



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 2, 2016
AGENDA

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

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

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

BRIEFINGS:

Greater Case View Area Plan

Luis Tamayo, Chief Planner, Office of Planning and Urban Design

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S156-191**
(CC District 14)

An application to create one lot from a 5.539-acre tract of land located in City Blocks 11/1017, 1026 and 1027 on property located at Turtle Creek Boulevard between Oak Lawn Avenue and Cedar Springs Road.

Applicant/Owner: Republic Tower Property, LP

Surveyor: Pacheco Koch, LLC

Application Filed: May 5, 2016

Zoning: PD 193 (O-2)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S156-192**
(CC District 7)
- An application to create one lot from a 1.294-acre tract of land located in City Block 6798 on property located at 3401 Sam Houston Road and bounded by Millsbury Drive, Masters Drive and Sam Houston Road.
- Applicant/Owner: Phinias Pfuridzo and Natalie Miles
Surveyor: A&W Surveying, LLC
Application Filed: May 5, 2016
Zoning: NS (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removals:

- (3) **S156-186**
(CC District 13)
- An application to replat a 21,585-square feet (0.496-acre) tract of land containing all of Lot 1 in City Block 1/6414 to reduce the 75 foot platted Building Line to 40 feet along the north line of Merrell Road on property located at 10411 Heather Lane at Merrell Road, northwest corner.
- Applicant/Owner: Antonio A. Benavides
Surveyor: Delta Land Surveying
Application Filed: May 4, 2016
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-187**
(CC District 11)
- An application to replat a 3.907-acre tract of land containing all of Lot 1 in City Block A/7495, and all of Lots 7 and 9 in City Block A/7494 to remove the existing 30 foot platted building line from Lots 7 and 9 along the northerly line of North Janmar Drive; and to adjust the lot lines between the 3 lots on property located at 7225 and 7227 North Janmar Drive, and 7004 Forest Lane.
- Owners: Jane Sumner and Andrea Bohannon, Bruce Wilke, and Bryan G. and Terry A. Brown
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 5, 2016
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S156-196**
(CC District 10)
- An application to remove the existing platted 25-foot building line along Skillman Street and to replat a 5.106-acre tract of land from part of Lot 1A City Block 2/8125 into a Shared Access Development with 55 lots ranging in size from 1,716 square feet to 15,879 square feet on property located on Skillman Street, south of Sedgwick Street.
- Owners: PC LH Land Partners, LP
Surveyor: Pacheco-Koch Engineering, LLC
Application Filed: May 6, 2016
Zoning: PD 758 (Subarea C, D)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (6) **S156-188**
(CC District 13)
- An application to replat a 3.492-acre tract of land to adjust the lot line between Lots 1A and 12A in City Block 5588 on property located at 5330 South Dentwood Drive and 9250 Meadowbrook Drive.
- Applicant/Owner: Howard and Fanchon Hallam Alliance For Habitat, Inc., and Antoinette and Barry Davis
Surveyor: Land Resolutions, Inc.
Application Filed: May 5, 2016
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S156-197**
(CC District 13)
- An application to replat a 1.831-acre tract of land containing all of Lots 1 and 2 in City Block B/5592 to create one lot on property located at 5518 Winston Court at Holloway Road, southwest corner.
- Applicant/Owner: Charles D. and Bridgett Wood
Surveyor: A&W Surveyors, Inc.
Application Filed: May 6, 2016
Zoning: R-1ac(A)
Staff Recommendation: **Denial**
- (8) **S156-199**
(CC District 13)
- An application to replat a 2.291-acre tract of land containing all of Lot 3 in City Block B/5534 to create one 1.196-acre lot, and one 1.095-acre lot on property located at 10707 Lennox Lane at Catina Lane, northwest corner.
- Applicant/Owner: 10707 Lennox, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: May 6, 2016
Zoning: R-1ac(A)
Staff Recommendation: **Denial**

Miscellaneous Items:

D156-013

Laura Evans
(CC District 6)

An application for a development and landscape plan on property within Planned Development District No. 741, Subdistrict A-2 on the northwest corner of Watermill Road and Saintsbury Street.

Staff Recommendation: **Approval**

Applicant: Billingsley Development Corporation

Representative: Bradley Moss, Kimley-Horn

M156-033

Olga Torres Holyoak
(CC District 13)

An application for a minor amendment to the development plan for Subarea A within Planned Development District No. 745, south of Meadow Road and west of Rambler Road.

Staff Recommendation: **Approval**

Applicant: MP Dallas Project Owner LLC

Representative: Jackson Walker, LLP/Suzan Kedron

Zoning Cases – Under Advisement:

1. **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 a revised site plan and conditions.

Applicant: Don Booker

Representative: Peter Kavanaugh, Zone Systems, Inc.

U/A From: May 5, 2016

2. **Z156-135(OTH)**

Olga Torres Holyoak
(CC District 8)

An application for a Planned Development District for an R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

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, April 21, 2016 and May 5, 2016

3. **Z145-285(SM)**
Sarah May
(CC District 9)
- An application for a Planned Development District for R-10(A) Single Family District and public school other than open enrollment charter school uses on property zoned an R-10(A) Single Family District, on the east corner of San Leandro Drive and Saint Francis Avenue.
- Staff Recommendation: **Approval**, subject to a revised development plan, revised traffic management plan, and conditions.
- Applicant: Dallas ISD
- Representative: Karl Crawley, Masterplan
- U/A From: May 19, 2016

Zoning Cases – Individual:

4. **Z156-207(SM)**
Sarah May
(CC District 2)
- An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Randall Street.
- Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
- Applicant: Crescent Acquisitions, LLC
- Representative: Rob Baldwin, Baldwin Associates
5. **Z156-232(JM)**
Jennifer Muñoz
(CC District 4)
- An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the northwest corner of South Beckley Avenue and Iowa Avenue.
- Staff Recommendation: **Denial**
- Applicant: Ministerio Next Generation
- Representative: Ron Carlson
6. **Z156-237(WE)**
Warren Ellis
(CC District 13)
- An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of W. Northwest Highway, east of Lemmon Avenue.
- Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and staff's recommended conditions.
- Applicant: QuikTrip Corporation
- Representative: Tonya Meier and Matthew Sanderson, Gray Reed & McGraw, PC

7. **Z156-241(WE)** Warren Ellis (CC District 1) An application for a renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Flores Ballroom
Representative: Rodolfo R. Flores
8. **Z156-164(OTH)** Olga Torres Holyoak (CC District 2) An application for a Planned Development Subdistrict for MF-2 Multiple Family District with office and retail uses on property zoned MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Tollway, Fairmount Street, and Knight Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and staff's conditions.
Applicant: Fair-Knight Partners Ltd.
Representative: Rob Baldwin
9. **Z156-197(OTH)** Olga Torres Holyoak (CC District 11) An application for an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant on property zoned an R-1ac(A) Single Family District on the north line of Churchill Way, west of Hillcrest Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Arthur Hollingsworth
Representative: Kyle Shrubert
10. **Z156-240(OTH)** Olga Torres Holyoak (CC District 1) An application to renew Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR Community Retail with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and Marlborough Avenue.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Moe Barakat
Representative: Parvez Malik, Business Zoom

Special Provision Sign District Amendment:

SPSD156-002(ND)

Neva Dean
(CC District 14)

An application to amend Section 51A-7.1000 West End Sign District to create a subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure at the northeast corner of Elm Street and Record Street.

Staff Recommendation: **Approval** of staff recommended conditions.

Special Sign District Advisory Committee Recommendation: **Approval** of revise conditions.

Applicant: Tanya Ragan

Representative: Craig Melde

Other Matters:

Consideration of amendments to the City Plan Commission Rules of Procedure

Minutes: May 19, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 2, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, June 2, 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.

Tuesday, June 14, 2016

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Thursday, June 14, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **CA1605030009** - An application by Curt Horak of Priority Signs and Graphics for a 610 square foot upper level flat attached sign at 300 N. Akard Street on the southern elevation.

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: Turtle Creek Blvd. between Oak Lawn Avenue and Cedar Springs Road

DATE FILED: May 5, 2016

ZONING: PD 193 (O-2)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 5.539-acre **MAPSCO:** 45A

APPLICANT/OWNER: Republic Tower Property, LP

REQUEST: An application to create one lot from a 5.539-acre tract of land located in City Blocks 11/1017, 1026, and 1027 on property located at Turtle Creek Boulevard between Oak Lawn Avenue and Cedar Springs Road.

SUBDIVISION HISTORY:

1. S156-110 was a request northeast of the present request to replat a 0.514-acre tract of land containing all of Lots 15 and 16 in City Block A/9923 on property located at 3407 Hall Street, northwest of Turtle Creek Boulevard. The request was approved March 3, 2016 and has not been recorded.
2. S156-095 was a request north 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.
3. S156-078 was a request southwest of the present request to replat a 0.741-acre tract of land containing all of Lots 1 and 2 in City Block 1022 to create a 6-lot Shared Access Area Development with lot sizes ranging from 0.102-acre to 0.148-acre in size on property located on Hood Street at Brown Street, north corner. The request was approved May 7 and has not been recorded.
4. S145-157 was a request northwest of the present request to replat a 0.741-acre tract of land containing all of Lots 1 and 2 in City Block 1022 to create a 6-lot Shared Access Area Development with lot sizes ranging from 0.102-acre to 0.148-acre in size on property located on Hood Street at Brown Street, north corner. The request was approved February 4, 2016 and has not been recorded.
5. S123-109 was a request south of the present request to replat a 1.135 acre tract of land containing all of Lots 15, 17, 19, 21 and 23 in City Block 11/946 into one lot on property located on Routh Street at Carlisle Street, south corner. The request was approved April 4, 2013 and has not been recorded.
6. S112-178 was a request southeast of the present request to replat a 2.309 acre tract of land containing all of Lot 1E in City Block 13/958 into one lot on property at Cedar Springs Road and Carlisle Street, north corner and to remove the existing platted 10' building line building line along the Katy Trail and the platted building line in between lots 1E and 1D that state the property line is the building line. The request was approved on August 16, 2012.

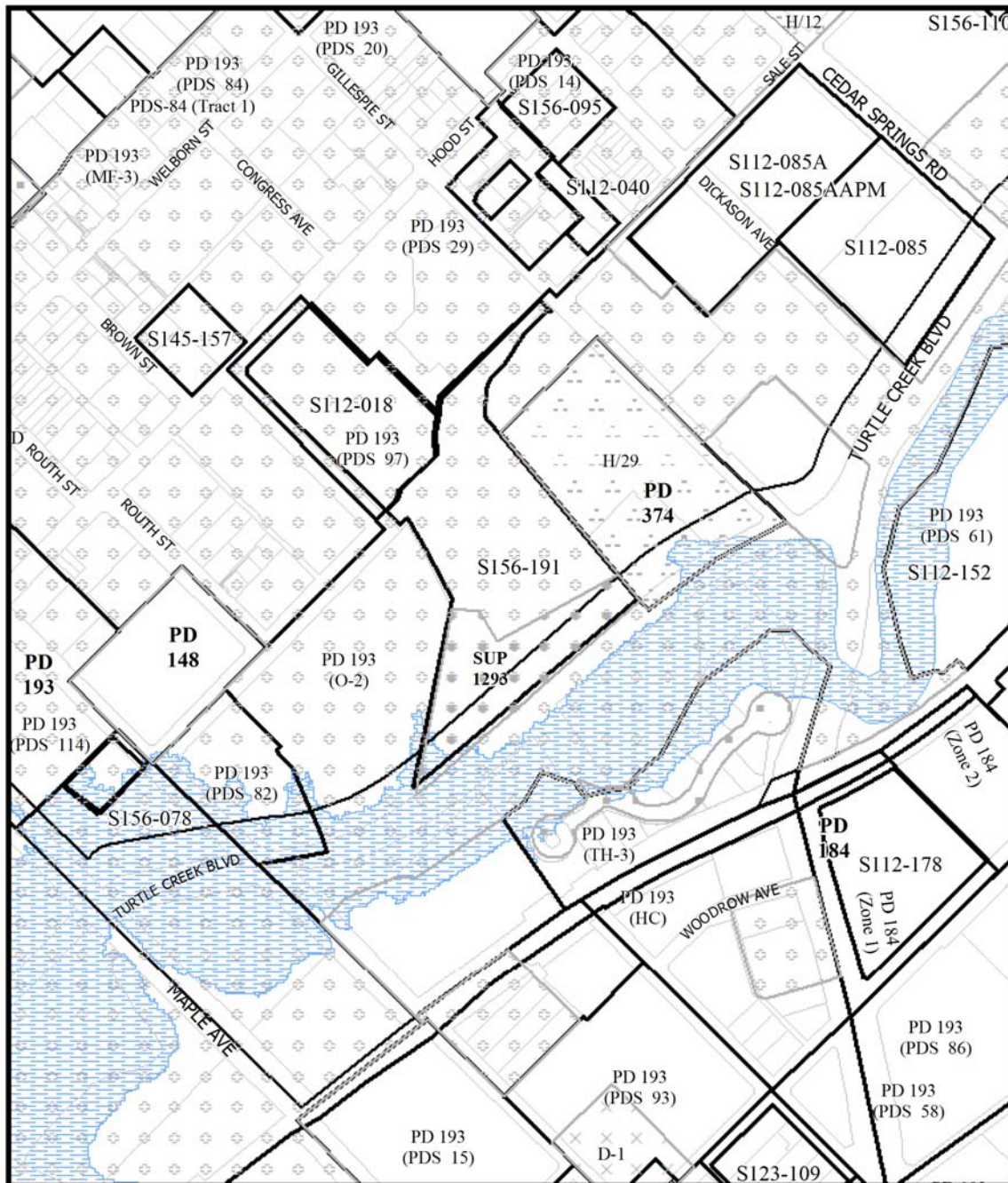
7. S112-085 was a request northeast of the present request to create one 3.009 acre lot and one 3.256 acre lot from a 6.265 acre tract of land in City Blocks A/1031 and A/1035 on property bounded by Sale Street, Cedar Springs Road, and Turtle Creek Blvd. The request was approved March 22, 2012 with the 3.256-acre lot fronting on Sale Street recorded as one lot (Phase A) on June 26, 2012.
8. S112-085A APM was a request for a minor amendment to the above plat to correct the southwest boundary line of Phase A and to relocate a waterline easement. The request was submitted for minor revision on December 14, 2012 and recorded March 13, 2013.
9. S112-040 was a request north of the present request to replat a 0.335 acre tract of land containing Lot 18 in City Block A/1030 and a tract of land in City Block 1030 on Sale Street between Gillespie Street and Dickason Avenue. The request was approved December 15, 2011 and recorded June 5, 2015.
10. S112-018 was a request southwest of the present request to replat a 2.373 acre tract of land containing all of Lot 1K in City Block 11/1017 to remove the platted front side and rear building lines at 2702 Hood Street at Brown Street, east corner. The request was approved November 17, 2011 and recorded August 7, 2015.




STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of PD 193, O-2 District; therefore, staff recommends approval subject to compliance with the following conditions:

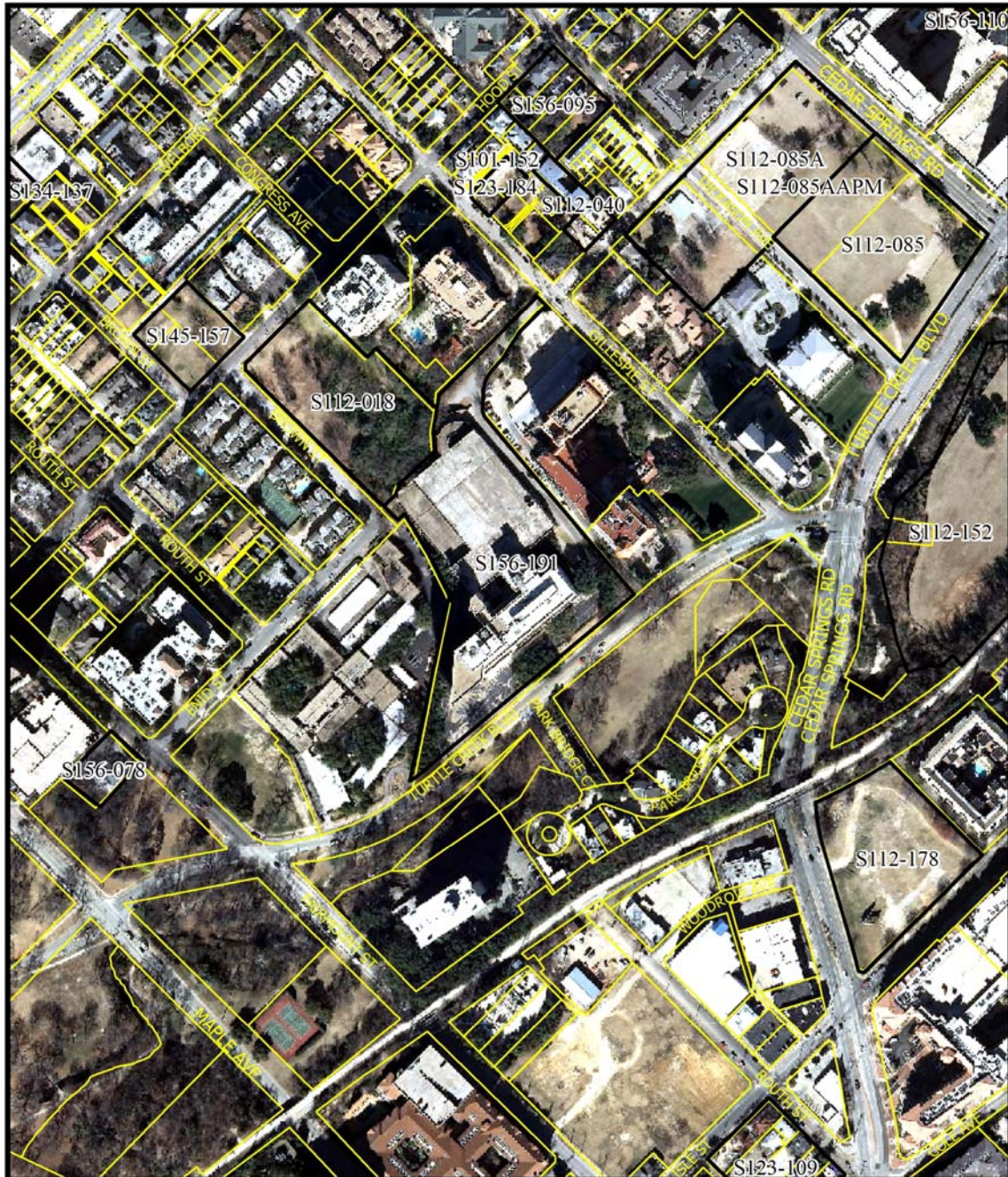
1. The final must shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c), and (d).
2. Department of Sustainable Development and 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(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(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)(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-4.411(f)(3).
 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. Section 51A-8.603; Section 51A-8.604.
 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 include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
 15. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
 16. 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.
 17. 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).
 18. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
 19. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.

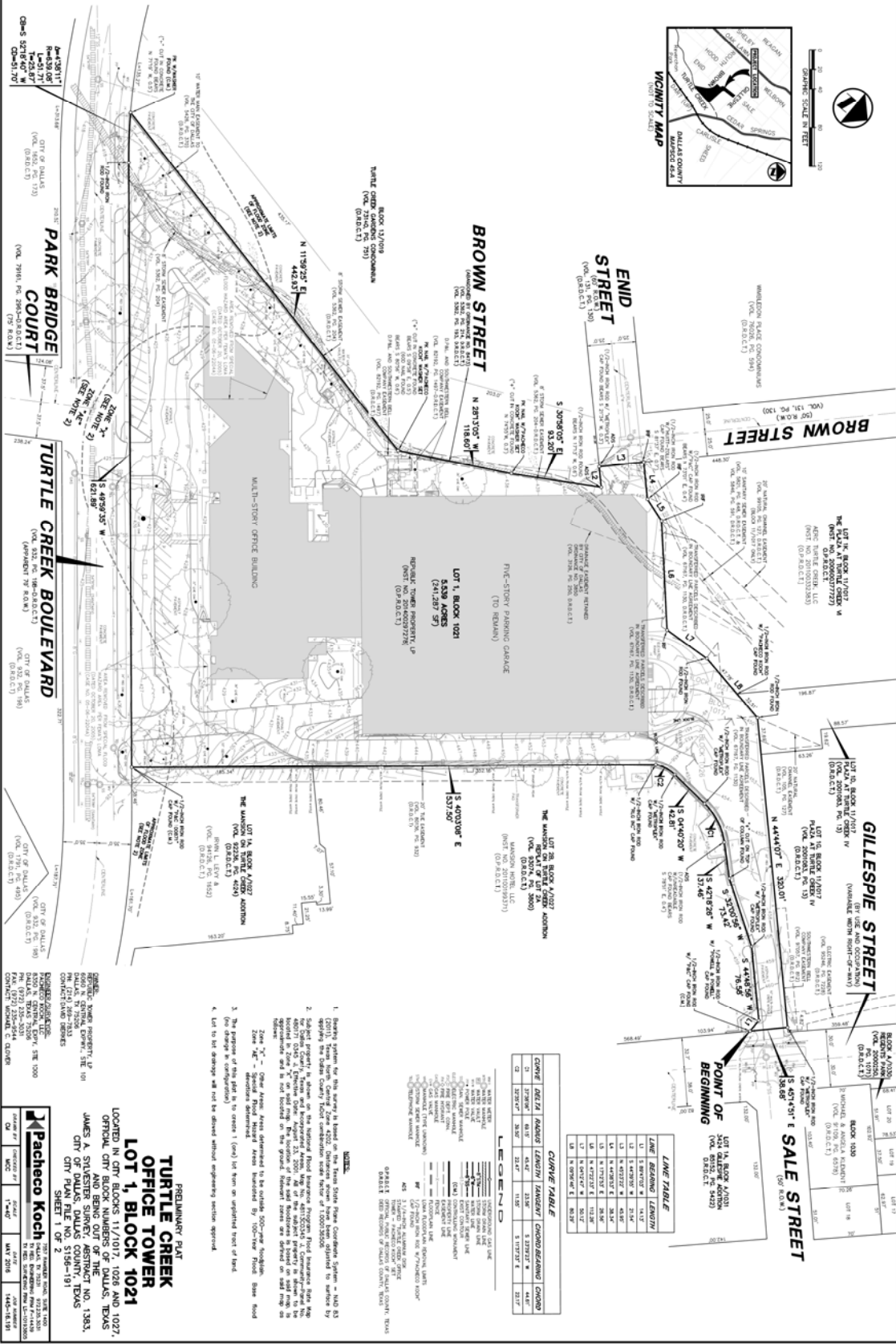
20. On the final plat the "Drainage Easement Retained" area at the northwest portion of the property and under the building must be abandoned. Survey Manual.
21. On the final plat it may be necessary to increase the width of the "8 foot Storm Sewer Easement" along the southwesterly portion of the property as well as abandonment/relocation of the portion of the easement underneath the existing building.
22. The number and location of fire hydrants, must comply with the Dallas Fire Code Section 103.1, Appendix C.
23. 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).
24. 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. Section 49-60(d); Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10.
25. Water/wastewater main extension may be required by Private Development Contract. Section 49-62(f)(1).
26. On the final plat identify the property as Lot 1 in City Bock A/1021. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



 1:3,600	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S156-191 Date: 5/13/2016
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 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S156-191 </u> Date: <u> 5/13/2016 </u>
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LOCATION: 3401 Sam Houston Road, and bounded by Millsbury Drive, Masters Drive and Sam Houston Road

DATE FILED: May 5, 2016

ZONING: NS (A)

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 1.294-acre

MAPSCO: 49V

APPLICANT/OWNER: Phinias Pfuridzo and Natalie Miles

REQUEST: An application to create one lot from a 1.294-acre tract of land located in City Block 6798 on property located at 3401 Sam Houston Road and bounded by Millsbury Drive, Masters Drive, and Sam Houston Road.

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

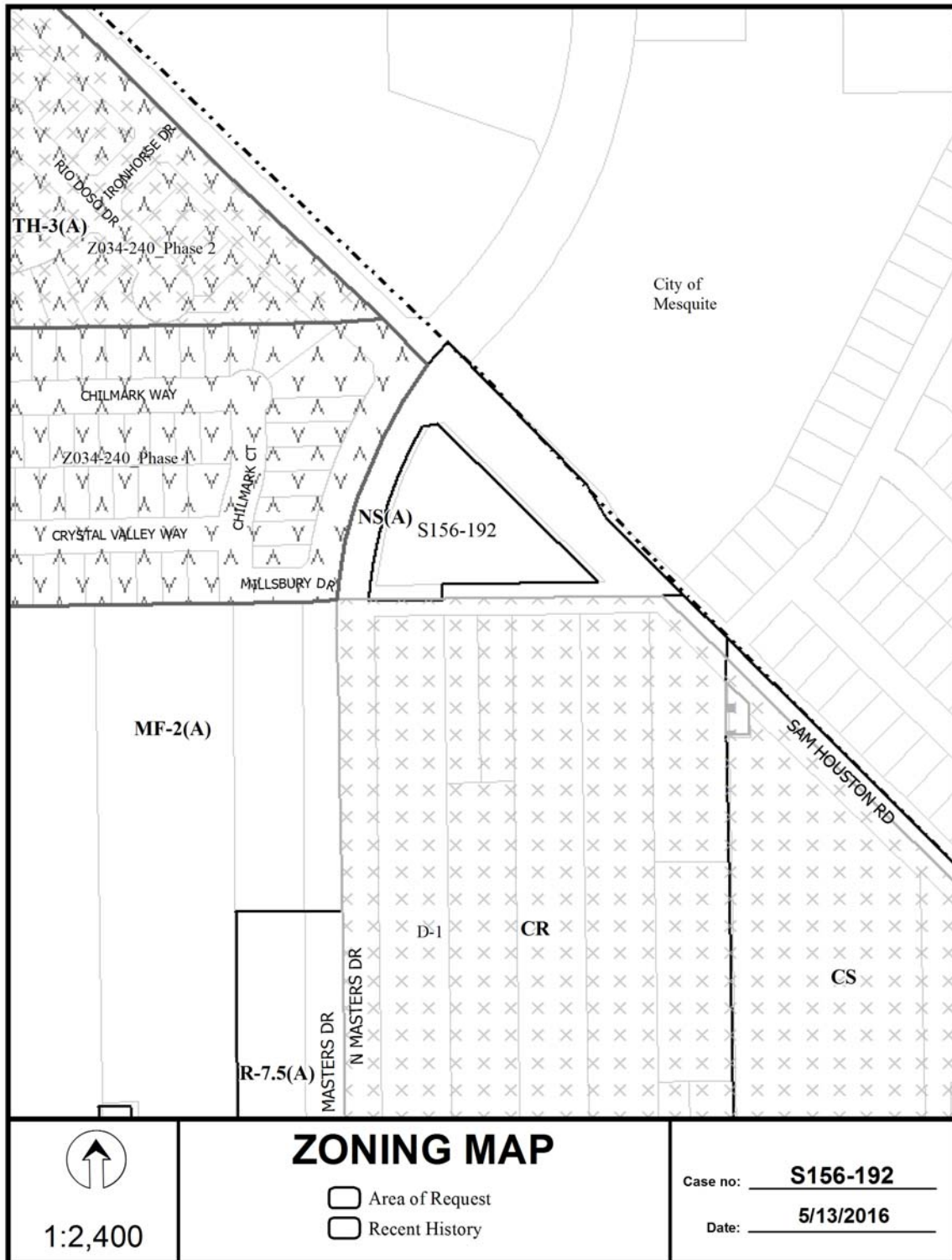
STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of the NS(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(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)(d).
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(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. (51A-8.403(6)(G)).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(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 1. Section 51A-4.411(f)(3).
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. Section 51A-8.603; Section 51A-8.604.
11. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Millsbury Drive. Sections 51A-8.602(c) and 51A-9.101
12. On the final plat, dedicate a 15-foot by 15-foot corner clip at Sam Houston Road and Millsbury Drive, and at Masters Drive and Millsbury Drive. Section 51A-8.602(d)(1)
13. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
14. On the final plat show how all adjoining right-of-way was created. Survey Manual
15. On the final plat show the distances/width of right-of-way across all adjoining streets and roads. Survey Manual
16. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
18. 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).
19. Water/wastewater main extensions are required by Private Development Contract. Section 49-62(f)(1)
20. Fire hydrant is required by Private Development Contract.
21. On the final plat change Chillwood Court to Chilwood Court.
22. On the final plat change Chillwood Way to Chilwood Way.
23. On the final plat remove Milsbury Drive from within the boundary of the plat.

20. On the final plat identify the property as Lot 1 in City Bock A/6798. 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> S156-192 </u> Date: <u> 5/13/2016 </u>
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LOCATION: 10411 Heather Lane at Merrell Road, northwest corner

DATE FILED: May 4, 2016

ZONING: R-16(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.496-Acre

MAPSCO: 23M

APPLICANT/OWNER: Antonio Benavides

REQUEST: An application to replat a 21,585-square feet (0.496-acre) tract of land containing all of Lot 1 in City Block 1/6414 to reduce the 75 foot platted Building Line to 40 feet along the north line of Merrell Road on property located at 10411 Heather Lane at Merrell Road, northwest corner.

NOTICES: 16 notices were sent to property owners within 200 feet of the property on May 13, 2016.

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

BUILDING LINE REMOVAL STANDARD: 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 along both sides of Heather Lane is 40 feet. On Merrell Road the platted building line is 40 feet west of Heather Lane and 75 feet on the subject property; however, the zoning setback for the R-16(A) district is 35 feet. The request is for a 40 foot building line along the north line of Merrell Road.

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

- Notices were sent to 16 property owners within 200 feet of the boundary of this request on May 13, 2016. As of May 26, 2016 we have received 0 replies in favor and 0 replies in opposition to the request.

“(iii) adversely affect neighboring properties; and”

- The removal of the building line will not adversely impact neighboring properties as the building line on both sides of Heather Lane and along the north line of Merrell Road, east of the request is a 40 foot platted building line. The lot contiguous on the west does not have a platted building line, but the structures are in compliance with the R-16(A) building

setback of 35 feet. The reduction of the platted building line will to 40 feet will not negatively impact adjacent properties.

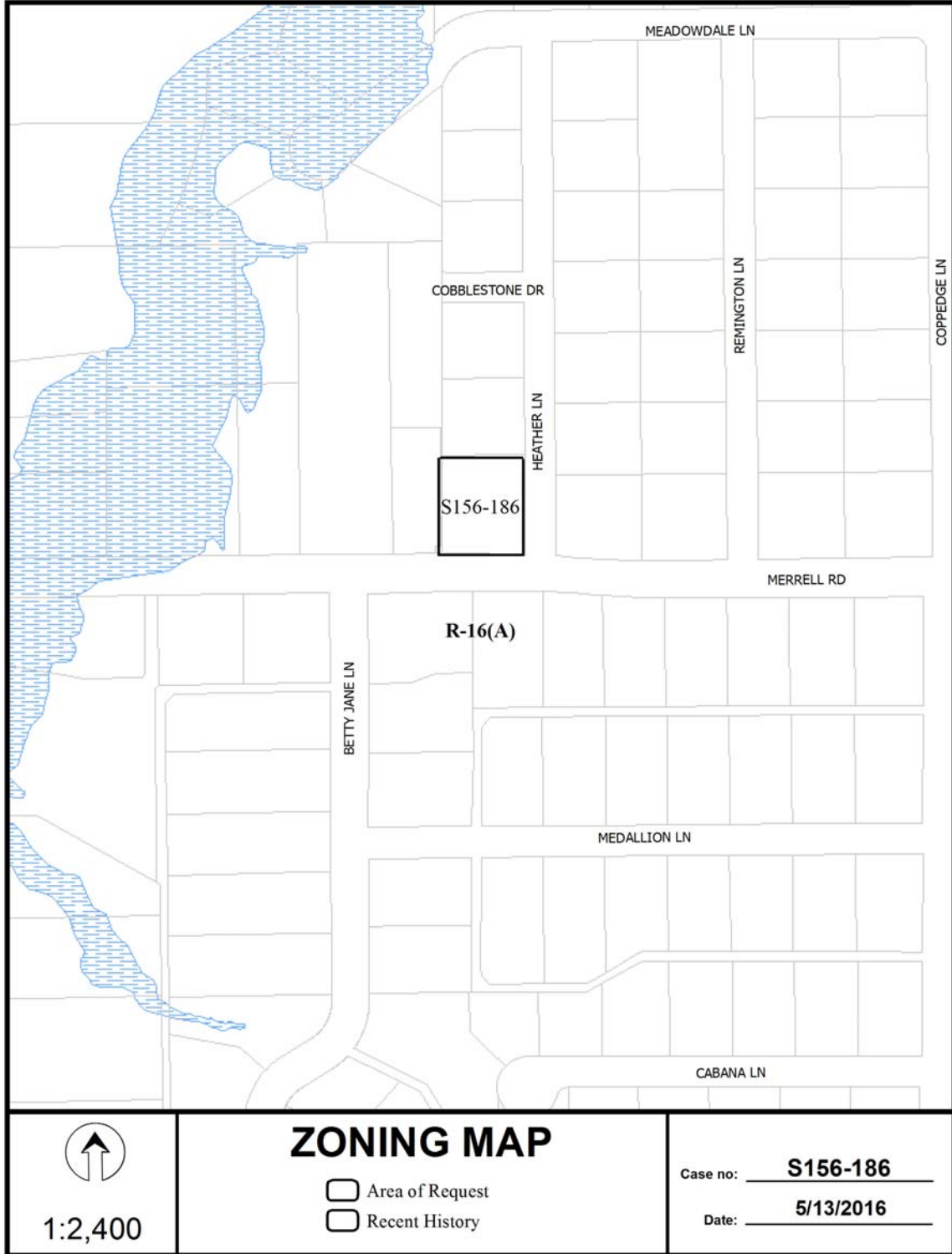
“(iv) adversely affect the plan for the orderly development of the subdivision.”

- The reduction of the 75 foot front yard building line to 40 feet will be the same as the properties east of the site, and 5 feet further back from Merrell Road than the existing property on the west.

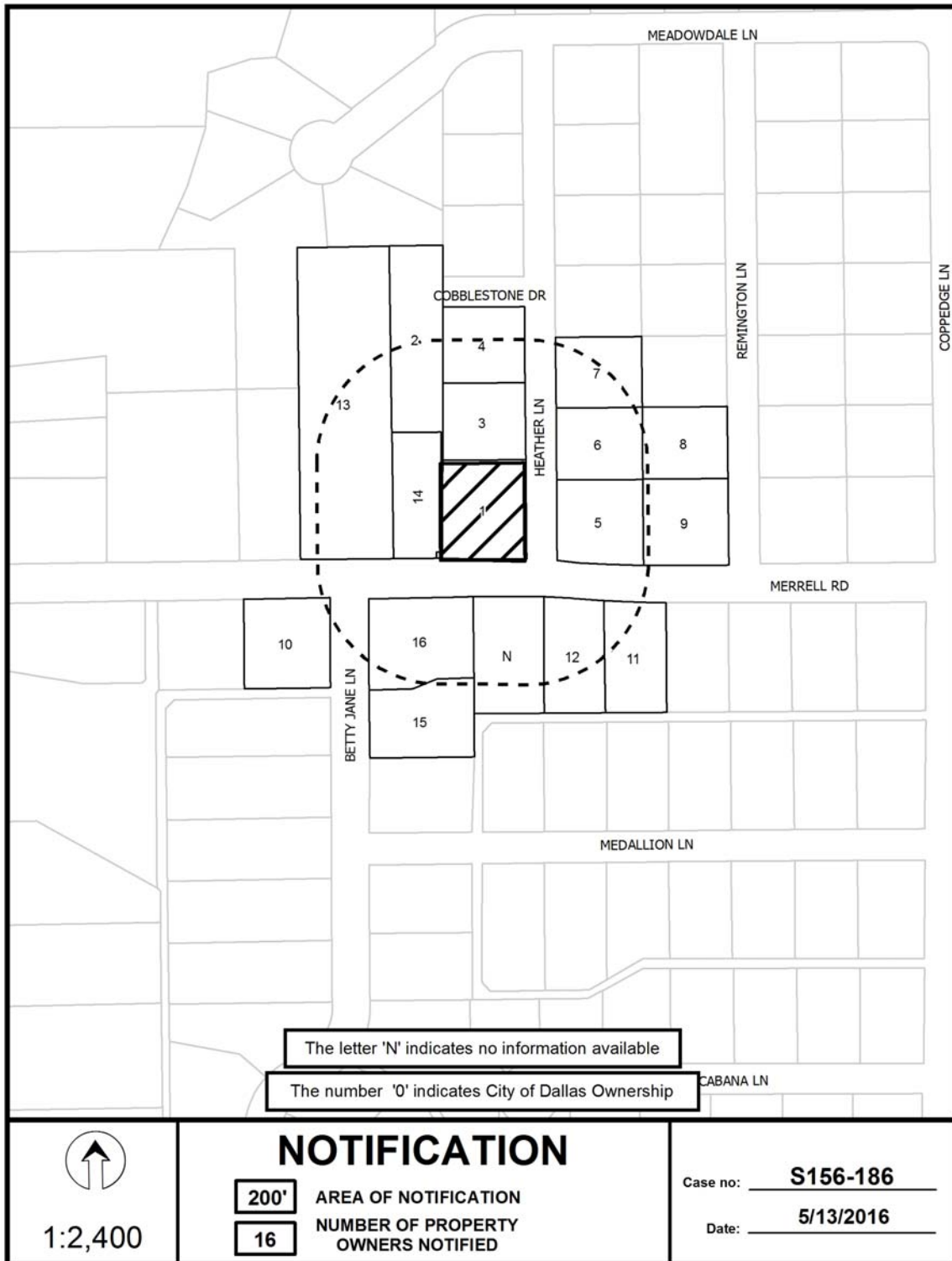
STAFF RECOMMENDATION OF REPLAT: Staff has determined that the request complies with the requirements of Section 51A-8.505 and meets the requirements of the R-16(A) zoning district; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

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 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-8.501(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 1. Section 51A-4.411(f)(3)

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 show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
13. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
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. 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)
17. The number and location of fire hydrants, must comply with the Dallas Fire Code Section 103.1, Appendix C.
18. On the final plat add the following note: "The platted 75 foot building line is reduced to 40 feet by this plat".
19. On the final plat identify the property as Lot 1 in City Bock 1/6414. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







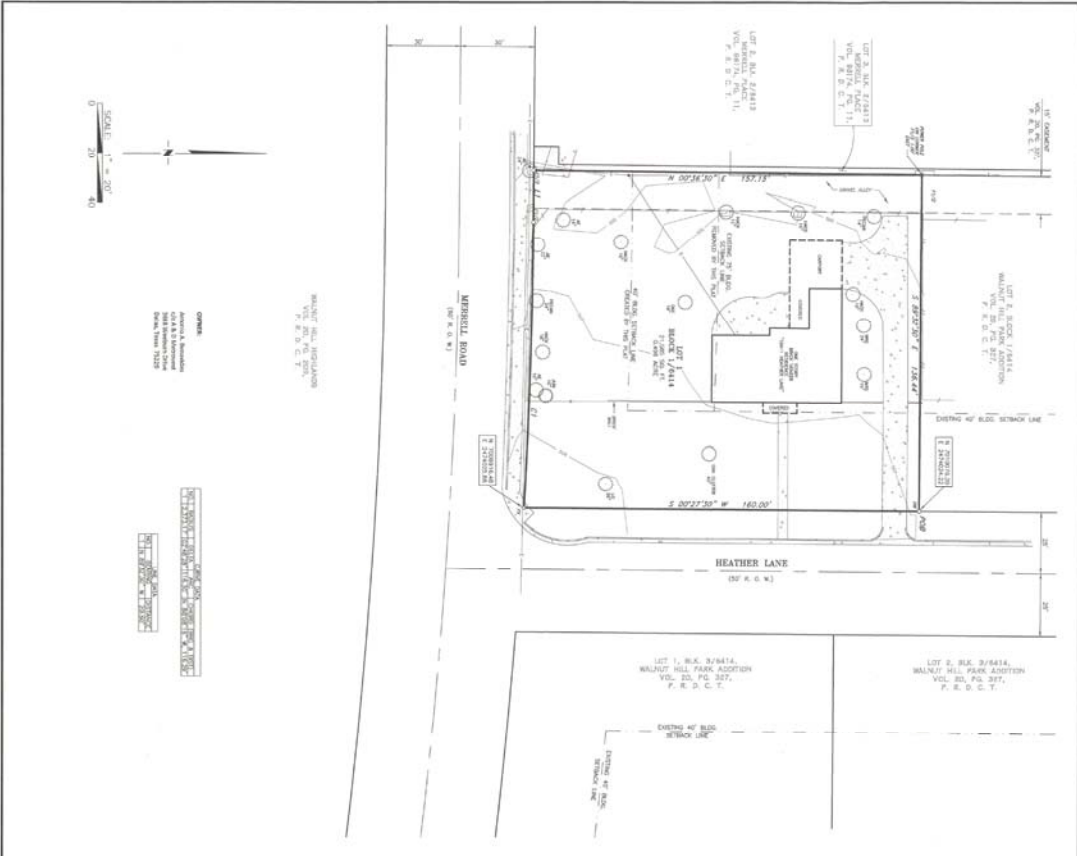
05/10/2016

Notification List of Property Owners

S156-186

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10411 HEATHER LN	COBB CHARLOTTE S
2	3701 COBBLESTONE DR	MOASSER ZIBA
3	10421 HEATHER LN	BAUM MICHAEL ANTHONY &
4	10431 HEATHER LN	ROSSI RALPH J JR
5	10408 HEATHER LN	MARTIN CORINDO I JR &
6	10416 HEATHER LN	HEAD KARL T
7	10424 HEATHER LN	SCHREIBER MICHAEL J &
8	10417 REMINGTON LN	WRIGHT LOGAN
9	10409 REMINGTON LN	FLAUGH CHRISTOPHER &
10	3744 MERRELL RD	CRAUSBAY JERRY N
11	3834 MERRELL RD	QUIROGA ANDREA RAMIREZ
12	3826 MERRELL RD	BURNS GREG A & JAMIE L
13	3751 MERRELL RD	LIVING STONE BAPTIST
14	3803 MERRELL RD	NOZARI MINA
15	10322 BETTY JANE LN	NGUYEN SI TAN &
16	3808 MERRELL RD	HUYNH KI KIM



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have no knowledge of any other persons who have an interest in the above described property. I further certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have no knowledge of any other persons who have an interest in the above described property.

OWNER'S SIGNATURE

OWNER'S ADDRESS

DATE

GENERAL NOTES

1. This plat is subject to the provisions of the Texas Subdivision Act, Chapter 253, of the Texas Civil Statutes, and the provisions of the Texas Subdivision Act, Chapter 253, of the Texas Civil Statutes, and the provisions of the Texas Subdivision Act, Chapter 253, of the Texas Civil Statutes.
2. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.
3. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.
4. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.
5. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.
6. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.
7. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.
8. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.
9. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.
10. The owner of the property hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he has no knowledge of any other persons who have an interest in the above described property.



PERMISSION TO FILE

BENAVIDES ADDITION
 BEING A PART OF LOT 1, BLOCK J/4114,
 WALNUT HILL PARK ADDITION,
 ELLI MERRILL SURVEY, INSTR. NO. 379,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS,
 CONTAINING 21,686 SQ. FT. OR 0.496 ACRES,
 MAY, 2014.

DELTA LAND SURVEYING
 11629 W. 38th Street, Suite 200, Dallas, Texas 75238
 (214) 343-8800
 www.deltaland.com

DRIFT 7 OF 7

LOCATION: 7225 and 7227 North Janmar Drive, and 7004 Forest Lane

DATE FILED: May 5, 2016

ZONING: R-16(A)

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 3.907-Acre **MAPSCO:** 15Z

APPLICANT/OWNER: Jane Sumner and Andrea Bohannon, Bruce Wilke, and Bryan G. and Terry A. Brown

REQUEST: An application to replat a 3.907-acre tract of land containing all of Lots 1 in City Block A/7495, and all of Lots 7 and 9 in City Block A/7494 to remove the existing 30 foot platted building line from Lots 7 and 9 along the northerly line of North Janmar Drive; and to adjust the lot lines between the 3 lots on property located at 7225 and 7227 North Janmar Drive, and 7004 Forest Lane.

NOTICES: 26 notices were sent to property owners within 200 feet of the property on May 17, 2016.

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

BUILDING LINE REMOVAL STANDARD: 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 zoning setback for the R-16(A) district is 35 feet. The request is for removal of the 30 foot platted building line along the north line of North Janmar Drive.

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

- Notices were sent to 126 property owners within 200 feet of the boundary of this request on May 17, 2016. As of May 26, 2016 we have received 0 replies in favor and 0 replies in opposition to the request.

“(iii) adversely affect neighboring properties; and”

- The removal of the building line will not adversely impact neighboring properties as the R-16(A) building setback requires a 35 foot front yard instead of the 30 feet established by the 30 foot platted building line. The City will not issue a building permit for any structure in the front yard that would be less than the required 35 feet.

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

- The removal of the 30 foot front yard building line will have no impact on adjoining properties because the structures that presently exist are located much further than 35 feet from the front building line.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The removal of the building line removes the potential for a building permit being issued that inadvertently violates the setback requirement and will allow for development to occur in compliance with the 35 foot zoning setback requirement of the R-16(A) District. As such, staff supports the removal of the building line.

STAFF RECOMMENDATION OF REPLAT: Staff has determined that the request complies with the requirements of Sections 51A-8.505 and 51A-8.503 and meets the requirements of the R-16(A) zoning district. The request is in essence very small adjustments to the existing lot lines; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

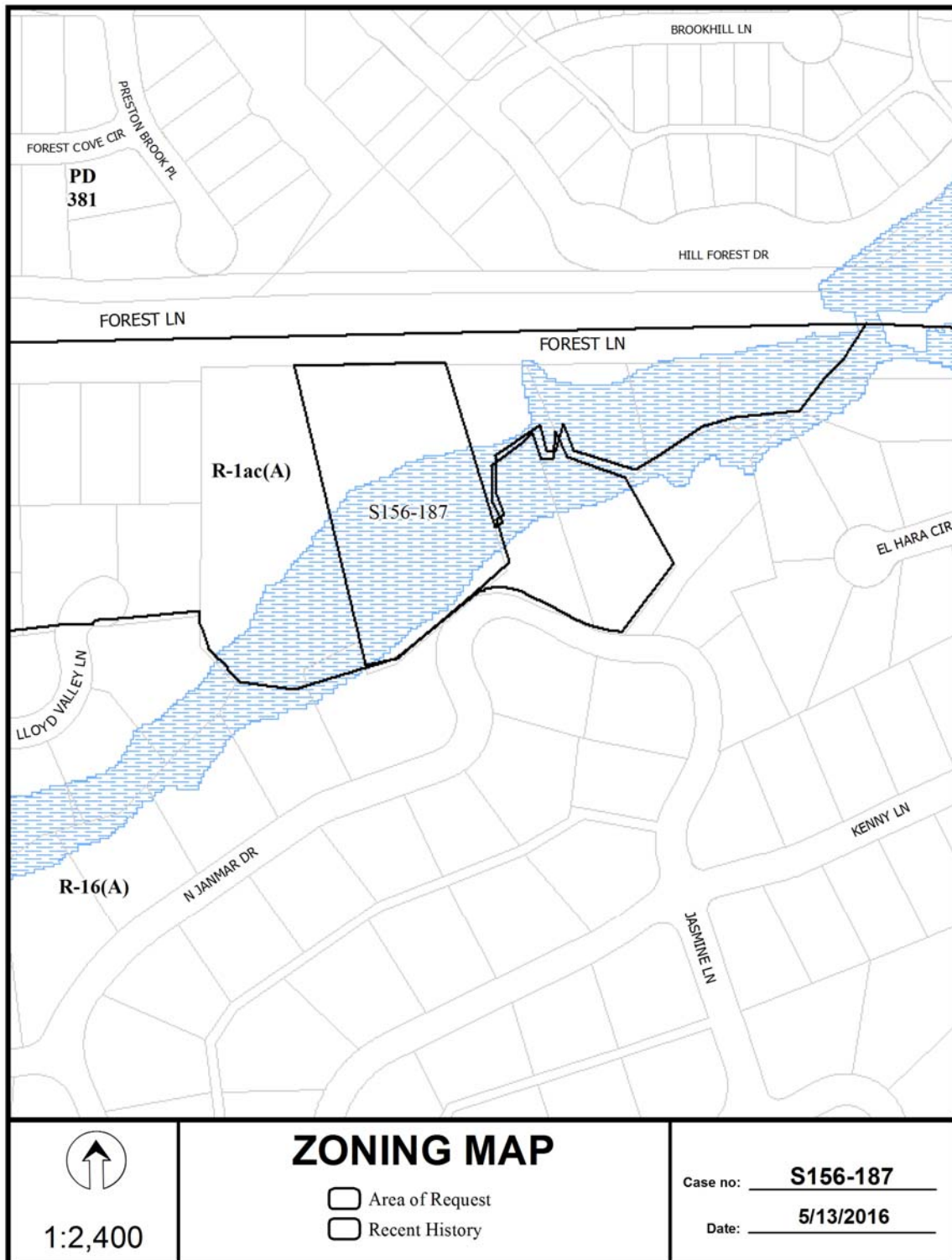
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c) and (d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with 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-8.501(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

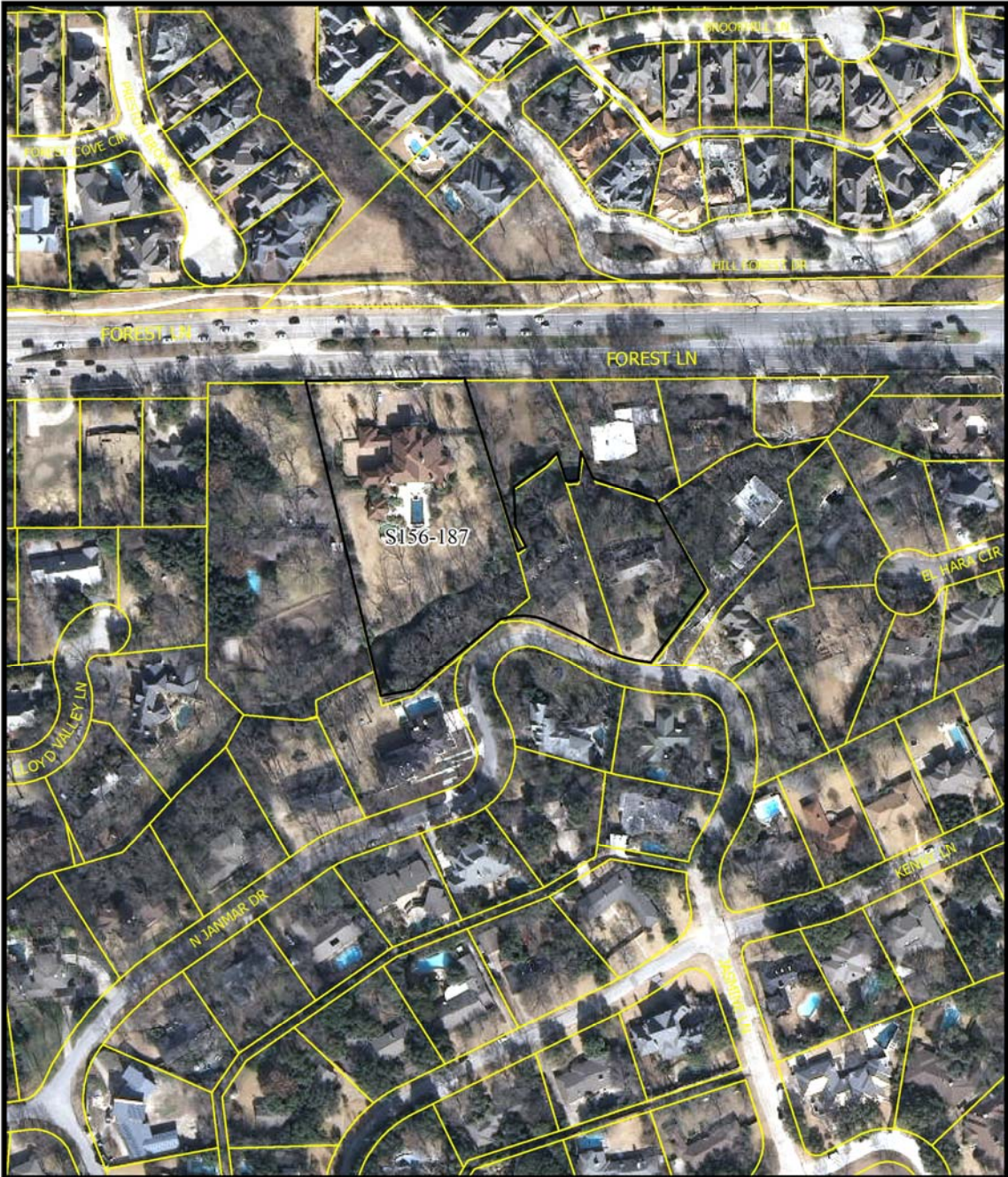
must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617


9. The maximum number of lots permitted by this plat is 3. Section 51A-4.411(f)(3)
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 dedicate 60 feet of right-of-way from the established centerline of Forest Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
14. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Section 51A-5.105(g)
20. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
21. 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)
22. 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

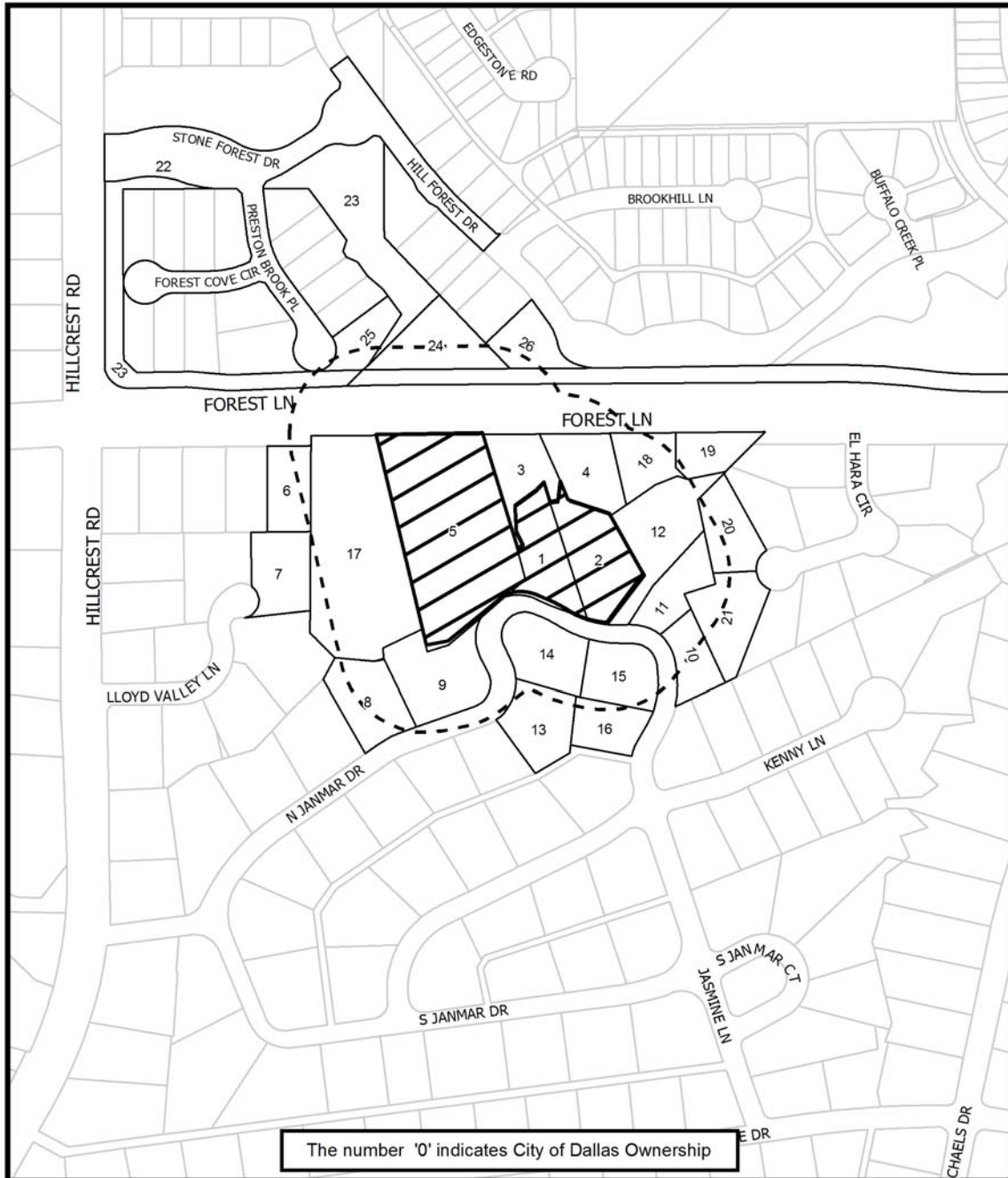
and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10

23. The number and location of fire hydrants, must comply with the Dallas Fire Code Section 103.1, Appendix C.
24. On the final plat add the following note: "The platted 30 foot building line is removed from Lots 7 and 9 by this plat".
25. On the final plat identify the property as Lots 7A and 9A in City Block A/7494, and Lot 1A in City Block A/7495. 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>S156-187</u> Date: <u>5/13/2016</u>
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 1:3,600	NOTIFICATION		Case no: S156-187
	<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;">26</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 5/13/2016	

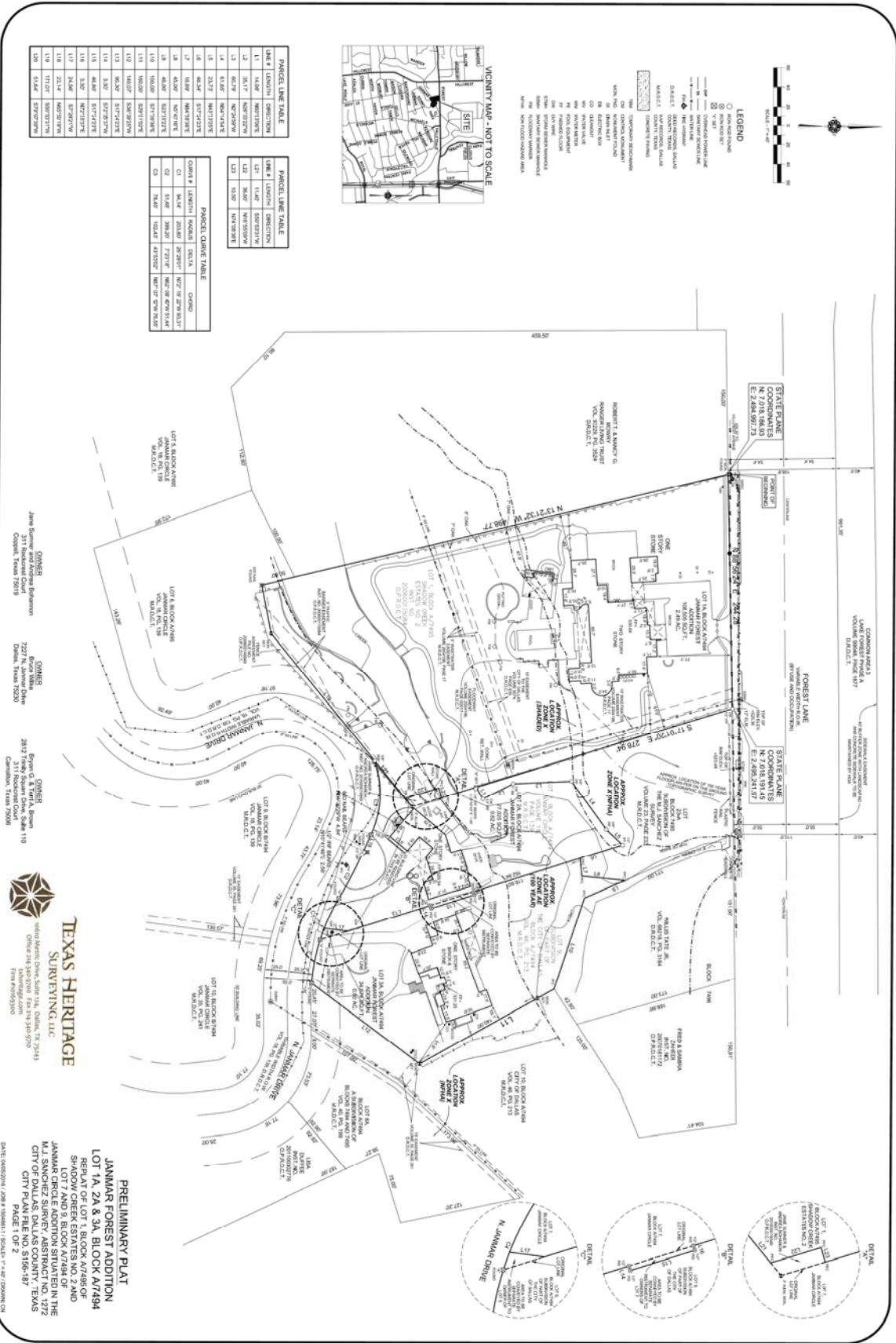
05/10/2016

Notification List of Property Owners

S156-187

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7225 N JANMAR DR	SUMNER JANE &
2	7227 N JANMAR DR	WILKE BRUCE
3	7008 FOREST LN	BROWN BRYAN G
4	7110 FOREST LN	TATE WILLIS JR
5	7004 FOREST LN	BROWN BRYAN G &
6	6946 FOREST LN	DESRUISSEAU ANN
7	6948 LLOYD VALLEY LN	SIEGEL ZELDA S
8	7101 N JANMAR DR	CARTER CALVIN & KELLY
9	7125 N JANMAR DR	CAPLAN MICHELLE W
10	7235 N JANMAR DR	DUFFEE LISA
11	7233 N JANMAR DR	DOELL JAMES T &
12	7231 N JANMAR DR	GARTNER GALE GIGI
13	7126 N JANMAR DR	WEINSTEIN SETH & KRISTEN
14	7202 N JANMAR DR	WELTON JAMIE RYAN & JULIE HOBERG
15	7230 N JANMAR DR	MCGINNIS FRANCIS K III &
16	7244 N JANMAR DR	JUDSON DAVID H & LAURIE L
17	7002 FOREST LN	RANGER LIVING TRUST
18	7124 FOREST LN	ZAHEDI FRED & SAMIRA
19	7130 FOREST LN	GARTNER 720 LTD
20	11707 EL HARA CIR	HAMILTON VIRGINIA C TRUSTEE
21	11703 EL HARA CIR	WHITLEY AGNES
22	6800 STONE FOREST DR	LAKE FOREST COMMUNITY
23	6900 STONE FOREST DR	LAKE FOREST COMMUNITY
24	6900 STONE FOREST DR	LAKE FOREST COMMUNITY
25	11804 PRESTON BROOK PL	CANTRILL THOMAS H &
26	7124 HILL FOREST DR	HAMILTON KATHLEEN E



LOCATION: Skillman Street, south of Sedgwick Street.

