



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 20, 2019
AGENDA

BRIEFINGS:	5ES	9:30 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.

Kris Sweckard, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Street and Drainage Design Manual Updates

Mobility Solutions, Infrastructure & Sustainability Committee

Chris Turner – Noteware, P.E.

Assistant Director, Department of Public Works

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-215**
(CC District 8)
An application to create one 0.67-acre lot and one 3.51-acre lot from 4.18-acre tracts of land in City Block 8814 on property located on Seagoville Road south of Stark Road.
Applicant/Owner: Humberto Correa Flores
Surveyor: Earnest Hedgcoth Consulting
Application Filed: May 22, 2019
Zoning: A(A), CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-216**
(CC District 6)
An application to create one 1.677-acre lot and one 5.064-acre lot from a 9.301-acre tract of land in City Block 8466 on property located on Olympus Boulevard, east of Cypress Waters.
Applicant/Owner: Cypress Water Land A, LTD
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: May 22, 2019
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-217**
(CC District 13) An application to create one 4.778-acre lot and one 4.936-acre lot from a 9.714-acre tract of land in City Block 5554 on property located on Park Lane, east of Rockbrook Drive, north of Miron Drive.
Applicant/Owner: David J. Haemisegger
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: May 22, 2019
Zoning: R-1Ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-219**
(CC District 7) An application to create one 0.459-acre lot from a tract of land in City Block 1746 on property located on Pine Street, at terminus of Latimer Street.
Applicant/Owner: 2nd Saturday Community Development Corporation
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 23, 2019
Zoning: PD 595 (NC) (Tract 15)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-221**
(CC District 7) An application to replat a 0.951-acre tract of land containing all of Lots 11 through 15 and part of Lot 16 in City Block 18/1387 to create seven lots ranging in size from 1,691-square feet to 28, 825-square feet on property located on Trunk Avenue at Dallas Street, northwest corner.
Applicant/Owner: Simple Faith International
Surveyor: Gonzales and Schneeberg Engineers-Surveyors
Application Filed: May 23, 2019
Zoning: PD 595(MF-2(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-222**
(CC District 1) An application to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create one lot on property located on the south line of Eighth Street at Adams Avenue, southwest corner, and an application to replat a 1.412-acre tract of land containing all of lots 1 through 10 in City Block 24/3144 (4/3144 Dallas County Plat) to create three lots of areas containing 31,790 square feet, 4,279 square feet, and 25,728 square feet respectively on property located on north line of Eighth Street between Adams Street and Llewellyn Avenue.
Applicant/Owner: Oak Properties, LLC
Surveyor: Brockette/Davis/Drake, Inc.
Application Filed: May 23, 2019
Zoning: PD 830(Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S189-223**
(CC District 2)
- An application to create one 0.998-acre lot from tract of land in City Blocks 170 and 182 on property located on Main Street at Good Latimer Expressway, northwest corner.
Applicant/Owner: Elm Street Lofts, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: May 23, 2019
Zoning: PD 269
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-224**
(CC District 8)
- An application to replat a 0.30-acre tract of land containing part of Lot 22 in City Block A/653 to create a seven lot Shared Access development with lots ranging in size from 1,486-square feet to 2,603-square feet on property located on Prairie Avenue, west of Deer Street.
Applicant/Owner: COG Dallas Homes II, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 24, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-225**
(CC District 6)
- An application to replat a 3.405-acre tract of land containing all of Lots 9 and 10 in City Block 7/7695 to create one lot on property located on Quebec Street at the terminus of Woodall Street.
Applicant/Owner: Peto Holding, LLC
Surveyor: Votex Surveying Company
Application Filed: May 24, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S189-226**
(CC District 9)
- An application to create one 15.197-acre lot and one 7.463-acre lot from a tract of land in City Block 5714 on property located on Centerville Road at Shiloh Road, northwest corner.
Applicant/Owner: States at Shiloh
Surveyor: Cole Design group, Inc.
Application Filed: May 24, 2019
Zoning: PD 110
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- 11) **S189-105R**
(CC District 5)
- An application to revise a previously approved plat (S189-105) to replat a 1.350-acre tract of land containing all of Lots A and B in City Block 18/6228 to create one 0.948-acre lot and one 0.393-acre lot on property located on Bruton Road at Buckner Boulevard, southwest corner.
- Applicant/Owner: Casa Rock Partners, LTD
Surveyor: Windrose Land Surveying/Platting, Arthur Land Surveying
Application Filed: May 24, 2019
Zoning: PD 366 (Subarea 2, Tract 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

RESIDENTIAL REPLATS:

- (12) **S189-214**
(CC District 5)
- An application to replat an 8.902-acre tract of land containing all of Lots 1 through 9 and part of Lots 10 through 14 in City Block 3/6228 to create one lot on property bounded by Umphress Road, Prichard Lane, Stonehurst Street, and Gaylord Drive.
- Applicant/Owner: Dallas Independent School District
Surveyor: Pacheco Koch Counseling Engineers, Inc
Application Filed: May 22, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S189-218**
(CC District 6)
- An application to replat a 1.377-acre tract of land containing all of Lots 1 and 2A in City Block 4/3965 to create six lots, with lots ranging in size from 7,556-square feet to 17,206-square feet on property located on Stafford Avenue at Edgefield Avenue, northeast corner.
- Owner: Williejaxon V, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 23, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Downtown SPSD – Retail A:

- 1903290021**
Steve Long
(CC District 14)
- An application for a Certificate of Appropriateness by Dean Kraus of Hancock Sign Company for a 31-square foot detached premise landscape sign at 325 North Saint Paul Street (east side of property).
- Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation:
Approval.
Applicant: Dean Kraus
Owner: Four Point Star LP, and Albert J. Toole, Sr. et al

Thoroughfare Plan Amendments:

[Beckley Thoroughfare Plan Amendment](#)

Kimberly Smith
(CC District 1)

Change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.
Staff Recommendation: **Approval**
CPC Thoroughfare Committee Recommendation: **Approval**

[Pemberton Hill Thoroughfare Plan Amendments](#)

Kimberly Smith
(CC District 5,7,8)

(1) Change the dimensional classification of Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared-use path on the westside of the roadway; and (2) Change the dimensional classification of Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared-use path on the westside of the roadway.
Staff Recommendation: **Approval**
CPC Thoroughfare Committee Recommendation: **Approval**

[Market Center Thoroughfare Plan Amendment](#)

Kimberly Smith
(CC District 2,6)

Change the dimensional classification of Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard from a Study roadway to a special five-lane divided roadway (SPCL 5D) with two-lanes southbound, three-lanes northbound, and a separated shared use path a shared-use path in 100 feet of right-of-way.
Staff Recommendation: **Approval**
CPC Thoroughfare Committee Recommendation: **Approval**

[Fleming Thoroughfare Plan Amendment](#)

Kimberly Smith
(CC District 1,4)

Delete Fleming Place from Jefferson Boulevard to IH-35E from the Thoroughfare Plan.
Staff Recommendation: **Approval**
CPC Thoroughfare Committee Recommendation: **Approval**

