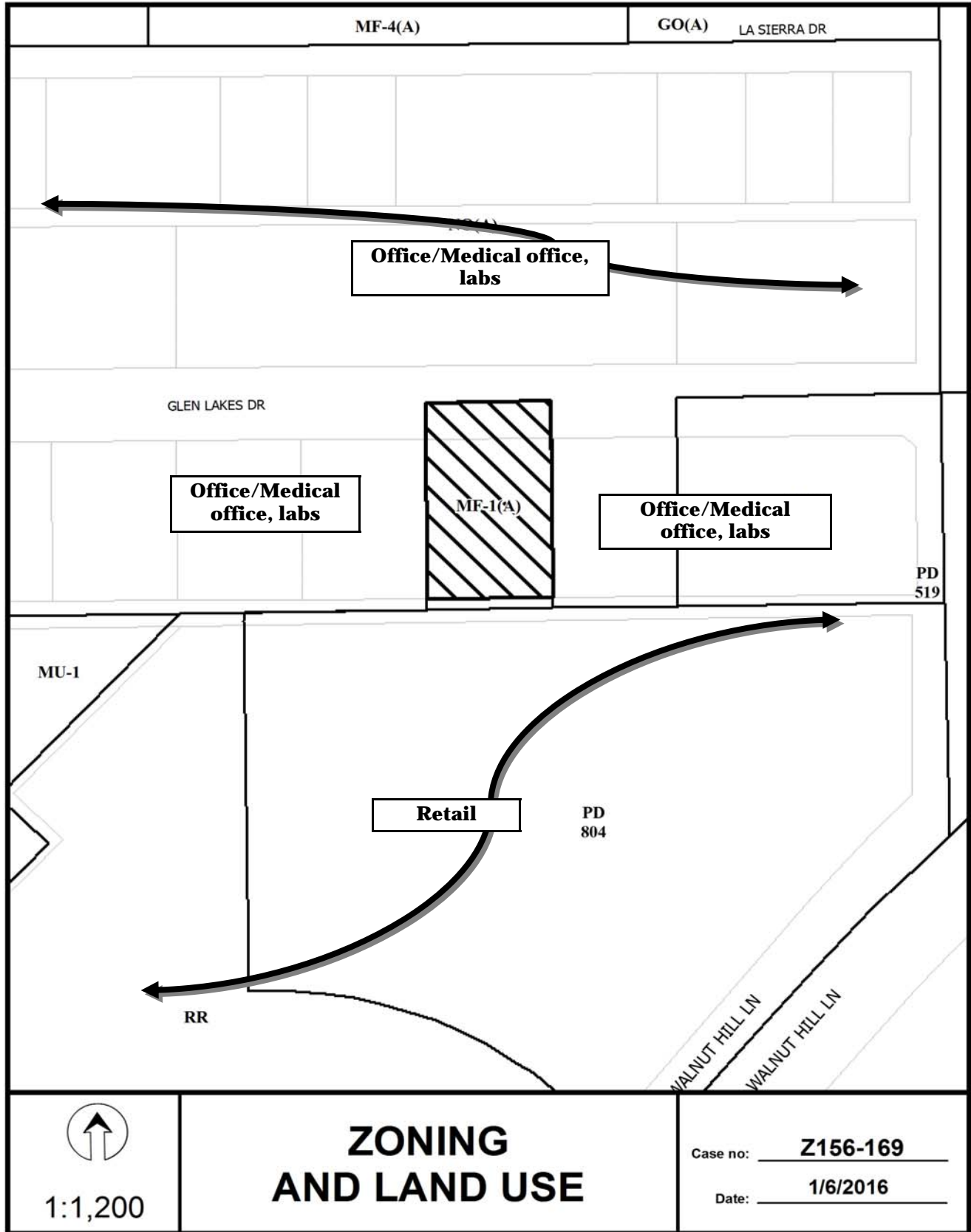


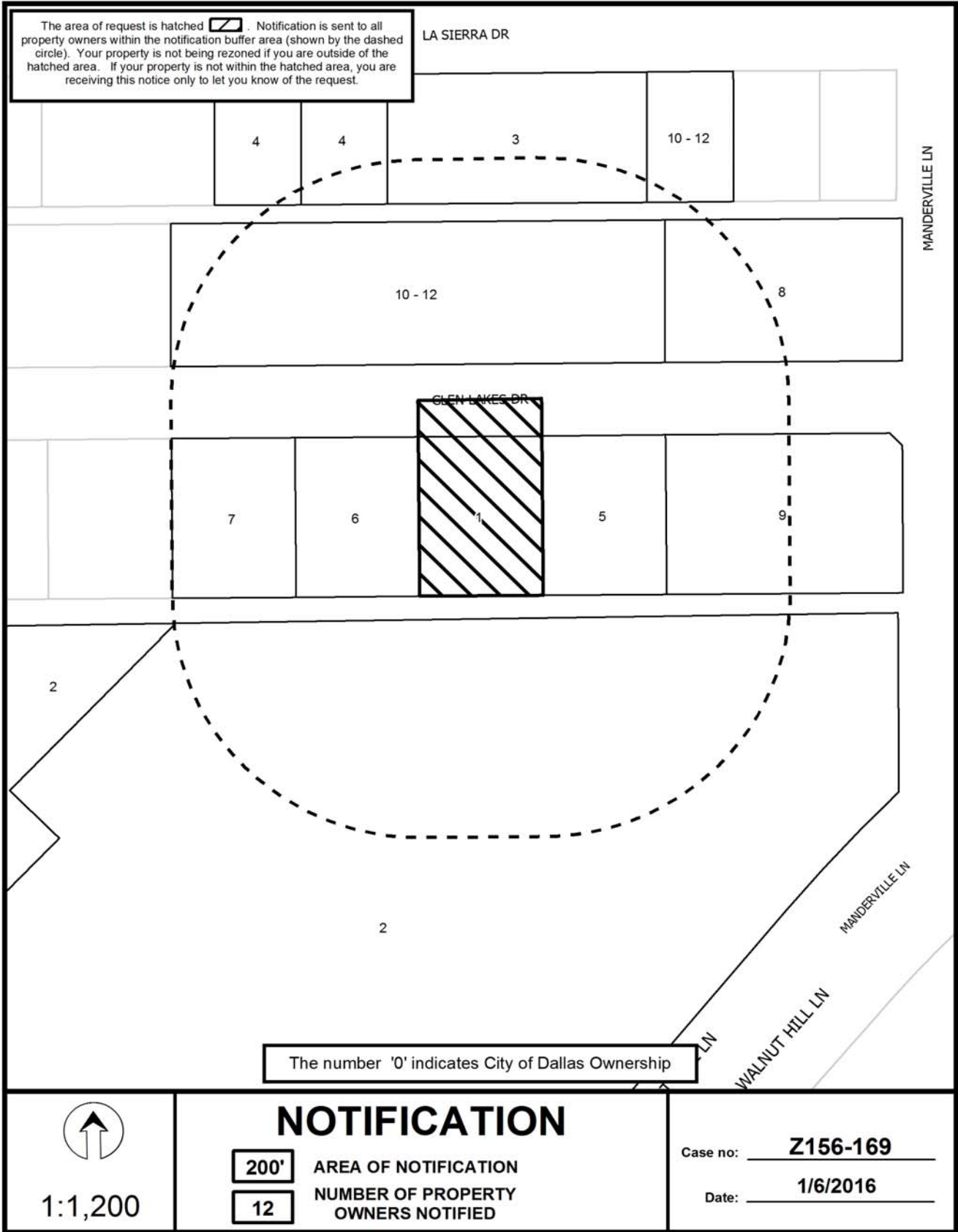
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AERIAL MAP

Case no: Z156-169

Date: 1/6/2016





01/06/2016

Notification List of Property Owners

Z156-169

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5478 GLEN LAKES DR	GLEN LAKES HOLDINGS LLC
2	8021 WALNUT HILL LN	CAPREF WALNUT HILL LLC
3	5480 LA SIERRA DR	5480 LA SIERRA LLC
4	5468 LA SIERRA DR	KOERBER ELLEN B
5	5486 GLEN LAKES DR	LIPPAS MARC GREGORY FAM
6	5470 GLEN LAKES DR	WATSON MAELISSA ET AL
7	5462 GLEN LAKES DR	PRICE DEBORAH R
8	5499 GLEN LAKES DR	5499 GLEN LAKES LTD
9	5494 GLEN LAKES DR	WHSC GEN PAR LLC
10	5477 GLEN LAKES DR	FIRST 5477 LTD
11	5477 GLEN LAKES DR	DALLAS FORT WORTH IVF REALTY LP
12	5477 GLEN LAKES DR	NT PSYCHIATRIC ALLIANCE

FILE NUMBER: Z145-140(OTH)

DATE FILED: December 10, 2014

LOCATION: South of Goodwin Avenue, east of Greenville Avenue

COUNCIL DISTRICT: 14

MAPSCO: 36-P

SIZE OF REQUEST: Approx. 615 sq. ft.

CENSUS TRACT: 02.02

APPLICANT: Verizon Wireless

REPRESENTATIVE: Kathy Zibilich, Griffin Harris PLLC

OWNER: 2900 Greenville Trust

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District.

SUMMARY: The applicant proposes to build a 65-foot, 5-inch tall monopole cellular tower. The request site is approximately 615 square feet and is located within a parking lot of a multi-tenant retail development. The existing CR zoning allows a tower/antenna for cellular communication to be constructed up to a height of 65 feet by right; however, Chapter 51A requires that it meet residential proximity slope requirements. If the tower/antenna for cellular communication exceeds 65 feet in height, an SUP is required. Chapter 51A permits an exemption to residential proximity slope height restrictions for monopole cellular towers that exceed 65 feet in height via Specific Use Permit approval. Chapter 51A does not permit this exemption for monopole cellular towers 65 feet or less in height with or without Specific Use Permit approval.

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

PRIOR CTION AND UPDATE: At the request of the applicant, this case was held under advisement at the applicant's request on February 19, April 2, June 4, August 20, October 15, 2015, and November 19, 2015, and January 21, 2016. There have been no changes to the request.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed use will not have a negative impact in the surrounding area. The proposed tower will be in close proximity to a retail area and will be shielded by local utility transmission and distribution lines as well as existing structures and existing large trees in the neighborhood.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use will not deter or contribute to the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use will not be a detriment to the public health, safety, or general welfare of the surrounding community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed use complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Zoning History: There have been two recent zoning changes in the area:

1. **Z123-114** On March 27, 2013, the City Council approved a new subarea within Conservation District No. 9 on property on the southwest corner of Greenville Avenue and Vanderbilt Avenue.
2. **BDA 101-039** On Tuesday, May 17, 2011, the Board of Adjustment granted a variance of 15 feet to the front yard setback, subject to conditions at 2815 Greenville Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	Parking lot
North	CR	Retail
East	CS & R-7.5(A)	Retail & Single Family
South	CS	Retail & office
West	CR	Retail

STAFF ANALYSIS:

Comprehensive Plan:

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

The Residential Neighborhood Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood “pocket parks” provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

The *forwardDallas! Comprehensive Plan* does not directly address the tower/antenna for cellular communication limited to a monopole cellular tower use. Uses permitted by Special Use Permits should be compatible with the neighborhood. The proposed tower

will be shielded by the surrounding buildings and large trees in the area. There are several utility structures that will shield the proposed structure.

Land Use Compatibility:

The CR Community Retail District, where this property is located is surrounded by single family development which all are part of Conservation Districts No. 9 and 11 to the north, P(A) Parking District to the west and Conservation District No. 15. There are also office and retail uses to the west and south of the proposed site. The closest residential dwelling unit is approximately 75 feet east of the proposed use.

Because the height of the proposed tower requires an SUP based upon the height exceeding 65 feet, it is exempt from residential proximity slope (RPS) regulations per Chapter 51A. Monopole towers 65 feet or less are subject to RPS regulations. The proposed location will be approximately 60 feet away from the R-7.5(A) zoning.

The monopole cellular tower meets the following requirements:

1. The pole portion of a monopole cellular tower may not exceed 42 inches in diameter; microwave dishes or similar devices up to three feet in diameter may be mounted on the pole portion of a monopole cellular tower.
2. No more than two dishes or similar devices may be placed on a monopole cellular tower.
3. The platform portion of a monopole cellular tower may not have a horizontal cross sectional area greater than 196 square feet. The depth of the platform may not exceed 4 feet, excluding any whip antenna.

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

Parking:

The Building Inspection Division determined that the proposed equipment and structures are not 120 square feet or more, therefore it is not required to provide any parking.

Z145-140(OTH)

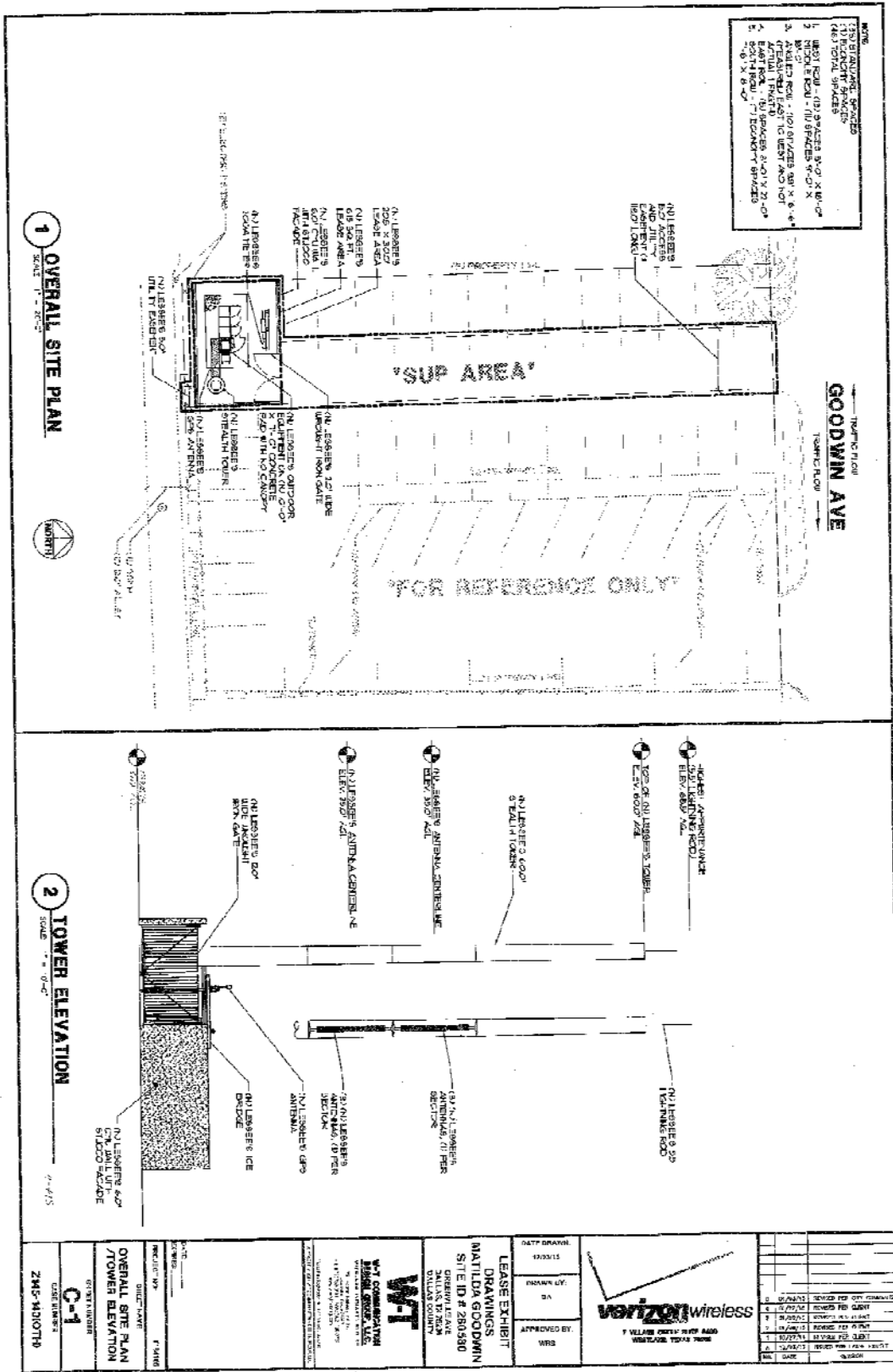
Landscaping:

Additional landscaping requirements are not triggered with this request.

**Proposed Conditions
Z145-140(OTH)**

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
2. **SITE PLAN/TOWER ELEVATION:** Use and development of the Property must comply with the attached site plan/tower elevation.
3. **TIME LIMIT:** This specific use permit expires on _____ (ten years), but is eligible for automatic renewal for additional ten-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. **HEIGHT:** The monopole cellular tower authorized by this specific use permit may not exceed 65 feet and five inches in height.
5. **COLLOCATION:** Any tower/antenna support structure at this site authorized by this specific use permit that exceeds 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
6. **MAINTENANCE:** The entire Property must be properly maintained in a state of good repair and neat appearance.
7. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



List of Partners

Madison Pacific Development Company, Inc. list of principals and officers

Name: Susan B Reese

Position held: President

Name: Larry Vineyard

Position held: Vice President

DALLAS MTA, L.P.	
Texas Taxpayer Number	17526822550
Mailing Address	1 VERIZON PL ALPHARETTA, GA 30004-8510
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	08/16/1995
Texas SOS File Number	0008283611
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	1999 BRYAN ST., STE. 900 DALLAS, TX 75201

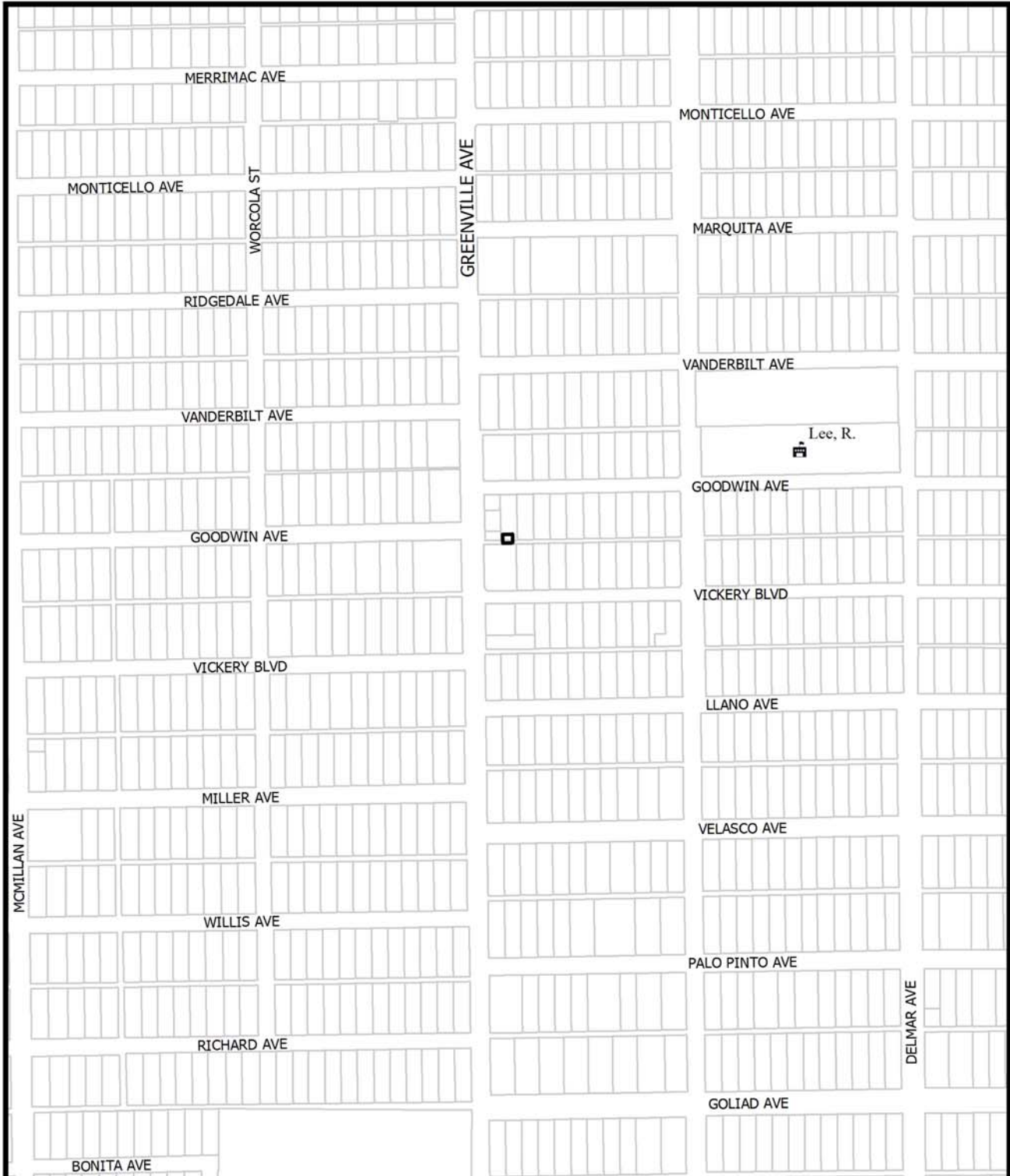
General Partner: Verizon Wireless Texas LLC


No individual Limited partners.

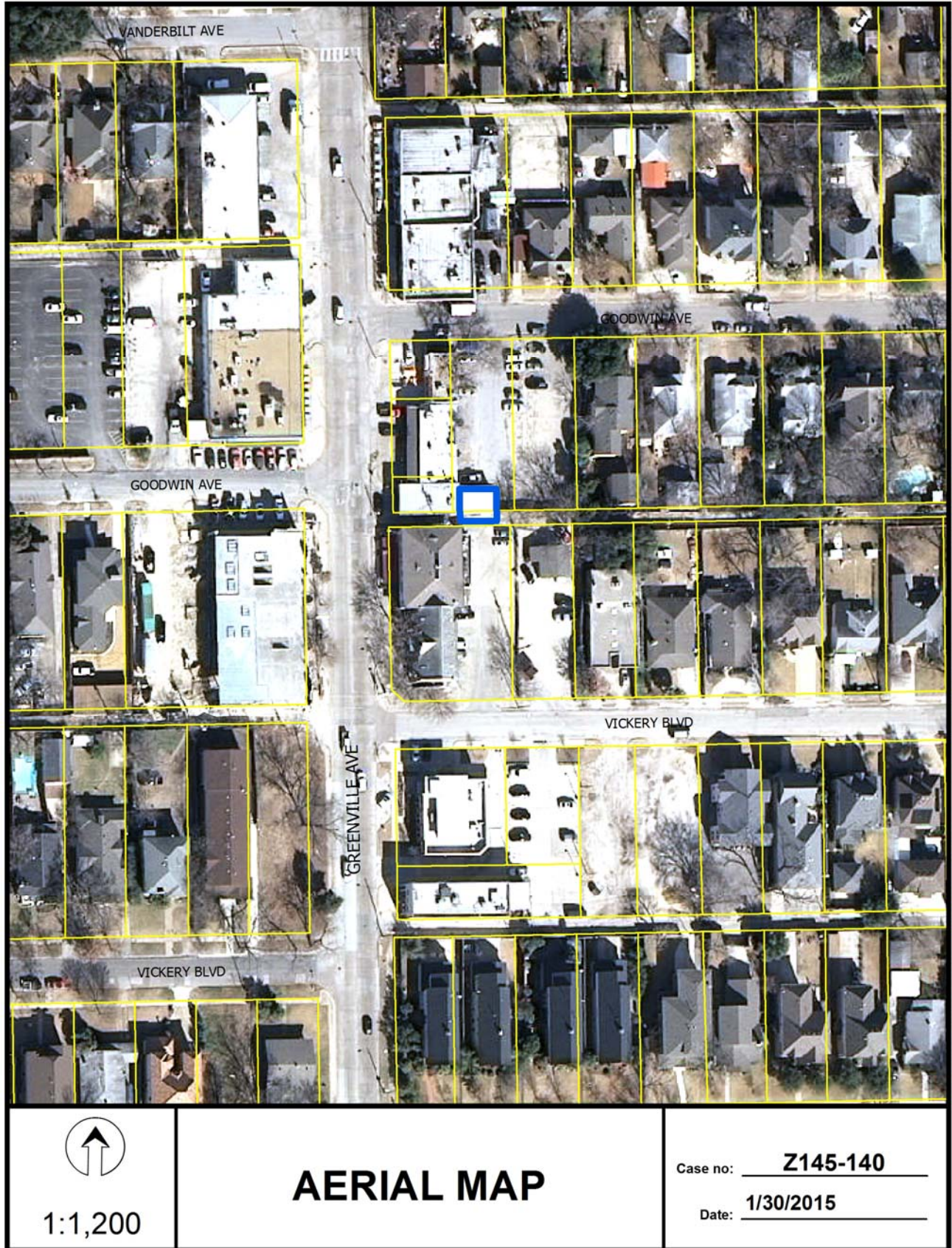
Dallas MTA LP is ultimately 100%
owned by Verizon Wireless, a public company.

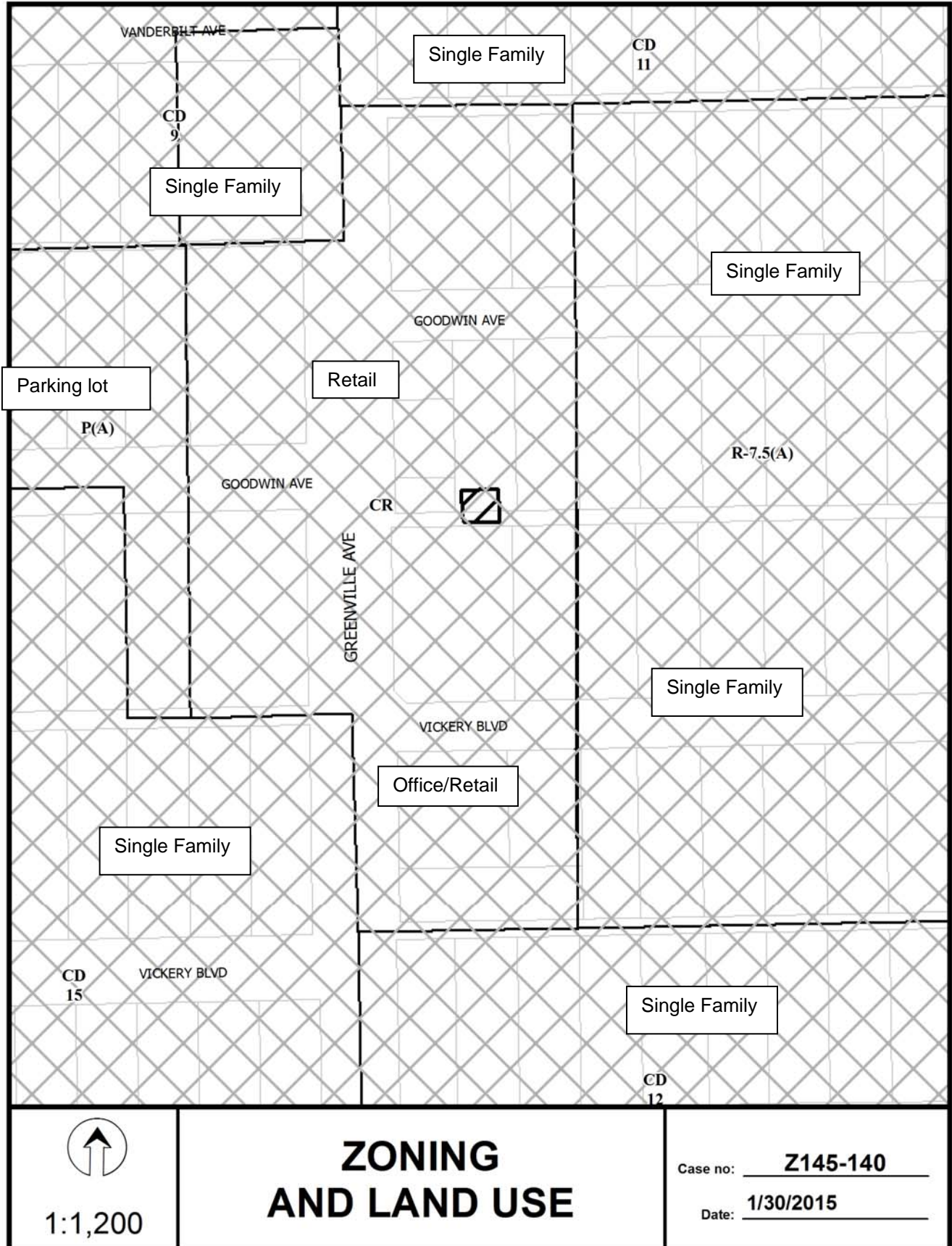
Z145-140(OTH)

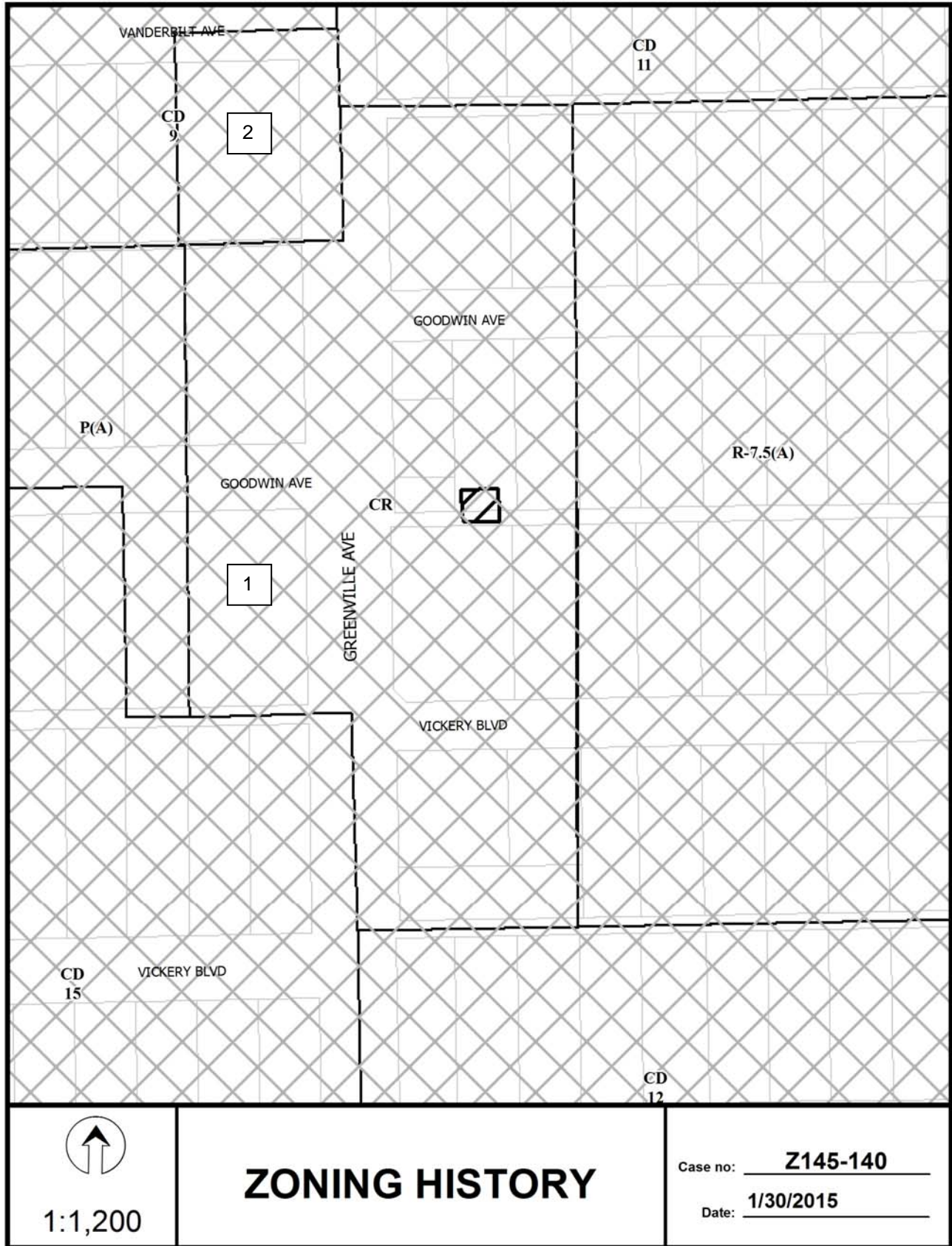
VERIZON WIRELESS TEXAS, LLC	
Texas Taxpayer Number	12237241729
Mailing Address	1 VERIZON PL C/O TAX DEPT ALPHARETTA, GA 30004-8510
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	11/03/2000
Texas SOS File Number	0707769823
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	350 N. ST. PAUL ST. STE. 2900 DALLAS, TX 75201



 1:4,800	<h1>VICINITY MAP</h1>	Case no: <u> Z145-140 </u> Date: <u> 1/30/2015 </u>
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1:1,200

ZONING HISTORY

Case no: Z145-140

Date: 1/30/2015




1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
20 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z145-140**
 Date: **1/30/2015**

01/30/2015

Notification List of Property Owners***Z145-140******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5706 GOODWIN AVE	2900 GREENVILLE TRUST
2	5714 GOODWIN AVE	PHILLIPS JAMES T
3	5718 GOODWIN AVE	COHN ERIC
4	5722 GOODWIN AVE	COHN ERIC
5	5723 VICKERY BLVD	LAMPLIGHT PROPERTIES
6	5717 VICKERY BLVD	AGUIRRE JUANA T
7	5713 VICKERY BLVD	REEDER VIRGINIA
8	5711 VICKERY BLVD	GRAPE BUILDING J V
9	5714 VICKERY BLVD	WILLIAMS HARDMON III &
10	5711 GOODWIN AVE	CASS DON TRUSTEE
11	5715 GOODWIN AVE	RESENDIZ CONSTANTINO I &
12	5710 VICKERY BLVD	K&B COMMERCIAL TEXAS ETAL
13	2820 GREENVILLE AVE	RUBIN MARTIN J
14	2810 GREENVILLE AVE	GRAPE BLDG JT VTR
15	2818 GREENVILLE AVE	RUBIN MARTIN J
16	2815 GREENVILLE AVE	GREENVILLE LANDMARK VENT
17	2901 GREENVILLE AVE	REISBERG FRED INV LTD
18	2900 GREENVILLE AVE	MADISON PACIFIC
19	2808 GREENVILLE AVE	GRAPE BUILDING JV
20	2724 GREENVILLE AVE	CIGS II 5 LLC

FILE NUMBER: Z156-135(OTH)

DATE FILED: November 16, 2015

LOCATION: Southwest line of Lasater Road, northwest of Stark Road

COUNCIL DISTRICT: 8

MAPSCO: 70-M

SIZE OF REQUEST: Approx. 62 acres

CENSUS TRACT: 170.04

APPLICANT: David Booth, DR Horton Homes

OWNER: Frank Scheer, First Security Bank

REPRESENTATIVE: Tom John, JBI Partners

REQUEST: An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to develop the property with 300 single-family dwelling units. The property is currently undeveloped. Because this request is for straight zoning, no development plan has been submitted. A preliminary plat will be submitted at a later date that must be considered by the City Plan Commission.