DATE FILED: May 6, 2016

ZONING: PD 758 (Subarea C, D)

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 5.106-Acre **MAPSCO:** 27N, P, T

APPLICANT/OWNER: PC LH Land Partners, LP

REQUEST: An application to remove the existing platted 25-foot building line along Skillman Street and to replat a 5.106-acre tract of land from part of Lot 1A City Block 2/8125 into a Shared Access Development with 55 lots ranging in size from 1,716 square feet to 15,879 square feet on property located on Skillman Street, south of Sedgwick Street.

NOTICES: The PD is considered a nonresidential district; therefore, notices were not sent.

SUBDIVISION HISTORY:

1. S145-177 was a request south of the present request to replat a 0.7072-acre tract of land containing all of Lots 12 and 13 in City Block 2/8672 into one lot, and to remove the existing platted building lines on property at 6929 Blackwood Drive and 6922 Hyde Park Drive. The request was approved June 4, 2015 and recorded April 15, 2016.

BUILDING LINE REMOVAL STANDARD: 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 along Skillman Avenue is 25 feet. PD 758, Sub-district C, Section 1, Subsection (B) states “... No maximum setback is required along Skillman Street and Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan....” Section 51P-758.106(f) states that “...For single family uses, a preliminary plat may serve as the development plan and must be submitted to city plan commission for approval...” The removal of the platted 25 foot building line will allow the property to be developed in accordance with the requirements of PD 758.

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

- Notices were not sent because the PD is considered to be a nonresidential district.
- “(iii) adversely affect neighboring properties; and”
- The removal of the building line will allow the property to be development in accordance with the approved PD.
- “(iv) adversely affect the plan for the orderly development of the subdivision.”
- The removal of the building line allows the property to be developed in accordance with the approved PD.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: Staff recommends approval to remove the platted 25 foot building line.

STAFF RECOMMENDATION OF REPLAT: Staff has determined that the request complies with the requirements of Section 51A-4.411. Section 51A-4.411(b)(2) states that Shared Access Development “...means a development where one or more of the lots within the development do not front on a public or private street, whereas access to the lots within the development is provided via a shared access area and that meets all of the requirements of this section.” The request meets the requirements of Section 51A-4.411 in that all of the lots front on and receive direct access to the “driveway” that connects to the public street.

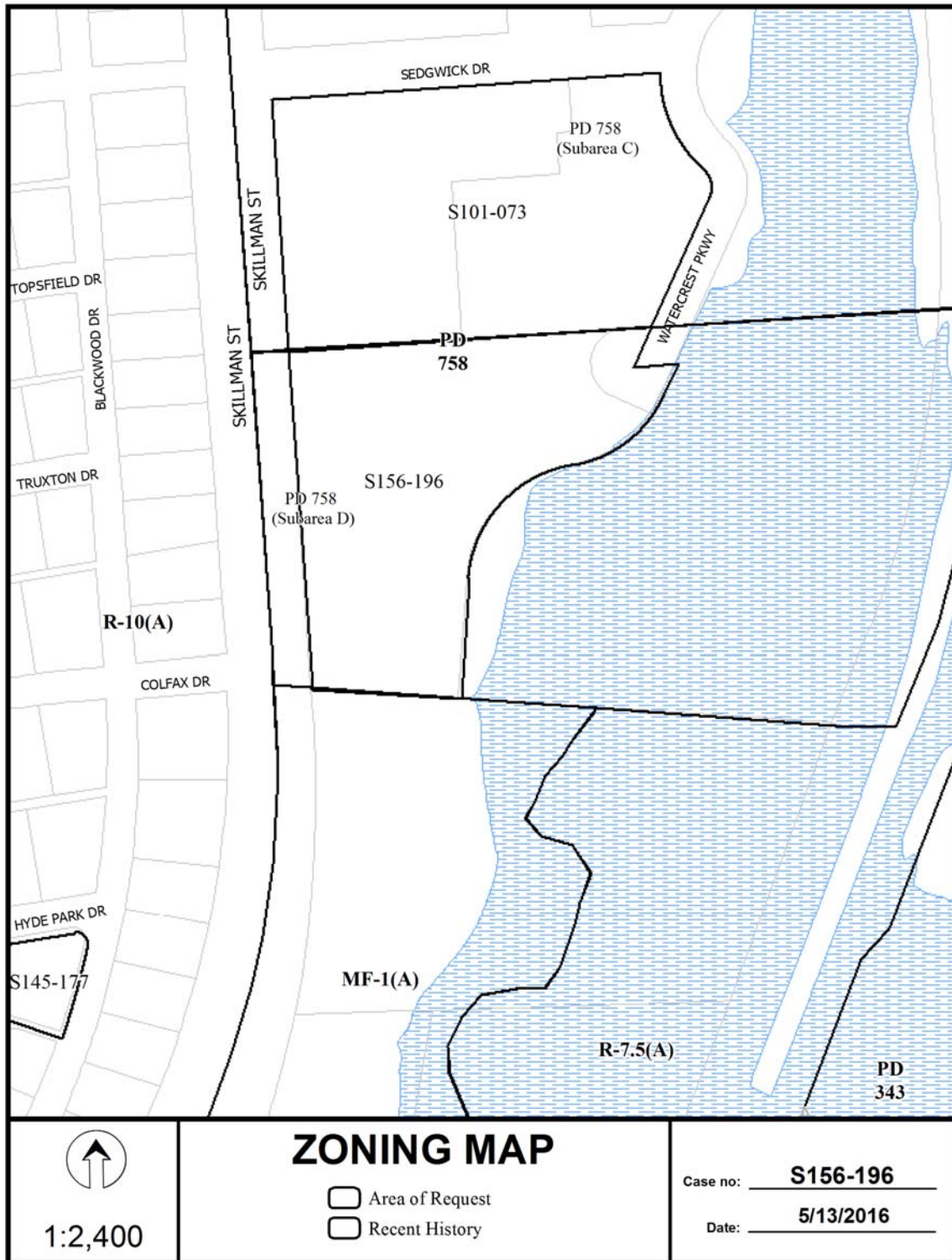
Section 51A-8.503(a) indicates that “...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets...”. The request complies with the requirements of 51A-8.503, and meets the requirements of PD 758 (Subarea C); therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

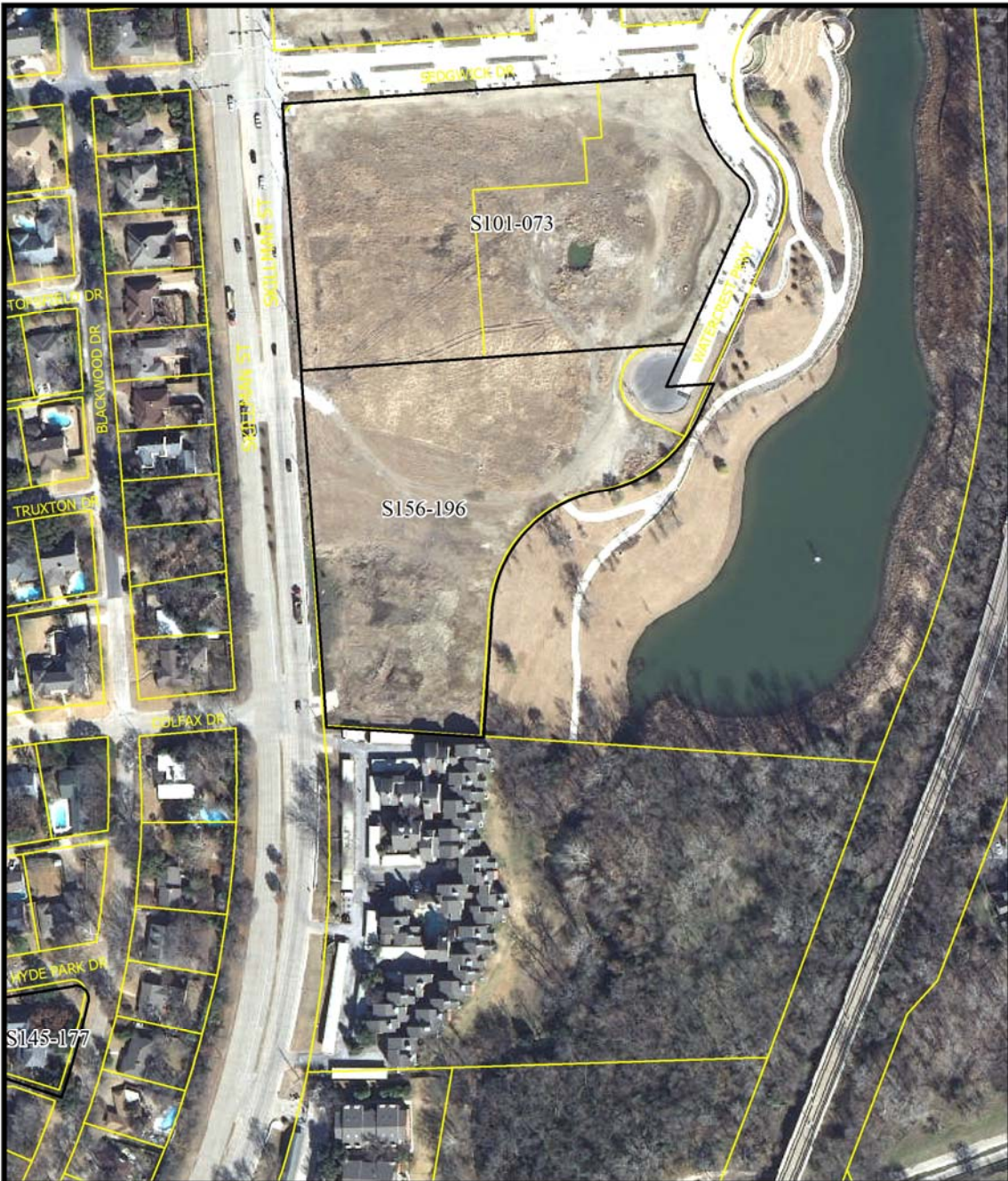
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c) and (d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with 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-8.501(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 55. Section 51A-4.411(f)(3)
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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat, dedicate a 15-foot by 15-foot corner clip at Skillman Street and Watercrest. Section 51A-8.602(d)(1)
14. Provide right-of-way, design and construct proposed Watercrest Parkway.
15. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
16. 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
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
18. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
19. 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.

20. 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).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
22. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
23. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
24. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
25. On the final plat clarify and show if the dedicated right-of-way and street easement within Lot 2 will be abandoned.
26. On the final plat label Lot 42 as Common Area rather than a lot.
27. 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)
28. 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)
29. 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)
30. Shared access developments must comply with DWU standards for water and wastewater construction and design. Sections 49-60(d), 49-61(5)(B), and Development Design Procedure and Policy Manual Section 6.2
31. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)
32. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
33. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)

34. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
35. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement must include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
36. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
37. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
38. Place a note on the final plat stating: "No vehicular access is permitted to contiguous property outside the platted property from the shared access area except to a public or City Council approved private street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
39. If a guard house is provided, it must be a minimum of 30 feet from the shared access point. Section 51A-4.411(d)(8)
40. On the final plat provide a City of Dallas approved street names for the Shared Access Area Easements. Contact the Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
41. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)
42. The portion of the Watercrest Parkway cul-de-sac within the boundary of Lot 2 must be abandoned through the City of Dallas Real Estate Division.
43. On the final plat contact identify the property as Lots 1 through 55, City Block 2A/8125. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)





 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><input type="checkbox"/> Area of Request<input type="checkbox"/> Recent History	<p>Case no: <u> S156-196 </u></p> <p>Date: <u> 5/13/2016 </u></p>
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LOCATION: 5330 South Dentwood Drive and 9250 Meadowbrook Drive

DATE FILED: May 5, 2016

ZONING: R-1ac.(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 3.492-Acre **MAPSCO:** 24V

APPLICANT/OWNER: Howard and Fanchon Hallam Alliance For Habitat, Inc., and Antoinette and Barry Davis

REQUEST: An application to replat a 3.492-acre tract of land to adjust the lot line between Lots 1A and 12A in City Block 5588 on property located at 5330 South Dentwood Drive and 9250 Meadowbrook Drive.

NOTICES: 13 notices were sent to property owners within 200 feet of the property on May 13, 2016.

SUBDIVISION HISTORY:

1. S112-048 was a request southwest of the present request to replat a 12.89 acre tract of land containing part of Lot 5, and all of Lot 6 in City Block 7/5580 into one lot and to remove 2 existing platted building lines from Lots 5 and 6 on property located on Northwest Highway between Inwood Road and Meadowbrook Drive. The request was approved January 5, 2012 and recorded July 17, 2013.

STAFF RECOMMENDATION: The request will result in a transfer of 3,049 square feet of land contained within the boundary of the "Private Use Easement" located on South Dentwood Drive on Lot 1A in City Block 5588 to Lot 12A in City Block 5588.

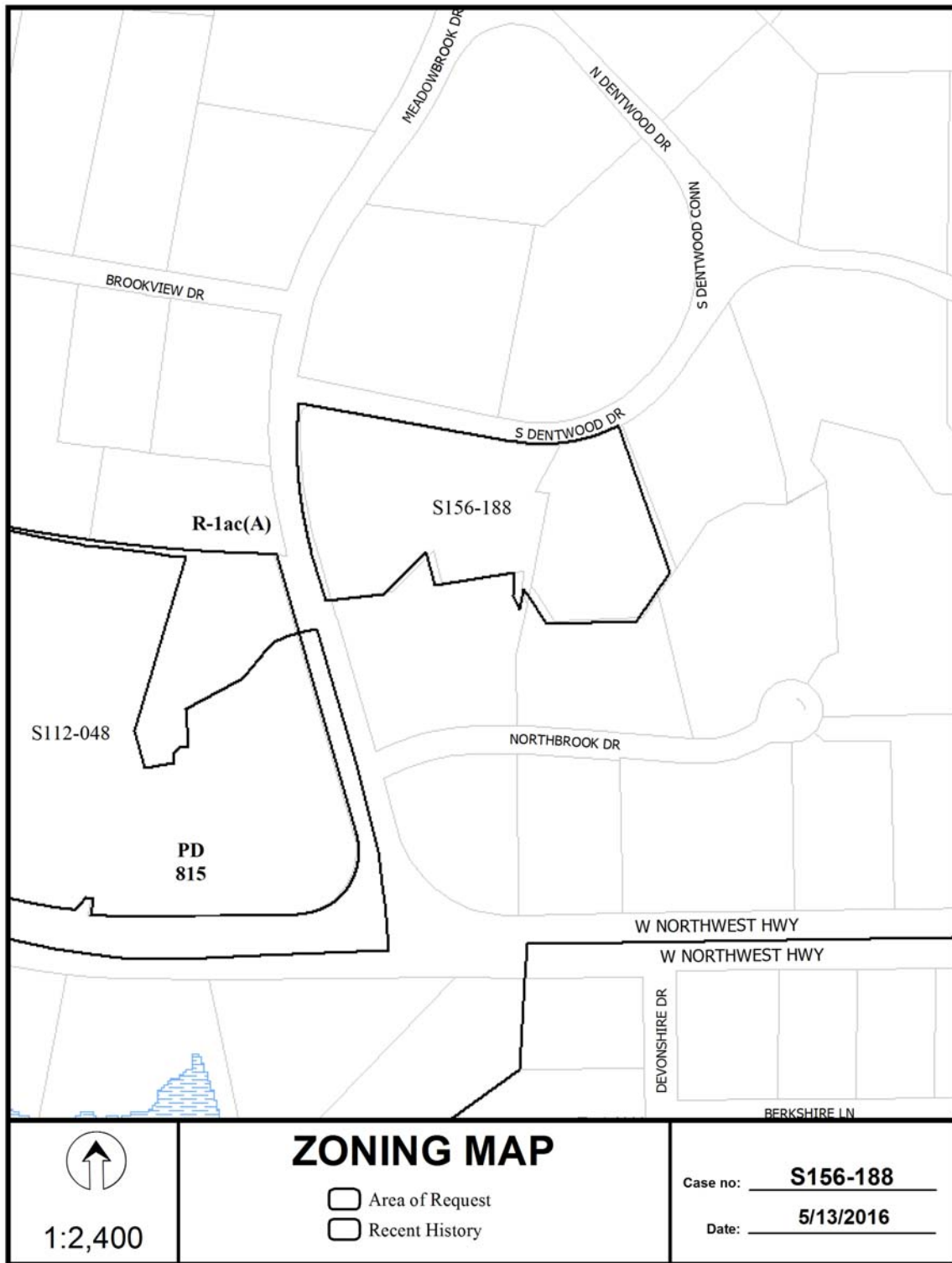
Staff has determined that the transfer between the two properties does not appear to result in an encroachment of the setback of a structure on either property, and does not create a new lot. As such staff finds the request complies with the requirements of Section 51A-8.503, and the requirements of the R-1ac.(A) zoning district; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

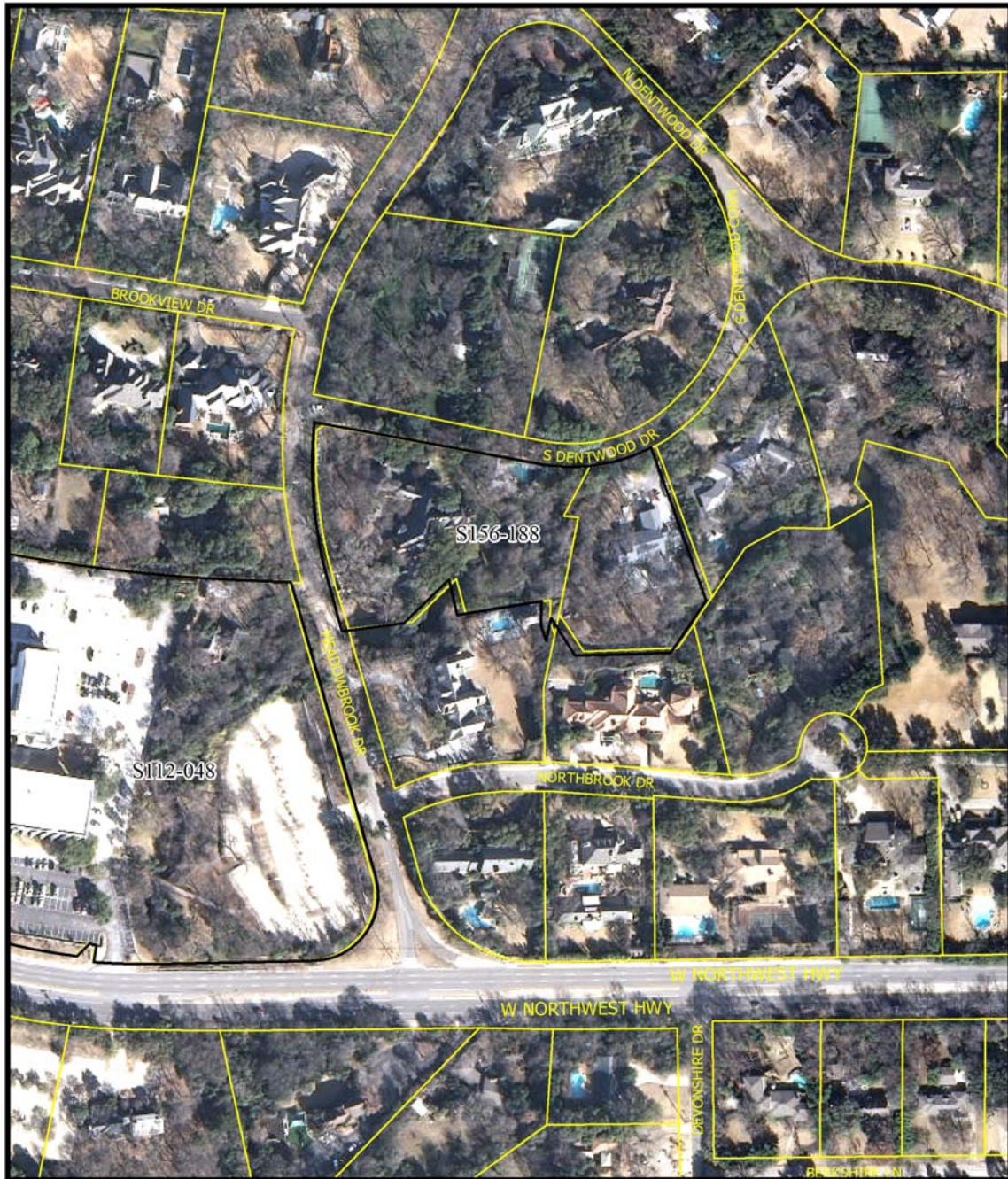
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c) and (d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with 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-8.501(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. Section 51A-4.411(f)(3)
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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." 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 South Dentwood Drive. Sections 51A-8.602(c) and 51A-9.101
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at Meadowbrook Drive and South Dentwood Drive. Section 51A-8.602(d)(1)
15. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
16. 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
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V

18. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
19. 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.
20. 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).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
22. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
23. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
24. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
25. 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)
26. 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
27. 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)
28. The number and location of fire hydrants, must comply with the Dallas Fire Code Section 103.1, Appendix C.
29. On the final plat change Dentwood Drive to South Dentwood Drive.
30. On the final plat identify the property as Lot 1B and Lot 12B in City Book 5588. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S156-188 </u> Date: <u> 5/13/2016 </u>
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 1:3,600	NOTIFICATION		Case no: S156-188
	<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;">12</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 5/13/2016

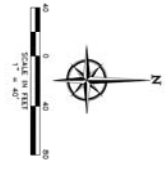
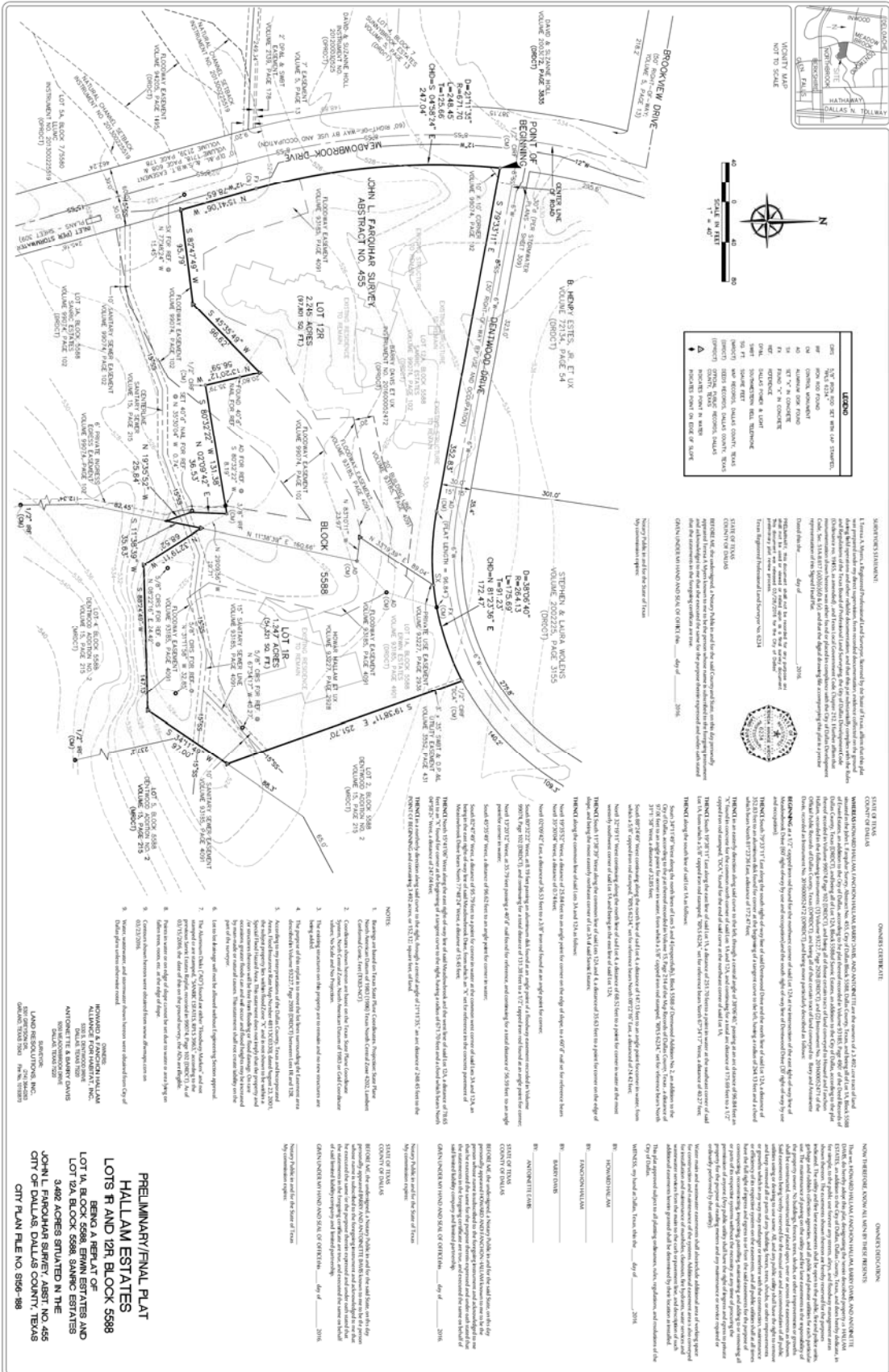
05/10/2016

Notification List of Property Owners

S156-188

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5433 NORTHBROOK DR	THOMPSON JOE C JR
2	5330 S DENTWOOD DR	HALLAM HOWARD
3	9230 MEADOWBROOK DR	BENNERS FREDERICK H JR
4	9250 MEADOWBROOK DR	ERWIN SANDRA L
5	9245 MEADOWBROOK DR	HOLL DAVID &
6	5226 BROOKVIEW DR	HOLL DAVID B & SUZANNE J
7	5335 S DENTWOOD DR	WOLENS STEVEN D & LAURA M
8	5315 S DENTWOOD DR	ESTESS B HENRY JR
9	5350 S DENTWOOD DR	ZIDELL ALLAN
10	5455 NORTHBROOK DR	HANLEY BRYANT M JR
11	9200 INWOOD RD	LOVERS LANE UNITED
12	9301 MEADOWBROOK DR	SCHULTZ BRIAN & VIRGINIA M



LEGEND	
---	1/2" WIDE EASEMENT
---	1/4" WIDE EASEMENT
---	5' WIDE EASEMENT
---	10' WIDE EASEMENT
---	15' WIDE EASEMENT
---	20' WIDE EASEMENT
---	25' WIDE EASEMENT
---	30' WIDE EASEMENT
---	35' WIDE EASEMENT
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---	45' WIDE EASEMENT
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---	55' WIDE EASEMENT
---	60' WIDE EASEMENT
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---	90' WIDE EASEMENT
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STATE OF TEXAS
COUNTY OF DALLAS

JOHN L. FAROUH SURVEY ABSTRACT NO. 455

PRELIMINARY/FINAL PLAT
HALLAM ESTATES
LOTS 1A, 1B AND 12R, BLOCK 5588

JOHN L. FAROUH SURVEY ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 586-188

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LOCATION: 5518 Winston Court at Hollow Way Road, southwest corner

DATE FILED: May 6, 2016

ZONING: R-1ac.(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 1.831-Acre **MAPSCO:** 25N

APPLICANT/OWNER: Charles D. and Bridgett Wood

REQUEST: An application to replat a 1.831-acre tract of land containing all of Lots 1 and 2 in City Block B/5592 to create one lot on property located at 5518 Winston Court at Hollow Way Road, southwest corner.

NOTICES: 15 notices were sent to property owners within 200 feet of the boundary of this request on May 13, 2016, as of May 25, 2016 we have received 0 replies in favor of the request and 0 replies opposed to the request.

SUBDIVISION HISTORY:

1. S134-141 was a request southwest of the present request and was rejected prior to the hearing as the request did not comply with the minimum lot area requirement of the zoning district.
2. S112-185 was a request southwest of the present request to replat a 6.09 acre tract of land containing all of Lot 1 in City Block 1/5601 and all of Lot 1A in City Block 1/5589 to create one lot at 9707 Meadowbrook Drive and 5050 Ravine Drive. The request was approved June 21, 2012 and recorded April 8, 2013.

STAFF RECOMMENDATION:

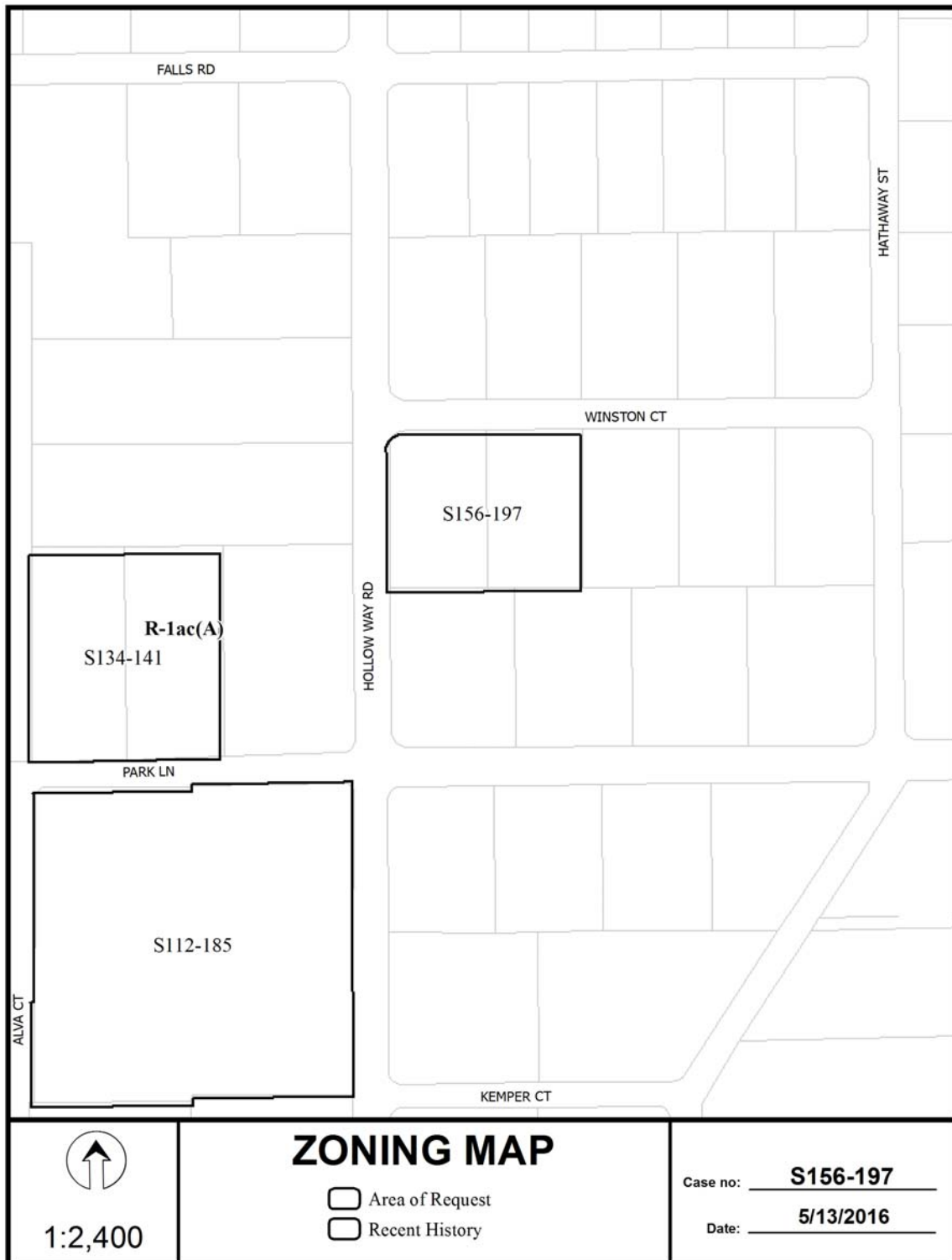
Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground,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

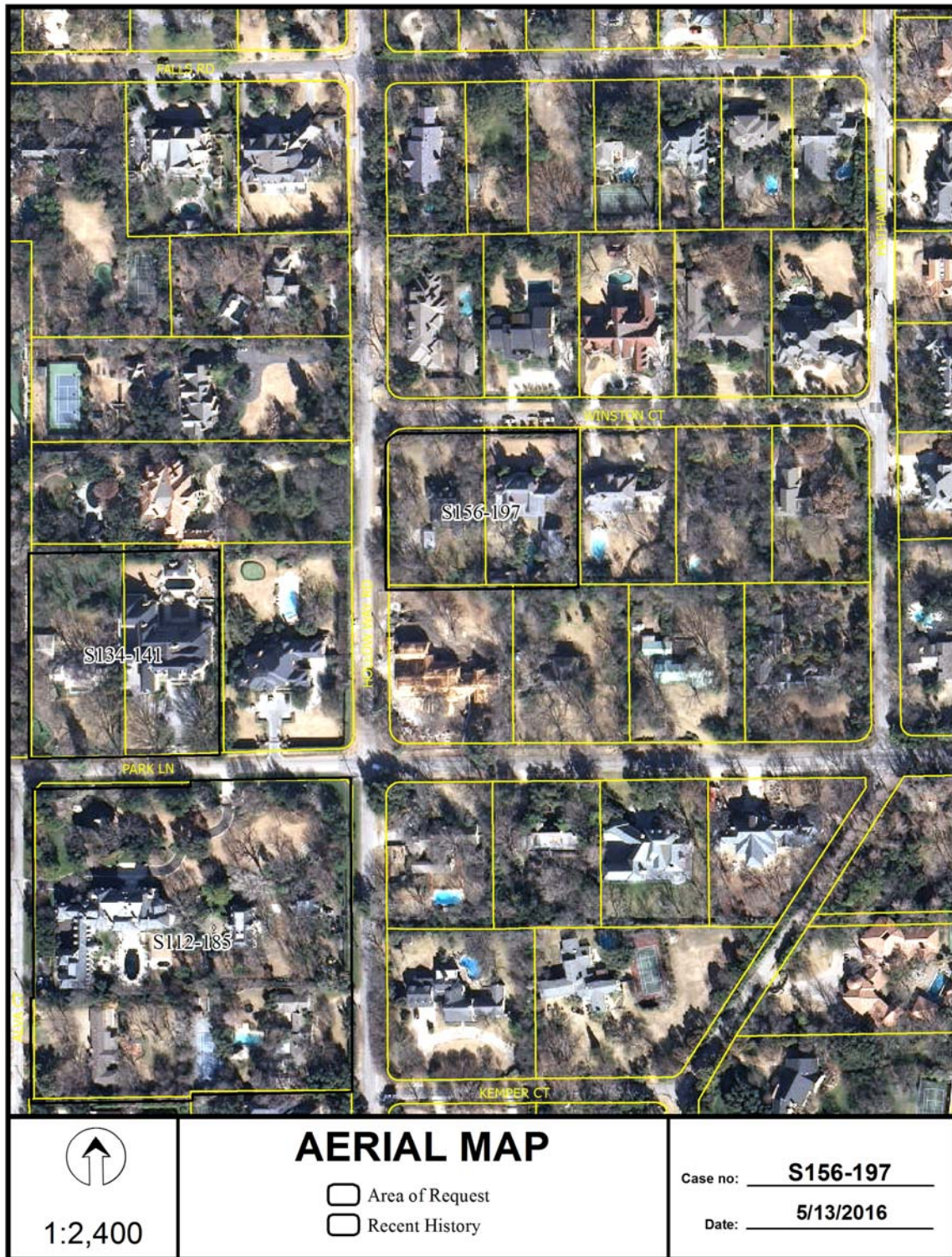
The request is to combine 2 lots that are approximately 0.89-acre in size each and have lot widths of 156 feet each. The existing lots having frontage on Winston Court between Hollow Way Road and Hath-A-Way Street also are approximately the same size in lot area and lot width as the two lots being requested to be combined into one lot. Even though the area is zoned R-1ac.(A) very few, if any, of the lots in the area meet the minimum lot area requirements of the district. As such staff has determined the request does not comply with the established lot area or lot width of the existing lots on the street or in the immediate vicinity of the request; therefore, staff recommends denial of the request. However, should the request be approved staff recommends the approval be subject to compliance with the following conditions:

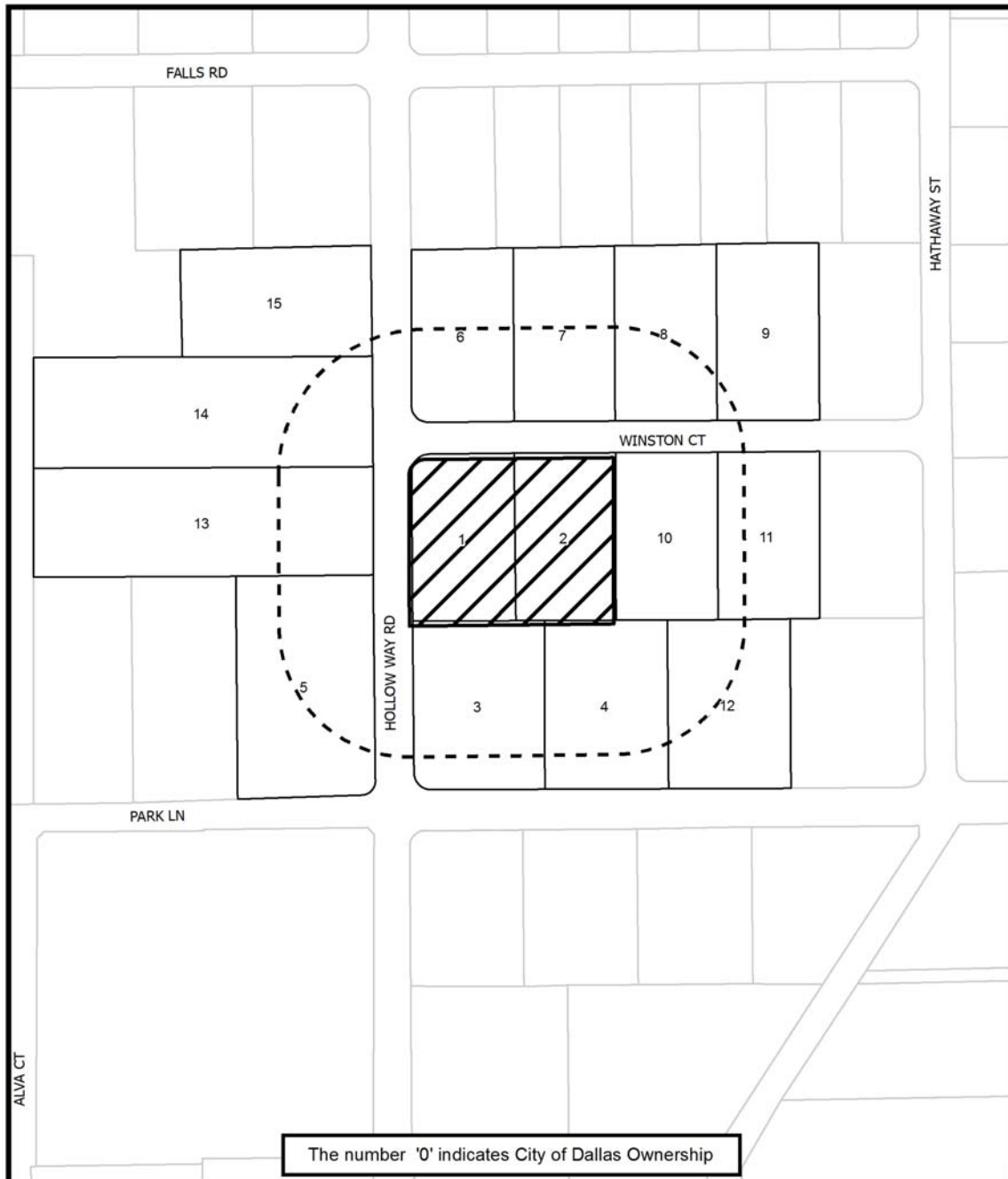
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a), (b), (c) and (d)

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 51A-8.501(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 1. Section 51A-4.411(f)(3)
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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
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. 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)

16. On the final plat change Holloway Road to Hollow Way Road.
17. On the final plat contact identify the property as Lot 1A, City Block B/5592 . Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)







 1:2,400	NOTIFICATION		Case no: S156-197
	<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;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 5/13/2016	

05/10/2016

Notification List of Property Owners

S156-197

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5506 WINSTON CT	THOMPSON JAMES & ANGELA
2	5518 WINSTON CT	WOOD CHARLES D JR
3	5511 PARK LN	SULENTIC ROBERT E &
4	5523 PARK LN	MCDONALD JANET
5	5435 PARK LN	COLONNETTA JOSEPH V JR &
6	5507 WINSTON CT	ELBAOR JAMES EDWARD
7	5519 WINSTON CT	ZILBERMANN MARK & PEGGY
8	5531 WINSTON CT	BOSCAMP KEVIN D &
9	5543 WINSTON CT	ROWLEY SHIRLEY G
10	5530 WINSTON CT	JENNINGS JAMES B &
11	5542 WINSTON CT	JOHNSON HENRY D III &
12	5535 PARK LN	HOUSTON VIRGINIA COLE
13	9639 HOLLOW WAY RD	RIPPETO J DOUGLAS &
14	9701 HOLLOW WAY RD	SMITH JAMES C TR & CYNTHI
15	9711 HOLLOW WAY RD	HALLE ANDREW P &

LOCATION: 10707 Lennox Lane at Catina Lane, northwest corner

DATE FILED: May 6, 2016

ZONING: R-1ac.(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 2.291-Acre **MAPSCO:** 24G

APPLICANT/OWNER: 10707 Lennox, LLC

REQUEST: An application to replat a 2.291-acre tract of land containing all of Lot 3 in City Block B/5534 to create one 1.196-acre lot, and one 1.095-acre lot on property located at 10707 Lennox Lane at Catina Lane, northwest corner.

NOTICES: 11 notices were sent to property owners within 200 feet of the boundary of this request on May 13, 2016, as of May 25, 2016 we have received 0 replies in favor of the request and 0 replies opposed to the request.

SUBDIVISION HISTORY:

1. S101-074 was a request south of the present request to replat all of Lot 12 and part of the “Wilson Subdivision Number 1 Addition” in City Block 3/5522 to create one 4.368 acre lot on 10711 and 10647 Strait Lane located between Harry’s Lane and Royal Lane. The request was approved April 7, 2011 and recorded August 30, 2011.
2. S101-011 was a request adjacent on the south of the present request to replat a 3.544 acre tract of land containing all of Lots 1 and 2 in City Block C/5534 to create one 1.539 acre lot and one 2.015 acre lot fronting bounded by Welch Road, Catina Lane, and Lennox Lane. The request was approved December 2, 2010 and has not been recorded.

STAFF RECOMMENDATION:

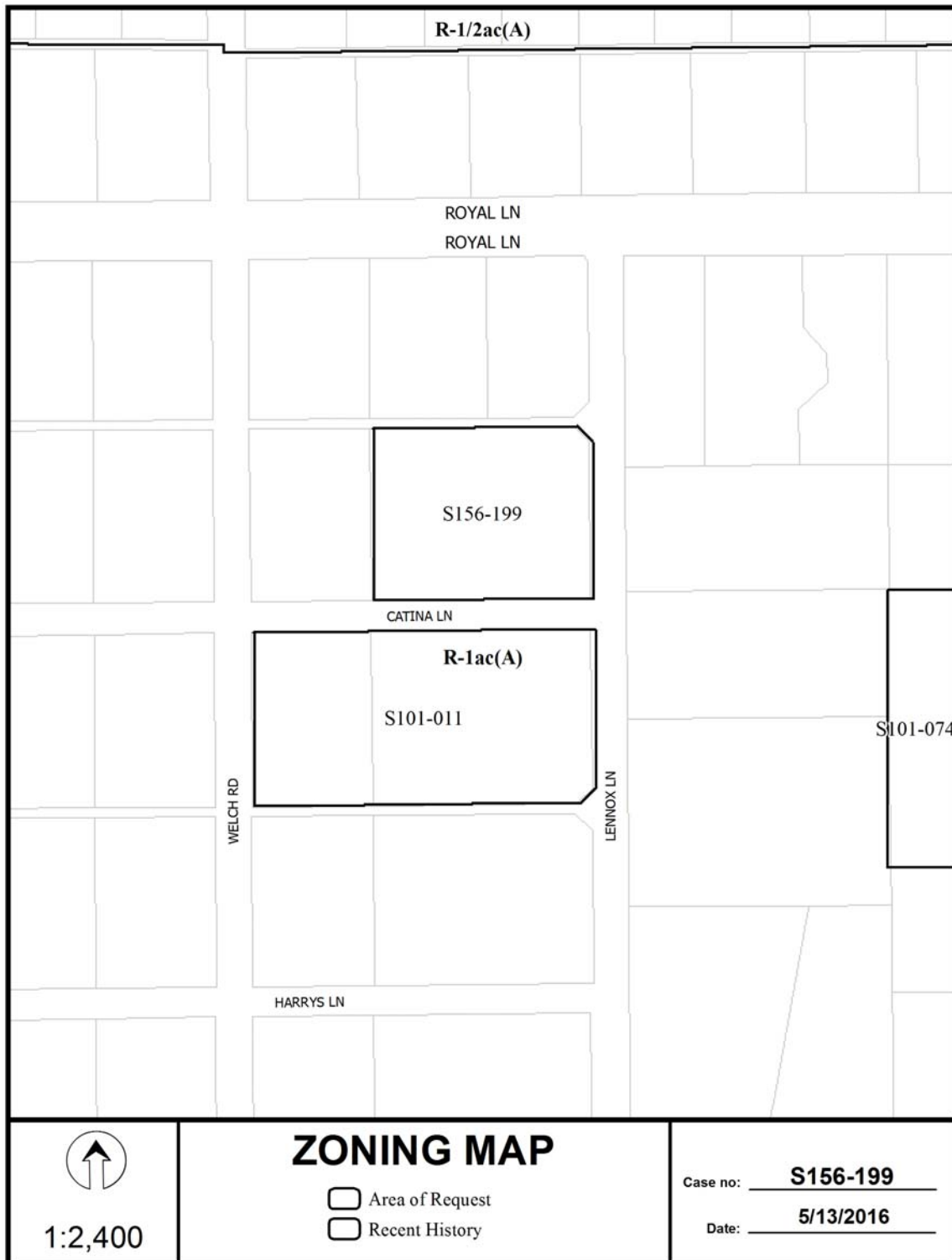
Section 51A-8.503(a) indicates that “...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground,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

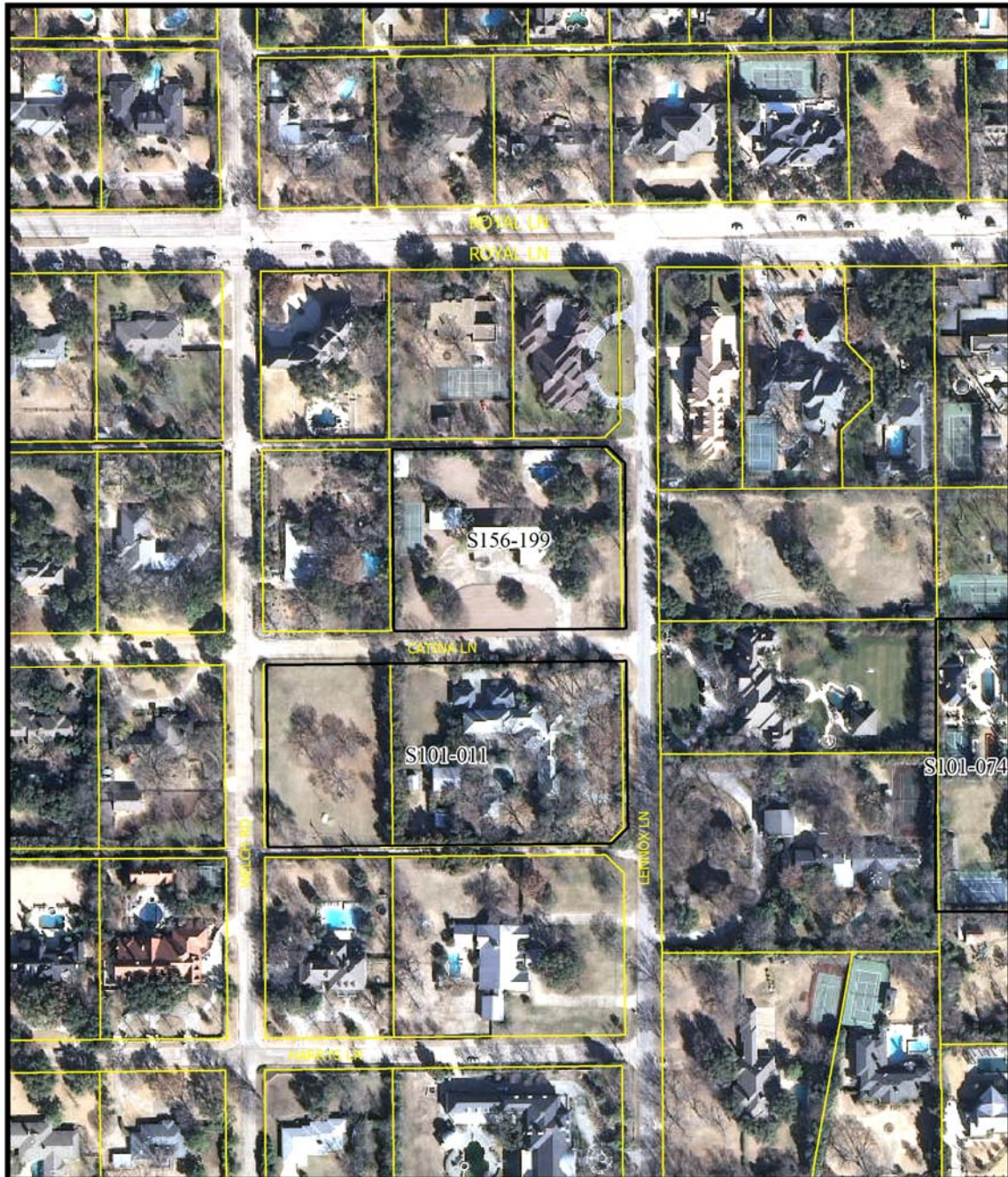
The request is to create one 1.095-acre lot with a lot width of 170 feet, and one 1.196-acre lot with a lot width of 187 feet. The existing lots in the area have a range between 0.98-acre to 2.9-acres. The adjacent lots range from 0.98-acre to 2.3-acres in size. Although the 2 proposed lots are close to the same size as some other lots in the area, they do not fit the pattern of the original plat that had all of the end lots along Lennox Lane in the 2.30-acre size. With the exception of the 2 lots contiguous on the north, the request does not fit the pattern of the end lots established by the original plat. As such, staff has determined the request does not comply with the established lot pattern established by the original plat; therefore, staff recommends **denial** of the request. However, should the request be approved, staff recommends the approval be 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 51A-8.501(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. Section 51A-4.411(f)(3)
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 grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat dedicate a 10-foot by 10-foot corner clip at Lennox Lane and Catina Lane.
13. On the final plat show recording information on all existing easements within 150-foot of the property. Platting Guidelines
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

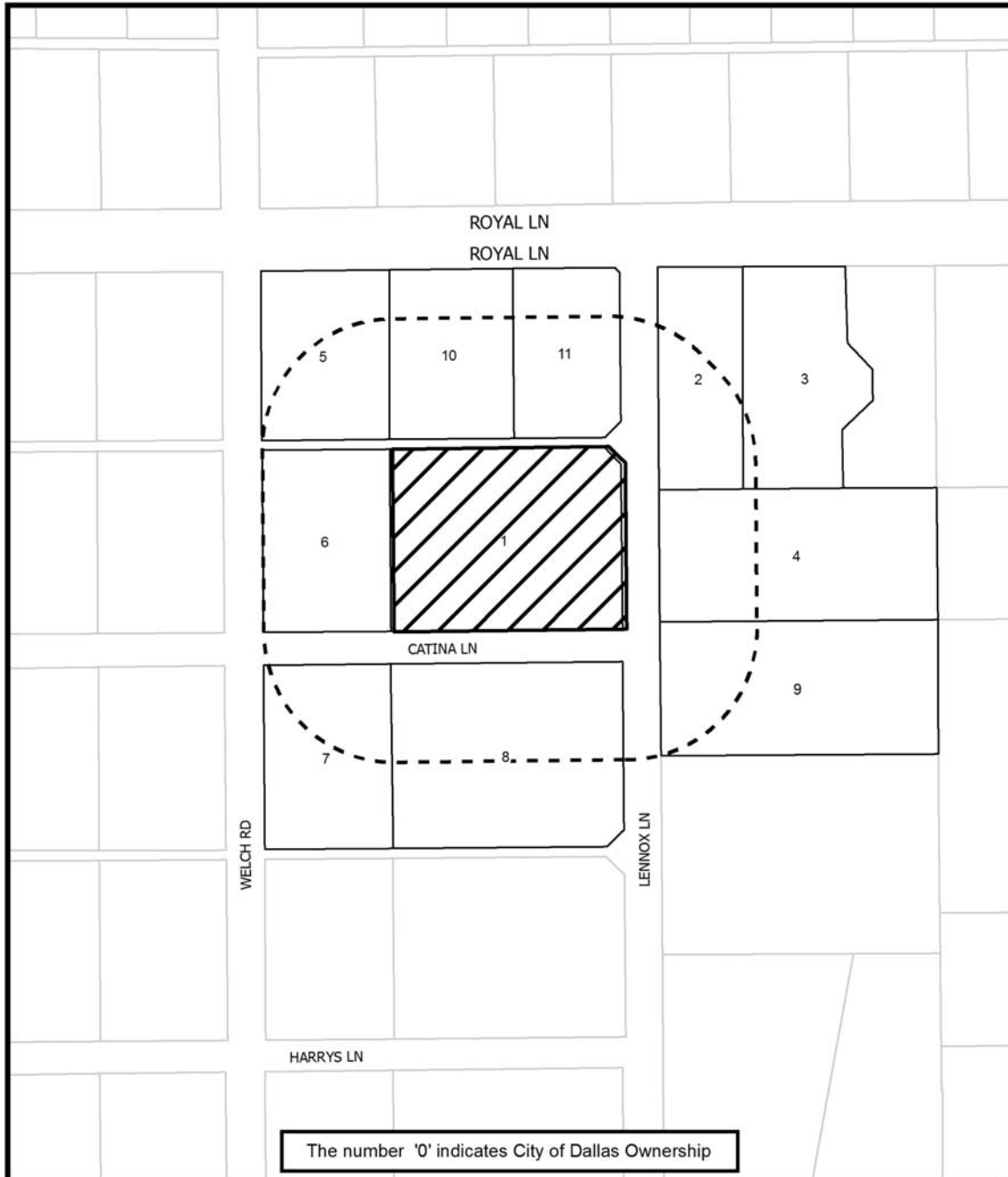
proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

15. 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)
16. On the final plat contact identify the property as Lot 3A and 3B City Block B/5534. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S156-199 </u> Date: <u> 5/13/2016 </u>
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 1:2,400	NOTIFICATION	Case no: S156-199			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">11</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
11	NUMBER OF PROPERTY OWNERS NOTIFIED				

05/10/2016

Notification List of Property Owners

S156-199

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10707 LENNOX LN	SHEAR PHYLLIS M LF EST TRUSTEES
2	10770 LENNOX LN	KROTINGER KERRY
3	4720 ROYAL LN	LEE OLDEN C & CAROL S
4	10742 LENNOX LN	HERSH KENNETH A
5	4610 ROYAL LN	BANOWSKY BAXTER W & TANYA
6	4609 CATINA LN	DELPHIN PARTNERS LP
7	4610 CATINA LN	CATINA INV LLC
8	10645 LENNOX LN	MILLER PATRICIA DEASON
9	10714 LENNOX LN	HERSH KENNETH A
10	4620 ROYAL LN	COX BOBBIE
11	10757 LENNOX LN	NUTH PITHOU &

FILE NUMBER: D156-013

DATE FILED: April 8, 2016

LOCATION: Northwest corner of Watermill Road and Saintsbury Street

COUNCIL DISTRICT: 6

MAPSCO: 11A-K

SIZE OF REQUEST: Approx. 3.19 acres

CENSUS TRACT: 141.27

MISCELLANEOUS DOCKET ITEM

APPLICANT: Billingsley Development Corporation

REPRESENTATIVE: Bradley Moss, Kimley-Horn

OWNER: Trammel Crow Co #43 Ltd

REQUEST: An application for a development and landscape plan on property within Planned Development District No. 741, Subdistrict A-2.

SUMMARY: On January 25, 2006, the Dallas City Council established Planned Development District No. 741 by Ordinance No. 26233. The size of the PD is approximately 1,036.18 acres of land and it is located on the north side of Hackberry Road, east of Belt Line Road.

The plan provides for the construction of 32,000 square feet of office and light manufacturing uses with surface parking facilities that will cover an area of approximately 3.19 acres. The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development prior to the issuance of a building permit for each phase of the development. Staff has reviewed the proposed development and landscape plans and determined they comply with the requirement of the ordinance.

In conjunction with the above requirement, the attached development plan and landscape plans are submitted for the City Planning Commission's consideration. The PD ordinance may be viewed at this link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20741.pdf>

STAFF RECOMMENDATION: Approval

List of Partners, Principals, and Officers

Trammell Crow Company No. 43, Ltd.

Limited Partners:

Billingsley Holdings B, LLC

Crow Billingsley LBJ, Ltd.

LCB Mill Creek Trust, a Texas trust ("LCB")

Parkway Investors Limited #1

Billingsley Holdings ASB II, LLC

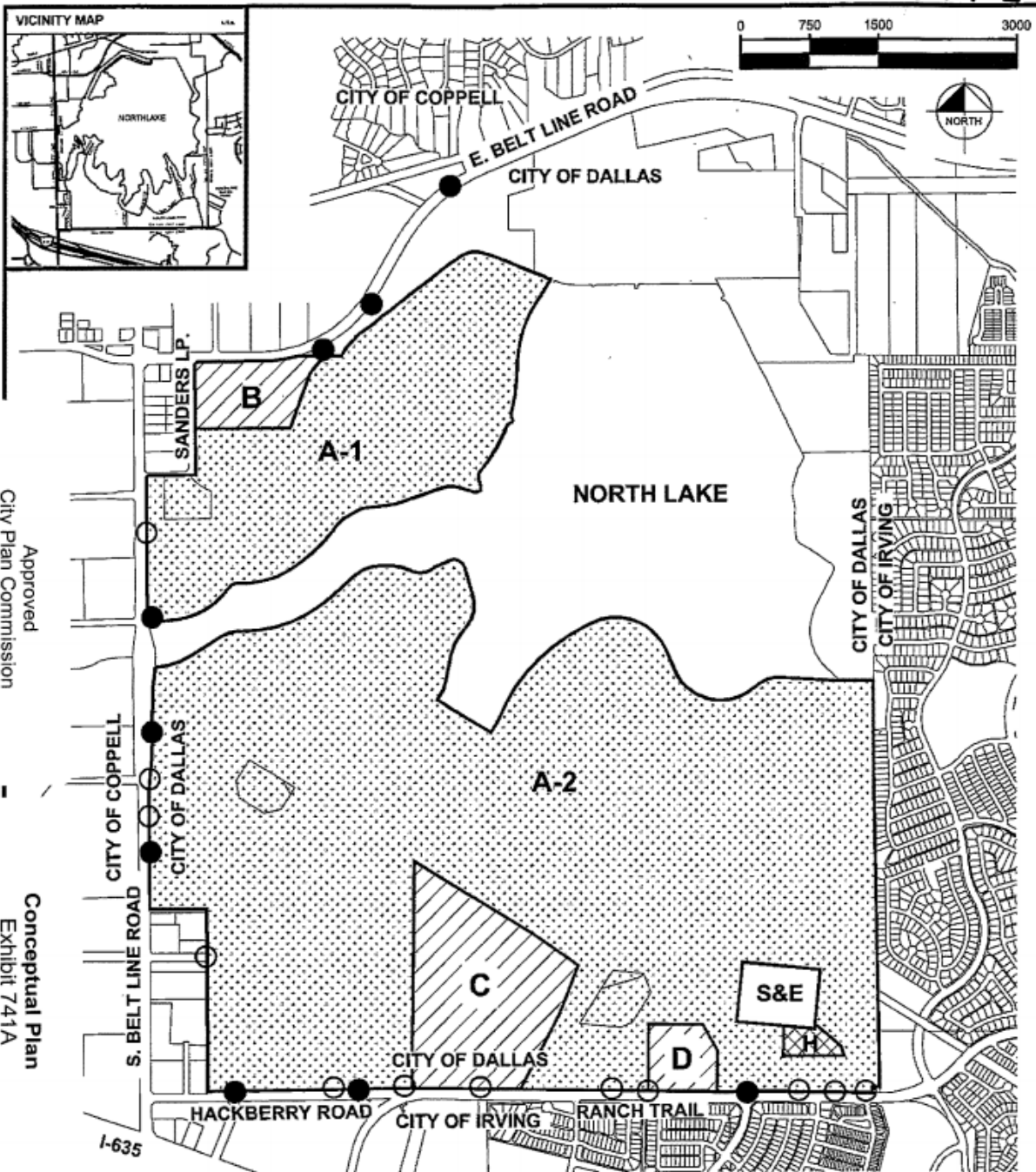
Billingsley Holdings LPB II, LLC

Billingsley Chester Partners, Ltd.