[Beaumont Thoroughfare Plan Amendment](#)

Kimberly Smith
(CC District 2)

Delete Beaumont Street from Akard Street to Ervay Street from the Thoroughfare Plan.
Staff Recommendation: **Approval**
CPC Thoroughfare Committee Recommendation: **Approval**

Beaumont Thoroughfare Plan Amendment

Kimberly Smith
(CC District 2) Delete Beaumont Street from Ervay Street to Harwood Street from the Thoroughfare Plan.
Staff Recommendation: **Approval**
CPC Thoroughfare Committee Recommendation: **Approval**

Burbank Thoroughfare Plan Amendment

Kimberly Smith
(CC District 2) Change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) to a special four-lane undivided roadway (SPCL 4U) with one-lane westbound, two-lanes eastbound, and a center turn-lane in 60 feet of right-of-way
Staff Recommendation: **Approval**
CPC Thoroughfare Committee Recommendation: **Approval**

Miscellaneous Items:

M189-022(AM)

Abraham Martinez
(CC District 11) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 143 within Plan Development District No. 193, the Oak Lawn Special Purpose District generally bounded by Shelby Avenue, Dickason Avenue, and Oak Lawn Avenue.
Staff Recommendation: **Approval.**
Applicant: NADG Oaklawn LTD Ps
Representative: Lindsay Kramer; Masterplan

W189-003(SH)

Sharon Hurd
(CC District 14) An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development Subdistrict No. 134 for O-2-D Office Subdistrict, barber and beauty shop, and massage establishment uses within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay.
Staff Recommendation: **Denial.**
Applicant/Representative: Robert Reeves, Robert Reeves & Associates

W189-004(SH)

Sharon Hurd
(CC District 14) An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Subdistrict B within Planned Development District No. 619 with Historic Overlay H/87 and Specific Use Permit No. 2127.
Staff Recommendation: **Denial.**
Applicant/Representative: Joseph Rys

Zoning Cases – Consent:

1. **Z189-244(AM)**
Abraham Martinez
(CC District 11)
An application for an amendment to an existing development plan on property zoned Planned Development District No. 216, generally located on the northeast corner of Noel Road and Southern Boulevard.
Staff Recommendation: **Approval.**
Applicant: Citta Townhomes Condominiums
Representative: Robert Baldwin, Baldwin Associates
2. **Z189-191(PD)**
Pamela Daniel
(CC District 2)
An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a D(A) Duplex District, at the southeast corner of Alton Avenue, between South Munger Boulevard and South Garrett Avenue.
Staff Recommendation: **Approval** subject to a site plan, landscape plan and conditions.
Applicant: Munger Garden LLC
Representative: Khalid Bajwa, Ark Design Concepts
3. **Z189-236(AU)**
Andreea Udrea
(CC District 7)
An application for the renewal of Specific Use Permit No. 370 for a child-care facility and a community service center use on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, located on the northeast corner of Leland Avenue and Marburg Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions.
Applicant/Representative: Dallas Bethlehem Center
4. **Z189-242(AU)**
Andreea Udrea
(CC District 9)
An application for a Specific Use Permit for a child-care facility use on property zoned an R-7.5(A) Single Family Residential District, located on the west line of East Lake Highlands Drive, north of Harter Road, and south of Peavy Road.
Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Susan L. Trumbo
Representative: Matthew R. Heaton
5. **Z189-251(AU)**
Andreea Udrea
(CC District 14)
An application for a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, located on the southwest corner of Greenville Avenue and Alta Avenue.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Texas Taco Cabana, L.P.
Representative: Suzan Kedron / Jackson Walker LLP

6. **Z189-252(CY)**
Carolina Yumet
(CC District 8)
An application for an LI Light Industrial District on property zoned an A(A) Agricultural District at the northwest corner of Telephone Road and Bonnie View Road.
Staff Recommendation: **Approval**.
Applicant: RPG Acquisitions, LLC
Representative: Rob Baldwin, Baldwin and Associates

7. **Z189-239(CY)**
Carolina Yumet
(CC District 2)
An application for the renewal of Specific Use Permit No. 2150 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, at the northeast corner of Elm Street and South Good Latimer Expressway.
Staff Recommendation: **Approval**, for a two-year period, subject to conditions.
Applicant: Westdale Properties America I LTD.
Representative: Audra Buckley, Permitted Development

8. **Z189-154(SM)**
Sarah May
(CC District 4)
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, located on the northeast line of East Ledbetter Drive and the west line of Rocky Ridge Road.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Daquiri Dash, LLC – Adrian Quezada, Sole Manager

9. **Z189-233(SM)**
Sarah May
(CC District 7)
An application for a Planned Development District for LI Light Industrial District uses, on property zoned an R-7.5(A) Single Family District located on the north line of Interstate Highway 30, east of North Buckner Boulevard.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Jones Development
Representative: Rob Baldwin, Baldwin Associates

10. **Z189-255(SM)**
Sarah May
(CC District 14)
An application for a Specific Use Permit for a community service center and a child-care facility on property zoned an MF-2(A) Multifamily District, located on the southwest line of North Washington Avenue, northwest of Munger Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Dallas Housing Authority
Representative: Karl Crawley, Masterplan

11. **Z189-258(SM)**
Sarah May
(CC District 1)
- An application for an amendment to and renewal of Specific Use Permit No. 2238 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a private club-bar on property zoned Subdistrict 6 within Planned Development District No. 830, located on the east line of North Tyler Street, north of West Davis Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Tiny Victories, Brandon Hays, Sole Owner
Representative: Santos Martinez, La Sierra Planning Group
12. **Z189-261(SM)**
Sarah May
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 842 with Specific Use Permit No. 1289 for a bar, lounge, or tavern use and an MD-1 Modified Delta Overlay, on the west line of Greenville Avenue, south of Sears Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: The Old Crow
Representative: Audra Buckley, Permitted Development.

Zoning Cases – Under Advisement:

13. **Z189-159(CT)**
Carlos Talison
(CC District 3)
- An application for the removal of a D Liquor Control Overlay on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay with consideration given to a D-1 Liquor Control Overlay on the east line of Marvin D. Love Freeway, south of West Red Bird Lane.
Staff Recommendation: **Denial.**
Applicant: TCHF V, LP
Representative: Charles Lucenay
U/A From: May 16, 2019
14. **Z189-232(PD)**
Pamela Daniel
(CC District 6)
- An application for a CH Clustered Housing District on property zoned an R-7.5(A) Single Family District, north of West Wheatland Road, at the terminus of Hill Oak Drive.
Staff Recommendation: **Denial.**
Applicant/Representative: Rev. Montreal Martin
U/A From: June 6, 2019