STAFF RECOMMENDATION: Approval

PRIOR ACTION AND UPDATE: On January 21, February 18 and March 3, and April 7, 2016, and April 21, 2016, the City Plan Commission held this case under advisement so that the applicant could meet with surrounding property owners.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning will have no negative impacts upon surrounding property in the area.
2. *Traffic impact* – The rezoning of this property will impact the surrounding roadways. At the time of platting and permitting, specific roadway design standards to the proposed capacity will be required.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan identifies the area as a Residential Neighborhood Building Block. The proposed development is consistent with the Residential Neighborhood Building Block.

Zoning History: There have been no zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lasater Road	Local	N/A
Bute Street	Local	N/A

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined that a more detailed TIA will be necessary at the time of platting and permitting to determine the required roadway improvements based upon the number of lots and proposed plat phasing.

STAFF ANALYSIS:

Comprehensive Plan:

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley

Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood “pocket parks” provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
Northeast	City of Seagoville	Undeveloped and single family
Southeast	City of Seagoville	Undeveloped
Southwest	A(A) & R-16(A)	Single family and undeveloped
Northwest	A(A) & MH(A)	Undeveloped and mobile homes

Land Use Compatibility:

The request site is approximately 62 acres of land and is currently undeveloped. The property is located on the edge of the city limits of the City of Dallas and the City of Seagoville. The applicant is proposing to build 300 single family dwelling units. The existing zoning of the property is A(A) Agricultural District which allows for single family residential uses, but the lot size requirement is a minimum of three acres. Thus the request for a zoning change to R-5(A), which requires a minimum lot size of 5,000 square feet. The property is surrounded by undeveloped land to the northeast; undeveloped land to the southeast; undeveloped land and single family to the southwest; and undeveloped land and mobile homes to the northwest. There is undeveloped land to the north and south of the property. The proposed zoning district and use of the property will be compatible with the surrounding area.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & single family
Proposed							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

REMINGTON MILL
KEY EXECUTIVES FOR DRHI, INC

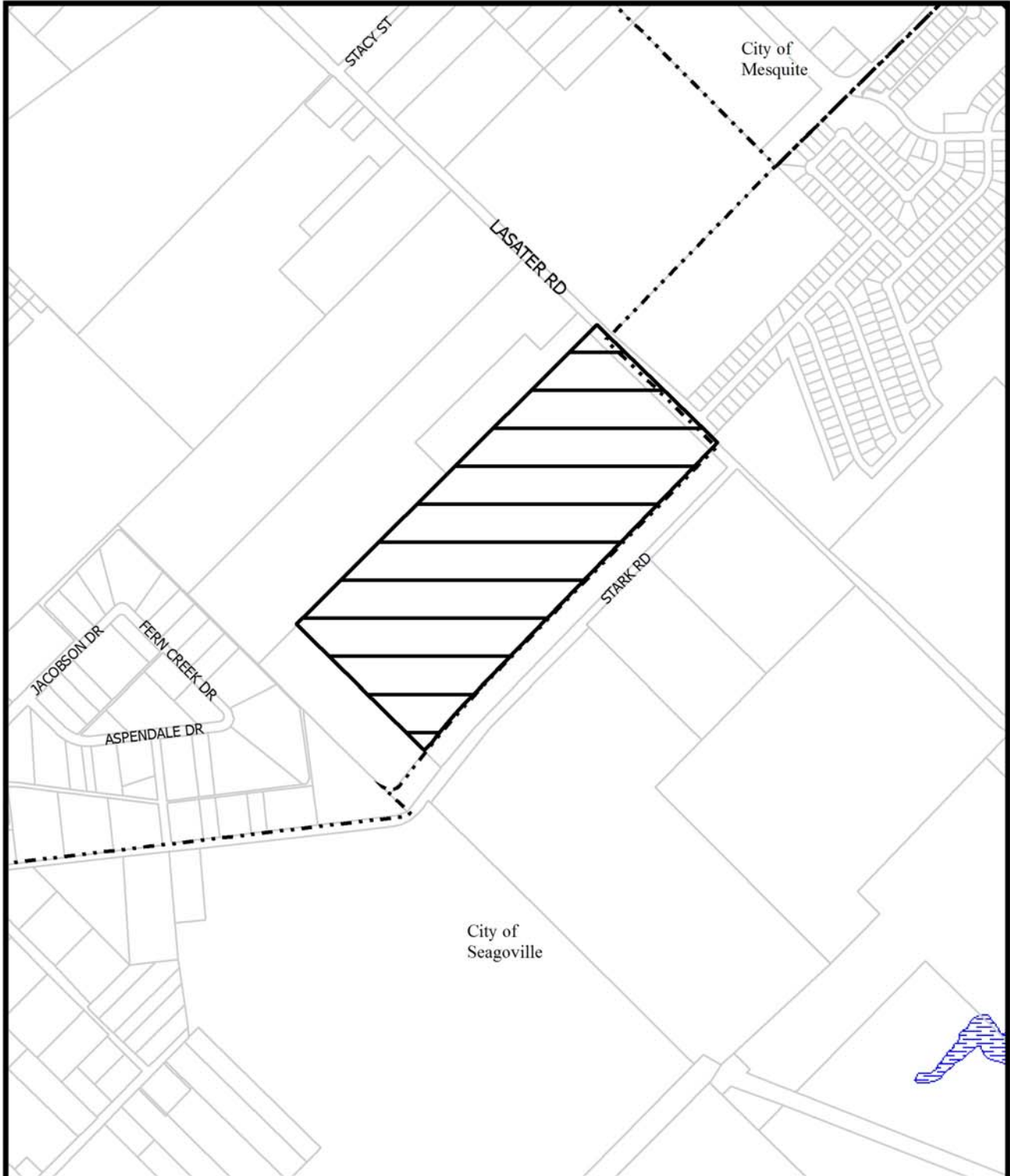
Mr. David V. Auld
Chief Exec. Officer and President


Mr. Bill W. Wheat
Chief Financial Officer and Exec. VP

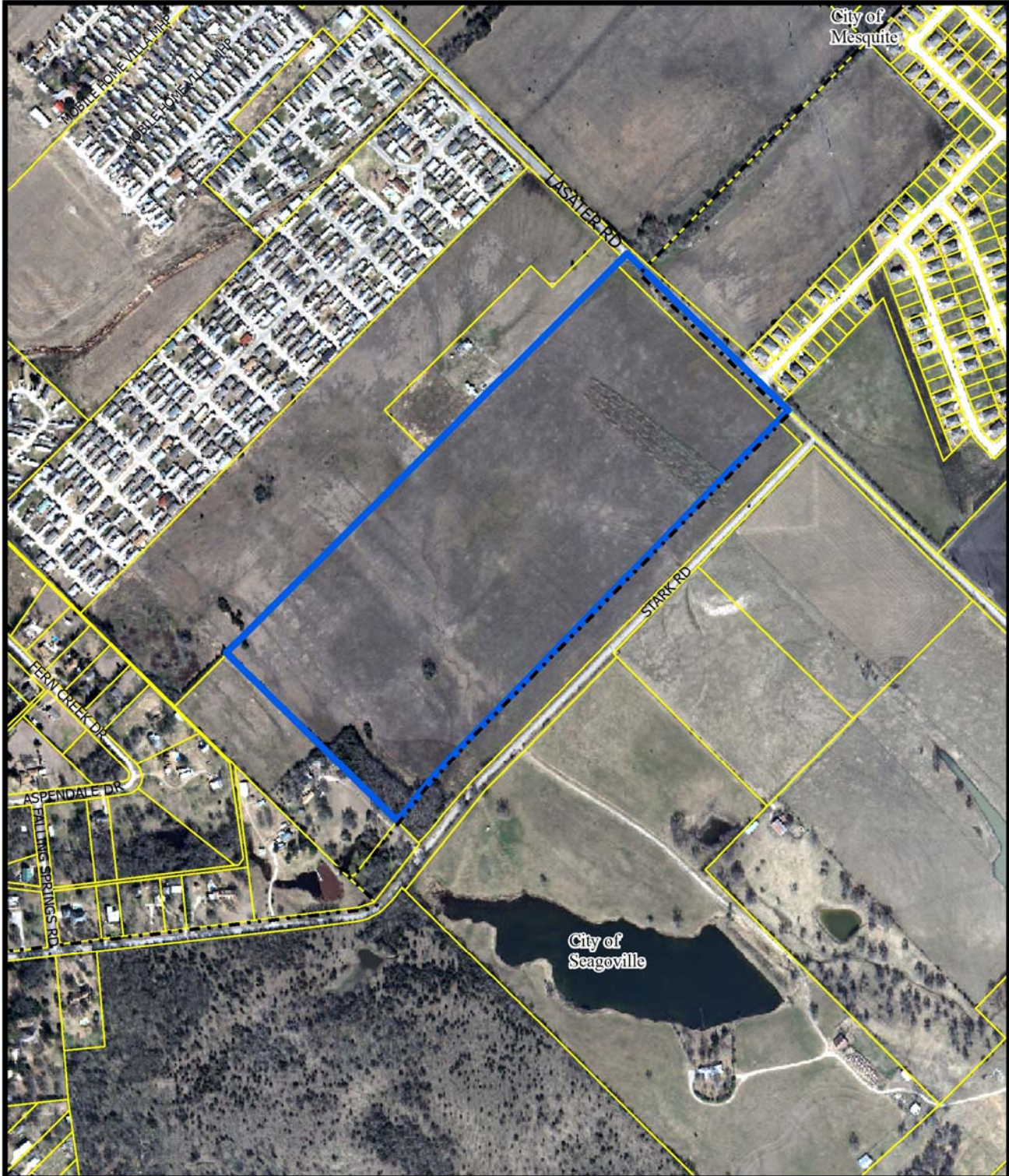
Mr. Michael J. Murray
Chief Operating Officer and Exec. VP

Mr. Ted I. Harbour
Chief Legal Officer

Jessica Hansen
VP of Communications



 1:9,600	<h3>VICINITY MAP</h3>	Case no: <u> Z156-135 </u> Date: <u> 1/6/2016 </u>
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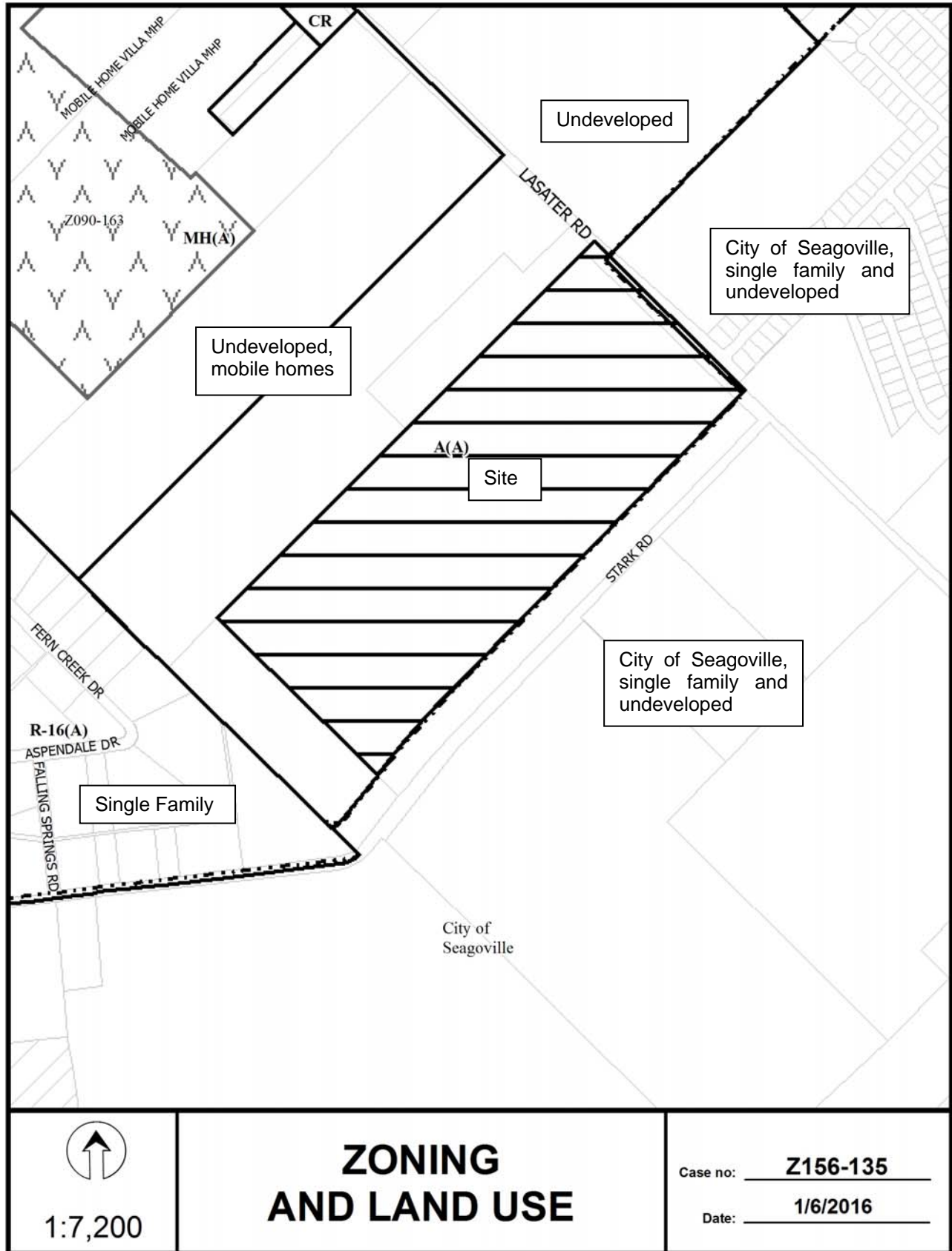


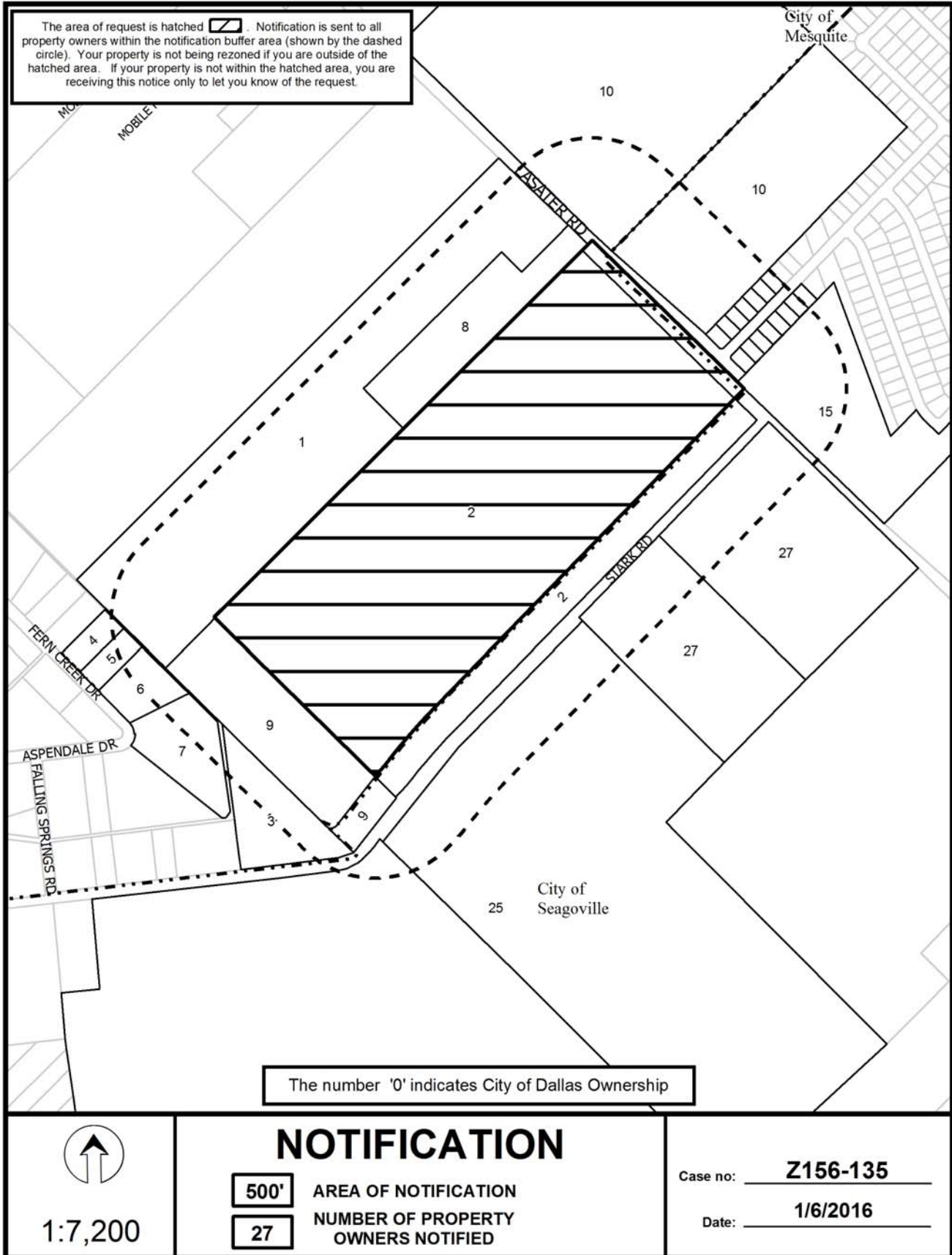
1:7,200

AERIAL MAP

Case no: Z156-135

Date: 1/6/2016





01/06/2016

Notification List of Property Owners***Z156-135******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	15002 LASATER RD	LINE WINSTON B
2	1110 STARK RD	FIRST SECURITY BANK NA
3	628 STARK RD	SHEPHERD CHARLIE & LUZ N
4	804 FERN CREEK DR	PATTERSON CALVIN L &
5	800 FERN CREEK DR	SMITH ALICIA E &
6	710 FERN CREEK DR	DRUMM LINDA J
7	704 FERN CREEK DR	WOJTOWICZ THEODORE R &
8	15010 LASATER RD	BUSTOS SANTIAGO & LAURA
9	688 STARK RD	RRW FAMILY LTD PS
10	14801 LASATER RD	CALDWELL CARL PORTER JR TR
11	2501 WYNNGATE DR	ELIAS HIGINIO & GRACELIA GARCIA
12	2503 WYNNGATE DR	WILLIAMS LARRY J
13	2505 WYNNGATE DR	MCCARTER MARY
14	2507 WYNNGATE DR	WALKER RACHEL &
15	2509 WYNNGATE DR	D R HORTON TEXAS LTD
16	2511 WYNNGATE DR	MADISON ASHLEA
17	2513 WYNNGATE DR	SANSOM PHILASHONTE M & NECOMA D
18	2502 WYNNGATE DR	REED CONNIE M
19	2504 WYNNGATE DR	GARCIA MAX E
20	2506 WYNNGATE DR	ESTELLE MELANIE
21	2508 WYNNGATE DR	LICON ORLANDO R & MELISSA
22	2510 WYNNGATE DR	FOX VANESICA D
23	2514 WYNNGATE DR	HAVENS MICHAEL E & ALESHA MARIE
24	2516 WYNNGATE DR	TURNER CANDRA LAPORSHA
25	234 E STARK RD	WOLFORD DENNIS &
26	100 STARK RD	MOORE JUDITH SMITH &

Z156-135(OTH)

01/06/2016

Label # ***Address***

27 800 STARK RD

Owner

JONES THOMAS RAY

FILE NUMBER: Z156-195(SM)

DATE FILED: February 3, 2015

LOCATION: Southwest corner of West Northwest Highway and Durham Street

COUNCIL DISTRICT: 13

MAPSCO: 25Z

SIZE OF REQUEST: Approx. 4.631 Acres

CENSUS TRACT: 79.06

OWNER: Northway Christian Church

APPLICANT: Highland Park ISD

REPRESENTATIVE: Dallas Cothrum, Masterplan

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District, public school, and private recreation center, club, or area uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct up to a three-story, 108,500 square foot new HPISD elementary school and playing fields south of West Northwest Parkway. The proposal also requests to establish setbacks and landscaping requirements. The applicant has worked closely with staff as well as involving the surrounding property owners in dialogue during this process.

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

PRIOR CPC ACTION: On April 21, 2016 the City Plan Commission held this item under advisement in order to allow revisions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval of staff's recommended conditions of this item based upon:

1. *Performance impacts upon surrounding property* – The applicant has removed the lights of the proposed private recreation center, club, or area use as shown on the attached development plan and has offered conditions that further restrict that use. The applicant has also offered to limit structure height for a school, whereas the R-7.5(A) District allows schools any height in compliance with FAA regulations as explained further in the staff analysis portion of this report. Staff recommends approval of staff's recommended conditions because the limits proposed and recommended by staff is compatible with the surrounding properties.
2. *Traffic impact* – The traffic engineering staff has recommended approval of the traffic management plan.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the neighborhood residential building block along a multimodal corridor.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request includes encroachments into the setbacks, limitations on height, modifications to fence standards, and modifications to landscaping requirements that require a planned development district.

BACKGROUND INFORMATION:

- The site is the eastern portion of an overall block that is owned and operated by the Northway Christian Church. The portion of the site that includes the area of request currently contains playing fields and detached residential structure.
- On April 16, 2015 preliminary plat number S145-132 was recommended for approval, subject to conditions.

Zoning History: There has been no recent zoning activity in the immediate area relevant to this request.

<u>Thoroughfare</u>	<u>Designation</u>	<u>Explanation</u>	<u>ROW</u>
West Northwest Highway	Principle Arterial	Standard -6 lanes divided	107' ROW
Durham Street	Local	N/A	50' ROW
Wentwood Drive	Local	N/A	50' ROW

STAFF ANALYSIS:

Comprehensive Plan: The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Residential Neighborhood* in the southern portions of the site and in a *multi-modal corridor* along the northern frontage of West Northwest Highway. While single family dwellings are the dominate land use in *Residential Neighborhood* areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

The multi-modal corridor building block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multi-family and single family housing at the edge. These corridors should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit-orientation and access.

In general, the applicant's proposal at this location is consistent with the building blocks described in the Comprehensive Plan.

Land Use Compatibility: The site is currently the eastern extension of the Northway Christian Church site and is occupied by recreational areas and a residential structure. Single family uses are located on the south and east and a cemetery is located to the north, across West Northwest Highway.

The PDD provides for other uses and development standards consistent with those found in an R-7.5(A) Single Family District with the exception that school and private recreation center, club or area are allowed by right as opposed to by specific use permit and some modifications are requested to allow some encroachments into the setbacks, limitations on height, modifications to fence standards, and modifications to landscaping requirements that require a planned development district.

One item of the request is to allow athletic fields on the northern portion of the site, just south of West Northwest Highway and the cemetery, and west of residential uses. The applicant has proposed additional regulations for this use so that it is more compatible with the adjacent residential properties that include limited hours of operations for the use and conditions regarding lighting, outdoor seating, and speakers. The conditions also limit activities to "independent public school district sanctioned events, scholastic competitions, youth recreational activities, and non-professional events".

Structure Height: The R-7.5(A) Single Family District has a maximum structure height of 36 feet and no residential proximity slope because it is not listed as a limitation to

height within the district regulations. However, the R-7.5(A) District allows institutional uses, such as a public school, any height approved by the Federal Aviation Administration but recreational uses are limited to the height of the district¹. Height is measured from the average grade of the highest and lowest corners of the structure to the midpoint of a gable or hip roof or to the highest point of other structures². Therefore, since the site has a gentle slope and although one side of the building will be two stories and the other will be three the appearance of the elevation from the southern property line looking north will appear taller than the elevation from the northern property line looking south while height of the overall structure is calculated from average grade and given a singular value. Consequently, because height is measured from average grade, when the natural topography slopes, either the site or its neighbors are disadvantaged when limiting height. Since this site is located at a higher elevation than the southern neighboring properties, the difference in height is more apparent than neighbors to the north which lies uphill to the site.

The applicant has offered to restrict the height of the proposed school to 44 feet with the exception that parapet walls may exceed 44 feet by four feet and that other structures listed in Section 51A-4.408(a)(2)(A) including, but not limited to, elevator penthouse or bulkhead, mechanical equipment room, visual screens which surround roof mounted mechanical equipment, and chimney and vent stacks may exceed 44 feet by up to 12 feet.

An institutional use that is allowed by right in the R-7.5(A) District could build as high as the FAA would allow at the 25 foot front yard setback of the R-7.5(A) District. However, in an effort to mitigate the larger appearance of the building, the applicant has proposed to set the building back 56 feet from the southern property line. If residential proximity slope (RPS) did exist in this district, a 44-foot tall structure would need to be located 132 feet from sites of origination because RPS is a one-to-three slope. If the southern properties are used in this calculation the 50 foot width of Wentwood drive would be included and therefore the nearest point of the 44 foot tall proposed structure is located 106 feet from the southern sites of origination. RPS would allow a structure that is just above 35 feet at this distance and the height would increase by one foot for every three feet set back. Therefore, the most extreme difference for the southern sites of origination is just under nine feet in height.

Staff recommends that a slight deviation from a hypothetical RPS is acceptable but perhaps nine feet is more than necessary when average grade is incorporated to the site. The 44-foot height limitation is proposed from approximately 611 feet above sea level at the lowest grade. When average grade is incorporated into the calculation of height, the difference in elevation is approximately six feet. Therefore, staff recommends decreasing the maximum height of the structure to 38 feet which is just three feet above where RPS would restrict the height from the southern properties. Staff also recommends allowing the exception that parapet walls may exceed 38 feet by four feet and that other structures listed in Section 51A-4.408(a)(2)(A) including, but not limited to, elevator penthouse or bulkhead, mechanical equipment room, visual screens

¹ See Section 51A-4.408(a)(1) of the Dallas Development Code.

² See Section 51A-4.112(f)(4)(E) of the Dallas Development Code.

which surround roof mounted mechanical equipment, and chimney and vent stacks may exceed 38 feet by up to 12 feet. However, staff's recommended six foot height decrease are based on approximations and may need further review.

Traffic: Traffic engineering staff has reviewed the attached traffic management plan included with this report and recommends approval of the utilization of a curb lane, or a wider pavement width, in lieu of the double separated drop off lanes along Durham Street and to wrap queuing along West Northwest Parkway, the slip street adjacent to West Northwest Highway. This reconfiguration of queuing will allow more efficient drop off and pick up operations with a greater degree of safety of children and passersby.

Parking: No modifications to the minimum off-street parking requirements of the Dallas Development Code are requested with this application. The request is providing the minimum number of off-street parking spaces required for an elementary school and a private recreation center club or area per the Dallas Development Code which equates to one and a half spaces per classroom for an elementary school and, three spaces per game court and one space for each additional 150 square feet of floor area for a private recreation center, club or area. The request proposes 35 elementary classrooms which would require 53 spaces and two game courts which would require an additional 6 spaces. Therefore the total required for the request would be 59 parking spaces and 84 are proposed.

Landscaping: The landscaping shown on the landscape plan and the landscaping conditions proposed have been reviewed and the Chief Arborist recommends approval.

LIST OF OFFICERS

HPISD Leadership:

Dr. Tom Trigg - Superintendent of Schools

Tim Turner - Assistant Superintendent for Business Services

Gena Gardiner - Assistant Superintendent for Curriculum, Instruction, and Special Programs,

HPISD Board of Trustees:

Joseph G. Taylor, President, Place 6

Cynthia W. Beecherl, Vice President, Place 5

Paul E. Rowsey, Secretary, Place 4

Kelly J. Walker, Finance Officer Place 3

James L. Hitzelberger, Trustee, Place 1

Samuel P. Dalton, Trustee, Place 7

Lee E. Michaels, Trustee, Place 2

Northway Christian Church leadership:

Mark Gearer, Board Member

Dr. Douglas Skinner, Senior Minister

Rev. Mark Bender, Executive Minister

Rev. Barry Preston, Minister of Adult Spiritual Formation

Rev. Shari Sims, Interim Minister to Children and Families

Kathy Flay, Director of Northway Christian Day School

PROPOSED PLANNED DEVELOPMENT DISTRICT 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 on the southwest corner of Northwest Highway and Durham Street. The size of PD _____ is approximately 4.631 acres.

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

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

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

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

SEC. 51P-_____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ___A: development plan.
- (2) Exhibit ___B: traffic management plan.
- (3) Exhibit ___C: landscape plan.

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

(a) For public school other than an open-enrollment charter school and a private recreation center, club, or area, 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.

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

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

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

(b) The following main uses are permitted by right:

- Private recreation center, club, or area.
- Public school other than an open-enrollment charter school.

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 R-7.5(A) Single Family District apply.

(b) Public school other than an open-enrollment charter school and private recreation center, club, or area.

(1) Front yard.

(A) Wentwood Drive.

(i) Minimum setback is 56 feet.

(ii) Flagpoles, benches, seating, planters, bicycle racks, retaining walls with a maximum height of five feet measured from the bottom of the footing to the top of the retaining wall, and steps with ramps and railings are allowed in the setback area.

(iii) Canopies and impermeable covers that are attached to the main building may project up to five feet into the required front yard.

(B) Northwest Parkway. No minimum setback.

(2) Side yard. Minimum setback is 25 feet from Durham Street. Protective athletic field netting with supporting poles, backstops, and goals are allowed in the setback area within sixty feet of Northwest Parkway.

(2) Floor area. Maximum floor area is 108,500 square feet.

Staff recommendation:

(3) Height. Maximum structure height is 38 feet. Structures that do not exceed the heights listed in Section 51A-4.408(a)(2) may project above the maximum structure height.

Applicant requested:

(3) Height. Maximum structure height is 44 feet. Structures that do not exceed the heights listed in Section 51A-4.408(a)(2) may project above the maximum structure height.

(4) Lot coverage. Maximum lot coverage is 38 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. 51P- _____.110.

OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.111.

FENCES.

For a public school other than an open-enrollment charter school and private recreation center, club, or area:

(1) A maximum six-foot fence may be located in any required yard.

(2) Any fence that exceeds four feet in height and is located within 25 feet of a street must be a minimum of 70-percent open and consistent with a wrought iron appearance.

(3) Fences with 70 percent openings may be located within the visibility triangles on Northwest Parkway.

SEC. 51P- _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.113. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For a public school other than an open-enrollment charter school and private recreation center, club, or area, landscaping must be provided as shown on the landscape plan (Exhibit ____C). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Prior to the issuance of a building permit, a tree protection plan must be provided to the building official in an effort to ensure the survival of large trees. Preservation of trees must be managed in accordance with Section 51A-10.136 or as approved by the building official. The plan must provide the location and species of the trees along with a plan for appropriate watering and tree protection during construction.

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

SEC. 51P- _____.114. SIGNS.

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

SEC.51P-____.115. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit ____C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2017. A second traffic study must be submitted to the director by November 1, 2020. After the second traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

(c) Amendment process.

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

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

SEC. 51P- _____.116.

ADDITIONAL PROVISIONS.

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

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

(c) Additional provisions for a private recreation center, club, or area.

(1) Activities are limited to independent public school district sanctioned events, scholastic competitions, youth recreational activities, and non-professional events. The athletic field may only be used for district-approved events comprised of students no older than the sixth grade.

(2) Security lighting is the only lighting allowed in the ball field and game court areas.

(3) Sound amplification and permanent seating is prohibited.

(d) Additional provisions for a public school other than an open-enrollment charter school.

(1) Except for vehicular openings, the parking garage facade on Durham Street must consist of a solid material consistent with the main non-parking structure.

(2) Minimum of 85 percent of each facade must be a masonry material such as brick, stone, engineered stone, concrete, or stucco. Exterior insulated finish systems (EIFS) is prohibited.

(3) During the first four years of operation, the Property owner shall have a certified peace officer present during the morning and afternoon peak times during the first two weeks of each school year.

Staff recommendation:

Denial of subparagraph (d)(4).

Applicant requested:

(4) The maximum number of classrooms is 35. Labs, special education, early childhood, art and music rooms and other rooms not associated with the homeroom are allowed and do not count towards the classroom maximum.
--

SEC. 51P-____.117.

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.”

TRAFFIC MANAGEMENT PLAN FOR
HPISD PROPOSED SCHOOL 5

DALLAS, TEXAS

DeShazo Project No. 16029

Z156-195

Prepared for:

Highland Park Independent School District

7015 Westchester Dr.

Dallas, Texas 75205

Prepared by:

DeShazo Group, Inc.

Texas Registered Engineering Firm F-3199

400 South Houston Street, Suite 330

Dallas, Texas 75202

214.748.6740



April 19, 2016



Traffic Management Plan for
HPISD Proposed School 5

~ DeShazo Project No. 16029 ~

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LIST OF TABLES:

- Table 1. Existing HPISD Elementary School Operational Characteristics**
- Table 2. Proposed School Operational Characteristics**
- Table 3. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period**

LIST OF EXHIBITS:

- Exhibit 1. Recommended Site Circulation Plan**
- Exhibit 2. On-Street Parking**



Technical Memorandum

To: Tim Turner — Highland Park ISD
Cc: Dallas Cothrum, Ph.D. — Masterplan Consultants
From: David Nevarez, P.E. — DeShazo Group, Inc.
Date: April 19, 2016
Re: Traffic Management Plan for HPISD Proposed School 5 in Dallas, Texas
DeShazo Project Number 16029; Case Number Z156-195

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering for over 36 years. The services of DeShazo were retained by Highland Park Independent School District (HPISD) to provide a requisite traffic management plan (TMP) for a proposed elementary school (or School 5).