Existing Conceptual Plan

29502

141720



Approved
City Plan Commission
August 21, 2014

Conceptual Plan
Exhibit 741A
Planned Development No. 741

- SUBAREA A-1 (Billingsley): 182.05 AC.
- SUBAREA A-2 (Billingsley): 748.13 AC.
- SUBAREA B (CISD): 20.00 AC.
- SUBAREA C (CISD): 70.00 AC.
- SUBAREA D (CISD): 12.00 AC.
- SUBAREA H (Luminant): 4.00 AC.


- ACCESS**
- PRIMARY
 - SECONDARY

CYPRESS WATERS CONCEPT PLAN



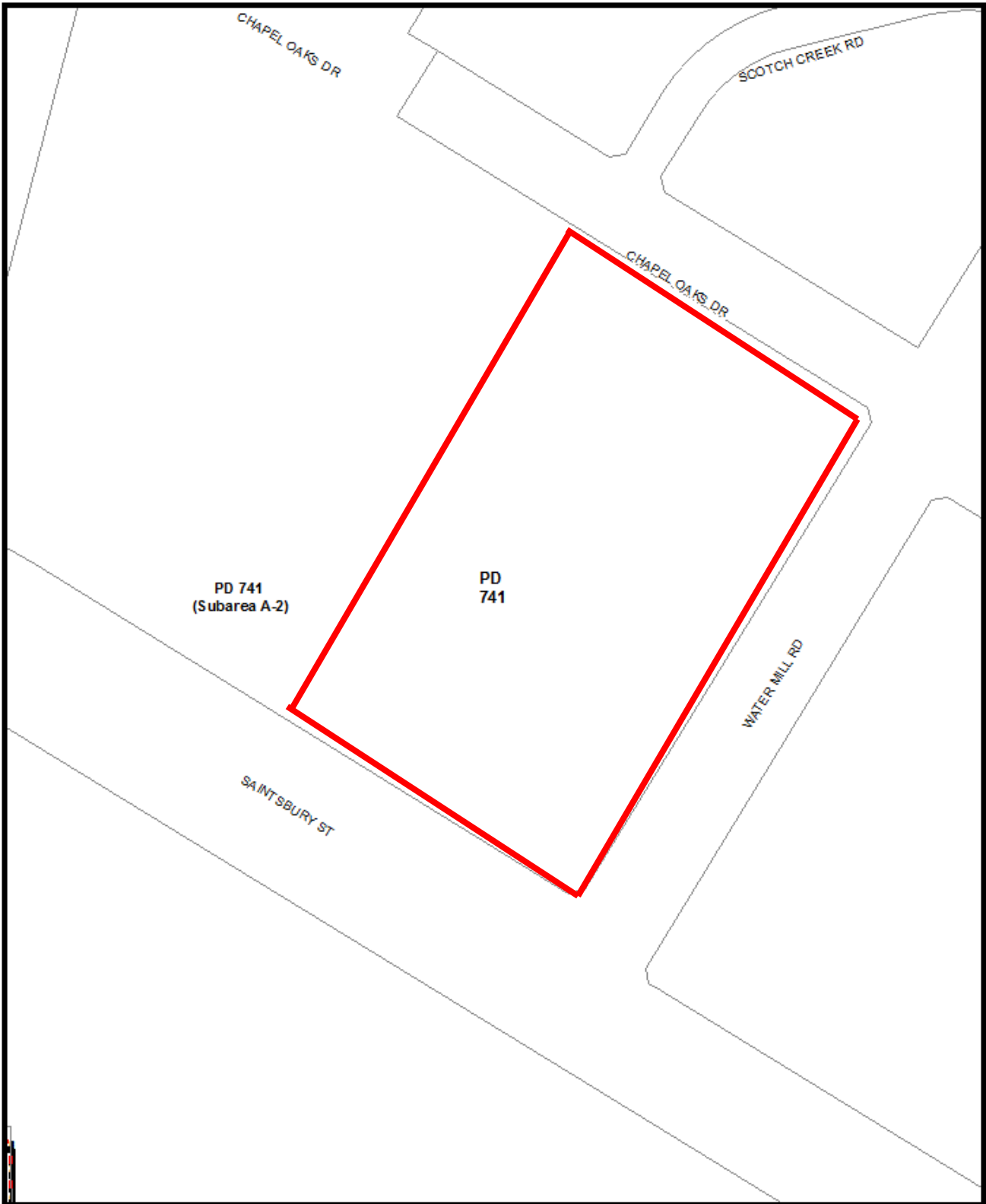
Aerial Map



 1:1,253

Aerial Map

Zoning Map



FILE NUMBER: M156-033

DATE FILED: April 28, 2016

LOCATION: Southside of Meadow Road, east of Rambler Road

COUNCIL DISTRICT: 13

MAPSCO: 26-K

SIZE OF REQUEST: Approx. 10.939 acres

CENSUS TRACT: 78.23

OWNER/ APPLICANT: MP Dallas Project Owner LLC

REPRESENTATIVE: Jackson Walker, LLP/Suzan Kedron

REQUEST: An application for a minor amendment to the development plan for Subarea A within Planned Development District No. 745, at the above mentioned location.

On June 14, 2006, the Dallas City Council established Planned Development District No. 745 by Ordinance No. 26372. The size of the PD is approximately 77.028 acres of land and it is located on both sides of Manderville Lane, north of Blair Road and south of Royal Lane.

At this time the applicant is requesting to increase the gross square footage and related floor area ratio (FAR) to include additional carports, and make minor adjustments to sidewalk, bicycle parking location and tuck under garage width.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use. The proposed amendment complies with all zoning requirements.

STAFF RECOMMENDATION: Approval

M156-033(OTH)

Proposed changes to the plan:

As shown in the Proposed Changes map on page 6:

1. Slightly changed the curved shape of the sidewalk.
2. Remove a portion of a sidewalk. Add another sidewalk and repositioned the bicycle parking. The number of parking spaces did not change.
3. Tuck-under garages reflect the width change due approximate building outline, There are still seven tuck-under garages on each side.
4. Show the carport structure between Buildings 3 and 5. The applicant did not show this carport section in the approved plan; however, the carport spaces were included in the total number of spaces covered by a carport. The number of carport covered spaces does not increase.
5. Changed the shape of the sidewalks. There were previously rounded, not they are squared off.
6. Increased the gross building square footage from 397,800 to 436,013, which increased the FAR from 0.83 to 0.92. This is below the maximum FAR allowed, which is 4.0.

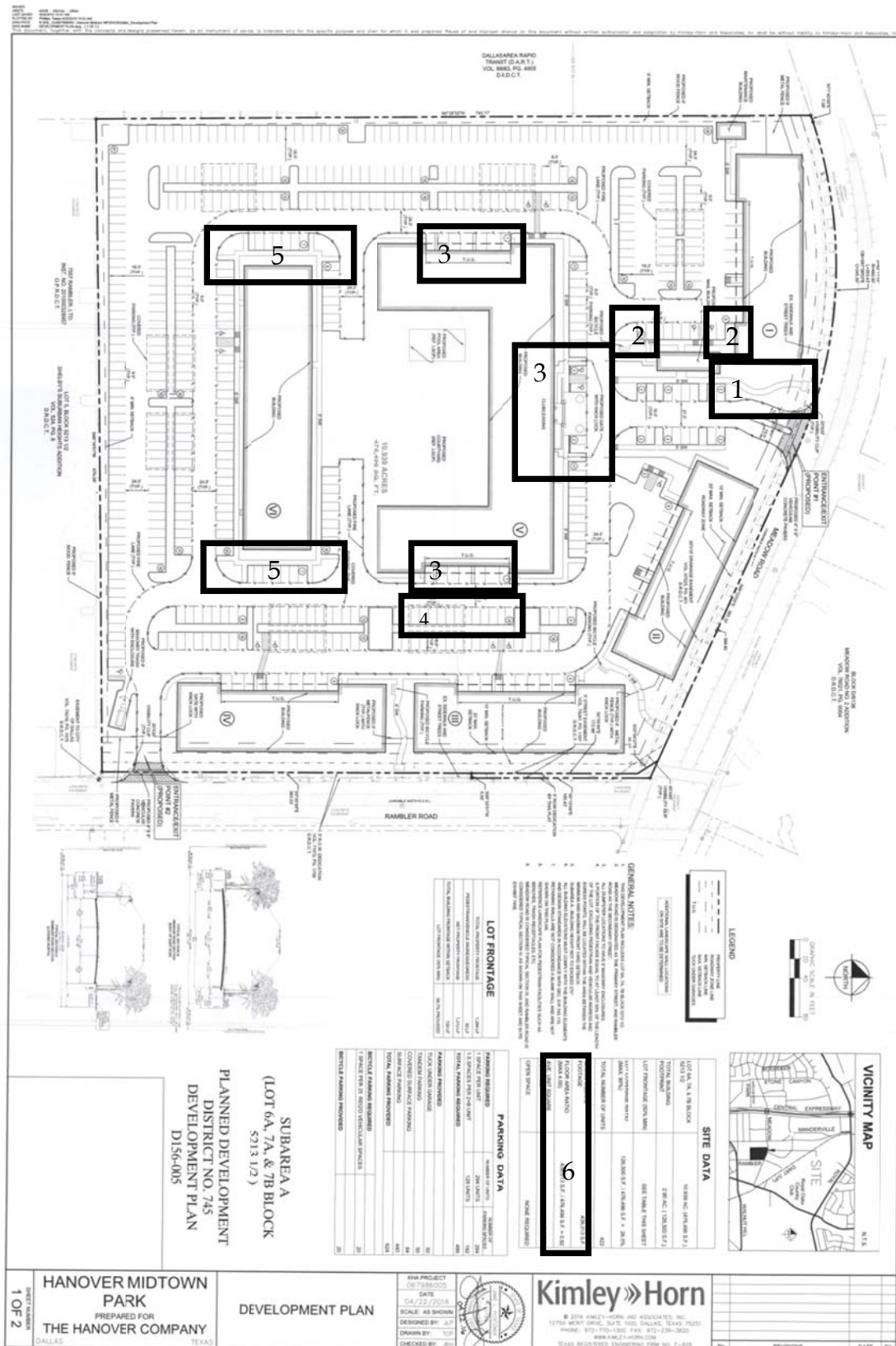
MP DALLAS PROJECT OWNER LLC,
a Delaware limited liability company

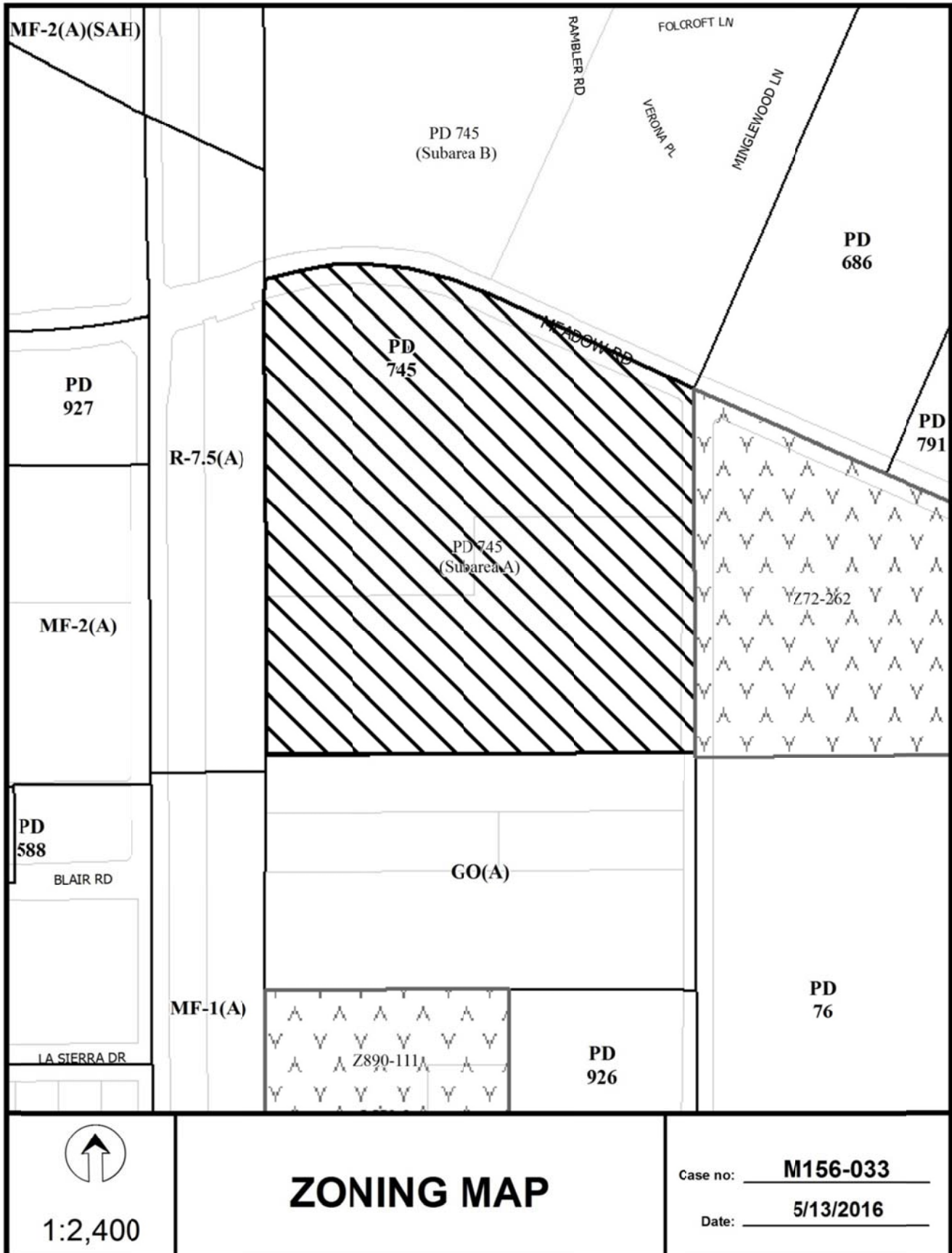
By: MP Dallas Development Holdings LLC, a Delaware
limited liability company, its sole member

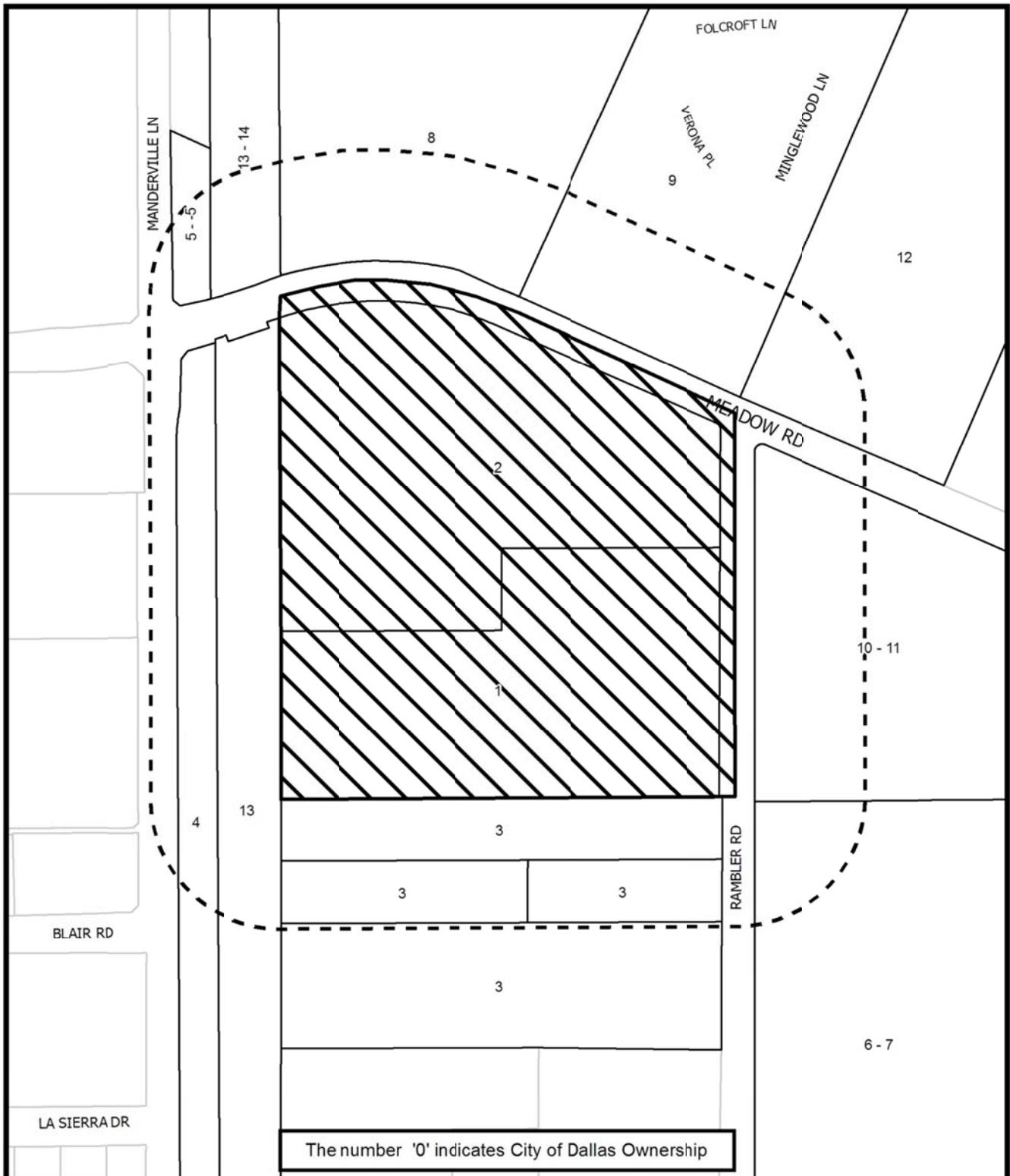
By: THC Dallas Midtown Park LLC,
a Delaware limited liability company,
its managing member

J. Murry Bowden	CEO
John H. Nash	President
Brandt Bowden	Vice President
Jeb Bowden	Vice President
John Garibaldi	Vice President
Mark Wood	Vice President
Howard Dyer-Smith	Vice President
Kathy K. Binford	Vice President/Secretary
Judi Hopper	Vice President
Shirley Banks Robinson	Assistant Vice President/Assistant Secretary

PROPOSED CHANGES







 <p>1:2,400</p>	<h2>NOTIFICATION</h2> <p>200' AREA OF NOTIFICATION</p> <p>14 NUMBER OF PROPERTY OWNERS NOTIFIED</p>	<p>Case no: <u>M156-033</u></p> <p>Date: <u>5/13/2016</u></p>
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05/13/2016

Notification List of Property Owners

M156-033

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7615 RAMBLER RD	WALNUT HILL MEDICAL HOLDING
2	8240 MEADOW RD	WALNUT HILL MEDICAL PHYSICIANS
3	7537 RAMBLER RD	RAMBLER ROAD LLC
4	7700 GLEN LAKES DR	TEXAS UTILITIES ELEC CO
5	7700 GLEN LAKES DR	TEXAS UTILITIES ELEC CO
6	8325 WALNUT HILL LN	TEXAS HEALTH RESOURCES
7	8325 WALNUT HILL LN	WOODHILL MED PARK CONDO
8	8232 MEADOW RD	TKG VALENCIA MIDTOWN LLC
9	8215 MEADOW RD	HT MIDTOWN LP
10	8350 MEADOW RD	TEXAS HEALTH RESOURCES
11	8330 MEADOW RD	PECAN CREEK OWNERS ASSOCI
12	8307 MEADOW RD	Dallas ISD
13	401 S BUCKNER BLVD	DART
14	401 S BUCKNER BLVD	DART

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 amendment 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. (A minimum of 20 percent opposition triggers City Plan Commission.)

STAFF RECOMMENDATION: Approval for a three-year period, subject to conditions and revised site plan.

PREVIOUS ACTION: On May 5, 2016, the City Plan Commission held this case under advisement.

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.

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 on the subject property. The SUP expires on August 12, 2017. (request site)

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 & SUP No. 2101	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

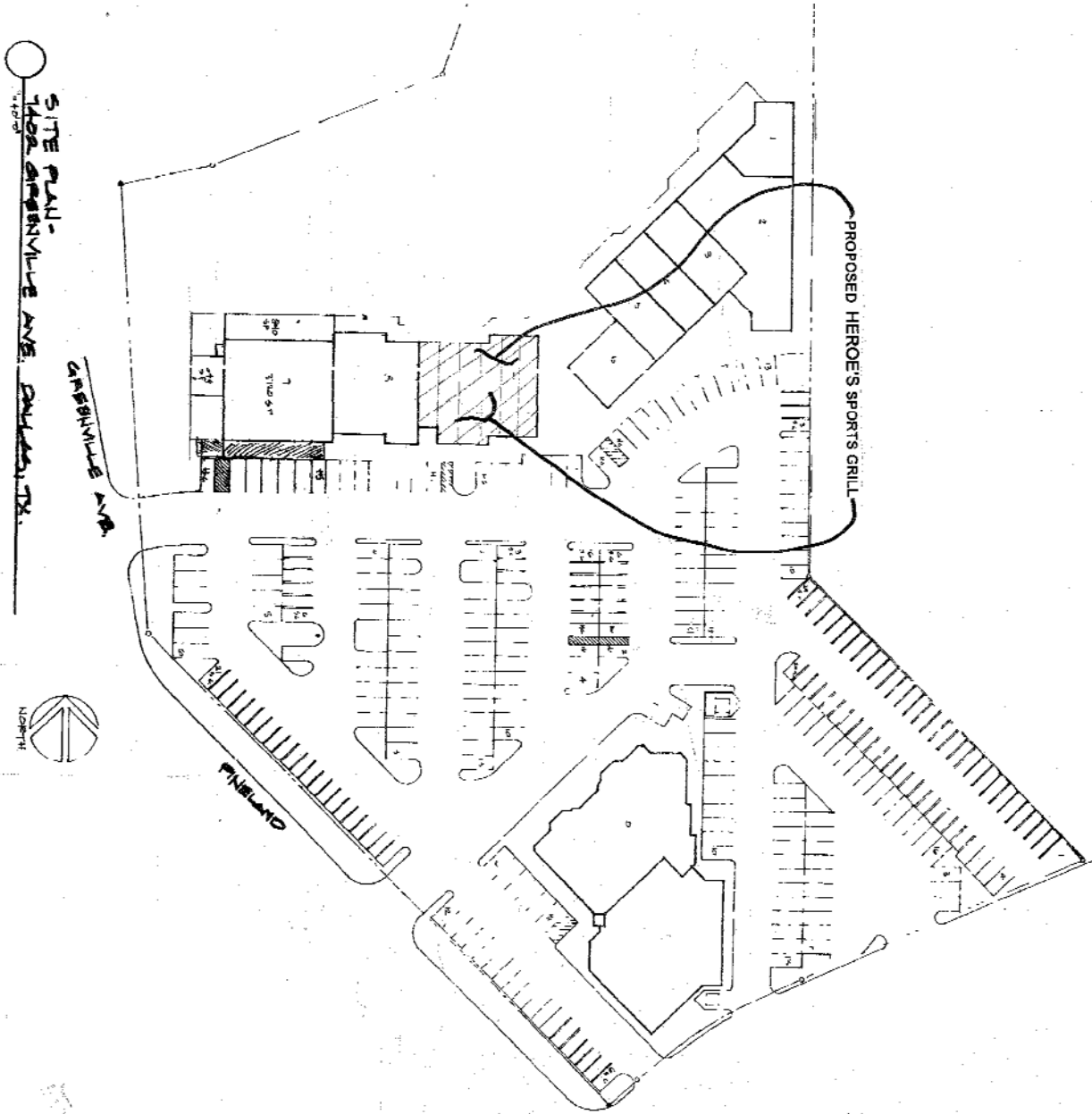
2015 Part 2

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. SUITE 230, TX.



HEROES SPORTS GRILL
 7402 GREENVILLE AVENUE, SUITE 230

2089-257

277E4

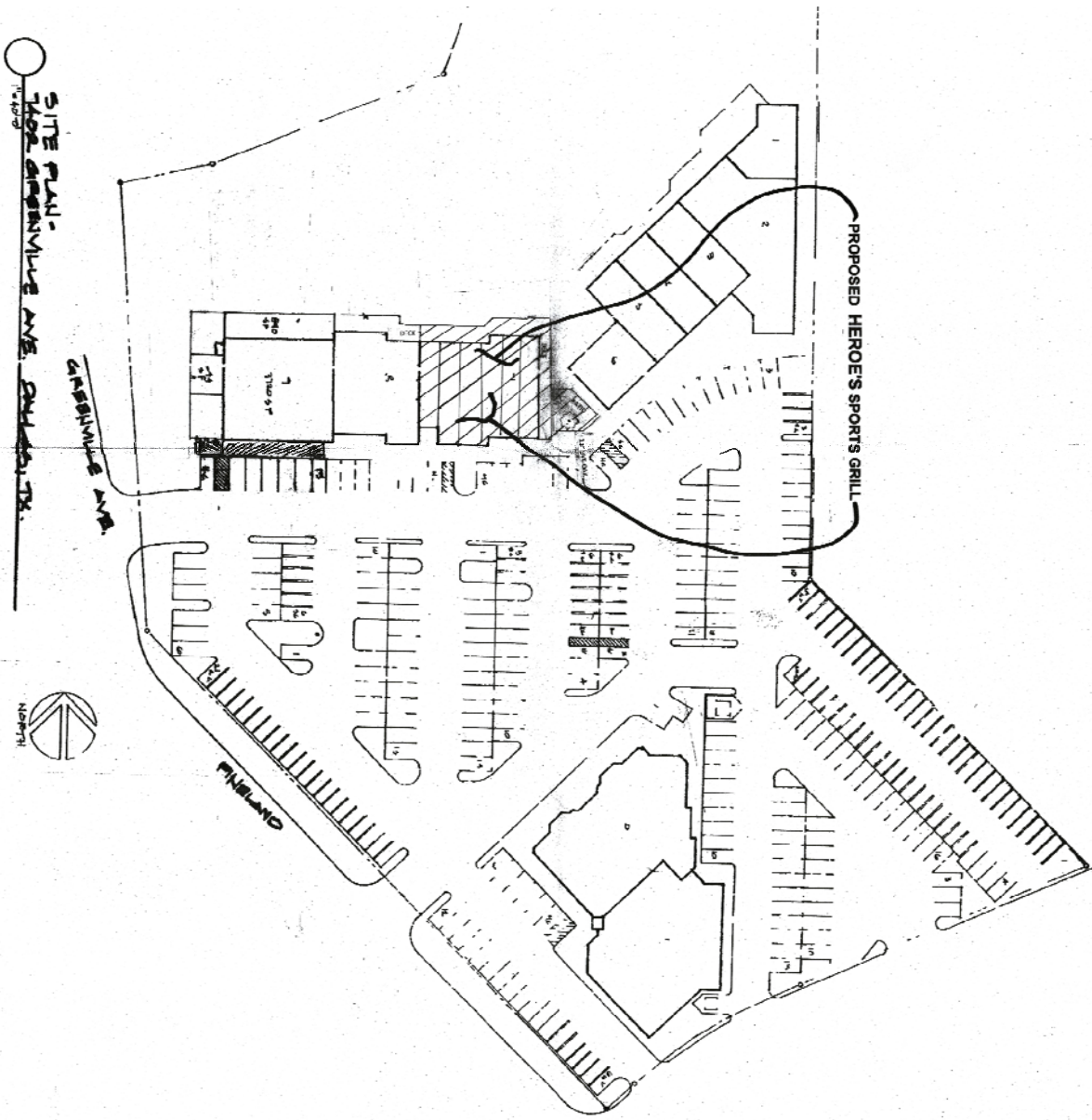
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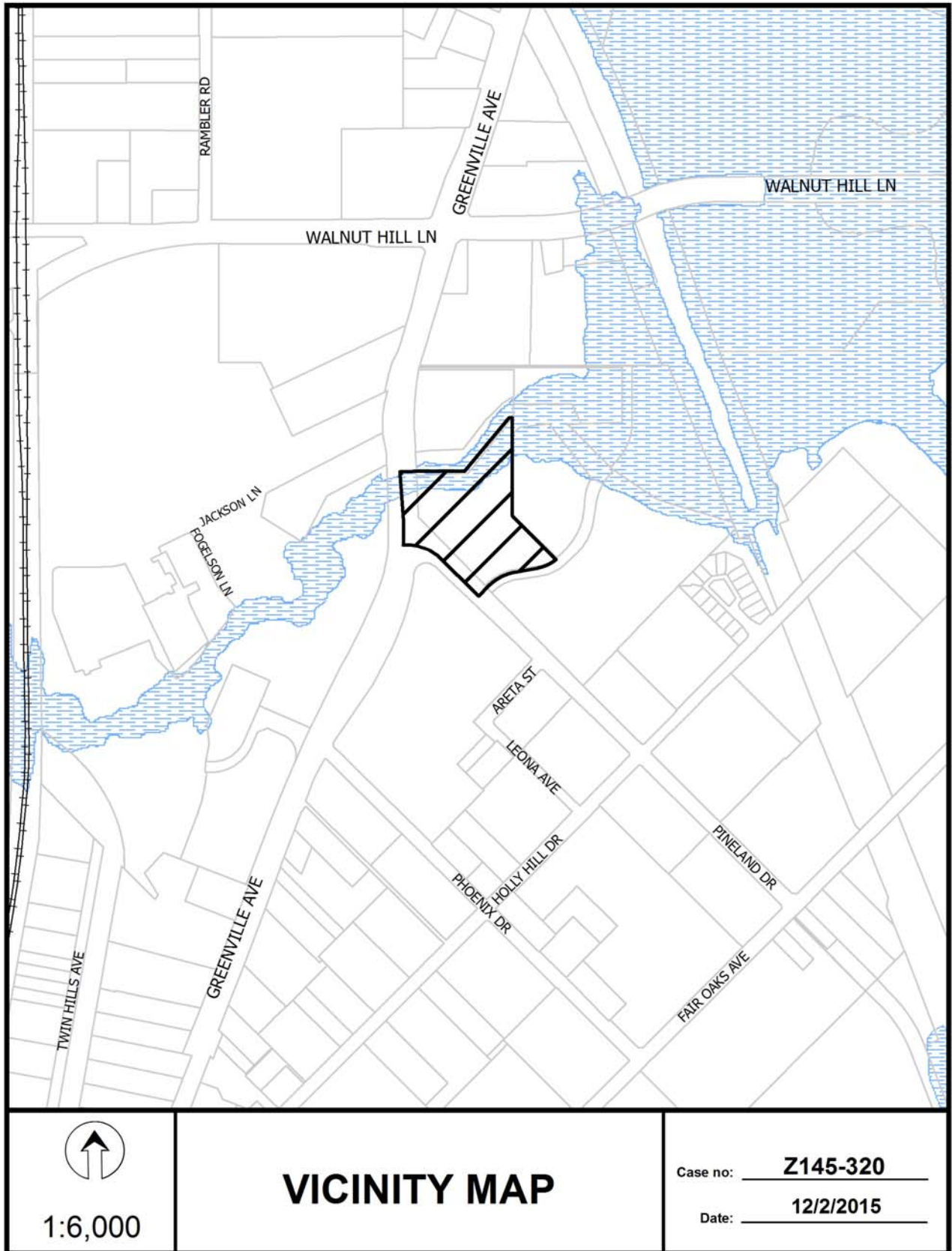
5/18/2012
 REC. 31 108
 5/18/2012

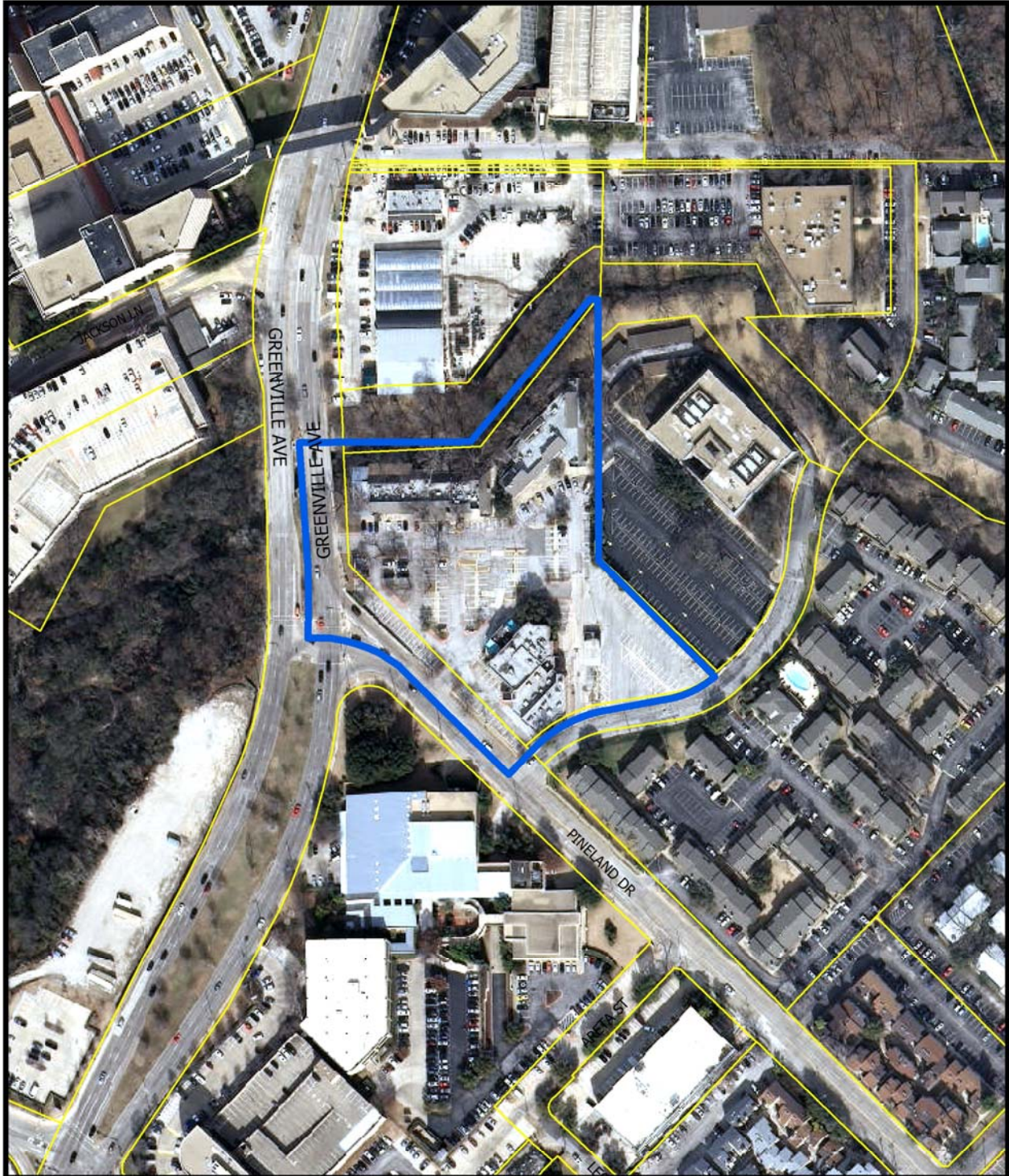
Scale: as per
 No. 108

Approved
 5/18/2012
 2012-2012

Revised Site Plan





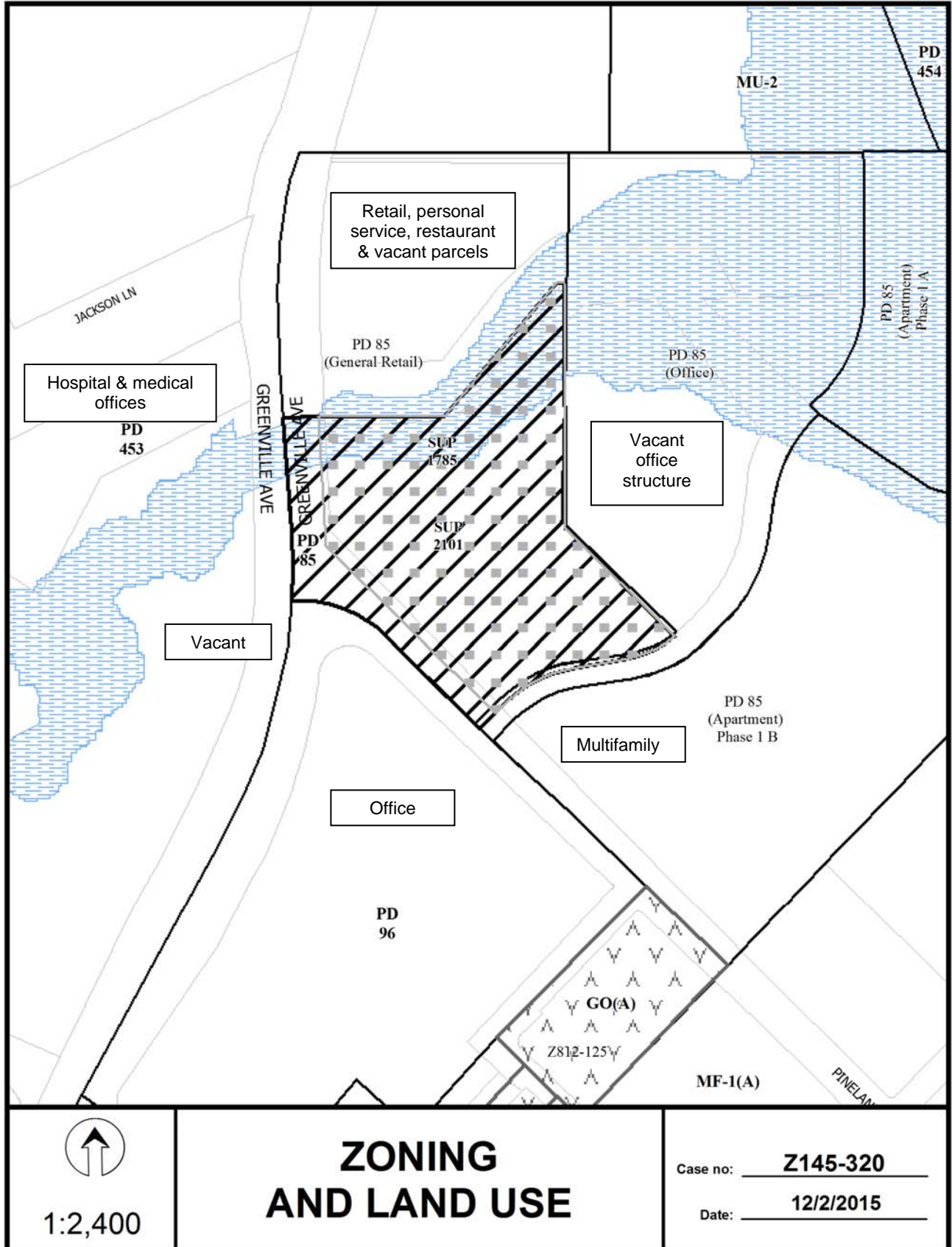


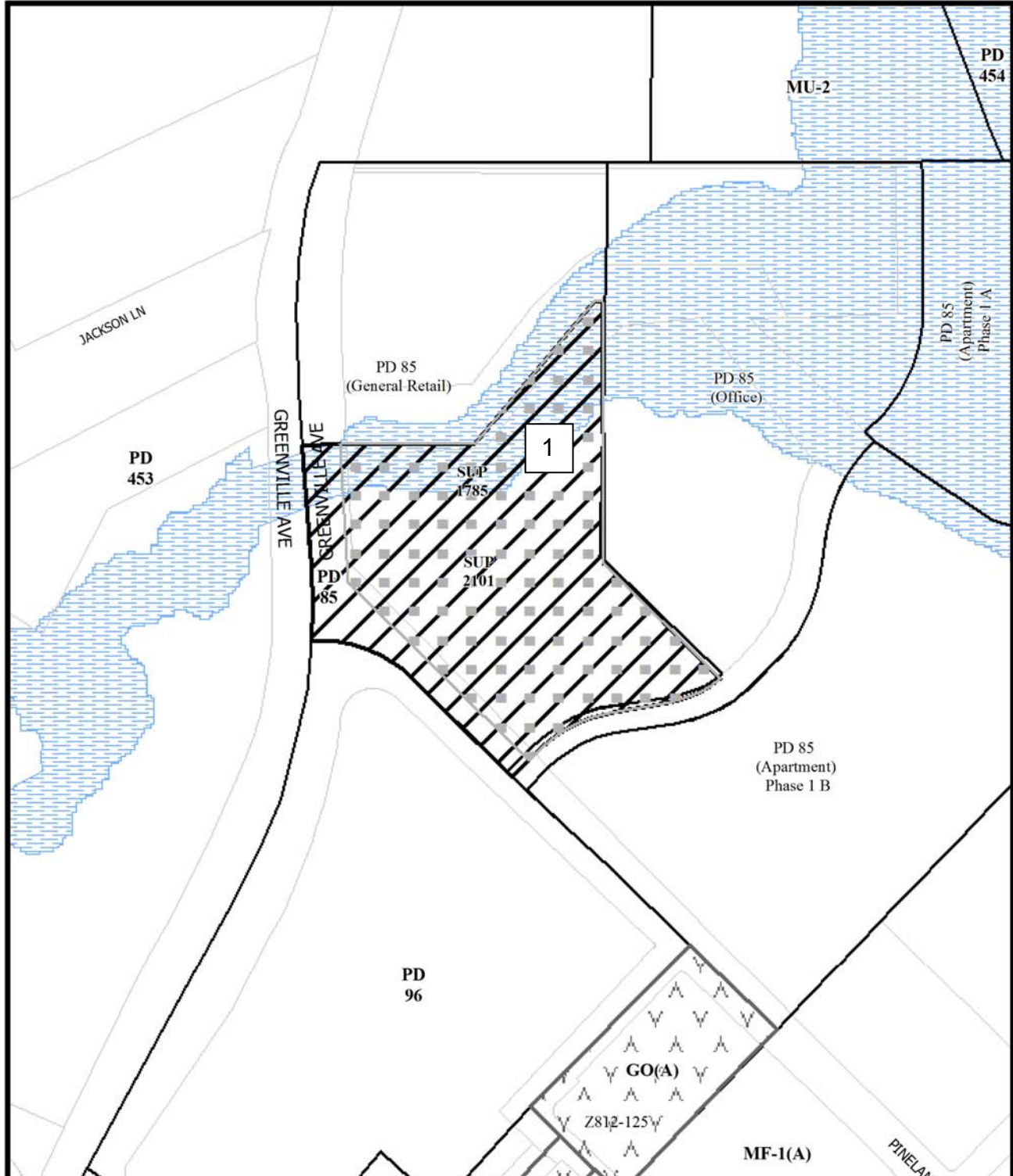
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AERIAL MAP

Case no: Z145-320

Date: 12/2/2015



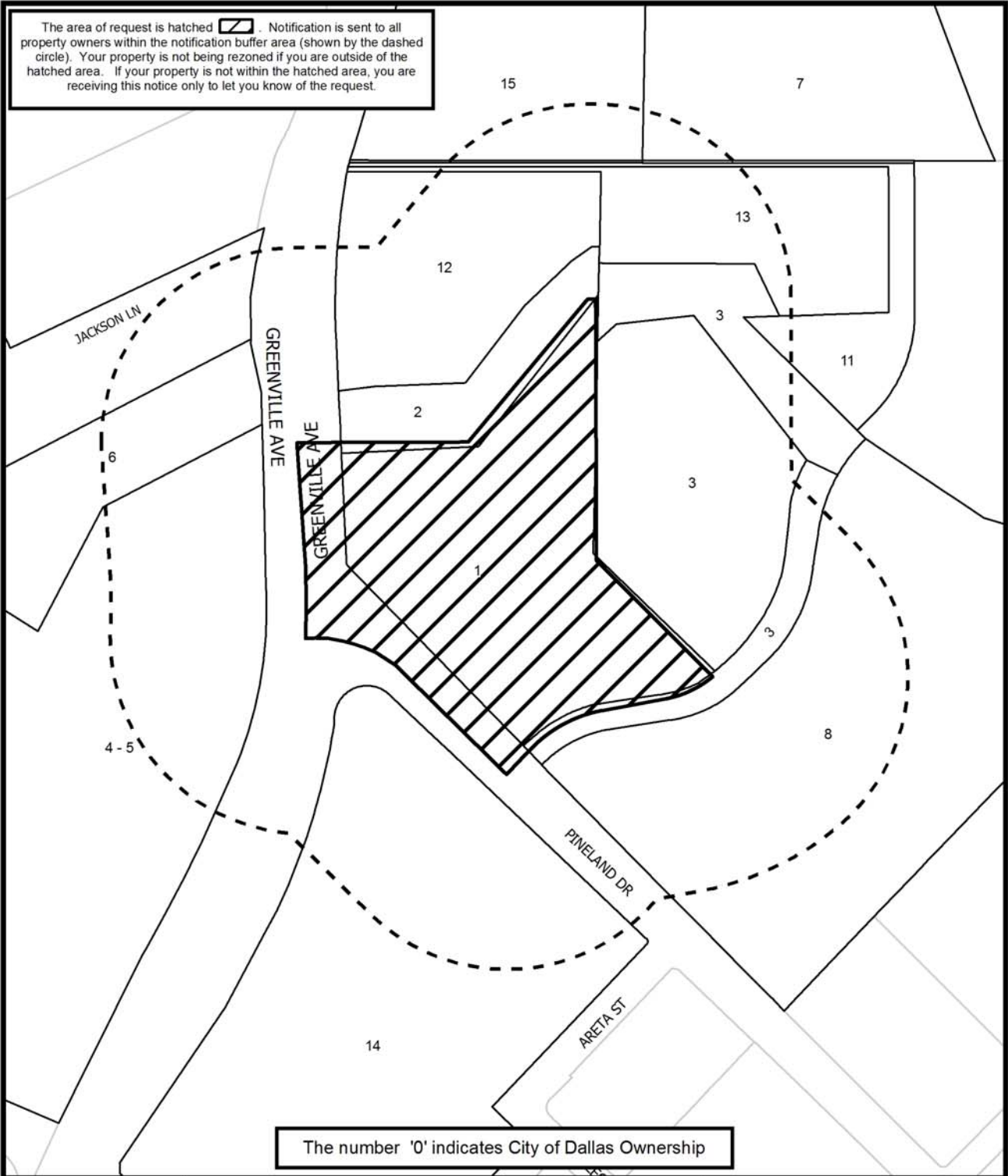


1:2,400

ZONING HISTORY

Case no: Z145-320

Date: 12/2/2015



 1:2,400	NOTIFICATION	Case no: Z145-320
	300' AREA OF NOTIFICATION 15 NUMBER OF PROPERTY OWNERS NOTIFIED	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: 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 a Planned Development District for R-7.5(A) Single Family District uses on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to develop the property with single family dwelling units. The applicant originally applied for an R-5(A) Single Family District. After discussion with the Commissioner for the district, the applicant is now asking for a Planned Development District.

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

PRIOR ACTION: On May 5, 2016, the City Plan Commission instructed staff to advertise for a Planned Development District. On January 21, February 18 and March 3, and April 7, 2016, the City Plan Commission held this case under advisement.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning should 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 single family dwelling units. The existing zoning of the property is A(A) Agricultural District which allows for single family residential uses; however, the lot size requirement in the A(A) District is a minimum of three acres. The request has changed from an R-5(A) District to a Planned Development District for R-7.5(A) Single Family District uses to impose certain conditions for the development of the property. 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.

The applicant is proposing certain conditions for the development of the land. However, the property is split between the City of Dallas and the City of Seagoville. Therefore, those conditions that the applicant is proposing in the conceptual plan for the portion located in the City of Seagoville cannot be enforced by the City of Dallas.

Following are the conditions that the applicant proposes in the development of the property. Some of the proposed items cannot be included as part of the conditions due to the fact that they are not land use issues.

The following standards are included as part of the conditions of the proposed PD:

1. Provide a fence along the southwest line of the property.
2. Maintain an approximate acre of land to preserve the existing trees/remaining trees on the southwest corner of the property as shown in the conceptual plan;
3. Eighty percent of the material for the dwelling units must be brick or stone. If any siding is used, it shall be of cement. If a chimney is built to the ground and faces the street, it shall be 100 percent brick or stone.
4. Front yard setbacks must be sodded.
5. A minimum of two, 3" caliper canopy trees shall be provided for each lot. These trees may be counted towards meeting any mitigation requirements if any trees have to be removed to accommodate a detention pond or other City requirements.

The following items cannot be part of the PD conditions and/or cannot be enforced by the City of Dallas either because it is not a land use issue or because the property is located in the City of Seagoville:

1. The required trees per lot may not be counted towards meeting any mitigation requirements if any trees have to be removed to accommodate the detention pond or other City requirements.
2. The open spaces shall be owned and maintained by a Homeowner Association. This item is part of the platting process.
3. Provide a 5 feet trail along the southern portion of the property.
4. Detention/Open space. The applicant is proposing a detention/open space area along the southern portion of the property.
5. Provide playground equipment in the open space area.
6. Minimum floor area per unit is 1,800 square feet.
7. Minimum garage size is 400 square feet.

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							
PD for R-7.5(A) Single Family	25'	Side 5' Rear 10'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

Parking:

The applicant is not requesting any parking reductions or changes. Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

Landscaping:

Landscape requirements must be provided in accordance with Article X and the additional provisions established in the proposed PD Conditions. The PD conditions specifically call for the number and caliper of the trees to be provided in the front yard of each dwelling lot. In this case, the applicant is proposing to provide two, two-inch caliper large trees. Article X requires a minimum of three trees with a minimum of two inch caliper per lot with at least two of the trees located in the front yard.

PARTNERS AND PRINCIPLES

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

PROPOSED CONDITIONS

“ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located at _____. The size of PD _____ is approximately _____ 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. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit ___A: conceptual plan.

SEC. 51P- ____ .105. CONCEPTUAL PLAN.

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

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

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

The only main uses permitted are those main uses permitted in the 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.

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.

Unless otherwise stated in this paragraph, 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.

- (b) Rear yard. Minimum yard is 10 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. FENCE AND OTHER DESIGN STANDARDS.

The following items must be incorporated in the development of the property:

- (a) A six feet masonry fence must be built on the property along Lasater Road.
- (b) A six foot solid wood fence must be built along the northern property line.
- (c) A six foot fence made of tubular steel or a similar material must be provided along the western property line, where single family lots are adjacent to the property line.

Z156-135(OTH)

(d) A minimum of 80 percent of the facade of each dwelling unit must be brick or stone. Any siding material must be cement.

(e) Any chimneys built on the outside of the and fronting the street must be 100 percent brick or stone.

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

See Article VI.

SEC. 51P- ____ .113. LANDSCAPING.

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

(b) Tree preservation. A minimum of one acre of the existing trees must be preserved in accordance with Article X. The location of the trees to be preserved must be southwest corner of the property, as shown on the conceptual plan.

Staff's Recommendation:

~~(c) — A minimum of two, three caliper inch canopy trees must be provided in the front yard of each individual lot. These trees may count towards the mitigation requirements to accommodate the development of the property.~~

Applicant's Request:

(c) A minimum of two, three caliper inch canopy trees must be provided in the front yard of each individual lot. These trees may count towards the mitigation requirements to accommodate the development of the property.

(d) The front yard of each individual lot must be sodded at the time of the landscape installation for every lot.

(e) Open spaces must be owned and maintained by a homeowners association.

SEC. 51P- ____ .114. SIGNS.

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

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

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

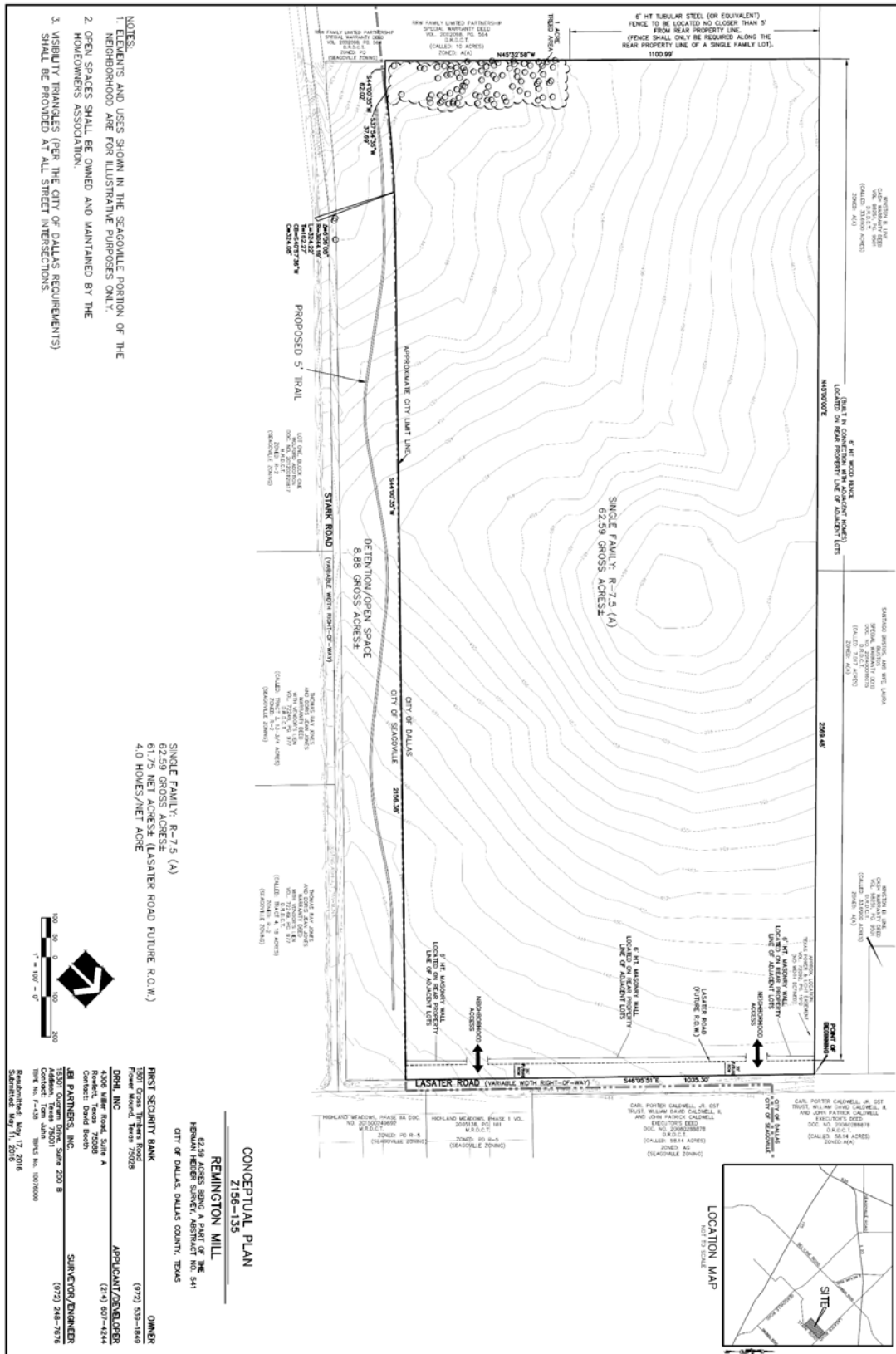
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

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

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

PROPOSED CONCEPTUAL PLAN



- NOTES:**
1. ELEMENTS AND USES SHOWN IN THE SEAGOVILLE PORTION OF THE NEIGHBORHOOD ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 2. OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 3. VISIBILITY TRIANGLES (PER THE CITY OF DALLAS REQUIREMENTS) SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.