15. **Z189-205(PD)**
Pamela Daniel
(CC District 4)
- An application for the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north side of Ann Arbor Avenue, east of South Marsalis Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Sam's Grocery
Representative: Rob Baldwin, Baldwin Associates
U/A From: May 2, 2019
16. **Z178-222(JM)**
Jennifer Muñoz
(CC District 1)
- An application for **1)** a new subdistrict for a single family use; and, **2)** the reduction of Shopfront Overlay No. 7 on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and deed restrictions [Z156-222], between North Zang Boulevard and North Beckley Avenue, north of East Neely Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, street section exhibit, and conditions; and **approval** of the reduction of Shopfront Overlay No. 7.
Applicant: Texas InTown Homes, LLC
Representative: Audra Buckley, Permitted Development
U/A From: March 21, 2019 and May 2, 2019
17. **Z189-195(JM)**
Jennifer Muñoz
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road.
Staff Recommendation: **Approval**, for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Circle K Stores Inc.
Representative: Audra Buckley, Permitted Development
U/A From: April 18, 2019 and May 16, 2019
18. **Z189-225(AU)**
Andreea Udrea
(CC District 6)
- An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IR Industrial Research District, on the southeast corner of Vilbig Road and Seale Street.
Staff Recommendation: **Denial.**
Applicant/Representative: Juan Z Davila, sole owner
U/A From: May 16, 2019

19. **Z189-153(SM)**
Sarah May
(CC District 13)
- An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Persist Investment Corporation; Pearl Investment Corporation
Representative: Tommy Mann and Brad Williams, Winstead PC
U/A From: March 7, 2019, April 4, 2019 and May 16, 2019
20. **Z189-213(SM)**
Sarah May
(CC District 13)
- An application for an amendment to Planned Development District No. 623, on the southeast corner of Royal Lane and Webb Chapel Road.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, a revised traffic management plan, and staff's recommended conditions.
Applicant: The Cambridge School
Representative: Rob Baldwin, Baldwin Associates
U/A From: May 2, 2019
21. **Z189-206(SM)**
Sarah May
(CC District 14)
- An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay on the northeast corner of Greenville Avenue and Oram Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Gideon Interests, Inc.
Representative: Rob Baldwin, Baldwin Associates
U/A From: May 16, 2019
22. **Z189-210(SM)**
Sarah May
(CC District 11)
- An application for an amendment to Planned Development District No. 880, located on the north line of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Michael Weir
Representative: Rob Baldwin, Baldwin Associates
U/A From: May 2, 2019
23. **Z189-224(CY)**
Carolina Yumet
(CC District 1)
- An application for the termination of existing deed restrictions [Z778-181] on property zoned Subdistrict 6 within Planned Development District No. 830, on the south side of Fouraker Street, between North Vernon Avenue and North Van Buren Avenue.
Staff Recommendation: **Approval.**
Applicant: Bishop/Davis Urban, LLC
U/A From: May 16, 2019

24. **Z178-223(CY)**
Carolina Yumet
(CC District 2 & 14)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally on both sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with consideration being given to amending the allowed square footage for nonresidential uses.
- Staff Recommendation: **Approval** of the amendments.
Reconsideration Date: May 16, 2019
U/A From: March 7, 2019, March 21, 2019 and May 16, 2019

Zoning Cases – Individual:

25. **Z189-238(CY)**
Carolina Yumet
(CC District 1)
- An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District located on the south side of Falls Drive and the north side of Wright Street, east of South Franklin Street.
- Staff Recommendation: **Denial.**
Applicant: William M. Velasco, sole owner
Representative: Rob Baldwin, Baldwin Associates
26. **Z178-355(CY)**
Carolina Yumet
(CC District 1)
- An application for a Planned Development District for Community Retail District uses and a boutique hotel use on property zoned a CR Community Retail District located on the southwest corner of West 7th Street and North Beckley Avenue.
- Staff Recommendation: **Denial.**
Applicant: Bishop Arts Dallas MKEG, LLC
Representative: Rob Baldwin, Baldwin Associates

Development Code Amendment – Under Advisement:

- DCA189-002**
Mark Doty
(CC District All)
- Consideration of an amendment to Chapters 51 and 51A, Dallas Development Code, Divisions 51-4.500 and 51A-4.500 to amend existing language for historic designation initiation, designation, and appeal processes and procedures.
- Staff Recommendation: **Hold under advisement until July 11, 2019.**
Landmark Commission Recommendation: **Approval.**
U/A From: April 18, 2019

Other Matters:

Minutes: June 6, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 20, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, June 20, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 8:30 a.m., to consider (1) **DCA 189-005** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, to define and establish regulations for inclement weather shelters.

Tuesday, July 9, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, July 9, 2019, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 9:00 a.m.

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]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

CITY PLAN COMMISSION

THURSDAY JUNE 20, 2019

FILE NUMBER: S189-215

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Seagoville Road, south of Stark Road

DATE FILED: May 22, 2019

ZONING: CR, A(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 4.18-acres

MAPSCO: 70P

OWNER: Earnest Hedgcoth Consulting

REQUEST: An application to create one 0.67-acre lot and one 3.51-acre lot from 4.18-acre tract of land in City Block 8814 on property located on Seagoville Road south of Stark Road.

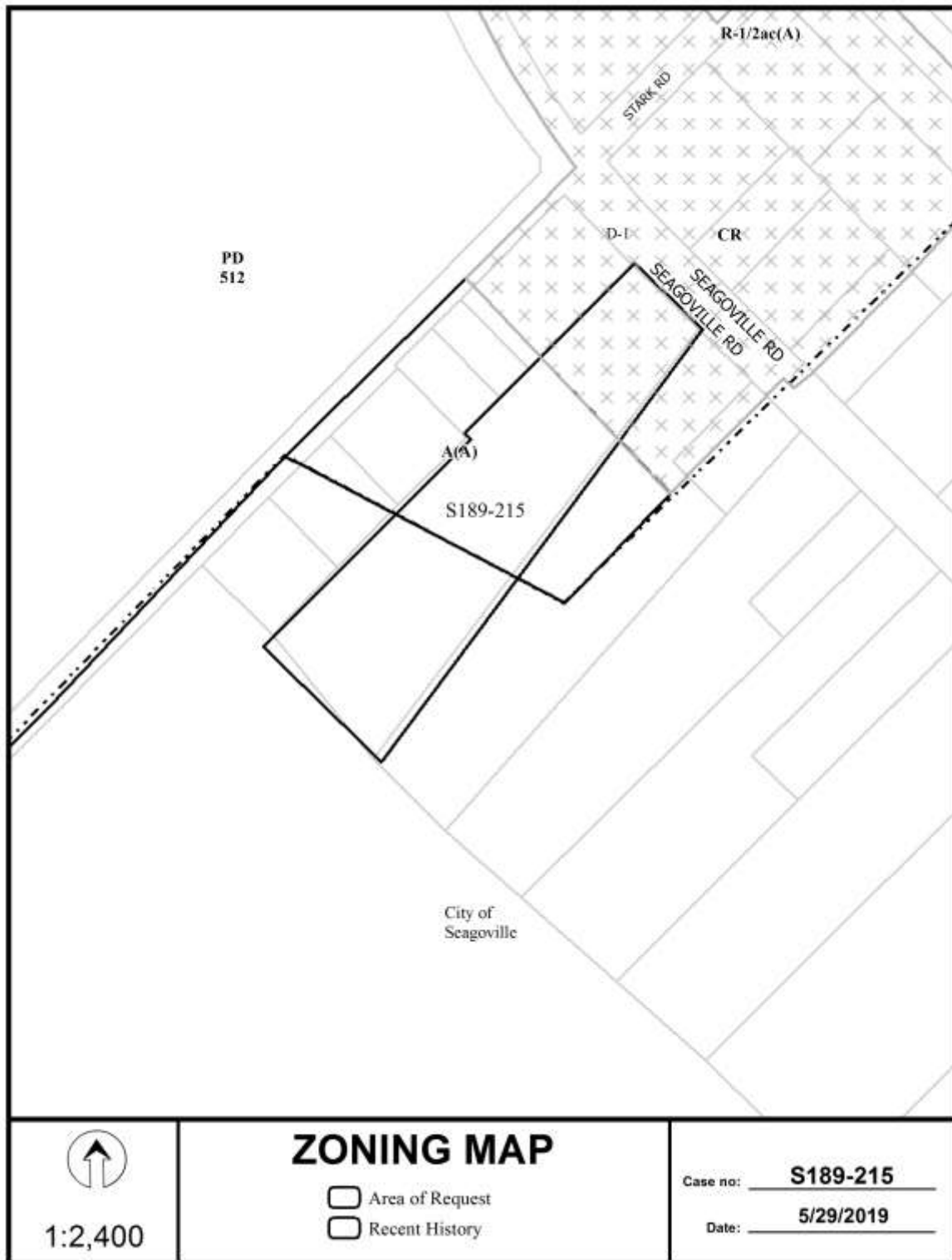
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CR Community Retail District and the A(A) Agricultural District therefore, staff recommends approval subject to compliance with the following conditions:

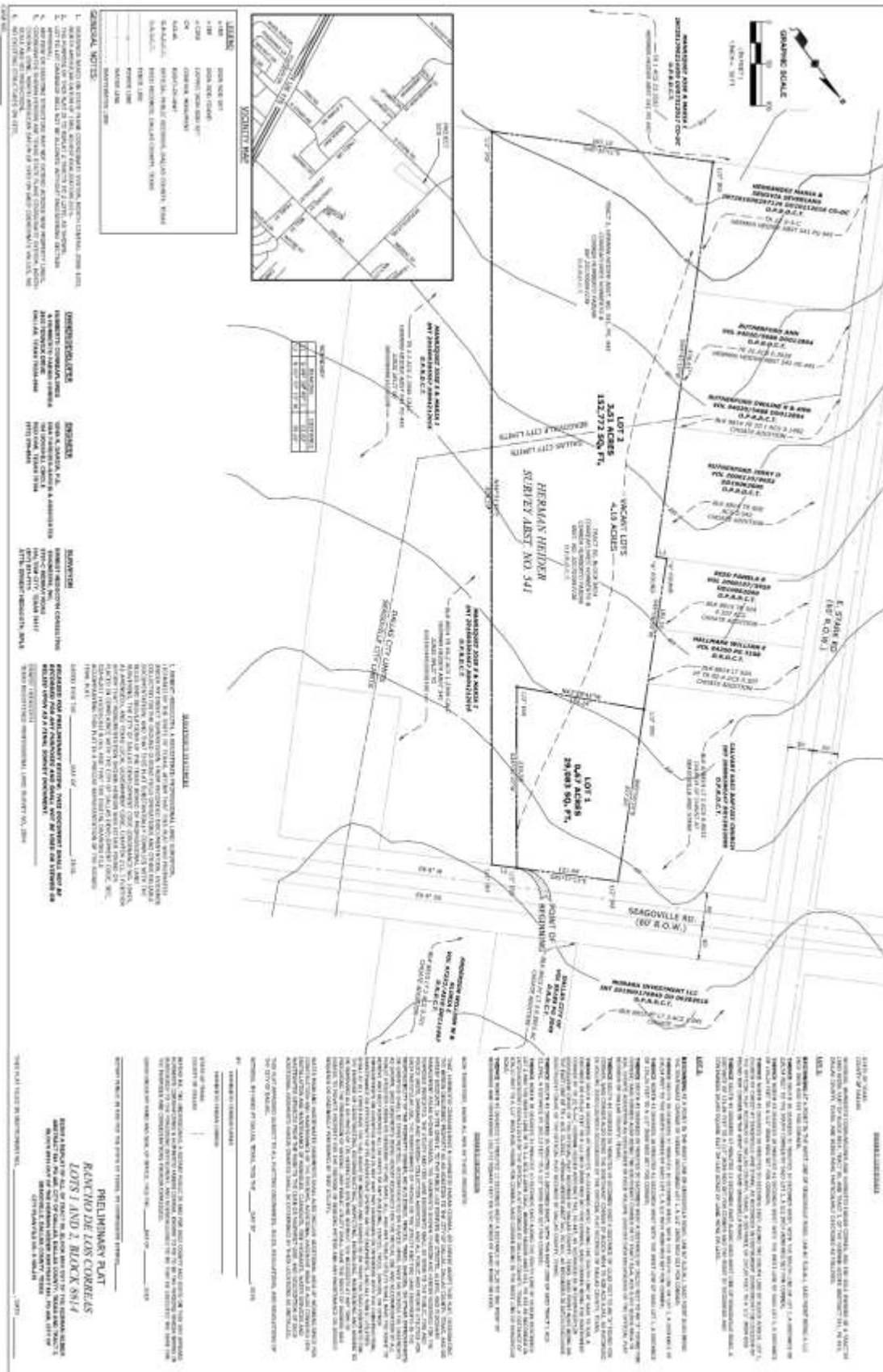
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. Prior to final plat, coordination with City of Seagoville is required.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. Prior to final plat, verify with City of Seagoville for any requirements and/or dedication.
21. Prior to final plat, overall plat boundary legal description is required.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. On the final plat, change "E. Stark RD" to "Stark Road". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, change "Seagoville RD" to "Seagoville Road". Section 51A-8.403(a)(1)(A)(xii)

25. On the final plat, identify the property as Lots 1 and 2 in City Block B/8814. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY JUNE 20, 2019****FILE NUMBER:** S189-216**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Olympus Boulevard, east of Cypress Water**DATE FILED:** May 22, 2019**ZONING:** PD 741 (Subarea A)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20741.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.677-acre **MAPSCO:** 11A-L**OWNER:** Cypress Water Land A, LTD

REQUEST: An application to create one 1.677-acre lot and one 5.064-acre lot from a 9.301-acre tract of land in City Block 8466 on property located on Olympus Boulevard, east of Cypress Water.