The subject site is located at 7202 W Northwest Highway within city limits of the City of Dallas. The site is also currently zoned Single Family [R-7.5(A)] District. A review of the anticipated traffic conditions is required in order to gain entitlements for the proposed school site plan. As part of the approval process, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. If approved, completion of the proposed school conditions (and any street operational modifications) are anticipated by the 2017 Fall Semester with a school capacity of 770 students in Kindergarten through Fourth Grade. A student attendance boundary zone for the school will not be defined until 2020. In the interim period, HPISD plans to host elementary students from other existing schools in the district. The proposed site plan, prepared in coordination by Stantec and Glenn Engineering, is attached as reference to this report.

This report is intended to assess the anticipated traffic conditions. A TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including walking and bicycle traffic—will also inherently improve, and the operational impact on the public street system should also be minimized. This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it is a tool to facilitate a safer and more efficient environment.

By consent of the TMP, the school agrees to be held self-accountable for the enforcement of the strategies presented herein until and unless the City of Dallas deems further measures are necessary. (NOTE: In this report, the term “parent” refers to any individual who is involved in the drop-off or pick-up of one or more students at the school.)

TRAFFIC MANAGEMENT PLAN

The evaluation of anticipated school traffic is based on a distribution and assignment of travel routes available in the surrounding roadway system—a subjective exercise based upon professional judgment considering factors such as familiarity of the roadway network, directional characteristics of existing local traffic and roadway features (e.g., capacity, operational conditions). This TMP also considers the proposed school site plan in the evaluation of pedestrian and vehicular traffic aspects such as passenger loading/unloading, vehicle queuing and parking in order to accommodate anticipated peak traffic demands.

HPISD Elementary Schools Operational Characteristics

DeShazo, in coordination with City staff and City representatives, visited existing HPISD elementary schools to evaluate aspects such as passenger loading and unloading and vehicle queuing. Field observations indicate that current practices during the morning drop-off period do not present significant obstruction of vehicular traffic. Arrival of vehicles is also notably more sporadic than any traffic generated during the afternoon pick-up period. In general, vehicular traffic near the vicinity of the schools operates without any evident traffic delay or congestion during the morning drop-off period.

An independent study conducted internally by HPISD officials also corroborates that a significant number of elementary students walk or bike home—an evident practice at HPISD schools. Table 1 presents a summary of the operational characteristics at existing HPISD elementary schools.

Table 1. Existing HPISD Elementary School Operational Characteristics

HPISD School	Student Capacity <i>(students)</i>	2015-2016 Enrollment <i>(students)</i>	Walk/ Bike <i>(students)</i>	After-school <i>(students)</i>	2015-2016 Enrollment <i>(families)</i>	Afternoon Pick-Up <i>(families)</i>	Carpool Program <i>(families)</i>	Single Families <i>(families)</i>	Morning Walk-Ins <i>(families)</i>
Robert S. Hyer E.S. 3920 Caruth Blvd.	770	724	145 (20%)	75 (10%)	385	K-1 st : 120 2-4 th : 180 300	96 (25%)	30-40%	46 (12%)
University Park E.S. 3505 Amherst Ave.	770	695	140 (20%)	75 (11%)	383	K-1 st : 120 2-4 th : 180 300	96 (25%)	30-40%	46 (12%)
John S. Bradfield E.S. 4300 Southern Ave.	770	724	95 (13%)	90 (12%)	457	K-1 st : 116 2-4 th : 174 290	114-183 (25-40%)	50-55%	55 (12%)

*Figures also summarized in terms of families instead of individual students to better represent number of vehicles.
Source: HPISD officials including information provided by Mark D. Rowden, Chief of Police, HPISD Police Department.*

Anticipated School Operational Characteristics

Table 2 summarizes the anticipated operational characteristics assumed in this analysis:

Table 2. Anticipated Operational Characteristics for School 5

Student enrollment & daily start/end schedule	Approx. number of students not participating in pick-up operations:
K-1 st Grade (308 students) > 8:00 AM – 3:00 PM	Afterschool Program: ≈ 10% Walking/Biking: ≥20%
2-4 th Grad (462 students) > 8:00 AM – 3:15 PM	
Total Enrollment: 770 students	

The student attendance boundary zone for School 5 will not be defined until 2020. In the interim period (or “flex years”), the school district plans to host students from other existing HPISD elementary schools. During the proposed flex years, traffic patterns are expected to vary primarily depending the travel distance from home to school and transportation habits currently practiced at the guest students’ home school.

In addition, based on observation of practices at existing schools, DeShazo anticipates a significant number of parents who choose to park in the vicinity of the school and walk their student(s) into the school building. With two main access points and considering the location of on-street parking identified in Exhibit 2, the school design team anticipates approximately 20% of the pedestrian activity along Wentwood Drive and the rest of the pedestrian activity to concentrate at the main entrance on Durham Street.

School Site Access and Circulation

The proposed school site plan includes a recessed curb along Durham Street for student drop-off and pick-up operations. Based on the geographical location of the school, the evaluation of school traffic assumes that the vast majority of the incoming traffic will arrive from the south via one of the main roadways running north-south: Hillcrest Avenue, Airline Road, Durham Street or Boedeker Street. In order to enforce participation in a systematic queue along the proposed drop-off/pick-up lane, it is necessary to effectively force vehicles to circulate clockwise around the school block. The same circulation pattern should be enforced during both the morning and afternoon school periods.

Based upon an evaluation of existing traffic counts, Villanova Street will potentially present an attractive ingress route for traffic traveling from Boedeker Street—about one fourth of the estimated traffic once a final school zone is determined. In order to discourage Villanova Street as a point of access and further encourage traffic to circulate clockwise around the block, a one-way southbound operation is recommended on Durham Street from Northwest Parkway to Wentwood Street during school hours. Exhibit 1 presents a recommended signage plan that includes a minimal number of signs to restrict northbound access to vehicular traffic on Durham Street (north of Wentwood Street). In addition, a “right turn only” sign at the westbound terminus of Villanova Street is recommended with the intention to restrict vehicular access to the proposed drop-off/pick-up driveway. The proposed restrictions are also intended to reduce traffic volumes at the intersection of Durham Street at Wentwood Drive and provide a minimal impact to residential traffic.

Student Drop-Off Operations

The proposed recessed curb in front of the school along Durham Street is expected to accommodate all students drop-off traffic. Drop-off activities in front of the school along Wentwood Drive should be restricted with “No Drop-Off” signs. During student drop-off periods, parents should circulate clockwise around the school block to approach the drop-off lane from the north via Airline Road and then Northwest Parkway. Upon arrival to the designated drop-off zone, the proposed recessed curb will provide approximately 423 linear feet or enough space for up to 18 vehicles to simultaneously unload students. The proposed site plan also provides a separate lane exclusive for students with special needs with additional capacity for up to two vehicles (47 linear feet). Egress vehicles should proceed southbound on Durham Drive to exit the site.

Alternatively, some parents will search for available on-street parking and walk their students towards the school building. Based on observations at existing HPISD elementary schools and corroboration from parents, approximately 60-70 adults walk inside the school building prior to schools’ bell on any given day. It must be noted that these observations include parents who walk from home and/or both parents of students who volunteer or attend morning meetings. In addition, it may also take several of the first days of each school year for parents, students and staff to apprehend and observe the proposed traffic management plan.

Passenger Loading and Vehicle Queuing

During the afternoon pick-up period, the school will implement an “Advance Passenger Identification System”. At the beginning of each school term, parents will be issued hangtags with unique identification that pairs them with corresponding student(s). During the pick-up period, hangtags must be on display through the vehicle’s windshield while parents arrive at the pick-up areas. School staff should be positioned at strategic locations ahead of the loading area and relay the sequence of arrivals via hand radio while students are prepped for pick-up. With the assistance of other school staff stationed at the loading area, several vehicles should be loaded simultaneously. After loading, vehicles should be cleared by school staff to carefully exit the queue along the designated route (i.e. southbound along Durham Street).

In accordance with the HPISD elementary schools schedule, School 5 will stagger student dismissal times: First, Kindergarten and 1st grade students with a student capacity of approx. 308 students will be dismissed at 3:00 PM; a second bell will dismiss 2 – 4th grade students (approx. 462 students) at 3:15 PM.

Student Dismissal at 3:00 PM (K-1st Grade)

Based on qualitative observations of carpool operations at existing HPISD elementary schools during afternoon pick-up periods, the vast majority of parents with students in Kindergarten and 1st Grade search for available on-street parking within walking distance of the school—choosing to park and approach the school to greet their student(s). In order to provide for these anticipated operations and to reduce the impact on adjacent public rights-of-way, the school anticipates the use of public, on-street parking along Northwest Parkway, Durham Street and Wentwood Drive. Exhibit 2 illustrates a general depiction of the location and the amount of available on-street parking in the immediate vicinity of the school site.

Student Dismissal at 3:15 PM (2-4th Grade)

The vehicular queue during the second dismissal period will be directed towards a recessed pick-up lane in front of the building on Durham Street. The capacity of the recessed curb provides 502 linear feet of on-site vehicular queuing (i.e. storage for up to 21 vehicles at 23.5 feet per vehicle). A projected maximum queue of 36 vehicles is expected to exceed the capacity of the recessed curb during the 3:15 PM dismissal period. This deficit will result in an anticipated queue of approximately 15 vehicles beyond the recessed curb on Durham Street and Northwest Parkway. Table 3 presents a summary of the anticipated queue operations.

Table 3. Peak Vehicles In Queue during Afternoon Pick-Up Period

Dismissal Period:	3:00 PM for K - 1 st Grade <i>(308 students, 70% participation)</i>	3:15PM for 2-4 th Grade <i>(462 students, 70% participation)</i>
On-Street Provided:	2,115 LF (90 cars) <i>recessed curb: 502 LF (21 cars) on-street curb: 1,613 LF (69 cars)</i>	2,115 LF (90 cars) <i>recessed curb: 502 LF (21 cars) on-street curb: 1,613 LF (69 cars)</i>
Required:	564 LF (24 cars)	846 LF (36 cars)
Surplus:	1,551 LF (66cars)	1,269 LF (54 cars)

* LF = linear feet; queue estimated at one vehicle on queue per 9 students.

As shown in Exhibit 1, the proposed traffic operations will accommodate a queue with a capacity of up to 90 vehicles. The proposed queue route was strategically designated so that any vehicular queue does not front on (or present any obstruction to) access driveways to residential properties. However, DeShazo does not anticipate queues to reach near capacity under typical student pick-up operations. The queue length projection is a mathematical exercise with parameters based on empirical data and supplemented by recommended guidelines presented by the Texas Transportation Institute and other national publications; a ratio of *one vehicle per nine students* is considered appropriate to estimate the longest queue for the proposed school operations.

NOTE: The south parking lot of Northway Christian Church supports the parking needs of an existing pre-Kindergarten school. Field observations on Thursday, March 24, 2016 from 2:30 to 3:30 PM show a maximum of 67 vehicles on the church lot. A parking supply of 177 spaces provides a surplus of 110 spaces. This surplus, however, is not taken into account in this traffic management plan. Moreover, the proposed school traffic operations will not present an encumbrance to existing traffic on Wentwood Drive.

Inclement Weather Plan

The proposed school site plan includes an extended canopy along the school building on Durham Street. In the event of inclement weather, school staff should line up students under the canopy while the pick-up queue is in progress. School staff monitoring traffic operations should be equipped with protective clothing and/or umbrellas, positioned at strategic locations ahead of the loading area and relay the sequence of parent arrival via handheld radio. Should weather become hazardous or should there be not enough room to accommodate all students under the canopy, school staff should line up students in the gym and use radio to communicate parent arrivals. A commensurate number of school staff should be assigned to fulfill the duties of student supervision, arrival of parents and loading of students into their vehicles. After loading, vehicles should be cleared by school staff to carefully exit the queue along the designated route (i.e. southbound along Durham Street).

Recommendations to Facilitate Queue Operations

Queue pick-up participation is a challenge that schools face constantly. Despite the anticipated practices and operational characteristics at School 5, full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff on the duties and expectations pertaining to this plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

It should also be the goal of school officials to encourage active modes of transportation, including walking, riding and carpooling. DeShazo recommends the consideration of the following recommendations to optimize queue operations:

- Implementation of an “Advance Passenger Identification System” to expedite queue operations. As described on page 4 (*Passenger Loading and Vehicle Queuing* section of this report), this system uses hangtags displayed through the windshield of arriving vehicles to identify arriving vehicles with the name(s) of corresponding student(s).
- Use of apps or software (e.g. Driveline Dispatch[®]) to expedite queue operations. This software efficiently displays family names of upcoming vehicles on indoor screens and provides students and school staff with a chart of vehicles approaching the loading zone.
- Implementation of a “Putting Queue into Practice” campaign that sets a specific goal of a number of vehicles participating in the pick-up queue. The campaign uses a sign as a barometer displayed at a prominent location along the curb to inform parents of how many vehicles participated in the queue the prior day. School PA announcements can also update students and staff on the progress. Other signs would also be displayed around school to promote the campaign. An advantage of this program is that it works both ways: it can be used to increase vehicular participation at the dedicated pick-up zones, but also achieve a reduction in vehicular traffic by encouraging carpool, walking, biking and other practices—specifically during the year hosting Bradfield E.S. students.

General Recommendations

The following recommendations are also provided to school officials for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during pick-up periods is notably greater than the traffic generated during the morning drop-off period due to timing and traffic concentration. In most instances, achieving efficiencies during the afternoon period is most critical, while the morning traffic operations require nominal active management.

- DeShazo recommends the traffic circulation plan depicted in Exhibit 1 based upon a detailed review of the proposed site plan and anticipated traffic during school peak conditions. This TMP was designed with the intent of optimizing vehicular circulation and retention of vehicle queuing in a manner that promotes safety and operational efficiency. The plan includes a recommended configuration of temporary traffic control devices that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.
- Staff participating in student drop-off/pick-up operations should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages for STOP and for SLOW. Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to gain the attention of motorists.
- To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public rights-of-way.
- An off-duty deputized officer should be present for at least the first two weeks of each school year during the first four years of school traffic operations.
- Proposed conditions during school traffic operations should prevent any westbound traffic along the segment of Northwest Parkway between Airline Road and Durham Street. As shown in Exhibit 1, a "Do Not Enter" sign will provide enough capacity for traffic during peak school operations.
- The City of Dallas should install pedestrian crosswalks at the intersection of Wentwood Drive and Durham Street; school officials should consider the assignment of crossing guards at this intersection.
NOTE: Pedestrian crosswalks should not be considered an absolute enhancement to provide pedestrian safety. Pedestrians are prone to be less cautious when crossing a street at a dedicated pavement marking, giving responsibility of action to approaching vehicles instead.
- Given the anticipated pedestrian activity, the City of Dallas should consider the construction of pedestrian sidewalks along Durham Street as well as the establishment of school zones in the area.
- As shown in Exhibit 1, the designated school queue route is intended to arrive northbound along Airline Road. The City of Dallas should commission an evaluation of school traffic conditions at the intersection of Northwest Parkway and Airline Road to consider the need of lane geometry improvements that restrict access to school queue directly from Northwest Highway. Improvements may include a channelized "porkchop" island, pavement markers and/or traffic buttons. Traffic signs along Northwest Parkway should also restrict on-street parking along the dedicated queue route during drop-off and pick-up queue operations.
- The existing all-way STOP control at the intersection of Wentwood Drive and Durham Street is deemed appropriate to minimize safety risks based upon a review of the anticipated operational activities. The City of Dallas should commission an evaluation of traffic controls at other intersections once school traffic is in operation.

- City of Dallas should also commission a traffic study during the first school year and again once the school district determines a school attendance zone for School 5.
- As needed, HPISD officials should conduct annual meetings with neighborhood representatives to address any problems concerning this traffic management plan and identify solutions in the interest of all involved parties.

SUMMARY

This TMP is to be used by the proposed School 5 to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. Details of the TMP shall be reviewed on a regular basis to confirm its effectiveness. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations.

END OF MEMO



Z156-(195)

Queuing Summary

Student Group	Dismissal Times & No. of Students	Vehicular Queue
Grades K - 1st	3:00 PM 308 students (70% in queue)	Provided: 2,115 LF (90 cars) Required: 564 LF (24 cars) Surplus: 1,551 LF (66 cars)
Grades 2 - 4th	3:15 PM 462 students (70% in queue)	Provided: 2,115 LF (90 cars) Required: 846 LF (36 cars) Surplus: 1,269 LF (54 cars)

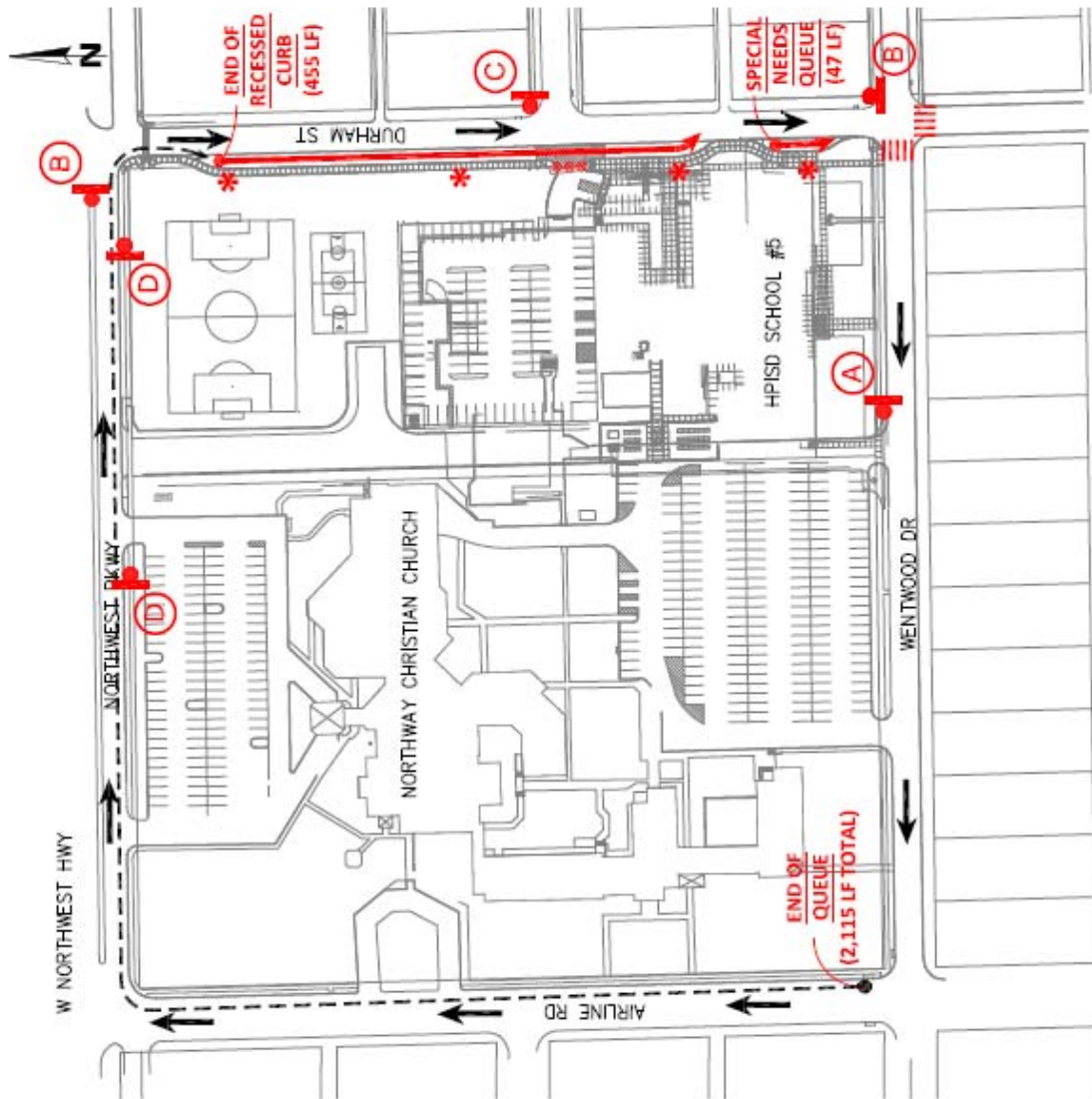
* Provided queue includes recessed curbs on Durham St.
 ** Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

Legend

- * School staff
- Dedicated queue lane/recessed curb
- Provided queue
- ⊗ Traffic cones
- New traffic signs:
- ⊙ NO STUDENT DROP-OFF/PICK-UP
- ⊙ DO NOT ENTER
7:00 - 9:00 AM
2:30 - 4:00 PM
SCHOOL DAYS
- ⊙ RIGHT TURN ONLY
7:00 - 9:00 AM
2:30 - 4:00 PM
SCHOOL DAYS
- ⊙ DUE TO LANE FULL FORWARD NO PARKING OR UNATTENDED VEHICLES
7:00 - 9:00 AM
2:30 - 4:00 PM
SCHOOL DAYS

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. The school administration should adhere to this TMP. Details of this plan shall be reviewed on a regular basis to confirm its efficiency. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

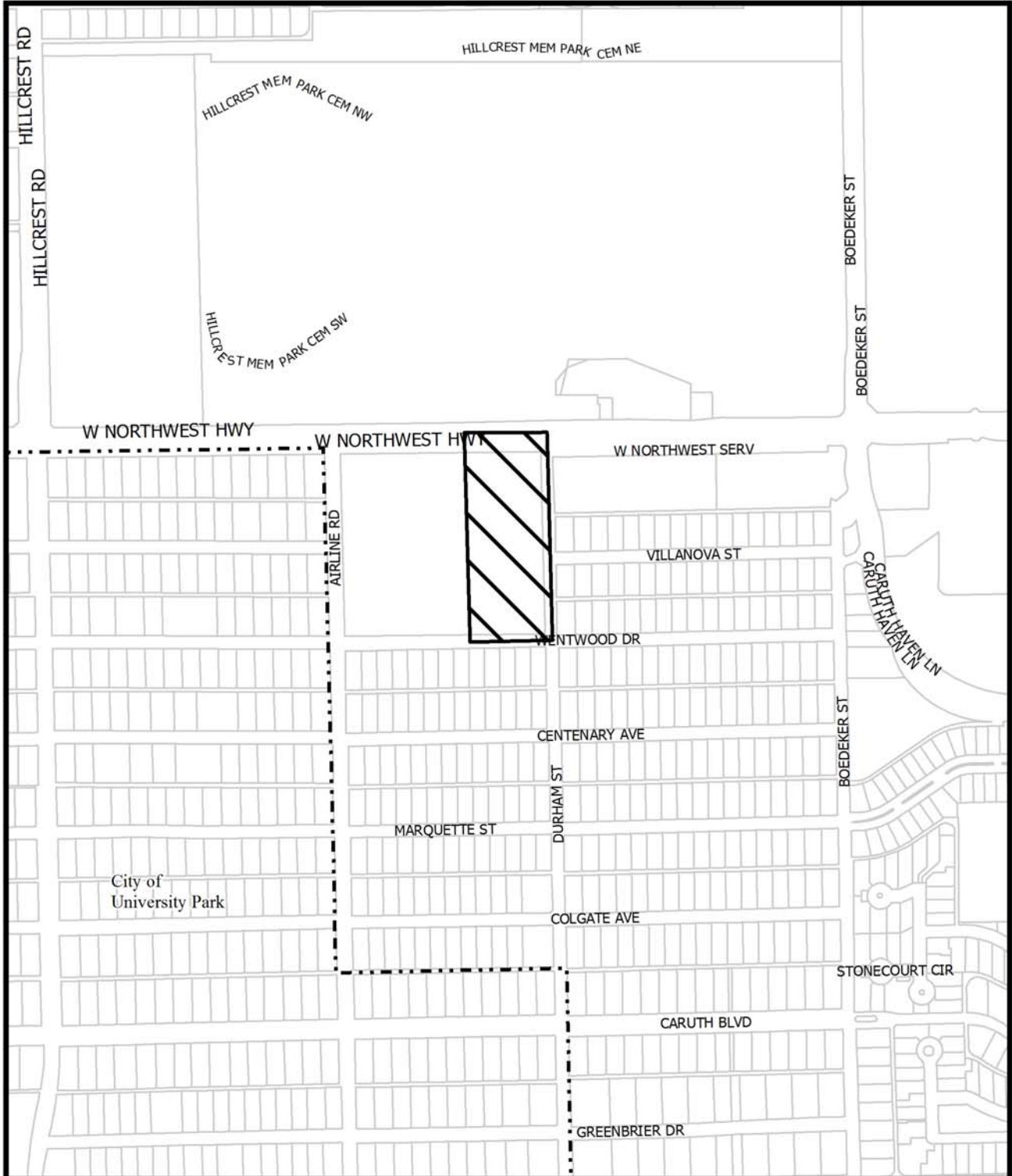
I, David Nevarez, P.E. #106200, certify that site constrains preclude the school's ability to accommodate all vehicular queuing on site. While it may not be feasible to eliminate queuing on public rights-of-way, establishing a designated school route and implementing a one-way southbound operation will lessen the impact to neighborhood and background traffic. This option is subject to approval from the City of Dallas Department of Street Services.




DeShazo Group, Inc.
 Texas Registered Engineering Firm F-3199
 400 S. Houston St. Suite 336
 Dallas, Texas 75202
 (214) 748-6740

Traffic Management Plan
 Highland Park Independent School District -- School #5
 Dallas, Texas

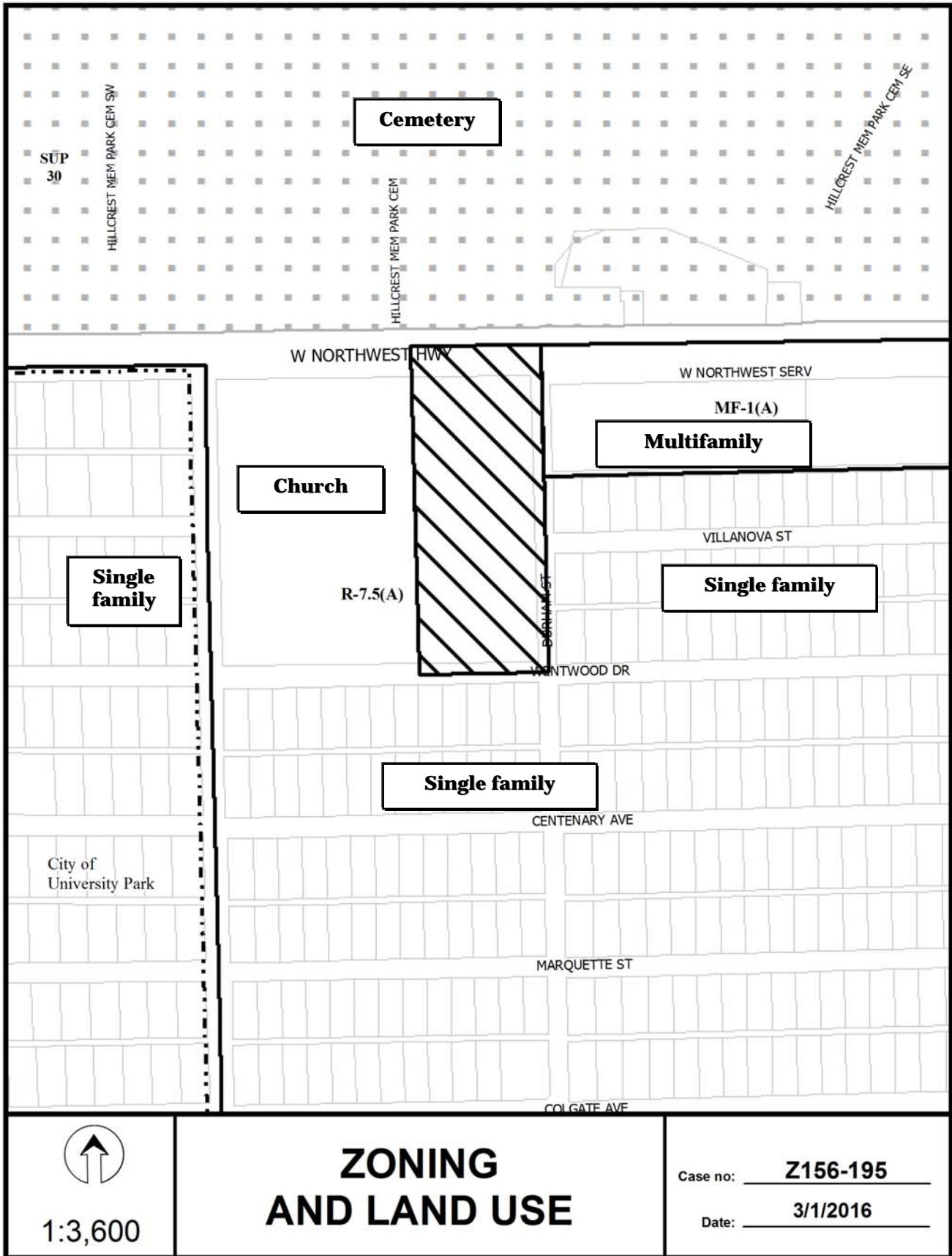
EXHIBIT 1

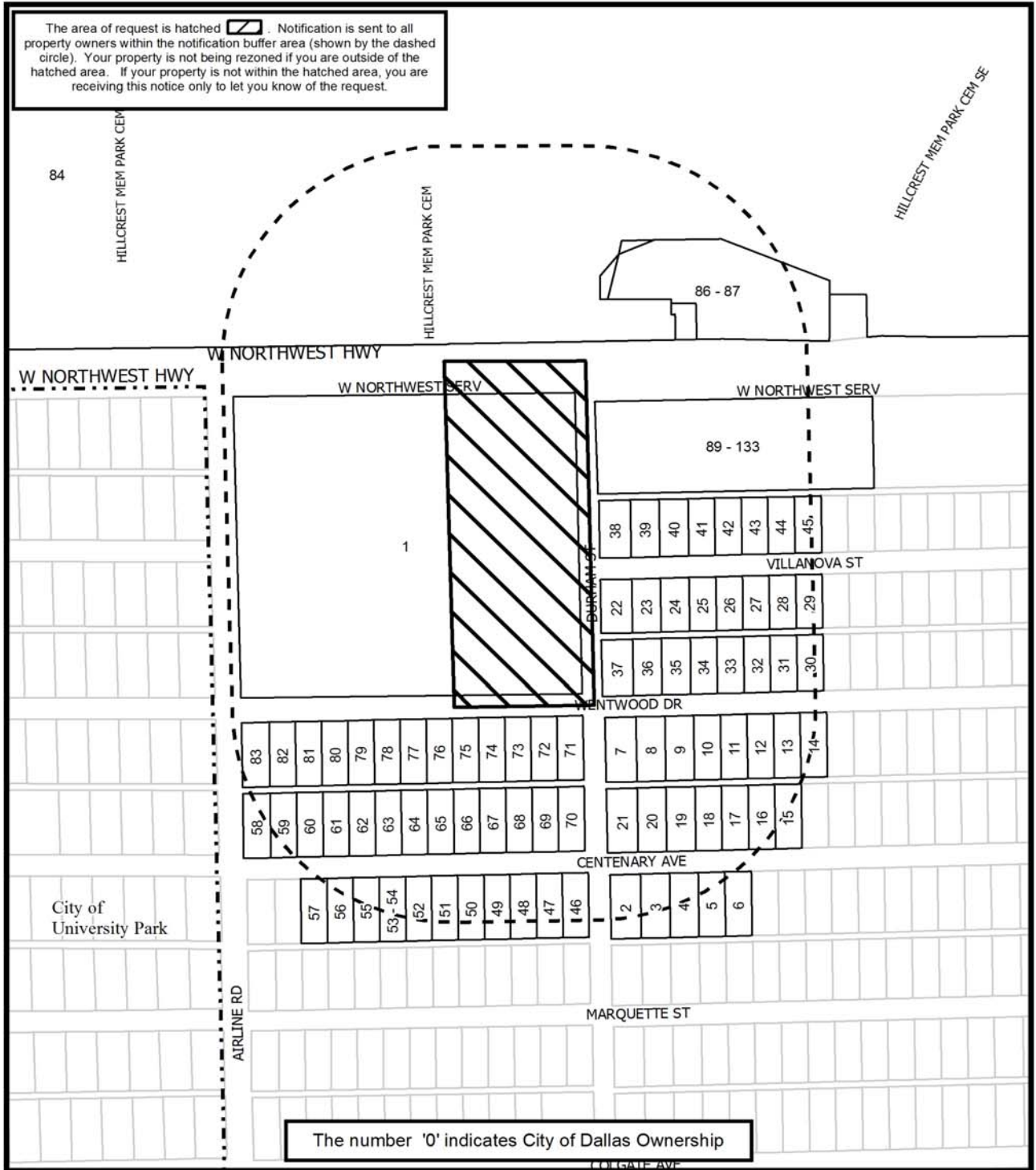



1:6,000

VICINITY MAP

Case no: **Z156-195**
Date: **3/1/2016**





 1:3,600	<h2>NOTIFICATION</h2>	Case no: Z156-195
	500' AREA OF NOTIFICATION 133 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 3/1/2016

03/01/2016

Notification List of Property Owners***Z156-195******133 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7202 W NORTHWEST HWY	NORTHWAY CHRISTIAN CHURCH
2	7402 CENTENARY AVE	WILLIAMS TIM & MARY
3	7408 CENTENARY AVE	PETTICREW CONNIE
4	7414 CENTENARY AVE	HAWLEY JOE R
5	7418 CENTENARY AVE	THORNHILL WILLIAM N IV &
6	7422 CENTENARY AVE	WILSON WARD P &
7	7402 WENTWOOD DR	SCHMIDT PENNY L &
8	7408 WENTWOOD DR	GRT INTERPRISES LLC
9	7414 WENTWOOD DR	SUTTON SUSAN
10	7418 WENTWOOD DR	BAUMGARTNER KARLA
11	7422 WENTWOOD DR	HAIG ERIC MICHAEL & LAUREN ROGERS
12	7428 WENTWOOD DR	GOTTLICH GLENN S &
13	7432 WENTWOOD DR	PATEL MONALI R &
14	7438 WENTWOOD DR	BRANNON JOE P &
15	7433 CENTENARY AVE	CONGER JOHN C
16	7427 CENTENARY AVE	OBERTHIER KATHRYN M
17	7423 CENTENARY AVE	ROCKOW AMANDA ONEACRE & JEFFREY LEE
18	7419 CENTENARY AVE	QUIGLEY REBECCA L
19	7415 CENTENARY AVE	BALLARD MARSHALL
20	7409 CENTENARY AVE	NALL RONALD M
21	7403 CENTENARY AVE	KIKKERI NAGARAJ S &
22	7402 VILLANOVA ST	RAPUZZI MICHAEL &
23	7408 VILLANOVA ST	CARNAHAN ZACH &
24	7414 VILLANOVA ST	FORD APRIL R
25	7418 VILLANOVA ST	LOVE MATTHEW G &
26	7422 VILLANOVA ST	HABITO RUBEN L F &