SINGLE FAMILY: R-7.5 (A)
 62.59 GROSS ACRES
 61.75 NET ACRES (LASATER ROAD FUTURE R.O.W.)
 4.0 HOMES/NET ACRE

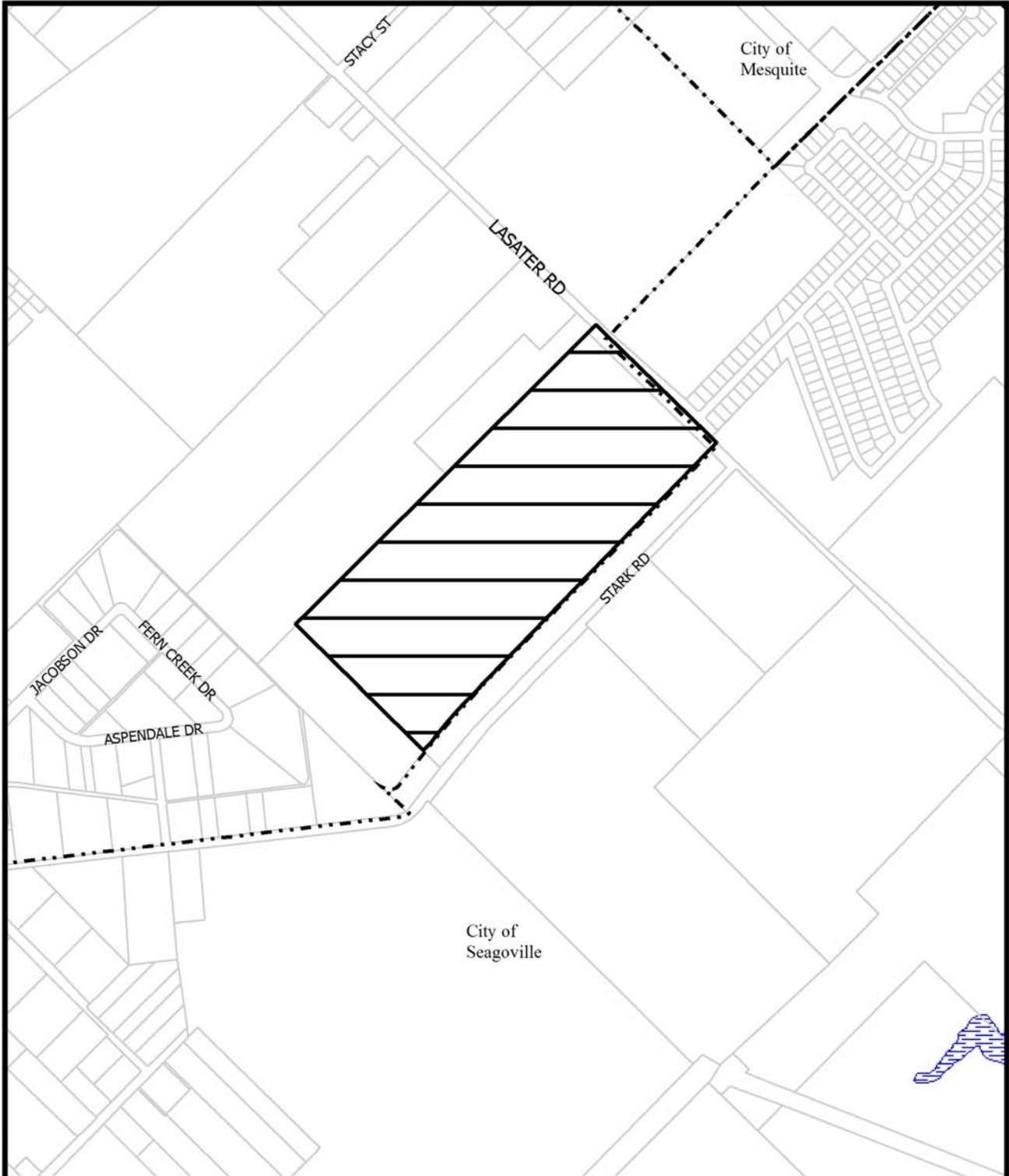



CONCEPTUAL PLAN
 Z156-135

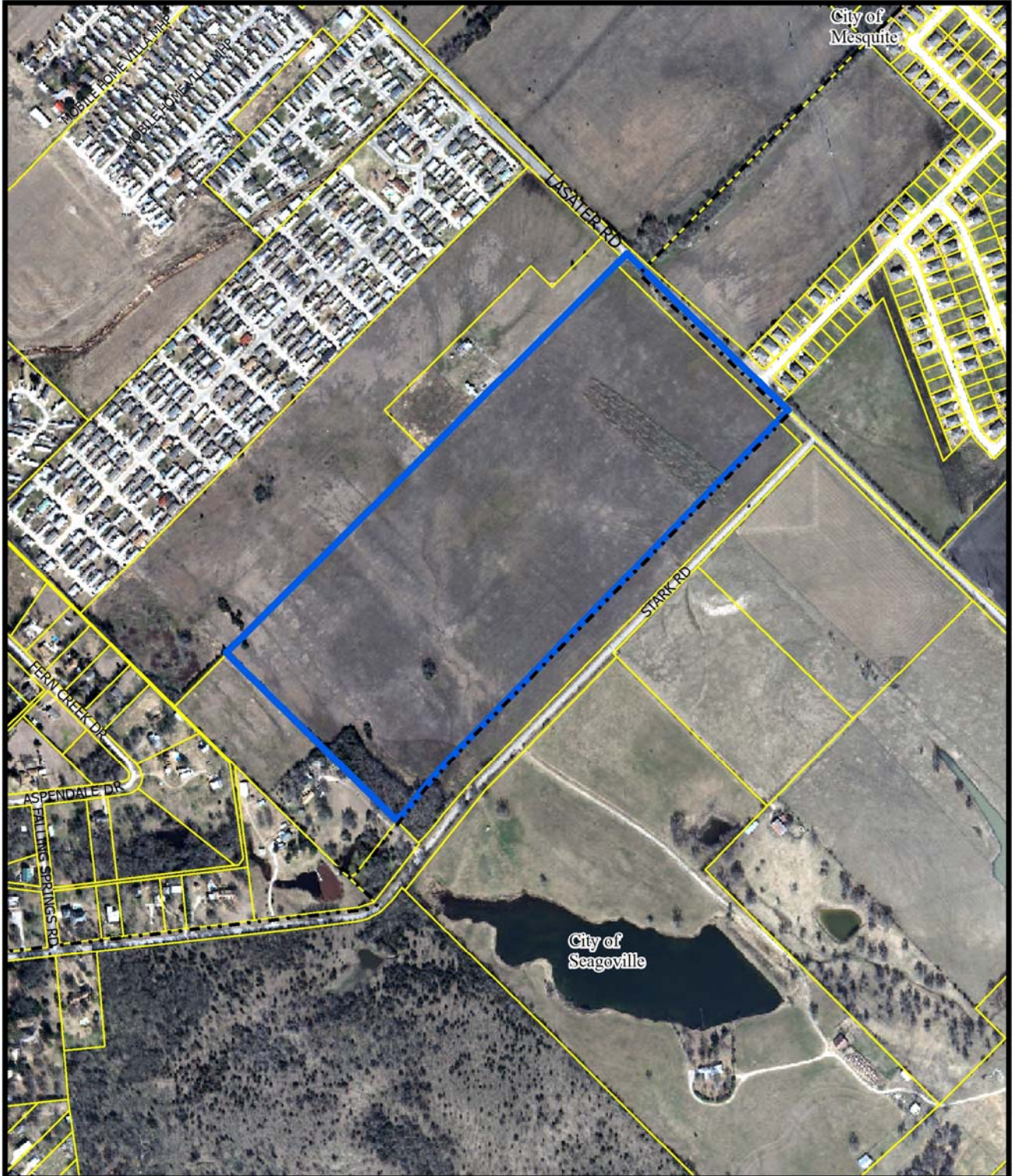
REMININGTON MILL
 42.59 ACRES BEING A PART OF THE
 HERMAN HENDERSON TRACT, ACQUISITION NO. 541
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER	APPLICANT/ENGINEER
FIRST SECURITY BANK	DRHL, INC.
1000 WEST WILSON STREET, SUITE 200 FLOWER MEADOW, TEXAS 75028	4300 WILSON ROAD, SUITE A ROCKWELL, TEXAS 75086
(972) 538-1848	(972) 538-1848
	(214) 607-4244
OWNER	APPRAISER/ENGINEER
JBI PARTNERS, INC.	DRHL, INC.
4300 WILSON ROAD, SUITE 200 B FLOWER MEADOW, TEXAS 75028	4300 WILSON ROAD, SUITE A ROCKWELL, TEXAS 75086
(972) 248-7878	(972) 538-1848
	(214) 607-4244

Prepared by: Tom John
 Checked by: Tom John
 Date: May 11, 2016
 Submitted: May 11, 2016



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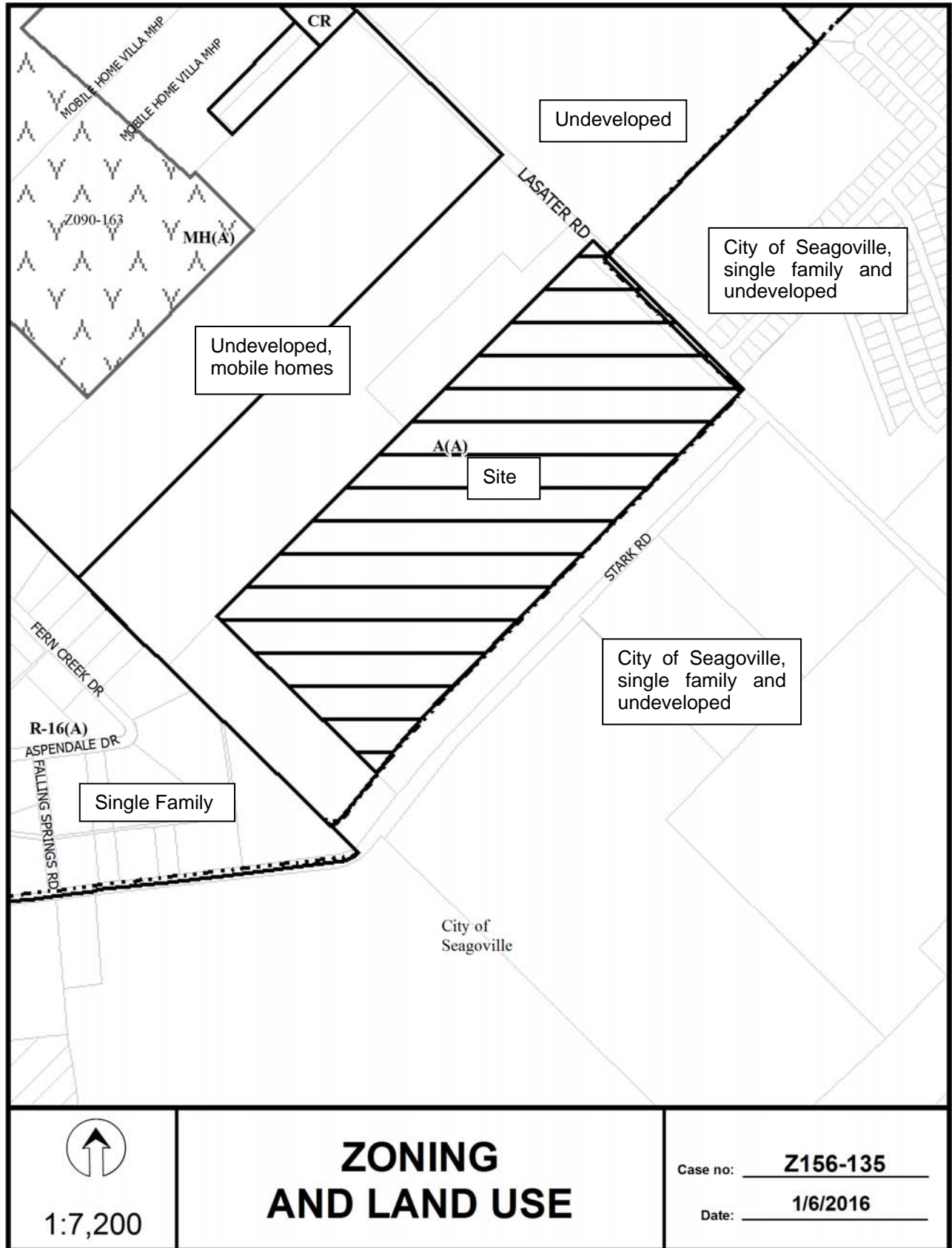


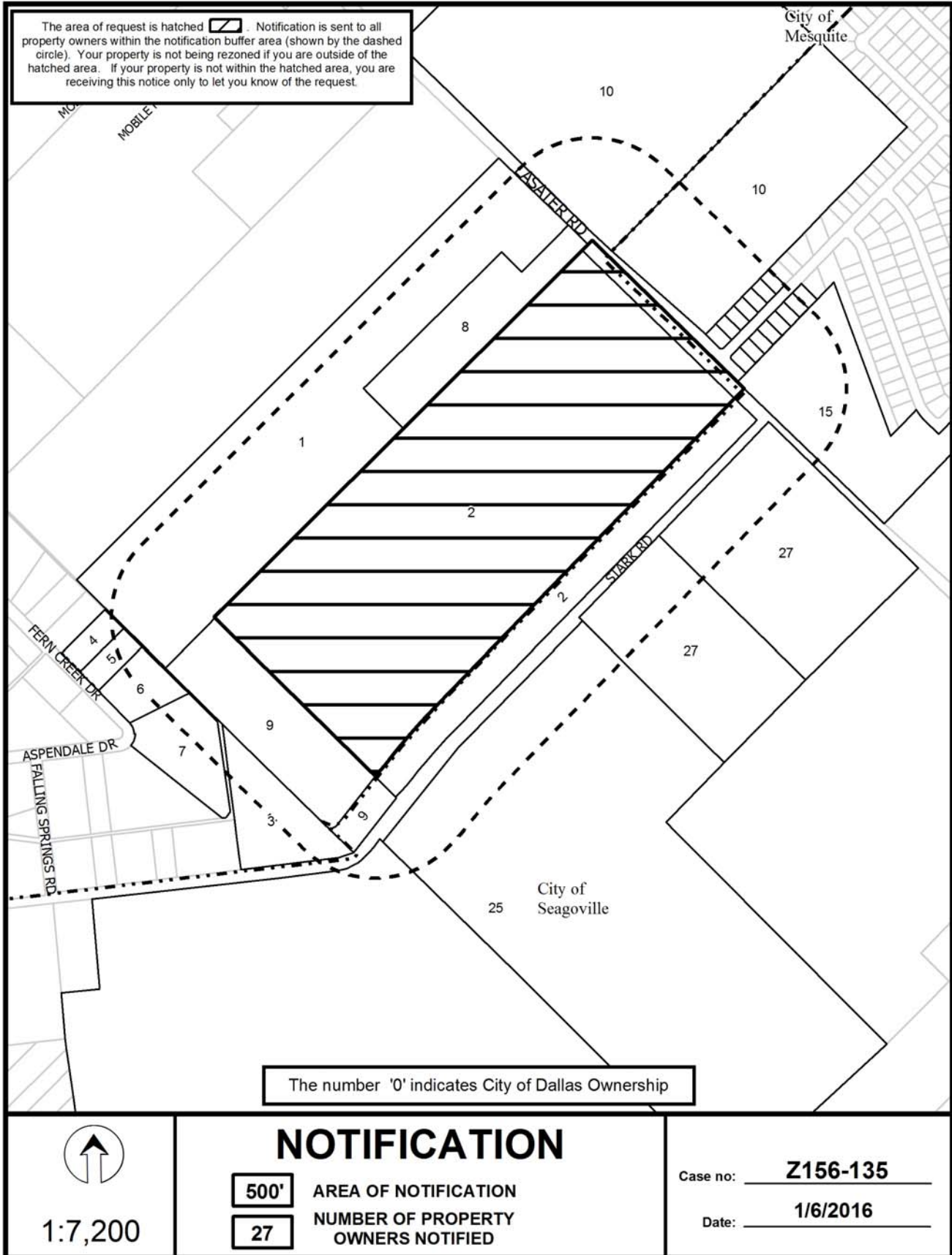
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AERIAL MAP

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

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	800 STARK RD	JONES THOMAS RAY

FILE NUMBER: Z145-285(SM)

DATE FILED: December 2, 2015

LOCATION: East corner of San Leandro Drive and Saint Francis Avenue

COUNCIL DISTRICT: 9

MAPSCO: 37Z

SIZE OF REQUEST: Approx. 6.94 Acres

CENSUS TRACT: 81.00

OWNER /APPLICANT: Dallas ISD

REPRESENTATIVE: Karl Crawley, Masterplan

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

SUMMARY: The applicant proposes to construct up to a three-story, 46,000 square foot addition to the existing Alex Sanger Elementary School and to increase the grade levels to include Pre-K through 8th grades. The proposal also requests to establish setbacks, landscaping, and parking requirements.

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

Prior CPC Action: On May 19, 2016, the City Plan Commission held this item under advisement in order to incorporate recent modifications to the development plan, traffic management plan, and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends to hold item under advisement based upon:

1. *Performance impacts upon surrounding property* – The current application has two proposed development plans, one where the swing space portables, or those buildings that will be used as interim classrooms while the proposed addition is constructed, are located adjacent to San Leandro Drive, and a second and alternate development plan that places the majority of the swing space portables adjacent to Saint Francis Avenue. The placement of the swing space portables in the rear is preferable to the applicant and staff as it will disrupt the landscape between the original school building and San Leandro the least however, the area adjacent to Saint Francis is also near or inside of a flood plain. Flood plain staff has noted that hydrology studies, fill permits, fill material, and the swing space portable buildings must have an elevated finished floor that is at least three feet above the flood plain are required under the current flood plain regulations. These requirements may prohibit siting the swing space portable buildings in the flood plain. Therefore, staff recommends that the development plan be revised to show both possible locations for the swing space portable building areas and placing a limit on the overall number of classrooms provided as swing space portable buildings.

Additionally, staff recommends approval of the three story addition, at approximately 51 feet in height. The development plans included in this report show contour lines and spot elevations for the proposed rough footprint of the addition which is reportedly closer to 51 feet not 55 feet, as noted on the development plans. A revised development plan is recommended to show the adjusted height of the proposed addition. If residential proximity slope (RPS) is used as a measuring tool to evaluate the compatibility of taller structures to single family, because the addition is approximately 165 or more feet away (150 feet to the property line plus a 15 foot alley) from adjacent private properties to the northeast, RPS would allow a 55-foot tall structure that is located at least 165 feet from the nearest private property line. Therefore, the proposed height of the addition will not exceed residential proximity slope. The applicant has also offered to restrict height within the development to comply with residential proximity slope restrictions, which is not normally a restriction within the R-10(A) Single Family District.

2. *Traffic impact* – The traffic management plan included in this report has been reviewed by engineering and Street Services staff and they have no objections to the TMP included in this report. However, Street Services staff notes that they recommend “St. Francis, in the area adjacent to the school, to be re-striped for two lanes in the northbound direction and one lane in the southbound direction. This would require a right-turn only lane on northbound Saint Frances at San Leandro.” Since their comments relate to the right-of-way where they are the regulators of signage and striping, no amendments to the traffic management plan are required.

3. *Comprehensive Plan or Area Plan Conformance* – Schools are compatible within the neighborhood residential building block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request includes encroachments into and modifications to the setbacks; a provision for portables that facilitate construction of the proposed addition; limitations on floor area, height, lot coverage and stories; modifications to parking, screening, and fence standards, and modifications to landscaping requirements that require a planned development district.

BACKGROUND INFORMATION:

- DISD reports the following statistics:
 - The original school was constructed in 1956 and opened as an “elementary school” through the seventh grade.
 - It currently includes education through the sixth grade and has a dual language program.
 - DISD plans to add the seventh grade in the Fall of 2016 with providing a portion of the swing space portable buildings shown on the proposed development plan.
 - DISD plans to add eighth grade with the remainder of the swing space portable buildings shown on the proposed development plan.
 - All swing space portables are proposed to be removed once the proposed addition is complete. DISD’s goal for completion is August 2018.
- On April 21, 2015 preliminary plat number S156-144 was recommended for approval, subject to conditions.

Zoning History: There has been one recent zoning activity in the immediate area relevant to this request.

1. **Z123-377:** On January 14, 2013, City Council approved an application to amend Specific Use Permit No. 216 for a private club on property zoned an R-7.5(A) Single Family District located at the terminus of Arturo Drive, southwest of Lakeland Drive. The applicant proposes to construct approximately 750 square feet expansion to the existing private recreation center.

<u>Thoroughfare</u>	<u>Designation</u>	<u>ROW</u>
San Leandro Way	Local	60’ ROW
Saint Francis Avenue	Local	60’ 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*. 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. 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 surrounded by single family uses on three sides, the southwest, northwest, and northeast. A railroad spur is located immediately to the southeast and beyond the railroad spur is an electric substation and a fraternal organization.

The PDD provides for other uses and development standards consistent with those found in an R-10(A) Single Family District with the exception that a public school is allowed by right as opposed to by specific use permit and allows encroachments into and modifications to the setbacks; a provision for portables that facilitate construction of the proposed addition; limitations on floor area, height, lot coverage and stories; modifications to parking, screening, and fence standards, and modifications to landscaping requirements that require a planned development district.

Structure Height of the Proposed Addition: The R-10(A) Single Family District has a maximum structure height of 30 feet and no residential proximity slope because it is not listed as a limitation to height within the district regulations. Additionally, the R-10(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.

The site has an approximate 20-foot drop in elevation from the sidewalk on the northwest to the southeast property line, or from San Leandro Drive to the railroad spur, according to the contour lines on the development plans. The development plan also shows the bottom of the existing school's front facade is also located approximately eight feet below the adjacent sidewalk along San Leandro Drive. Because the San Leandro side of the building is currently two stories where the three-story addition is proposed, the appearance of the addition will be situated downhill and mitigated by being stepped back from the single family properties on the northwest side of San

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.

Leandro Drive. The addition is also obscured from view along Saint Francis because the addition will be constructed behind existing school building therefore it will be stepped back to properties to the southwest, across from Saint Francis.

Since the natural topography slopes to the southwestern line of the site, the single family neighbors who are most disadvantaged by these slopes are the homes that front on the southwest side of Whittier Avenue, or to the northeast of the site because they are situated along the school property's sloping grade. These neighbors are currently separated from the existing one story portable building in the approximate location of the proposed three-story addition by approximately 165 feet from the closest single family fence and the current structure that will be removed to make room for the addition. This separation also contains an alley and vegetation on the DISD side of the alley which provides additional buffering elements to the northeastern neighbors. If residential proximity slope is used as a measuring stick to compare the separation of the residential property lines with the proposed structure, a separation of 165 feet would allow a 55-foot-tall structure at the closest point of 165 feet separation and then would be allowed to increase in height at a ratio of one foot in height for every three feet in distance. Therefore, staff supports the height and placement of the proposed additions.

An institutional use that is allowed by right in the R-10(A) District could build as high as the FAA would allow at the 10 foot side yard setback of the R-10(A) District. However, in an effort to mitigate the larger appearance of the building, the applicant has proposed to set the building back as shown in the development plan, approximately 150 feet, from the northeastern property line and restrict the site to comply with residential proximity slope.

Staff recommends approval for the proposed height of 51 feet as shown in the proposed planned development conditions, however the notes on the development plan for the addition needs to be revised to concur with the conditions.

Traffic: Traffic engineering staff has reviewed attached version of the traffic management plan recommended approval because 1) the proposed signage and striping in the traffic management plan would encourage more orderly and efficient traffic patterns during morning drop off and afternoon pick up times and 2) because the utilization of three staggered dismissal times and adding a queue through an off-street parking lot should be able to accommodate the increase in traffic.

Parking: A slight modification to the minimum off-street parking requirements of the Dallas Development Code are requested with this application which equate to two spaces overall. The request is providing 106 of the minimum 108 off-street parking spaces required for an elementary and middle school per the Dallas Development Code. The analysis shown on the current development plan needs revision to show the breakdown of each classroom level and the proposed and to correct figures listed in the data table. Each elementary school classroom requires one and a half spaces per classroom and each middle school classroom requires three and a half spaces. The Building Inspection Office produced a memorandum on December 10, 2014 that classified elementary as Pre-K through fifth grades, middle school as sixth through

eighth grades, and high school from ninth to 12th grades. The school was constructed in 1956 when parking requirements were less than they are today and the division between elementary and middle school may have been different. At today's Dallas Development Code requirements and interpretations, the 56 proposed classrooms would be required to provide 108 parking spaces. The applicant proposes 106 spaces. Staff recommends the two space reduction requested because if the sixth grade was considered elementary school for parking purposes, the code parking requirement would be 100.

Staff recommends approval of the requested parking requirements that would reduce the overall parking requirement by two spaces and the additional parking lot screening requirements that are proposed.

Landscaping: The landscaping requirements of the site will generally comply with Article X of the Dallas Development Code. The applicant has proposed additional landscaping to beautify the current school to be installed with 18 months of Council approval and includes evergreen shrubs to screen garbage storage areas, equipment, and the four parking spaces located within 150 feet of San Leandro Drive. Five street trees adjacent to Saint Francis are also proposed to be installed within 18 months of Council approval.

The only landscaping that is proposed to be required for the swing space portable buildings, since they are interim classrooms, are 10 gallon evergreen shrubs to buffer the swing space portable buildings to San Leandro Drive.

Finally, two enhancements to Article X are proposed for the proposed additions. First, the quantity of street trees along San Leandro is proposed to be increased from one per every 50 feet of frontage to one per every 40 feet of frontage. Second, when protected trees are damaged or diseased and need to be replaced on a one-to-one basis, each replacement tree caliper is proposed to be increased from a two-inch caliper to a two-and-a-half-inch caliper tree.

Staff recommends approval of the proposed landscaping modifications.

LIST OF OFFICERS

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 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 located at the east corner of San Leandro Drive and Saint Francis Avenue. The size of PD _____ is approximately 6.94 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. In this article, SWING SPACE PORTABLE means a portable classroom for use during the renovation and construction of new classroom space on the Property as shown on the development plan.

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

SEC. 51P- _____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(a) Exhibit ___A: development plan.

(b) Exhibit ___B: 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- _____.106. 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- _____.107. ACCESSORY USES.

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

SEC. 51P- _____.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 other than an open-enrollment charter school.

(1) Front yard. Minimum front yard is five feet for swing space portables adjacent to San Leandro Drive. Garbage storage areas and equipment existing on (date of council passage) may encroach 10 feet into the front yard setback along Saint Francis Avenue in the locations shown on the development plan.

(2) Floor area. Maximum floor area is 98,540 square feet. Swing space portables are not included in maximum floor area.

(3) Height.

(A) Maximum height. Except as provided in this section, maximum structure height is 51 feet. The following structures may project a maximum 12 feet above the maximum structure height:

- (i) Elevator or penthouse bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designated to hold liquids.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clerestory.
- (viii) Visual screens which surround roof mounted mechanical equipment.
- (ix) Chimney and vent stacks.
- (x) Amateur communications tower.
- (xi) Parapet wall, limited to a height of four feet.

(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in subparagraph (b)(3)(A) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(C) Swing space portable. Maximum height of swing space portable buildings located within 100 feet of San Leandro Drive is nine feet above the adjacent sidewalk along San Leandro Drive.

(4) Lot coverage. Maximum lot coverage is 30 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Stories. Maximum number of stories above grade is three.

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

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

(b) Public school other than an open-enrollment charter school.

(1) Location. Except as provided in this subsection, off-street parking is allowed in required yards and is not required to be screened.

(2) Required off-street parking. For a public school other than an open-enrollment charter school with up to 56 classrooms, 106 off-street parking spaces must be provided. Classrooms in excess of 56 added to the Property must comply with the off-street parking regulations in Division 51A-4.200. Swing space portables that are located in the area designated on the development plan are not included in the number of classrooms.

(3) Required off-street loading. None.

(4) Screening.

(A) Off-street parking screening. The owner of off-street parking must maintain the screening in compliance with the following standards.

(i) Materials. Screening for off-street parking must be constructed of one of or a combination the following materials:

(aa) brick, stone, or concrete masonry, stucco, concrete, wood, or metal wall or fence, or any combination of these materials with a maximum 10 square inches of openings in any given square foot of surface between two and three feet above the parking surface; or

(bb) evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that the building official certifies as being capable of providing a solid appearance within three years.

(ii) Maintenance. Fencing must be maintained in a state of good repair at all times (and must be installed prior to the issuance of a certificate of occupancy) such that:

(aa) the screening is not out of vertical alignment more than six inches, measured at the top of the screening; and

(bb) any rotted, fire damaged, or broken slats or support posts are repaired or replaced.

(B) Rear or service side screening. None required.

**SEC. 51P-____.111.
STANDARDS.**

ENVIRONMENTAL

PERFORMANCE

See Article VI.

SEC. 51P-____.112.

FENCES.

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

(1) A fence with a maximum height of six-feet may be located in any required yard.

(2) Any fence that exceeds four feet in height and is located within 30 feet of a street must be a minimum of 70-percent open.

SEC. 51P-____.113.

LANDSCAPING.

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

(b) Public school other than an open-enrollment charter school.

(1) The following landscaping materials must be installed by [18 months of the passage of this ordinance].

(A) Evergreen plant materials recommended for local area use by the building official are required for the following purposes:

(i) to provide screening for the following items to adjoining properties, except for driveways:

(aa) screening of garbage storage areas,

(bb) equipment located between the street and the school,

(cc) off-street parking located within 150 feet of San Leandro Drive, and

(ii) foundation planting a minimum of 65 linear feet along the existing school facade facing San Leandro Drive.

(B) Five street trees adjacent to Saint Francis Avenue.

(2) The evergreen plant materials required in Paragraph (1) must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years at a minimum height of six feet above the adjacent surface. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that the building official certifies as being capable of providing a solid appearance within three years.

(3) Except as provided in this subparagraph, no landscaping is required for the placement of swing space portable classrooms. A minimum 10 gallon evergreen shrub planted in the area between the swing space portable and the right-of-way of San Leandro Drive planted at one shrub for every five feet of facade is required. Fences erected between a street and swing space portable buildings must be located between the evergreen shrubs and the swing space portable.

(4) A large canopy tree must be provided for each 40 feet of frontage along San Leandro Drive. These trees must be located within 30 feet of the projected street curb.

(5) The minimum size of each replacement tree must be a minimum caliper of two and a half inches.

(c) Maintenance. 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 ____B).

(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, 2016. 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 year through the year the swing space portable buildings are removed. An additional traffic study must be performed by November 1, 2020, or after removal of the swing space portable buildings, whichever is later. After the additional traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 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.

(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 public school other than an open-enrollment charter school.

(1) Swing space portables are limited to the areas shown on the development plan and must be removed the sooner of [four and a half years] or the issuance of a certificate of occupancy or final inspection of the additions shown on the development plan.

(2) Roof mounted structures that are listed in Section 51P- ____ .109(b)(3)(A) that are installed after [date of this ordinance] that exceeds two

feet must be screened with solid screening that equals or exceeds the height of the roof mounted structure.

(3) Security lighting is the only lighting allowed in the playground and ball field areas and is limited to 20 feet above the adjacent ground surface.

(4) Permanent athletic field seating, scoreboards, and outdoor amplified sound systems are not permitted

(5) At least 30 days prior to the filing with the city of any application for a zoning change; amendment to the approved development plan for the school pursuant to Sections 51A-4.702(h) or (i), as amended; any application to the Board of Adjustment for a variance or special exception with respect to the school; or minor amendment to the Traffic Management Plan, the applicant shall submit a copy of said application to the Forest Hills Neighborhood Association at the address PO Box 180897 Dallas, TX 75218.

(6) Prior to the issuance of a certificate of occupancy for new construction or addition, excluding swing space portable buildings, a maximum six-foot high fence constructed with wrought-iron, or similar material that runs parallel to San Leandro Drive and connects to the northeastern property line is required.

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 TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN FOR
DISD ALEX SANGER ELEMENTARY

DALLAS, TEXAS

DESHAZO PROJECT NO. 15234

Z145-285

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

May 11, 2016



Traffic Management Plan for
DISD Alex Sanger Elementary

~ DeShazo Project No. 15234 ~

Table of Contents

PRELIMINARY SITE PLANI

INTRODUCTION..... 1

TRAFFIC MANAGEMENT PLAN..... 1

School Operational Characteristics..... 2

Site Access 2

Passenger Unloading/Loading and Vehicular Queuing..... 2

Recommendations 2

SUMMARY 4

LIST OF TABLES:

Table 1. Proposed School Operational Characteristics

LIST OF EXHIBITS:

Exhibit 1. Traffic Management Plan

Exhibit 2. INTERIM Traffic Management Plan

Exhibit 3. Proposed Student Dismissal & Traffic Queue Summary



Technical Memorandum

To: Mr. Karl Crawley — *Masterplan*
From: David Nevarez, P.E. — *DeShazo Group, Inc.*
Date: May 11, 2016
Re: Traffic Management Plan for DISD Alex Sanger Elementary in Dallas, Texas
DeShazo Project Number 15234; Z145-285

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 Alex Sanger Elementary School (the "School") located at 8410 San Leandro Drive in Dallas, Texas.

The School has a current enrollment of approximately 600 students in Kindergarten through 6th grade. The school administration is planning a revision of their existing site plan. The proposed changes are attributed to additional didactical floor area and student enrollment up to 8th grade with an anticipated increase of approximately 150 students. However, this study considers a theoretical scenario with a maximum capacity of up to 900 students. The attached site plan includes the proposed building modifications.

The school site is zoned R-10(A) (or Single Family) Residential District and currently operates under a specific use permit. The school administration is seeking approval for a change to the development plan. In order to gain entitlements for the proposed improvements, 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.

DeShazo conducted field observations of the school on Thursday, December 10, 2015 and throughout the month of April. This analysis 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

Table 1 summarizes the proposed operational characteristics for *DISD Alex Sanger Elementary*.

Table 1. Proposed School Operational Characteristics

Student Grade	Daily Start	Daily Dismissal	Student Enrollment	Bus Ridership
<i>Student Loading Zone A</i>				
Pre-K	7:55 AM	2:50 PM	105	0 (0%)
Kinder	7:55 AM	3:00 PM	145	36 (25%)
3 – 5 th	7:55 AM	3:15 PM	210	55 (25%)
<i>Student Loading Zone B</i>				
1 – 2 nd	7:55 AM	3:00 PM	220	55 (25%)
6 – 8 th	7:55 AM	3:15 PM	220	55 (25%)
Totals:			900	200 (22%)

SOURCE: School administration on March 28, 2016

Site Access

The School is located at the corner of St. Francis Avenue and San Leandro Drive. Both adjacent public streets are two-lane, undivided roadways and approximately 34-feet wide. San Leandro Drive currently operates as a one-way (eastbound) traffic during school morning and afternoon peak hours. This operation allows the segment of San Leandro Drive to accommodate up to four lanes of traffic: on-street traffic on each curb, one double lane of queuing and a third lane for through traffic. School buses load students from the curb adjacent to the school on St. Francis Avenue. School staff places temporary traffic cones to reserve the space for three DISD school buses in advance to student dismissal times. Once loaded, school buses proceed to turn left onto San Leandro Drive, drive around the block to return to the intersection of San Cristobal Drive and St. Francis Avenue, where they turn right and proceed to leave the School site towards Ferguson Road.

Passenger Unloading/Loading and Vehicular Queuing

DeShazo conducted field observations on Thursday, December 10, 2015 and throughout the month of April. Observations of peak traffic associated with student pick-up activities indicate that most vehicles approach the School to load/unload students on San Leandro Drive. Some parents also park near the intersection of Whittier Avenue and San Leandro Drive and walk towards the school to greet their child(ren). Observations also indicate a maximum of approximately 90 vehicles on site at the same time. The School provides a loading station for students in front of the school along San Leandro Drive; conditions are generally orderly and any evidence of traffic congestion disappears in less than ten (or up to 15) minutes.

Recommendations

The following recommendations are provided by DeShazo to the school administration for the management of vehicular traffic generated by the school during afternoon peak traffic conditions.

1. School administration should stagger dismissal times as shown on **Table 1**. In addition, school should provide a separate area for pick-up operations for students in 1st – 2nd and 6 – 8th grade (namely Student Loading/Unloading Area B) as depicted on **Exhibit 1**. The proposed dismissal plan will significantly reduce the traffic queues that would otherwise result from all grades combined.
2. The School will implement a managed “carpool” system. At the beginning of each school term, parents will be issued hang tags with unique identification that pairs them with the corresponding student(s). During the pick-up period, the hang-tags will be on display through the vehicle’s windshield while parents circulate through the prescribed route, as depicted in **Exhibit 1**. School staff will be positioned at strategic locations ahead of the loading areas and relay the sequence of parent arrival back to the loading area via hand radio, as the students are prepped for pick-up. With the assistance of other school staff stationed at the loading area, several vehicles will continue to be loaded simultaneously along one single designated queue lane.
3. The school PTA and the Forest Hill Neighborhood Association should request the presence of a City of Dallas Police to monitor and enforce traffic operations.
4. The school PTA should investigate resources, incentives and campaigns that encourage students and parents to walk or ride bicycles to school.
5. As needed, school officials should conduct annual meetings with neighborhood representatives to address any problems concerning school traffic and identify solutions in the interest of all involved parties.
6. The City of Dallas should install pedestrian crosswalks at the intersection of St. Francis Avenue and San Leandro Drive; school officials should consider the assignment of crossing guards at this intersection.

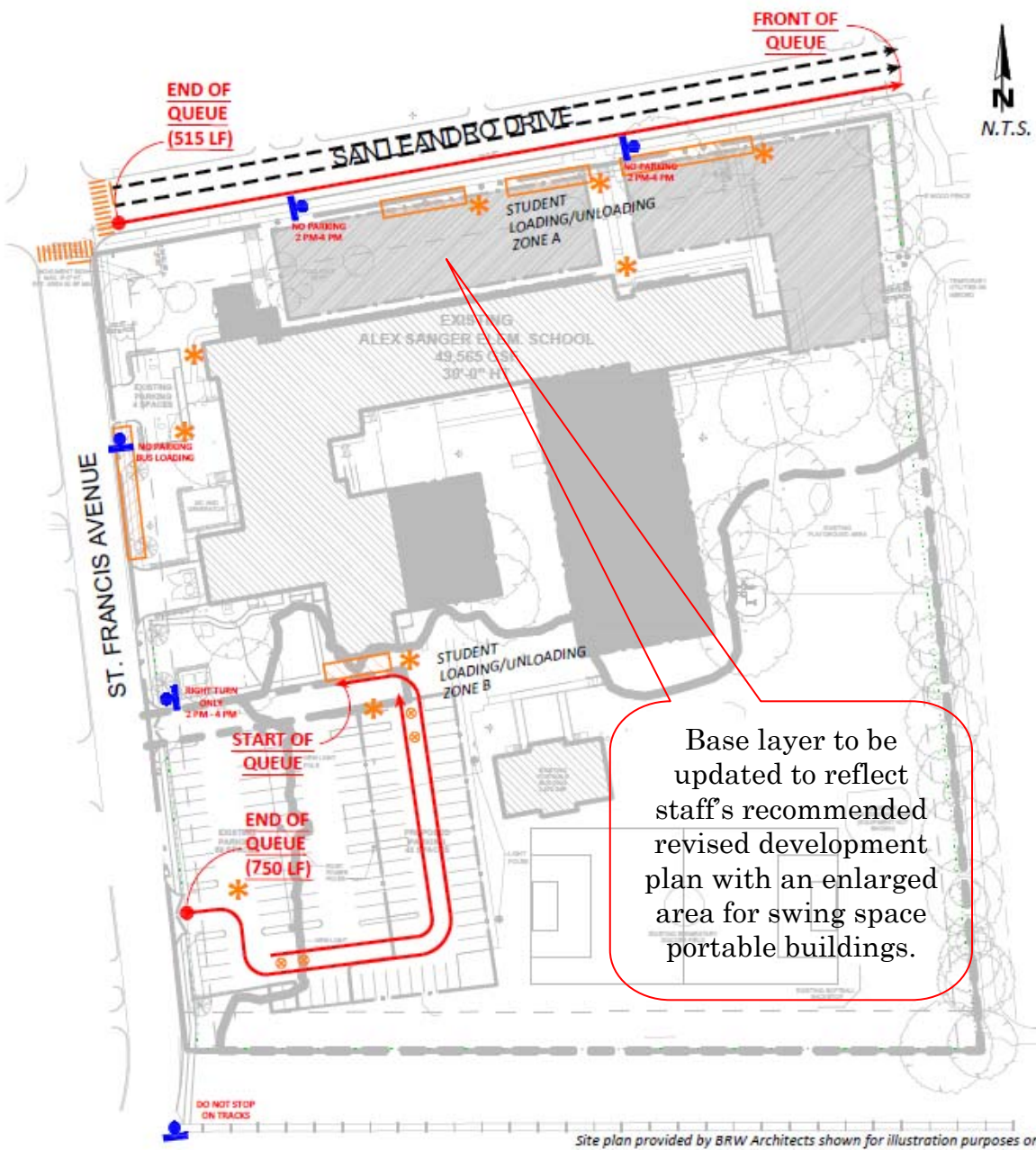
NOTE: Any jaywalking between parked school buses on St. Francis should be immediately addressed and controlled. However, pedestrian crosswalks should not be considered an absolute enhancement to provide pedestrian safety. Pedestrians are prone to be less cautious when crossing a street at a dedicated pavement marking, giving responsibility of action to approaching vehicles instead.

7. The full cooperation of staff, students and parents is crucial for the success of the TMP. Proper training of staff on their duties and expectations pertaining to the TMP is recommended. Proper communications at the beginning of the each school term (and otherwise, as needed) with students and parents on their duties and expectation is also recommended, including a reminder of the risks associated with speeding in school zones and the use of hand-held phones while driving.
8. The School should allow no staff other than off-duty, deputized officers of the law to engage or attempt to influence traffic operations in public right-of-way.
9. As needed, students or staff directing dismissed students 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).
10. DeShazo recommends a traffic sign for approaching traffic at the operating KCS railroad crossing to prevent vehicles stopping on tracks.

END OF MEMO



DeShazo Group, Inc. Job No. 15524 Exhibit Created on 09-10-2016



Site plan provided by BRW Architects shown for illustration purposes only.

Queuing Summary				
TIME	GRADE	PROVIDED	REQUIRED	SURPLUS
A. 2:50PM	Pre-K (105)	22 cars (517 LF)	16 cars (376 LF)	6 cars (141 LF)
A. 3:00PM	Kinder (145)	22 cars (517 LF)	22 cars (517 LF)	0 cars (0 LF)
A. 3:15PM	3-5th (210)	22 cars (517 LF)	24 cars (584 LF)	- 2 cars (-47 LF)
B. 3:00PM	1-2nd (220)	32 cars (752 LF)	25 cars (588 LF)	7 cars (165 LF)
B. 3:15PM	6-8th (220)	32 cars (752 LF)	25 cars (588 LF)	7 cars (165 LF)

- Legend**
- School Staff
 - Loading Area
 - Queue Capacity
 - By-Pass Lane
 - Traffic Cones
 - Traffic Sign

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. 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 constraints preclude the school's ability to accommodate vehicular queue on-site. While it may not be feasible to eliminate queuing in public rights-of-way, establishing a designated school route will lessen impact to neighborhood as well as background traffic on the main roads. This option is subject to approval by the City of Dallas Street Services Department.

Vehicular queue at 23.5 feet per passenger car based on field observations.

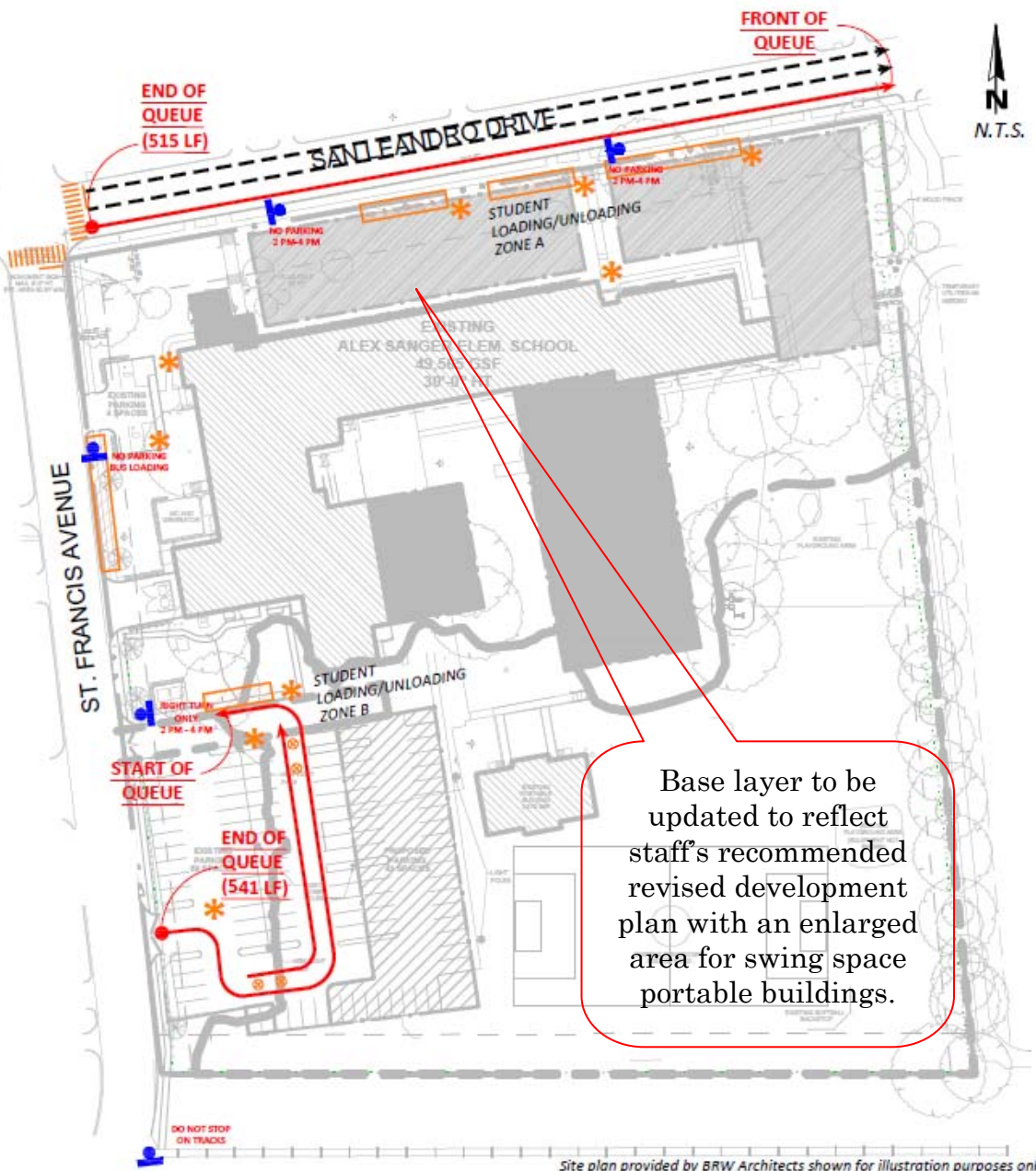
EXHIBIT 1

Traffic Management Plan
DISD Alex Sanger Elementary (& Proposed Middle) School
8410 San Leandro Dr, Dallas, Texas

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3189
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740



DeShazo Group, Inc. Job No. 15234 Exhibit Created on 05-10-2018



Base layer to be updated to reflect staff's recommended revised development plan with an enlarged area for swing space portable buildings.

Site plan provided by BRW Architects shown for illustration purposes only.

Queuing Summary				
TIME	GRADE	PROVIDED	REQUIRED	SURPLUS
A. 2:55PM	Pre-K (150)	22 cars (517 LF)	23 cars (541 LF)	-1 car (-24 LF)
A. 3:10PM	3-5th (210)	22 cars (517 LF)	24 cars (554 LF)	- 2 cars (-47 LF)
B. 2:55PM	1-2nd (170)	23 cars (541 LF)	19 cars (447 LF)	4 cars (94 LF)
B. 3:10PM	6-8th (220)	23 cars (541 LF)	25 cars (588 LF)	- 2 cars (-47 LF)

Legend	
	- School Staff
	- Loading Area
	- Queue Capacity
	- By-Pass Lane
	- Traffic Cones
	- Traffic Sign

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. 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 constraints preclude the school's ability to accommodate vehicular queue on-site. While it may not be feasible to eliminate queuing in public rights-of-way, establishing a designated school route will lessen impact to neighborhood as well as background traffic on the main roads. This option is subject to approval by the City of Dallas Street Services Department.

Vehicular queue at 23.5 feet per passenger car based on field observations.

EXHIBIT 2 **Interim Traffic Management Plan (2018-2019)**
 DISD Alex Sanger Elementary (& Proposed Middle) School
 8410 San Leandro Dr, Dallas, Texas

DeShazo Group, Inc.
 Texas Registered Engineering Firm F-3199
 400 S. Houston St. Suite 330
 Dallas, Texas 75202
 (214) 748.6740



**EXHIBIT 3. Proposed Student Dismissal & Traffic Queue Summary
for DISD Alex Sanger Elementary School**

Table A. Student Enrollment vs Anticipated School Capacity

Student Grade	Student Enrollment School Year 2018-2019		Student Enrollment at School Capacity	
	Student Enrollment	Bus Ridership	Student Count	Bus Ridership
Pre-K	55	0 (0%)	105	0 (0%)
Kinder	95	24 (25%)	145	36 (25%)
1 – 2 nd	170	45 (25%)	220	55 (25%)
3 – 5 th	210	50 (25%)	210	55 (25%)
6 – 8 th	220	55 (25%)	220	55 (25%)
Totals:	750	175 (22%)	900	200 (22%)

Table B. Interim Conditions (School Year 2018-2019)

Time	Grades	Student Enrollment	Projected Queue	Provided Queue	Surplus/ (Deficit)
<i>A. Drop-Off/Pick-Up Curb on San Leandro Dr.</i>					
2:55 PM	PreK-Kinder	150	23 cars	22 cars	(1 car)
3:10 PM	3 rd – 5 th Grade	210	24 cars	22 cars	(2 cars)
<i>B. Parking Lot on St. Francis Ave.</i>					
2:55 PM	1 st – 2 nd Grade	170	19 cars	23 cars	4 cars
3:10 PM	6 th – 8 th Grade	220	25 cars	23 cars	(2 cars)
Total Enrollment:		750			

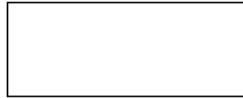
Projected maximum queue considers 25% bus ridership for 1st- 8th grade students.

Table C. Theoretical Conditions (Anticipated School Capacity)

Time	Grades	Student Enrollment	Projected Queue	Provided Queue	Surplus/ (Deficit)
<i>A. Drop-Off/Pick-Up Curb on San Leandro Dr.</i>					
2:50 PM	Pre-Kinder	105	16 cars	22 cars	4 cars
3:00 PM	Kindergarten	145	22 cars	22 cars	0 cars
3:15 PM	3 rd – 5 th Grade	210	24 cars	22 cars	(2 cars)
<i>B. Parking Lot on St. Francis Ave.</i>					
3:00 PM	1 st – 2 nd Grade	220	25 cars	32 cars	7 cars
3:15 PM	6 th – 8 th Grade	220	25 cars	32 cars	7 cars
Total Enrollment:		900			

Projected maximum queue considers 25% bus ridership for 1st- 8th grade students.

Proposed Development Plan



COMPACT © 2015
 BROWN REYNOLDS WATFORD ARCHITECTS, INC.
 DATE: MAY 12, 2016
 CHECKED BY: JAL/LWA
 BRF PROJECT NUMBER: 21509000

DIST ALEX SANGR
ELEMENTARY SCHOOL
 1610 SAN LEANDRO DR
 DALLAS, TX 75218

NO.	REVISION	DATE



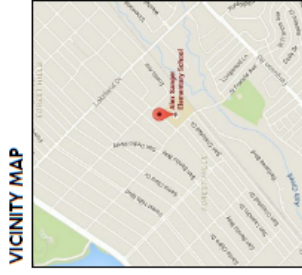
SITE ANALYSIS
 ZONING: PD (PUBLIC SCHOOL)
 PROPOSED USE: PRE-K - 8 PUBLIC SCHOOL
 FLOOR AREA:
 EXISTING: 49,563 CSF
 PROPOSED: 48,000 CSF
 PARKING ANALYSIS:
 52,540 CSF
 48,000 CSF
 6 TH GRADE THROUGH 8 TH: 44
 56 CLASSROOMS
 TOTAL: 108 SPACES
 EXISTING PARKING: 63 SPACES
 NEW PARKING: 45 SPACES
 TOTAL PARKING: 108 SPACES
 SETBACKS: REQUIRED: PROVIDED
 FRONT YARD: 30' 30'
 SIDE YARD: 15' 15'
 LOT COVERAGE: 25% 25%
 MAX. HEIGHT: 35' 35'

SITE PLAN LEGEND

PATTERN	DESCRIPTION
[Diagonal lines]	EXISTING CONSTRUCTION
[Stippled]	NEW CONCRETE PAVING
[Cross-hatched]	PROPOSED CONSTRUCTION
[Dotted]	TERMINARY CONSTRUCTION
[Horizontal lines]	50' X 30' SPACE PORTABLES
[Dashed]	LINE OF FLOOD PLAN

Update height maximums based on PD conditions.

Combine proposed and alternate development plans to show both possible locations of swing space portable building placement.

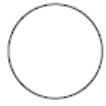


DEVELOPMENT PLAN
 1" = 30'-0"
 DATE: 5/12/16

Proposed Alternate Development Plan



ARCHITECTS
 BROWN REYNOLDS WATFORD
 ARCHITECTS
 2118 SOUTH
 BRUNNEN ROAD
 SUITE 200
 HOUSTON, TEXAS 77058
 TEL: 281.486.1100
 WWW.BRW.AA.COM



COMPILED BY: 2/15/2020
 CHECKED BY: CHM/RF
 DRAWN BY: AM/RF
 DATE: MAY 14, 2016
 BRW PROJECT NUMBER: 21581000

DISP ALEX SANGR
 ELBMENTARY SCHOOL
 2410 SAN LEANDRO DR
 DALLAS, TX 75218

NO.	REVISION	DATE

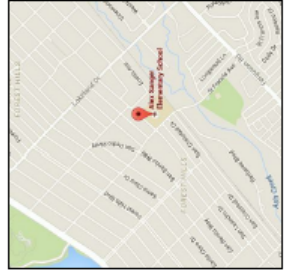


SITE ANALYSIS
 ZONING: PD (PUBLIC SCHOOL)
 PROPOSED USE: PRE-K-8 PUBLIC SCHOOL
 FLOOR AREA:
 EXISTING: 49,565 GSF
 PROPOSED: 49,565 GSF
 PARKING ANALYSIS:
 PRE-K THROUGH 5 TH: 44
 6 TH GRADE: 4
 THROUGH 8 TH: 56 CLASSROOMS
 TOTAL: 106 SPACES
 EXISTING PARKING: 68 SPACES
 NEW PARKING: 43 SPACES
 TOTAL PARKING: 111 SPACES
 SETBACKS: REQUIRED: 30' PROPOSED: 30'
 FRONT YARD: 30' SIDE YARD: 15' REAR: 15'
 LOT COVERAGE: 25% MAX. HEIGHT: 35'

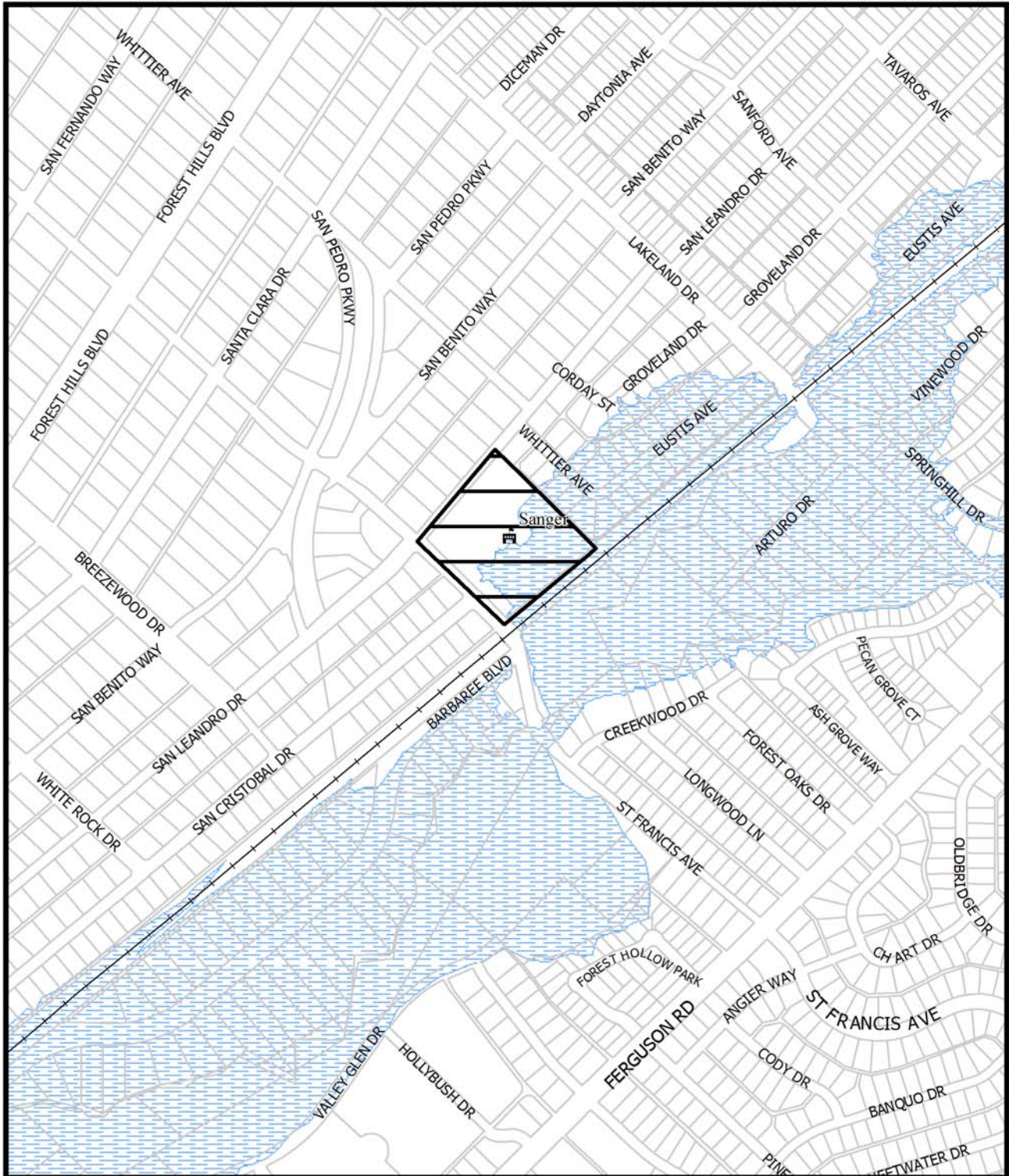
SITE PLAN LEGEND

PATTERN	DESCRIPTION
	EXISTING CONSTRUCTION
	NEW CONCRETE PAVING
	PROPOSED CONSTRUCTION
	TEMPORARY CONSTRUCTION
	SWING SPACE PORTABLES
	LIMIT OF FLOOD PLAN

Update height maximums based on PD conditions.



Combine proposed and alternate development plans to show both possible locations of swing space portable building placement.