SUBDIVISION HISTORY:

1. S167-229 was a request northwest of the present request to replat a 9.221-acre tract of land containing part of Lot 1 in City Block G/8466 to create one 3.338-acre lot and one 3.521-acre lot on property located on Rombauer Road at Byron Bay street, northeast corner. The request was approved August 3, 2017 and recorded December 17, 2018
2. S167-074 was request northwest of the present request to create three lots ranging in size from 0.524-acre to 7.537-acre from a 9.6605-acre tract of land in City Block H/8644 on property located on Olympus Boulevard and Wharf Road, northeast corner. The request was approved January 19, 2017 and recorded December 10, 2018.
3. S167-070 was a request southwest of the present request to create one 8.441-acre lot from a tract of land in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard southeast corner. The request was approved January 16, 2017 and recorded July 19, 2018.
4. S156-137A was a request northwest of the present request to create four lots ranging in size from 1.3475-acres to 8.1548-acres from a 22.0703-acre tract of land in City Block 8466 on property located north of Hackberry Road and east of Belt Line Road. The request was approved April 7, 2016 and was recorded April 27, 2017.
5. S156-129 was a request west of the present request to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard. The request was approved April 7, 2016 but has not been recorded.
6. S145-272 was request south of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 recorded October 5, 2017.

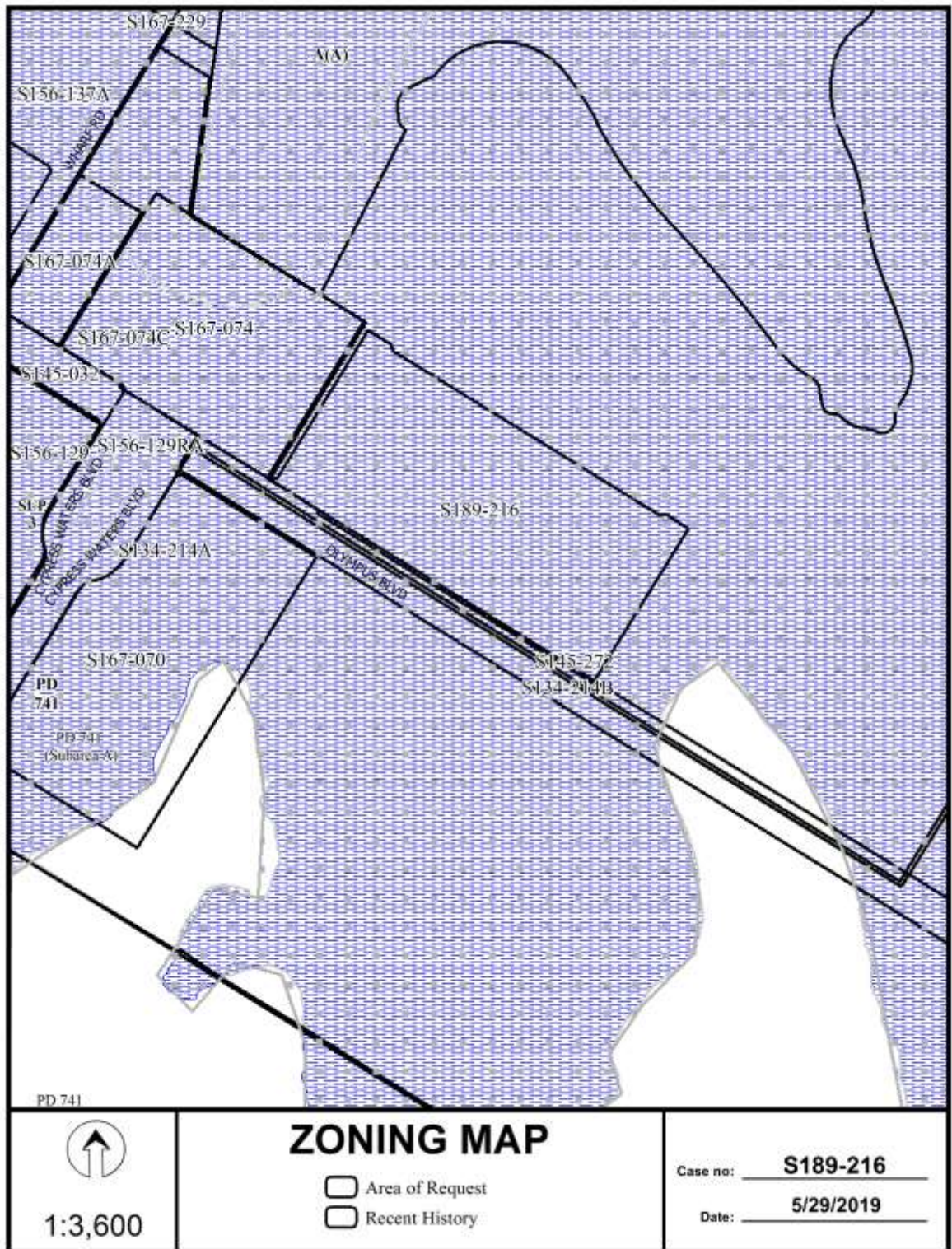
7. S145-032 was a request west of the present request to dedicate an 8.192-acre tract of land in part of City Blocks 8463 and 8466 for right-of-way on property located between North Belt Line Road and Cypress Waters Boulevard. The request was approved December 18, 2014 and was recorded June 6, 2016.
8. S134-214 was a request south of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 with Phase A being recorded March 16, 2016.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 741 (Subarea A); therefore, staff recommends approval subject to compliance with the following conditions:

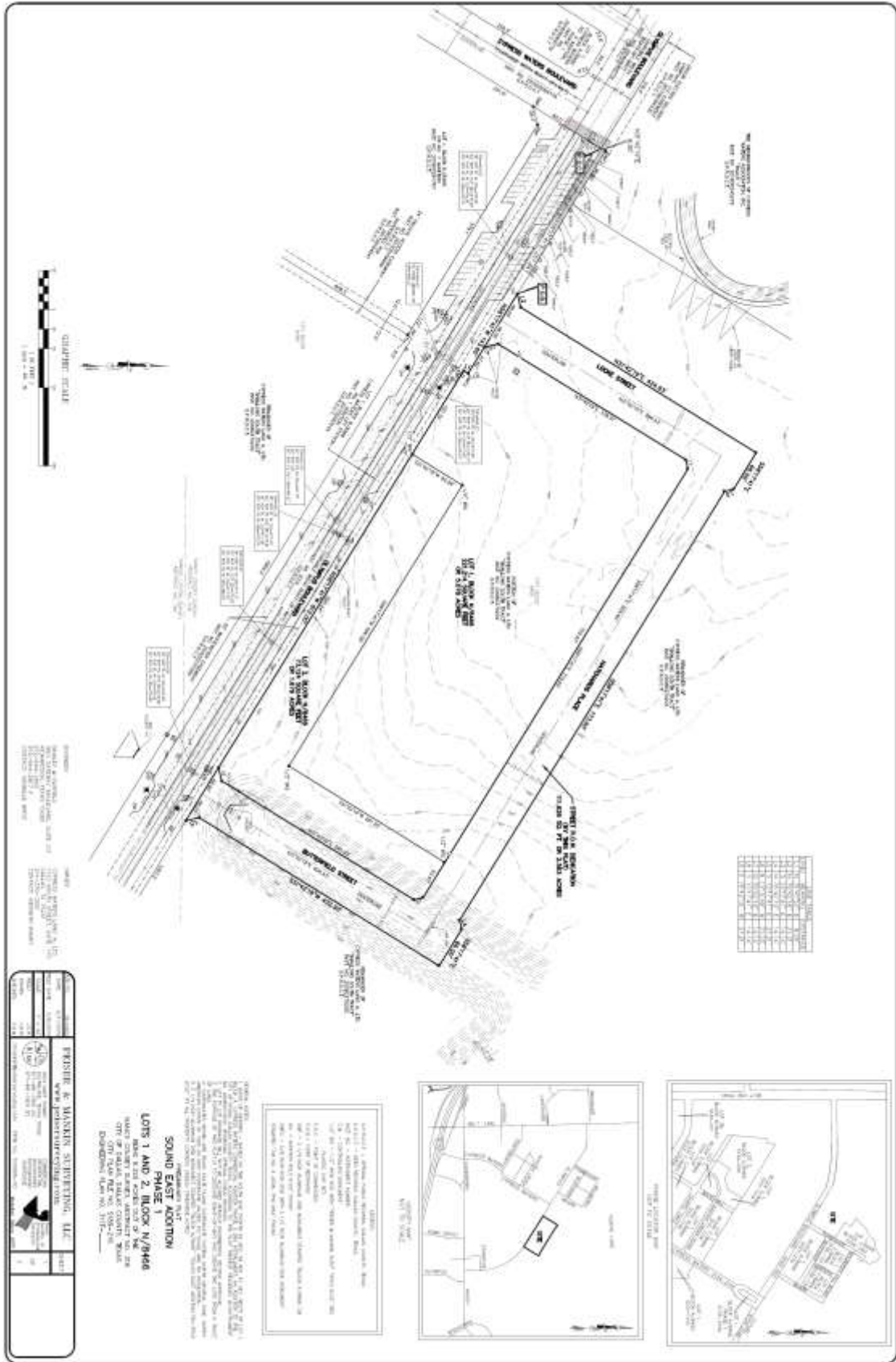
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Olympus Boulevard and Locke Street. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Butter Field Street and Olympus Boulevard. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Butterfield Street and Hatchards Place. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Hatchards Place and Locke Street. Section 51A 8.602(d)(1).
19. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
20. 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.
21. 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.
22. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
23. 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.
24. 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).

25. 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).
26. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
27. On the final plat, show distances/width across all adjoining right-of-way . Platting Guidelines.
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. On the final plat, chose a new or different addition name. Platting Guidelines.
30. Prior to final plat, Olympus Boulevard must be dedicated.
31. On the final plat, show Instrument Number 201900040658, official public records, Dallas County, Texas.
32. On the final plat, show Instrument Number 201900040657, Tract 1, official public records, Dallas County, Texas.
33. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
35. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
36. Prior to final plat, confirm if the parking shown on Olympus Boulevard has been approved by the City of Dallas. Contact Real Estate to discuss.
37. Contact the Addressing Manager to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xii)
38. On the final plat, identify the property as Lots 1 and 2 in City Block N/8466. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION

THURSDAY JUNE 20, 2019

FILE NUMBER: S189-217

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Park Lane, east of Rockbrook Drive, north of Miron Drive.

DATE FILED: May 22, 2019

ZONING: R-1Ac(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 9.714-acre **MAPSCO:** D24U

OWNER: David J. Haemisegger

REQUEST: An application to create one 4.778-acre lot and one 4.936-acre lot from a 9.714-acre tract of land in City Block 5554 on property located on Park Lane, east of Rockbrook Drive, north of Miron Drive.

SUBDIVISION HISTORY:

1. S189-200 was a request northeast of the present request to replat a 3.194-acre tract of land containing all of Lot 11A in City Block 14/5587 to create one 1.889-acre lot and one 1.31-acre lot on property located on Audubon Place, north of Park Lane. The request was approved June 6, 2019 but has not been recorded.
2. S189-189 was a request south of the present request to create a 9.714-acre lot from a tract of land in City Block 5554 on property located on Park Lane, east of Rockbrook Drive and north of Miron Drive. The request was withdrawn May 8, 2019.
3. S134-165 was a request southwest of the present request to replat a 1.112-acre tract of land containing all of Lots 11 and 12 in City Block A/5560 into one lot on property located at 9477 Rockbrook Drive north of Gloster Road. The request was approved June 19, 2014 but has not been recorded.
4. S134-059 was a request northwest of the present request to replat a portion of Lots 3, 5, and 6 in City Block B/5546 and all of lots 3A, and 3B in City Block B/5546 into one 1.009-acre lot, one 1.990-acre lot, and one 1.474-acre lot on property located at 4619, 4635, and 4645 Park Lane at Rockbrook Drive. The request was approved January 23, 2013 and was recorded March 8, 2017.

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

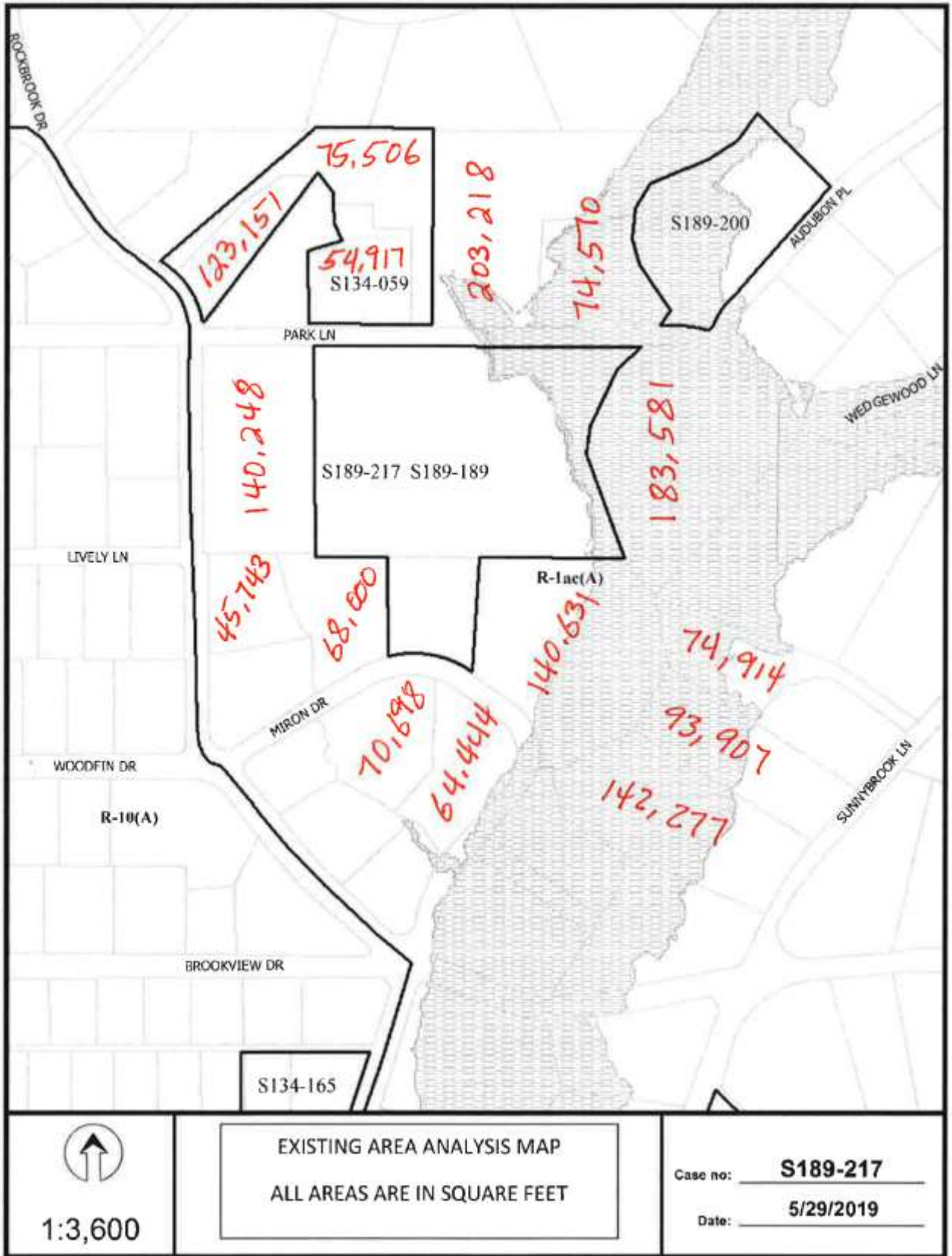
- The properties contiguous on the north, east, south, and west of the request have areas ranging in size from 45,743-square feet to 203,218-square feet with no established widths and is zoned an R-1Ac(A) Single Family District.
- The request is to create 2 lots with areas of 208,129-square feet and 215,012-square feet. Although this request is residential in nature, the lots are being created from a tract of land that has never been platted before; Therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