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7428 VILLANOVA ST	DAUTERIVE PAUL E & KARA
28	7432 VILLANOVA ST	REECE WADE D & ANNE S
29	7438 VILLANOVA ST	CRAFT AMANDA
30	7439 WENTWOOD DR	JDS CUSTOM HOMES LP
31	7433 WENTWOOD DR	JOHNSTON LAURA V
32	7429 WENTWOOD DR	ROOT RANDALL L & LESLIE A
33	7423 WENTWOOD DR	MENDOZA FELIPE D &
34	7419 WENTWOOD DR	O ROBINSON RANCH LTD
35	7415 WENTWOOD DR	TYSON JOHN K & LAURA D
36	7409 WENTWOOD DR	HARRIS BRUCE & CAROLINE
37	7403 WENTWOOD DR	DIBBLE MARY UNDERWOOD
38	7403 VILLANOVA ST	THOMPSON GREGORY R &
39	7407 VILLANOVA ST	HOLMSEN ERIK W & JACQUELYN K
40	7415 VILLANOVA ST	RYAN ELIZABETH J
41	7419 VILLANOVA ST	TUCKER LORI MICHELLE
42	7425 VILLANOVA ST	WILLIAMS JANA & KYLE
43	7429 VILLANOVA ST	PERRY JAMES C
44	7433 VILLANOVA ST	MERCIER DAVID
45	7439 VILLANOVA ST	WILSON SCOTT & KRISTI
46	7326 CENTENARY AVE	SUMROW SHAD E &
47	7322 CENTENARY AVE	MCMASTER ARCHIE V
48	7318 CENTENARY AVE	LENOIR MARTIN
49	7314 CENTENARY AVE	HAEFLIGER RACHEL WYSONG
50	7308 CENTENARY AVE	MCCALL JUDITH & ALDEN
51	7302 CENTENARY AVE	UMPHRESS LOU JANE
52	7230 CENTENARY AVE	PARKS DONNA
53	7226 CENTENARY AVE	CLIFFORDS THE
54	7226 CENTENARY AVE	FIRST PRESBYTERIAN CHURCH
55	7218 CENTENARY AVE	EVANS COLLIN C & MANDY
56	7214 CENTENARY AVE	LUO YEHUNG & LEI ZHANG
57	7210 CENTENARY AVE	PRESZLER SCOTT G & JOANNA

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7203 CENTENARY AVE	SHORT TRACY L &
59	7207 CENTENARY AVE	CAVENDER BRENT R & GERRY
60	7211 CENTENARY AVE	WENZ DANIEL P
61	7215 CENTENARY AVE	HARKINS ROGER W & KRISTIN JORDAN
62	7219 CENTENARY AVE	JOHNSON HEATHER L
63	7227 CENTENARY AVE	PITTMAN JAMES C III & LAUREN M
64	7231 CENTENARY AVE	FARR TREVOR A & JULIE A
65	7303 CENTENARY AVE	PAUL JENNIFER J & CHARLES L HIGGINS JR
66	7307 CENTENARY AVE	HERMANSEN KIRK M & MONICA
67	7315 CENTENARY AVE	GARBERDING MICHAEL J & JENNIFER S
68	7319 CENTENARY AVE	CAVINESS TREVOR
69	7323 CENTENARY AVE	LANGHENRY WILLARD H III &
70	7327 CENTENARY AVE	HAMNER PATRICK FOSTER &
71	7326 WENTWOOD DR	ZASA JOSEPH S & BROOKE
72	7322 WENTWOOD DR	KNODE SCOTT A & JANET L
73	7318 WENTWOOD DR	ARVESEN DAVID A & MALINDA
74	7314 WENTWOOD DR	HOOVER ANDREW C &
75	7308 WENTWOOD DR	BOYD CYNTHIA L & IVAN G
76	7302 WENTWOOD DR	FARRIS DON PAUL JR &
77	7230 WENTWOOD DR	CLAUSSEN RUTH P
78	7226 WENTWOOD DR	BARNETT MICHAEL & JESSICA
79	7218 WENTWOOD DR	CARDWELL KYLE L & NICOLE N
80	7214 WENTWOOD DR	BAKER RHODES S III &
81	7210 WENTWOOD DR	JAY JEFFREY M & TRACIE A
82	7206 WENTWOOD DR	KEARNS JENNIFER C &
83	7202 WENTWOOD DR	WETZEL DANIEL E &
84	7323 W NORTHWEST HWY	HILLCREST MEMORIAL PARK
85	7401 W NORTHWEST HWY	SPARKMAN HILLCREST INC
86	7405 W NORTHWEST HWY	SPARKMAN HILLCREST INC
87	7403 W NORTHWEST HWY	HILLCREST MEM PARK INC
88	7405 W NORTHWEST HWY	HILLCREST MEMORIAL PARK

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7404 W NORTHWEST HWY	KEELAND KAY L
90	7404 W NORTHWEST HWY	HACKNEY TATE LOUISE
91	7404 W NORTHWEST HWY	VICINELLI GINA
92	7404 W NORTHWEST HWY	HANKS SHORT JOAN M
93	7404 W NORTHWEST HWY	WEBER ELIZABETH P & WILLIAM R
94	7404 W NORTHWEST HWY	LOFTIS CARRIE J
95	7404 W NORTHWEST HWY	DIBELLA HANA S
96	7404 W NORTHWEST HWY	BURNS RAPLH D & ROBIN
97	7404 W NORTHWEST HWY	ZEIGER DIMPLE L
98	7414 W NORTHWEST HWY	GAROFANELLO JOSEPH &
99	7414 W NORTHWEST HWY	TIDENBERG JIM L & TINA K
100	7414 W NORTHWEST HWY	BIRES ANDRE G & SUZANN
101	7414 W NORTHWEST HWY	HARTMANN THEODORE R
102	7414 W NORTHWEST HWY	ANDERSON PATRICIA F
103	7414 W NORTHWEST HWY	LEUSCHEL JANICE P
104	7414 W NORTHWEST HWY	WATSON MARY A A
105	7414 W NORTHWEST HWY	SOSNOSKIE KEITH D &
106	7414 W NORTHWEST HWY	DILLARD MARY BEECHERL
107	7424 W NORTHWEST HWY	HILL JENNIFER & JEREMY
108	7424 W NORTHWEST HWY	KNEE PATRICIA L
109	7424 W NORTHWEST HWY	CLARK MARY TITUS &
110	7424 W NORTHWEST HWY	TANNER KANDACE S
111	7424 W NORTHWEST HWY	TAYLOR WILLIAM W &
112	7424 W NORTHWEST HWY	MOUNTZ TIMOTHY W
113	7424 W NORTHWEST HWY	JOHNSON MARGARET R TR
114	7424 W NORTHWEST HWY	FORESTWOOD VENTURES LP
115	7424 W NORTHWEST HWY	MULDOON MARLOW J
116	7430 W NORTHWEST HWY	BENES MARTIN & SARAH
117	7430 W NORTHWEST HWY	SMARTT MICHAEL &
118	7430 W NORTHWEST HWY	TETER AMY & WALTER
119	7430 W NORTHWEST HWY	BURNS RALPH & ROBIN

Z156-195(SM)

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7430 W NORTHWEST HWY	RICHER EDMOND & GABRIELA
121	7430 W NORTHWEST HWY	BOBADILLA ELADIO
122	7430 W NORTHWEST HWY	GRILLE THEODORE P
123	7430 W NORTHWEST HWY	SANDER CAROLYN GAIL M
124	7430 W NORTHWEST HWY	FLANAGAN RICHARD S
125	7506 W NORTHWEST HWY	WASHAM GERALDINE
126	7506 W NORTHWEST HWY	EPW PROPERTIES LLC &
127	7506 W NORTHWEST HWY	SLIGER STEVEN G
128	7506 W NORTHWEST HWY	SLIGER STEVEN & KATHRYN TR
129	7506 W NORTHWEST HWY	CLIFFORD MARY NELSON
130	7506 W NORTHWEST HWY	MILLS CYNTHIA TAYLOR
131	7506 W NORTHWEST HWY	HEFNER CHARLES ROBERT JR &
132	7506 W NORTHWEST HWY	KERLICK DENNIS BRADFORD
133	7506 W NORTHWEST HWY	SUESSMANN WERNER TR &

FILE NUMBER: Z156-199(SM)

DATE FILED: February 5, 2016

LOCATION: Property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road

COUNCIL DISTRICT: 13

MAPSCO: 14U

SIZE OF REQUEST: Approximately 10.844 acres

CENSUS TRACT: 96.03

APPLICANT/ OWNER: Dallas Independent School District

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for a Planned Development District for R-10(A) Single Family District and public school uses other than an open enrollment charter school on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant proposes to remove the existing portable buildings and replace them with a 23 stall parking area and construct a one-story, 19,000 square foot addition to the south of the existing Nathan Adams Elementary School. No changes have been received prior to this report or are included since the previous report.

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

PRIOR CPC ACTION: On April 21, 2016 the City Plan Commission held this item under advisement in order to allow more time for neighbors to review the request and make changes to the traffic management plan.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the planned development district based upon:

1. *Performance impacts upon surrounding property* – No direct performance impacts are foreseen upon the surrounding properties at this time. The school 'ssingle story addition is compatible in size and character to the existing school and surrounding properties as it is set back from Welch Road 136 feet, Mill Creek Road 179 feet, and Harriet Drive 267 feet.
2. *Traffic impact* – The Traffic Safety and Engineering Sections have approved the application and no significant impacts to traffic are foreseen at this time.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* indicates that this area is in a Residential Neighborhood Building Block. The request is consistent with this building block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request proposes modification to straight zoning that include allowing light poles, flag poles, and similar poles to be located within setbacks and fence standard variations.

BACKGROUND INFORMATION:

- The school was originally constructed in 1969, according to Dallas Central Appraisal District records.
- Aerial photography from February 1995 shows 8 accessory buildings immediately south of the main building.
- Aerial photography from February 2001 shows the previous accessory buildings removed and 7 accessory buildings southeast of the main building.
- Aerial photography from March 2005 shows 9 accessory buildings.
- Aerial photography from October 2007 shows the two most recent accessory buildings that arrived circa 2005 were removed.
- Aerial photography from March 2015 shows 10 accessory buildings and are remaining on the site.

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

<u>Thoroughfare/Street</u>	<u>Designation</u>	<u>Dimension Explanation</u>
Harriet Drive	Local	60' ROW
Harvest Hill Road	Local	60' ROW
Mill Creek Road	Local	60' ROW
Welch Road	Local	60' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Land Use Compatibility:

The request site is developed with improvements that have supported Nathan Adams Elementary School for 46 years. The applicant requests to construct a one-story addition with approximately 19,000 square feet of floor in order to remove the existing accessory buildings.

Surrounding uses consist of single family on all sides. Staff recommends approval of the planned development because (1) the school has been a long-time occupant of the parcel, (2) the applicant has obtained approval from both the Traffic Safety Engineering Section of the Street Services Department and the Engineering Section of Sustainable Development and Construction therefore reducing traffic concerns and (3) the addition is compatible in size and character to the existing school and surrounding properties.

Landscaping: The request will not trigger any landscape regulatory changes. The proposed addition will require landscaping for an artificial lot per Article X of the Dallas Development Code.

Parking: The request is providing the minimum number of off-street parking spaces required for an elementary school per the Dallas Development Code which equates to one and a half spaces per classroom, as required by the Dallas Development Code. Since the development plan shows the addition and existing school will have 37 classrooms, a minimum of 56 parking spaces are required. The development plan proposes to provide 79 parking spaces.

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores
District 2	vacant
District 3	Dan Micciche
District 4	Nancy Bingham, Board Secretary
District 5	Lew Blackburn, Ph.D., 2nd Vice President
District 6	Joyce Foreman
District 7	Eric Cowan, President
District 8	Miguel Solis, 1 st Vice President
District 9	Bernadette Nutall

Proposed Planned Development 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 bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road. The size of PD _____ is approximately 10.844 acres.

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

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

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

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

SEC. 51P-_____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ___A: development plan.
- (2) Exhibit ___B: landscape plan.
- (3) Exhibit ___C: traffic management plan.

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

(a) For public school other than an open-enrollment charter school, 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.

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(A) Single Family 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 R-10(A) Single Family District is subject to DIR in this district; etc.

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

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

SEC. 51P- _____.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 R-10(A) Single Family District apply.

(b) Public school.

(1) Poles in required yards. Light poles, flag poles, and similar poles are allowed in required yards.

(2) Floor area. Maximum floor area is 68,500 square feet.

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.111. FENCES.

For a public school other than an open-enrollment charter school:

- (1) a maximum six-foot fence may be located in any required yard.
- (2) any fence that exceeds four feet in height and is located within 25 feet of a street must be a minimum of 70-percent open.

SEC. 51P- _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.113. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

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

SEC. 51P- _____.114. SIGNS.

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

SEC.51P-____.115. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit ____C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2017. After the initial traffic study, the

Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

(c) Amendment process.

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

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

SEC. 51P- ____ .116.

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- ____ .117.

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.”

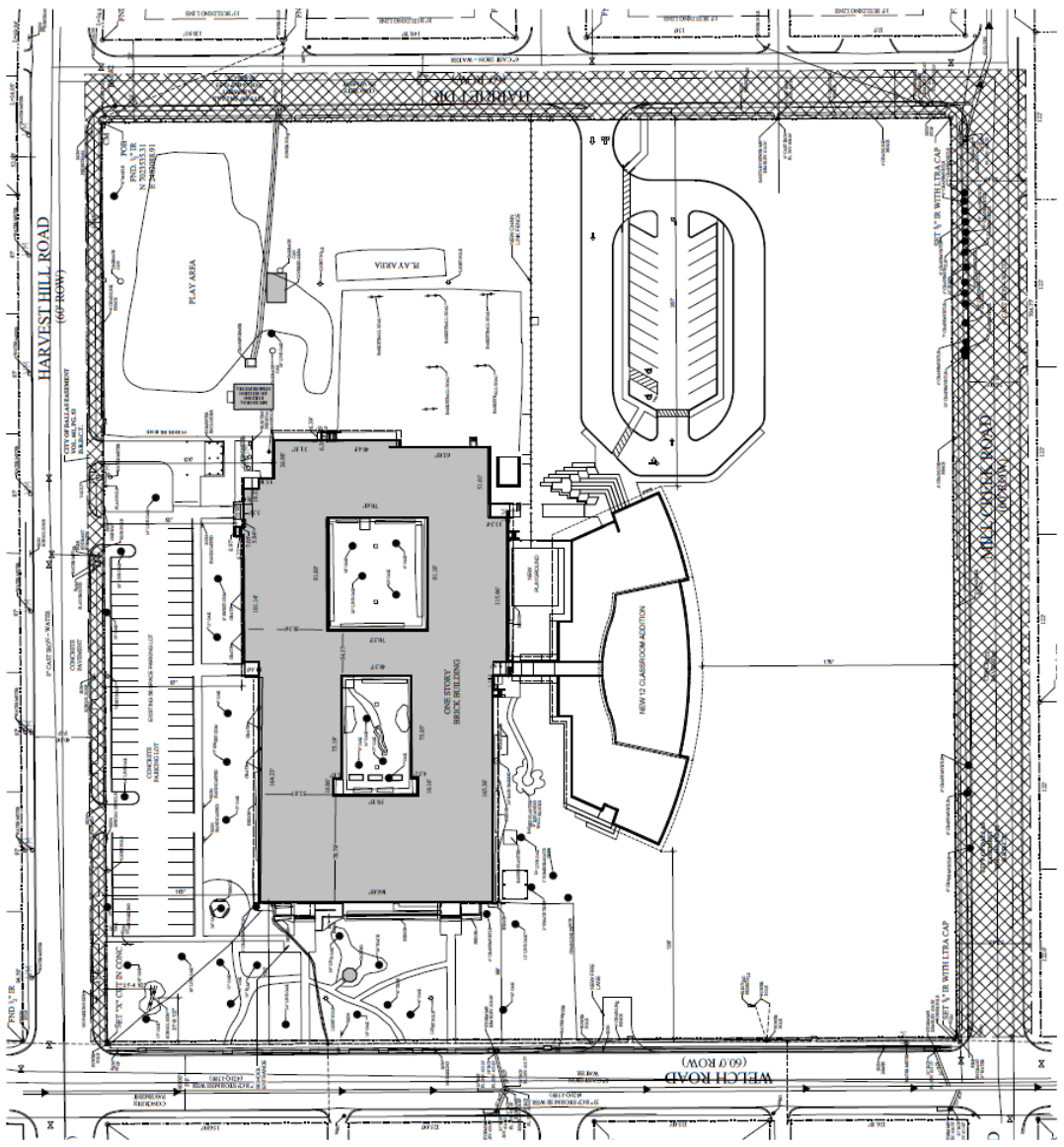


Proposed Development Plan



SHEET NOTES

SYMBOL	DESCRIPTION
(Symbol)	EXISTING DRIVE
(Symbol)	EXISTING SIDEWALK
(Symbol)	EXISTING CURB
(Symbol)	EXISTING DRIVE
(Symbol)	EXISTING SIDEWALK
(Symbol)	EXISTING CURB
(Symbol)	EXISTING DRIVE
(Symbol)	EXISTING SIDEWALK
(Symbol)	EXISTING CURB



1 DEVELOPMENT PLAN

TRAFFIC MANAGEMENT PLAN FOR
**DISD NATHAN ADAMS
ELEMENTARY SCHOOL**

IN DALLAS, TEXAS

DESHAZO PROJECT NO. 15235

Prepared for:

Masterplan

900 Jackson Street, Suite 640
Dallas, Texas 75202

Prepared by:



Texas Registered Engineering Firm F-3199

400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740

January 21, 2016



Traffic Management Plan for
DISD Nathan Adams Elementary School

~ DeShazo Project No. 15235 ~

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Table 1. School Operational Characteristics

LIST OF EXHIBITS:

Exhibit 1. Traffic Management Plan for Peak School Traffic



Traffic. Transportation Planning. Parking. Design.

Technical Memorandum

To: Mr. Karl Crawley — *Masterplan*
From: David Nevarez, P.E. — *DeShazo Group, Inc.*
Date: January 21, 2016
Re: Traffic Management Plan for DISD Nathan Adams Elementary School in Dallas, Texas
DeShazo Project Number 15235

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by Masterplan on behalf of the Dallas Independent School District (DISD) to prepare an update of the Traffic Management Plan (TMP) for the Nathan Adams Elementary School (the School) located at 12600 Welch Road in Dallas, Texas.

The School has a current enrollment of approximately 593 students in Pre-Kindergarten through 5th grade. Student population is anticipated to grow up to 782 students in the upcoming school years. The school administration is thus planning a revision to the site plan previously approved by City Plan Commission. The proposed changes will accommodate additional off-street parking spaces and on-site queuing for lower grade students. The attached site plan depicts these proposed modifications.

The school site is zoned R-10(A) for Single-Family Residential District. In order to gain entitlements for the proposed improvements, the school administration is seeking approval for the proposed changes. As part of the approval process, the City of Dallas requires submittal of a TMP update as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations.

This report contains DeShazo's review of the current traffic conditions on and around the school campus as well as an evaluation of the proposed conditions. The plan is intended to assess anticipated traffic conditions during the School peak activities. By consent of the TMP submittal, the school agrees to the strategies presented herein. The school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

[NOTE: In this report the term "parent" refers to any parent, family member, legal guardian, or other individual who is involved in the pick-up or drop-off of one or more students at the school.]

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up operations. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of school carpool operations will also inherently improve. This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it is a tool that aims to facilitate a safer and more efficient environment.

The analysis summarized below identifies the projected vehicle demand—including parking and queuing space (i.e. vehicle stacking)—needed on site to accommodate projected school traffic demands during peak periods. A concerted effort and full participation by the school administration, staff, students and parents are essential to maintain safe and efficient traffic operations. The use of designated parking and queuing areas is necessary to minimize the operational impact on adjacent properties and the public street system.

School Operational Characteristics

DeShazo conducted field observations of the school on Thursday, December 17, 2015 during all student dismissal periods. **Table 1** summarizes the operational characteristics for *DISD Nathan Adams Elementary* at the time of these observations.

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment:	593 students	782 students
Daily Start/Dismissal Schedule:	Pre-K – 5 th Grade: > 7:45 – 2:55 PM	Same as Existing
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By DISD Bus: ≈ 30% By Walking: ≈ 0%	Same as Existing
Approximate Number of Students with Alternate Schedules (i.e. Depart Outside of Normal Peak):	10% (extracurricular activities, early dismissals, etc.)	Same as Existing

NOTE #1: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Site Access and Circulation

The subject site provides a small parking area for faculty and staff, which is accessed from Harvest Hill Road. However, no off-street area is available for student loading and unloading—all traffic activities take place within public right-of-way. In order to accommodate the school’s traffic demands during peak periods, parents line up and queue in the perimeter of the school property and wait for students to be dismissed. A total of three school buses load students on the curb immediately in front of the school on Welch Road. The proposed school renovations include a new on-site parking lot with approximately 30 spaces and a driving aisle accessed from Harriet Drive with enough queuing capacity for up to 14 vehicles.

Passenger Unloading/Loading and Vehicular Queuing

During the afternoon pick-up period, the majority of students are transported by parents in personal vehicles. The school provides loading areas along the perimeter of the school. Most parents choose to park on adjacent streets and walk to greet their child(ren) on-site. Field observations indicate a maximum total of approximately 95 vehicles present during the afternoon student dismissal period. The maximum queue, however, was only evident for no more than 10 minutes at that time.

DeShazo's school observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occur much more quickly than student pick-up. In general, the same operation is in effect during the morning peak period; however, the overall volume of vehicles is less concentrated than the afternoon peak hour volume. The evaluation of the traffic in this report is thus based upon the afternoon pick-up period.

Recommendations

DeShazo conducted field observations of the school on Thursday, December 17, 2015 during the student dismissal period. The following set of traffic operations are recommended for Nathan Adams Elementary School administration during peak traffic conditions:

- The traffic circulation plan depicted in **Exhibit 1** is based upon observations of existing traffic during peak conditions and a projection of future conditions:
 - A total allocated queue capacity of 2,726 linear feet is expected to meet a projected traffic queue demand of 126 vehicles (or 2,961 linear feet calculated at 23.5 feet per vehicles). This capacity will provide a surplus of approximately 94 linear feet (enough space for up to 4 vehicles). This capacity includes 329 linear feet of vehicular queuing or storage for approximately 14 cars on site.
- To better organize traffic operations and discourage on-street parking across Welch Road during pick-up peak hours, parents arriving southbound on Welch Road should be encouraged to turn left onto Harvest Hill Road and proceed to systematically drive around the School perimeter towards a pick up location of their choice—effectively creating a one-way, clockwise flow around the school property. This recommendation can be further encouraged with City approval by:
 - installing “NO PARKING/STANDING” signs on the southbound segment of Welch Road directly across the school property;
 - removing all “NO PARKING” or idle time restriction signs on the northbound segment of Welch Road directly in front of the school property;
 - installing a temporary sign at the southeast corner of the intersection of Welch Road and Harvest Hill Road to guide/encourage parents to turn left onto Harvest Hill Road; and,
 - informing parents that no parking is allowed in front of residential properties west of Welch Road.
- At least one school employee should continue to patrol student dismissal at each of the school building's main access points. At least one school staff should guide students towards the proposed on-site queue and direct vehicles to egress along the by-pass lane. Likewise, at least one school employee should patrol students headed towards the bus loading station.

*DeShazo Group, Inc.
January 21, 2016*

- However, to minimize liabilities, the School should allow no school staff other than DISD police and/or deputized officers of the law to engage or attempt to influence traffic operations in public right-of-way.
- DeShazo recommends that all school bus loading activities be relocated to the proposed on-site driveway as depicted on **Exhibit 1**.
- As needed, staff directing dismissed students out of the school building should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages for STOP and SLOW. Optional additional equipment used by staff may include whistles (for audible warnings) and fluorescent vests (for visual warning).

SUMMARY

Field observations of existing conditions indicate that student loading/unloading activities operate without any severe problems. A number of recommendations are provided in this report for consideration by DISD and school officials. Full cooperation of all school staff members, students, and parents is crucial for the continuing success of any traffic management plan. The referenced TMP should be enforced by DISD Nathan Adams Elementary School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating within the site vehicular traffic generated by the school at peak traffic periods. The school should review details of this plan on a regular basis to confirm its effectiveness.

END OF MEMO



DeShazo Group, Inc. Job No. 15235 Exhibit Created on 01-11-2018

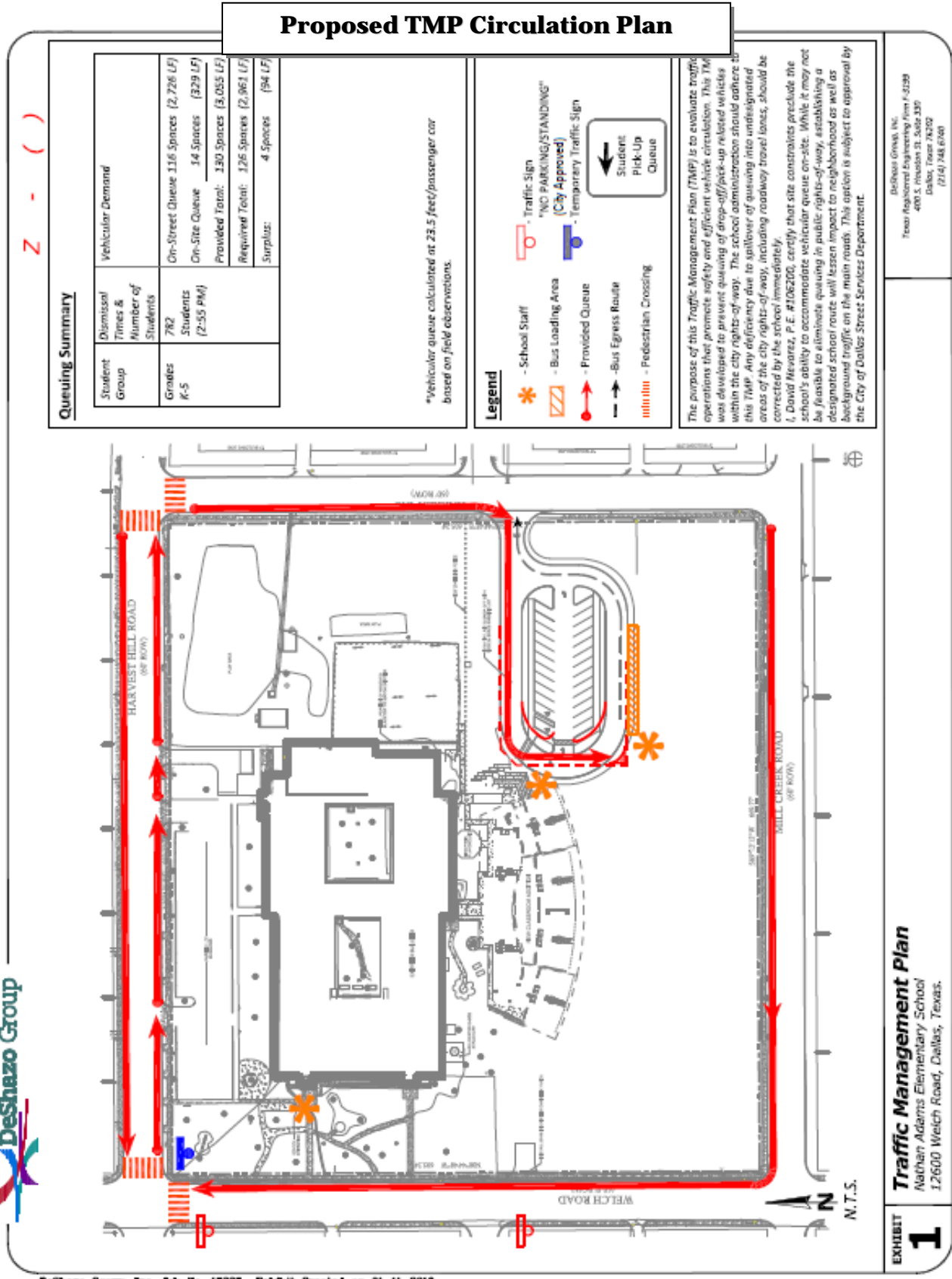
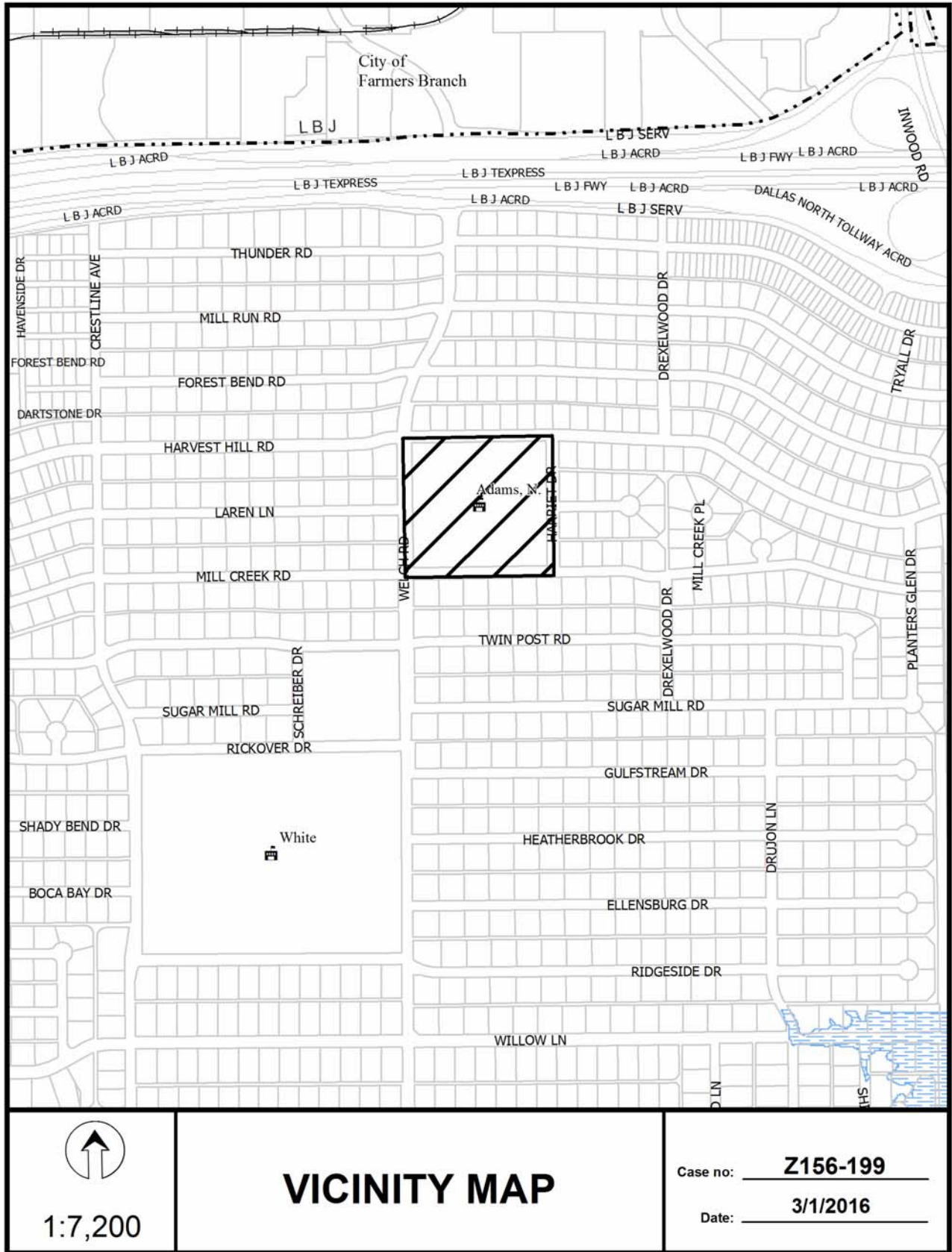