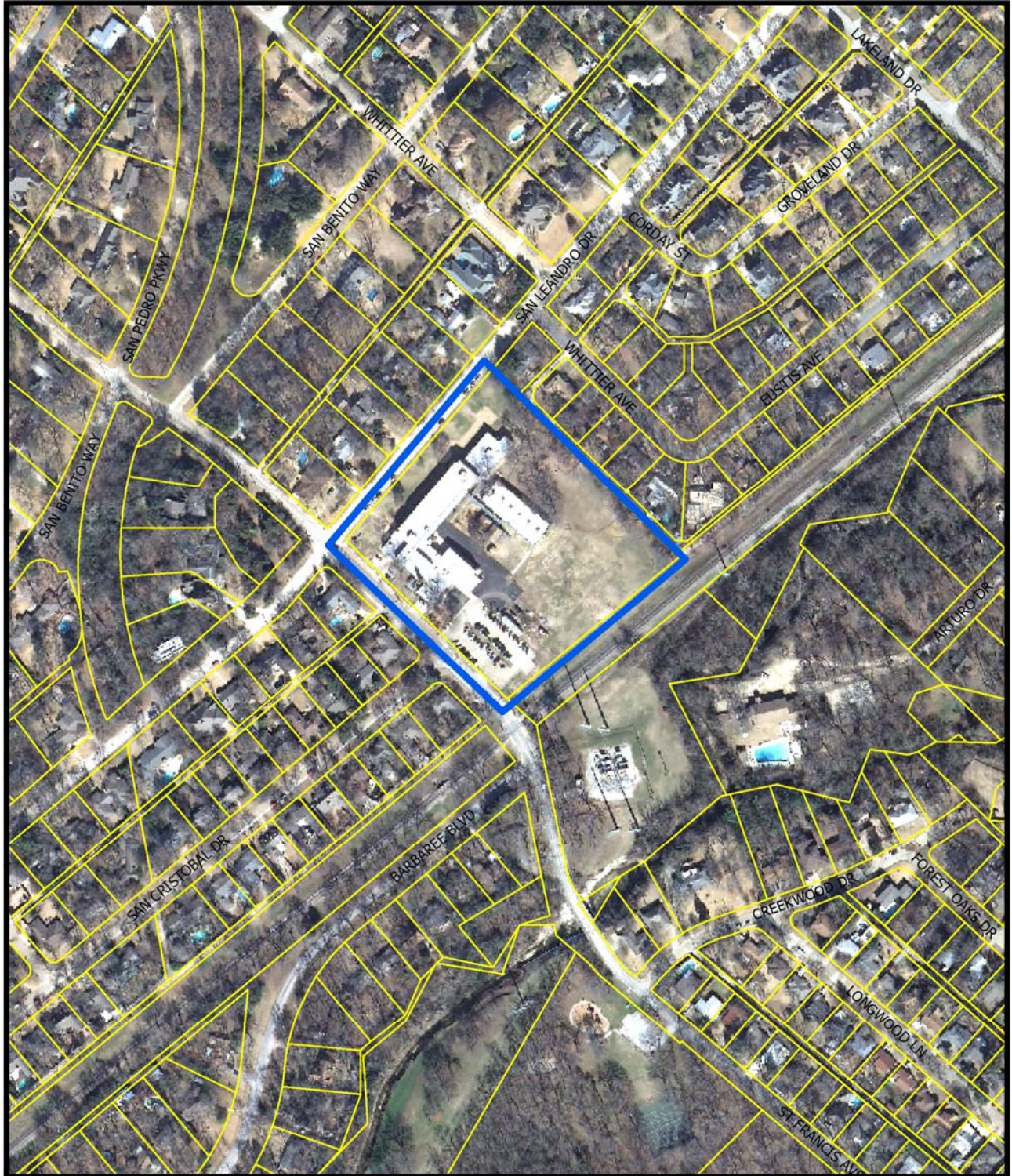


1:7,200

VICINITY MAP

Case no: **Z145-285**

Date: **1/20/2016**

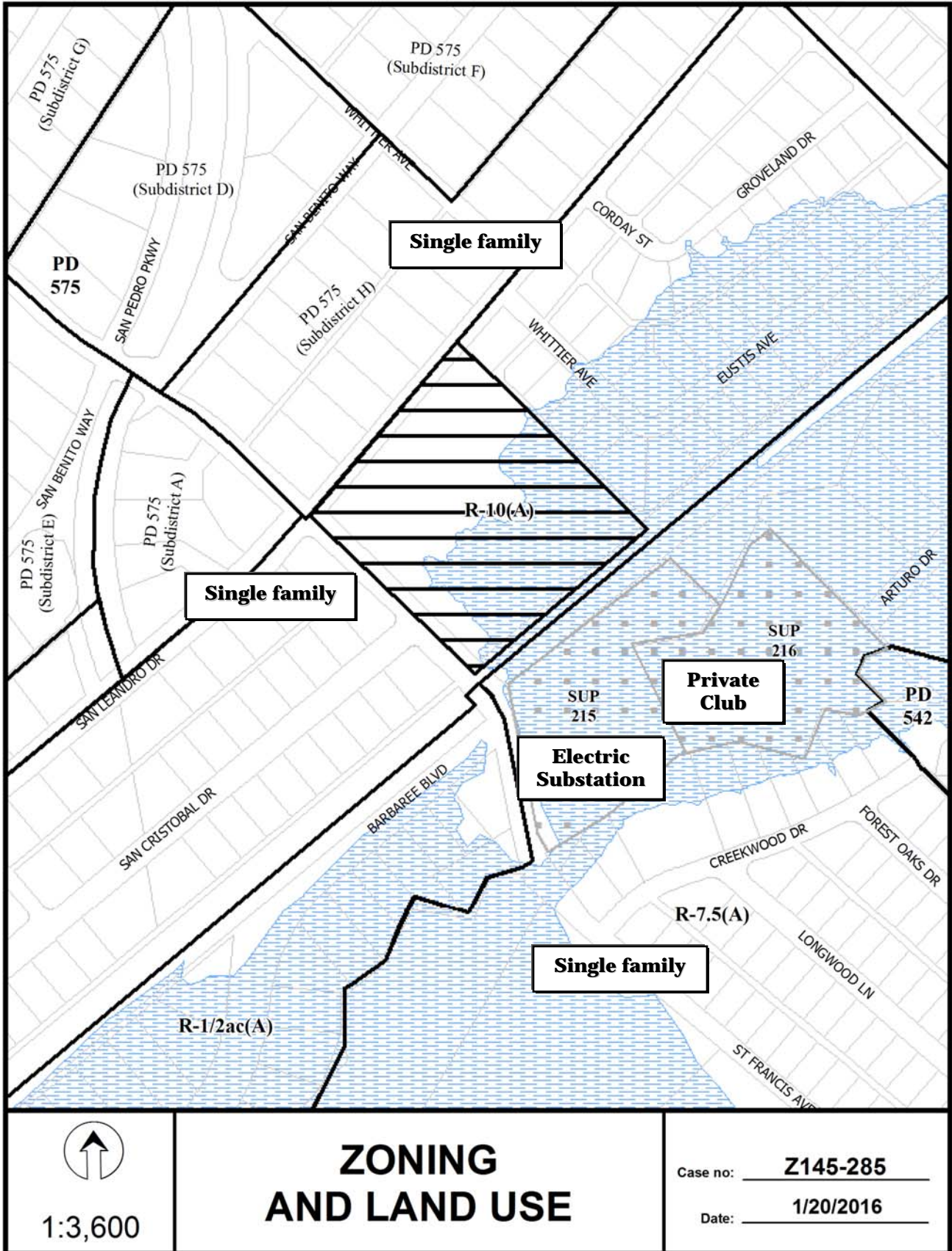


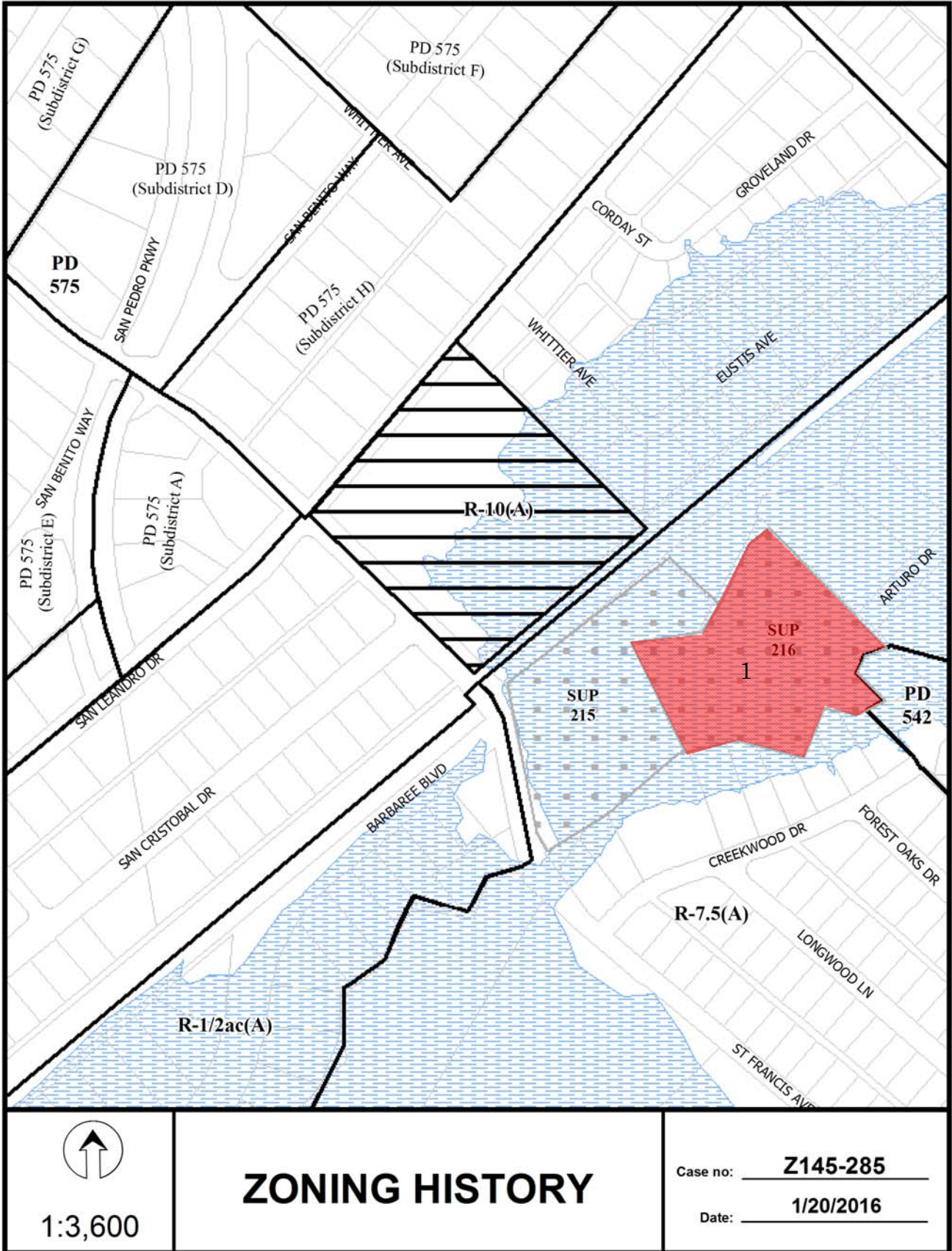
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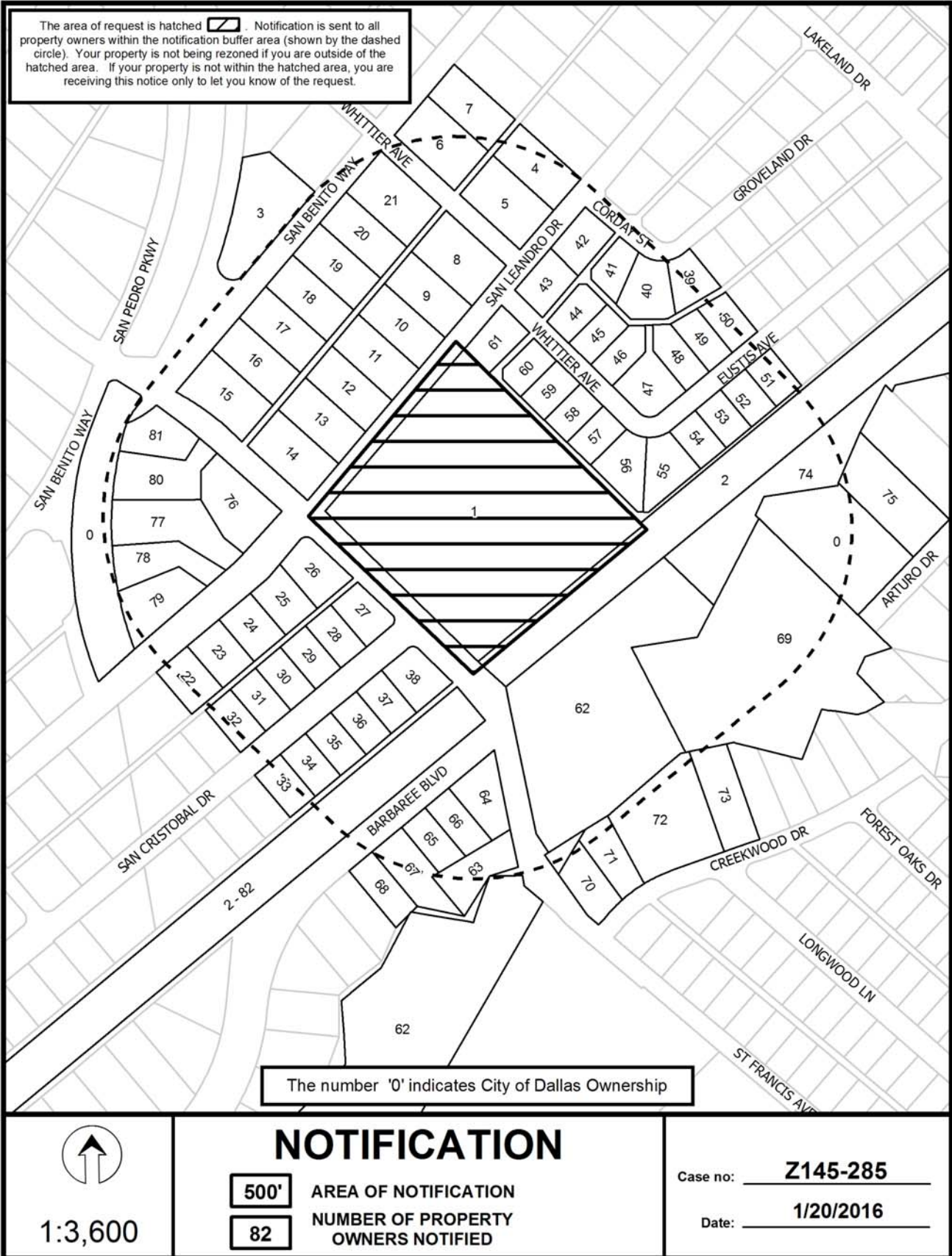
AERIAL MAP

Case no: Z145-285

Date: 1/20/2016







01/20/2016

Notification List of Property Owners***Z145-285******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8410 SAN LEANDRO DR	Dallas ISD
2	99999 NO NAME ST	KANSAS CITY SOUTHERN RR
3	8441 SAN BENITO WAY	HOPSON ROBERT J &
4	8515 SAN LEANDRO DR	ABBOTT SYDNEY K &
5	8507 SAN LEANDRO DR	GLASS DENISE WEBB & BRENT PAYNE
6	8506 SAN BENITO WAY	NOSTER TRINA G
7	8514 SAN BENITO WAY	COHEN BARBARA
8	8459 SAN LEANDRO DR	COOPER RYAN S & JENNIFER A LEROM
9	8447 SAN LEANDRO DR	BOATWRIGHT CHARLES M
10	8439 SAN LEANDRO DR	GERARD NELLIE JOANNA
11	8431 SAN LEANDRO DR	SOUTHAN TAMELA L &
12	8423 SAN LEANDRO DR	PUMPELLY JASON M & JILL M
13	8415 SAN LEANDRO DR	LIZARAZO ALEXANDER G
14	8407 SAN LEANDRO DR	BORDELON VERNON PAUL JR & REBECCA MOREAU
15	8400 SAN BENITO WAY	JOSELYN GUY F IV
16	8414 SAN BENITO WAY	DICKEY J R
17	8422 SAN BENITO WAY	CAMPBELL RANDY &
18	8430 SAN BENITO WAY	YOUNGBLOOD GARY K TR
19	8438 SAN BENITO WAY	CROW KYLE
20	8446 SAN BENITO WAY	BELL MICHAEL B & JENELLE HAMPTON BELL
21	8458 SAN BENITO WAY	KOELLNER MATTHEW JACK & JULIE B
22	8348 SAN LEANDRO DR	BROWN BILLY R &
23	8358 SAN LEANDRO DR	HILL WILLIAM J & SHARON L
24	8364 SAN LEANDRO DR	KIRBY PATRICK W &
25	8372 SAN LEANDRO DR	KALIS RANDOLPH P
26	8380 SAN LEANDRO DR	KEMP ERIC M

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8381 SAN CRISTOBAL DR	CLAUS SETH W & DEBORAH CHEN
28	8375 SAN CRISTOBAL DR	MULLER SCOTT K & DEBBIE
29	8369 SAN CRISTOBAL DR	DUFF JAMES R
30	8363 SAN CRISTOBAL DR	CARTER DAVID R
31	8357 SAN CRISTOBAL DR	GREENBERG IRA &
32	8351 SAN CRISTOBAL DR	RENO BARRY LEN & JOANN
33	8350 SAN CRISTOBAL DR	WALKER ROBERT & CAROLYN R
34	8356 SAN CRISTOBAL DR	COLE LETA RUTH
35	8362 SAN CRISTOBAL DR	JONES ROBERT PRESTON &
36	8368 SAN CRISTOBAL DR	MALLOY CHARLES FOSTER
37	8374 SAN CRISTOBAL DR	MUENZLER JULIE
38	8380 SAN CRISTOBAL DR	MARQUEZ JOSE I &
39	8502 GROVELAND DR	CHILDS ANDREW S & ALISON M
40	1719 CORDAY ST	NELSON JESSE DAVIS & BROOKE ERIN
41	1715 CORDAY ST	DELEON TRICIA R
42	8510 SAN LEANDRO DR	FONDREN SUSAN R
43	8502 SAN LEANDRO DR	SMITH RANDOLPH S
44	1714 WHITTIER AVE	DUNLEAVY STUART M & GALE
45	1718 WHITTIER AVE	ETTER KRIS
46	1724 WHITTIER AVE	FORD ROBERT L & DEBRA
47	1730 WHITTIER AVE	SWANN CLAIRE E
48	8511 EUSTIS AVE	MANN RICHARD
49	8519 EUSTIS AVE	ALVAREZ ALICIA E
50	8523 EUSTIS AVE	MARTINEZ HECTOR ALONSO MENDOZA
51	8526 EUSTIS AVE	EPSTEIN LAUREN
52	8520 EUSTIS AVE	DAVENPORT SCOTT V & JENNIFER Q
53	8514 EUSTIS AVE	PHILLIPS CHRISTY H
54	8506 EUSTIS AVE	DENTON ERIC & ERICA
55	8502 EUSTIS AVE	AKERS RICHARD & MICHELLE
56	1737 WHITTIER AVE	COMINI ADRIANA
57	1731 WHITTIER AVE	UNAL CEREN

01/20/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1727 WHITTIER AVE	FRITSCHIE DAVID
59	1719 WHITTIER AVE	LIPSCHITZ WARRNE
60	1715 WHITTIER AVE	KRAUSS STANLEY L
61	8450 SAN LEANDRO DR	BREELAND DORINDA D
62	8200 BARBAREE BLVD	TEXAS UTILITIES ELEC CO
63	1802 ST FRANCIS AVE	HUTCHINSON ROBERT &
64	1818 ST FRANCIS AVE	HUTCHINSON ROBERT
65	8322 BARBAREE BLVD	RUMFIELD RAY D JR
66	8328 BARBAREE BLVD	RORIE BETTY L TR
67	8314 BARBAREE BLVD	GRAY TAMARA L
68	8310 BARBAREE BLVD	HAMIC ROBERT E & BETTY L
69	8500 ARTURO DR	FRATERNAL ORDER OF
70	8405 CREEKWOOD DR	WOODRUFF DARLENE P TR
71	8409 CREEKWOOD DR	ARVELO DAVID
72	8425 CREEKWOOD DR	MOORE PETER KIMBALL & SARA A
73	8431 CREEKWOOD DR	SMITH BRADFORD EUGENE &
74	2100 LAKELAND DR	HOKE BOBBY R & KAILA
75	8521 ARTURO DR	LUMPKIN AARON R
76	8381 ST FRANCIS AVE	FOREST HILLS HOMEOWNERS
77	8371 SAN LEANDRO DR	BABLER STEPHEN J &
78	8367 SAN LEANDRO DR	GONZALEZ JOSE L &
79	8363 SAN LEANDRO DR	LAIVINS JURIS & CAROLYN
80	1609 ST FRANCIS AVE	JORDAN JAMES S & BARBARA
81	1603 ST FRANCIS AVE	JORDAN JAMES S &
82	99999 NO NAME ST	KANSAS CITY SOUTHERN RR

FILE NUMBER: Z156-207(SM) **DATE FILED:** February 12, 2016

LOCATION: North corner of North Harwood Street and Randall Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45 E

SIZE OF REQUEST: Approx. 0.737 acres **CENSUS TRACT:** 19.00

APPLICANT: Crescent Acquisitions, LLC

OWNER: MAC Randall Owners, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to provide a multifamily development with consideration of the following: 1) decrease setbacks; 2) increase floor area ratio for residential uses; 3) provide for alternative landscaping along the street frontages and, 4) require pedestrian amenities.

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

BACKGROUND INFORMATION:

- The existing structure on the site completed construction on May 5, 2003 and is one story and contains 10,855 square feet according to permit records. The owner name and DBA on the certificate of occupancy is “Reading & Radio Resource”.
- Articles published by the Dallas Morning News and KERA notes that the Reading and Radio Resource provided services to the blind and illiterate that included reading the newspaper and other audible literary activities. KERA noted the approximate closure of the business in January 2015.

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

1. **Z134-274** – On October 8, 2014 Council approved an LC Light Commercial Subdistrict within Planned Development District No. 193, a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street.
2. **Z123-117** – On February 13, 2013 Council approved an amendment to, and an expansion of, Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses on property zoned Planned Development Subdistrict No. 16 and an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.
3. **Z134-314** – On March 25, 2015 Council approved an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.
4. **Z134-140** – On April 22, 2015 Council approved the renewal of Specific Use Permit No. 1822 for an attached non-premise sign and an amendment to Tract I, Planned Development Subdistrict No. 11 of Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay H/64, the Magnolia Station Historic District on north corner of Lyte Street and North Houston Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Mckinnon Street aka Dallas North Tollway	Minor Arterial	Variable
Randall Street	Local Street	48 ft.
N. Harwood Street	Local Street	60 ft.

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant’s request for an Office development. The request site is located on the outer edge of the Downtown Building Blocks.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

URBAN DESIGN

Goal 5.1 Promote a sense of place, safety and workability

Policy 5.1.2 Define urban character in Downtown and urban cores

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a new PDS meets the above listed objectives. The Property will be redeveloped with a 2300,000 square foot residential building that will have approximately 21 stories, including a six-story parking garage above the ground floor lobby.

The proposed development will need to increase the maximum floor area ratio for residential uses from 4.5:1 to 7.5:1 however, the site only increases FAR for residential uses and maintains the remaining yard, lot, and space regulations of the O-2 subdistrict, which the exception of reducing the front yard setback along Randall Street from 20 feet to 10 feet. The increase in FAR and reduction of the Randall Street front yard setback is recommended by staff because it is consistent and does not exceed the heights or reduces the setbacks more than adjacent recent planned development subdistricts and additional pedestrian amenities are offered.

The applicant has submitted a landscape plan that will comply generally with the landscaping requirements in Part 1 of PDD No. 193. The plan moves street trees closer to the building in order to obtain the minimum number required by PDD No. 193 but are located out of visibility triangles for safety purposes.

STAFF ANALYSIS:

Land Use Compatibility:

Direction	PD 193 Subdistrict	Land Use
Site	O-2	Vacant; Multifamily proposed
Northwest	PDS 16	Office
Northeast	PDS 52	Multifamily
East	PDS 88	Multifamily
Southeast	PDS 79 (Sub A)	Undeveloped
Southwest	O-2	Hotel

The 0.737 acre site is developed with a one-story vacant building and is proposed to contain a multifamily building that complies with the height requirements of the O-2 Subdistrict, which is 240 feet or approximately 21 stories. The adjacent property that is immediately to the northwest of the site, and the only other property on the block, is a 22 story office building with seven levels of a parking garage that was completed January 19, 2016 according to permit records. A 30-story multifamily building is located to the northeast of the site, across McKinnon Street; permit records show the development completed construction November 14, 2008. The development to the east, diagonally across the intersection of McKinnon Street and Randall Street, is a four story multifamily building that completed construction November 9, 2008, according to permit records; the development also contains a few non-residential ground floor tenants for the residents. The development to the southeast is currently undeveloped but on February 27, 2013, Council approved a Subarea A in Subdistrict No. 79 that allows LC uses with a maximum height of 365 feet and FAR equivalency of 8.5. Finally, the development to the southwest, or across Harwood Street, is a four story hotel.

The proposed subdistrict is compatible with surrounding land uses.

Development Standards:

Direction	District	Setbacks		Density	Height	Lot Coverage
		Front	Side/Rear			
Site	Applicant's proposed PDS	20'; 10' on Randall	10'/10'	7.2:1 FAR for residential; 4.0:1 for other uses	240'	75%
Northwest	PDS No. 16 O-2 Office uses	20' on McKinnon; 0' on Wolf and Harwood	0'/0'	4:1 FAR	300'	80%
Northeast	PDS No. 52 O-2 uses	10'	10'	250 units/acre; 5.5:1 FAR for residential; 5.0:1 for other uses	350'	85%
East	PDS No. 88 O-2 uses	20'	10'/10'	4:1 FAR	240'	75%
Southeast	PDS No. 79 (Sub A) LC uses	0'	0'	8.5:1 FAR equivalency (350,000 SF)	365'	No max
Southwest	O-2 Office uses	20'	10'/10'	4:1 FAR	240'	75%

The applicant's request for a new subdistrict will generally reflect the O-2 Office Subdistrict development rights and standards on the property. The applicant has requested the following development standard modifications from the O-2 Office Subdistrict: 1) increase in FAR for residential uses from 4.5 to 7.2 and 2) decrease the front yard setback on Randall Street from 20 feet to 10 feet with specific pedestrian oriented encroachments allowed in the front yard setbacks.

The proposed multifamily development will be constructed with a ground story lobby and amenities ground floor with a 7-level parking structure, and up to 15 stories of multifamily uses. The request also includes a mixture of required and additional amenities that will facilitate a pedestrian street-scape. Planned Development District No. 193 limits the floor area of retail and certain additional uses on the street level of a building to a maximum of 2,000 square feet. The applicant is not proposing to increase the maximum structure height of 240 feet that is allowed within the O-2 Office subdistrict, which is less than or equal to surrounding properties, as reflected in the above development standards table.

The setbacks are comparable to the adjacent development on the same block in PDS No. 16 to the northwest. The proposed however, provides a greater setback on Harwood, consistent with the O-2 Office Subdistrict, and will provide the minimum side setback for the O-2 Subdistrict, while the adjacent PDS No. 16 does not require a side or rear yard setback.

Staff recommendation is for approval of the requested development standards.

Landscaping: Landscaping must be provided as shown on the attached landscape plan. The applicant will have to mitigate protected trees that will be removed from the site.

Conceptual elevation rendering: The applicant has requested that a unique exhibit be a part of the planned development subdistrict conditions. The rendering has no objective criteria, such as dimensions or a scaled drawing, to condition a permit upon and therefore staff recommends that the rendering be denied as a part of the planned development subdistrict.

List of Officers

Applicant:

Crescent Acquisitions, LLC

Crescent Communities, LLC

Todd Mansfield, President and CEO

Andrew Carmody, President

Brian J. Natwick, President

Robert Whitney Duncan, President

Brian Leary, President

Kevin H. Lambert, CFO

Gary Tyler Niess, Senior Vice President

Alice Zwahlen, Senior Vice President

Stephen E. Yetts, Senior Vice President

James M. Cauley, Senior Vice President

Benjamin L. Collins, Senior Vice President

Jared Ford, Senior Vice President

David Muenks, Senior Vice President

Thomas K. Glenn, Senior Vice President

George L. Hodges, III, Senior Vice President

Donald E. Killoren, Senior Vice President

Scott C. Widener, Executive Vice President

Jaime A. Pou, Senior Vice President

Owner:

MAC Randall Owners LLC

Mac Randall Investors, LP

Mac Randall Investors GP, LLC

Dean Macfarlan, Manager

PROPOSED PDS CONDITIONS

Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict ____ is established on property located at the southwest corner of Randall Street and McKinnon Street. The size of PD Subdistrict ____ is approximately 0.737 acre.

SEC. S-____.103. PURPOSE.

The standards of this division complement the development pattern in the area and recognize the area's unique identity as a gateway into downtown and a bridge between downtown and Oak Lawn. The objectives of these standards are as follows:

- (1) To promote the health, safety, welfare, convenience, and enjoyment of the public.
- (2) To achieve buildings more urban in form.
- (3) To promote a pedestrian environment that connects to public open space.
- (4) To encourage development that complements nearby properties.
- (5) To achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties.
- (6) To create development flexibility that promotes active pedestrian use.

SEC. S-____.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-___.105. EXHIBITS.

The following exhibits are incorporated into this article:

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

Staff recommended:

Denial of subparagraph 3. The rendering has no objective criteria to qualify if a permit application complies with the proposed rendering.

Applicant requested:

(3) Exhibit ___C: conceptual elevation rendering.

SEC. S-___.106. DEVELOPMENT PLAN.

(a) 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.

Staff recommendation:

Denial of subparagraph (b). These items, if they require a permit or are needed to meet minimum requirements, are typically shown on a development plan.

Applicant requested:

(b) Bicycle racks, retaining walls five feet or less in height, pedestrian amenities listed in Section S-___.114, and other permitted front yard encroachments in this district are not required to be shown on a development plan.

SEC. S-___.107. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office 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 O-2 Office Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-___.108. ACCESSORY USES.

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

SEC. S-___.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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Front yard.

(1) Randall Street. Minimum front yard is 10 feet.

(2) McKinnon Street. Minimum front yard is 20 feet from the property line and a minimum of 16 feet from the street easement as shown on the development plan.

(3) Harwood Street. Minimum front yard is 20 feet.

(4) Encroachments. Planters, retaining walls, landscape features, patios, stairs, steps, and ramps that do not exceed five feet in height may encroach 10 feet into the front yard setback.

(c) Floor area ratio. Maximum floor area ratio for residential uses is 7.2:1.

SEC. S-___.110. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-___.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.112. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) A minimum unobstructed sidewalk width of eight feet is required. No parkway planting area is required.

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

SEC. S-___.113. SIGNS.

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

SEC. S-___.114. PEDESTRIAN AMENITIES.

(a) The following pedestrian amenities must be provided between the building facade and the curb. If the street-level building facade is recessed by an arcade, required pedestrian amenities may be provided within the arcade area.

(1) Required amenities. The following amenities must be provided on each building site:

(A) One bench per frontage.

(B) One trash receptacle per frontage.

(C) Enhanced pavement where a sidewalk crosses a driveway or loading zone. Enhanced pavement must consist of a contrasting color and texture, such as colored stamped concrete or brick pavers.

(2) Additional amenities. A minimum of one of the following amenities must be provided on each building site.

(A) Awnings, canopies, or arcades with a minimum length of 25 feet per 100 feet of a building facade along Randall Street.

(B) Pedestrian street lamps (free-standing or wall-mounted) at one lamp per 75 feet of frontage. Light fixtures may not exceed 18 feet in height and must be directed downward and away from adjacent properties.

(C) Enhanced sidewalk with stamped concrete or brick pavers for the full width of the sidewalk along each frontage.

(D) Public art approved in writing by the director of cultural affairs or the cultural affairs commission.

(E) Permanent water feature that is integrated into the landscaping, screening walls, or adjacent to the sidewalk.

Staff recommendation:

Denial of Section 11X. The rendering has no objective criteria to qualify if a permit application complies with the proposed rendering.

Applicant proposed

SEC. S-___.11X. CONCEPTUAL ELEVATION RENDERING.

The conceptual elevation rendering in Exhibit ___C is a perspective of the proposed building at the northeast corner of the Property looking towards Randall Street. Elevations for the street level of a multiple family structure must generally comply with Exhibit __C in consideration of quality of materials, quality of landscaping, and transparency provided by glass, recesses, or open corridors. Final materials and percentages of transparency will be determined by compliance with the Dallas Building Code.

SEC. S-___.115. ADDITIONAL PROVISIONS.

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

SEC. S-___.116. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.

<p>DATE: 05/16/2016</p>	<p>3904 Elm Street, Suite B Dallas, Texas 75226 214.728.7948 214.824.7949 wplanning.com</p>	<h2 style="margin: 0;">PROPOSED DEVELOPMENT PLAN</h2>
<p>PLANNING</p>	<p>BALDWIN ASSOCIATES</p>	<p>CITY OF DALLAS TEXAS</p> <p>2007 RANDALL STREET</p>



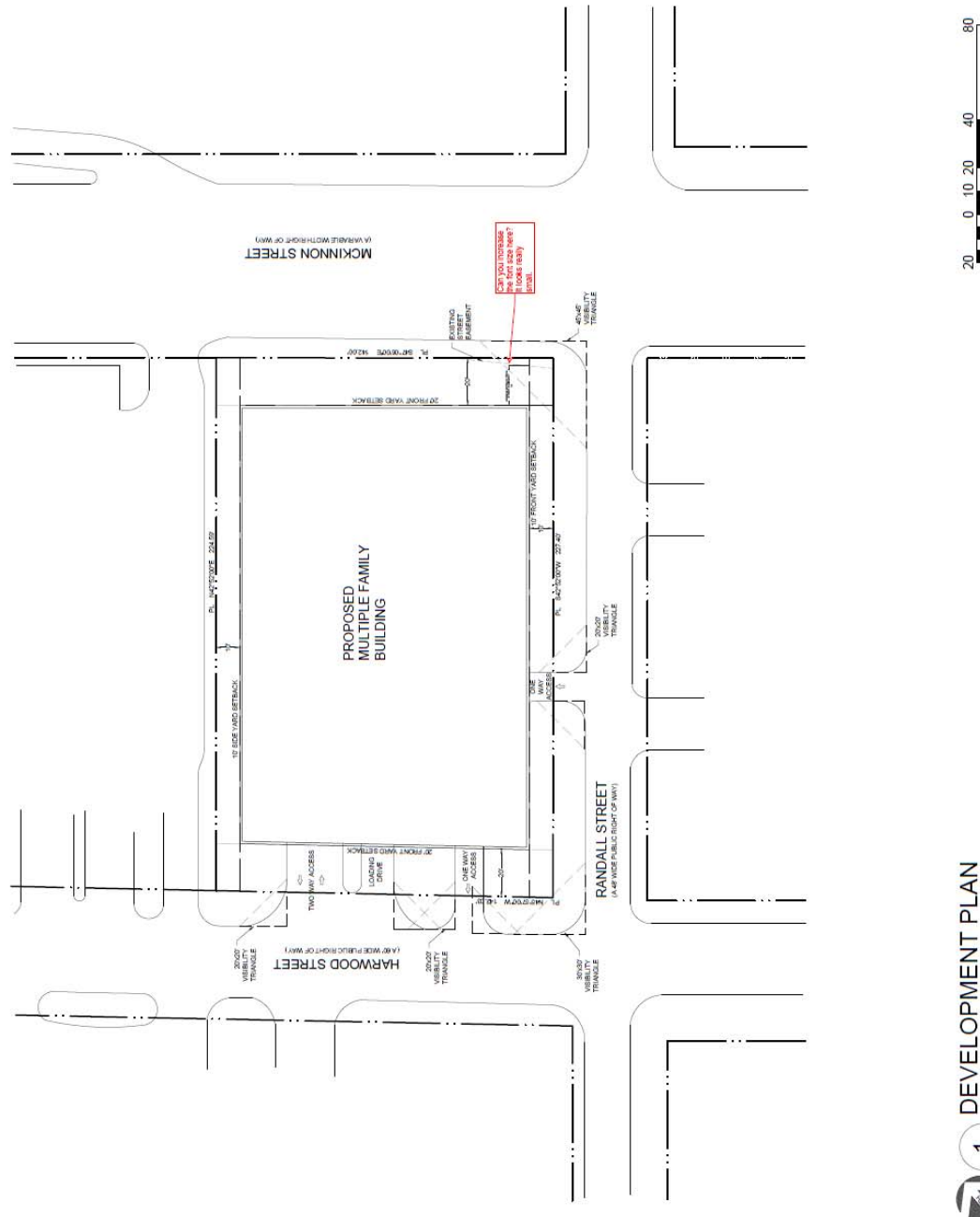
SITE INFORMATION:
 ZONING DISTRICT: PD 193 PDS
 LOT 2 BLOCK 1/931
 LOT AREA: 0.737 ACRES
 LAND USE: MULTIFAMILY

SETBACKS:
 MINIMUM FRONT YARD: RANDALL ST: 10'
 MCKINNON ST: 20'
 HARWOOD ST: 20'
 MINIMUM SIDE YARD: 10'

LOT COVERAGE: 75%
BUILDING HEIGHT: 240'
FLOOR AREA: 230,000 SF

NOTE 1: LOADING SPACE IS INTERIOR TO THE BUILDING
 NOTE 2: SEE PD FOR FRONT YARD ENCROACHMENTS

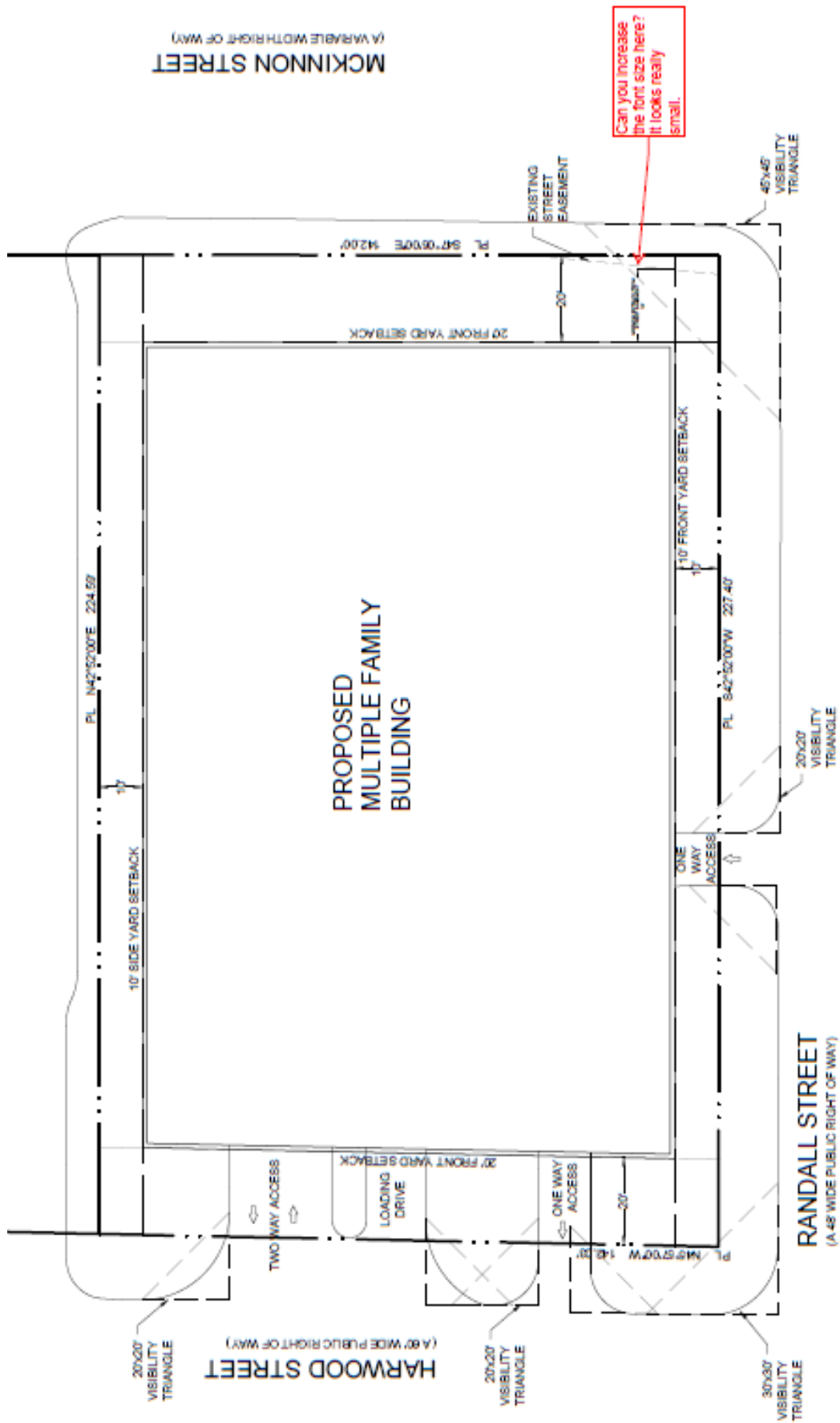
CASE NUMBER: Z156-207



1 DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

ENLARGED PROPOSED DEVELOPMENT PLAN



studioOutside
 824 Exposition Avenue, Ste. 5
 Dallas, TX 75202
 (214) 954-7180
 (214) 954-7182

Project Name:
2700 RANDALL ST.
Dallas, TX

PROPOSED LANDSCAPE PLAN

Issue Title

ZONING SUBMIT

Issue / Adjuncts / Revise

Date	Description

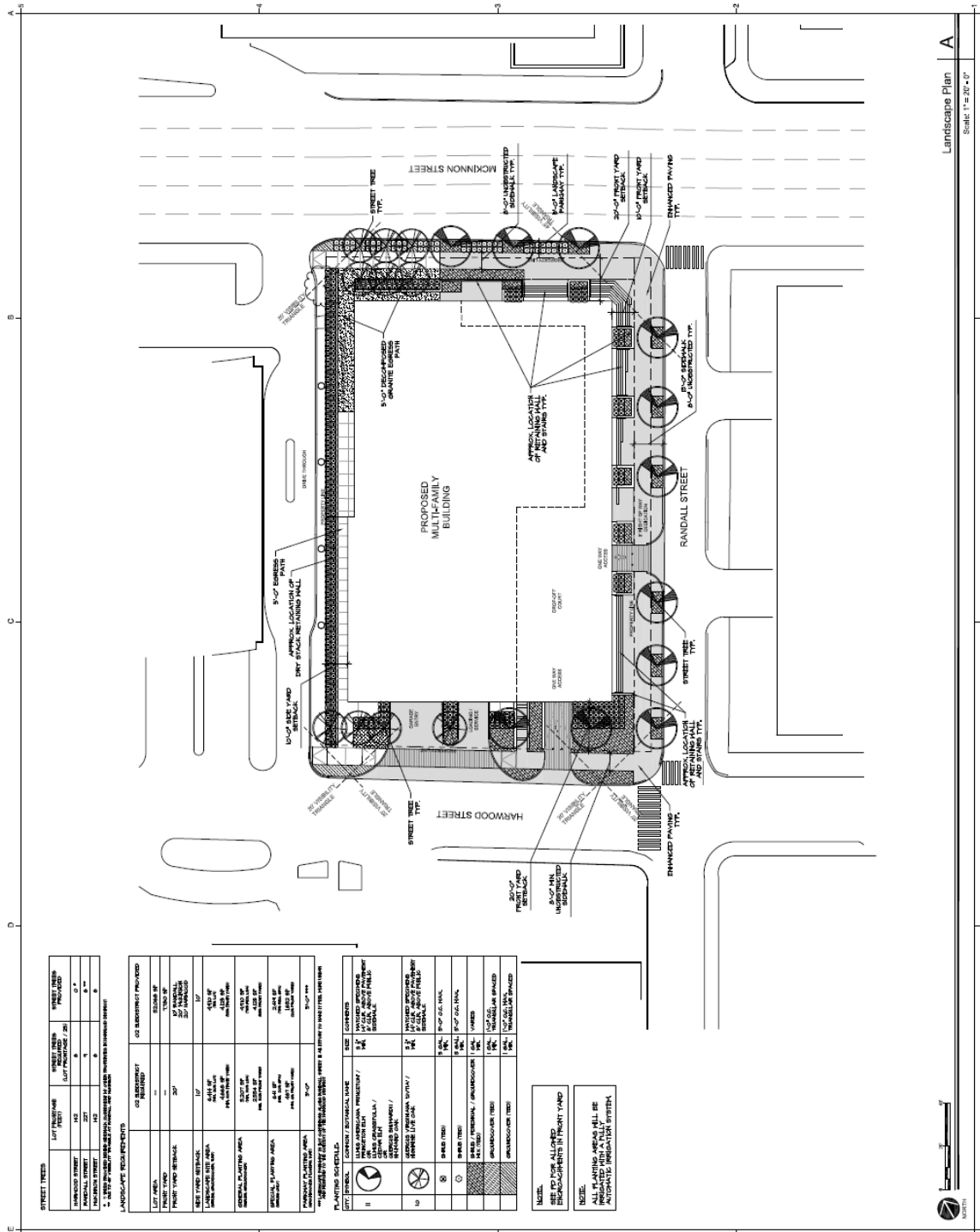
Scale

THESE DOCUMENTS AND RECORDS
 NOT BE REPRODUCED OR
 PERMIT OR CONTRACTOR
 LANDSCAPE ARCHITECTURE
 TEXAS EX. 19289

Drawing Title
LANDSCAPE PLAN

Issue Date: 05/03/18
 Project No: 16003
 Reviewed By: CP
 Drawn By: HQ
 Sheet No.
L1

**NOT FOR
 CONSTRUCTION**



STREET TREES

STREET NAME	STREET TREE SPECIES	PROPOSED QUANTITY	EXISTING QUANTITY
HARWOOD STREET	482	0	0
RANDALL STREET	227	0	0
MCKINNON STREET	152	0	0

LANDSCAPE REQUIREMENTS

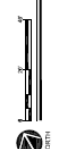
LANDSCAPE ELEMENT	QUANTITY	LOCATION
5'-0" RETAINING WALL	150' LINEAR	ALONG WEST SIDE OF RETAINING WALL
5'-0" RETAINING WALL	150' LINEAR	ALONG EAST SIDE OF RETAINING WALL
5'-0" RETAINING WALL	150' LINEAR	ALONG SOUTH SIDE OF RETAINING WALL
5'-0" RETAINING WALL	150' LINEAR	ALONG NORTH SIDE OF RETAINING WALL

PLANTING SCHEDULE

PLANTING SCHEDULE	CURRENT / BOTANICAL NAME	SIZE	COMMENTS
11	WINDMILL TREE (ULMUS CRINITATUS)	10' DIA.	PLANTING SCHEDULE 11 (SEE NOTE 1)
12	WINDMILL TREE (ULMUS CRINITATUS)	10' DIA.	PLANTING SCHEDULE 12 (SEE NOTE 1)
13	WINDMILL TREE (ULMUS CRINITATUS)	10' DIA.	PLANTING SCHEDULE 13 (SEE NOTE 1)
14	WINDMILL TREE (ULMUS CRINITATUS)	10' DIA.	PLANTING SCHEDULE 14 (SEE NOTE 1)

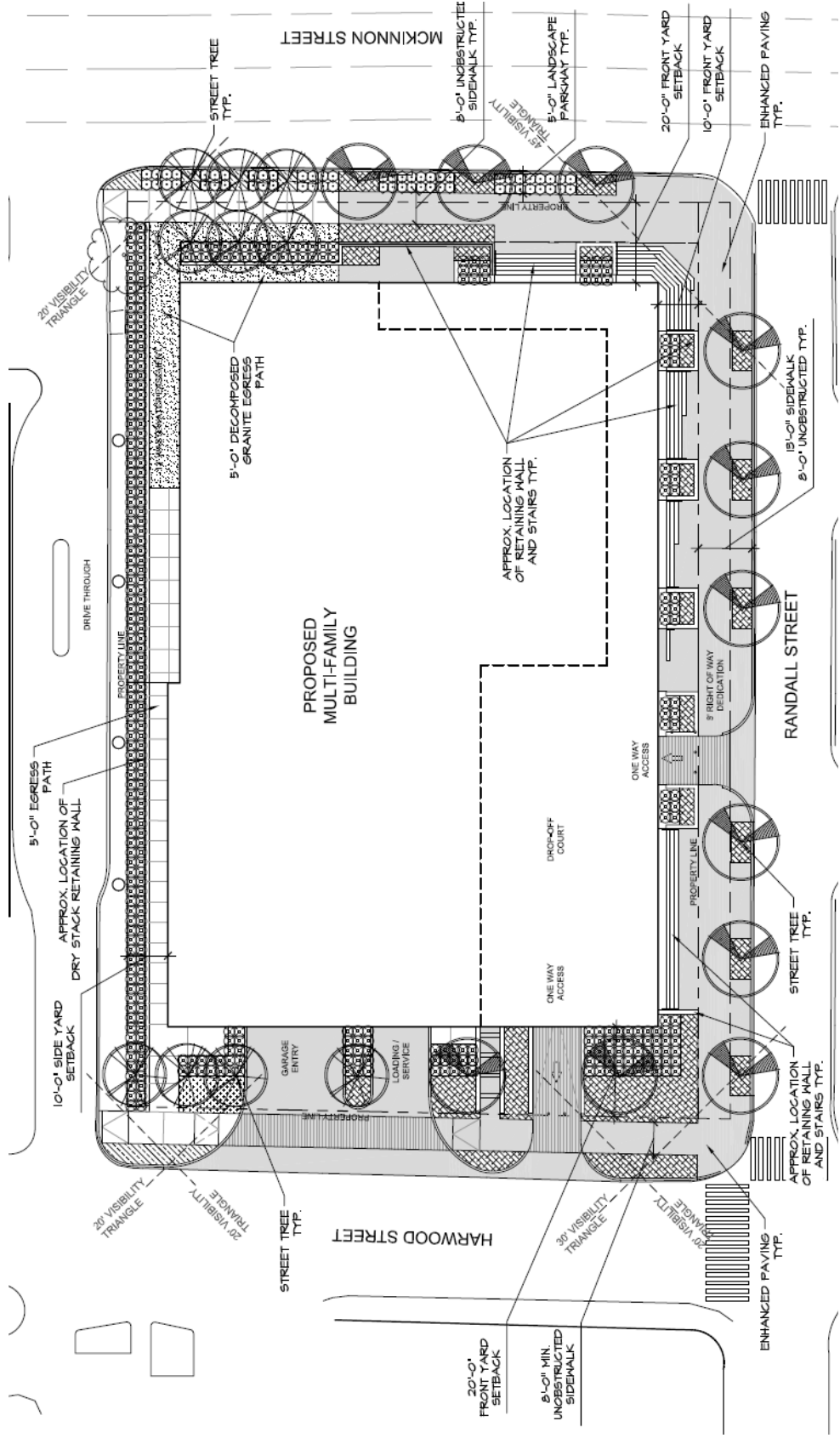
NOTE:
 SEE P16 FOR ALLOWED
 DISCOUNTS IN PLANT HARD

NOTE:
 ALL PLANTING AREAS WILL BE
 AUTOMATIC IRRIGATED SYSTEM.



Landscape Plan
 Scale: 1" = 20'-0"

ENLARGED PROPOSED LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN NOTES

STREET TREES

	LOT FRONTAGE (FEET)	STREET TREES REQUIRED (LOT FRONTAGE / 25)	STREET TREES PROVIDED
HARWOOD STREET	142	6	0 *
RANDALL STREET	227	9	6 **
McKINNON STREET	142	6	6








* 1 TREE PROVIDED BEHIND SIDEWALK (CONSISTENT W/ OTHER PROPERTIES IN HARWOOD DISTRICT)
 ** DUE TO 45' VISIBILITY TRIANGLE AT RANDALL AND McKINNON

LANDSCAPE REQUIREMENTS

	O2 SUBDISTRICT REQUIRED	O2 SUBDISTRICT PROVIDED
LOT AREA	--	52,068 SF
FRONT YARD	--	7,780 SF
FRONT YARD SETBACK	20'	10' RANDALL 20' McKINNON 20' HARWOOD
SIDE YARD SETBACK	10'	10'
LANDSCAPE SITE AREA (SHRUBS, GROUNDCOVER, TURF)	6,414 SF (MIN. 20% LOT) 4,668 SF (MIN. 60% FRONT YARD)	4,910 SF (8% LOT) 4,125 SF (58% FRONT YARD)
GENERAL PLANTING AREA (SHRUBS, GROUNDCOVER)	3,207 SF (MIN. 30% LSA) 2,334 SF (MIN. 50% FRONT YARD)	4,910 SF (78% REQ. LSA) 4,125 SF (58% FRONT YARD)
SPECIAL PLANTING AREA (SHRUBS ONLY)	641 SF (MIN. 20% GPA) 467 SF (MIN. 6% FRONT YARD)	2,419 SF (78% REQ. GPA) 1,632 SF (30% FRONT YARD)
PARKWAY PLANTING AREA (GROUNDCOVER, FLOWERS, TURF)	5'-0"	5'-0" ***

*** LANDSCAPE PARKWAY IS NOT CONTINUOUS ALONG RANDALL STREET IN AN EFFORT TO MAKE IT FEEL MORE URBAN AND RESPOND TO THE CONTEXT OF THE HARWOOD DISTRICT

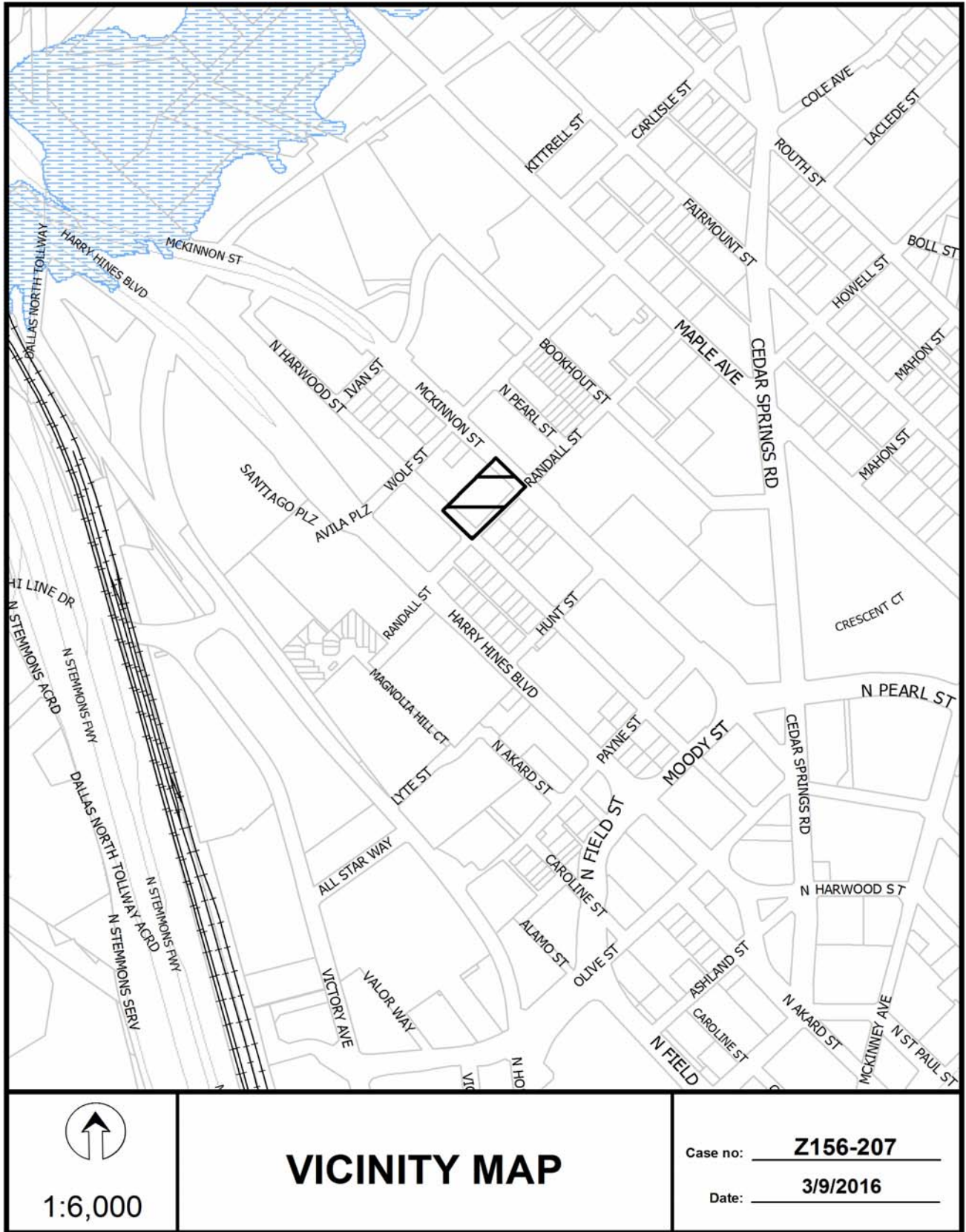
PLANTING SCHEDULE:

QTY.	SYMBOL	COMMON / BOTANICAL NAME	SIZE	COMMENTS
11		ULMUS AMERICANA PRINCETON' / PRINCETON ELM OR ULMUS CRASSIFOLIA / CEDAR ELM OR QUERCUS SHUMARDII / SHUMARD OAK	3 1/2" MIN.	MATCHED SPECIMENS 14' CLR. ABOVE PAVEMENT 8' CLR. ABOVE PUBLIC SIDEWALK
10		QUERCUS VIRGINIANA 'QV71A' / HIGHRISE LIVE OAK	3 1/2" MIN.	MATCHED SPECIMENS 14' CLR. ABOVE PAVEMENT 8' CLR. ABOVE PUBLIC SIDEWALK
		SHRUB (TBD)	5 GAL. MIN.	3'-0" O.C. MAX.
		SHRUB (TBD)	3 GAL. MIN.	3'-0" O.C. MAX.
		SHRUB / PERENNIAL / GROUNDCOVER MIX (TBD)	1 GAL. MIN.	VARIES
		GROUNDCOVER (TBD)	1 GAL. MIN.	1'-0" O.C. TRIANGULAR SPACED
		GROUNDCOVER (TBD)	1 GAL. MIN.	1'-0" O.C. MAX. TRIANGULAR SPACED

**APPLICANT PROPOSED CONCEPTUAL
ELEVATION RENDERING**

2007 Randall – Board Rendered Street View at McKinnon



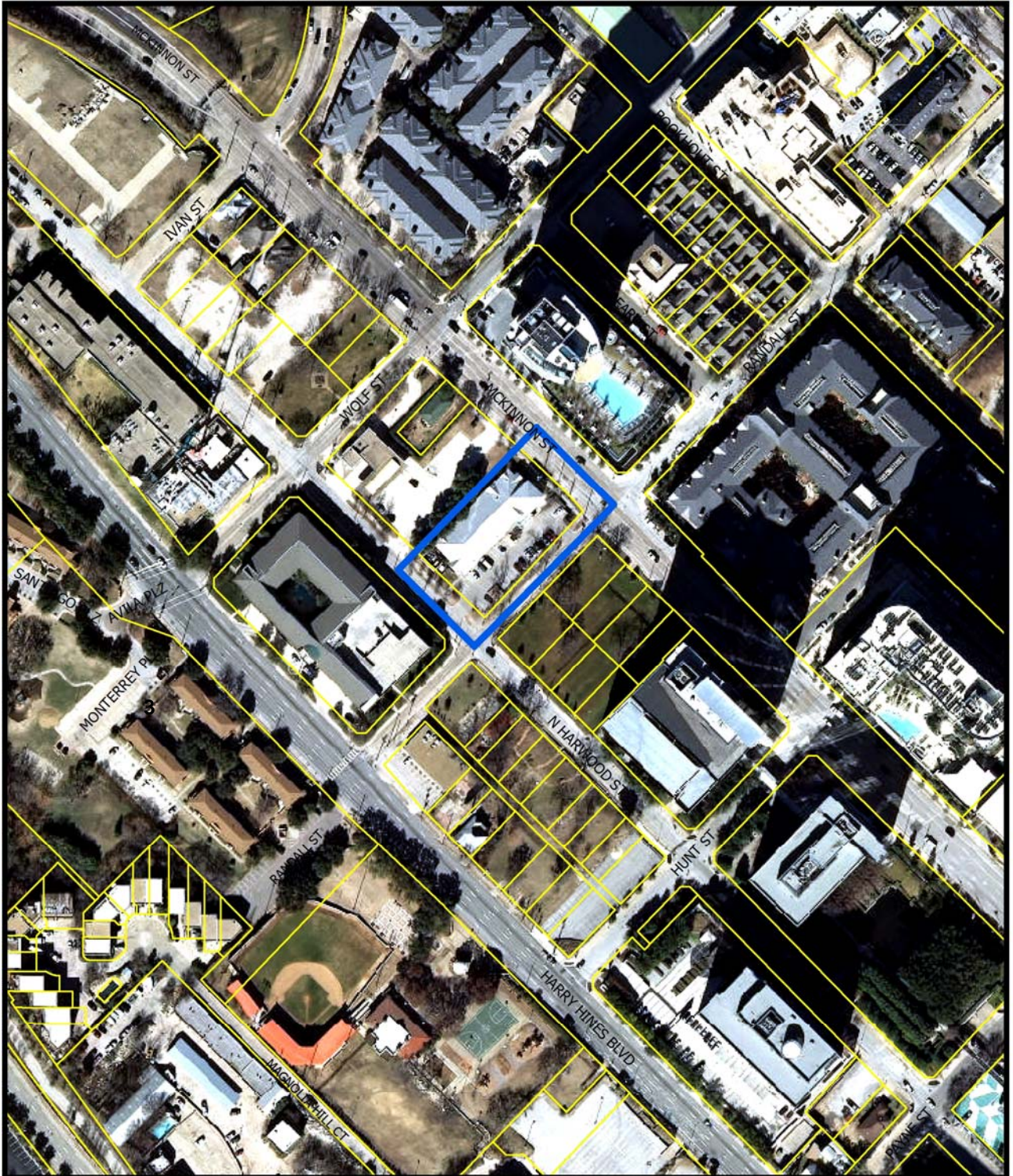


1:6,000

VICINITY MAP

Case no: Z156-207

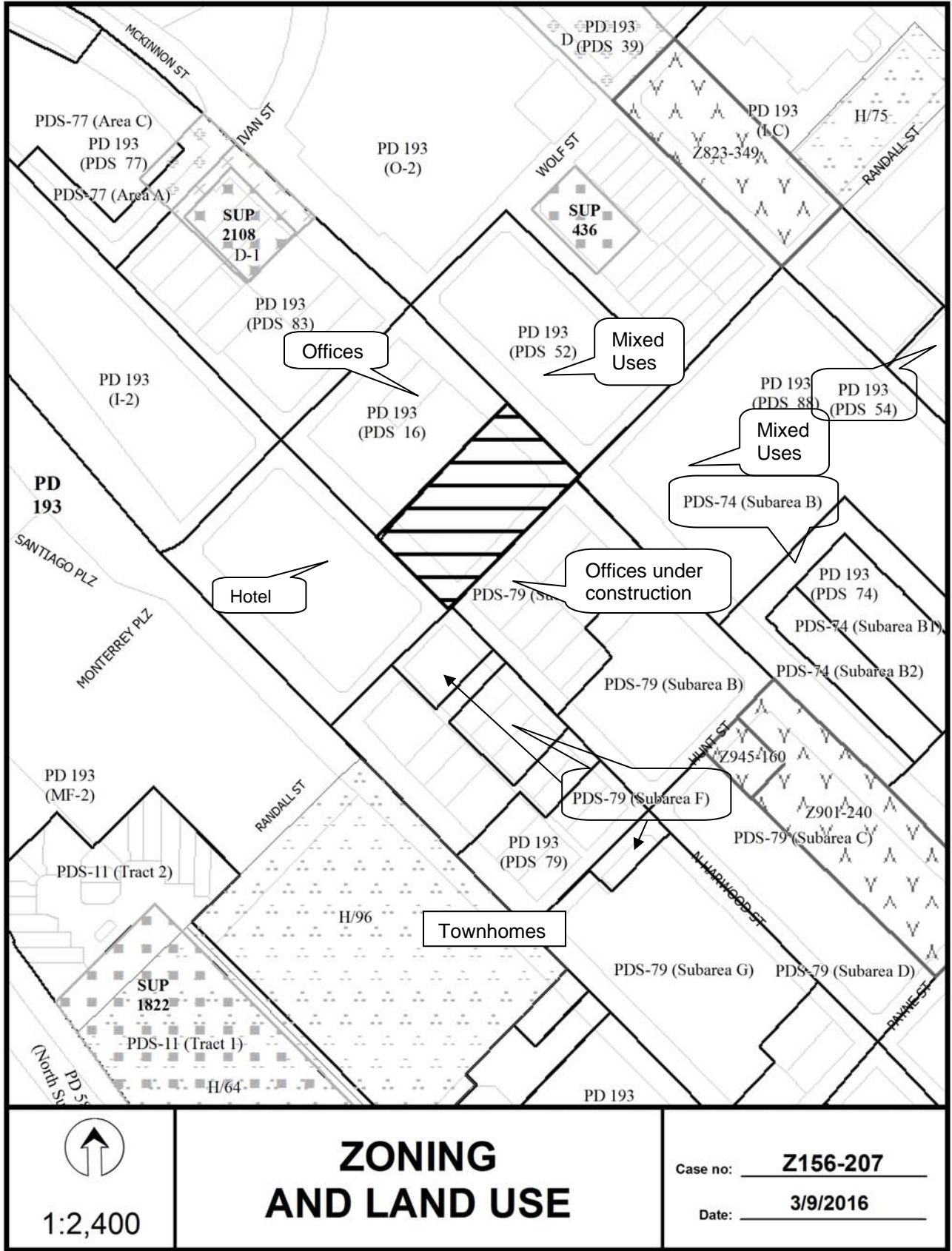
Date: 3/9/2016




1:2,400

AERIAL MAP

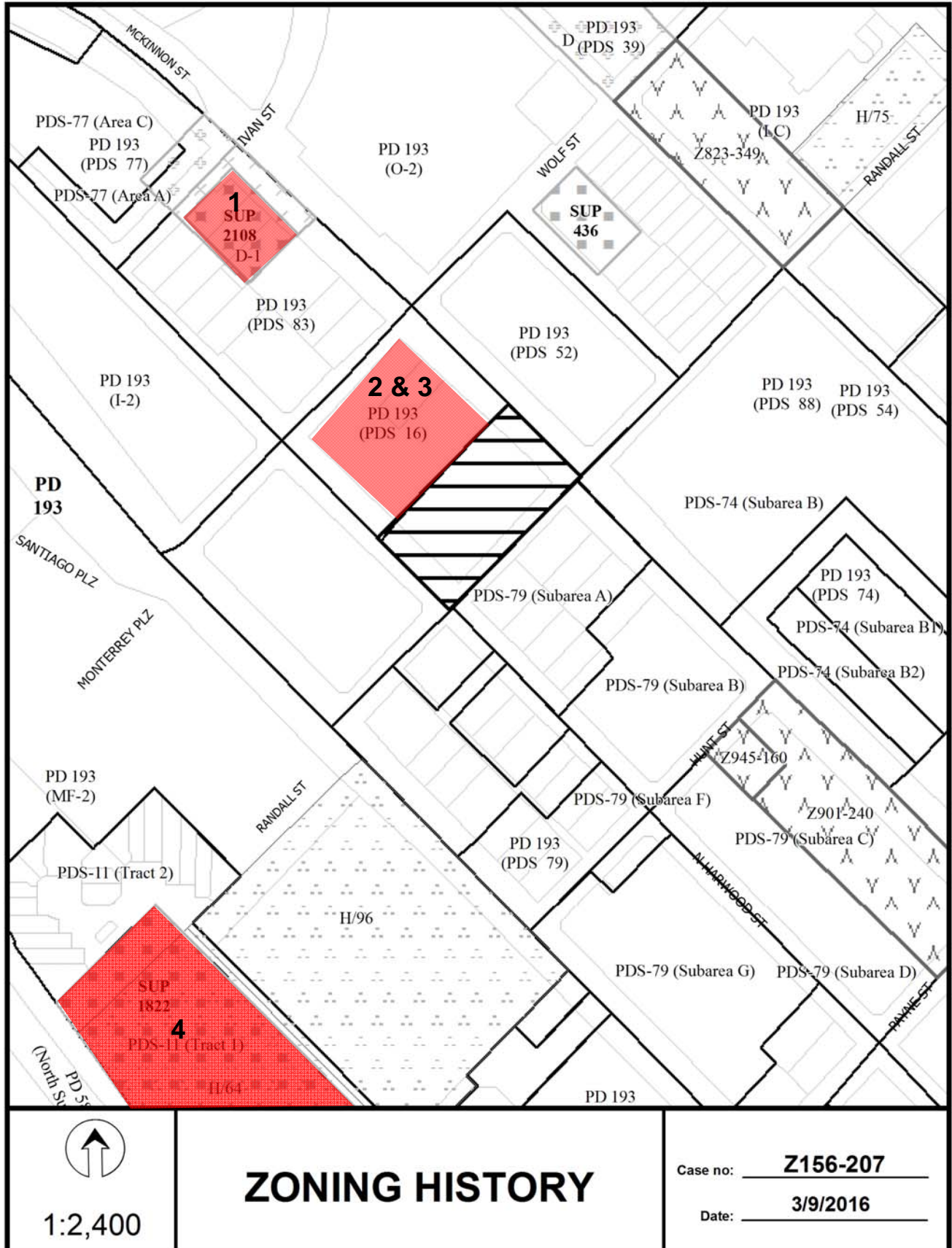
Case no: Z156-207
Date: 3/9/2016




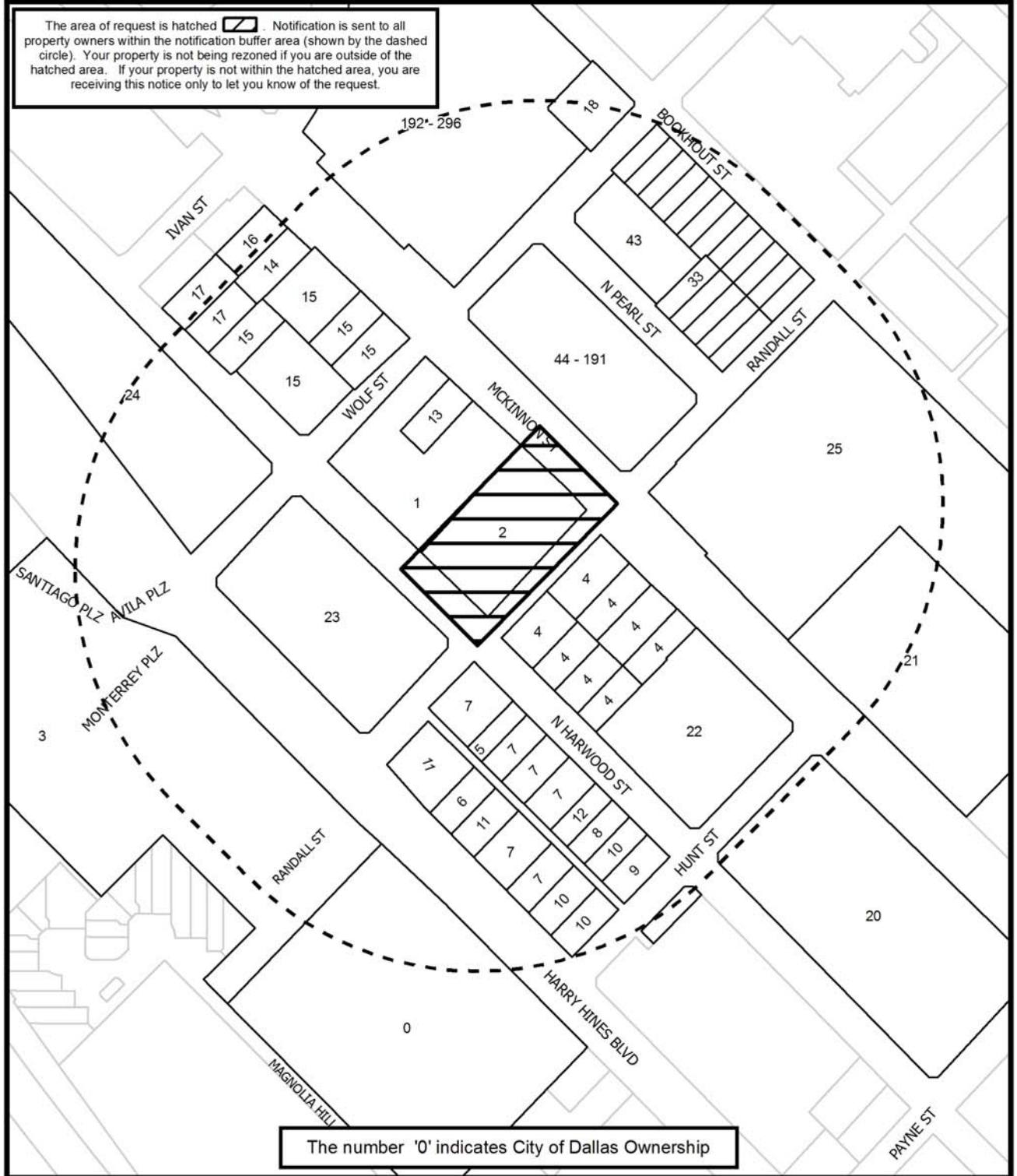

 1:2,400

ZONING AND LAND USE

Case no: **Z156-207**
 Date: **3/9/2016**



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

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">500'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">296</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u> Z156-207 </u> Date: <u> 3/9/2016 </u>
--	--	---