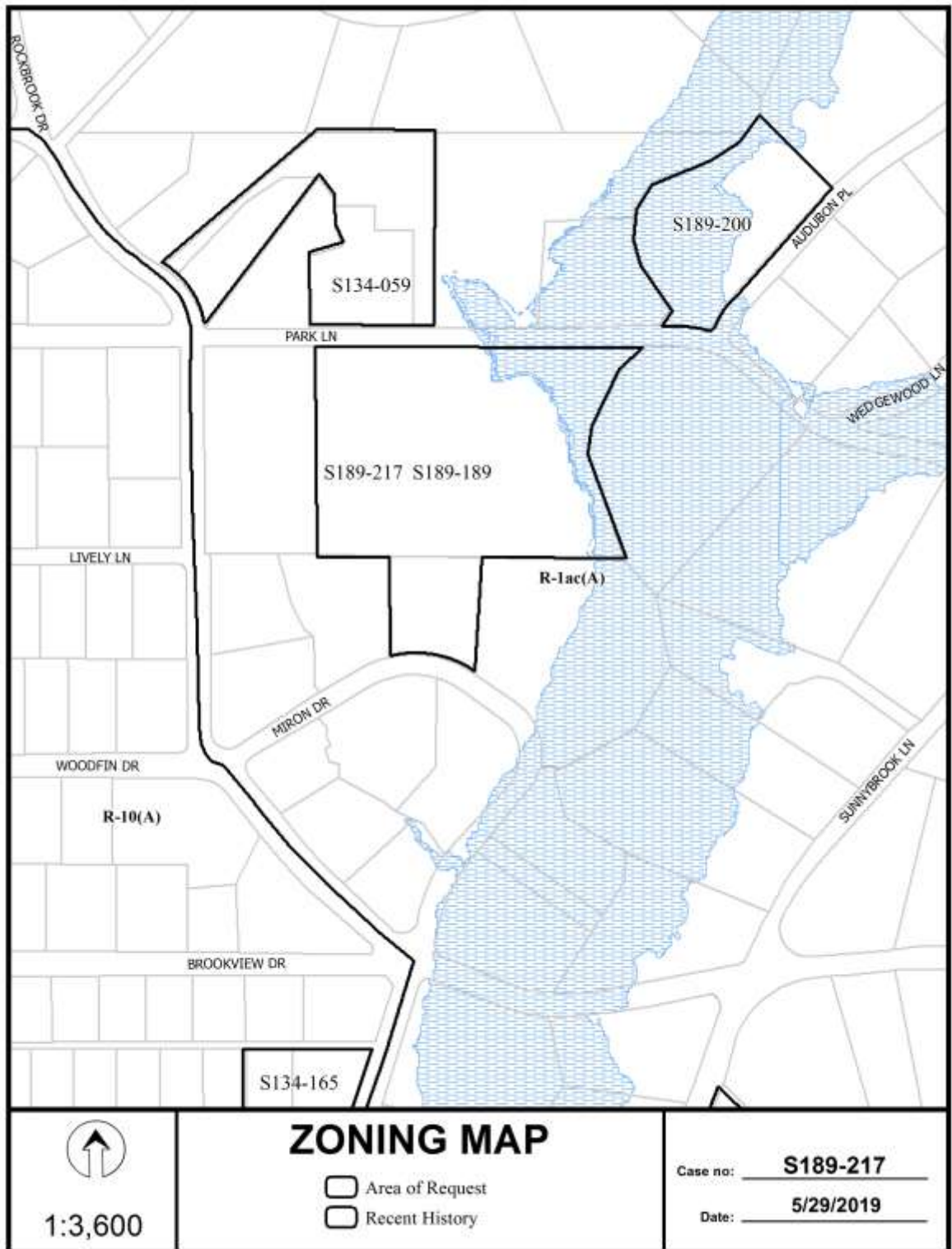
Staff finds that there is no established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the R-1Ac(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