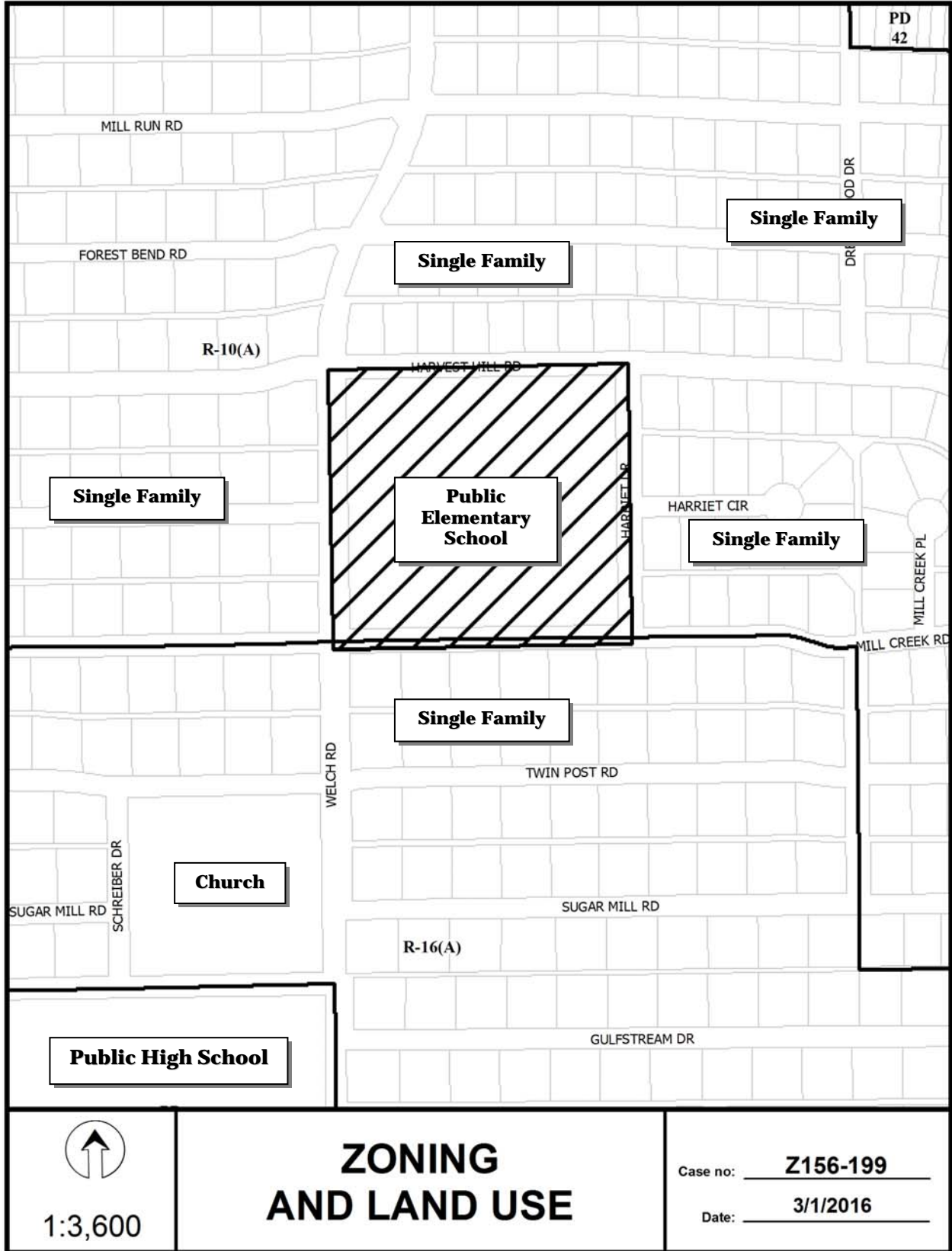
EXHIBIT 1

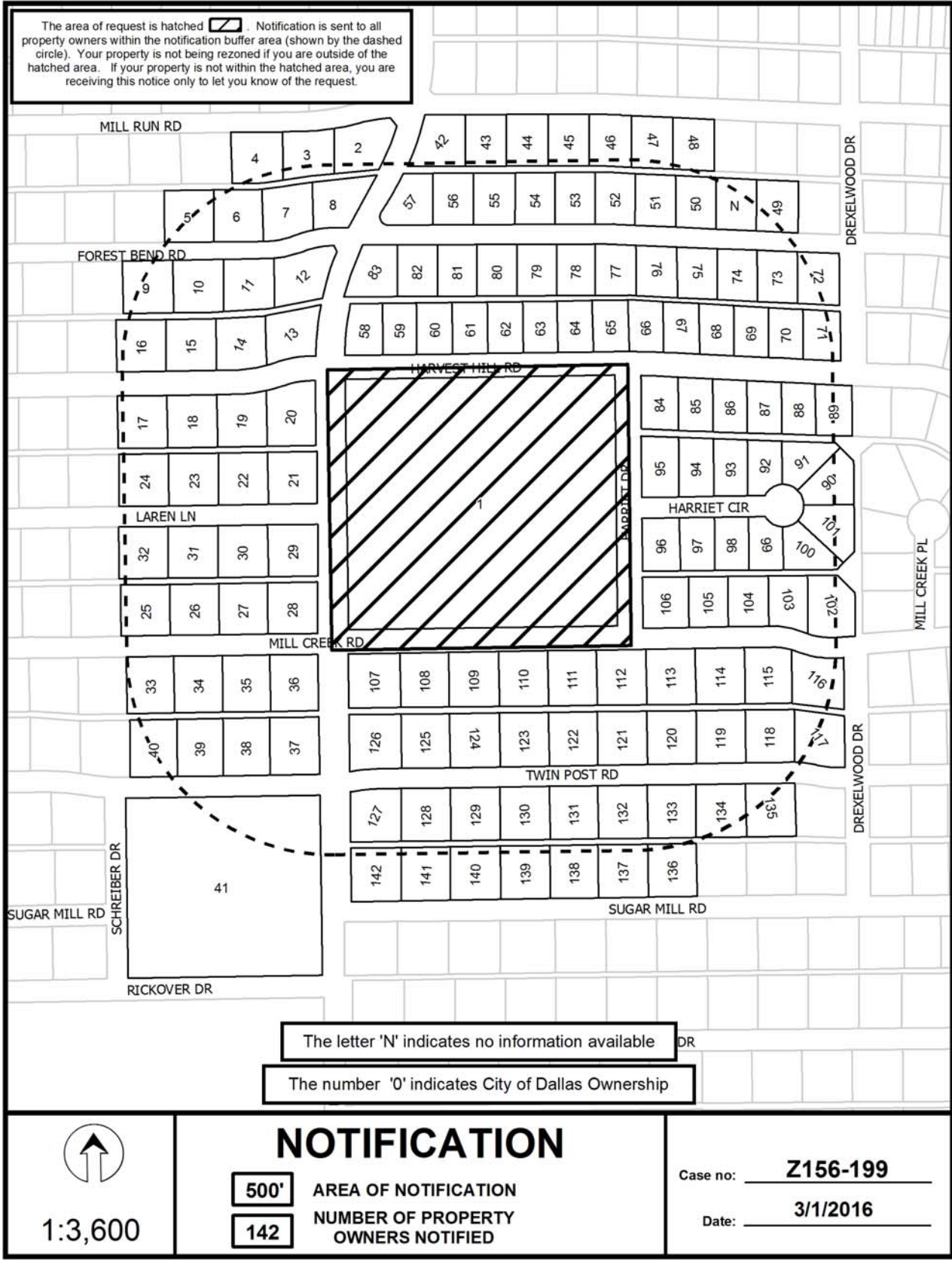
Traffic Management Plan
Nathan Adams Elementary School
12600 Welch Road, Dallas, Texas.





 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z156-199 </u> Date: <u> 3/1/2016 </u>
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03/01/2016

Notification List of Property Owners***Z156-199******142 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12660 WELCH RD	Dallas ISD
2	4566 MILL RUN RD	REICHENBACH JOHN H &
3	4556 MILL RUN RD	WINGFIELD ROBERT L JR
4	4546 MILL RUN RD	DUNHAM TRACEY
5	4535 FOREST BEND RD	CRONIN LEO F
6	4545 FOREST BEND RD	NIKIN R MEHTA & RANJAN
7	4555 FOREST BEND RD	WIEMAN DAVID A &
8	4565 FOREST BEND RD	POHL SUSANNE TR
9	4526 FOREST BEND RD	KAUFMAN THEODORE P &
10	4536 FOREST BEND RD	YABRAIAN FAMILY LIVING TRUST
11	4546 FOREST BEND RD	PACE MARY SUZANNE
12	4556 FOREST BEND RD	SKAIFE RODNEY S & TAMMY
13	4555 HARVEST HILL RD	ORTEGA FAMILY LIVING TRUST
14	4545 HARVEST HILL RD	BROOKS FRANCIS A III &
15	4535 HARVEST HILL RD	TAYLOR FAMILY LIVING TRUST THE
16	4525 HARVEST HILL RD	SCHMIDT LAURIE &
17	4526 HARVEST HILL RD	MACALIK GAIL C & JAMES J MARTIN
18	4536 HARVEST HILL RD	MCKENZIE KATHI ANNE & DAVID ALLAN
19	4546 HARVEST HILL RD	POER MICHELLE
20	4556 HARVEST HILL RD	BIRCH IAN & SUE
21	4555 LAREN LN	BELL MICHAEL C
22	4545 LAREN LN	BRUSILOW ANSHEL
23	4535 LAREN LN	LILLEY STEPHEN & SHARON
24	4525 LAREN LN	WILLIAMS WILLIAM G &
25	4525 MILL CREEK RD	BRETHAUER JANITH &
26	4535 MILL CREEK RD	BROWN WILLIAM E TR

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4545 MILL CREEK RD	MYER PUNAM
28	4555 MILL CREEK RD	SANDERS J CHRISTOPHER C &
29	4556 LAREN LN	JONES ARTHUR F & PEGGY
30	4546 LAREN LN	TRISTAN MICHAEL & JENNIFER L
31	4536 LAREN LN	BYRNE VONDELL W
32	4526 LAREN LN	WILDER CYNTHIA K
33	4526 MILL CREEK RD	MACKNIGHT WILLIAM &
34	4536 MILL CREEK RD	BEYER ANDREW & DARCIE
35	4546 MILL CREEK RD	BRYAN MARGARET J
36	4556 MILL CREEK RD	KELSO SCOTT ALAN &
37	4535 TWIN POST RD	SADRI FARHANG ET AL
38	4527 TWIN POST RD	MUSSO MARK C
39	4519 TWIN POST RD	SCHREIBER MEM METH CH
40	4509 TWIN POST RD	PONCE ALINA I RAMIREZ &
41	4525 RICKOVER DR	SCHREIBER MEM METH CHURCH
42	4708 MILL RUN RD	BYLEDBAL MARK & JANELLE
43	4718 MILL RUN RD	VONTRESS AMELIA IRMA
44	4728 MILL RUN RD	BUDNOFF ROSALIE
45	4738 MILL RUN RD	MCDONNELL MARK S
46	4748 MILL RUN RD	HARRIS STEPHEN E &
47	4808 MILL RUN RD	YOUNG JOHN MARCUS
48	4818 MILL RUN RD	LAZO TOM & MARY
49	4847 FOREST BEND RD	POWERS DANIEL D &
50	4827 FOREST BEND RD	GONZALES AARON M &
51	4817 FOREST BEND RD	AVERITT GRAHAM
52	4807 FOREST BEND RD	KISS EDGAR
53	4747 FOREST BEND RD	DUBOSE CAROL ANN
54	4737 FOREST BEND RD	MULLIN Y D & CHRISTINE S
55	4727 FOREST BEND RD	YOUNG REVOCALBE TRUST
56	4717 FOREST BEND RD	THOMAS BILLY R
57	4711 FOREST BEND RD	BYARS KEITH M &

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4707 HARVEST HILL RD	GRIFFITH LILLIAN L
59	4715 HARVEST HILL RD	MARTIN FRED N & JOYCE F
60	4721 HARVEST HILL RD	MACKEY RICHARD E & JOAN M
61	4727 HARVEST HILL RD	OAKES HEATH
62	4733 HARVEST HILL RD	ORTEGA MYRIAM MARLENE
63	4739 HARVEST HILL RD	MOURITSEN ELIZABETH
64	4745 HARVEST HILL RD	VAUGHT T ALEX
65	4751 HARVEST HILL RD	JOHNSON RICHARD HEATH
66	4805 HARVEST HILL RD	RUNDELL C A JR
67	4811 HARVEST HILL RD	WEATHERFORD DOUGLAS WARNER &
68	4817 HARVEST HILL RD	STOCKHAM KIERSTEN &
69	4823 HARVEST HILL RD	SWANGO ROBERT W
70	4829 HARVEST HILL RD	MCCMAHON HUGH F X &
71	4835 HARVEST HILL RD	HILL JENNIFER L & JEREMY
72	4858 FOREST BEND RD	TATUM HENRY K & MARY JO
73	4848 FOREST BEND RD	LMAJ LLC
74	4838 FOREST BEND RD	STONE STEPHEN L &
75	4828 FOREST BEND RD	WILEY JAMES C &
76	4818 FOREST BEND RD	HEATH NED M & MARY L
77	4808 FOREST BEND RD	VASEK JAMES
78	4748 FOREST BEND RD	FRY LYNN G TRUSTEE
79	4738 FOREST BEND RD	BOEDING TODD M & LORI S
80	4728 FOREST BEND RD	SONG NAK K & YONG O
81	4718 FOREST BEND RD	GULLEDGE DONNA L
82	4712 FOREST BEND RD	NAVARRO IGNACIO &
83	4708 FOREST BEND RD	LEE LORAIN GREEN
84	4806 HARVEST HILL RD	BELMAREZ JUANITA F &
85	4812 HARVEST HILL RD	LOVELACE JEFFREY H
86	4818 HARVEST HILL RD	ATHERTON JULIA A
87	4824 HARVEST HILL RD	INGRAM ANN M &
88	4830 HARVEST HILL RD	GLAZER HELENE TRUSTEE

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4836 HARVEST HILL RD	BALABAN EDWIN W
90	12646 HARRIET CIR	JOHNSON SEAN PATRICK &
91	12650 HARRIET CIR	BUELL ROBERT M &
92	12654 HARRIET CIR	WEILER LINDA D &
93	12658 HARRIET CIR	CUMMINS ELIZABETH A TR
94	12662 HARRIET CIR	LANIUS J WALTER
95	12668 HARRIET CIR	JAMES ROXANNE K & ARTHUR P
96	12620 HARRIET CIR	QUISENBERRY RICHARD B &
97	12626 HARRIET CIR	PARRO BRIAN C & LISA A
98	12630 HARRIET CIR	FEIGHNY GENE A & MEGHAN
99	12634 HARRIET CIR	BENNETT JON B &
100	12638 HARRIET CIR	MADDOX JANET L &
101	12642 HARRIET CIR	CRUMLEY FRANK J & JENNIFER
102	4739 MILL CREEK RD	BAZAN JOSEPH A
103	4733 MILL CREEK RD	LUTZ WILLIS J
104	4727 MILL CREEK RD	VACHE WADE R & MARY C
105	4717 MILL CREEK RD	KNIGHT CHRISTOPHER R & LEANNE M
106	4707 MILL CREEK RD	BERBARIE EDWARD
107	4606 MILL CREEK RD	TEHAN TIMOTHY P ETAL
108	4616 MILL CREEK RD	BARRY BRIAN J &
109	4626 MILL CREEK RD	MILLER KENNETH A & LISA W
110	4636 MILL CREEK RD	GRENWELGE ROY R
111	4646 MILL CREEK RD	JONES BETH AJEANNE
112	4656 MILL CREEK RD	SJOGREN KURT J &
113	4708 MILL CREEK RD	MCNEIL VIVICA
114	4718 MILL CREEK RD	OWEN JOE
115	4728 MILL CREEK RD	LEE STEVEN EUNSEOK
116	4740 MILL CREEK RD	TANG ZHEN &
117	4747 TWIN POST RD	ACEVES BEATRICE H &
118	4737 TWIN POST RD	WOLF MICHAEL SCOTT
119	4727 TWIN POST RD	AGEE KIMBERLY BRANTHOOVER

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4717 TWIN POST RD	NEIL EDWARD M
121	4707 TWIN POST RD	LEBEDNIK LIANE K
122	4649 TWIN POST RD	EUDY MICHAEL R & DIANE F
123	4639 TWIN POST RD	ADAMS ANN H & ROBERT M
124	4629 TWIN POST RD	KOEN SOPHIA
125	4619 TWIN POST RD	LYNCH MICHAEL F
126	4609 TWIN POST RD	LOUGHBOROUGH JAMES A &
127	4608 TWIN POST RD	CHU IRENE YORK LING FAMILY TRUST
128	4618 TWIN POST RD	MARCUS KENNETH J &
129	4628 TWIN POST RD	MOSER MARY K C & PAUL MURRIN
130	4638 TWIN POST RD	YOUNG JERRY GANG & CHEN DAN
131	4648 TWIN POST RD	APPLEWHITE JOHN C & JOAN
132	4706 TWIN POST RD	KOWYNIA ROBERT J
133	4716 TWIN POST RD	TUTTLE THOMAS E &
134	4726 TWIN POST RD	CRUMLEY FRANK
135	4736 TWIN POST RD	MCKINLEY JONATHAN GILBERT
136	4717 SUGAR MILL RD	DOEPFNER PHILLIP R &
137	4707 SUGAR MILL RD	WHISLER JOHN M &
138	4645 SUGAR MILL RD	ZIMMERMAN THOMAS G &
139	4635 SUGAR MILL RD	MEYER JAMES S & LOUISA
140	4625 SUGAR MILL RD	REAGOR LEE C & CAROLINA A
141	4615 SUGAR MILL RD	BUECHLER ALFRED D
142	4605 SUGAR MILL RD	HOAGLAND JOHN R

Planner: Olga Torres-Holyoak

FILE NUMBER: Z145-320(OTH)

DATE FILED: August 7, 2015

LOCATION: Northeast corner of Greenville Avenue and Pineland Drive

COUNCIL DISTRICT: 13

MAPSCO: 26-Q

SIZE OF REQUEST: Approx. 4.433 acres

CENSUS TRACT: 78.15

OWNER: Manucher Nazarian

APPLICANT: Don Booker

REPRESENTATIVE: Peter Kavanaugh, Zone Systems, Inc.

REQUEST: An application for the renewal of Specific Use Permit No. 1785 for an alcoholic beverage establishment for a bar, lounge, or tavern on property zoned Planned Development District No. 85.

SUMMARY: The purpose of this request is to continue the operation of a bar, lounge or tavern [Heroes] in an existing multi-tenant building, Suite No. 230. This SUP was initially granted on December 9, 2009 for a three-year period with eligibility for automatic renewals for two additional three-year periods. The first automatic renewal was granted for this use in 2012. Upon submittal of the application for the second automatic renewal in August 2015, property owners within 200 feet of the subject site were notified per Code requirements. The owners of 31 percent of the land within 200 feet submitted opposition to the automatic renewal. Therefore, the renewal must be considered by the City Plan Commission and City Council. (A minimum of 20 percent opposition triggers City Plan Commission and City Council consideration.)

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

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The use is compatible in scale with the surrounding area. The conditions for the use of the suite help mitigate any potential impacts to the surroundings.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use neither contributes nor deters the surrounding area.
3. *Not a detriment to the public health, safety, or general welfare* – The use is not a detriment to the area.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The existing land use complies with the site plan as revised. The site plan has been revised to include the existing deck located at the back of the building. No ordinances or variances have been requested.

Zoning History:

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

1. **Z145-198** On August 12, 2015, the City Council approved Specific Use Permit No. 2101 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a period of three years. The SUP expires on August 12, 2017.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Principal Arterial	Variable width
Pineland Drive	Local	57 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the use has not had a negative impact on the surrounding street system.

STAFF ANALYSIS

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request; however, the *forwardDallas!* Vision Illustration is comprised of a series of Building Blocks that show general land use patterns. They are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site lies within an Urban Mixed-Use Building Block. This Building Block provides for a healthy balance of housing, job, 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. As such, the bar, lounge or tavern use is appropriate at certain locations taking into consideration certain mitigating conditions to ensure compatibility.

Land Use:

	Zoning	Land Use
Site	PD No. 85 & SUP No. 1785	Retail, Restaurant, Bar, unoccupied
North	PD No. 85	Retail, personal service, restaurant & vacant parcels
East	PD No. 85	Vacant office
South	PD No. 85 & PD No. 96	Office & related uses, Multifamily
West	PD No. 453	Hospital & related uses, Vacant

Land Use Compatibility:

In January 1993, Planned Development District No. 85 was amended to require an SUP for any use if the sale or service of alcohol is part of the operation of the use. The request site is located in a multi-tenant shopping center. The proposed use is located in Suite 230. The suite is surrounded by various businesses including another bar, lounge, or tavern, offices, restaurant and some unoccupied suites. The property is adjacent to Calloway’s Nursery to the north, office and multifamily uses to the south, and office uses to the east. West of the site, across Greenville Avenue are a hospital and related uses [Presbyterian Hospital, Dallas].

The site plan has been revised to include the existing deck located at the back of the building.

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

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 85 Shopping ctr., Office and Multiple Family	Per plan	Per plan	Per plan	48'	Per plan	Proximity Slope Visual Intrusion	Retail, office & Restaurant uses

Parking:

The off-street parking requirement for a bar, lounge or tavern use is one space per 100 square feet of floor area. This use [Heroes] is 4,200 square feet. The use requires 42 parking spaces. The site plan depicts 314 spaces available for the current uses in the property, of which 42 space are for the bar's use.

Landscaping:

Landscaping is required in accordance with Planned Development District No. 85. However, the applicant's request will not trigger any landscape requirements, as no new construction is proposed on the site.

Police Report:

Staff obtained reported offenses for the period of January 2009 through August 20, 2015. Please note that the records reflect all the police calls to the shopping center, and not specifically to the business in question. The list of offenses is provided on the following pages.

Z145-320(OTH)

2009 Part 1

Offense	Date	Address	Beat
AGG ASSAULT	1/18/2009	07402 GREENVILLE AVE	212
AGG ASSAULT	1/18/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	2/22/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	4/16/2009	07402 GREENVILLE AVE	212
ROBBERY-BUSINESS	9/3/2009	07402 GREENVILLE AVE	212
UUMV	10/22/2009	07402 GREENVILLE AVE	212
ROBBERY-INDIVIDUAL	11/6/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	12/5/2009	07402 GREENVILLE AVE	212

2009 Part 2

Offense	Date	Address	Beat
ASSAULT	1/1/2009	07402 GREENVILLE AVE	212
VANDALISM & CRIMINAL MISCHIEF	1/1/2009	07402 GREENVILLE AVE	212
OTHERS	1/4/2009	07402 GREENVILLE AVE	212
TRAFFIC NON HAZARDOUS	6/13/2009	07402 GREENVILLE AVE	212
FOUND	6/21/2009	07402 GREENVILLE AVE	212
ASSAULT	8/15/2009	07402 GREENVILLE AVE	212

2010 Part 1

Offense	Date	Address	Beat
BURGLARY-BUSINESS	1/17/2010	07402 GREENVILLE AVE	212
BURGLARY-BUSINESS	4/30/2010	07402 GREENVILLE AVE	212
THEFT/BMV	5/30/2010	07402 GREENVILLE AVE	212
THEFT/BMV	7/11/2010	07402 GREENVILLE AVE	212
BURGLARY-BUSINESS	10/11/2010	07402 GREENVILLE AVE	212

2010 Part 2

Offense	Date	Address	Beat
ASSAULT	1/3/2010	07402 GREENVILLE AVE	212
ASSAULT	1/28/2010	07402 GREENVILLE AVE	212
ASSAULT	10/16/2010	07402 GREENVILLE AVE	212
ASSAULT	10/30/2010	07402 GREENVILLE AVE	212

2011 Part 1

Offense	Date	Address	Beat
THEFT/BMV	11/8/2011	07402 GREENVILLE AVE	212
THEFT/BMV	12/21/2011	07402 GREENVILLE AVE	212

Z145-320(OTH)

2011 Part 2

Offense	Date	Address	Beat
ASSAULT	4/14/2011	07402 GREENVILLE AVE	212
VANDALISM & CRIMINAL MISCHIEF	5/5/2011	07402 GREENVILLE AVE	212

2012 Part 1

Offense	Date	Address	Beat
OTHER THEFTS	2/12/2011	07402 GREENVILLE AVE	212
THEFT/BMV	7/28/2012	07402 GREENVILLE AVE	212
THEFT/BMV	9/22/2012	07402 GREENVILLE AVE	212
THEFT/BMV	10/7/2012	07402 GREENVILLE AVE	212

2012 Part 2

Offense	Date	Address	Beat
VANDALISM & CRIMINAL MISCHIEF	1/15/2012	07402 GREENVILLE AVE	212

2013 Part 1

Offense	Date	Address	Beat
ROBBERY-INDIVIDUAL	2/14/2013	07402 GREENVILLE AVE	212
THEFT/BMV	3/9/2013	07402 GREENVILLE AVE	212
UUMV	3/20/2013	07402 GREENVILLE AVE	212
THEFT/BMV	7/14/2013	07402 GREENVILLE AVE	212
BURGLARY-BUSINESS	7/21/2013	07402 GREENVILLE AVE	212

2013 Part 2

Offense	Date	Address	Beat
ASSAULT	7/20/2013	07402 GREENVILLE AVE	212
ASSAULT	7/21/2013	07402 GREENVILLE AVE	212
VANDALISM & CRIMINAL MISCHIEF	10/20/2013	07402 GREENVILLE AVE	212

2014 Part 1

Offense	Date	Address	Beat
UUMV	3/2/2014	07402 GREENVILLE AVE	212
THEFT/BMV	8/17/2014	7402 GREENVILLE AVE	212
THEFT/BMV	10/19/2014	7402 GREENVILLE AVE	212
BURGLARY-BUSINESS	11/12/2014	7402 GREENVILLE AVE	212
THEFT/BMV	12/6/2014	7402 GREENVILLE AVE	212
BURGLARY-BUSINESS	12/19/2014	7402 GREENVILLE AVE	212
THEFT/BMV	12/22/2014	7402 GREENVILLE AVE	212

Z145-320(OTH)

2014 Part 2

Offense	Date	Address	Beat
INJURY (PUBLIC ACCIDENT)	2/23/2014	07402 GREENVILLE AVE	212
ACCIDENT MV	12/21/2014	7402 GREENVILLE AVE	212

2015 Part 1

Offense	Date	Address	Beat
THEFT/BMV	3/22/2015	7402 GREENVILLE AVE	212
THEFT/BMV	4/5/2015	7402 GREENVILLE AVE	212

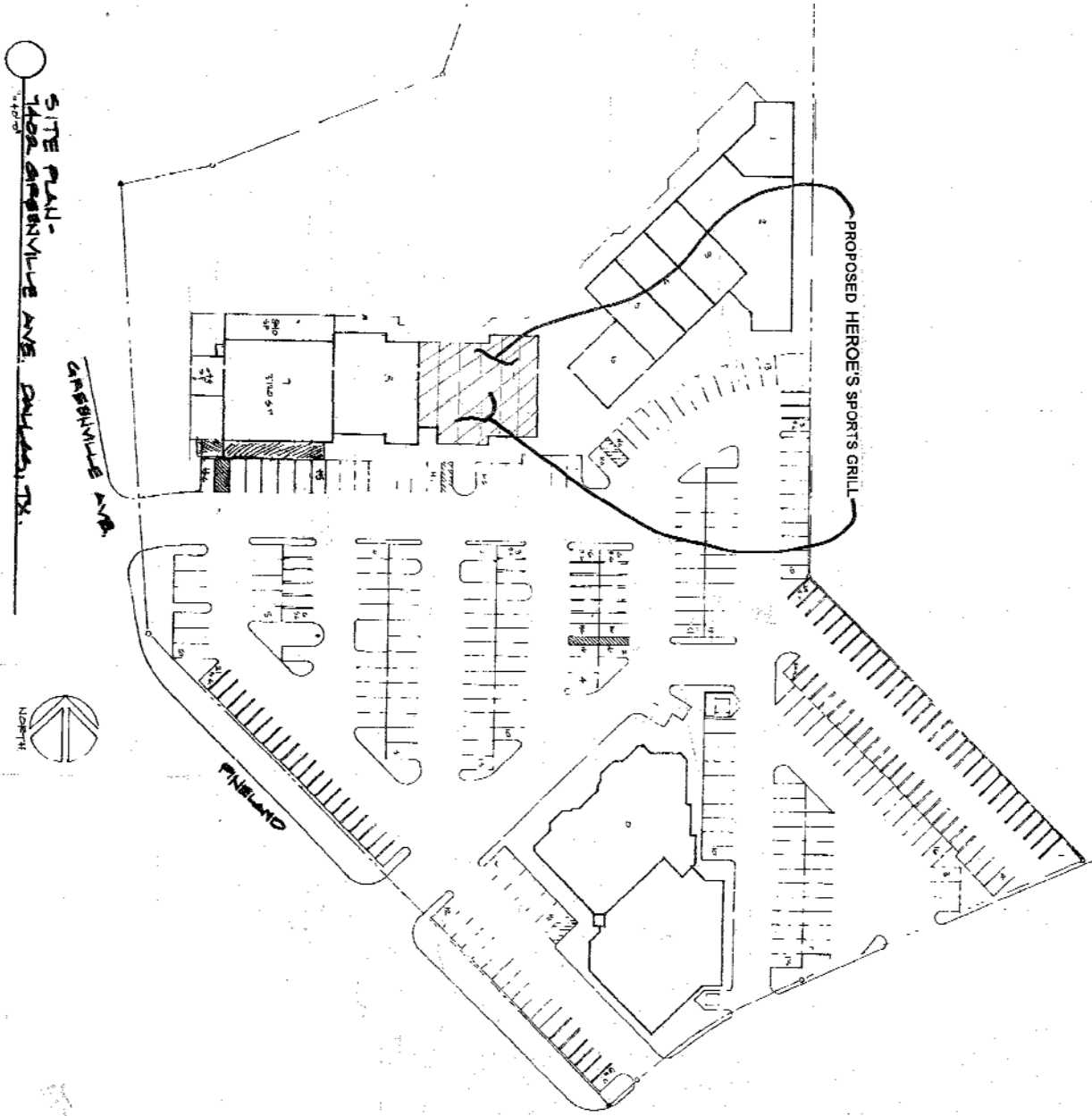
2015 Part 2

Offense	Date	Address	Beat
VANDALISM & CRIM MISCHIEF	6/21/2015	7402 GREENVILLE AVE	212

EXISTING CONDITIONS
SUP No. 1785

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment use for a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on three years from the date of approval. ~~December 9, 2012, but is eligible for automatic renewal for two additional three-year periods, pursuant to Section 51A-4.219 of CHAPTER 51A of the Dallas City Code, as amended. In order 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)~~
3. MAXIMUM FLOOR AREA: The maximum floor area for an Alcoholic beverage establishment use for a bar, lounge or tavern is 4,200 square feet.
4. HOURS OF OPERATION: The hours of operation are from 11:00 a.m. to 2:00 a.m., Monday through Sunday.
5. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
6. LANDSCAPING: Landscape must comply with the landscape requirements in Planned Development District No. 85.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



○ SITE PLAN -
 7402 GREENVILLE AVE. SANDY, TX.

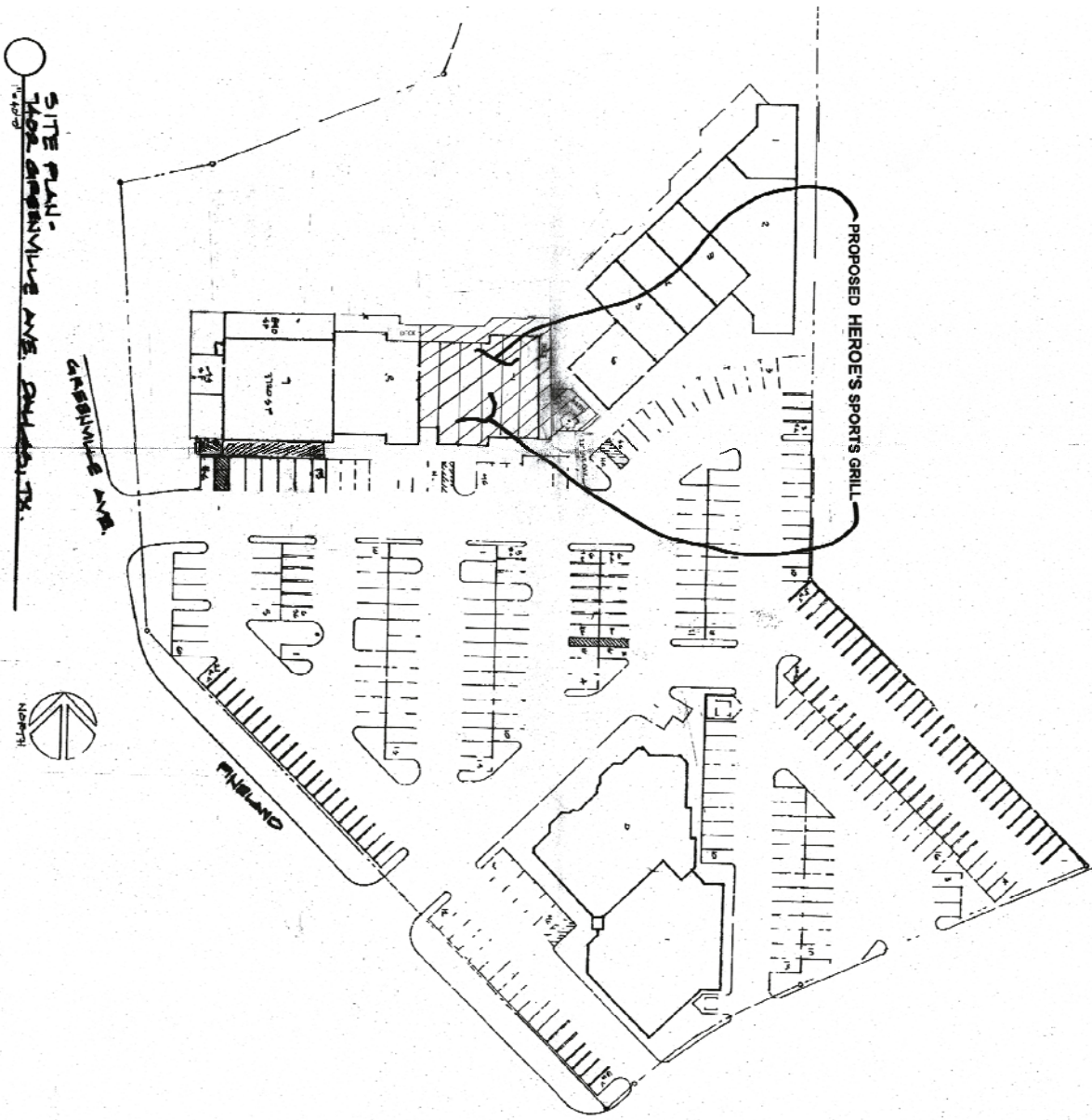


277744
 093005
 2089-257

HEROES SPORTS GRILL
 7402 GREENVILLE AVENUE, SUITE 230

Approved
 2/16/2005

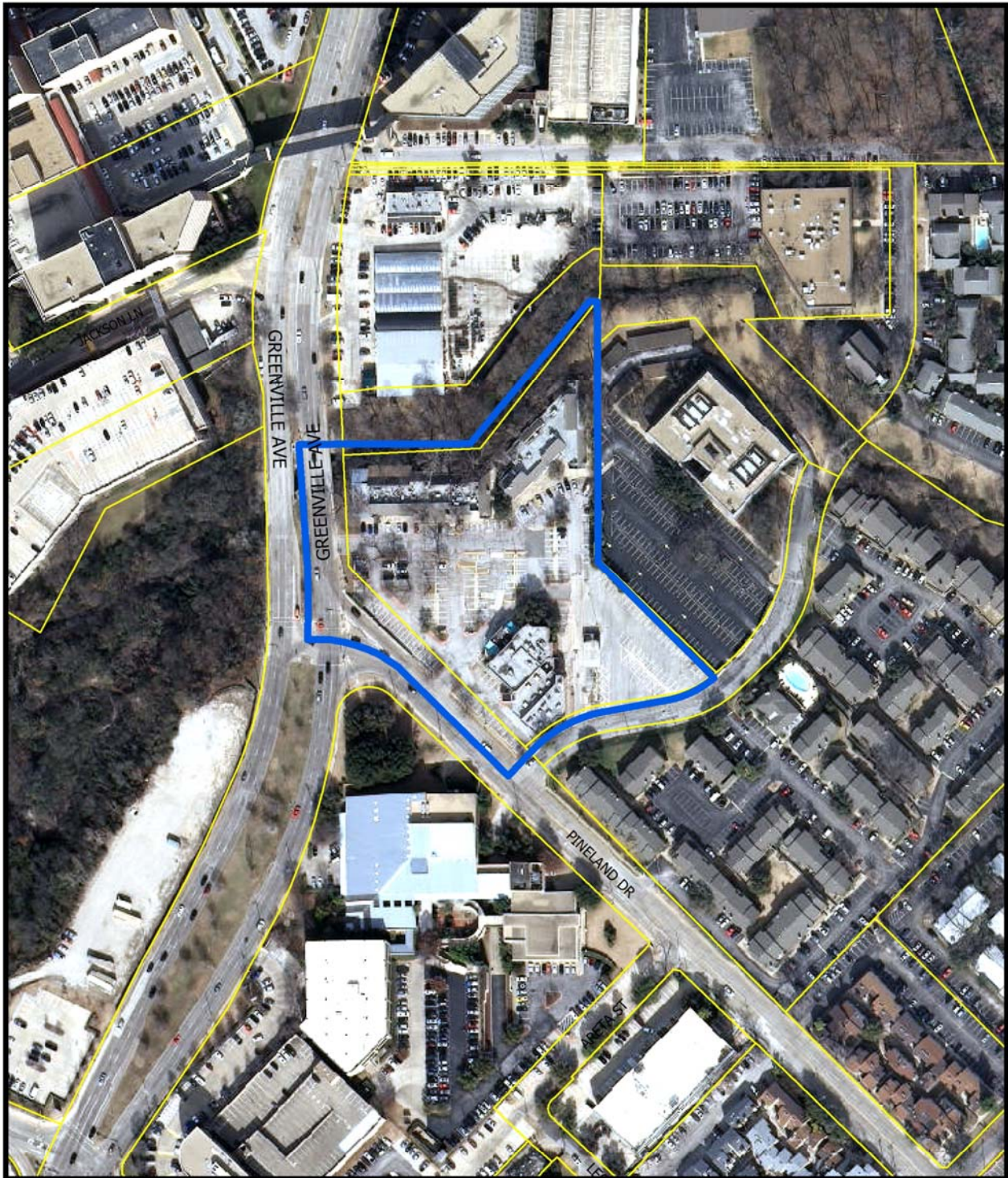
Revised Site Plan



SITE PLAN -
7402 GREENVILLE AVE. S.W. SUITE 230
DALLAS, TX.