03/09/2016

Notification List of Property Owners***Z156-207******296 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2950 N HARWOOD ST	INTERNATIONAL CENTER DEVELOPMENT
2	2007 RANDALL ST	MAC RANDALL OWNERS LLC
3	2901 HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
4	2819 MCKINNON ST	HARWOOD INTERNATIONAL CENTER V LP
5	2821 N HARWOOD ST	SANCHEZ TRINIDAD ESTATE
6	2818 HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
7	2825 N HARWOOD ST	HPO INC
8	2807 N HARWOOD ST	HPO INC
9	2801 N HARWOOD ST	ROLEX TEXAS REALTY
10	2805 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER XIII LP
11	2830 HARRY HINES BLVD	VILLASANA CHARLES
12	2809 N HARWOOD ST	GLAZER JUDY B
13	2921 MCKINNON ST	INTERNATIONAL CENTER DEVELOPMENT
14	3015 MCKINNON ST	ONE HARWOOD BLVD LTD
15	3009 MCKINNON ST	ONE HARWOOD BLVD LTD
16	3019 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
17	3016 N HARWOOD ST	ONE HARWOOD BOULEVARD LTD
18	3001 BOOKHOUT ST	LANGFORD JAMES E
19	2737 N HARWOOD ST	JAGANNATHAN SURAJ
20	2728 N HARWOOD ST	INTERNATIONAL CENTER II LLC
21	2728 MCKINNON ST	ALTA UPTOWN LLC
22	2828 N HARWOOD ST	INTERNATIONAL CENTER
23	2914 HARRY HINES BLVD	RLJ III SF DALLAS UT LP
24	3000 HARRY HINES BLVD	NORTH TEXAS PUBLIC
25	2820 MCKINNON ST	WINDSOR AT TRIANON LP
26	2925 BOOKHOUT ST	MCCUTCHIN TRACY L

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2923 BOOKHOUT ST	GROGAN WILLIAM &
28	2921 BOOKHOUT ST	SANTINI NOEL O
29	2919 BOOKHOUT ST	CORRIGAN DEWITT BENTSEN
30	2917 BOOKHOUT ST	LEVIEUX JANE STUART
31	2915 BOOKHOUT ST	MORGAN T S
32	2911 BOOKHOUT ST	CLARK MARK C
33	2912 N PEARL ST	CLARK JON
34	2910 N PEARL ST	JOHNSON MARGARET
35	2909 BOOKHOUT ST	MCNULTY DIANE S
36	2907 BOOKHOUT ST	GATTMAN CHRISTOPHER JONATHAN
37	2908 N PEARL ST	SHERRY STEVEN D
38	2906 N PEARL ST	MILES BRANDON
39	2905 BOOKHOUT ST	SASO DAN &
40	2903 BOOKHOUT ST	BALDWIN LAURA C
41	2902 N PEARL ST	ONEAL J SCOTT & CAROL
42	2901 BOOKHOUT ST	HOANG DANE
43	2920 N PEARL ST	HARTNETT PROPERTIES CO
44	2900 MCKINNON ST	KARCHMER DON A
45	2900 MCKINNON ST	BOWDEN BILLY C
46	2900 MCKINNON ST	LACY DOMINIC N
47	2900 MCKINNON ST	DEPA MARYLINE
48	2900 MCKINNON ST	BURDORF BRIAN
49	2900 MCKINNON ST	FARREN SUZANN D
50	2900 MCKINNON ST	JOHNSON LONNIE
51	2900 MCKINNON ST	UNIT 308 MCKINNON LLC
52	2900 MCKINNON ST	KARCHMER DON A REVOCABLE TRUST THE
53	2900 MCKINNON ST	INTERNATIONAL CENTER DEV
54	2900 MCKINNON ST	AKINA RENEE A TR &
55	2900 MCKINNON ST	OXFORD ENTERPRISES INC
56	2900 MCKINNON ST	LEW MATTHEW J
57	2900 MCKINNON ST	TERRY SHAWN D

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2900 MCKINNON ST	FITZGERALD STEPHEN R & LOUISE A LIFE EST
59	2900 MCKINNON ST	POP LIFE LLC
60	2900 MCKINNON ST	LICHTENSTEIN DAVID G
61	2900 MCKINNON ST	SALINAS PAUL
62	2900 MCKINNON ST	HAYWARD GORDON H
63	2900 MCKINNON ST	RAOOFI PARHAM
64	2900 MCKINNON ST	MALLOY HELEN
65	2900 MCKINNON ST	UNIT 508 MCKINNON LLC
66	2900 MCKINNON ST	AM ESTATE LLC
67	2900 MCKINNON ST	FILIPOVIC JIRI
68	2900 MCKINNON ST	HARPER LEONA MARIE
69	2900 MCKINNON ST	CARVEN LARRY A
70	2900 MCKINNON ST	GOSS TIM K
71	2900 MCKINNON ST	WARREN MARK T
72	2900 MCKINNON ST	AZURE 608 TRUST
73	2900 MCKINNON ST	BORRELLI JOSEPH JR & CINDY ANNE
74	2900 MCKINNON ST	SHAH BIPIN C
75	2900 MCKINNON ST	FRANKEL JEFFREY S
76	2900 MCKINNON ST	MARTIN BRYAN R
77	2900 MCKINNON ST	FRANCOIS SERGE P
78	2900 MCKINNON ST	DEWAN MASHRUR M & AFREEN M
79	2900 MCKINNON ST	DENNIS DAVID & JANIE
80	2900 MCKINNON ST	KECK MARK C
81	2900 MCKINNON ST	NEELAKANTAN ARVIND
82	2900 MCKINNON ST	LE MENER FAMILY TR THE
83	2900 MCKINNON ST	SNB LIMITED PARTNERSHIP
84	2900 MCKINNON ST	CARBONNEAU KRISTINA A
85	2900 MCKINNON ST	LANDAVERDE CARMEN E
86	2900 MCKINNON ST	ABRAMOV BORIS &
87	2900 MCKINNON ST	HILL CHARLES W & JANA L
88	2900 MCKINNON ST	BORNO MOUNIR Y &

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2900 MCKINNON ST	BLUME WENDY L
90	2900 MCKINNON ST	ALKEMY GROUP LTD THE
91	2900 MCKINNON ST	ABEL ELIZABETH
92	2900 MCKINNON ST	MEDAVARAPU BALAKRISHNA &
93	2900 MCKINNON ST	SHEEHAN DANIEL
94	2900 MCKINNON ST	CHAN MINSANG
95	2900 MCKINNON ST	WYNN RALPH T
96	2900 MCKINNON ST	MAULTSBY VANCE K JR & BETH M
97	2900 MCKINNON ST	MUHL BRANDEN BOWEN
98	2900 MCKINNON ST	GILBERT LOREEN TRUST THE
99	2900 MCKINNON ST	EVOL REAL ESTATE OF TEXAS LLC
100	2900 MCKINNON ST	SKINNER MICHAEL A &
101	2900 MCKINNON ST	VUILLEMOT WILLIAM G &
102	2900 MCKINNON ST	HOOPER ROBERT SCOTT
103	2900 MCKINNON ST	TIGGES GARY
104	2900 MCKINNON ST	SANDLIN MARK R
105	2900 MCKINNON ST	GUTIERREZ JAVIER
106	2900 MCKINNON ST	SPEER M L
107	2900 MCKINNON ST	STONE CHRISTOPHER & SUSAN
108	2900 MCKINNON ST	MECHANIC DONALD A
109	2900 MCKINNON ST	DUWAJI IYAD
110	2900 MCKINNON ST	MOLLOY HELEN
111	2900 MCKINNON ST	STANLEY CLIFFORD V & SHELBY OHAIR
112	2900 MCKINNON ST	POINDEXTER ALONZO J &
113	2900 MCKINNON ST	MCDONALD LAUREN A
114	2900 MCKINNON ST	GROSSBERG MARK P
115	2900 MCKINNON ST	TISEO LOUIE
116	2900 MCKINNON ST	KELLY JOSEPH J
117	2900 MCKINNON ST	LELAND JANET SWARTZ
118	2900 MCKINNON ST	ARMSTRONG CAPPY RAY &
119	2900 MCKINNON ST	CUTLER WILLIAM P

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2900 MCKINNON ST	GALLMANN WILLIAM H III & JOELLYN A
121	2900 MCKINNON ST	DREWS R ERIC & BARBARA B
122	2900 MCKINNON ST	SAVAGE ROBERT W & SUSAN L
123	2900 MCKINNON ST	NIR ADI & SHERYL
124	2900 MCKINNON ST	HAKERT JAMES DAMIAN &
125	2900 MCKINNON ST	MARTTER RICHARD P &
126	2900 MCKINNON ST	MAULDIN JOHN F
127	2900 MCKINNON ST	ELLEN MARTIN M &
128	2900 MCKINNON ST	NAZNAT LP
129	2900 MCKINNON ST	SHAH BIPIN & MRUNALINI
130	2900 MCKINNON ST	SCHUBERT JOEL S
131	2900 MCKINNON ST	NILTA PROPERTY HOLDINGS LP
132	2900 MCKINNON ST	BRAYMAN JONATHAN L
133	2900 MCKINNON ST	GLADDEN JEFFREY R
134	2900 MCKINNON ST	MJC VENTURES LP
135	2900 MCKINNON ST	ROEHM DAVID O
136	2900 MCKINNON ST	NATHANSON DAVID HARRY
137	2900 MCKINNON ST	SMATHERS CONSULTING LLC
138	2900 MCKINNON ST	LAM GUY KWOKHUNG &
139	2900 MCKINNON ST	CHOQUETTE ANGELA V
140	2900 MCKINNON ST	VICIOSO BELINDA &
141	2900 MCKINNON ST	DALLAS HIGHRISE LLC
142	2900 MCKINNON ST	MCKINNON STREET CAPITAL LLC AZURE 2003
143	2900 MCKINNON ST	KHAN AMINUL HAQ & SURAIYA NASREEN
144	2900 MCKINNON ST	DEVINE MARTIN J
145	2900 MCKINNON ST	BORICK STEVEN J REV TR THE
146	2900 MCKINNON ST	ANCHONDO ELSA ESTHER CARRILLO
147	2900 MCKINNON ST	UPTOWN DREAMS LLC
148	2900 MCKINNON ST	GAUTIER ELISE M
149	2900 MCKINNON ST	MACATEE WILLIAM F JR
150	2900 MCKINNON ST	FARRANT MALCOLM A

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2900 MCKINNON ST	TICE DAVID W
152	2900 MCKINNON ST	GROSCHUP STEPHANIE CHRISTIN
153	2900 MCKINNON ST	KHOSHNOUDI FAMILY TRUST
154	2900 MCKINNON ST	TWO PLUS FOUR ENTERPRISE LTD
155	2900 MCKINNON ST	FLORIN COMPANY LTD
156	2900 MCKINNON ST	MOOLJI ALY
157	2900 MCKINNON ST	YU KUN WON & JAE EUN
158	2900 MCKINNON ST	RICHARDSON MICHAEL D
159	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
160	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
161	2900 MCKINNON ST	HARRIS CYNTHIA H &
162	2900 MCKINNON ST	BROWN IRWIN J
163	2900 MCKINNON ST	FUSCO EDWARD JR &
164	2900 MCKINNON ST	UPTOWN DREAMS LLC
165	2900 MCKINNON ST	MONSOUR FAMILY LP
166	2900 MCKINNON ST	WESTPARK CAPITAL MGT LLC
167	2900 MCKINNON ST	RIBELIN GLENDA A
168	2900 MCKINNON ST	HENRIETTA EDWARD B TR &
169	2900 MCKINNON ST	LYNCH PETER H
170	2900 MCKINNON ST	HASTINGS EXCHANGE LLC
171	2900 MCKINNON ST	DUWAJI IYAD &
172	2900 MCKINNON ST	GLOBER DEIRDRE DENMAN
173	2900 MCKINNON ST	MCMORRAN MICHAEL &
174	2900 MCKINNON ST	VANDERPOOL NICK III
175	2900 MCKINNON ST	DEWAN MAHBUB & AFREEN
176	2900 MCKINNON ST	ISSA IMRAN A
177	2900 MCKINNON ST	BACHMAN MARVIN A & YVONNE
178	2900 MCKINNON ST	SLUGOCKI MAREK &
179	2900 MCKINNON ST	MCALLISTER STEVEN K
180	2900 MCKINNON ST	LUTER JASON S
181	2900 MCKINNON ST	ALBERT MARK & SARA MELNICK

Z156-207(SM)

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2900 MCKINNON ST	MUELLERBARBIER J GABRIEL
183	2900 MCKINNON ST	FIJOLEK RICHARD M
184	2900 MCKINNON ST	MDC LLC
185	2900 MCKINNON ST	GUTIERREZ JAVIER G
186	2900 MCKINNON ST	2802/2902 PARTNERS LP
187	2900 MCKINNON ST	HUNT LAURA
188	2900 MCKINNON ST	RANADE PRASHANT NARAYAN &
189	2900 MCKINNON ST	TROTTER JAMES F
190	2900 MCKINNON ST	BRADY GREGORY A
191	2900 MCKINNON ST	TWENTYONE LLC
192	2201 WOLF ST	BAUER SARAH J
193	2201 WOLF ST	BENAVIDES OSCAR JR
194	2201 WOLF ST	SOHN TED
195	2201 WOLF ST	MEADE KRISTYN L
196	2201 WOLF ST	KUBAN KATHERINE
197	2201 WOLF ST	HARPER HOLLY
198	2201 WOLF ST	FLEMING JEFFREY H
199	2201 WOLF ST	LUBBOCK NATIONAL BANK
200	2201 WOLF ST	LUBBOCK NATIONAL BANK
201	2201 WOLF ST	LUBBOCK NATIONAL BANK CF BENNY VALEK SELF DIRE IRA
202	2201 WOLF ST	FREEMAN JAMES M
203	2201 WOLF ST	CLARKE NICHOLAS S
204	2201 WOLF ST	ADKINS MICHELLE M
205	2201 WOLF ST	KEELER DOCTOR
206	2201 WOLF ST	MUNDO TILE LTD
207	2201 WOLF ST	SALAZAR MONICA
208	2201 WOLF ST	HOFKER BEATRIX
209	2201 WOLF ST	LUU MYDA
210	2201 WOLF ST	TRORB INC
211	2201 WOLF ST	NEWMAN PHILIP

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
212	2201 WOLF ST	SINGH PARDIP
213	2201 WOLF ST	LEEDS JESSICA BONNIE
214	2201 WOLF ST	MARTINEZ DEE
215	2201 WOLF ST	LE BETSY
216	2201 WOLF ST	BARANSI RAMZI
217	2201 WOLF ST	SOHN TED S
218	2201 WOLF ST	BIDA DAN F
219	2201 WOLF ST	SULLIVAN PATRICK E
220	2201 WOLF ST	NATIONAL PRIME COMMERCIAL LLC
221	2201 WOLF ST	BOND DANA
222	2201 WOLF ST	BUNN IAN
223	2201 WOLF ST	KIM JUNG O
224	2201 WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
225	2201 WOLF ST	MANCENIDO PATRICK
226	2201 WOLF ST	RAJAGOPALAN SRIDHARAN &
227	2201 WOLF ST	SMITH NATALIE
228	2201 WOLF ST	BREKKE CORTNEE E
229	2201 WOLF ST	SCHONERT BECKY
230	2201 WOLF ST	BAKER ALEXANDERA L
231	2201 WOLF ST	DIEBOLT DOUG J & KATIE L
232	2201 WOLF ST	DIXON DENNIE W & LOANN P
233	2201 WOLF ST	KARIMI AKHTAR
234	2201 WOLF ST	RILEY ASHLEY NICOLE
235	2201 WOLF ST	DIAZ SAMUEL
236	2201 WOLF ST	LOZOFF RONALD L
237	2201 WOLF ST	KALLIPALLI BHUPALA R & USHA R GANGA
238	2201 WOLF ST	PUPKO INVESTORS LLC
239	2201 WOLF ST	URIOSTE JOSE RAFAEL
240	2201 WOLF ST	NAQUIN JOSHUA P & SANJA PISAC NAQUIN
241	2201 WOLF ST	MEYER NATALIE
242	2201 WOLF ST	GANT LESLIE

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
243	2201 WOLF ST	STANDERFER JOSH T
244	2201 WOLF ST	BROWN CHARLES H III
245	2201 WOLF ST	WELCH CHRISTOPHER ANDREW
246	2201 WOLF ST	VICK JEFFREY B
247	2201 WOLF ST	WOODS NICOLE M &
248	2201 WOLF ST	KELLERVILLE LLC
249	2201 WOLF ST	TRORB INC
250	2201 WOLF ST	BURNS REVOCABLE TRUST
251	2201 WOLF ST	HOFFMANN DONNA
252	2201 WOLF ST	WEAVER LUKE AVERY &
253	2201 WOLF ST	HILL JEAN
254	2201 WOLF ST	PINCKNEY JAMES S II
255	2201 WOLF ST	ZEB REALTY LLC
256	2201 WOLF ST	MOORE KELLY ANNE
257	2201 WOLF ST	BRILL BRIAN ERIC & KELLY MOORE
258	2201 WOLF ST	TAYLOR CHRISTOPHER
259	2201 WOLF ST	RODRIGUEZ ELISA
260	2201 WOLF ST	GANT GREG & HONOR
261	2201 WOLF ST	SHAUL JOSH
262	2201 WOLF ST	HENSLEY CHRISTOPHER T &
263	2201 WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
264	2201 WOLF ST	KJT GROUP
265	2201 WOLF ST	HANKINS PAUL G &
266	2201 WOLF ST	NEMATI MEHDI & SHAHIN
267	2201 WOLF ST	LEE JAMES HENRY III &
268	2201 WOLF ST	TOPAZ 6107 LAND TRUST
269	2201 WOLF ST	SMITH MELODY
270	2201 WOLF ST	WULKE NICHOLAS
271	2201 WOLF ST	LITTLE BRADLEY C & LAURA L
272	2201 WOLF ST	NOWICKI MILOSZ
273	2201 WOLF ST	WARSHAUER JEREMY TAKASHI

03/09/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
274	2201 WOLF ST	WILSON SKYE
275	2201 WOLF ST	PENSCO TRUST CO
276	2201 WOLF ST	LUBBOCK NATIONAL BANK
277	2201 WOLF ST	SAM JANAY M
278	2201 WOLF ST	WURTELE JOSEPH H JR &
279	2201 WOLF ST	AKINTOLA OMOLOLA E &
280	2201 WOLF ST	ADDO TAYO A
281	2201 WOLF ST	FOURMENT CHRISTOPHER L
282	2201 WOLF ST	KORB RONALD DEAN & NICKI
283	2201 WOLF ST	BEADLING PETER JOHN &
284	2201 WOLF ST	RAMEY ISABEL ZAINA
285	2201 WOLF ST	MA YOU J
286	2201 WOLF ST	REEVES GEORGE WP
287	2201 WOLF ST	RUIZGARCIA ERIKA PATRICIA
288	2201 WOLF ST	KOH PATRICK & SHANNON
289	2201 WOLF ST	MEHTA SATISH & HEMLATA
290	2201 WOLF ST	KEITH KRISTY
291	2201 WOLF ST	SRINIVASAN JAYANTH
292	2201 WOLF ST	CULLUM PAMELA G
293	2201 WOLF ST	ROY DAVE A
294	2201 WOLF ST	OSBURN KEVIN A
295	2201 WOLF ST	KOUZBARI MAHMOOD
296	2201 WOLF ST	OUZTS SUSAN &

FILE NUMBER: Z156-232(JM)

DATE FILED: March 11, 2016

LOCATION: Northwest corner of South Beckley Avenue and Iowa Avenue

COUNCIL DISTRICT: 4

MAPSCO: M-7

SIZE OF REQUEST: ±1.76 acres

CENSUS TRACT: 54.00

APPLICANT/OWNER: Ministerio Next Generation

REPRESENTATIVE: Ron Carlson

REQUEST: An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant is requesting the zoning change in order to operate as a commercial wedding chapel.

STAFF RECOMMENDATION: Denial

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be inconsistent with the zoning and development on this block. The property is currently operating as a church. There are no commercial uses on this block. The neighbors to the north and across Beckley Avenue to the east are all single family residential.
2. *Traffic impact* – The proposed zoning will not have a negative impact on the existing street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Neighborhood Building Block. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections. The request is generally inconsistent with this building block.

Zoning History: There have been no recent zoning cases in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Beckley Avenue	Community Collector (S-4-U)	60 feet
Iowa Avenue	Local	42 feet (unimproved)

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined it will not have a negative impact on the existing 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*, 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*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

Land Use Compatibility:

	Zoning	Land Use
Site	R-7.5(A)	Church
North	R-7.5(A)	Single Family & Undeveloped
East	R-7.5(A)	Single Family
South	CR, & R-7.5(A)	Auto Repair, Auto Sales, & Single Family
West	R-7.5(A)	Single Family

The request site is ±1.76 acres. There are two existing one-story, brick buildings. The applicant would like to rezone the area to allow the church to operate as a commercial wedding chapel. As part of a residential building block, limited commercial, schools, and institutional uses are allowed. There are different zoning designations which would allow these uses (i.e. Neighborhood Services NS(A) has limited commercial). A church is an institutional use and is allowed by right in the current zoning district of R-7.5(A). To host wedding receptions and other events, the church must rezone the property. Zoning designations which allow a commercial wedding chapel include: CR Community Retail, RR Regional Retail, and CS Commercial Service, along with central area, mixed use, and multiple commercial districts; however, these districts do not align with a residential building block.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed							
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

BOARD OF DIRECTORS FOR MINISTERIO NEXT GENERATION

Ronald B Carlson, Chairman of Board and Treasurer, 918 Greenbriar Lane, Duncanville, TX 75137-3714, NO Compensation

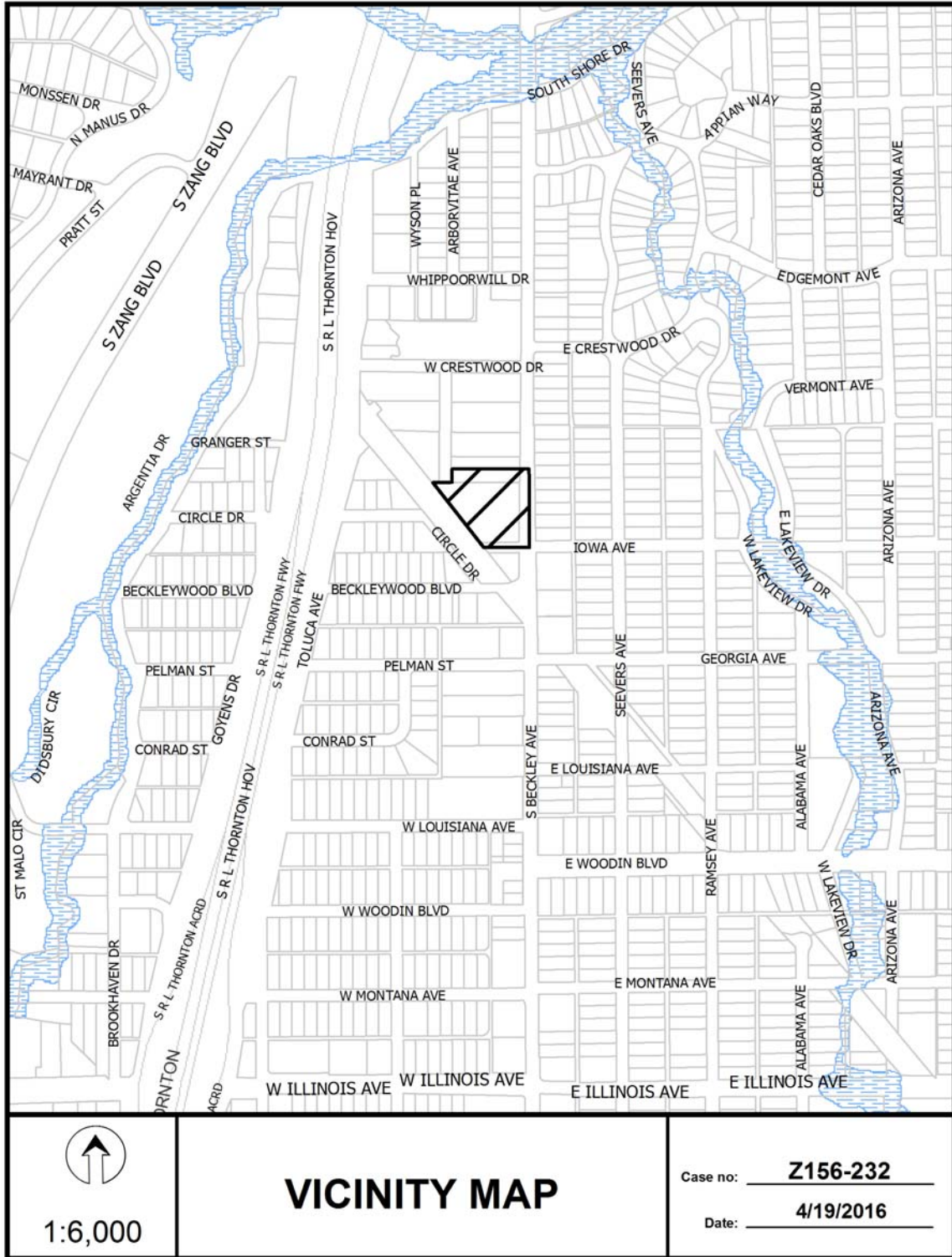
W. Stephen Cockerham, Vice Chairman of Board, 2001 Ross Ave. Suite 2000, Dallas, TX 75201, NO Compensation

Hector Hinajosa, Secretary of the Board, 7416 Marsarie, Fort Worth, TX, 76137, NO Compensation

Scott Beasley, Board Member, 5432 Druid Ln, Dallas, TX 75209, NO Compensation

Zane Carlson, Board Member, 4104 Bryn Mawr Dr, Dallas, TX 75225, NO Compensation

Olga Ortega, Board Member, 1724 Beaver Creek Dr, Duncanville, TX 75137, NO Compensation



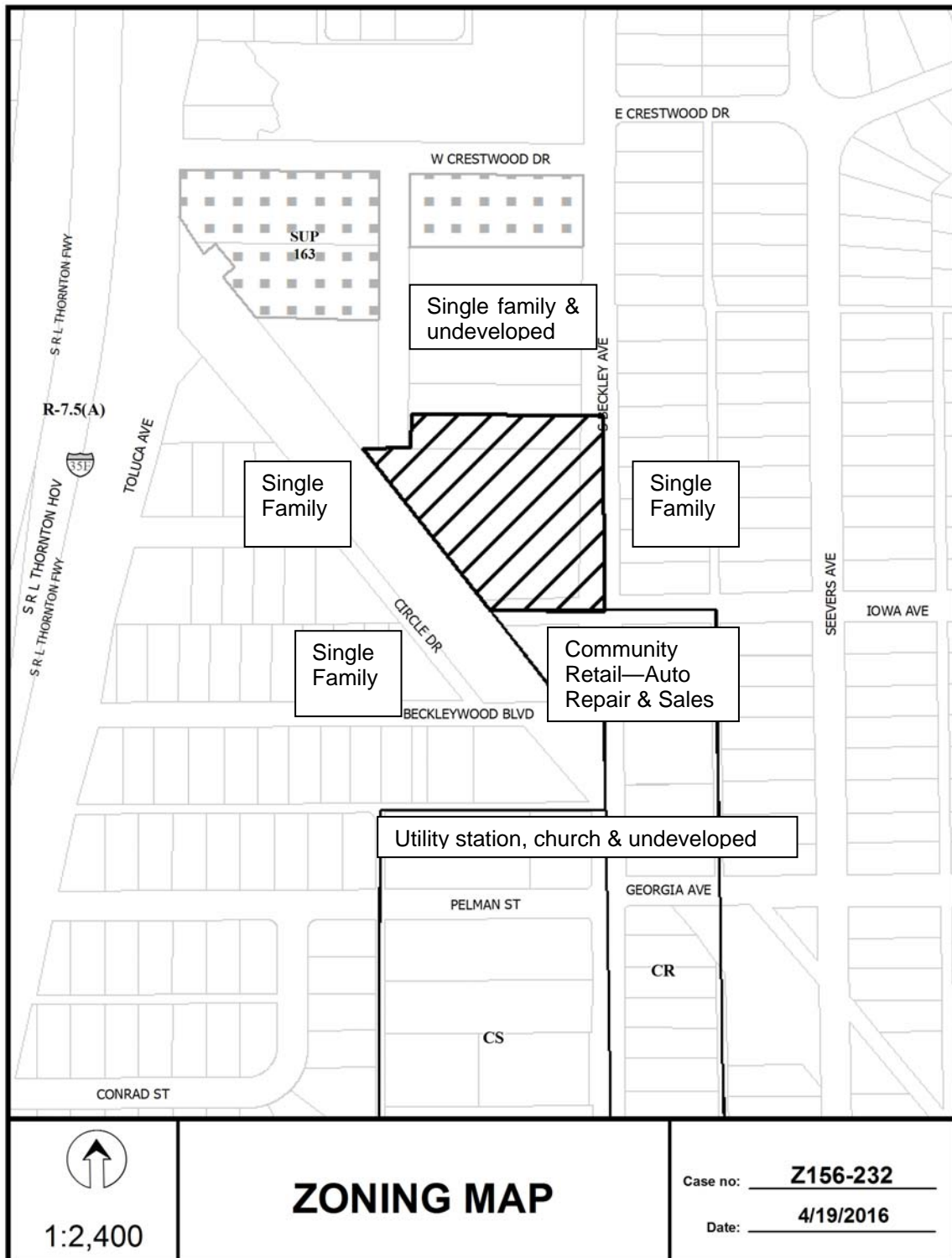


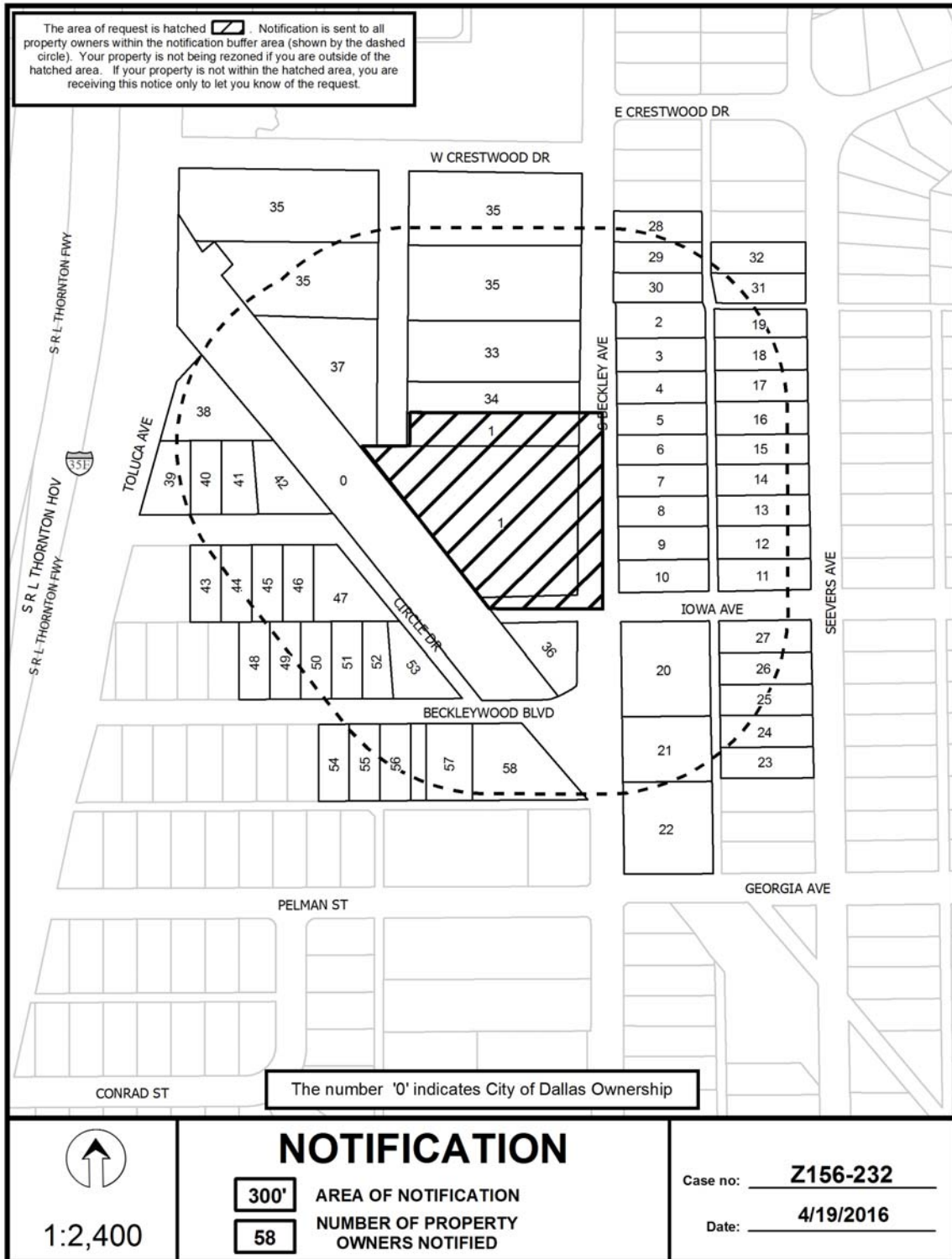
1:2,400

AERIAL MAP

Case no: Z156-232

Date: 4/19/2016





04/19/2016

Notification List of Property Owners***Z156-232******58 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1715 S BECKLEY AVE	MINISTERIO NEXT GENERATION
2	1702 S BECKLEY AVE	PORTILLO MARIO GARCIA
3	1706 S BECKLEY AVE	DELTA STAR PROPERTIES INC
4	1710 S BECKLEY AVE	VAZQUEZ JULIAN
5	1714 S BECKLEY AVE	HUERTA ESTANISLAO & INEZ
6	1718 S BECKLEY AVE	HUERTA ESTANISLAO &
7	1722 S BECKLEY AVE	STEEN CURTIS & MARY
8	1726 S BECKLEY AVE	NIETO ARCELIA
9	1730 S BECKLEY AVE	PACHECO-GONZALEZ CELIA
10	1734 S BECKLEY AVE	LLAMAS-BANDA VERONICA
11	1735 SEEVERS AVE	ESTEVANE JUAN & MARIA F
12	1731 SEEVERS AVE	WALLACE MARY L
13	1727 SEEVERS AVE	GARCIA JUAN & CECILIA
14	1723 SEEVERS AVE	NACIAS ARIEL G
15	1719 SEEVERS AVE	FERRER SIGIFREDO
16	1715 SEEVERS AVE	PADILLA CANDELARIA
17	1711 SEEVERS AVE	GATSON PAULINE ESTATE OF
18	1707 SEEVERS AVE	OLDHAM BENNIE J & ELMIRA
19	1703 SEEVERS AVE	MARTINEZ JOSE I &
20	1804 S BECKLEY AVE	BARRAZA RAFAEL A &
21	1810 S BECKLEY AVE	SILVA ANTONIO M & PAULA G
22	1812 S BECKLEY AVE	CLIFTON DEBRA L
23	1819 SEEVERS AVE	SRIRA PANOB &
24	1815 SEEVERS AVE	BAZALDUA FRANCISCO RAMOS
25	1811 SEEVERS AVE	ROBERTS DARON J
26	1807 SEEVERS AVE	PADILLA IRASEMA ARCHAGA

04/19/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1803 SEEVERS AVE	WILLIAMS MARIE
28	1614 S BECKLEY AVE	ZAVALA MARIA DELORES
29	1616 S BECKLEY AVE	ROQUE SOCORRO
30	1622 S BECKLEY AVE	CORRAL AURELIO & ROSA I
31	1623 SEEVERS AVE	HAWKINS CORNELIUS W &
32	1619 SEEVERS AVE	CRAWFORD MONICA ROCHELLE
33	1703 S BECKLEY AVE	JOHNSTON CATHERINE LYNN
34	1711 S BECKLEY AVE	NUTALL SANFORD L JR
35	1619 S BECKLEY AVE	ESMIRNA TEMPLO
36	1801 S BECKLEY AVE	PARA JOSE
37	1707 MCCLURE PL	ESMIRNA ASSEMBLIES OF GOD
38	12 TOLUCA AVE	HEMISCO HELICOPTERS
39	207 CIRCLE DR	DOUGLAS GEORGE
40	115 CIRCLE DR	LOPEZ ANSELMO III
41	111 CIRCLE DR	LOPEZ HECTOR H &
42	105 CIRCLE DR	WILSON JESSIE LEE
43	118 CIRCLE DR	LOPEZ PATRICIO & ROMANA
44	114 CIRCLE DR	LOPEZ ANSELMO & MARIA L
45	110 CIRCLE DR	HAWKINS LEVAUGHN
46	106 CIRCLE DR	SAVOIE MICHAEL KEITH
47	102 CIRCLE DR	WEISFELD HERSCHEL A
48	127 BECKLEYWOOD BLVD	MCCOY JOYCE
49	123 BECKLEYWOOD BLVD	SAUCEDA CARLOS
50	119 BECKLEYWOOD BLVD	SEGURA HELEN
51	115 BECKLEYWOOD BLVD	SEGURA RAMIRO & HELEN
52	107 BECKLEYWOOD BLVD	SANCHEZ LEOBARDO G
53	103 BECKLEYWOOD BLVD	ARISPE ELISEO & LUPE
54	126 BECKLEYWOOD BLVD	ESPINOZA JUAN S
55	122 BECKLEYWOOD BLVD	BANUELOS JUAN R &
56	118 BECKLEYWOOD BLVD	1G CAPITAL LLC
57	110 BECKLEYWOOD BLVD	BECKLES ROBERT O

Z156-232(JM)

04/19/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	106	BECKLEYWOOD BLVD AGUILLON MARCELO S &

FILE NUMBER: Z156-237(WE) **DATE FILED:** March 24, 2016
LOCATION: South line of W. Northwest Highway, east of Lemmon Avenue
COUNCIL DISTRICT: 13 **MAPSCO:** 23Z
SIZE OF REQUEST: Approx. 0.891 acres **CENSUS TRACT:** 73.02

APPLICANT /OWNER QuikTrip Corporation

REPRESENTATIVE: Tonya Meier and Matthew Sanderson,
 Gray Reed & McGraw, PC

REQUEST: An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District.

SUMMARY: The purpose of this request is to allow for the development of general merchandise or food store and a service station to be developed on the site. The applicant is requesting several modifications to the parking standards and landscaping regulations. The applicant is also requesting to use the adjacent undeveloped tract of land for surface parking.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval is based upon:

1. *Performance impacts upon surrounding property* – The CR Community Retail District will not have a negative performance impact on the surrounding community-retail serving uses. A CR Community Retail District is to provide for “development of community-serving retail, personal service and office uses at a scale and intensity compatible with residential communities. The proposed general merchandise or food store less than 3,500 square feet with a fueling station is a permitted use in the CR Community Retail District. The nearest residential use is approximately 336 feet east of the proposed development.
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 proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The request site is located within an Urban Neighborhood Building Block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request for a Planned Development District is to allow for modifications to specific development regulations that are not permitted in a straight zoning. The applicant is requesting a reduction in the off-street parking requirements and landscaping regulations.

BACKGROUND INFORMATION:

- On April 27, 2016, the City Council tabled any actions to consider using the City of Dallas park land for off-street parking for the proposed development and for individuals to use the Bachman Lake Park. The action item was held indefinitely.

Zoning History: There has been one zoning case in the area over the past five years.

1. Z123-338 On January 8, 2014, the City Council approved a Planned Development for mixed uses on property zoned an MU-1 Mixed Use District, on the south side of West northwest Highway, east of Lemmon Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Northwest Highway	Principal Arterial	100 ft.	100 ft.

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

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being on the outer perimeter edge of an 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.

LAND USE ELEMENT:

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns

Land Use Compatibility: The request site is currently developed with a personal service use. The applicant is requesting a Planned Development District for CR Community Retail uses to allow for the development of a general merchandise or food store with a fueling station. The Planned Development District will permit the reduction of the required off-street parking and landscaping requirements. In addition, an adjacent lot that is owned by the City of Dallas will be used for additional off-street parking for the proposed use and for individuals seeking to use the Bachman Lake Park.

The Dallas City Council will have to consider the applicant's request to use the adjacent site. The request site is located in area near the Dallas Love Field where the uses along

West Northwest Highway are community-retail serving uses. A City Council date has not been scheduled at this time.

	Zoning	Land Use
Site	CR	Restaurant
North	CR, SUP No. 1596	Auto Related uses, Retail
South	CR	Undeveloped, parkland
East	CR	Retail & personal service
West	CR	Undeveloped

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
PDD for CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping must be provided as shown on the attached landscaping plan. The applicant is requesting three, 3-inch caliper trees and shrubs without any street trees along West Northwest Highway.

Parking: The off-street parking requirement for a general merchandise or food store with a fuel station is one space per 200 square feet of floor area plus two spaces for the fueling station. Based on the proposed buildable floor area, the applicant is required to provide 31 parking spaces. Due to the configuration of the site and building size, the applicant will provide 20 spaces.

An additional 20 off-street parking spaces will be developed on the City's property. The Dallas City Council will consider the request to allow for additional off-street parking spaces on the adjacent site. The additional surface parking spaces will be used for individuals seeking to access Bachman Lake Park and the proposed development. However, on April 27, 2016, the City Council held taking action on the adjacent property indefinitely.

LIST OF OFFICERS
QuikTrip Corporation

ELECTION OF OFFICERS RESOLUTION

RESOLVED: That the persons as set out below are elected to the office set below their names, said officers to begin their term at the beginning of the 2015-2016 fiscal year, May 2, 2015.

Name and Title

Chester E. Cadieux III
Chairman of the Board/ President/ Chief Executive Officer

Stuart C. Sullivan
Vice President – Finance/ Chief Financial Officer

Charles L. Barton
Vice President – Marketing

Julie L. Brockmeier
Vice President – Petroleum Supply & Transportation

Stephen R. Fater
Vice President – Corporate Treasurer

Timothy O. Heuback
Vice President – Store Operations

Gina L. Hitz
Vice President – Information Services/ Chief Information Officer

Andrew C. Houdashelt
Vice President – Food

James A. Kubala
Vice President – Operations Systems

Ronald S. Jeffers
Vice President – Operations/Human Resources

James D. Marchesano
Vice President – Store Development

PROPOSED PDD CONDITIONS

ARTICLE.

PDD.

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 on the South line of W. Northwest Highway, east of Lemmon Avenue. The size of PD _____ is approximately 0.891 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 non-residential zoning district.

SEC. 51P- 103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

(2) Exhibit ___B: landscaping plan.

SEC. 51P- .104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit __) before the issuance of any building permit to authorize work on the Property. If there is a conflict between the text of this article and the approved development plan, the text of this section controls.

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

The uses permitted in this district are the same as those permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in the Dallas Development Code. For example, a use permitted in the CR Community Retail 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 CR Community Retail 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 a CR Community Retail District apply in this district.

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 general merchandise or food store, a minimum of 20 parking spaces is required in the location shown on the site plan.

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

See Article VI.

SEC. 51P- .110. LANDSCAPING.

Staff's recommendation

(a) Except as provided in this section, the screening for off-street parking must be in accordance with Article X.
--

Applicant Proposal

~~[(a) Except as provided in this section, the screening for off-street parking must be in accordance with Article X.]~~

- (b) Landscaping must be provided in accordance with the landscape plan.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- .111. SIGNS.

Signs must comply with the provisions for 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- .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.

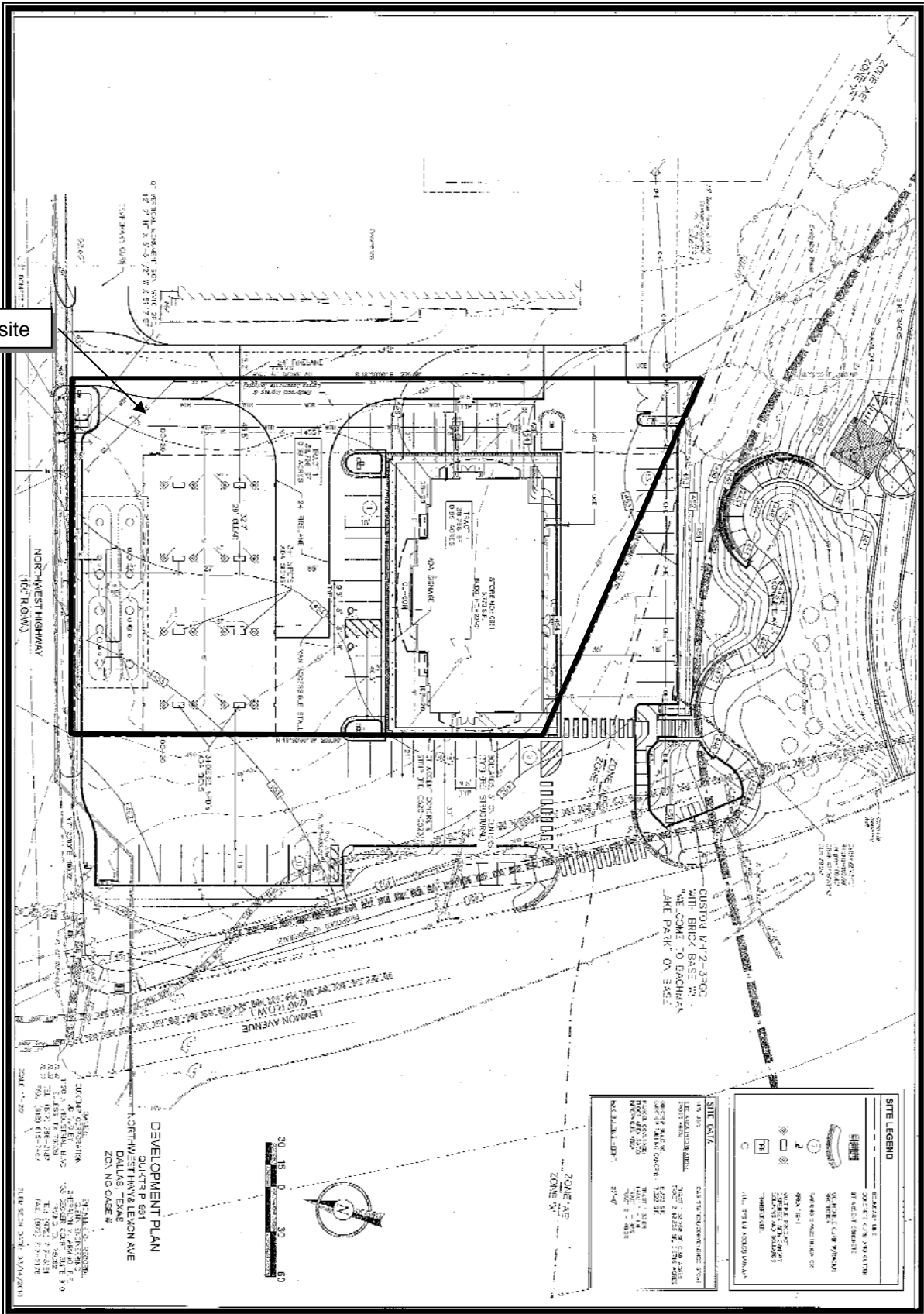
SEC. 51P- .114. COMPLIANCE WITH CONDITIONS.

(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.