HERO'S SPORTS GRILL
7402 GREENVILLE AVENUE, SUITE 230
Z089-257
Z145-320
SPECIFIC USE PERMIT 1785

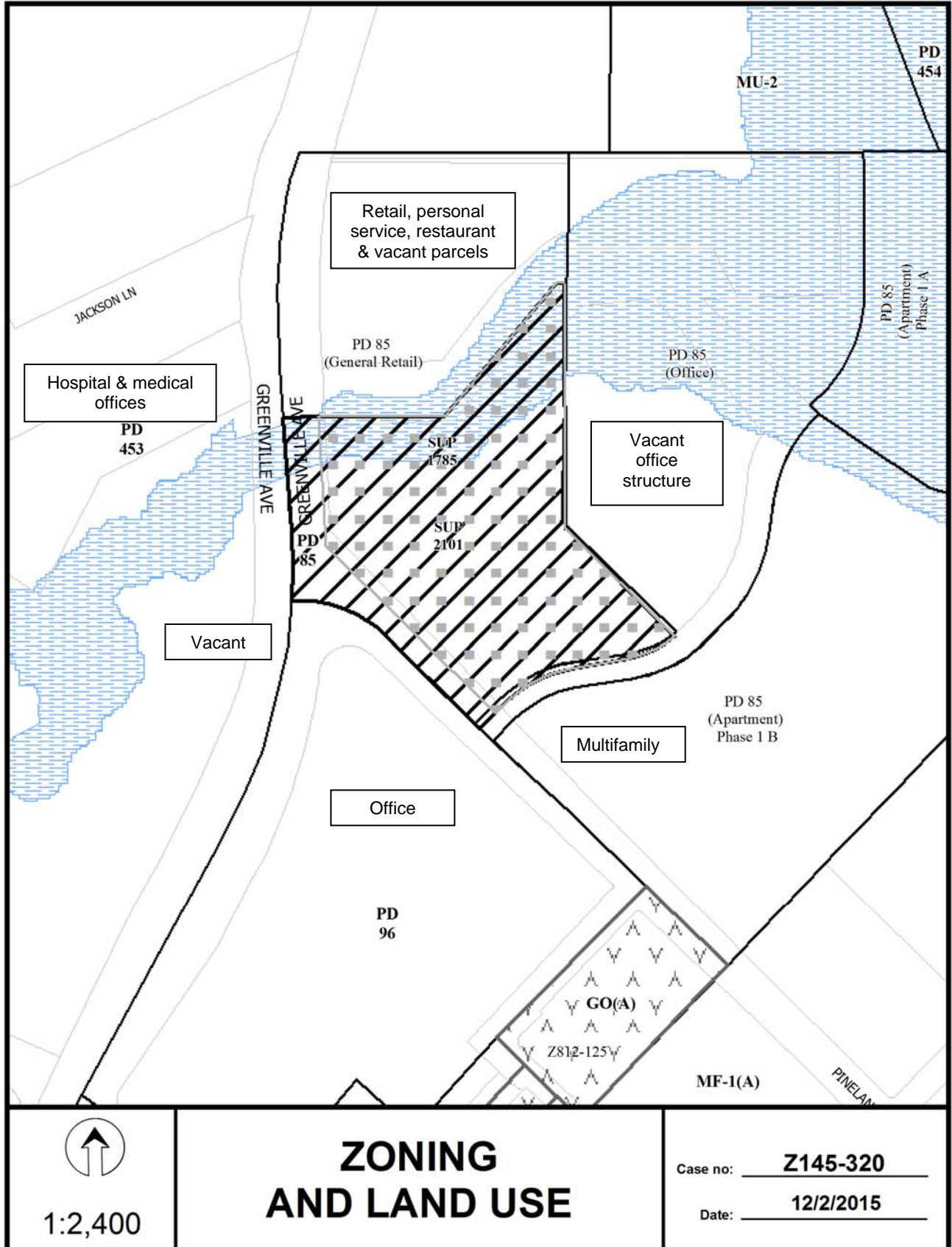


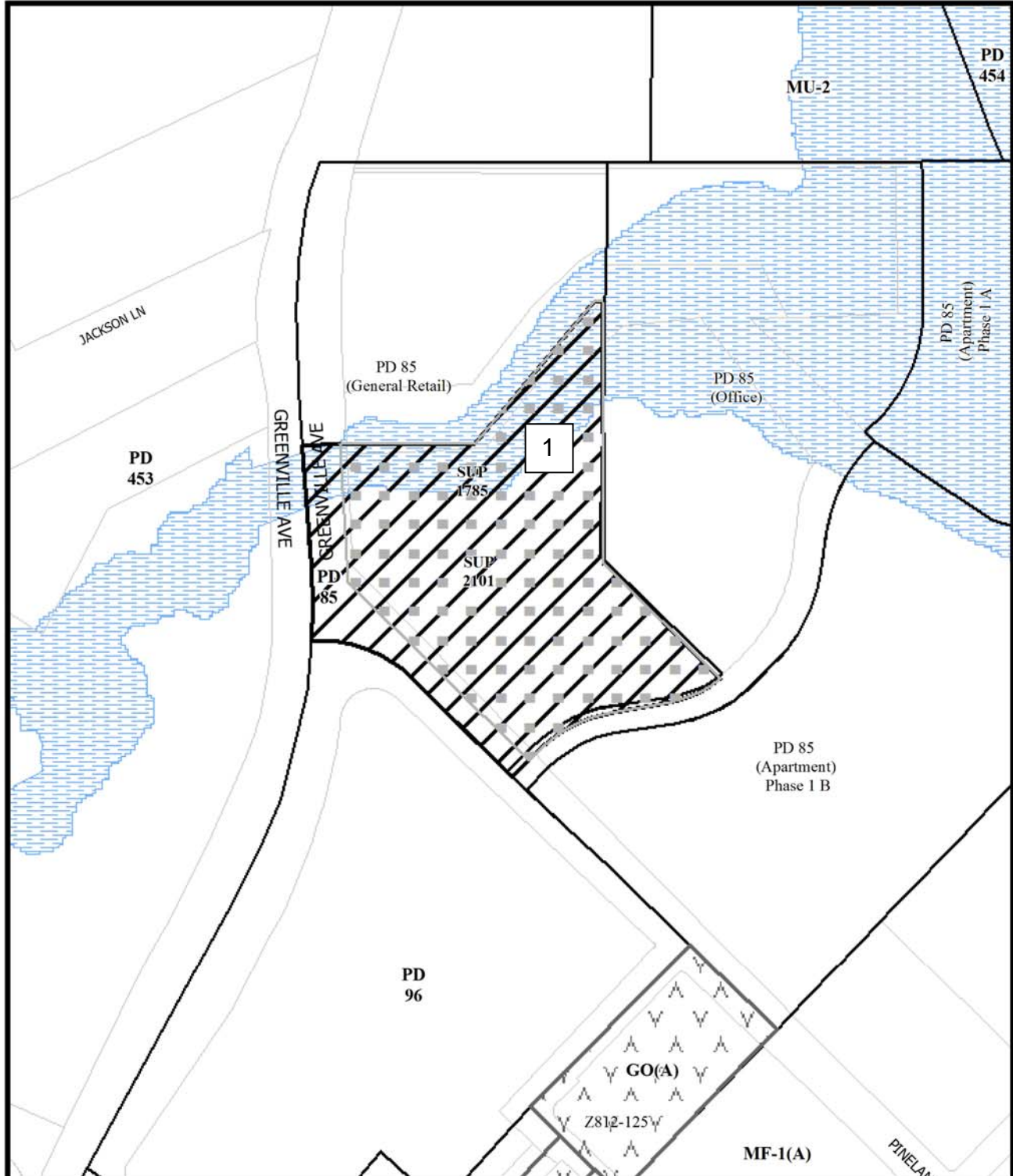
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AERIAL MAP

Case no: Z145-320

Date: 12/2/2015



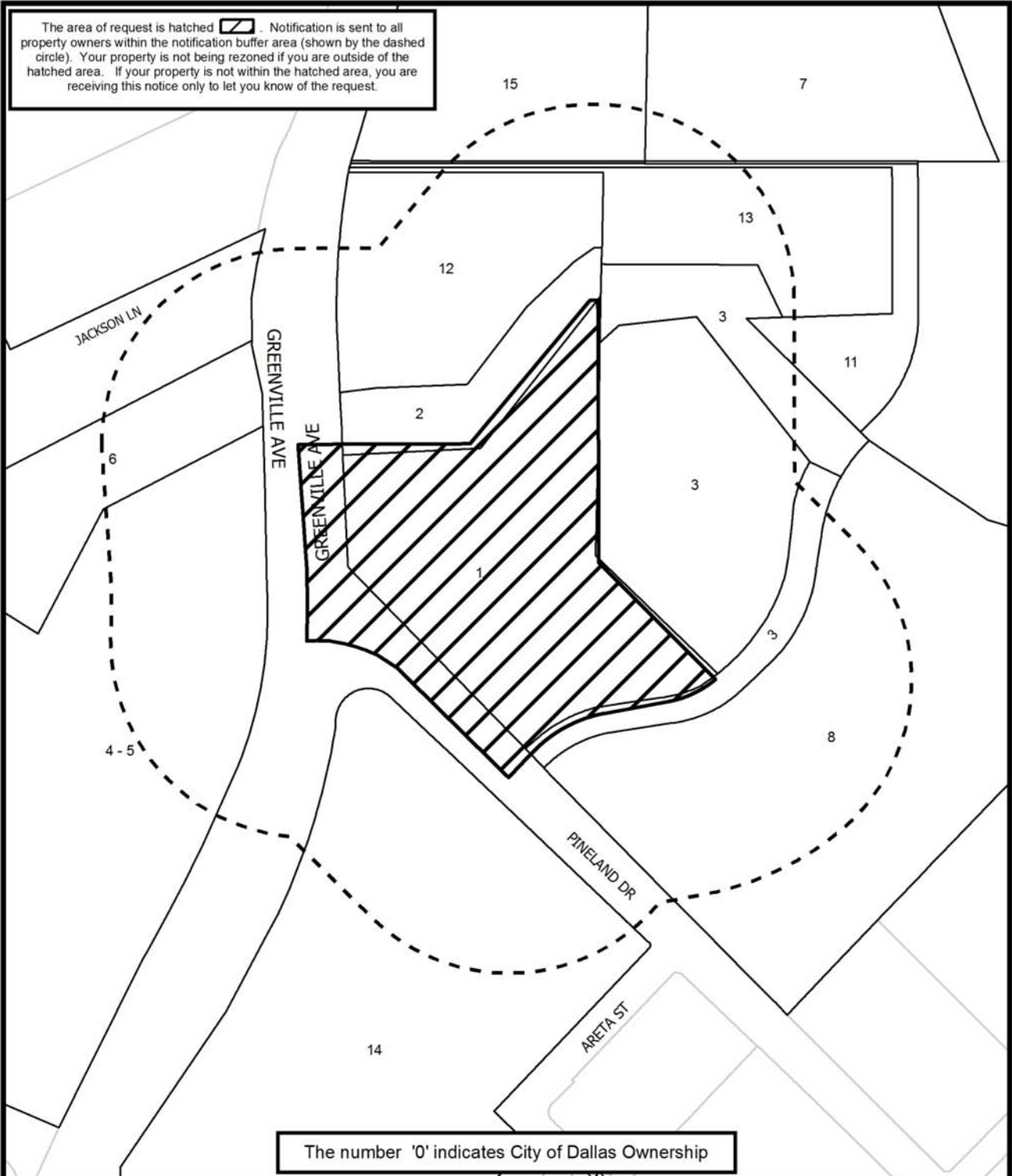


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ZONING HISTORY

Case no: Z145-320

Date: 12/2/2015



1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
15 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z145-320**
Date: **12/2/2015**

12/02/2015

Notification List of Property Owners

Z145-320

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7402 GREENVILLE AVE	NAZARIAN MANUCHER
2	7400 GREENVILLE AVE	3 HOMBRES LP
3	5735 PINELAND DR	VICKERY MEADOW REA ESTATE
4	8200 WALNUT HILL LN	PRESBYTERIAN HEALTHCARE
5	8200 WALNUT HILL LN	TEXAS HEALTH RESOURCES
6	8230 WALNUT HILL LN	PRESBYTERIAN HOSP OF DAL
7	7448 GREENVILLE AVE	SOKOL ZIZKA SCHOOL
8	5759 PINELAND DR	KV11 FOXFIRE LLC
9	7424 GREENVILLE AVE	PLANNED PARENTHOOD OF
10	7424 GREENVILLE AVE	DORCHESTER DEV CORP
11	7430 GREENVILLE AVE	ST JOSEPH HELPERS OF DALLAS TEXAS INC
12	7410 GREENVILLE AVE	3 HOMBRES LP
13	7424 GREENVILLE AVE	PLANNED PARENTHOOD OF
14	7320 GREENVILLE AVE	PRESBYTERIAN MEDICAL
15	7450 GREENVILLE AVE	PRESBYTERIAN HEALTHCARE

FILE NUMBER: SPSD156-001

DATE FILED: January 8, 2016

LOCATION: Northeast side of Routh Street between Woodall Rodgers Freeway and Ross Avenue

COUNCIL DISTRICT: 14

MAPSCO: 45-G

SIZE OF REQUEST: ±4.017 acres

CENSUS TRACT: 17.01

OWNER/APPLICANT: Billingsley Arts Partners LTD.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application to amend Section 51A-7.2100 Arts District Extension Area Sign District (SPSD) to allow for tenant identity signs in the One Arts Plaza Subdistrict.

SUMMARY: The purpose of this request is to allow six tenant identity signs in the One Arts Plaza Subdistrict. At the April 12, 2016, Arts District Sign Advisory Committee meeting, the applicant indicated they would be happy with the two signs facing Routh Street. The application has not been formally amended.

STAFF RECOMMENDATION: Approval of two tenant identity signs, subject to staff recommended conditions.

ADSAC RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The intent of the request is to allow six Tenant Identity Signs in the One Arts Plaza Subdistrict. Two of the proposed signs would face Routh Street at the intersection of Flora Street. The remaining four signs are proposed to face Woodall Rodgers Freeway.
- The request is allow two Tenant Identity Signs per façade, except the northeast facing façade, which would have one sign. Five of the signs would not be located above the sixth story and would have static illumination and be the same color. Three of the signs (B1, B2, and C) are proposed to be 500 square feet. Signs A1 and A2 are proposed to be 200 square feet and sign D is proposed to be 96 square feet.
- Currently, the Two Arts Plaza and Three Arts Plaza Subdistrict allows Tenant Identity Signs except on the facades facing the One Arts Plaza Subdistrict.
- The site is currently developed with restaurants, banks, retail and personal service and residential uses.
- The Arts District Sign Advisory Committee (ADSAC) considered this item at three meetings: February 9, 2016, March 8, 2016, and April 12, 2016.
- The applicant indicated at the April ADSAC meeting that they were requesting signs A1 and A2 along Routh Street. The application was not formally amended so the request remains for the six signs.
- On April 12, 2016 the ADSAC had a motion to approve the two signs on Routh Street but the motion failed due to a tie. The result of the tie is a denial of the request.

STAFF ANALYSIS:

- The exhibit on page 7 shows the proposed location of the six tenant identity signs. Staff can support on sign where B1 or B2 are shown and sign C. Staff cannot support signs A1 and A2 or sign D.
- Proposed signage regulations should be consistent with district-wide design distinctive visual image standards of the “Sasaki Plan”, which serves as a guide for the Art’s District Extension Area Planned Development District No. 708. While signage is not covered in detail in the “Sasaki Plan”, the plan does set out consistent design guidelines for the District as a whole.
- A specific guideline listed in the Arts District Extension Area Sign District regulations states “to protect the character of Flora Street...”

- Staff believes that signs A1 and A2 would detract from the character of Flora Street and would be undesirable facing the performance centers in the Arts District.
- The Two Arts Plaza and Three Arts Plaza Subdistrict is only allowed one tenant identity sign per façade per building site. Subdistrict A within the Arts District Sign District one block south of the One Arts Plaza Subdistrict is only allowed one tenant identity sign per façade. Based on the existing regulations in the two Arts District sign districts, staff's recommendation is to allow only one tenant identity sign on the northwestern façade and one tenant identity sign on the northeastern façade. Staff would like to limit the signs on these two facades to within 200 feet of the northern corner of the building.
- Staff does not support sign D because all other signs in the district are either at the top of the building or on the lower level. The consistency of the signs throughout the Arts District helps to make it a "special place."
- Staff recommends the two tenant identity signs to be no more than 250 square feet and not be located above the sixth story. Staff recommendations reflect the regulations for tenant identity signs in the Two Arts Plaza and Three Arts Plaza Subdistrict, which are:
 - Tenant identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may turn on or off or change its brightness.
 - All tenant identity signs and building identity signs must be the same color.

**Arts District Sign Advisory Committee
February 9, 2016**

Motion: It was moved to hold this item until March 8, 2016.

Maker: Peadon
Second: Bauer
Result: Carried: 5 to 0

For: 5 – Bauer, Peadon, Potter, Van Dermark, Wootton-Forsyth

Against: 0
Absent: 0
Conflict: 1 – Dumas

**Arts District Sign Advisory Committee
March 8, 2016**

Motion: It was moved to hold this item until April 12, 2016.

Maker: Bauer
Second: Webster
Result: Carried: 4 to 0

For: 4 – Bauer, Peadon, Webster, Wootton-Forsyth

Against: 0
Absent: 2 – Dumas, Potter
Conflict: 0

Speakers: Laurie Garcia – Billingsley Co.; Michael Veale –
Resident of One Arts Plaza

**Arts District Sign Advisory Committee
April 12, 2016**

Motion: It was moved to approve signs A-1 and A-2 (Beam Signs).

Maker: Bauer
Second: Wootton-Forsyth
Result: Failed: 2 to 2

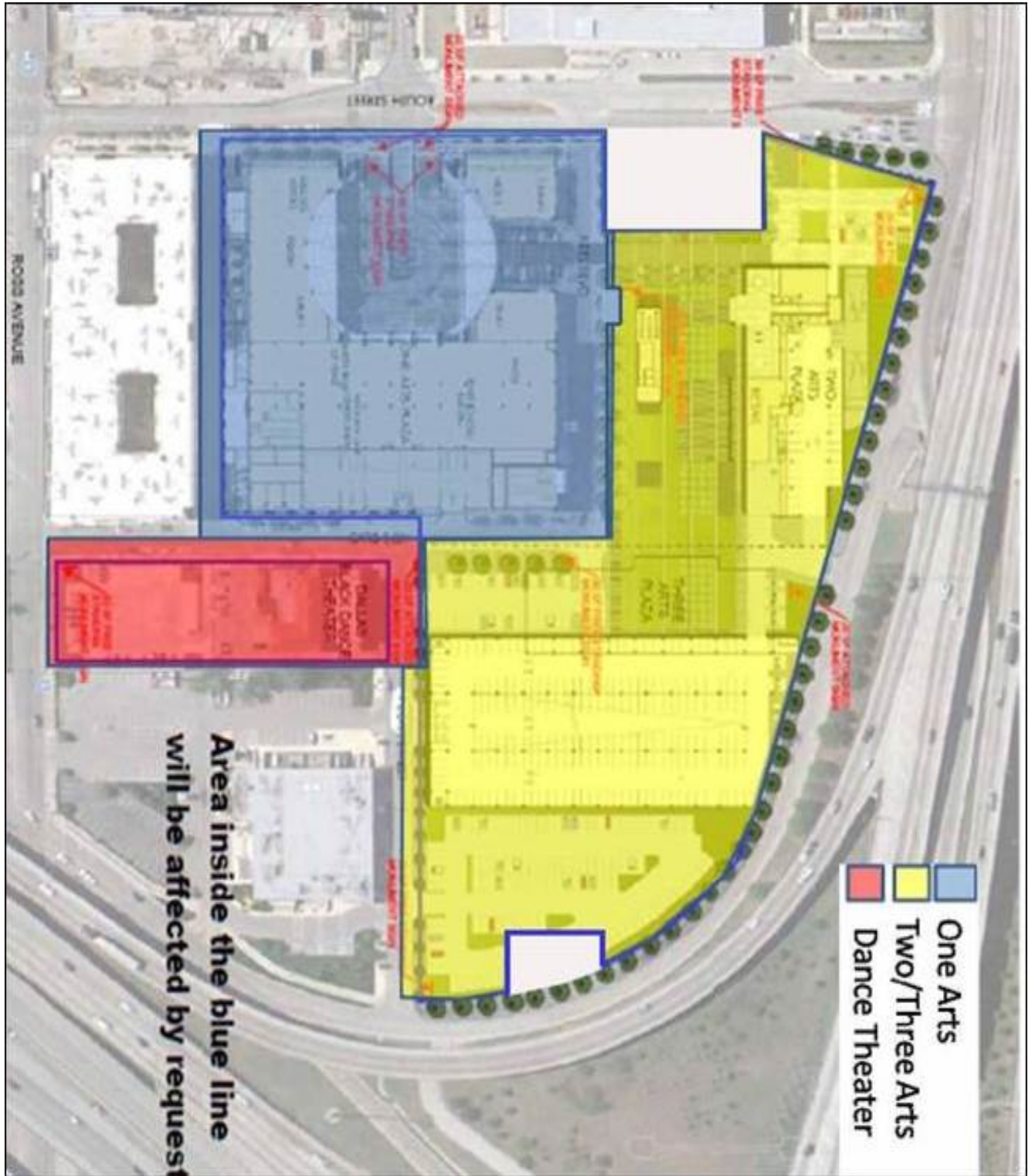
For: 2 – Bauer, Wootton-Forsyth

Against: 2 – Peadon, Potter
Absent: 1 – Webster

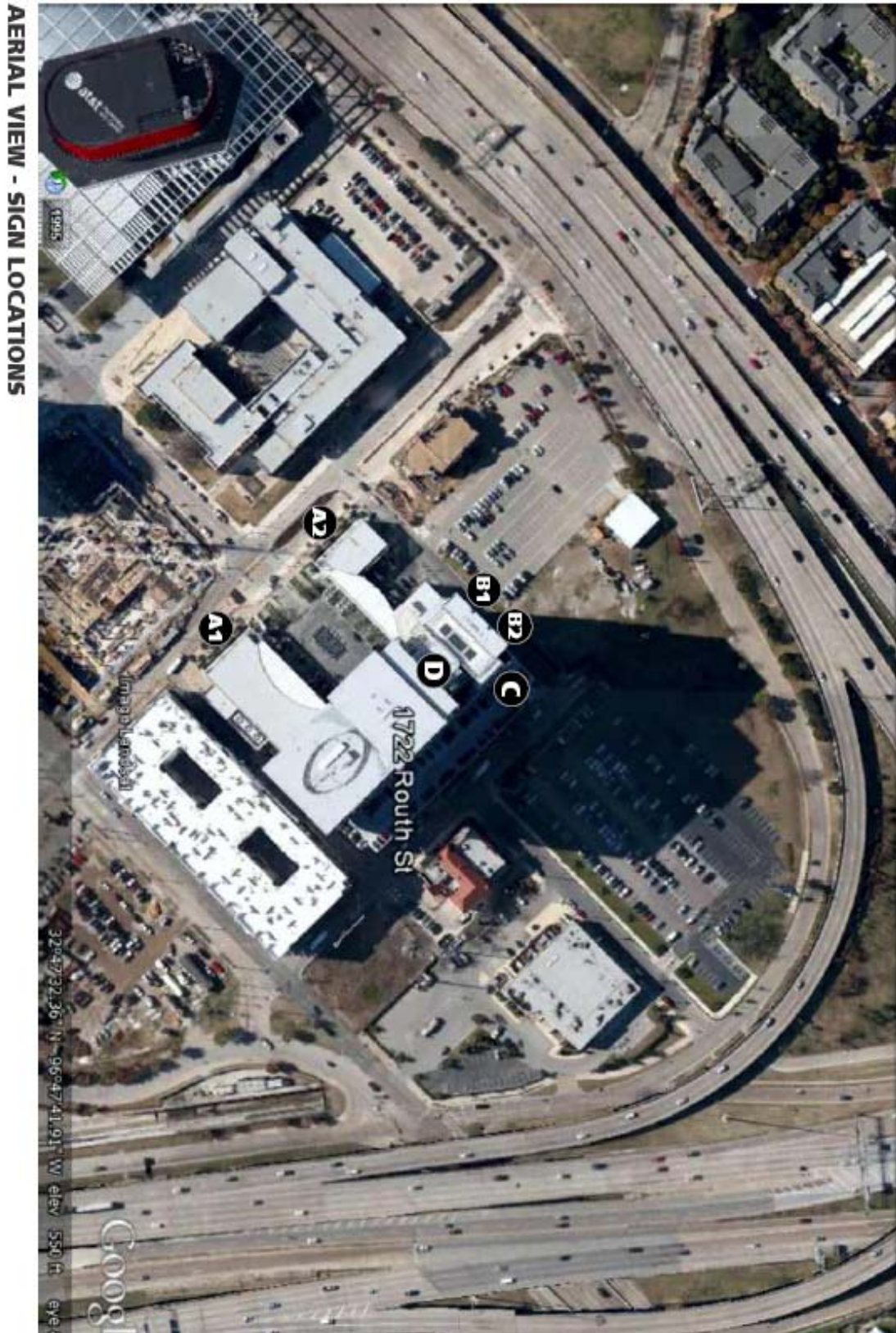
Conflict: 1 – Dumas

Speakers: Laurie Garcia – Billingsley Co.; Rob Baldwin – Baldwin Associates; Kathy Cain – Enlink, Jennifer Johnson – Enlink, Cynthia Pietrzak – Enlink, James Harris – Thompson & Knight; Michael Veale, Patricia Bowles, Lynn Derman, Wendy Strick, Lorraine Reggio, and Jolen Chambers – Residents of One Arts;

Exhibit showing the One Arts Plaza, the Two Arts Plaza and Three Arts Plaza, and the Dallas Black Dance Theatre Subdistricts.




Location of Proposed Signs



Proposed Sign A1



SCALE: 3/32" = 1'

ONE ARTS PLAZA	
Designer #	03867616
Sheet 2 of 11	
Client	ONE ARTS PLAZA
Address	1722 ROUTH ST DALLAS, TX 75201
Account Rep.	M. WILSON
Designer	SMS
Date	1.8.16
Approval / Date	
Client	
Significance	
Approval	
Engineering	
Landlord	
Revision / Date	
Chandler Signs www.chandler-signs.com	
Head Office	17111 LBJ Fwy, Suite 100 Dallas, TX 75244
State Office	17111 LBJ Fwy, Suite 100 Dallas, TX 75244
West Coast	18800 E. Irving Ave, Suite 100 Dallas, TX 75244
Headquarters	18800 E. Irving Ave, Suite 100 Dallas, TX 75244
Phone	214.343.1111
Fax	214.343.1112
Website	www.chandler-signs.com
Head Office	214.343.1111
 FINAL ELECTRICAL CONNECTION BY CUSTOMER	

Proposed Sign A2



WEST ELEVATION ROUTH ST.

SCALE: 3/32" = 1'

ONE ARTS PLAZA

Design # 0386791a

Sheet 3 of 11

Client ONE ARTS PLAZA

Address 1722 ROUTH ST DALLAS, TX 75201

Account M. WILSON

Designer RMS

Date 1.8.16

Approval / Date

Client Signature

Designer Signature

Architect

Revision / Date

Chandler Signs
 2825 W. LBJ Fwy
 Suite 100
 Irving, TX 75039
 Tel: 972.252.2500
 Fax: 972.252.2501
 www.chandler-signs.com

FINAL ELECTRICAL SIGNAGE PERMITS CUSTOMER ST

THE SIGNING IS THE PROPERTY OF CHANDLER SIGNS, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHANDLER SIGNS, L.L.C.

Proposed Signs A1 and A2



WEST - SOUTH ST. ELEVATION

**ONE ARTS
PLAZA**

Design #
0366761a
Sheet 4 of 11
Client
ONE ARTS PLAZA
Address
1722 BOUTH ST.
DALLAS, TX 75201
Account
M. WILSON
Designer
BMS
Date
1.8.16

Approved / Date
Prepared
Estimated
M
Approved / Date

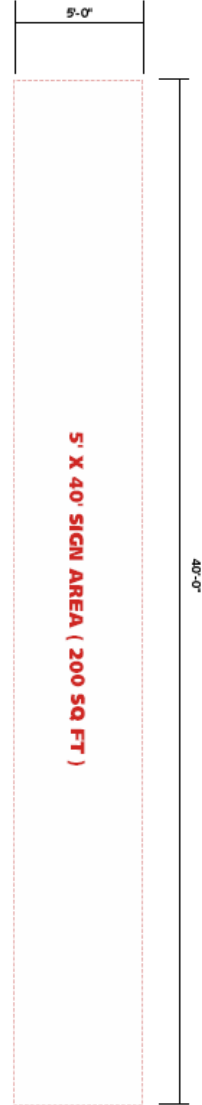
Revised / Date

Chandler Signs
www.chandler-signs.com

Head Office: 11717 Preston Road, Suite 1000, Dallas, TX 75224
Sales Office: 2800 East North Street, Suite 100, Dallas, TX 75206
Phone: (972) 242-1100
Fax: (972) 242-1101
Email: info@chandler-signs.com
Website: www.chandler-signs.com

FINAL ELECTRICAL CONNECTION BY CUSTOMER

Proposed Signs A1 and A2

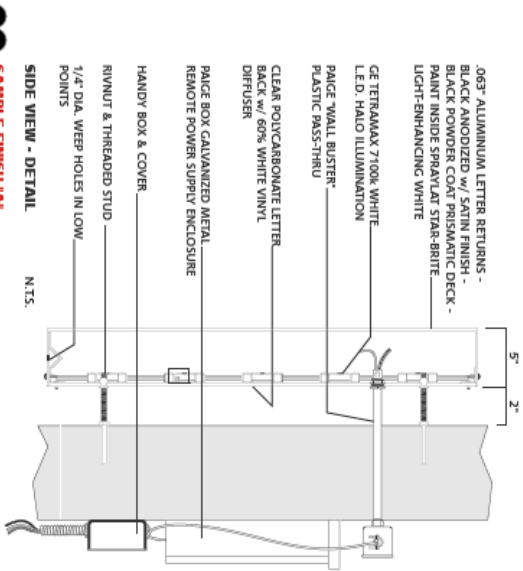


A1 A2 REVERSE BACK LIT CHANNEL LETTERS
 (2) SETS REQUIRED - MANUFACTURE & INSTALL
VERIFY SIZES PRIOR TO FABRICATION

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

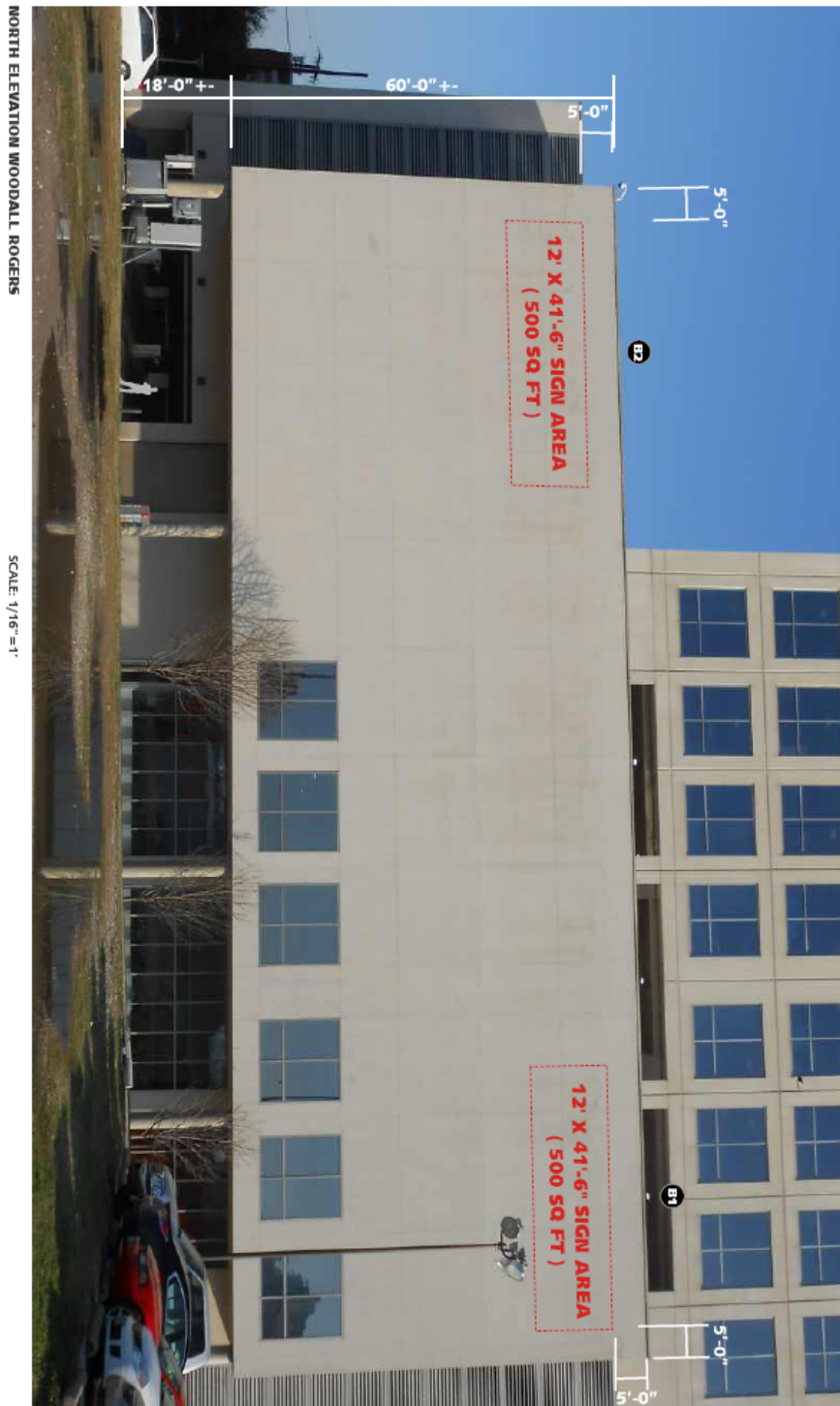


LETTER/LOGO FINISH
 BLACK ANODIZED w/ SATIN FINISH
 (MATCH TITANIUM COLOR) - BLACK
 POWDER COAT PRISMATIC DECK



ONE ARTS PLAZA	
Design #	03867614
Sheet	5 of 11
Client	ONE ARTS PLAZA
Address	1722 ROUTH ST DALLAS, TX 75201
Account	M. WILSON
Rep.	RMS
Date	1.8.16
Approved / Date	
Client	
Sketch	
Estimating	
Engineering	
Production	
Reviewed / Date	
CHANDLER SIGNS.COM 11111 N. CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TEXAS 75243 Phone: (214) 343-7272 Fax: (214) 343-7273 Email: info@chandler-signs.com	
THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION 1111 N. 17TH ST., SUITE 100 DALLAS, TEXAS 75201 Phone: (214) 761-1111 Fax: (214) 761-1112 Email: info@necanet.org	
FINAL ELECTRICAL CONNECTION BY CUSTOMER	

Proposed Signs B1 and B2



NORTH ELEVATION WOODALL ROGERS
SCALE: 1/16" = 1'

**ONE ARTS
PLAZA**

Design # 0386761a

Sheet 6 of 11

Client ONE ARTS PLAZA

Address 1722 ROUTH ST DALLAS TX 75201

Account Rep. M. WILSON

Designer BAMS

Date 1.8.16

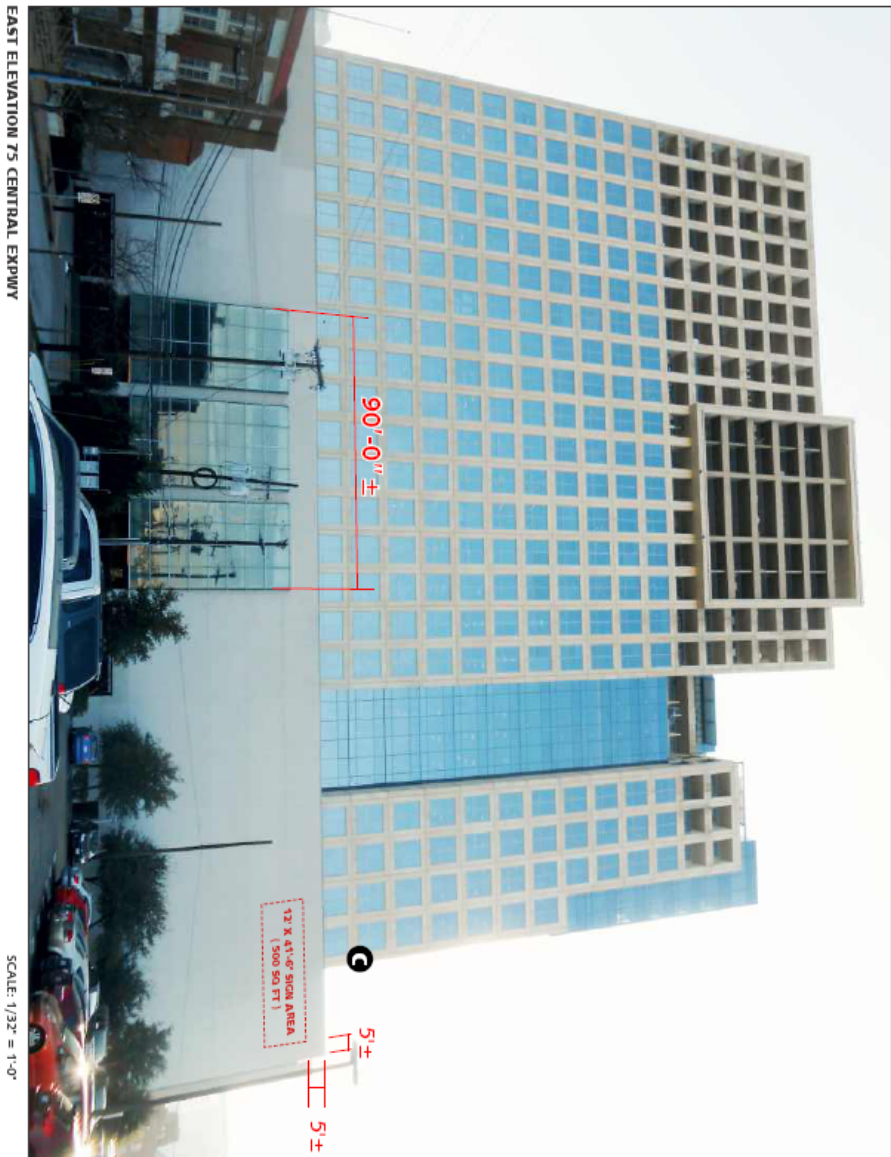
System / Date	Drawn	Checked	Estimated	Engineered	Reviewed

Chandler Signs
 1722 ROUTH ST
 DALLAS, TX 75201
 TEL: 214-742-1111
 WWW.CHANDLERSIGNS.COM

3175 Ross Street
 Dallas, TX 75246
 Phone: 214-343-1111
 Fax: 214-343-1112
 Email: info@chandler-signs.com

FINAL ELECTRICAL CONNECTION BY CUSTOMER

Proposed Sign C



EAST ELEVATION 75 CENTRAL EXPWY

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

ONE ARTS PLAZA

Design # 0386761A
 Sheet 7 of 11
 Client ONE ARTS PLAZA
 Address 1723 ROUTH ST
 DALLAS, TX 75201
 Account M. WILSON
 Designer RMS
 Date 1.8.16

Approved / Date

Client
 Estimating
 A/E
 Engineering
 Construction
 Services

Revision / Date

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ChandlerSigns.com

Head Office: 1700 W. 15th St.
 Suite 1000 Dallas, TX 75210
 Phone: 972.443.8888

Sales Office: 11111 Preston Rd.
 Suite 1000 Dallas, TX 75242
 Phone: 972.443.8888

World Office: 10000 North Central
 Expressway, Suite 1000
 Dallas, TX 75243
 Phone: 972.443.8888

Head Office: 1700 W. 15th St.
 Suite 1000 Dallas, TX 75210
 Phone: 972.443.8888

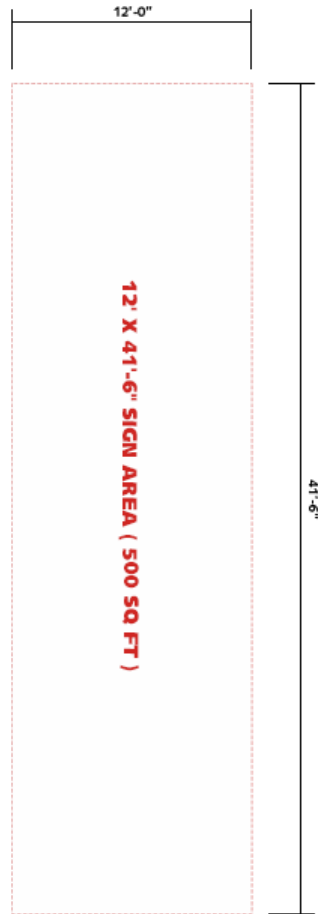
Sales Office: 11111 Preston Rd.
 Suite 1000 Dallas, TX 75242
 Phone: 972.443.8888

World Office: 10000 North Central
 Expressway, Suite 1000
 Dallas, TX 75243
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FINAL ELECTRICAL
PROPOSED SIGN
FOR THE
GOOD CUSTOMER BY

Proposed Sigs B1, B2, and C



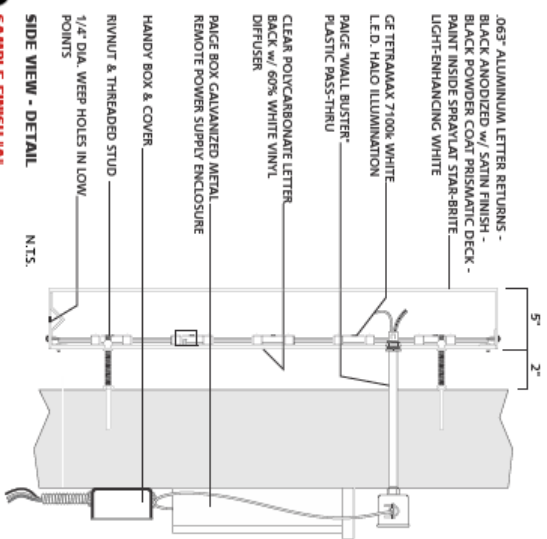
B1 B2 C
 (2) SETS REQUIRED - MANUFACTURE & INSTALL
VERIFY SIZES PRIOR TO FABRICATION

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



LETTER/LOGO FINISH
 BLACK ANODIZED w/ SATIN FINISH
 (MATCH TITANIUM COLOR) - BLACK
 POWDER COAT PRISMATIC DECK

B1 B2 C
SAMPLE FINISH "A"

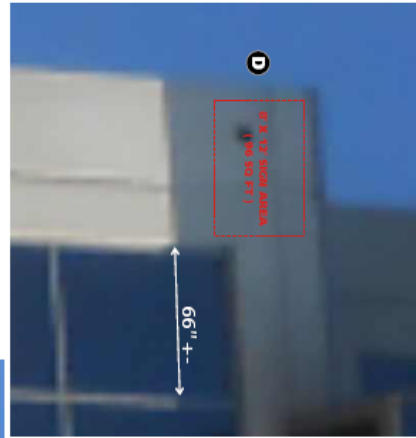


- .063" ALUMINUM LETTER RETURNS - BLACK ANODIZED w/ SATIN FINISH - BLACK POWDER COAT PRISMATIC DECK - PAINT INSIDE SPRAY/PAINT STAR-BRITE - LIGHT-ENHANCING WHITE
- CE TRIMMAX 7100K WHITE LED HALO ILLUMINATION
- PAICE "WALL BUSTER" PLASTIC PASSTHRU
- CLEAR POLYCARBONATE LETTER BACK w/ 60% WHITE VINYL DIFFUSER
- PAICE BOX GALVANIZED METAL REMOTE POWER SUPPLY ENCLOSURE
- HANDY BOX & COVER
- RIVNUT & THREADED STUD
- 1/4" DIA. WEEP HOLES IN LOW POINTS

SIDE VIEW - DETAIL
 N.T.S.

ONE ARTS PLAZA	
Design #	03867761A
Sheet	8 of 11
Client	ONE ARTS PLAZA
Address	1722 ROUTH STE DALLAS, TX 75201
Account	M. WILSON
Designer	RMS
Date	1.8.16
Client	
Sketch	
Estimating	
Manufacturing	
Installation	
Final	
Revised / Date	
Chandler Signs www.chandler-signs.com 214-343-7272 214-343-7273 214-343-7274 214-343-7275 214-343-7276 214-343-7277 214-343-7278 214-343-7279 214-343-7280 214-343-7281 214-343-7282 214-343-7283 214-343-7284 214-343-7285 214-343-7286 214-343-7287 214-343-7288 214-343-7289 214-343-7290 214-343-7291 214-343-7292 214-343-7293 214-343-7294 214-343-7295 214-343-7296 214-343-7297 214-343-7298 214-343-7299 214-343-7300	
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FINAL ELECTRICAL CONNECTIONS BY CUSTOMER	

Proposed Sign D



NORTH ELEVATION WOODALL ROGERS

SCALE: N.T.S.

ONE ARTS PLAZA

ONE ARTS PLAZA

Order #	0396761a
Sheet	9 of 13
Client	CH2M
Address	ONE ARTS PLAZA 1722 SOUTH ST. DALLAS, TX 75201
Account Mgr.	M. WILSON
Designer	BAMS
Date	1.8.16

Client	
Site	
Estimating	
Engineering	
Production	
Approved / Date	

Chandler Signs

12111/2015/01/16/16
12111/2015/01/16/16

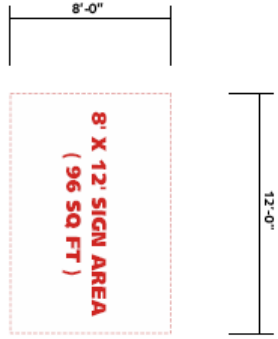
12111/2015/01/16/16
12111/2015/01/16/16

12111/2015/01/16/16
12111/2015/01/16/16

FINAL ELECTRICAL

CUSTOMER SV

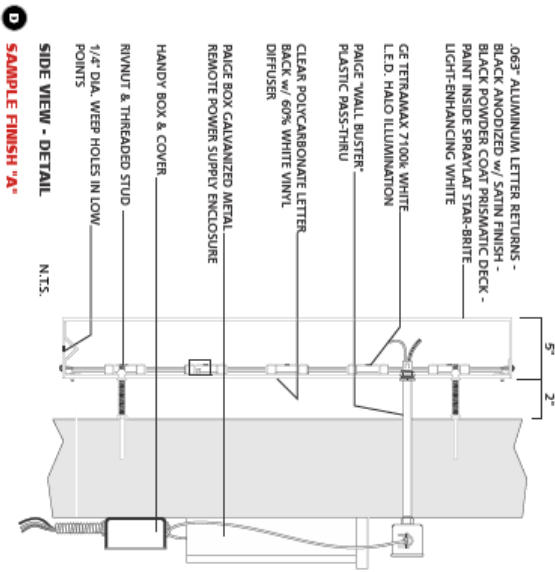
Proposed Sign D



D REVERSE BACK LIT CHANNEL LETTERS
 (1) SET REQUIRED - MANUFACTURE & INSTALL
VERIFY SIZES PRIOR TO FABRICATION SCALE: 3/16" = 1'-0"



LETTER/LOGO FINISH
 BLACK ANODIZED w/ SATIN FINISH
 (MATCH TITANIUM COLOR) - BLACK
 POWDER COAT PRISMATIC DECK



D SAMPLE FINISH "A"

- 063" ALUMINIUM LETTER RETURNS - BLACK ANODIZED w/ SATIN FINISH - BLACK POWDER COAT PRISMATIC DECK - PAINT INSIDE SPRAY/AT STAR-BRITE LIGHT-ENHANCING WHITE
- GE TERA MAX 7100K WHITE LED, HALO ILLUMINATION
- PAIGE "WALL BUSTER" PLASTIC PASS-THRU
- CLEAR POLYCARBONATE LETTER BACK w/ 60% WHITE VINYL DIFFUSER
- PAIGE BOX GALVANIZED METAL REMOTE POWER SUPPLY ENCLOSURE
- HANDY BOX & COVER
- RIVNUT & THREADED STUD
- 1/4" DIA. WEEP HOLES IN LOW POINTS

NTS.

ONE ARTS PLAZA

Design # 0396761a
 Sheet 10 of 11
 CSMT
 ONE ARTS PLAZA
 1722 ROUTH ST
 DALLAS, TX 75201
 Account Rep. M. WILLSON
 Designer RMS
 Date 1.8.16

Person / Date
 Sheet
 Status
 M. Engineering
 M. Engineering
 Lintford
 Hamilton / Date

customers.com

Chandler Signs
 Wholesale Signs Inc.

11770 Lyndon Blvd, Suite 100
 Dallas, TX 75244
 214-343-3333
 214-343-3334
 214-343-3335

17777 Lyndon Blvd, Suite 100
 Dallas, TX 75244
 214-343-3333
 214-343-3334
 214-343-3335

17777 Lyndon Blvd, Suite 100
 Dallas, TX 75244
 214-343-3333
 214-343-3334
 214-343-3335

17777 Lyndon Blvd, Suite 100
 Dallas, TX 75244
 214-343-3333
 214-343-3334
 214-343-3335

17777 Lyndon Blvd, Suite 100
 Dallas, TX 75244
 214-343-3333
 214-343-3334
 214-343-3335

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THE COMPANY IS NOT RESPONSIBLE FOR THE PROPER INSTALLATION OF THE SIGN OR THE SAFETY OF THE CUSTOMER'S ELECTRICAL SYSTEM. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE SAFETY OF THE SIGN AND THE SAFETY OF THE CUSTOMER'S ELECTRICAL SYSTEM.



TYPICAL NIGHT ILLUMINATION

NOT TO SCALE

ONE ARTS PLAZA

Design # 0386761a
Sheet 11 of 11
Client ONE ARTS PLAZA
Address 1722 SOUTH ST. DALLAS, TX. 75201
Account M. WILSON
Designer BMS
Date 1.8.16

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landscape	

Revision / Date	

Chandler Signs
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1-800-333-3333

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Indianapolis, IN 46240
Tel: 317.333.3333
Fax: 317.333.3333

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San Antonio, TX 78240
Tel: 214.333.3333
Fax: 214.333.3333

West Coast 10000 N. State St. #100
West Coast, CA 90000
Tel: 310.333.3333
Fax: 310.333.3333

Northwest US 10000 N. State St. #100
Northwest US, WA 98000
Tel: 206.333.3333
Fax: 206.333.3333

Florida 10000 N. State St. #100
Florida, FL 32000
Tel: 305.333.3333
Fax: 305.333.3333

Chicago 10000 N. State St. #100
Chicago, IL 60600
Tel: 773.333.3333
Fax: 773.333.3333

South West 10000 N. State St. #100
South West, AZ 85000
Tel: 602.333.3333
Fax: 602.333.3333

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

**ONE ARTS PLAZA SUBDISTRICT
STAFF and APPLICANT PROPOSED AMENDMENTS**

SEC. 51A-7.2101. DESIGNATION OF THE ARTS DISTRICT EXTENSION AREA SIGN DISTRICT.

a) A sign district is hereby created to be known as the Arts District Extension Area Sign District. The boundaries of the Arts District Extension Area Sign District are the same as those of the Dallas Arts District Extension Area (Planned Development District No. 708).

b) The property described in Subsection (a), which was formerly part of the Downtown Special Provision Sign District, is no longer considered to be part of that district. This division completely supersedes Division 51A-7.900 with respect to the property described in Subsection (a).

c) The Arts District Extension Area Sign District has the following three subdistricts:

(1) The One Arts Plaza Subdistrict is all of Lot 1A, Block A/305, Arts Plaza Phase 1, Revised, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, as filed under City Plan File Number S078-070 and recorded as Instrument No. 20080165687, Map Records of Dallas County, Texas.

(2) The Two Arts Plaza and Three Arts Plaza Subdistrict is all of Lot 2, Block A/305, Arts Plaza Phase 2, Final Plat, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof situated in the John Grigsby Survey, Abstract No. 495, consisting of City of Dallas Blocks 304, 305, 568 and 570, Dallas County, Texas, as filed under City Plan File Number S045-232 D and recorded as Instrument No. 20080358602, Map Records of Dallas County, Texas.

(3) The Dallas Black Dance Theatre Subdistrict is a tract of land in City Block No. 566 in the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the northwest line of Ross Avenue (as widened) with the northeast line of Arts Plaza (formerly known as Boll Street as street name changed per City of Dallas Ordinance No. 26921, passed on September 12, 2007 by the City Council of the City of Dallas):

THENCE North 44°46'00" West 348.00 feet along the northeast line of Arts Plaza to the southeast line of Flora Street;

THENCE North 45°26'00" East 114.00 feet along the southeast line of Flora Street;
THENCE South 44°46'00" East 100.00 feet along a line 114.00 feet northeast of and parallel to the northeast line of Arts Plaza;

THENCE North 45°26'00" East 3.00 feet;

THENCE South 44°46'00" East 248.00 feet along a line 117.00 feet northeast of and parallel to the northeast line of Arts Plaza to the northwest line of Ross Avenue;

THENCE South 45°26'00" West 117.00 feet along the northwest line of Ross Avenue to the point of beginning and containing 40,416 square feet of land more or less.

SEC. 51A-7.2102. PURPOSE

a) The Dallas Arts District Extension Area (Planned Development District No. 708) was established on March 9, 2005, to complement the adjacent Arts District (Planned Development District No. 145). This approximately 17.4-acre area in the northeast section of the central business district, generally bounded by Woodall Rodgers Freeway, North Central Expressway, Routh Street, and Ross Avenue, represents a concerted effort on the part of the city and arts organizations to consolidate major art institutions in one mixed-use area.

b) The guideline for development in the Arts District Extension Area is an urban design plan known as the "Sasaki Plan." This plan is based on district-wide design and land use concepts, which include the creation of a pedestrian-oriented environment and a distinctive visual image for the district. Flora Street is defined as the major pedestrian spine and focus of development in the district. As a wide, tree-lined environment, Flora Street connects three subdistricts (Museum Crossing, Concert Lights, and Fountain Plaza) and provides continuity in a development framework for public institutions and private owners.

c) The sign regulations in this division have been developed with the following objectives in mind:

(1) To protect the character of Flora Street and the Arts District Extension Area from inappropriate signs in terms of number (clutter), size, style, color, and materials.

(2) To enhance the image and liveliness of the Arts District Extension Area by encouraging compatible signs that are colorful, decorative, entertaining, and artistic in style while being functional and informative in purpose.

(3) To promote the commercial success of each individual tenant in the Arts District Extension Area and, in turn, the commercial success of all the tenants in the district collectively.

(4) To create a sense of design uniformity between signs and the other streetscape elements of the Arts District Extension Area and the Arts District.

(5) To help make the Arts District Extension Area an attractive place for

the public to frequent by providing ease of direction to specific cultural institutions.

(6) To create a means of identifying the various types or categories of retail establishments along Flora Street.

(7) To identify and promote cultural events and activities consistent with the purposes of the Arts District Extension Area.

(8) To recognize that sign hardware is a part of the overall visual design of a sign, and to ensure that investments in signs and other structures in the Arts District Extension Area are not devalued by inappropriate or poor quality sign hardware.

SEC. 51A-7.2103. DEFINITIONS

(a) In this division:

(1) ARTS DISTRICT means Planned Development District No. 145, established by Ordinance No. 17710, passed by the Dallas City Council on February 16, 1983 (the Dallas Arts District).

(2) ARTS DISTRICT EXTENSION AREA means Planned Development District No. 708 (the Dallas Arts District Extension Area).

(3) ARTS DISTRICT OFFICIAL LOGO means the official logo of the Arts District and the Arts District Extension Area, as depicted in Exhibit A in Division 51A- 7.1200, "Provisions for Arts District Sign District."

(4) AWNING SIGN means a sign that is or appears to be part of an awning.

(5) BLOCK means an area bounded by streets on all sides.

(6) BLOCKFACE means all of the lots on one side of a block.

(7) BUILDING CORNICE AREA means that portion of a building facade above the highest story, but below the actual roof structure.

(8) BUILDING IDENTIFICATION SIGN means any sign composed of one or more characters that identify a specific building's name.

(8.1) BUILDING PLAZA AREA means an open area near a building often featuring walkways, trees and shrubs, and places to sit.

(9) CBD STREETSCAPE PLAN means the Dallas Central Business District Streetscape Guidelines approved by the Dallas City Council on April 15, 1981, by Resolution No. 81-1118

(10) CHARACTER means a symbol, as a letter or number, that represents information

(11) DETACHED PREMISE SIGN means a sign that is both a detached sign and a premise sign as defined in Section 51A-7.102.

(12) DISTRICT ACTIVITY SIGN means a sign that promotes cultural events or cultural activities in this sign district, with no portion of the sign devoted to sponsorship.

(13) FLAT ATTACHED SIGN means an attached sign projecting four inches or less from a building.

(14) FLORA STREET FRONTAGE AREA means the "Flora Street Frontage Area" as defined in the Arts District Extension Area PD.

(15) GENERIC RETAIL IDENTIFICATION SIGN means a sign identifying a type or category of retail establishment without identifying a specific establishment.

(16) GOVERNMENTAL TRAFFIC SIGN means a sign, signal, or other traffic control device installed by a governmental agency for the purpose of regulating, warning, or guiding vehicular or pedestrian traffic on a public highway. Examples of these signs include stop signs, one-way signs, no parking signs, and electronic pedestrian and vehicular signalization devices and their fixtures.

(17) INSTITUTIONAL MOVEMENT INFORMATION SIGN means a sign showing the location of or route to a specific cultural institution or a parking area serving the institution.

(18) KIOSK means a small structure with one or more open sides used to display artwork or temporary signs.

(19) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, or characters.

(19.1) MONUMENT SIGN means a detached sign applied directly to a ground-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence.

(20) PLAQUE means a permanent tablet, the contents of which are either commemorative or identifying.

(21) PRIVATE SIGNS means those signs that are not "public signs" as defined in this section.

(22) PROJECTING ATTACHED SIGN means an attached sign projecting more

than four inches from a building.

(23)PROMOTIONAL SIGN means a sign that promotes a cultural event or activity.

(24)PUBLIC SIGNS means governmental traffic signs, institutional movement control signs, generic retail identification signs, promotional signs, or plaques or district activity signs as defined in this section.

(24.1) RETAINING WALL SIGN means an attached premise sign within the One Arts Plaza Subdistrict or the Two Arts Plaza and Three Arts Plaza Subdistrict that is integrated into a retaining wall.

(25)SASAKI PLAN means the urban design plan prepared by Sasaki Associates, Inc. in August, 1982 to serve as the guideline for development in the Dallas Arts District and Arts District Extension Area. The Sasaki Plan is attached to and made a part of the Arts District PO ordinance.

(26) SIGN HARDWARE means the structural support system for a sign, including the fastening devices that secure a sign to a building facade or pole.

(26.1) TENANT IDENTITY SIGN means an attached premise sign within the One Arts Plaza, Two Arts Plaza and Three Arts Plaza Subdistricts located on a building that is primarily used for office uses and that identifies a specific office tenant.

(27)THIS DISTRICT means the Arts District Extension Area Sign District.

(28)WINDOW SIGN means a sign temporarily or permanently attached to, applied on, or supported by a window

(b) Except as otherwise provided in this section, the definitions contained in Sections 51A-2.102 and 51A-7.102 apply to this division. In the event of a conflict, this section controls

SEC. 51A-7.2104. ARTS DISTRICT EXTENSION AREA SIGN PERMIT REQUIREMENT

(a) A person shall not alter, place, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city, except that no sign permit is required for:

- (1) governmental traffic signs; and
- (2) promotional signs other than banners.

(b) The procedure for obtaining a sign permit is outlined in this section. Section 51A-7.602 does not apply to signs in this district.

(c) No sign permit may be issued to authorize a sign in this district unless the director has first issued a certificate of appropriateness in accordance with this section.

(d) Section 51A-7.504, which establishes the special sign district advisory committee for special provision sign districts in the city generally, does not apply to this district. City planning personnel are responsible for reviewing and making recommendations to the director concerning applications for permits to authorize signs in this district.

(e) Upon receipt of an application for a permit to authorize a sign in this district, the building official shall refer the application and plans to the director for a review to determine whether the work complies with this division. The director shall conduct his or her review so that a decision on issuance of the permit can be made within 30 calendar days from the date the completed application is submitted to the building official

(f) The director shall solicit a recommendation from the planning staff before making a decision to approve or disapprove a certificate of appropriateness. The recommendation of the staff is not binding upon the director, and the director may decide a matter contrary to the recommendation of the committee.

(g) A decision by the director to grant a certificate of appropriateness may not be appealed. A decision to deny the certificate may be appealed by the applicant. An appeal is made by filing a written request with the director for review by the city plan commission. An appeal must be made within 10 days after notice is given to the applicant of the director's decision. In considering the appeal, the sole issue shall be whether or not the director erred in making the decision, and, in this connection, the commission shall consider the same standards that were required to be considered by the director in making the decision, specifically, whether the work complies with this division. Decisions of the commission are final as to available administrative remedies and are binding on all parties.

(h) If the city plan commission fails to make a decision on an appeal by the applicant within 30 calendar days of the date the written request for an appeal is filed with the director, the application shall be considered approved subject to compliance with all other applicable city codes, ordinances, rules, and regulations

SEC. 51A-7.2105. SPECIAL PROVISIONS FOR ALL SIGNS.

(a) This division does not apply to signs that are not visible from outside the premise on which they are located.

(b) Signs in this district are permitted in or overhanging the public way subject to city franchise requirements.

(c) No sign may obscure a window or a significant architectural element of a building.

(d) Sign hardware may be visible if its structural elements have been specifically devised for their intrinsic contribution to an overall visual effect. Utilitarian hardware intended only for functional purposes must be concealed from normal view.

(e) Mounting devices supporting a projecting attached sign must be fully integrated with the overall design of the sign.

(f) Materials, fasteners, and anchors used to manufacture and install signs must be resistant to corrosion.

(g) Paints and coatings must contain a UV inhibitor to retard the discoloration and fading effects of ultraviolet light. In addition to finish coats, bare metals must have a primer coat or other surface pretreatment as recommended by the paint or coating manufacturer.

(h) Electrical power required for signs must be supplied by means of concealed conduit from an appropriate power source to the sign in accordance with city codes and accepted practices of the trade. Electrical disconnects, transformers, and related apparatus, including wiring and conduit, must be concealed from normal view.

(i) No signs may be illuminated by an independent external light source.

(j) Burned out or defective lights in signs must be replaced within a reasonable time. Failure to comply with this provision may result in sign permit revocation.

(k) Banners are only allowed as promotional signs.

(l) Only those signs exempt from the Highway Beautification Act are permitted within 660 feet of a regulated highway

SEC. 51A-7.2106. PUBLIC SIGNS

(a) Generic retail identification signs.

(1) This subsection applies only to generic retail identification signs as defined in Section 51A-7.2103.

(2) These signs are only permitted on Flora Street.

(3) These signs must be one-eighth inch thick aluminum disks that are 12 inches in diameter.

(4) Messages on these signs must consist entirely of graphic symbols or glyphs designed to identify a type or category of retail facility. They may not identify specific retail establishments.

(5) These signs must be mounted on streetlight poles. No more than six signs are allowed on a pole. When there is more than one sign, the second sign must be the same height as the first sign and located on the other side of the pole. Additional signs must be similarly paired and located immediately beneath the first two signs. Thus, the proper maximum configuration will be symmetrical and consist of three pairs of signs, with the second and third pairs being located immediately below the first pair.

(b) Governmental traffic signs.

(1) This subsection applies only to governmental traffic signs as defined in Section 51A-7.2103.

(2) Notwithstanding any other provision in this division, these signs must comply with applicable statutory specifications.

(3) On Flora Street, these signs must be mounted on streetlight poles or on white cylindrical poles. On other streets, they must be mounted on white cylindrical poles or on other fixtures recommended in the CBD Streetscape Plan.

(4) The backs of these signs must be white.

(c) Institutional movement information signs.

(1) This subsection applies only to institutional movement information signs as defined in Section 51A-7.2103.

(2) On Flora Street, these signs must be mounted on streetlight poles or on white cylindrical poles. On other streets, they must be mounted on white cylindrical poles or on other fixtures recommended in the CBD Streetscape Plan.

(3) The backs of these signs must be white and incorporate the Arts District official logo.

(d) Plaques. Plaques must be made of bronze or stone and contain an inscription that relates to the Arts District Extension Area.

(e) Promotional signs

(1) This subsection applies only to promotional signs as defined in Section 51A-7.2103.

(2) These signs must promote cultural events and activities. The portion of a sign devoted to sponsor identification, if any, must not exceed 10 percent of its effective area. No sign or portion of a sign may be used to advertise a specific product or service other than the cultural event or activity.

(3) Banners must be either flat against a building facade or mounted on streetlight poles. All other promotional signs must be affixed to city-franchised kiosks.

(4) No promotional sign other than a banner may be larger than 30 inches by 40 inches.

(5) No promotional sign may be permanent. Each sign must be removed no later than 30 days after its specific advertised event or activity has ended.

(f) District activity signs.

(1) This subsection applies only to district activity signs as defined in Section 51A-7.2103.