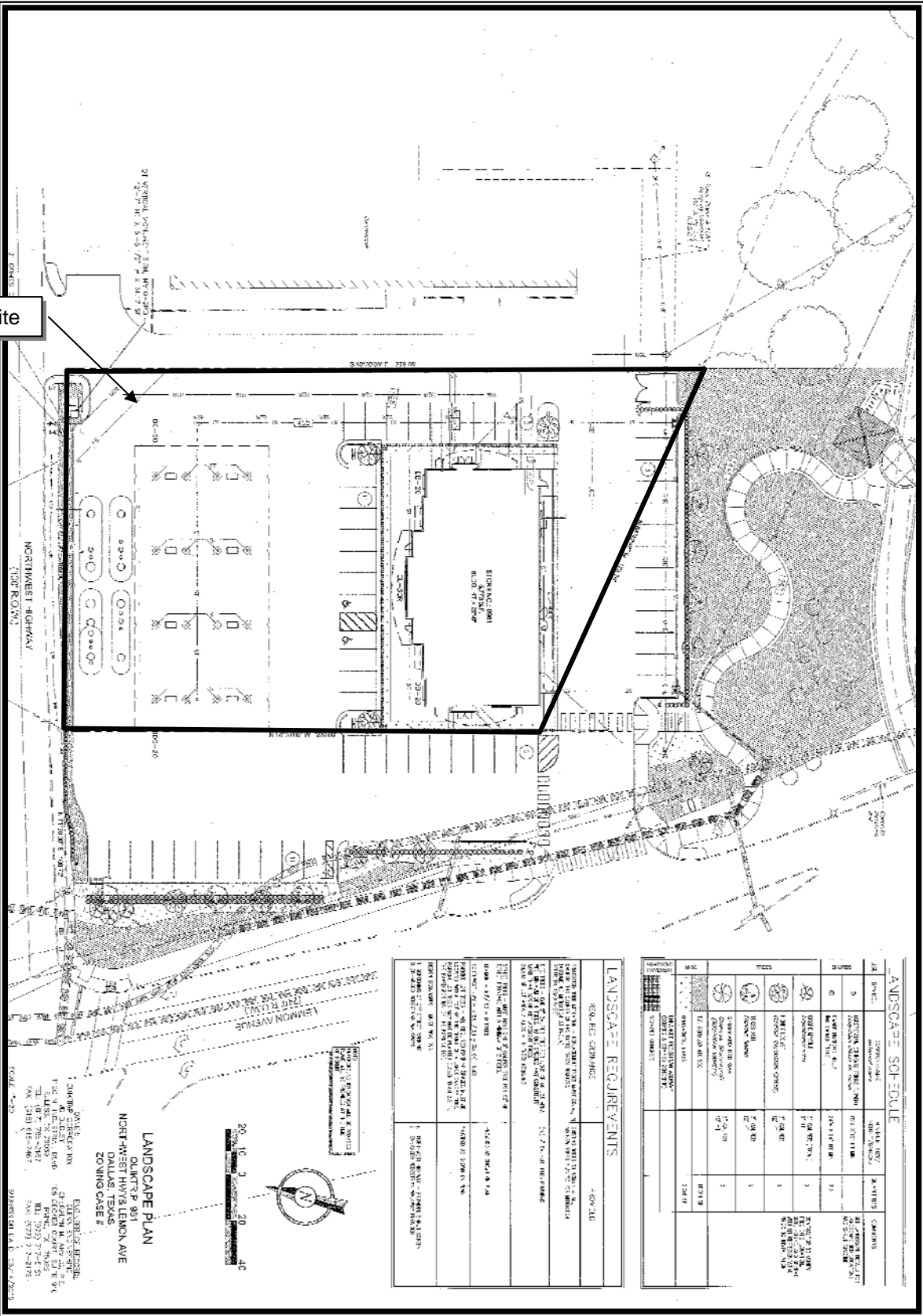
PROPOSED DEVELOPMENT PLAN

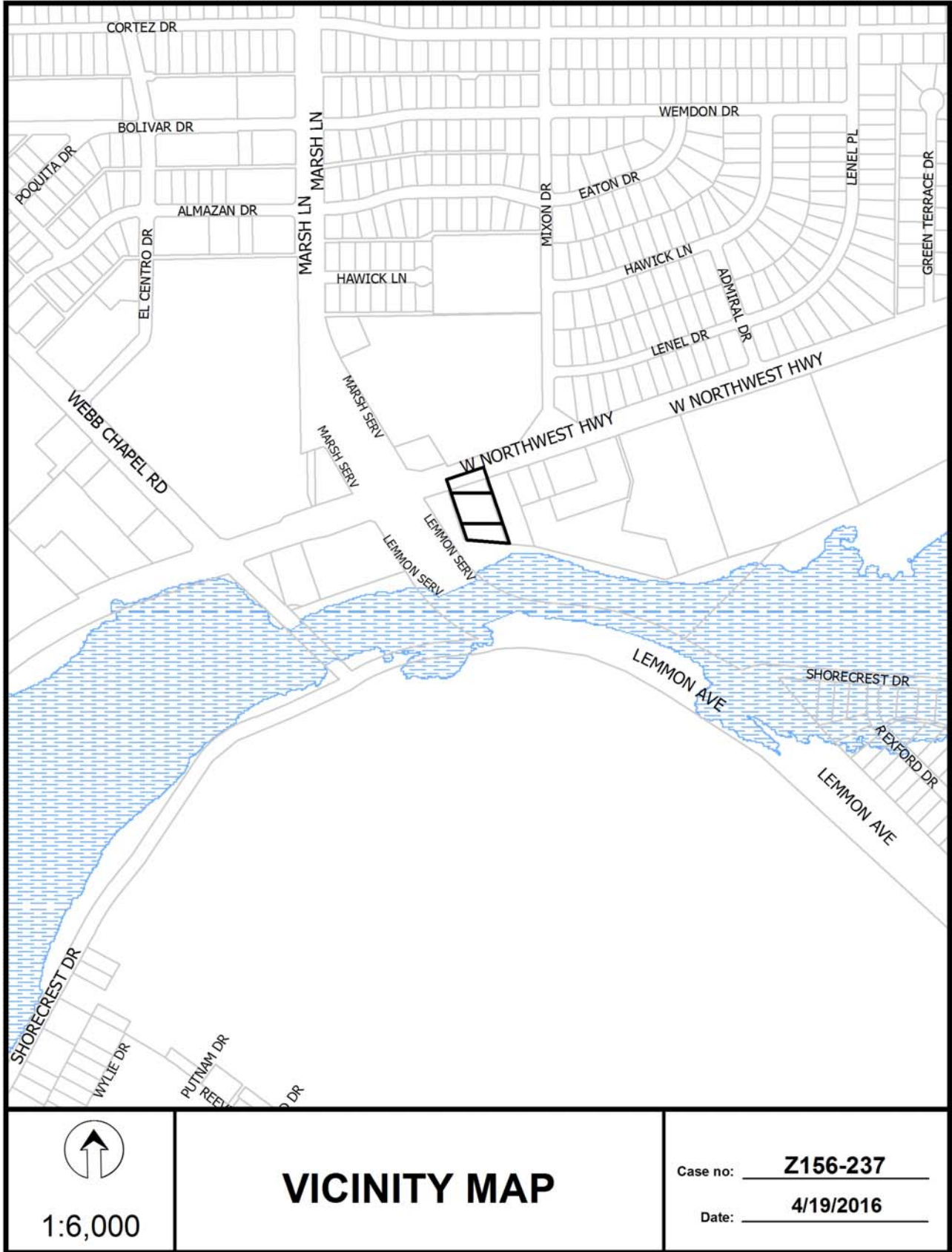
Request site



PROPOSED LANDSCAPE PLAN

Request site



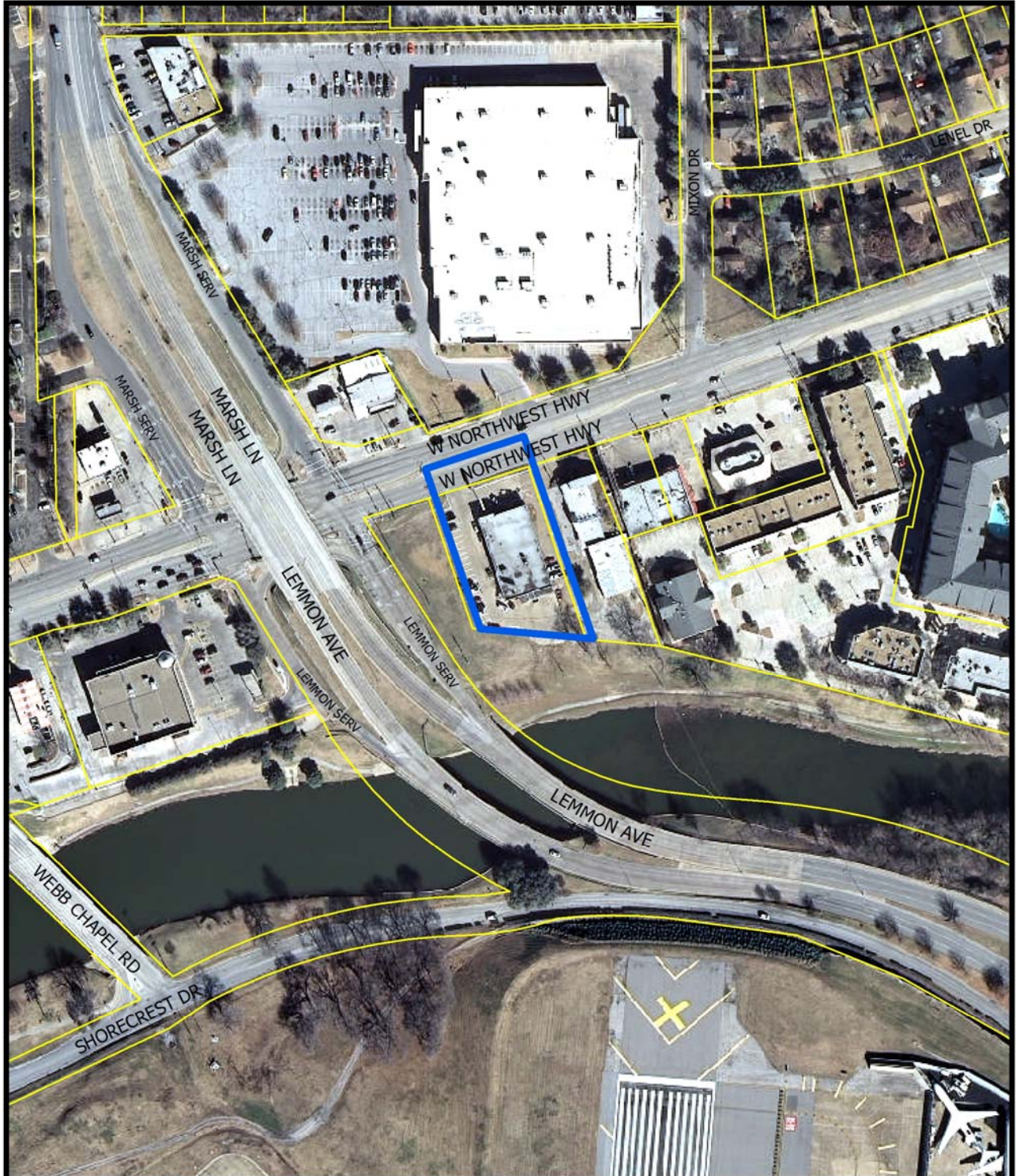


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VICINITY MAP

Case no: Z156-237

Date: 4/19/2016

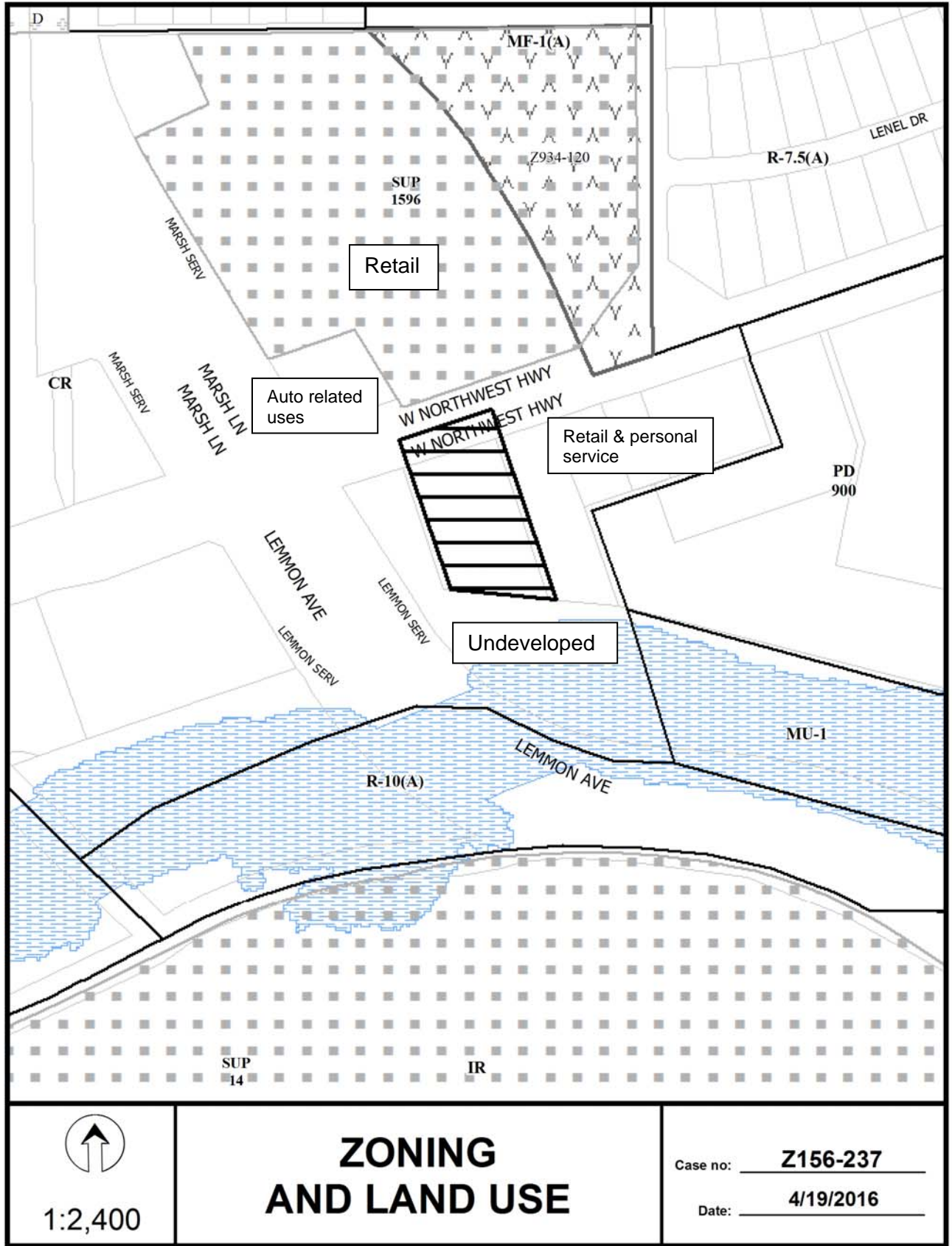


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AERIAL MAP

Case no: Z156-237

Date: 4/19/2016

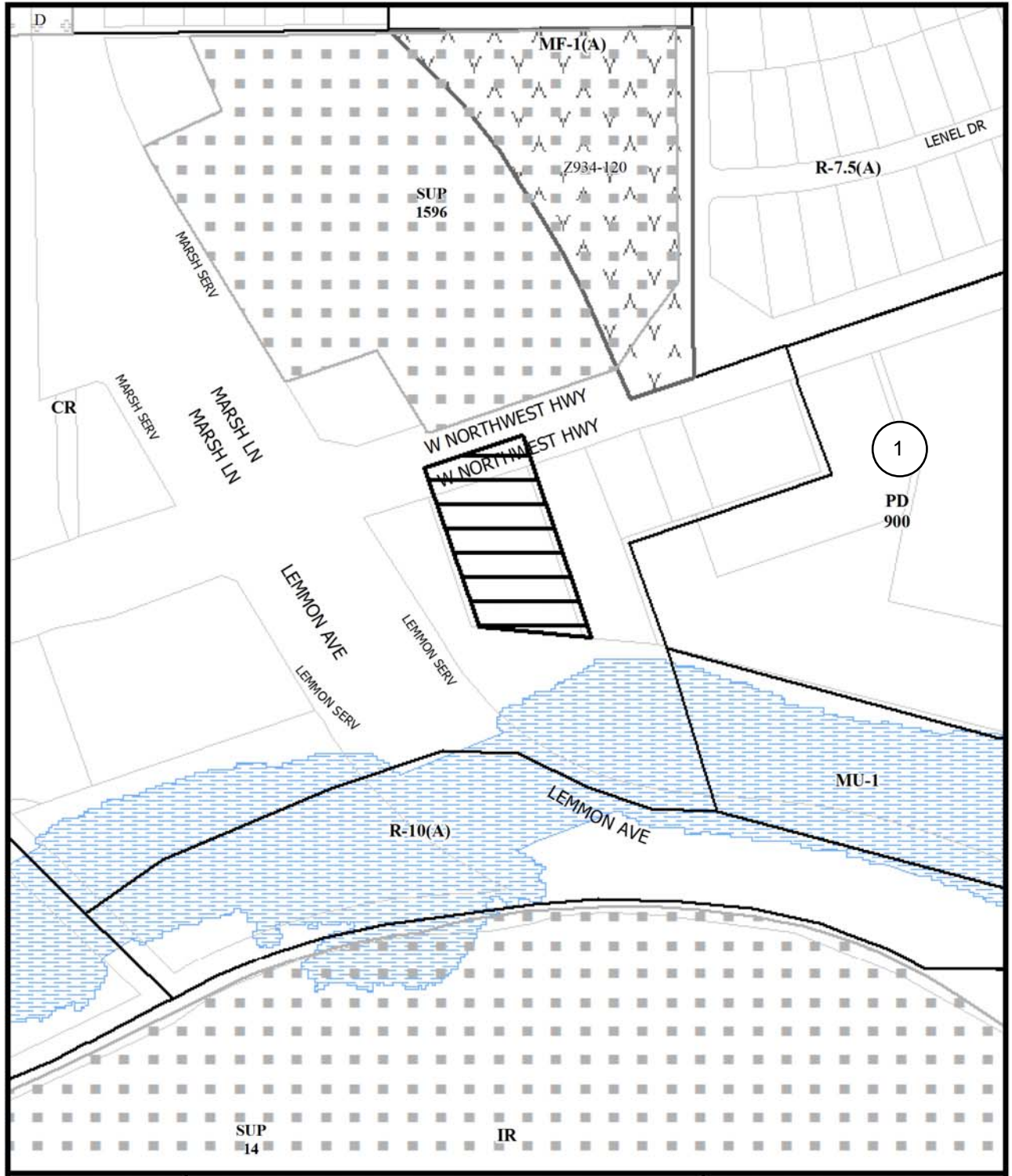


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ZONING AND LAND USE

Case no: Z156-237

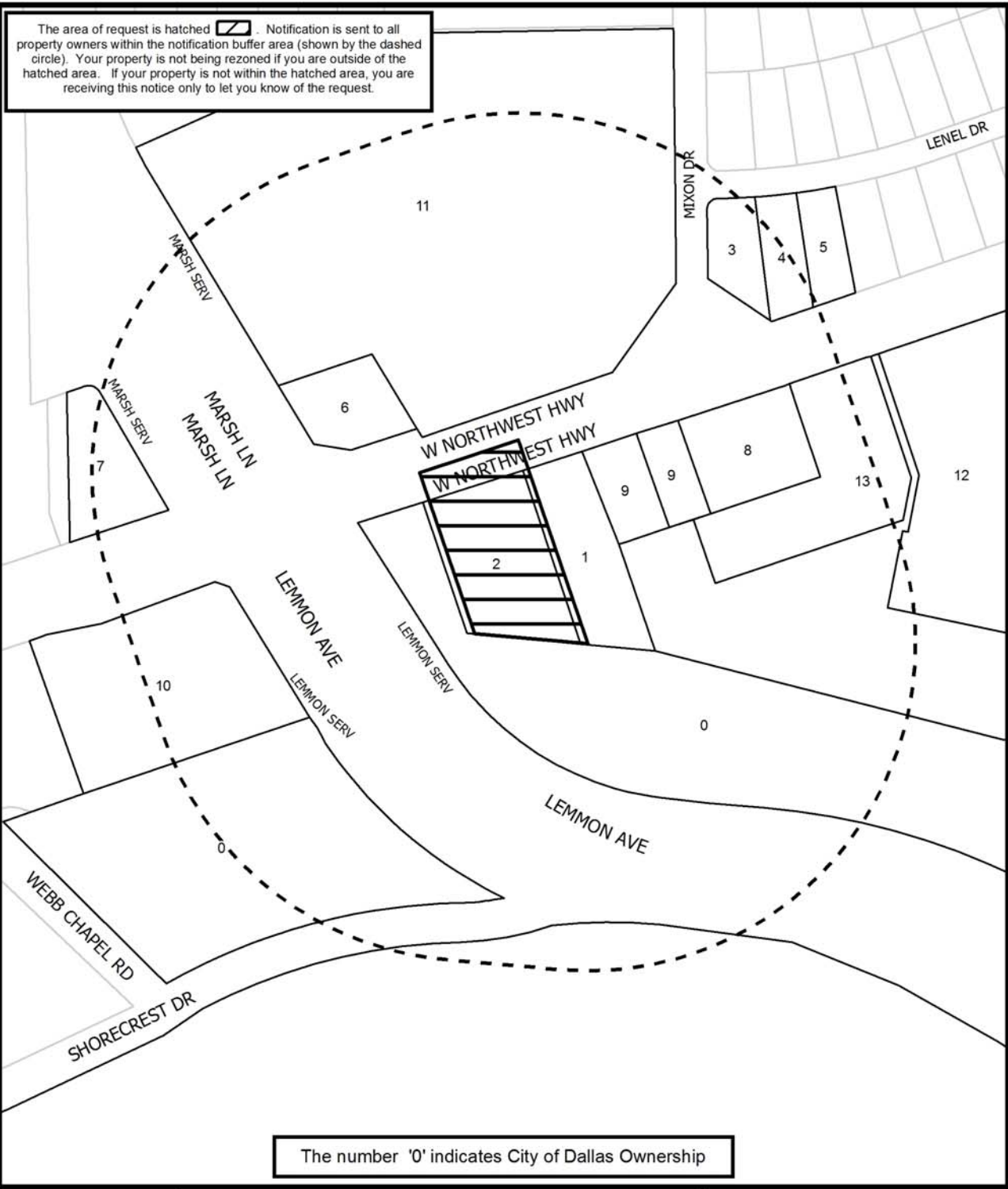
Date: 4/19/2016



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ZONING HISTORY

Case no: Z156-237
Date: 4/19/2016



 1:2,400	<h2>NOTIFICATION</h2> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">500'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">23</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u> Z156-237 </u> Date: <u> 4/19/2016 </u>
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Notification List of Property Owners

Z156-237

23 Property Owners Notified

Label #	Address	Owner
1	3750 W NORTHWEST HWY	ADMIRAL FLAG INC
2	3740 W NORTHWEST HWY	QUICKTRIP CORPORATION
3	3804 LENEL DR	LEON GILBERTO &
4	3808 LENEL DR	CUTLER JOSEPH G & SALLY P
5	3812 LENEL DR	SMITS PETER &
6	3767 W NORTHWEST HWY	LEAL PROPERTIES LTD
7	3733 W NORTHWEST HWY	RED BIRD I-20 CORP
8	3780 W NORTHWEST HWY	CARROLL CONCERNS LTD PS
9	3760 W NORTHWEST HWY	INTERRANTE INTERESTS LTD
10	3714 W NORTHWEST HWY	WALGREEN CO
11	9440 MARSH LN	DAYTON HUDSON CORP
12	3840 W NORTHWEST HWY	BRE PIPER MF BLUFFVIEW TX LLC
13	3820 W NORTHWEST HWY	BRE PIPER MF BLUFFVIEW RETAIL TX LLC
14	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
15	8020 DENTON DR	JACKS AUTO SUPPLY
16	7212 HERB KELLEHER WAY	HERTZ RENT A CAR
17	7020 HERB KELLEHER WAY	AVIS RENT A CAR
18	3407 HAWES AVE	TUCKER BLAKE C
19	8333 LEMMON AVE	SOUTHWESTERN BELL
20	8611 LEMMON AVE	BUSINESS JET CENTER
21	3250 LOVE FIELD DR	MLT DEVELOPMENT
22	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
23	7366 CEDAR SPRINGS	ENTERPRISE HOLDINGS

FILE NUMBER: Z156-241(WE)

DATE FILED: January 8, 2016

LOCATION: Singleton Boulevard and Peoria Avenue, northwest corner

COUNCIL DISTRICT: 1

MAPSCO: 53B

SIZE OF REQUEST: Approx. 2.1186 acres

CENSUS TRACT: 68.00

APPLICANT / OWNER: Flores Ballroom

REPRESENTATIVE: Rodolfo R. Flores

REQUEST: An application for a renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow for the continued use of a dance floor within an existing structure that is operating as a ballroom/banquet hall [Flores Ballroom 4615].

STAFF RECOMMENDATION: Approval for a two-year period, subject to conditions.

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 existing structure is being used as a ballroom/banquet hall. The request site is adjacent to community retail type uses that are on Singleton Boulevard. The surrounding area is developed with a mix of community retail, commercial, industrial and single family uses. The surface parking lot on the request site is a buffer between the commercial amusement (inside) use and the adjacent residential uses. The applicant proposes to continue this use on the property and is not requesting any changes to existing conditions or site plan.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The commercial amusement inside use is considered compatible with the adjacent land uses, and was not considered detrimental to the public health, safety, or general welfare of the city when the SUP was originally issued.
3. *Not a detriment to the public health, safety, or general welfare* – This use will not be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request site will conform to all applicable zoning regulations and standards.

Zoning History: There have been two zoning case in the area over the past five years.

1. Z112-128 On April 16, 2012, the City Council approved Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a dance hall for a two year period. [request site]
2. Z134-172 On August 13, 2014, the City Council approved Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a dance hall for a two year period. [request site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	80 ft.	100 ft.
Peoria Avenue	Local	50 ft.	50 ft.

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

COMPREHENSIVE PLAN: The Comprehensive Plan does not make a specific land use recommendation related to the request. 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 Comprehensive Plan shows that the request site is on the outer edge of an Industrial area.

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

Community Retail Districts may be appropriate at key intersections to support the surrounding neighborhood. Specific Use Permits are utilized to ensure compatibility of certain uses at the edges of these neighborhoods.

Land Use Compatibility: The surrounding land uses are residential to the north, vacant retail to the east, retail to the west, and industrial uses to the south. Adjacent property is sparsely developed with single-family uses and vacant parcels.

	Zoning	Land Use
Site	CR w/SUP No. 1954	Commercial amusement (inside)
North	R-5(A)	Single Family
South	IM	Industrial
East	CS	Commercial
West	CR	Retail and personal service

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:

<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>					
CR Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Since there is no additional impervious coverage, no additional landscaping is required.

Parking: The off-street parking requirements for a commercial amusement (inside) use is one space for each 100 square feet of floor area and a dance hall is one space per 25 square feet of floor area. The applicant is providing the required 109 off-street parking spaces.

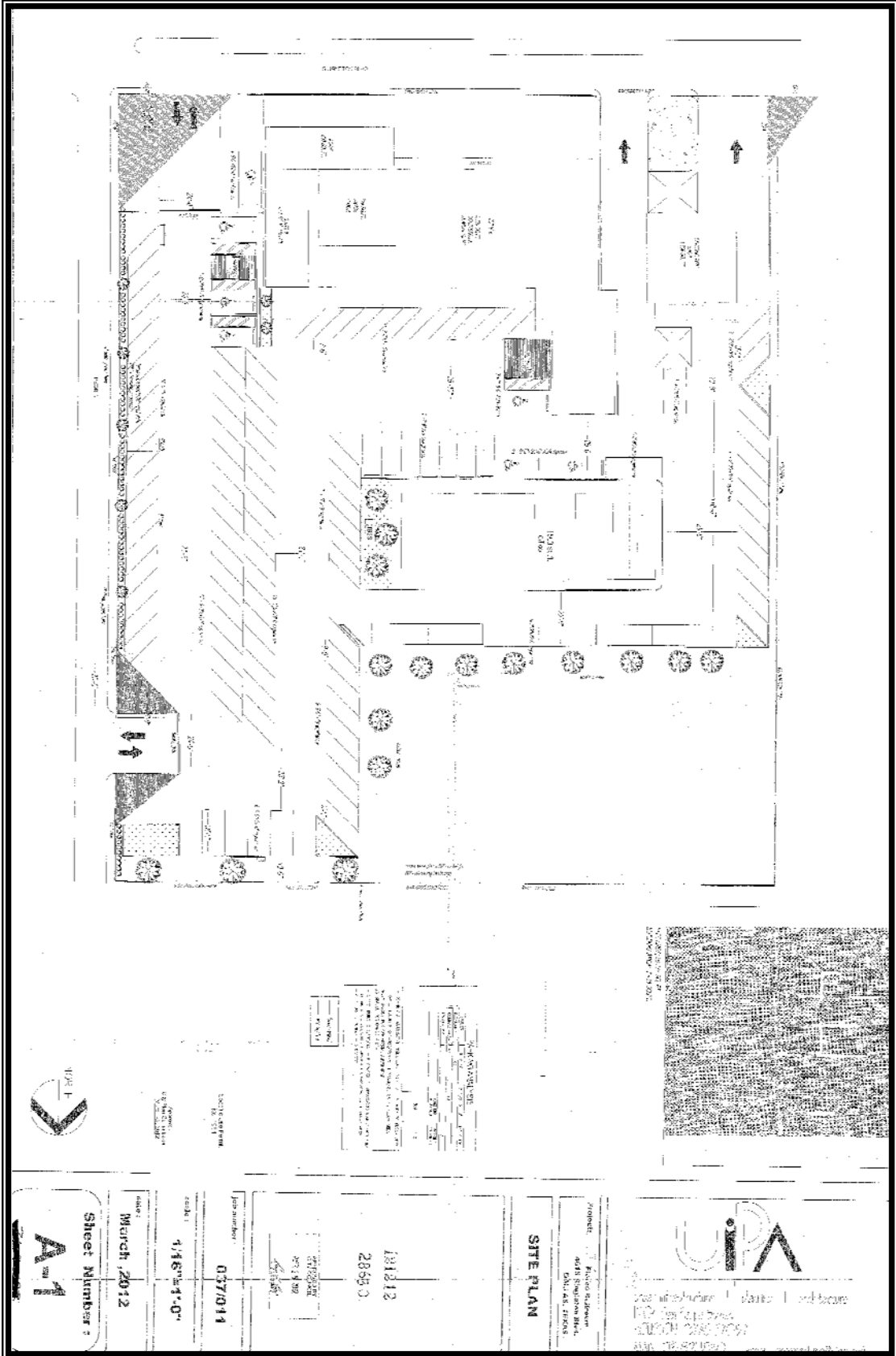
LIST OF OFFICERS
Flores Ballroom

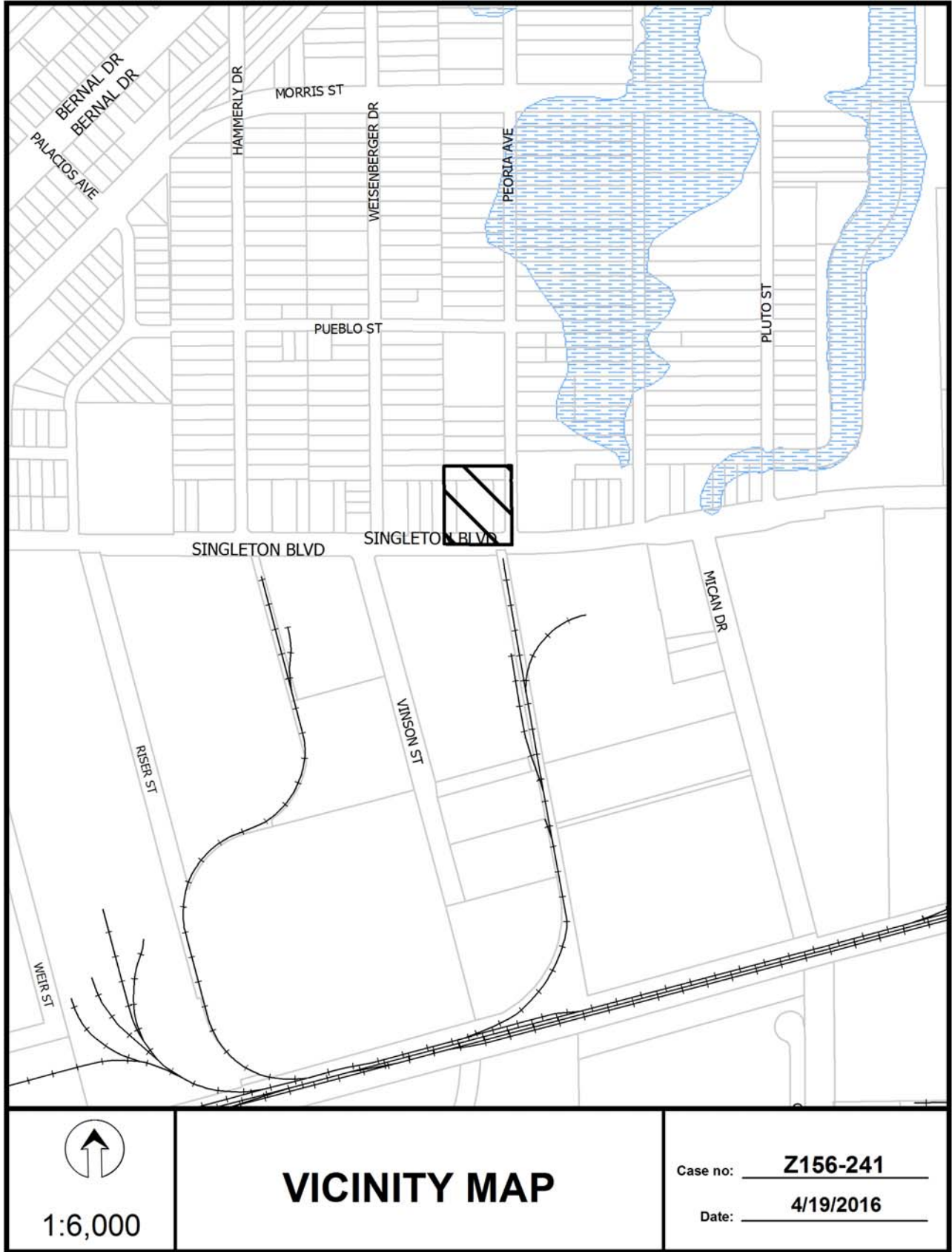
- Rodolfo Flores, Partner
- Marcus Flores, Partner
- David Flores, Partner

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~August 13, 2016~~], (two-year period from the passage of this ordinance).
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. FLOOR AREA: The maximum dance floor area is 625 square feet in the location shown on the site plan.
6. HOURS OF OPERATION: The commercial amusement (inside) limited to a Class A dance hall may only operate between 8:00 a.m. and 10:00 p.m., Monday through Thursday, and between 8:00 a.m. and 1:00 a.m. (the next day), Friday and Saturday.
7. PARKING: Parking must be located as shown on the attached site plan. Delta credits may not be used to meet the off-street parking requirements.
8. SCREENING: [~~Before the issuance of a certificate of occupancy,~~] A[a] solid screening fence must be maintained [~~installed~~] along the northern Property line in the locations shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.

APPROVED SITE PLAN





Z156-241(WE)

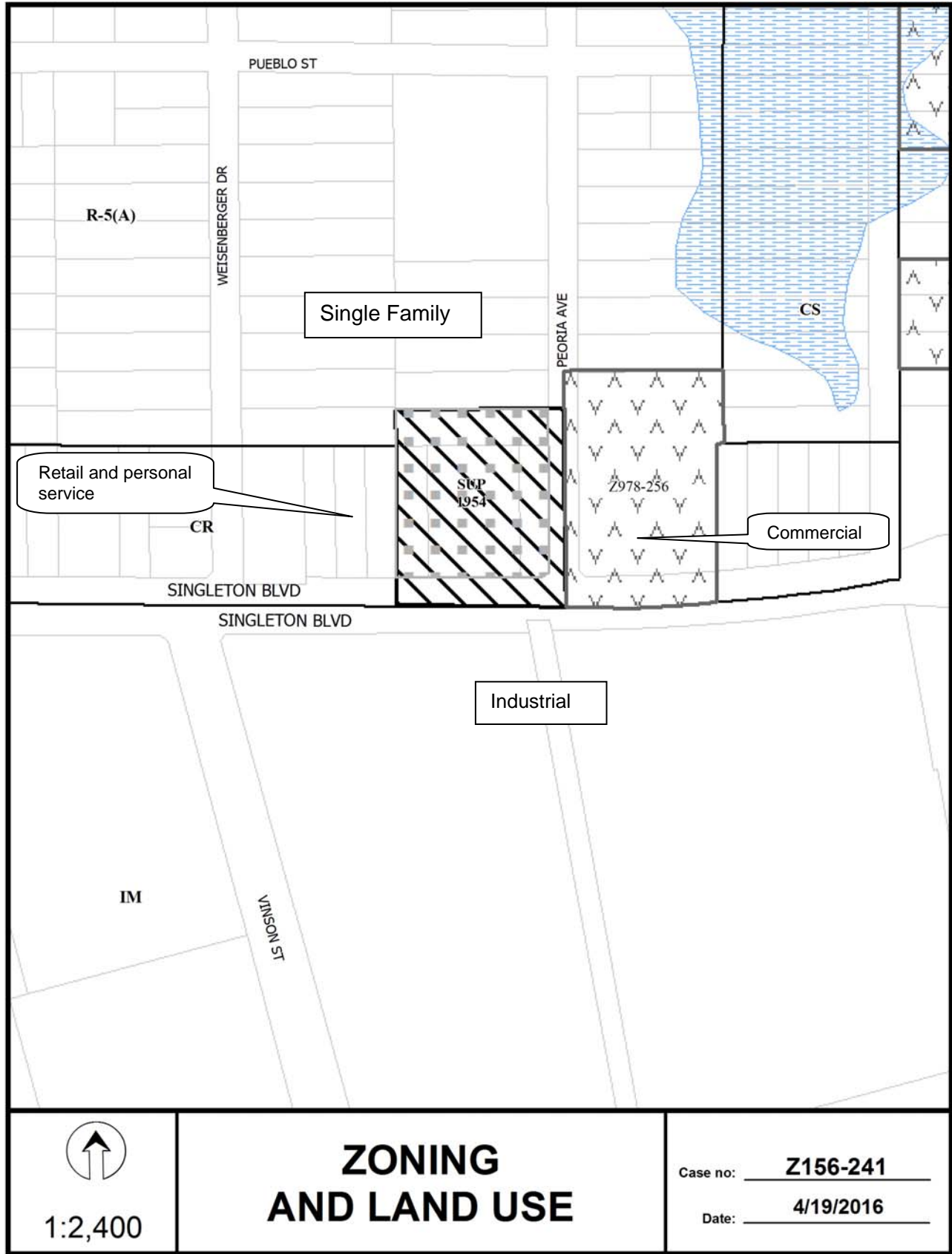


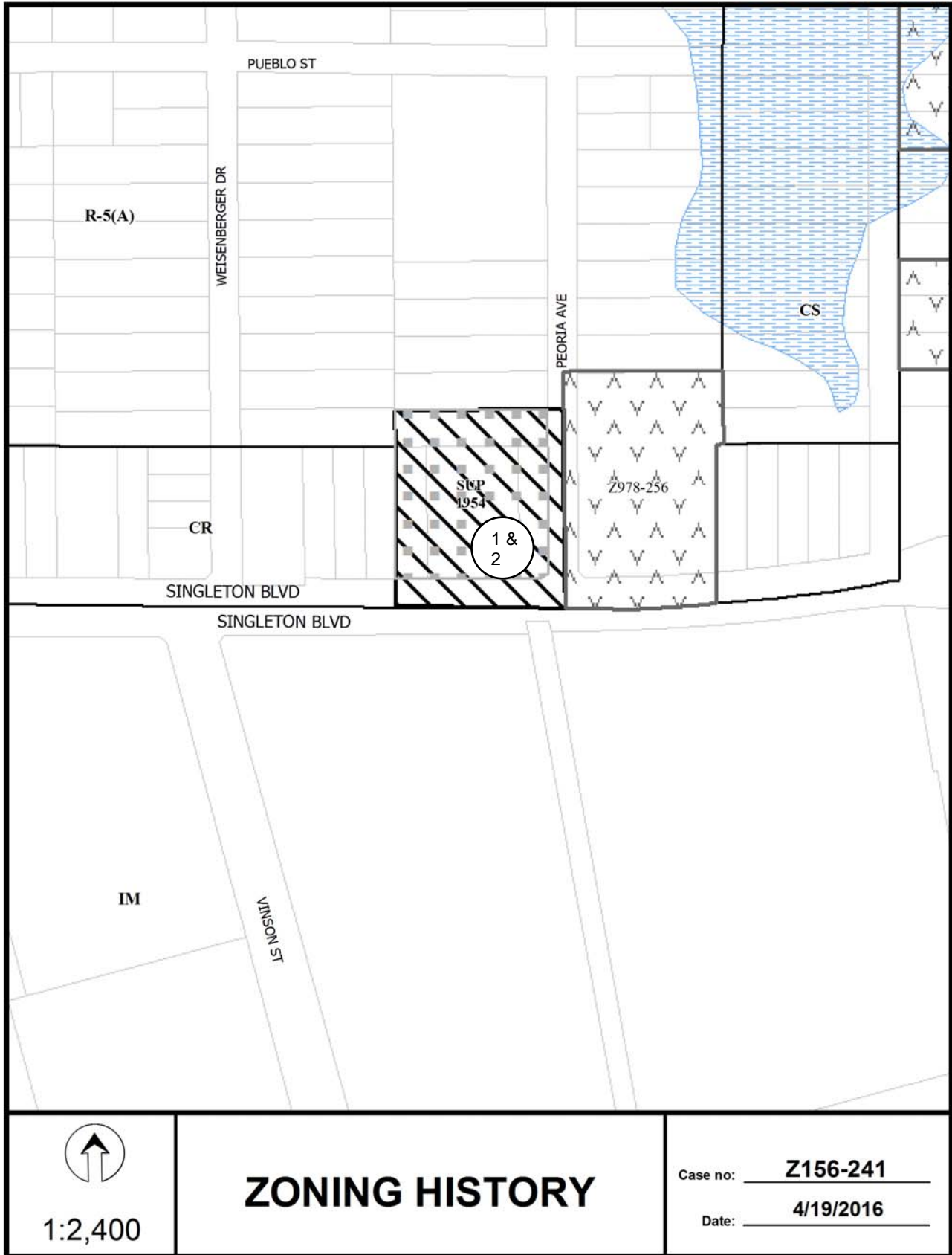
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AERIAL MAP

Case no: Z156-241

Date: 4/19/2016



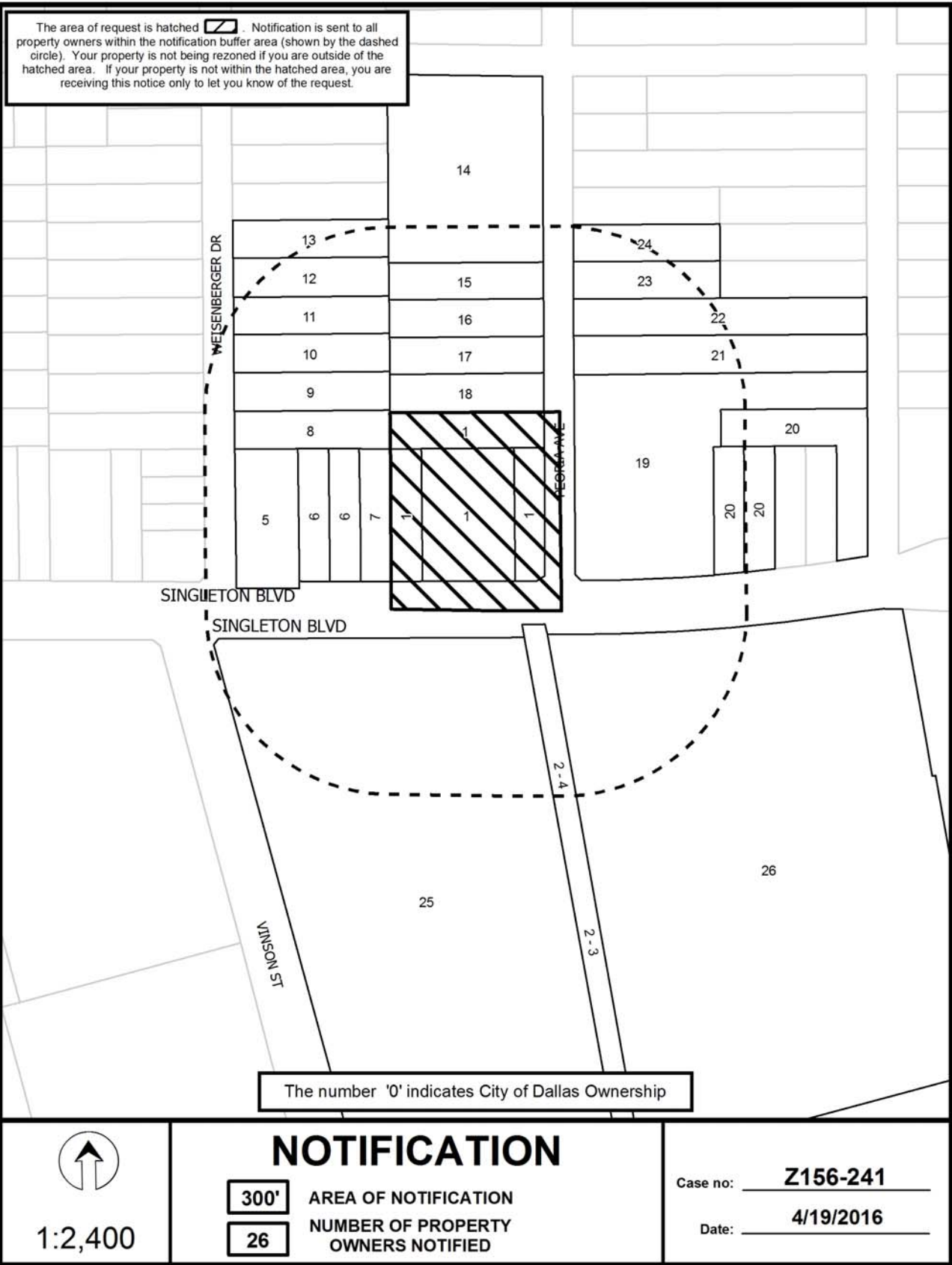


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ZONING HISTORY

Case no: Z156-241

Date: 4/19/2016



Notification List of Property Owners

Z156-241

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3021 PEORIA AVE	FLORES DAVID &
2	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
3	9999 NO NAME ST	UNION PACIFIC RR CO
4	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
5	4639 SINGLETON BLVD	CHU DAVID
6	4631 SINGLETON BLVD	CHU DAVID C
7	4623 SINGLETON BLVD	CHU DAVID CHAEWUNG
8	3020 WEISENBERGER DR	HERNANDEZ ADRIANA
9	3026 WEISENBERGER DR	IBARRA LUVIA & RUBEN
10	3030 WEISENBERGER DR	SANTIAGO MARIBEL HERNANDEZ DE
11	3102 WEISENBERGER DR	MARTINEZ GABERIEL H
12	3108 WEISENBERGER DR	PENA FLORENTINA EST OF
13	3112 WEISENBERGER DR	QUEZADA ALEJANDRA P
14	3125 PEORIA AVE	FIRST LAOTIAN BAPTIST CHURCH OF DALLAS
15	3107 PEORIA AVE	DABOUB CATHERINE MARY
16	3103 PEORIA AVE	SANCHEZ MARIO
17	3031 PEORIA AVE	VARGAS ANTONIO & LUCILA
18	3025 PEORIA AVE	RAMOS JESUS ANTONIO &
19	4535 SINGLETON BLVD	BENITEZ FREDIS
20	4519 SINGLETON BLVD	VILLATOLE FREDIS BENITEZ
21	3030 PEORIA AVE	SALAZAR MANUEL &
22	3102 PEORIA AVE	LUNA JOHN JR &
23	3108 PEORIA AVE	LUNA JOHN & GENOVEA
24	3112 PEORIA AVE	LUNA JOHN & GENOVEVA
25	4606 SINGLETON BLVD	G T INDUSTRIAL PROPERTIES INC
26	4528 SINGLETON BLVD	HEAT TREATMENT SVCS INC

CITY PLAN COMMISSION

THURSDAY, JUNE 2, 2016

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-164(OTH)

DATE FILED: December 14, 2016

LOCATION: Area bounded by the Dallas North Tollway, Fairmount Street and Knight Street

COUNCIL DISTRICT: 2

MAPSCO: 34 - Z

SIZE OF REQUEST: Approx. 0.95 acres

CENSUS TRACT: 5.00

APPLICANT / OWNER: Fair-Knight Partners Ltd.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple Family District with office and retail uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to develop the property with an office building with a coffee shop on the ground level.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district and use of the property will be consistent with the existing development in the surrounding area and with the current development and redevelopment trends in the area. The property is surrounded by multiple family uses to the east; retail, undeveloped, multiple-family, restaurant, and a personal service use for a dance school to the south; and the North Dallas Tollway to the west.
2. *Traffic impact* – The proposed development is located on a local street. The existing street system can accommodate the traffic generated by the proposed use.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan states that this area is within the Urban Mixed-Use Building Block. The requested zoning district is consistent with the Urban Neighborhood Building Block.
4. *PDS request vs. straight zoning request.* The applicant is requesting a PDS in order to accommodate the development in such an oddly shaped property. A straight zoning change will not allow the applicant to accommodate the proposed development. The applicant is proposing setbacks and height that a straight zoning change will not allow.

Zoning History: There have been six zoning changes in the vicinity within the last five years.

1. **Z156-229** An application to expand Planned Development Subdistrict No. 78 for MF-2 Multiple-Family on property zoned an MF-2 Multiple Family District within Planned Development District No. 193 the Oak Lawn Special Purpose District on an area generally bounded by Fairmount Street to the southwest, Throckmorton Street on the northwest side, Brown Street on the northeast side (on a portion) and Reagan Street on the southeast side. The CPC date is pending.
2. **Z145-107** On February 25, 2015, the City Council approved a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict uses and repealed Specific Use Permit No. 1191 for a Child-care facility, Foster home, and Nursing home on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District located on the north corner of Knight Street and Brown Street.

3. **Z134-325** On September 9, 2015, City Council approved the renewal of and an amendment to Specific Use Permit No. 1376 for a community service center on property zoned an MF-2 Multiple-Family Subdistrict and Planned Development Subdistrict No. 30, both within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north Corner of Reagan Street and Brown Street.

4. **BDA 134-109** On October 21, 2014, the Board of Adjustment approved a special exception to the landscape regulations at 4343 (AKA 4321) Congress Avenue.

5. **Z123-199** On June 12, 2013, the City Council approved rezoning into Subdistrict No. 78 for multiple family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No 193, the Oak Lawn Special Purpose District on area bounded by Brown Street, Knight Street, Fairmount Street and Douglas Street.

6. **Z112-144** On March 28, 2012, the City Council approved an amendment to Planned Development Subdistrict No. 78 within Planned Development District No 193, the Oak Lawn Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Fairmount Street	Local	50 feet
Knight Street	Local	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 use of the property is in conformance with the Urban Neighborhood Building Block of the Comprehensive Plan.

Surrounding Land Uses:

	Zoning within PD No. 193	Land Use
Site	MF-2	Undeveloped
Northeast	PDS No. 78 , MF-2	Multiple-family, single family
Southeast	NS	Multiple-family, retail, undeveloped
Southwest	GR	Retail, personal service use
Northwest	GR	Dallas North Tollway

Land Use Compatibility:

The request site is approximately 0.95 acres and is currently undeveloped. The proposed use is for a 43,500 square feet office building and a 1,500 square feet coffee shop opened to the public on the first floor. The property is surrounded by single family and multiple-family to the northeast; multiple family, retail, undeveloped uses to the southeast; retail and a personal service use for a dance school to the southwest; and the North Dallas Tollway to the northwest. The proposed use will be compatible with the surrounding development.

The applicant is requesting an increase in height to 85 feet. The existing zoning limits the height to a maximum of 36 feet. Due to the odd shape of the property and its adjacency to the Tollway, staff is supports the increase in height and proposed uses of the property.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 193, MF-2	20 20 15	5 10 10 **	Min lot 1,000 sq. ft. 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR +150 sq. ft. each add BR	36'	60%	Proximity Slope Visual Intrusion	Multiple-family, duplex, single family
Proposed							
PDS MF-2	10 on Fairmount & Knight *	10'	N/A	85'	60%	Proximity Slope	Multifamily, duplex, single family

* For the purpose of this PDS, Dallas North Tollway is not considered a front yard.

** See Section 51P.193.120

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking spaces must be provided in accordance with Division 51P-193-113 for the specific off-street parking and loading requirements for each use.

The applicant is proposing to include the proposed 10 on-street parking spaces as part of the required parking. The Sustainable Development and Construction Department has a policy of not allowing on-street parking to count toward required parking on properties within Planned Development District No. 193 unless an entire block is being developed. Therefore, staff’s recommendation is not to count the proposed on-street parking as part of the required parking for the proposed development.

Landscaping:

Landscaping of the property must be provided in accordance with proposed landscape plan. The applicant is proposing a landscape plan to be able to reduce the number of streets on Knight Street. Due to the shape of the property, the applicant will be able to provide all the required trees but one.

Z156-164(OTH)

Partners & Principles

Fair-Knight Venture, LLC, General Partner

John P. Thompson, Jr. Manager

PROPOSED CONDITIONS

Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict ____ is established on property located at the west corner of Fairmount Street and Knight Street. The size of PD Subdistrict ____ is 0.95 acres.

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

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(d) The frontage along Dallas North Tollway is considered a side yard.

(d) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(e) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this division:

(a) Exhibit S-____A: development plan.

(b) Exhibit S-____A: landscape plan.

SEC. S-____.105. DEVELOPMENT PLAN.

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

SEC. S-____.106. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family 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 MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) Office uses are allowed by right.

(c) Restaurant without drive-in window is allowed by right, limited to a maximum of 1,500 square feet.

SEC. S-____.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Amateur communication tower.
- Open storage.
- Private stable.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(b) Nonresidential structures.

(1) Front yard.

(A) A minimum front yard of 10 feet on Fairmount Street and Knight Street must be provided, as shown in the conceptual plan.

(B) Dallas North Tollway is not considered a front yard.

Staff's Recommendation:

~~(C) Benches, stairs, railings and raised landscaping planters may encroach a maximum of 3 feet into the front yard in the general amount and configuration shown on the landscaping plan.~~

Applicant's Request:

(C) Benches, stairs, railings and raised landscaping planters may encroach a maximum of three feet into the front yard in the general amount and configuration shown on the landscaping plan.

(D) Cantilevered roof eaves, balconies, and canopies may encroach up to five feet into the front yard.

(2) Side and rear yard.

(A) Except as provided, minimum side and rear yard is 10 feet.

(B) Cantilevered roof eaves, balconies, and canopies may encroach up to five feet into the side yard.

(3) Height. Maximum height is 85 feet.

(4) Floor area. Maximum floor area is 45,000 square feet for non-residential uses.

(5) Lot coverage. Maximum lot coverage is 45 percent.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided, consult Part I of this article for the specific off-street parking and loading requirements for each use.

Staff Recommendation:

~~_____ (b) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.~~

~~_____ (1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.~~

Applicant's Request:

(b) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.

(c) Screening of off-street parking must be provided as shown on the landscape plan.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

- (a) Landscaping must comply with the attached landscape plan.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must comply with Part I of this article.
- (d) Overhead utility lines must be buried underground.

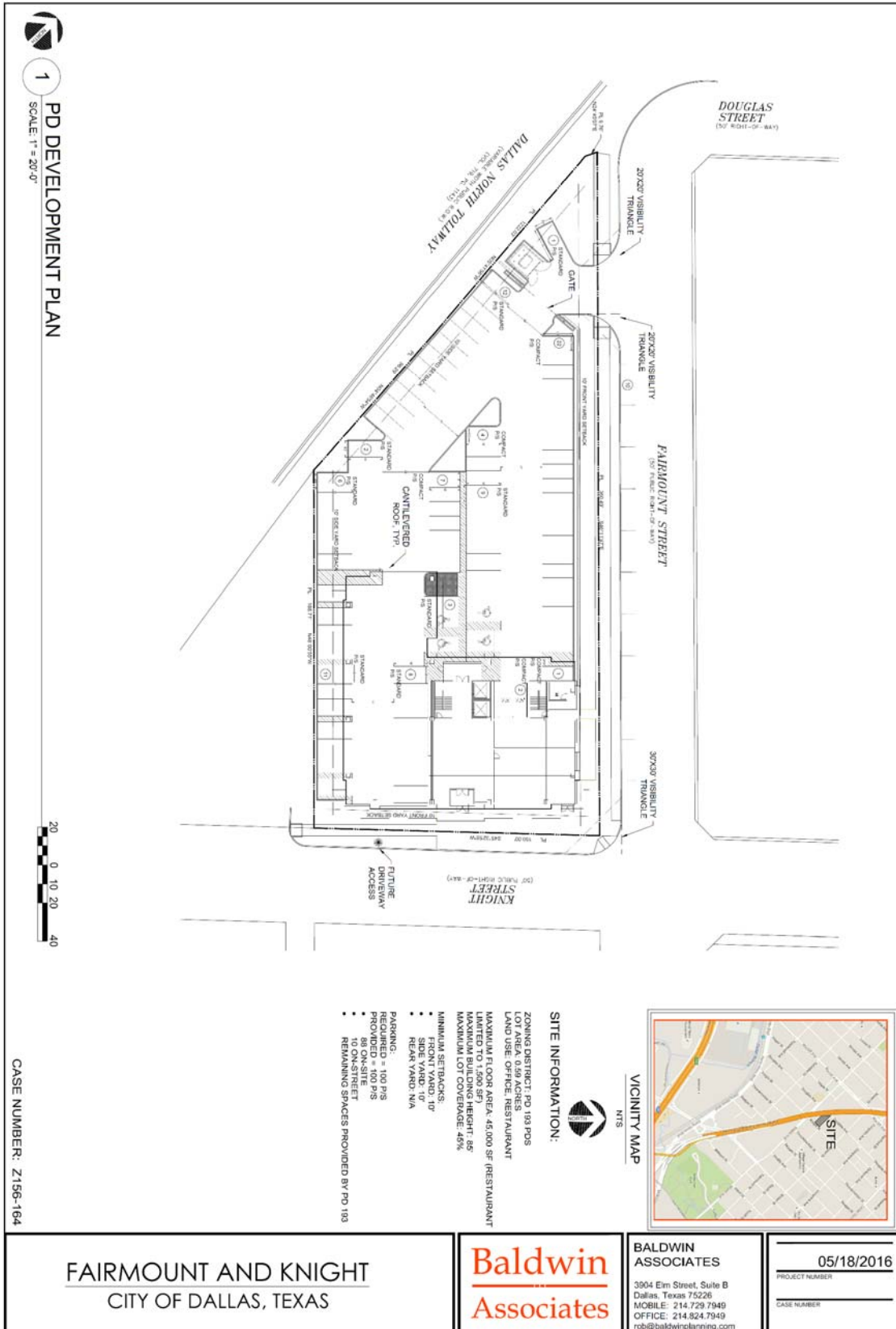
SEC. S-____.114. COMPLIANCE WITH CONDITIONS.

Z156-164(OTH)

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

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

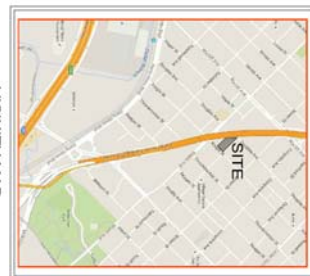
PROPOSED DEVELOPMENT PLAN



1
PD DEVELOPMENT PLAN
SCALE: 1" = 20'-0"



CASE NUMBER: Z156-164



SITE INFORMATION:

- ZONING DISTRICT: PD 199 POS
- LOT AREA: 0.29 ACRES
- LAND USE: OFFICE, RESTAURANT
- MAXIMUM FLOOR AREA: 45,000 SF (RESTAURANT LIMITED TO 1,500 SF)
- MAXIMUM BUILDING HEIGHT: 85'
- MAXIMUM LOT COVERAGE: 45%
- MINIMUM SETBACKS:
 - FRONT YARD: 10'
 - SIDE YARD: 10'
 - REAR YARD: 10'
- PARKING:
 - PROVIDED = 100 P/S
 - PROVIDED = 100 P/S
 - 85 ON-SITE
 - 15 ON-STREET
 - REMAINING SPACES PROVIDED BY PD 199