(2) District activity signs are permitted only on the first two floors in that portion of Flora Street Frontage area, at least 660 feet away from a regulated highway under the Highway Beautification Act.

(3) District activity signs are permitted up to any size as the display contained within the transparent portion of the street wall along Flora Street.

SEC. 51A-7.2107. ATTACHED PRIVATE SIGNS

(a) In general.

(1) This section applies to all attached private signs, except retaining wall signs and tenant identity signs. The only provision of this section that applies to building identification signs is Paragraph (5) of this subsection. For the regulations governing building identification signs, see Section 51A-7.2109. For the regulations governing retaining wall signs in the One Arts Plaza Subdistrict, see Section 51A-7.2110. For the regulations governing retaining wall signs and tenant identity signs in the Two Arts Plaza and Three Arts Plaza Subdistrict, see Section **51A-7.2110 and 51A-7.2111.**

(2) No sign may project above the building cornice area.

(3) At-grade structural supports are prohibited.

(4) No establishment may have a mix of awning signs, projecting attached signs, flat attached signs, and/or marquee signs, except that awning signs may be mixed with flat attached signs.

(5) The total effective area of all attached private signs on a facade may not exceed 30 percent of the facade area. Projecting attached signs are not included in these effective area calculations

b) Awning signs

(1) This subsection applies only to awning signs as defined in Section 51A-7.2103.

(2) Letters and numbers on these signs must:

(A) be parallel or perpendicular to the front building facade; and

(B) not exceed 18 inches in height.

(3) No letters or numbers are allowed on the sloped top of an awning except as part of an official corporate logo or registered trademark. No more than 50 percent of the total sloped awning surface area may contain graphics.

(4) No words, other than those which are part of the basic awning design pattern, are permitted on awnings located above the second story.

(5) No sign may have flashing or sequenced lighting

(c) Flat attached signs.

(1) This subsection applies only to flat attached signs as defined in Section 51A-7.2103.

(2) These signs are not permitted above the third story of a building.

(3) No sign may have a length that exceeds 70 percent of the length of the frontage of the establishment with which it is associated. Signs associated with the same establishment must be spaced at least 30 feet apart. No sign may exceed 60 square feet in effective area.

(4) The maximum character heights allowed on these signs are:

(A) 18 inches for signs located below the third story; and

(B) 24 inches for third-story signs.

(5) No sign cabinets are permitted. Adequate clear space for staging characters must be provided. In no event may the character height exceed 60 percent of the vertical dimension of the sign. The sides of three-dimensional characters, if any, must be the same color as their faces.

(6) No sign may contain more than five words.

(7) Sources of sign illumination that are an integral part of the design of the sign, such as neon or small individual incandescent lamps, are permitted. These signs may be protected by transparent covers.

(8) Internally-lit plastic translucent signs are prohibited.

(9) No sign may have flashing or sequenced lighting.

d) Marquee signs.

(1) This subsection applies only to marquee signs as defined in Section 51A-7.2103.

(2) These signs are only allowed in conjunction with establishments that have as their major use movies or live entertainment productions.

(3) The permanent canopy of which this sign is a part must:

(A) project no more than six feet from the building facade;

(B) be a minimum of ten feet above the sidewalk grade;

(C) have a vertical dimension that does not exceed four feet; and

(D) have a horizontal dimension along the building façade that does not exceed 30 feet

(4) The total effective area of signs on the permanent canopy must not exceed 120 square feet.

(5) No sign may:

(A) project more than three feet from the permanent canopy;

(B) extend vertically more than 30 feet above the canopy height; or

(C) be more than three feet in width.

(6) Messages with characters over eight inches in height are limited to a maximum of five words on each canopy facade. Messages with characters under eight inches in height have no limit on the number of words. Character height must not exceed 60 percent of the vertical dimension of the permanent canopy, or 24 inches, whichever is less.

(7) Only the name of the establishment with which the sign is associated may appear on that portion of the sign located above the permanent canopy.

(8) Display panels that announce a show or event may have plastic characters on an internally-lit background.

(9) These signs may turn on or off or change their brightness. The restrictions contained in Section 51A-7.303(b)(1) do not apply to these signs. Flashing and sequenced lighting are permitted

(e) Projecting attached signs.

(1) This subsection applies only to projecting attached signs as defined in Section 51A-7.2103.

(2) These signs must be a minimum of ten feet above grade.

(3) These signs must be located in either the bottom, top, or combined envelope depicted graphically in the diagram that is Exhibit B in Division 51A-7.1200. Restrictions on the size and location of each sign depend on which envelope the sign is located in as follows:

	Bottom Envelope	Top Envelope	Combined Envelope
Maximum projection allowed from building facade	6ft.	3ft.	3ft.
Maximum vertical dimension allowed	10ft.	20ft.	30ft.
Maximum effective area allowed for each sign face*	30 sq. ft.	40 sq. ft.	45 sq. ft.

*Double this amount to compute the total effective area allowed for both sides of the sign.

(4) If their characters are eight inches or less in height, these signs are not restricted as to the number of words permitted. Signs with characters more than

eight inches in height are limited to five words. No character may exceed 12 inches in height if the message area exceeds 60 percent of the sign surface area.

(5) One sign is allowed above each entrance provided that signs associated with the same establishment are spaced at least 30 feet apart.

(6) No sign may be more than 12 inches thick. All messages on these signs must be located on a sign face that is perpendicular to the front building facade.

(7) No illuminated sign or element of a sign may turn on or off or change its brightness.

(8) Sources of sign illumination that are an integral part of the design of the sign, such as neon or small individual incandescent lamps, are permitted. These signs may be protected by transparent covers

(9) Internally-lit plastic translucent signs are prohibited.

(f) Window signs

(1) This subsection applies only to window signs as defined in Section 51A-7.2103.

(2) No character on these signs may exceed 12 inches in height.

(3) The maximum amount of window area that may be utilized as sign space varies depending on the location of the window as follows:

Window Location	Maximum Window Coverage Allowed
First Story	8 sq. ft. or 15 percent, whichever is less
Second Story	10 sq. ft. or 20 percent, whichever is less
Third Story	12 sq. ft. or 25 percent, whichever is less

(4) No establishment may have more than four window signs.

(5) Hanging neon signs are allowed if their transformers are concealed from normal.

- (6) Opaque painted backgrounds on windows are prohibited.

SEC. 51A-7.2108. DETACHED PRIVATE SIGNS

(a) Detached non-premise signs. Detached non-premise private signs are prohibited in this district.

(b) Detached premise signs.

(1) This subsection applies to all detached premise signs except building identification signs. For the regulations governing building identification signs, see Section 51A-7.2109.

(2) Except in the One Arts Plaza Subdistrict, the Two Arts Plaza and Three Arts Plaza Subdistrict, and the Dallas Black Dance Theatre Subdistrict, no detached premise sign may exceed 20 square feet in effective area.

(3) Each premise may have no more than one sign on each blockface.

(4) The pole support element of these signs must be a cylindrical metal column that is six inches in diameter and white in color.

(5) Except in the One Arts Plaza Subdistrict, the Two Arts Plaza and Three Arts Plaza Subdistrict, and the Dallas Black Dance Theatre Subdistrict, no sign may exceed 13 feet, 6 inches in height.

(6) The face of these signs must be flat. Vacuum-formed sign faces are prohibited.

(7) No sign may move or rotate.

(8) No sign may be more than 12 inches thick.

(9) No illuminated sign or element of a sign may turn on or off or change its brightness

SEC. 51A-7.2109. BUILDING IDENTIFICATION SIGNS

(a) This section applies only to building identification signs as defined in Section 51A-7.2103.

(b) Illumination of these signs, if any, must be from within to illuminate the building facade or monument and produce a "halo" around the characters. No illuminated sign or element of a sign may turn on or off or change its brightness.

(c) These signs must be located:

- (1) on a building facade above an entrance;
- (2) in the building cornice area; or
- (3) on a monument in a landscaped area between a building facade and the property line.

(d) Signs located above building entrances are limited to the building name and/or street address

(1) Lower-level building identification signs. A maximum of 50 square feet of effective area of each sign may be allocated to the building name, and a maximum of 25 square feet of effective area of each sign may be allocated to the building address. The maximum permitted heights of characters on these signs are 24 inches for the building name, and 12 inches for the building address. These signs are not allowed above the third story of the building.

(2) Upper-level flat attached building identification signs.

(A) Each upper-level flat attached building identification sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.

(B) Upper-level flat attached signs must be wholly located within the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

(e) No facade may have more than one sign in the building cornice area.

(f) Signs on monuments must conform to the setback and area regulations of detached premise signs in this chapter generally. These signs must be composed of individual characters made of bronze, brass, or stainless steel, or be engraved in stone.

SEC. 51A-7.2110. ONE ARTS PLAZA SUBDISTRICT

(a) In general. Except as provided in this division, the provisions of the Arts District Extension Area Sign District apply in this subdistrict.

(b) Monument signs.

- (1) Only two monument signs are permitted.
- (2) Monument signs must be freestanding.
- (3) Monument signs may be two sided, but must be located in a building
- (4) Monument signs may identify a building's owner or developer and multiple tenants .
- (5) Monument signs may be located at the building line.
- (6) Monument signs may be located within five feet of the public right-of-way.
- (7) The maximum height for a monument sign is eight feet measured to the top of the sign face
- (8) The maximum effective area for a monument sign is 50 square feet
- (9) All elements of a monument sign must be consistent in color and material.

(c) Retaining wall signs.

- (1) Only two retaining wall signs are permitted.
- (2) Retaining wall signs must be mounted on a perimeter retaining wall facing a right-of-way.
- (3) Retaining wall signs may identify the building's owner or developer and multiple tenants.
- (4) Retaining wall signs may be located within five feet of the public right-of-way.
- (5) The maximum height for a retaining wall sign is eight feet measured to the top of the sign face
- (6) The maximum effective area for a retaining wall sign is 20 square feet.
- (7) All elements of a retaining wall sign must be consistent in color and material.

Staff Recommendation:

d)	<u>Tenant identity signs</u>
(1)	<u>Two tenant identity signs are permitted in the subdistrict.</u>
(A)	<u>One sign is allowed on the northwest facing façade within 200 feet of northern corner of the building.</u>
(B)	<u>One sign is allowed on the northeast facing façade within 200 feet of the northern corner of the building.</u>
(C)	<u>Each sign is limited to 250 square feet of effective area.</u>
(2)	<u>Tenant identity signs must not be located above the sixth story.</u>
(3)	<u>Tenant identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may turn on or off or change its brightness.</u>
(4)	<u>All tenant identity signs and building identity signs must be the same color.</u>

Applicant's proposal:

d)	<u>Tenant identity signs</u>
(1)	<u>Two tenant identity signs are permitted per façade except the northeast facing façade.</u>
(2)	<u>Tenant identity signs must not be located above the sixth story.</u>
(3)	<u>No illuminated sign or element of a sign may turn on or off or change its brightness.</u>
(4)	<u>All tenant identity signs and building identity signs must be the same color.</u>

SEC.51A-7.2111. TWO ARTS PLAZA THREE ARTS PLAZA SUBDISTRICT

(a) In general. Except as provided in this division, the provisions of the Arts District Extension Area Sign District apply in this subdistrict.

(b) Monument signs.

(1) A maximum of four monument signs are permitted.

- (2) Only two monument signs are permitted per building site.
 - (3) Monument signs must be freestanding.
 - (4) Monument signs may be two sided, but must be located in a building plaza area.
 - (5) Monument signs may identify a building's owner or developer and multiple tenants.
 - (6) Monument signs may be located at the building line.
 - (7) Monument signs may be located within five feet of the public right-of-way
 - (8) The maximum height for a monument sign is eight feet measured to the top of the sign face .
 - (9) The maximum effective area for a monument sign is 50 square feet.
 - (10) All elements of a monument sign must be consistent in color and material.
- (c) Retaining wall signs
- (1) A maximum of four retaining wall signs are permitted.
 - (2) Only two retaining wall signs are permitted per building site.
 - (3) Retaining wall signs must be mounted on a perimeter retaining wall facing a right-of-way.
 - (4) Retaining wall signs may identify the building's owner or developer and multiple tenants.
 - (5) Retaining wall signs may be located within five feet of the public right-way.
 - (6) The maximum height for a retaining wall sign is eight feet measured to the top of the sign face.
 - (7) The maximum effective area for a retaining wall sign is 20 square

feet.

(8) All elements of a retaining wall sign must be consistent in color and material.

(d) Tenant identity signs and building identification signs.

(1) Except as provided in this subsection, only one tenant identity sign or building identification sign is permitted per facade.

(2) North of the One Arts Plaza Subdistrict, tenant identity signs and building identification signs are prohibited on the southern facade of a structure.

(3) East of the One Arts Plaza Subdistrict, tenant identity signs and building identification signs are prohibited on the western facade of a structure.

(4) Tenant identity signs must be located above the highest leasable floor.

(5) Tenant identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may turn on or off or change its brightness.

(6) All tenant identity signs and building identity signs must be the same color.

(2)

SEC. 51A-7.2112. DALLAS BLACK DANCE THEATRE SUBDISTRICT.

(a) In general

(1) Except as provided in this division, the provisions of the Arts District Extension Area Sign District apply in this subdistrict.

(2) For the purposes of this section, the entire subdistrict is considered one building site

(b) Monument signs

(1) Only two monument signs are permitted.

(2) Monument signs must be freestanding

(3) Monument signs may be two sided, but must be located in a

building plaza area.

(4) Monument signs may identify a building's owner or developer and multiple tenants

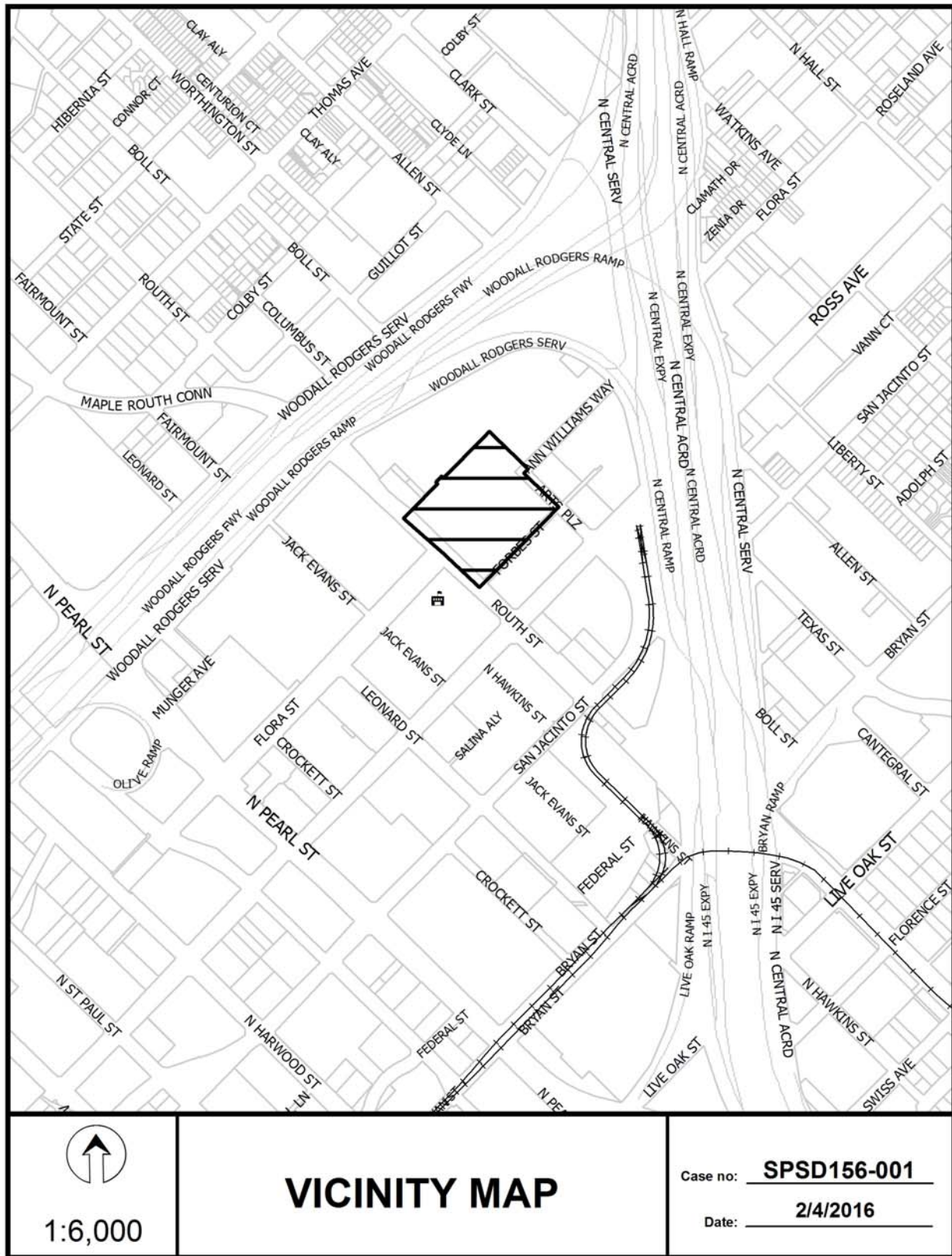
(5) Monument signs may be located at the building line.

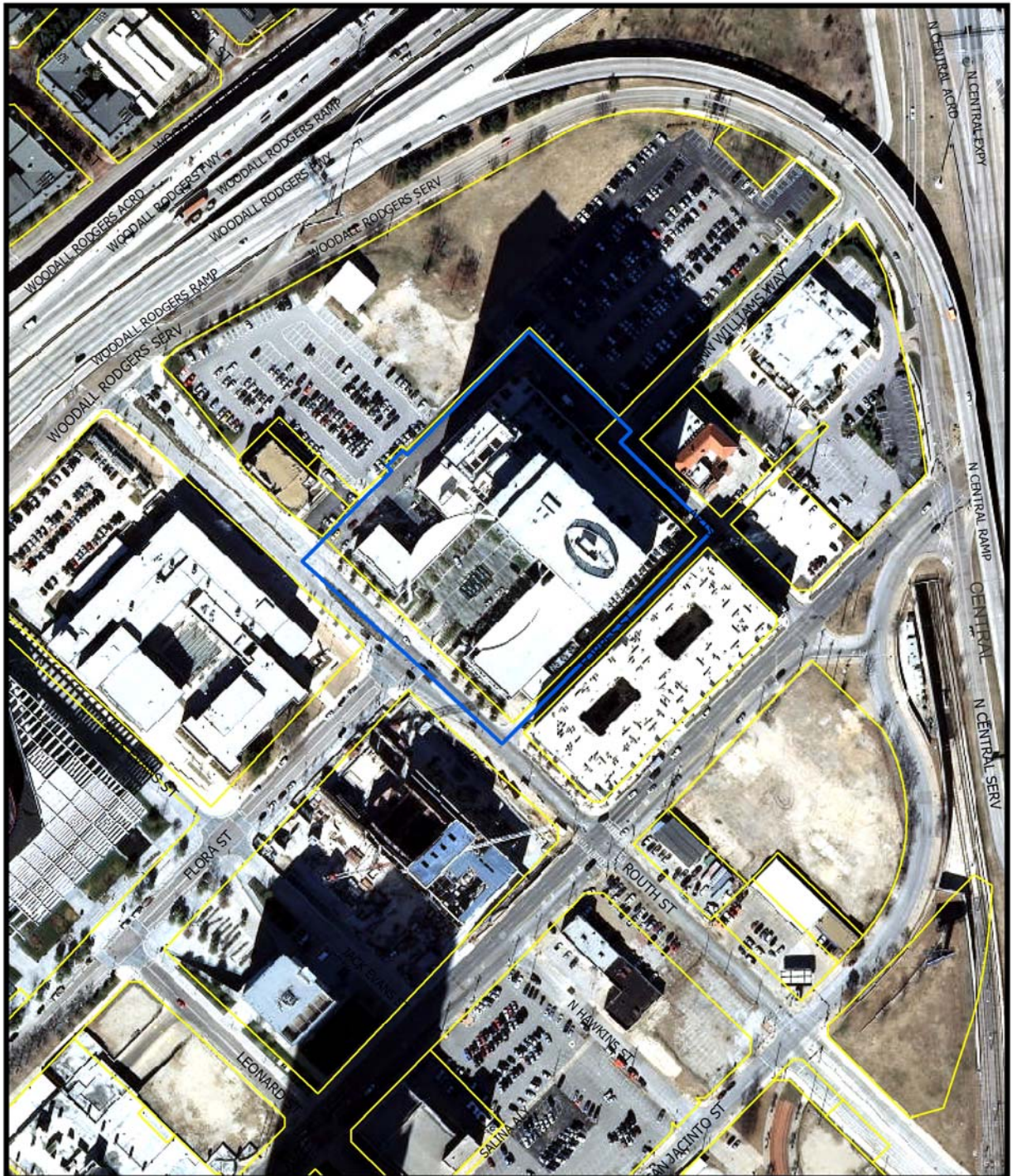
(6) Monument signs may be located within five feet of the public right-of-way.

(7) The maximum height for a monument sign is eight feet measured to the top of the sign face

(8) The maximum effective area for a monument sign is 50 square feet.

(9) All elements of a monument sign must be consistent in color and material.



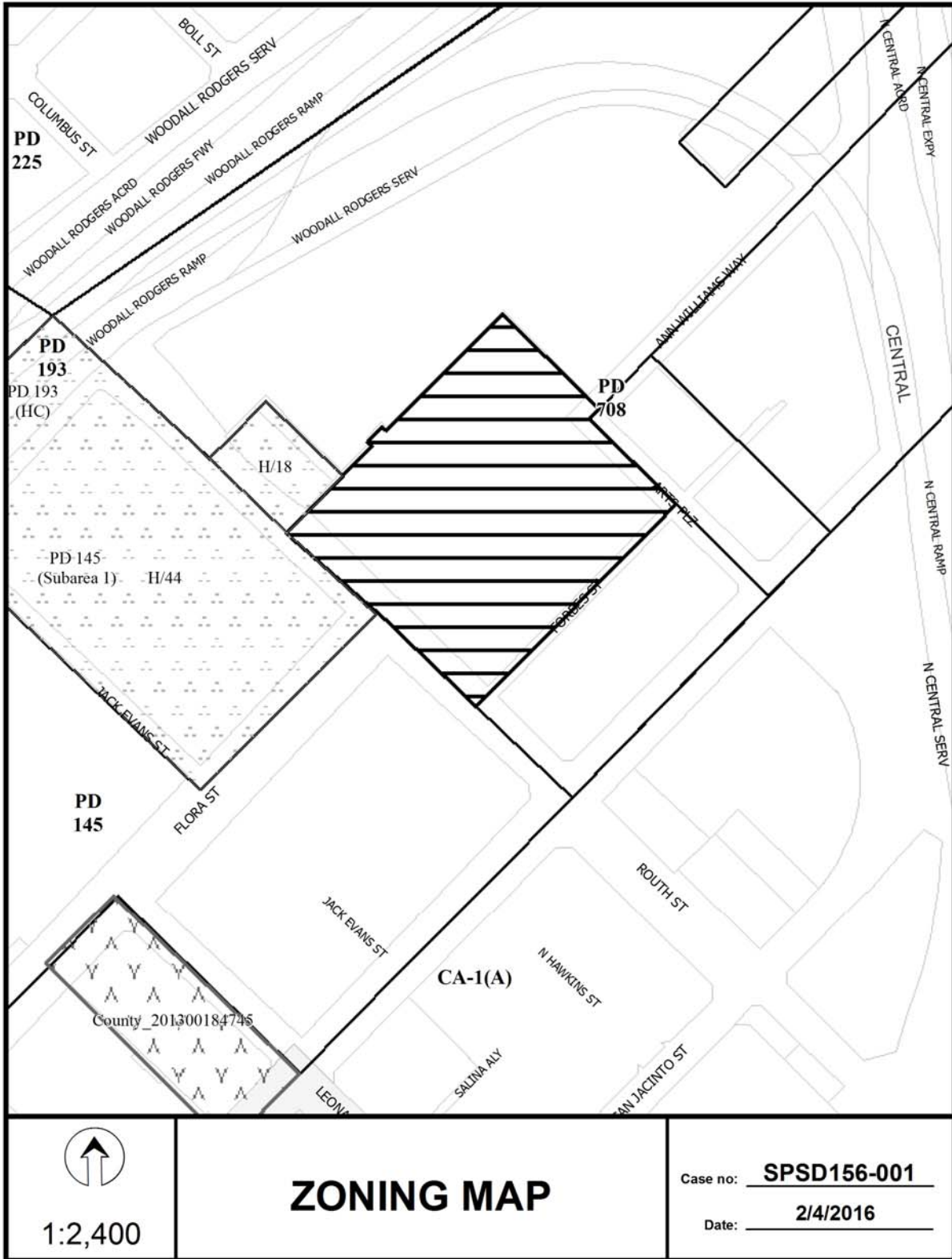


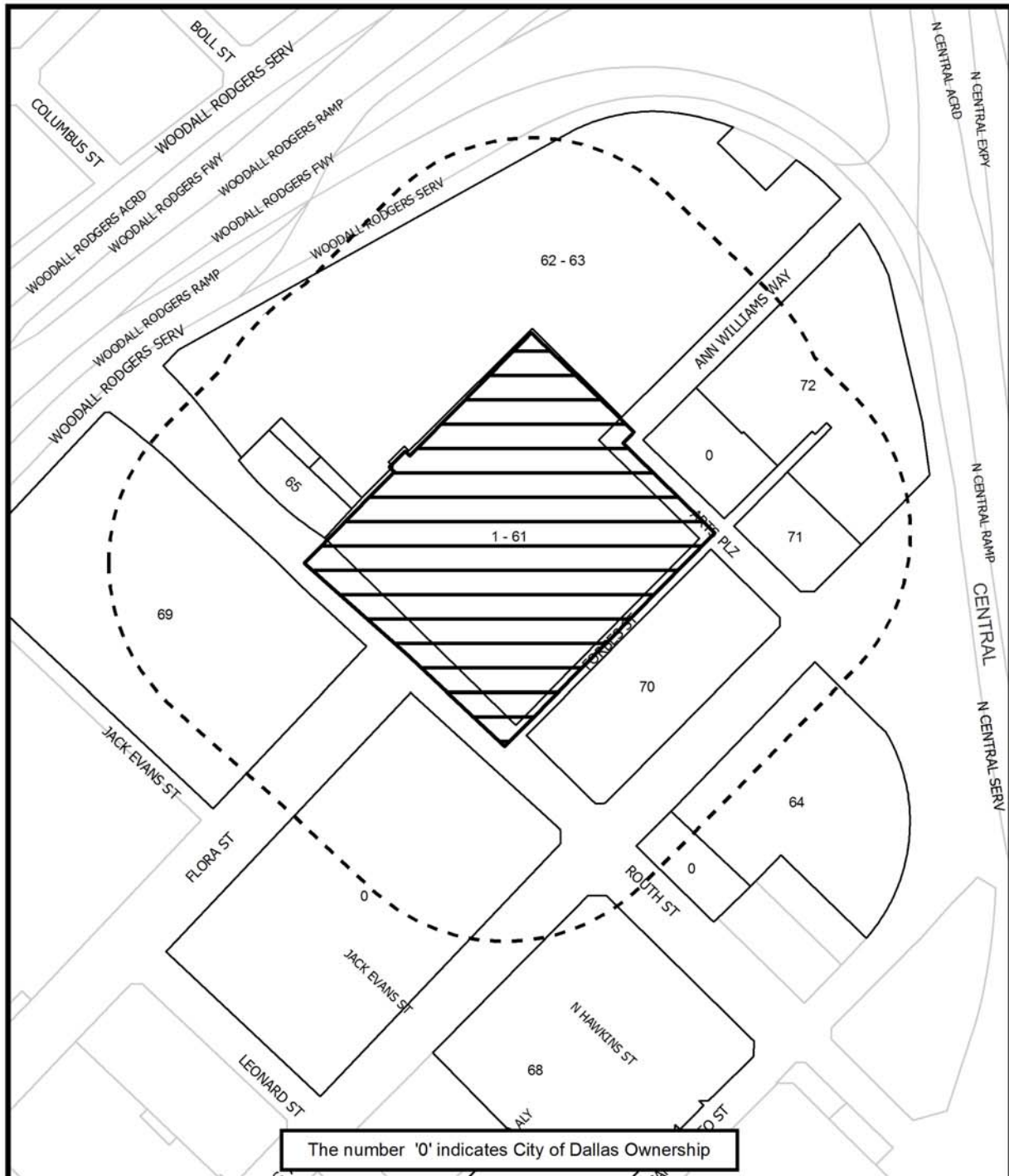
1:2,400

AERIAL MAP

Case no: SPSD156-001

Date: 2/4/2016





 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 300' AREA OF NOTIFICATION 72 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: SPSD156-001 Date: 2/4/2016
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02/04/2016

Notification List of Property Owners

SPSD156-001

72 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1722 ROUTH ST	BILLINGSLEY ARTS
2	1722 ROUTH ST	BILLINGSLEY ARTS PARTNERS LTD
3	1717 ARTS PLAZA DR	HENRY BARRY &
4	1717 ARTS PLAZA DR	WELLIK JOHN & SUSAN
5	1717 ARTS PLAZA DR	RISMAN CLIFFORD J
6	1717 ARTS PLAZA DR	BUCK STEPHEN
7	1717 ARTS PLAZA DR	BOWLES JOHN R &
8	1717 ARTS PLAZA DR	DANGEL RICHARD
9	1717 ARTS PLAZA DR	SHINN GRESHAM J
10	1717 ARTS PLAZA DR	LUTHER JEANETTE A
11	1717 ARTS PLAZA DR	MULFORD ROSS CLAYTON
12	1717 ARTS PLAZA DR	GRIFFITH MITCHELL
13	1717 ARTS PLAZA DR	MACMAHON CANDACE W
14	1717 ARTS PLAZA DR	JEFFERS HARRIET H REVOCABLE TRUST
15	1717 ARTS PLAZA DR	ABEL RIC E & KIM V
16	1717 ARTS PLAZA DR	FASULLO GREG & ASHLEY BERGER
17	1717 ARTS PLAZA DR	HOFFMAN BARBARA
18	1717 ARTS PLAZA DR	WOODS SCOTT A &
19	1717 ARTS PLAZA DR	KULP ROBERT S & LISA P
20	1717 ARTS PLAZA DR	FITE JAMES R &
21	1717 ARTS PLAZA DR	NEWELL SUSAN CAROL
22	1717 ARTS PLAZA DR	LEGGE LEONARD M JR & LYNDA L
23	1717 ARTS PLAZA DR	LPB 2008 CAPITAL INVESTMENT INC
24	1717 ARTS PLAZA DR	LAMARSAUDE CHRISTOPHE B &
25	1717 ARTS PLAZA DR	ARTS RESIDENTIAL PARTNERS INC
26	1717 ARTS PLAZA DR	SMITH LANDON P

02/04/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1717 ARTS PLAZA DR	KILGUST RICHARD R & MARY L TRUST
28	1717 ARTS PLAZA DR	TRIEB MARK A & SHAUNA J
29	1717 ARTS PLAZA DR	CAYTON EVANGELINE T MD
30	1717 ARTS PLAZA DR	TEAGUE THOMAS RICHARD
31	1717 ARTS PLAZA DR	MASCARENHAS WINSTON L
32	1717 ARTS PLAZA DR	KIM DO HYUNG
33	1717 ARTS PLAZA DR	ALLYN MARK C & DOROTHY H
34	1717 ARTS PLAZA DR	ROSENSTOCK STEPHEN A & GLORIA G
35	1717 ARTS PLAZA DR	BERGREN SCOTT ETAL
36	1717 ARTS PLAZA DR	CROW RANDY J &
37	1717 ARTS PLAZA DR	STRICK JEREMY ADAM &
38	1717 ARTS PLAZA DR	FORMAN JAMES TR & ADELE C TR
39	1717 ARTS PLAZA DR	WANGERMANN JOHN P & MAUREEN A
40	1717 ARTS PLAZA DR	JOINES RONDA JOY
41	1717 ARTS PLAZA DR	JAFFRE RICHARD T & JEAN S
42	1717 ARTS PLAZA DR	WILKINSON ROBERT G &
43	1717 ARTS PLAZA DR	CHAMBERS JAMES H &
44	1717 ARTS PLAZA DR	MCCOOL MARK LANDON
45	1717 ARTS PLAZA DR	SIMMONS ELIZABETH A
46	1717 ARTS PLAZA DR	ALAVI REZA & MONA
47	1717 ARTS PLAZA DR	KALETA HOLDINGS LLC
48	1717 ARTS PLAZA DR	WILLIAMS MELISSA & RYAN
49	1717 ARTS PLAZA DR	KENNEDY THOMAS M &
50	1717 ARTS PLAZA DR	VEALE MICHAEL R FAMILY TR
51	1717 ARTS PLAZA DR	HARRIS JOHN R III & JODI
52	1717 ARTS PLAZA DR	PAPALIA ROCCO
53	1717 ARTS PLAZA DR	SUAN CHRISTOPHER T
54	1717 ARTS PLAZA DR	BROME RONALD M
55	1717 ARTS PLAZA DR	BURROUGHS MARK & DIANA
56	1717 ARTS PLAZA DR	DERMAN ANDREW B & LYNN E &
57	1717 ARTS PLAZA DR	BUERGER JULIA

02/04/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1717 ARTS PLAZA DR	BYRNE MOLLY L
59	1717 ARTS PLAZA DR	DERMAN ANDREW B & LYNN E
60	1717 ARTS PLAZA DR	COBB BONNIE
61	1717 ARTS PLAZA DR	PENA LUCILO &
62	1035 YOUNG ST	DALLAS TERM RY & UN DEPOT
63	2702 WOODALL RODGERS FWY	CROW BILLINGSLEY 17
64	2632 ROSS AVE	DART
65	1816 ROUTH ST	ST PAULS M E CHURCH
66	2606 MUNGER AVE	ST PAUL METHODIST CHURCH
67	2605 WADE RD	ST PAUL METHODIST CHURCH
68	2520 ROSS AVE	SPIRE DEVELOPMENT HOLDINGS LLC
69	2501 FLORA ST	Dallas ISD
70	2611 ROSS AVE	BVF II ARTS LTD PS
71	1704 ARTS PLAZA	DALLAS BLACK DANCE THEATE
72	2809 Ross Ave	Fellowship Church