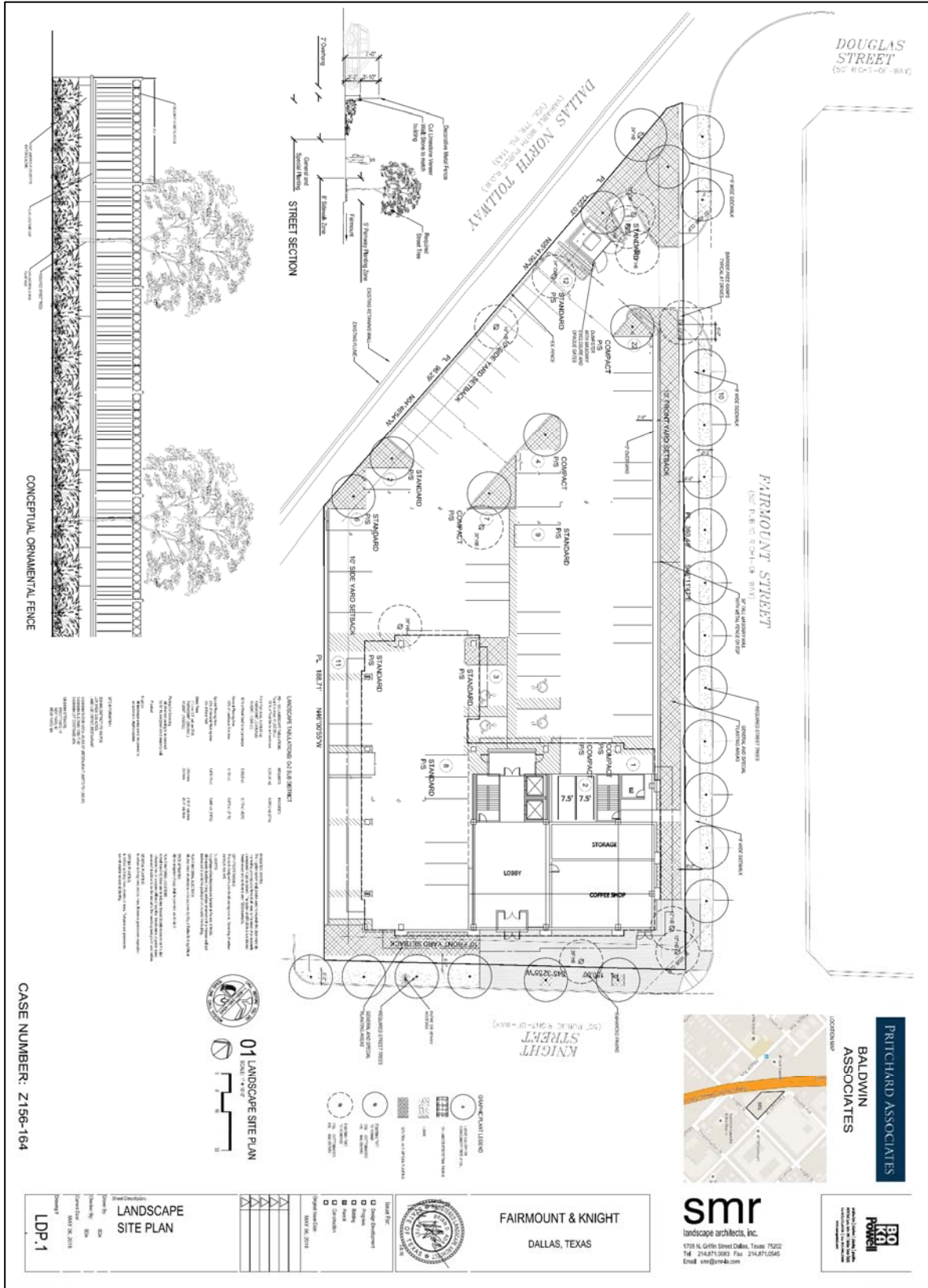
FAIRMOUNT AND KNIGHT
CITY OF DALLAS, TEXAS

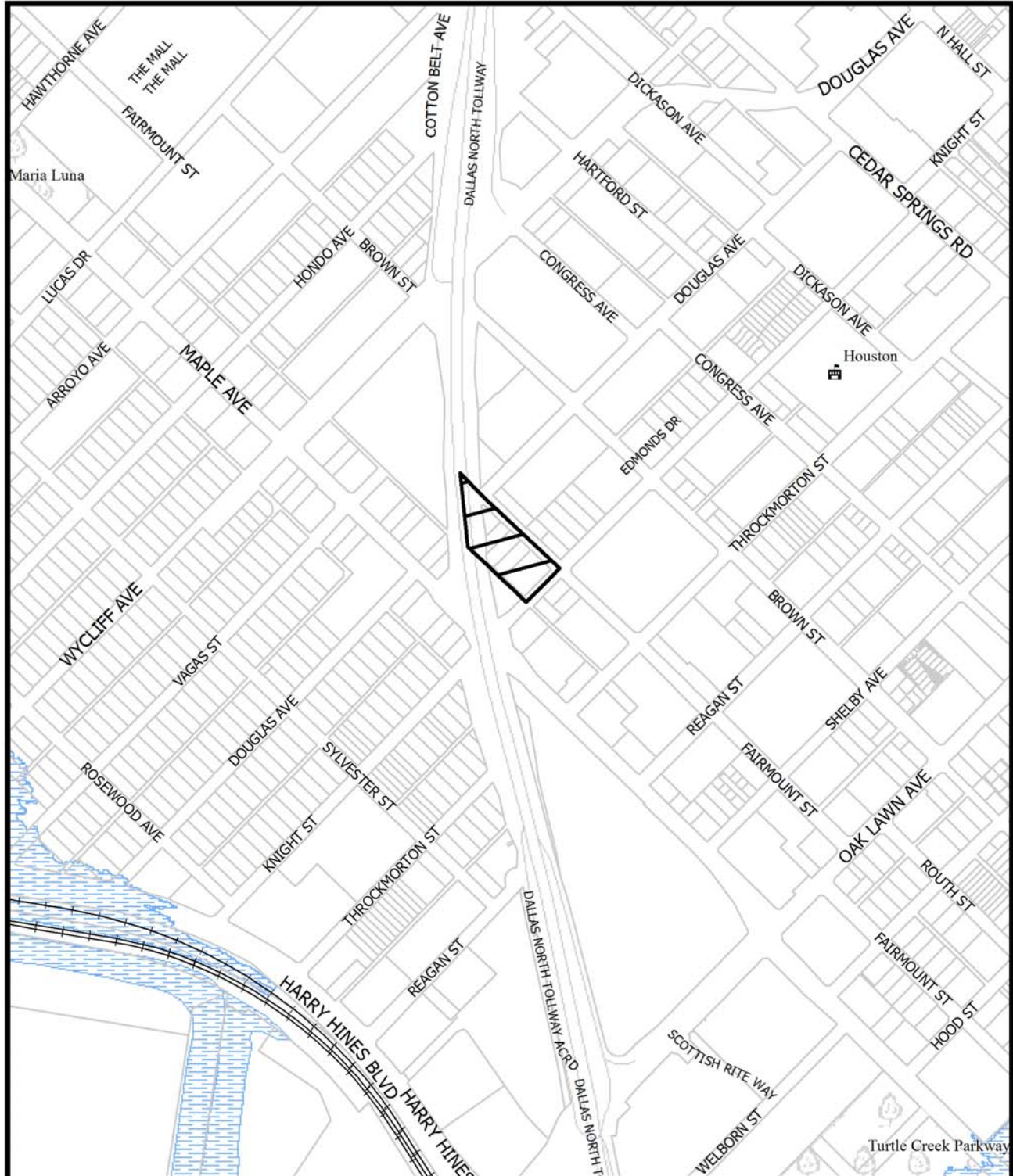
Baldwin
Associates

BALDWIN ASSOCIATES
3004 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

05/18/2016
PROJECT NUMBER
CASE NUMBER

PROPOSED LANDSCAPE PLAN



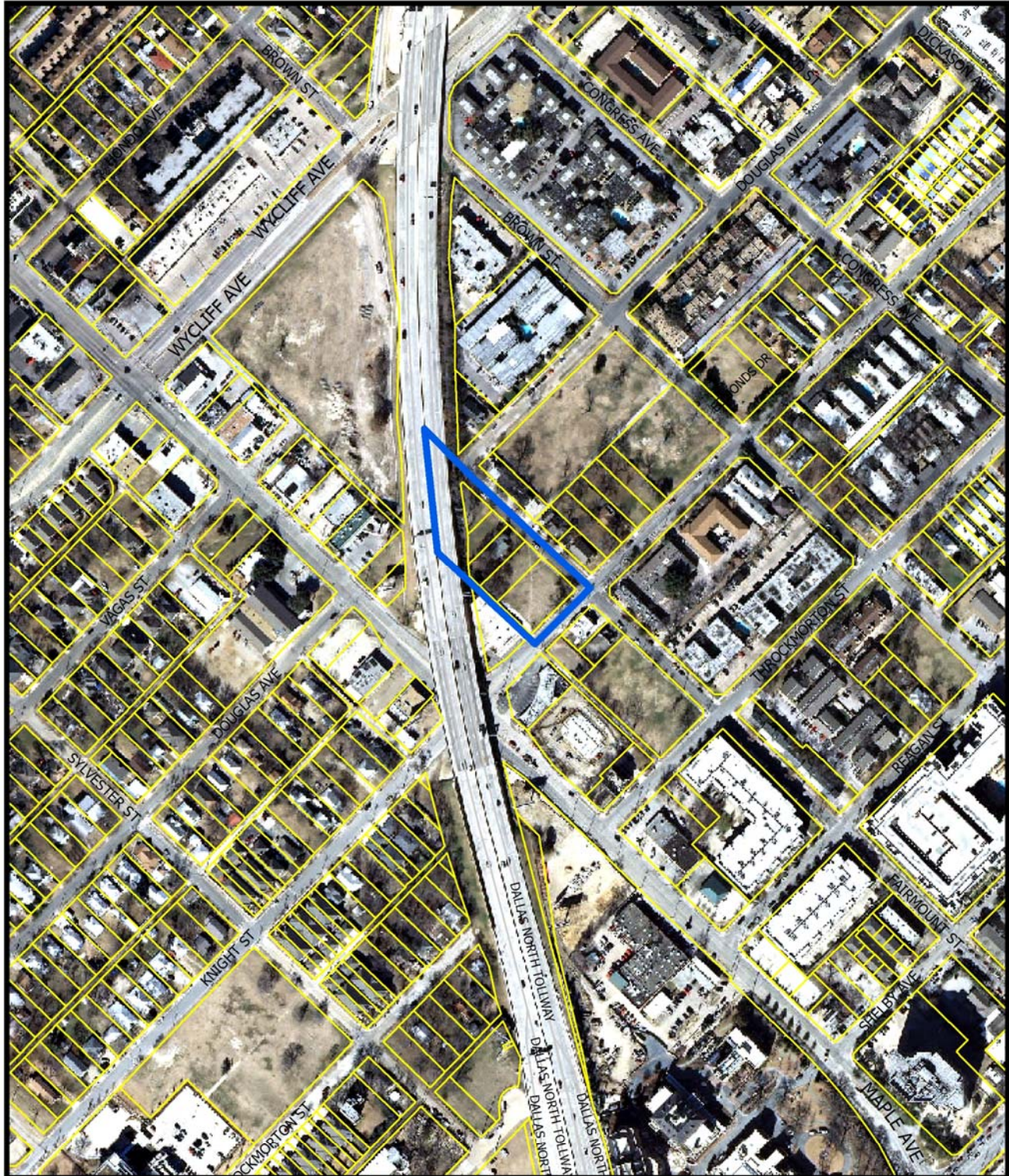


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VICINITY MAP

Case no: **Z156-164**

Date: **5/16/2016**

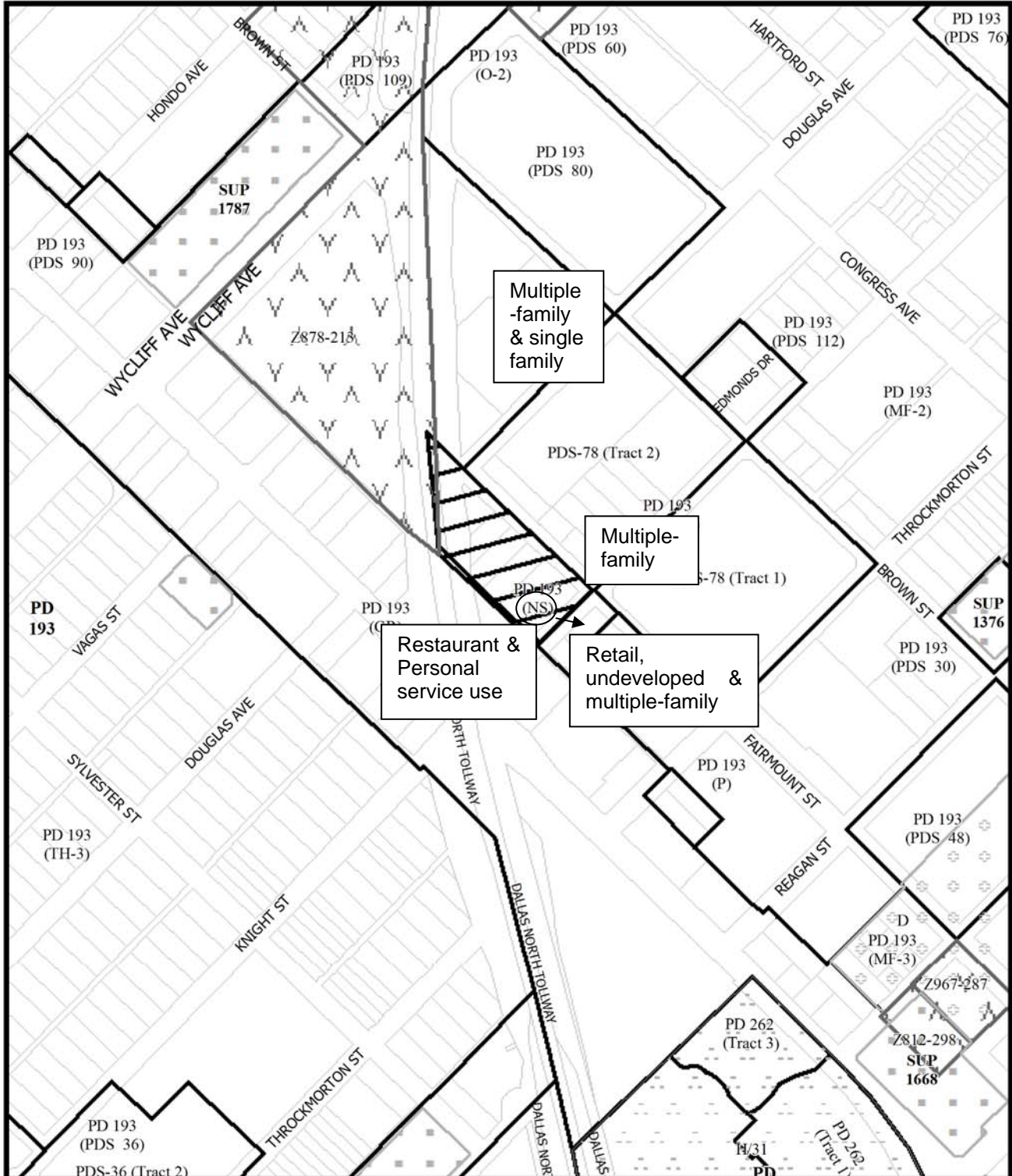


1:3,600

AERIAL MAP

Case no: Z156-164

Date: 5/16/2016



Multiple-family & single family

Multiple-family

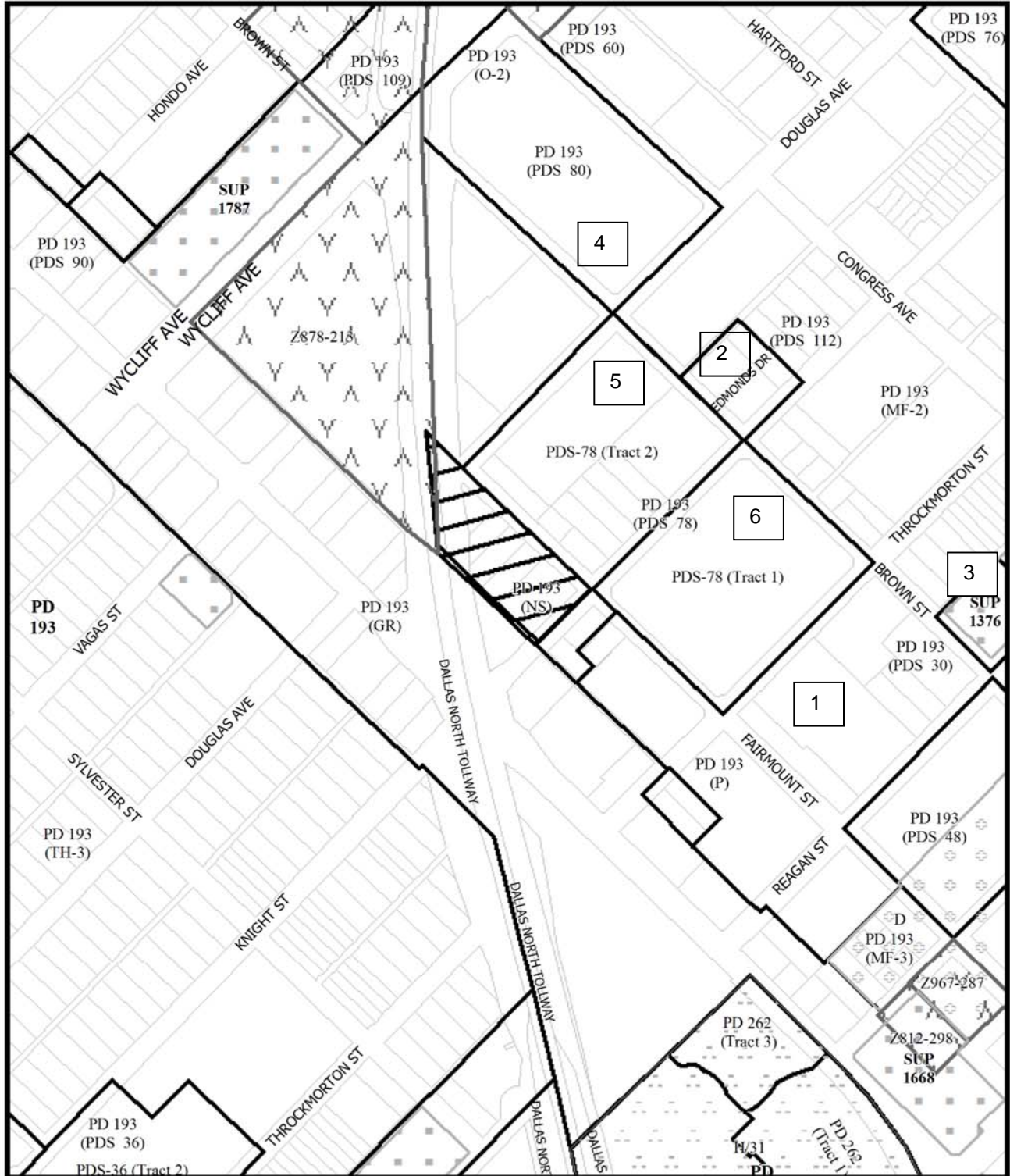
Restaurant & Personal service use

Retail, undeveloped & multiple-family

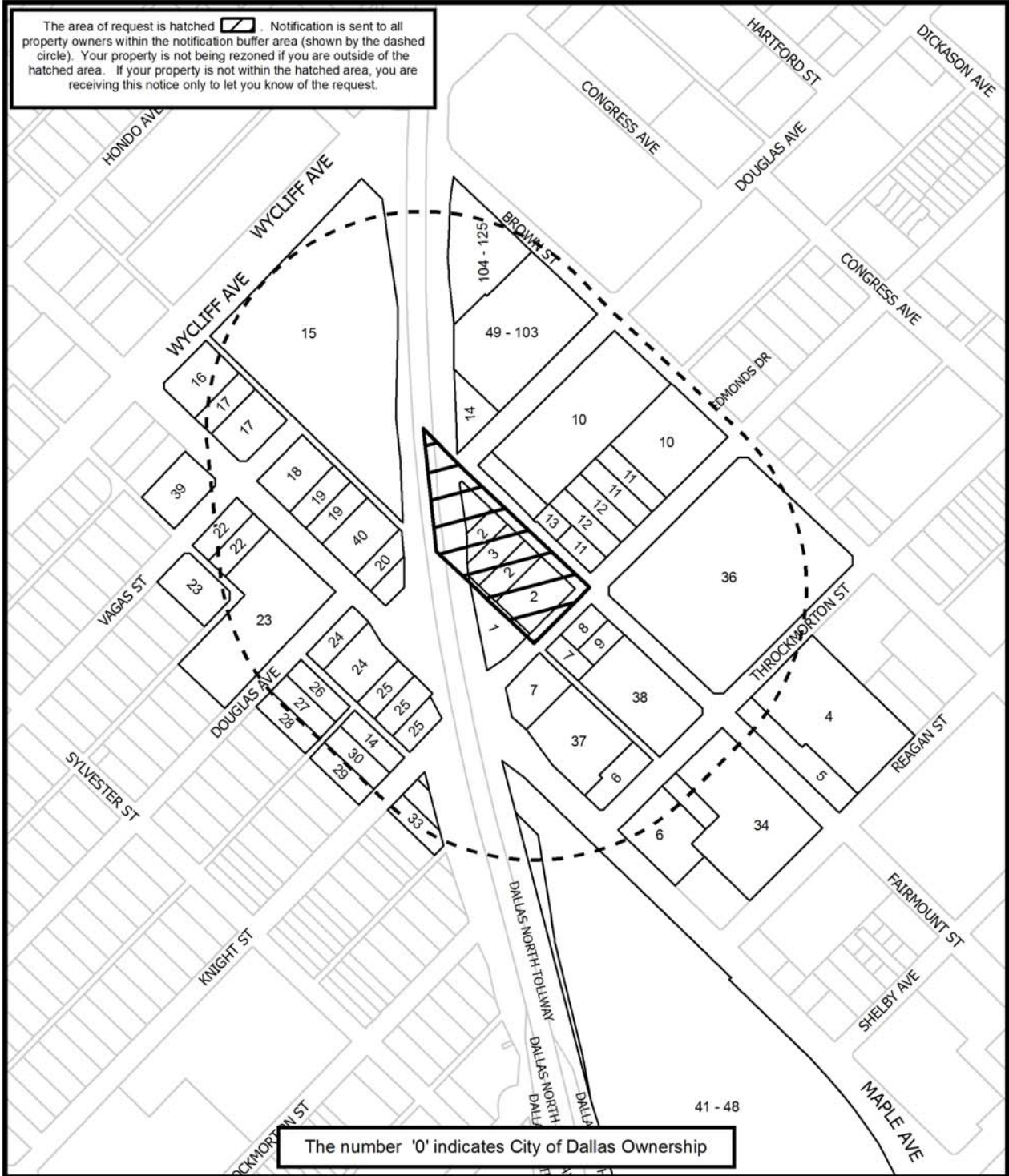
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1:3,600

ZONING AND LAND USE

Case no: **Z156-164**
Date: **5/16/2016**



 1:3,600	<h1>ZONING HISTORY</h1>	Case no: <u> Z156-164 </u> Date: <u> 5/16/2016 </u>
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 1:3,600	<h2>NOTIFICATION</h2>	Case no: Z156-164
	500' AREA OF NOTIFICATION 125 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 5/16/2016

05/16/2016

Notification List of Property Owners***Z156-164******125 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2507 KNIGHT ST	CHERTKOEV GOCHA
2	4201 FAIRMOUNT ST	AHF OP ACQUISITIONS LLC
3	4215 FAIRMOUNT ST	AHF OP ACQUISITION LLC
4	2612 THROCKMORTON ST	VILLAGE SQUARE APARTMENTS LLC
5	4014 FAIRMOUNT ST	VILLAGE SQUARE APARTMENTS LLC
6	4024 MAPLE AVE	SOUTH TOLLWAY 3920 LP
7	4122 MAPLE AVE	TECHNICALLY SCOTTISH I LTD
8	4125 FAIRMOUNT ST	WALIZADA MOHAMMAD S &
9	4121 FAIRMOUNT ST	PENFOLD CRAIG PPTIES INC
10	2624 DOUGLAS AVE	AFA APARTMENTS LP
11	2619 KNIGHT ST	AFA APARTMENTS LP
12	2611 KNIGHT ST	AFA APARTMENTS LIMITED PS
13	4210 FAIRMOUNT ST	AFA APARTMENTS LP
14	2609 DOUGLAS AVE	MCCLAIN CAROLYN
15	2516 WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY
16	4316 MAPLE AVE	MIA FINANCIAL CORPORATION
17	4310 MAPLE AVE	HARVEY JOHNNY P
18	4244 MAPLE AVE	BELL WARREN H TRUSTEE
19	4242 MAPLE AVE	ANDOR PROPERTIES LLC
20	4226 MAPLE AVE	GRTP LTD
21	4222 MAPLE AVE	PRESCOTT INTERESTS LTD
22	4251 MAPLE AVE	JUREK PROPERTIES LTD
23	4231 MAPLE AVE	EBENEZER IGLESIA
24	4211 MAPLE AVE	DALLAS COMMUNITY CENTER
25	4211 MAPLE AVE	ALZATE ALDEMAR
26	2438 DOUGLAS AVE	MARTINEZ CONSEPCION &

05/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2432 DOUGLAS AVE	GARZA CHRISTOPHER
28	2430 DOUGLAS AVE	MEDRANO PROPERTIES LTD
29	2429 KNIGHT ST	MEDRANO RICARDO & JANIE
30	2435 KNIGHT ST	MEDRANO PROPERTIES LTD
31	2440 KNIGHT ST	MATISE HOYT R
32	2438 KNIGHT ST	GARCIA PATRICIA ANN
33	2434 KNIGHT ST	SOSA FERNANDO & DORA H
34	2525 REAGAN ST	IMT CAPITAL SEVILLE LP
35	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
36	4110 FAIRMOUNT ST	BEHRINGER HARVARD FAIRMOUNT
37	4114 MAPLE AVE	ASHMORE RETAIL PROPERTIES INC
38	4111 FAIRMOUNT ST	BEHRINGER HARVARD FAIRMOUNT
39	4305 MAPLE AVE	4305 MAPLE AVENUE LLC
40	4234 MAPLE AVE	DAO SON & TRAM
41	3819 MAPLE AVE	OLD PARKLAND UNIT A LLC
42	3949 OAK LAWN AVE	OLD PARKLAND UNIT B LLC
43	3953 MAPLE AVE	OLD PARKLAND UNIT C LLC
44	3963 MAPLE AVE	OLD PARKLAND UNIT D LLC
45	4001 MAPLE AVE	TRT OLD PARKLAND LLC
46	2215 OAK LAWN AVE	OLD PARKLAND UNIT G LLC
47	2215 OAK LAWN AVE	OLD PARKLAND UNIT H LLC
48	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
49	4323 BROWN ST	SHEPHERD JANET
50	2627 DOUGLAS AVE	HILL DANIEL
51	2627 DOUGLAS AVE	PEDRAZA JAVIER
52	2627 DOUGLAS AVE	LOPEZ STEVE
53	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
54	2627 DOUGLAS AVE	ADAMS MELVIN C
55	2627 DOUGLAS AVE	TAYLOR KENT L
56	2627 DOUGLAS AVE	BUSHNELL R WAYNE
57	2627 DOUGLAS AVE	KERR LAURA ELIZABETH

05/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2627 DOUGLAS AVE	AKBARI LEYLA
59	2627 DOUGLAS AVE	STONE GARY
60	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE
61	2627 DOUGLAS AVE	SHEPHERD MICHAEL L
62	2627 DOUGLAS AVE	CAKAJ ILIR
63	2627 DOUGLAS AVE	MATA JOSE M
64	2627 DOUGLAS AVE	LEGROS GAETAN LUC
65	2627 DOUGLAS AVE	PHILLIPS STEVEN &
66	2627 DOUGLAS AVE	CRUZ GUSTAVO
67	2627 DOUGLAS AVE	NGUYEN LE BA
68	2627 DOUGLAS AVE	WILLIAMS SANDIE
69	2627 DOUGLAS AVE	MCELROY HOWARD WYNNE
70	2627 DOUGLAS AVE	HENNIG GWEN
71	2627 DOUGLAS AVE	TODD ANTHONY &
72	2627 DOUGLAS AVE	BETANCOURT ADRIANA
73	2627 DOUGLAS AVE	HAVARD DOUG
74	2627 DOUGLAS AVE	TRAN LINDA VAN
75	2627 DOUGLAS AVE	ZHONG CHUN LI PENG
76	2627 DOUGLAS AVE	GUZMAN MARIO C
77	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
78	2627 DOUGLAS AVE	PETE LEO A
79	2627 DOUGLAS AVE	HESS CRAIG
80	2627 DOUGLAS AVE	COLEMAN RONALD M
81	2627 DOUGLAS AVE	TRAN LINDA V
82	2627 DOUGLAS AVE	CUNNINGHAM CRAIG
83	2627 DOUGLAS AVE	MCHUGH JOHN
84	2627 DOUGLAS AVE	DEJEAN GERALD G
85	2627 DOUGLAS AVE	HUTTON JERRY B JR
86	2627 DOUGLAS AVE	POTTS DIMITRI R
87	2627 DOUGLAS AVE	QUINTANILLA JOE
88	2627 DOUGLAS AVE	REYARANDA LLC

05/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2627 DOUGLAS AVE	GANDY JASON
90	2627 DOUGLAS AVE	COLEMAN RONALD M &
91	2627 DOUGLAS AVE	RODRIGUEZ GRACIELA
92	2627 DOUGLAS AVE	SMITH RONALD W
93	2627 DOUGLAS AVE	GOLDBERG RUTH
94	2627 DOUGLAS AVE	ZUNIGA JUAN ANTONIO & MARIA
95	2627 DOUGLAS AVE	HERRERA JUAN LOPEZ &
96	2627 DOUGLAS AVE	LACEY CATHRYN
97	2627 DOUGLAS AVE	GANDY JASON
98	2627 DOUGLAS AVE	CAKAJ ILIR
99	2627 DOUGLAS AVE	MCHUGH JOHN
100	2627 DOUGLAS AVE	PARRIS ABIGAIL
101	2627 DOUGLAS AVE	SEVILLA MANAGEMENT LLC
102	2627 DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
103	2627 DOUGLAS AVE	LOPEZ ZULEMA
104	4323 BROWN ST	HERNANDEZ DANIELLA N
105	4323 BROWN ST	TILLERY JAMES WAYNE
106	4323 BROWN ST	BROWNE JOSE A
107	4323 BROWN ST	PARRA BERTHA
108	4323 BROWN ST	SHEPHERD JANET
109	4323 BROWN ST	SHEPHERD MICHAEL L
110	4323 BROWN ST	AGUILAR ROXANA PALACIOS &
111	4323 BROWN ST	REYARANDA LLC
112	4323 BROWN ST	PRINCIPE SELENE A TRUST AGREEMENT
113	4323 BROWN ST	SOISSON CHRISTIAN
114	4323 BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
115	4323 BROWN ST	SLAGLE JODY GLYN
116	4323 BROWN ST	SHEPHERD MICHAEL
117	4323 BROWN ST	STEPHAN JERALD M
118	4323 BROWN ST	CASTRO GEORGE L
119	4323 BROWN ST	CUMMINGS JOHN LYNN

Z156-164(OTH)

05/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4323 BROWN ST	MERCADO EDUARDO V
121	4323 BROWN ST	PARRA MARITHZA
122	4323 BROWN ST	CATHEY GARY A
123	4323 BROWN ST	SOTELO ALFREDO H &
124	4323 BROWN ST	FAUST DANNY K
125	4323 BROWN ST	BUSTAMANTE CESAR MEDINA

FILE NUMBER: Z156-197(OTH)

DATE FILED: February 4, 2016

LOCATION: North line of Churchill Way, west of Hillcrest Road.

COUNCIL DISTRICT: 11

MAPSCO: 15-U

SIZE OF REQUEST: Approx. 1.71 acres

CENSUS TRACT: 132.00

APPLICANT / OWNER: Arthur Hollingsworth

REPRESENTATIVE: Kyle Shrubert

REQUEST: An application for an R-7.5(A) Single Family District subject to deed restrictions volunteered by the applicant to: 1) restrict lot size to be not less than 8,000 square feet; and 2) prohibit access to the lots from Churchill Way, on property zoned an R-1ac(A) Single Family District.

SUMMARY: The applicant proposes to develop the property with single family dwelling units. The applicant is volunteering deed restrictions to comply with the surrounding development, more specifically with that of Planned Development District No. 218, where there are no lots smaller than 8,000 square feet. Also, the request site will limit access to the proposed development to Coventry Court, a private street within Planned Development District No. 218.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing development in the surrounding area and with the current development and redevelopment trends in the area. The property is surrounded by single family structures.
2. *Traffic impact* – The proposed development is located on a local street. The existing street system can accommodate the request.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan states that this area is within the Residential Neighborhood Building Block. The requested zoning district is consistent with the Residential Neighborhood Building Block.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Churchill Way	Collector	60 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 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 homes vary 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 proposed R-7.5(A) Single District is in conformance with the Comprehensive Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-1ac(A)	Single family
North	PD No. 218	Single Family
East	PD No. 218	Single Family
South	R-16(A)	Single Family
West	R-16(A)	Single Family

Land Use Compatibility:

The request site is approximately 1.71 acres and is currently developed with a single family residence. The property is currently surrounded by single family residential development.

Parking:

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.

Landscaping:

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

PROPOSED VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, _____, a _____ ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the _____ Survey, Abstract No. _____, City Block _____, City of Dallas ("City"), _____ County, Texas, and being that same tract of land conveyed to the Owner by _____, by deed dated _____, and recorded in Volume _____, Page _____, in the Deed Records of _____ County, Texas, and being more particularly described as follows:

[Insert property description]

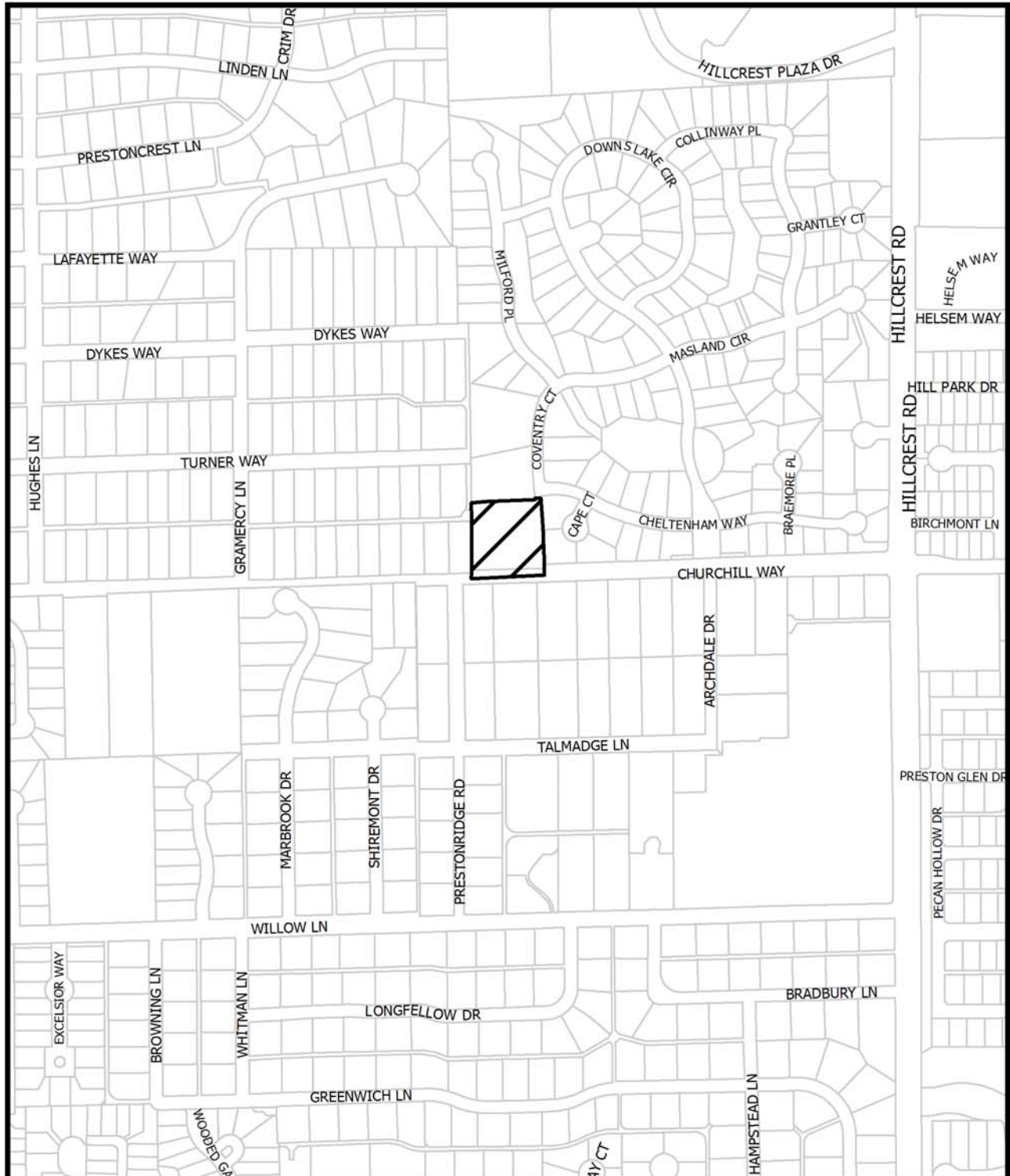
II.

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

1. No individual lot may be less than 8,000 square feet.
2. Properties may not be accessed from Churchill Way.

III.

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

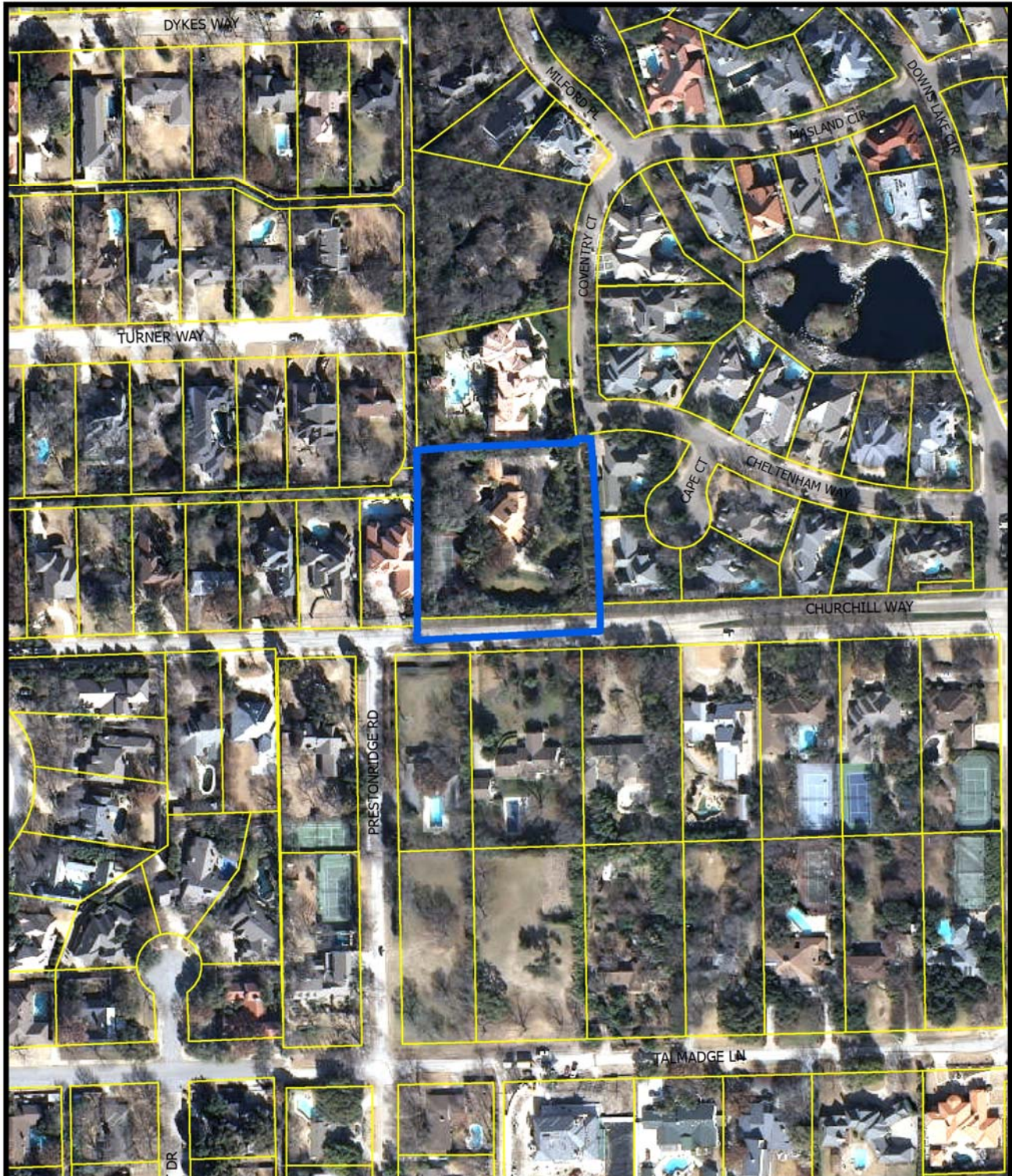


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VICINITY MAP

Case no: Z156-197

Date: 3/1/2016

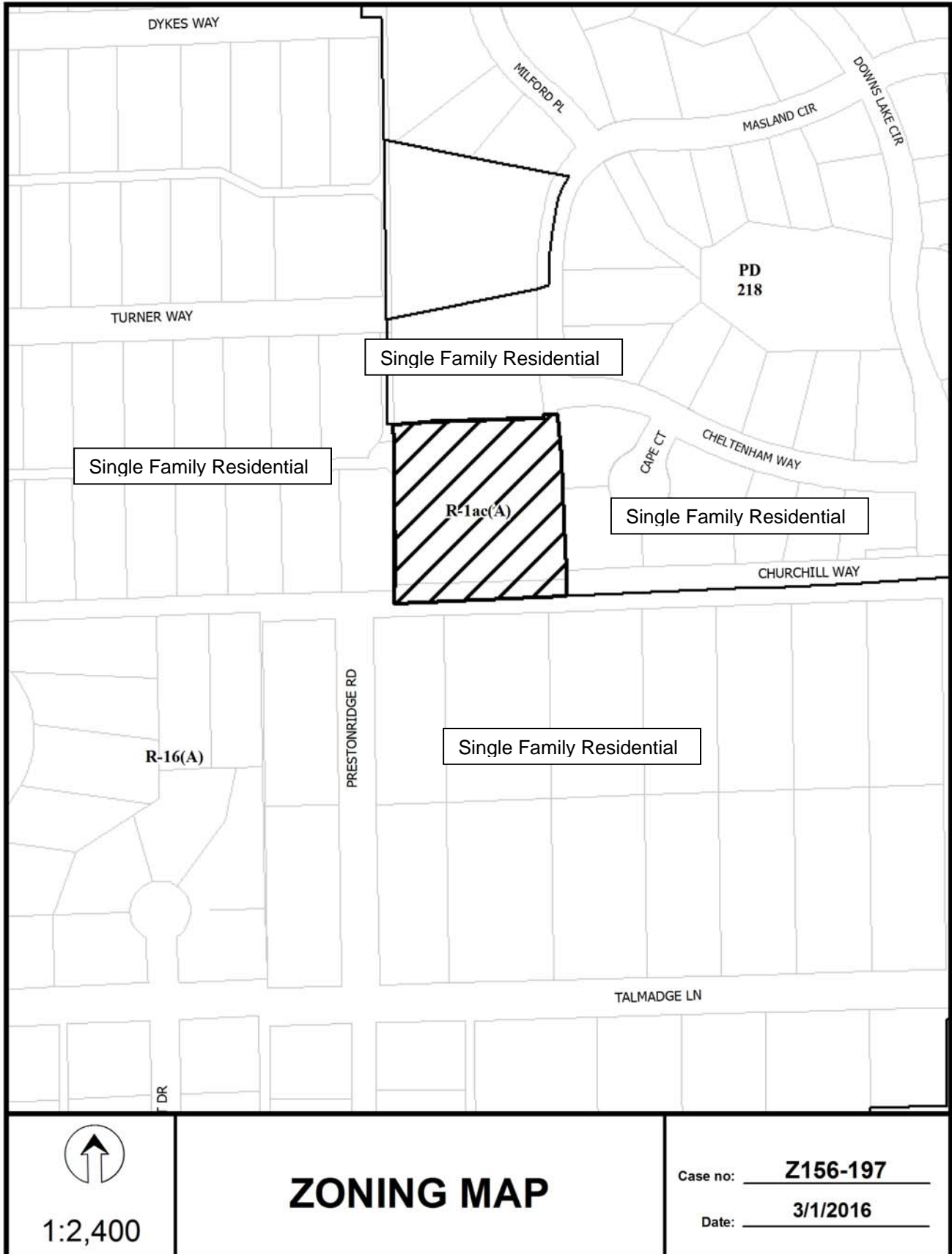


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AERIAL MAP

Case no: Z156-197

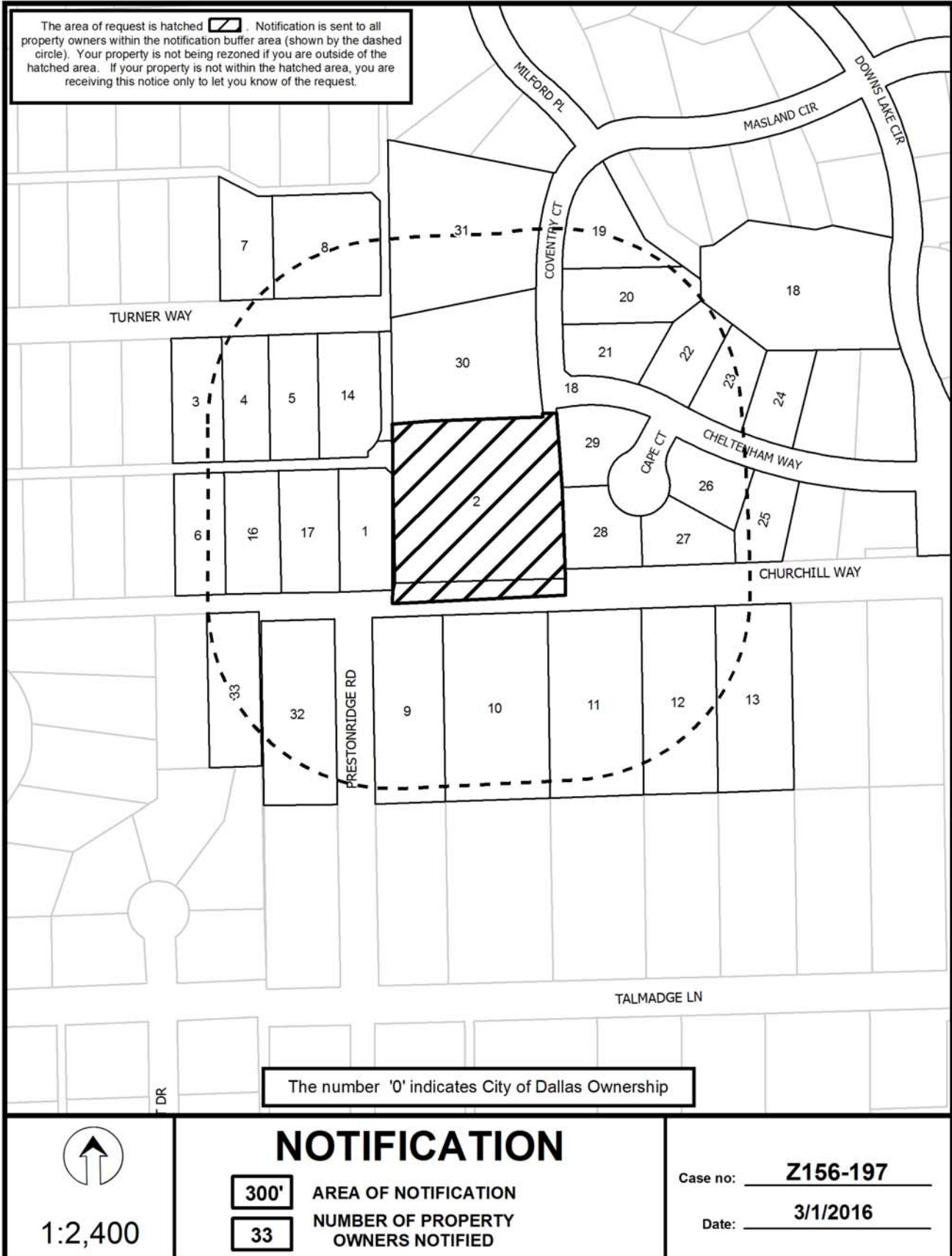
Date: 3/1/2016



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ZONING MAP

Case no: Z156-197
Date: 3/1/2016



03/01/2016

Notification List of Property Owners***Z156-197******33 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6551 CHURCHILL WAY	KUKREJA SURESH &
2	1 COVENTRY CT	HOLLINGSWORTH ARTHUR W
3	6542 TURNER WAY	SHARIF MARAM & SAMI
4	6554 TURNER WAY	SCOTT DAVID MCLURE &
5	6560 TURNER WAY	RAMPEY THOMAS WAYNE & DEBORAH L
6	6521 CHURCHILL WAY	KNOTT BARBARA H
7	6555 TURNER WAY	DRESNER DAVID L
8	6565 TURNER WAY	PORTNER JEFFREY &
9	6606 CHURCHILL WAY	BUSBOOM DOLORES C
10	6620 CHURCHILL WAY	SCHROEN WALTER H
11	6632 CHURCHILL WAY	MALLOU REBECCA
12	6706 CHURCHILL WAY	EAGLE JAMES DARREN &
13	6716 CHURCHILL WAY	STREET ERNEST G
14	6566 TURNER WAY	MYERS BRETT & LESLEY
15	6566 TURNER WAY	NORTH DALLAS HILLCREST JV
16	6535 CHURCHILL WAY	TEGUNS MARKHAM R
17	6543 CHURCHILL WAY	PEREZ-LUGO LYDIA J
18	6800 CHURCHILL WAY	DOWNS OF HILLCREST
19	6 COVENTRY CT	UNDERWOOD FRED R &
20	4 COVENTRY CT	MORCHOWER GARY C &
21	2 COVENTRY CT	FULLER DWAIN GORDON & PATRICIA S
22	5 CHELTENHAM WAY	RICCARDI GAETANO
23	7 CHELTENHAM WAY	ROSENBERG GUSTA
24	9 CHELTENHAM WAY	GOOLSBY FAMILY REVOCABLE TRUST THE
25	8 CHELTENHAM WAY	MARSHALL ROBERT J JR &
26	6 CHELTENHAM WAY	NATION JAMES H & SALLY R

Z156-197(OTH)

03/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4 CAPE CT	RAMON JAIME & CARMEN
28	3 CAPE CT	CARTWRIGHT LINDA
29	1 CAPE CT	BOX STEVEN A JR &
30	3 COVENTRY CT	MEHMETI NICK
31	5 COVENTRY CT	SNOWDEN CURRY
32	6544 CHURCHILL WAY	VASSALLO EDWARD DIMARE JR
33	6530 CHURCHILL WAY	LORD JOAN M

CITY PLAN COMMISSION

THURSDAY, JUNE 2, 2016

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-240(OTH)

DATE FILED: March 3, 2016

LOCATION: Northwest corner of West Jefferson Boulevard and North Brighton Avenue

COUNCIL DISTRICT: 1

MAPSCO: 54 - E

SIZE OF REQUEST: Approx. 0.27 acres

CENSUS TRACT: 46.00

APPLICANT: Moe Barakat

OWNER: Patrick Henson

REPRESENTATIVE: Parvez Malik, Business Zoom

REQUEST: An application to renew Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is proposing to continue selling beer and wine in conjunction with the existing convenience store.

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to 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 of 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 expected to be 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.

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

1. **Z123-328** On January 18, 2014 the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on property located on the northwest corner of West Jefferson Boulevard and North Brighton Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Jefferson Boulevard	Minor arterial	100 feet
North Brighton Avenue	Local	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed change in the site plan will have no impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CR D-1	Retail
North	D(A)	Single family
East	R-7.5(A)	Single family
South	CR	Retail and personal services
West	CR-D	Auto related use

Land Use Compatibility:

The request site is approximately .27 acres of land and is currently developed with a 697 square feet convenience store and a motor vehicle fueling station. The property is surrounded by residential uses to the north and east, retail and personal service uses to the south and vehicle related use to the west. The applicant is proposing to continue the sale beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store and the motor vehicle fueling station.

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. The applicant’s CS license expires June 5, 2016. Due to the short time period left for the license to expire, staff will not schedule the case for City Council until the applicant provides proof of the renewed license and that all the requirements are in order.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR-D-1	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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 existing structure is 697 square feet. The required parking is three parking spaces for the building portion of the use plus two spaces for the motor vehicle fueling station. Required parking must be provided as shown on the existing 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.

Screening:

The conditions require that the applicant provide an eight-foot solid screening fence along the property line abutting the single family residential district. The applicant is complying with this request.

Site Plan:

The existing site plan shows a proposed gate for fuel delivery, the driveway to be closed and a minimum of two planters where the ingress point once existed. The gate for fuel delivery is installed; the driveway is closed, a short wall or what appears to be a flower bed was built, however, it does not seem that the plantings are in good condition and maintained. Staff will not schedule the case for City Council unless the planters comply with the site plan requirements.

Z156-240(OTH)

PARTNERS AND PRINCIPLES

Applicant/Tenant

Patrick Henson – President/Secretary
Vanna Tang – V. President/Treasurer

PROPOSED CONDITIONS
SUP No. 2066
Z156-240

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 use 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) ~~August 13, 2016~~, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. SCREENING: An eight-foot solid screening fence must be provided in the location shown on the site plan.
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.



1:4,800

VICINITY MAP

Case no: Z156-240

Date: 4/19/2016

Z156-240(OTH)

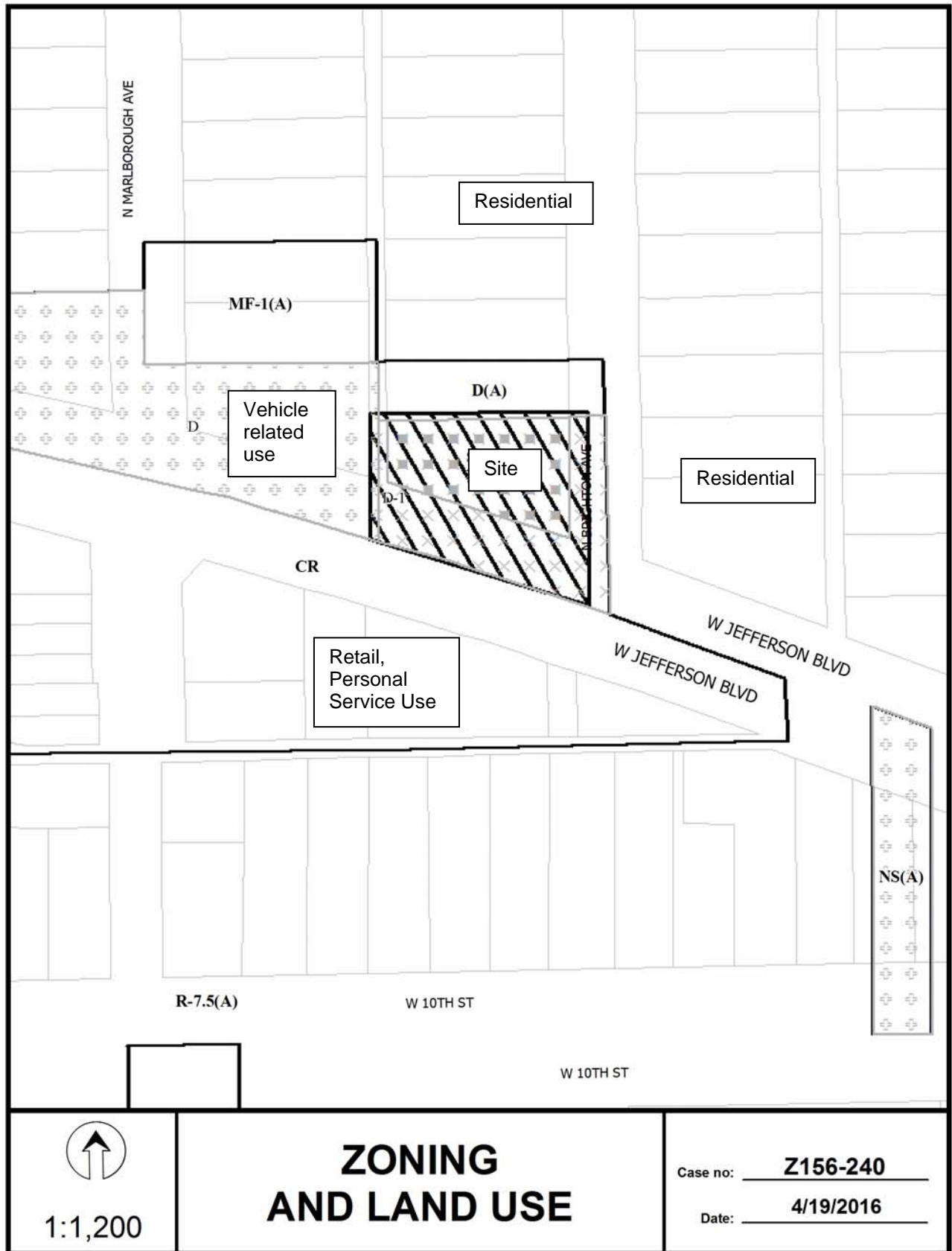


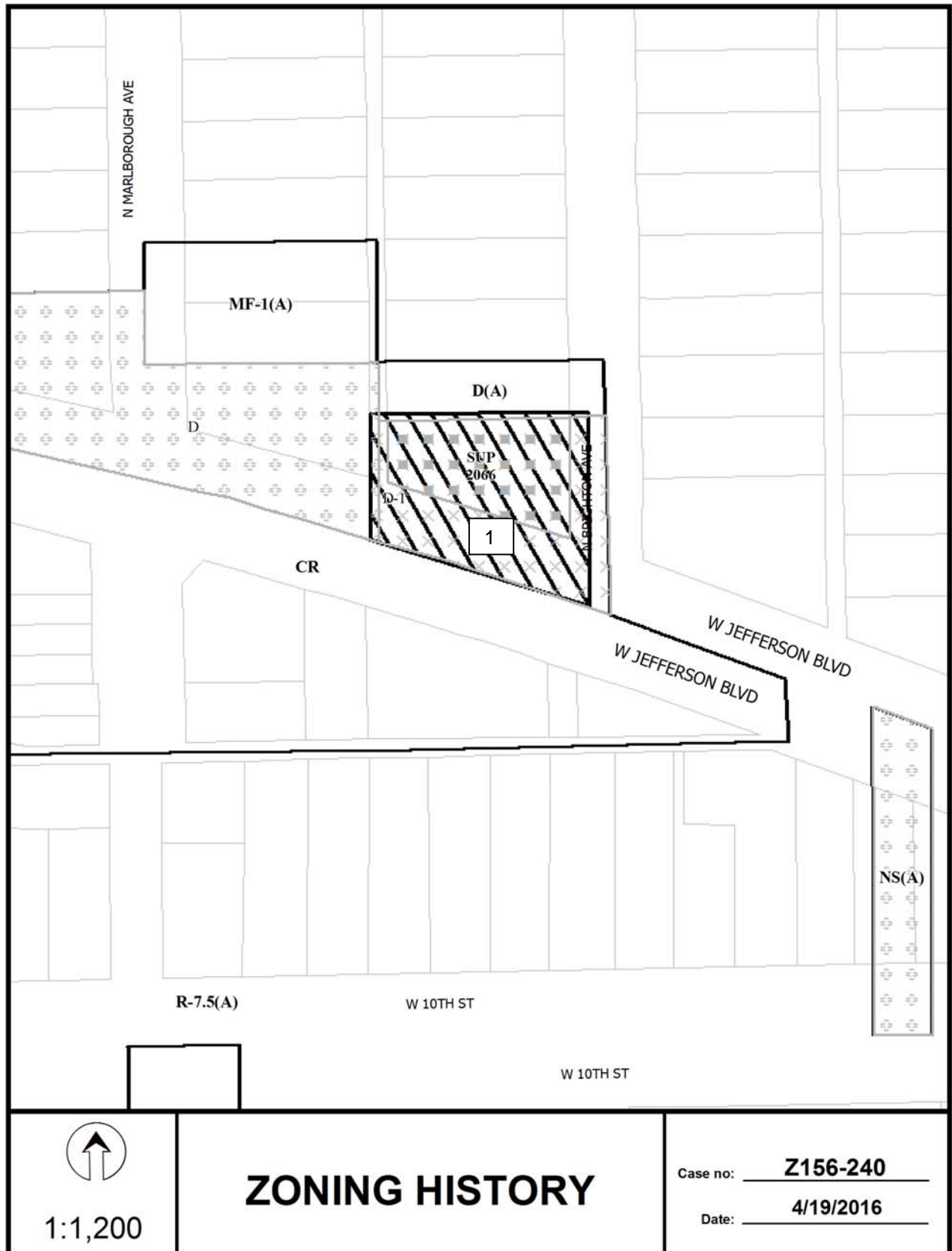
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AERIAL MAP

Case no: Z156-240

Date: 4/19/2016

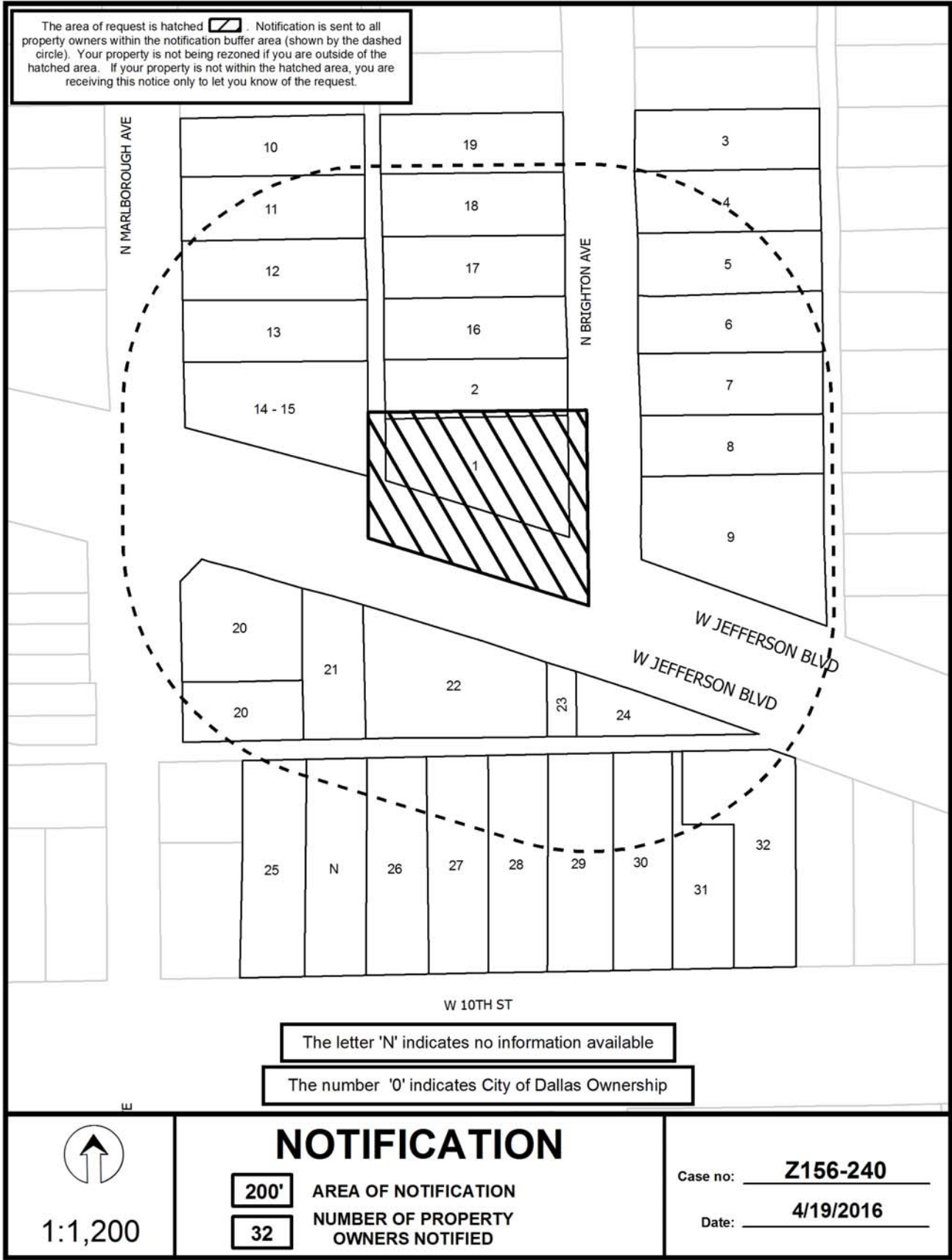




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ZONING HISTORY

Case no: Z156-240
Date: 4/19/2016



04/19/2016

Notification List of Property Owners***Z156-240******32 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1909 W JEFFERSON BLVD	BARAKAT MOE
2	211 N BRIGHTON AVE	AVILA JAIME &
3	228 N BRIGHTON AVE	MCCOY SARA & KALLEN
4	224 N BRIGHTON AVE	COUNCIL JOHN C
5	220 N BRIGHTON AVE	ANGEL ANGELA J
6	216 N BRIGHTON AVE	BRADY ROSEANN
7	212 N BRIGHTON AVE	DOWPROCACCINI ANNA M &
8	208 N BRIGHTON AVE	TAYLOR STEPHANIE S
9	204 N BRIGHTON AVE	ALLEN DONALD LEE
10	218 N MARLBOROUGH AVE	OLGUIN JULIAN
11	216 N MARLBOROUGH AVE	LOZADA GERARDO
12	210 N MARLBOROUGH AVE	MOSITOS LLC
13	206 N MARLBOROUGH AVE	VALPARAISO HOLDINGS LLC
14	1919 W JEFFERSON BLVD	SAMUEL PETER
15	1919 W JEFFERSON BLVD	SAMUEL PETER & SUSHEILA
16	217 N BRIGHTON AVE	EQUABLE INV CORP
17	221 N BRIGHTON AVE	EDWARDS J B & MARSHA H
18	225 N BRIGHTON AVE	FERNANDEZ MAUREEN F & ANTHONY
19	229 N BRIGHTON AVE	HOUGHTON JAMIN & HILARIE
20	108 N MARLBOROUGH AVE	BALLAS VICTOR
21	1916 W JEFFERSON BLVD	BALLAS VICTOR &
22	1910 W JEFFERSON BLVD	DIAZ OCTAVIO
23	1900 W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
24	1836 W JEFFERSON BLVD	VA CAPITAL LLC
25	1917 W 10TH ST	GALLEGOS JESUS C ET AL
26	1913 W 10TH ST	MACIAS JOSE A JR &

Z156-240(OTH)

04/19/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1909 W 10TH ST	JIMENEZ ARNULFO JR &
28	1903 W 10TH ST	NILES KERRY W
29	1827 W 10TH ST	BETANCOURT EVA L
30	1825 W 10TH ST	PALOMO MANUEL LIFE ESTATE
31	1821 W 10TH ST	CARR BRYAN
32	1817 W 10TH ST	MELGOZA JOSE JJ &

Planner: Neva Dean

FILE NUMBER: SPSD156-002 **DATE INITIATED:** March 28, 2016

LOCATION: Northeast corner of Elm Street and Record Street
(601 Elm Street)

COUNCIL DISTRICT: 14 **MAPSCO:** 45G

SIZE OF REQUEST: Approx .2296 acres **CENSUS TRACT:** 31.01

APPLICANT: Tanya Ragan

OWNER: Preserve Purse LLC

REPRESENTATIVE: Craig Melde

REQUEST: An application to amend Section 51A-7.1000 West End Sign District to create a subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure.

SUMMARY: The purpose of this request is to allow a 6,500 square foot sign (supergraphic) on the Purse Building. The proposal is for a sign that is compatible with the West End Historic District and that will not cover the existing old sign on the east side of the building.

STAFF RECOMMENDATION: Approval of staff recommended conditions

SSDAC RECOMMENDATION: Approval of revise conditions

BACKGROUND INFORMATION:

- The proposed amendment is for a subdistrict within the West End Special Provision Sign District (SPSD).
- Currently, the West End SSPD allows up to a 30 square foot effective area if the building is not more than six stories tall and be at least 36 feet above grade.
- The West End SSPD does not allow supergraphics.
- The Special Sign District Advisory Committee (SSDAC) met on May 10, 2016 to review the application. The SSDAC recommended approval with revised conditions.

STAFF ANALYSIS:

The request site is developed with a 100 plus year old building commonly known as the Purse Building. There is an old sign for the Purse Company painted on the east façade that will remain on the building and will not be covered by the proposed supergraphic. The lot to the east of the Purse Building is developed with a one-story restaurant and a parking lot.

The Preservation Solutions Committee has discussed in general the ability for historic structures to have non-premise signs and supergraphics as an income generator to help preserve buildings for adaptive reuse.

The applicant states the supergraphic would “improve the visual appearance of the party wall by covering the common party wall brick” and create a historically compatible feature on a party wall.” Further, the proposal will not obscure the existing painted sign on the east façade. The applicant’s proposal is for a 50 foot by 130 foot sign attached to the building.

Staff proposed regulations that mirror the supergraphic sign regulations in the Downtown SSPD, where applicable, with additional provisions for the request site.

The SSDAC recommended allowing the supergraphic to be displayed for unspecified time periods since the sign will require a Certificate of Appropriateness from the Landmark Commission each time the sign is replaced. The SSDAC also added a sunset provision for a 10-year time frame. This will allow the Council to review the effectiveness of the sign and determine whether to allow the continuation of the supergraphic.

Preserve Purse, LLC.

1907 Marilla St
Dallas, TX, 75201

Owner:

Preserve Purse, LLC
Managing Partner, Tanya Ragan
214-233-0485

Partners:

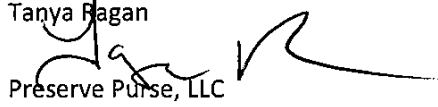
Rexon Investments, LLC
Schroff Investments
601 Elm Limited

Architect & Representative:

Architexas, Craig Melde
214-748-4561

To whom it may concern,
Preserve Purse, LLC. authorizes Craig Melde to act on Preserve Purse's behalf with any questions related to the zoning change application for property located at 601 Elm Street, Dallas, TX, 75201.

Tanya Ragan


Preserve Purse, LLC

President & Managing Partner

SPSD156-002

SSDAC Action
May 10, 2016

MOTION: It was moved to **approve** a new subdistrict in the West End Historic District to allow attached sign/supergraphic on an historic structure located at 601 Elm Street with revised conditions.

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

For: 3 – Bauer, Dumas, Webster

Against: 0

Absent: 1 – Peadon

Conflict: 0

Speakers – Tanya Ragan – Preserve Purse;

Craig Meade – Preserve Purse

**East Façade
(photo provided by the applicant)**



**East façade with example of sign
(photo and rendering provided by the applicant)**

(1)



Proposed Amendments

Division 51A-7.1000 West End Historic Sign District

New Section (numbering to be determined later) for the Purse Building Subdistrict

Except as otherwise provided in this section, the requirements of the West End Historic Sign District apply in this subdistrict.

- (a) A supergraphic sign means a large attached premise or non-premise sign on a mesh or fabric surface.
- (b) Supergraphic sign must have one large visual display with a minimum of 80 percent non-textual graphic content (no more than 20 percent text).
- (c) Multiple displays giving an appearance of multiple signs are prohibited.
- (d) The effective area of text is the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word.
- (e) Supergraphic signs are intended to be creative and artful and not strictly a representation of an advertised product. It is the intent of this provision to:
 - o Encourage the use of illustrative images or other non-repetitive design elements.
 - o Encourage visually interesting, vibrant, and colorful designs.
 - o Discourage use of solid colors or repetitive design elements.
 - o Discourage an image of a single product or logo without other graphic elements.
- (f) Supergraphic sign may be internally or externally illuminated. If internally illuminated, a supergraphic sign may consist of translucent materials, but not transparent materials.
- (g) A supergraphic sign may not extend beyond the edge of the face of the building to which it is attached.

SSDAC recommendation/Applicant request

~~(h) A supergraphic sign may not display the same message for more than four consecutive months in any 12-month period.~~

Staff recommendation

(h) A supergraphic sign may not display the same message for more than four consecutive months in any 12-month period.

- (i) All hardware fasteners for a supergraphic sign must comply with the Dallas Building Code and all other ordinances, rules, and regulations of the City of Dallas.
- (j) A supergraphic may not display any content that is prohibited by other state or federal laws.

(k) Supergraphic sign is intended to be compatible with the West End Historic District as determined by the Landmark Commission.

(l) Only one sign is allowed in this subdistrict and only on the east façade of the building.

(m) The existing painted sign on the east façade must remain uncovered.

(n) The minimum effective area is 2,500 square feet and the maximum effective area is 6,500 square feet.

(o) No supergraphic sign may be lower than 10 feet above grade level.

SSDAC Recommendation/Staff recommendation

(p) The supergraphic sign must be removed on or before (ten years from passage of ordinance). This section does not confer a nonconforming or vested right to maintain a supergraphic sign after (ten years from passage of ordinance) and all permits authorizing supergraphic sign shall automatically expire on that date.

(q) This section expires on (ten years from passage of ordinance) unless re-enacted with amendment before that date. The city plan commission and city council shall review this section before its expiration date.

Applicant's request

~~(p) The supergraphic sign must be removed on or before (ten years from passage of ordinance). This section does not confer a nonconforming or vested right to maintain a supergraphic sign after (ten years from passage of ordinance) and all permits authorizing supergraphic sign shall automatically expire on that date.~~

~~(q) This section expires on (ten years from passage of ordinance) unless re-enacted with amendment before that date. The city plan commission and city council shall review this section before its expiration date~~



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VICINITY MAP

Case no: SPSD156-002

Date: 4/19/2016