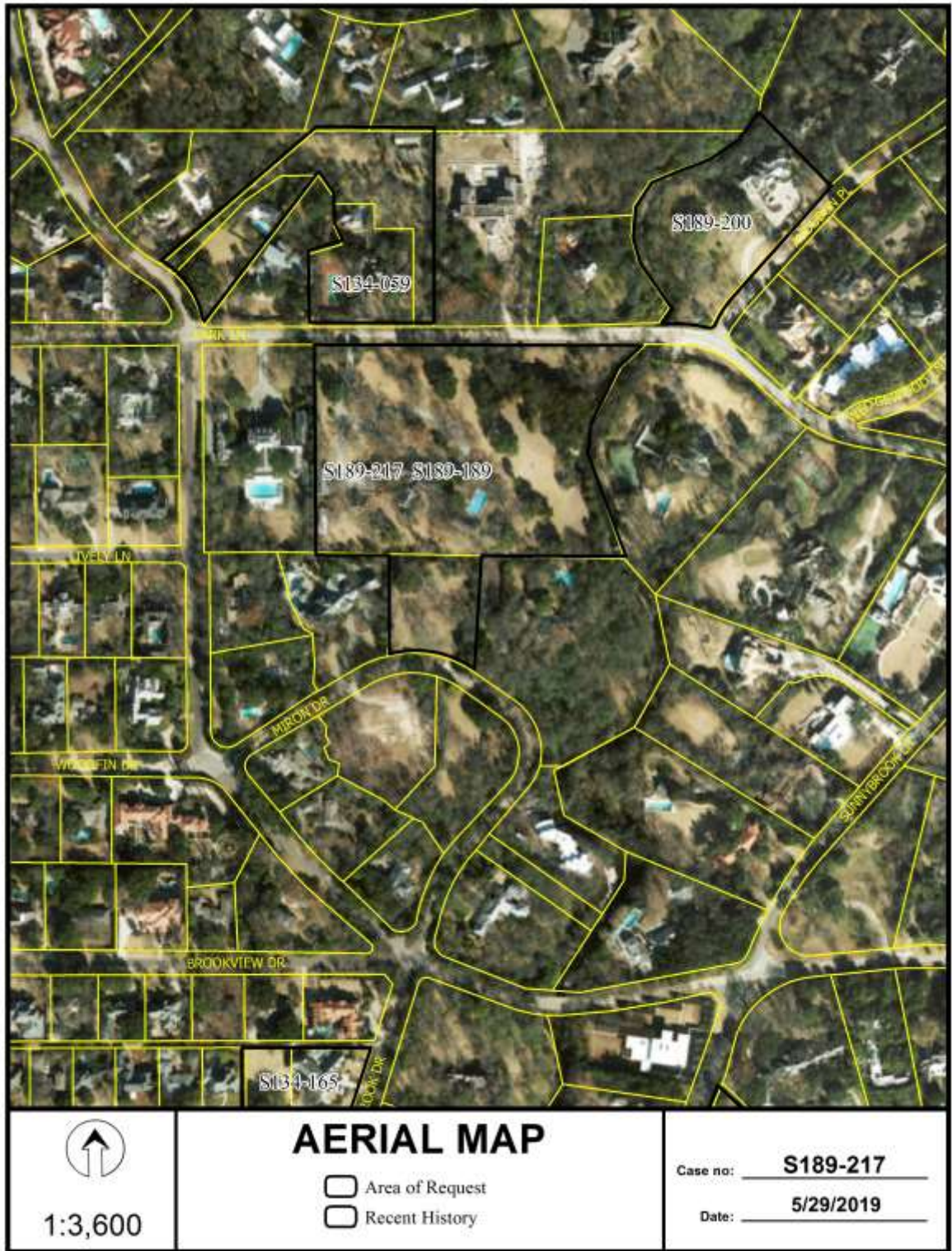
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

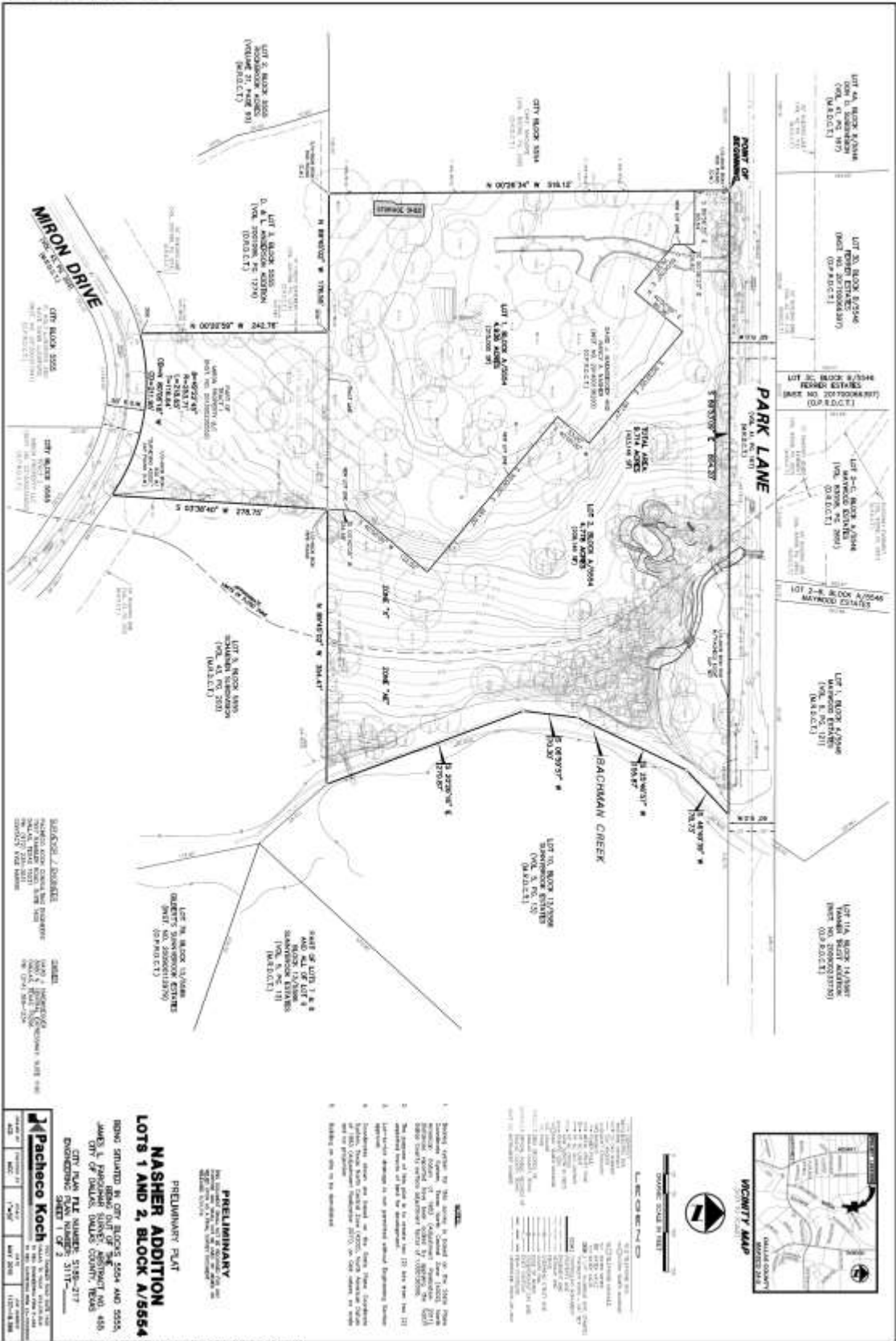
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Miron Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Prior to final plat, contact Real Estate to discuss licensing the decorative fence encroachment shown on Park Lane or remove the encroachment and provide written documents and pictures to confirm removal.

28. On the final plat, identify the property as Lots 1 and 2 in City Block A/5554. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









PRELIMINARY PLAT - NASHER ADDITION, LOTS 1 AND 2, BLOCK A/5554

CITY PLAN COMMISSION

THURSDAY JUNE 20, 2019

FILE NUMBER: S189-219

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Pine Street, at terminus of Latimer Street

DATE FILED: May 23, 2019

ZONING: PD 595 (NC) (Tract 15)

PD LINK: <http://dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf>

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.459-acre

MAPSCO: 46Y

OWNER: 2nd Saturday Community Development Corporation

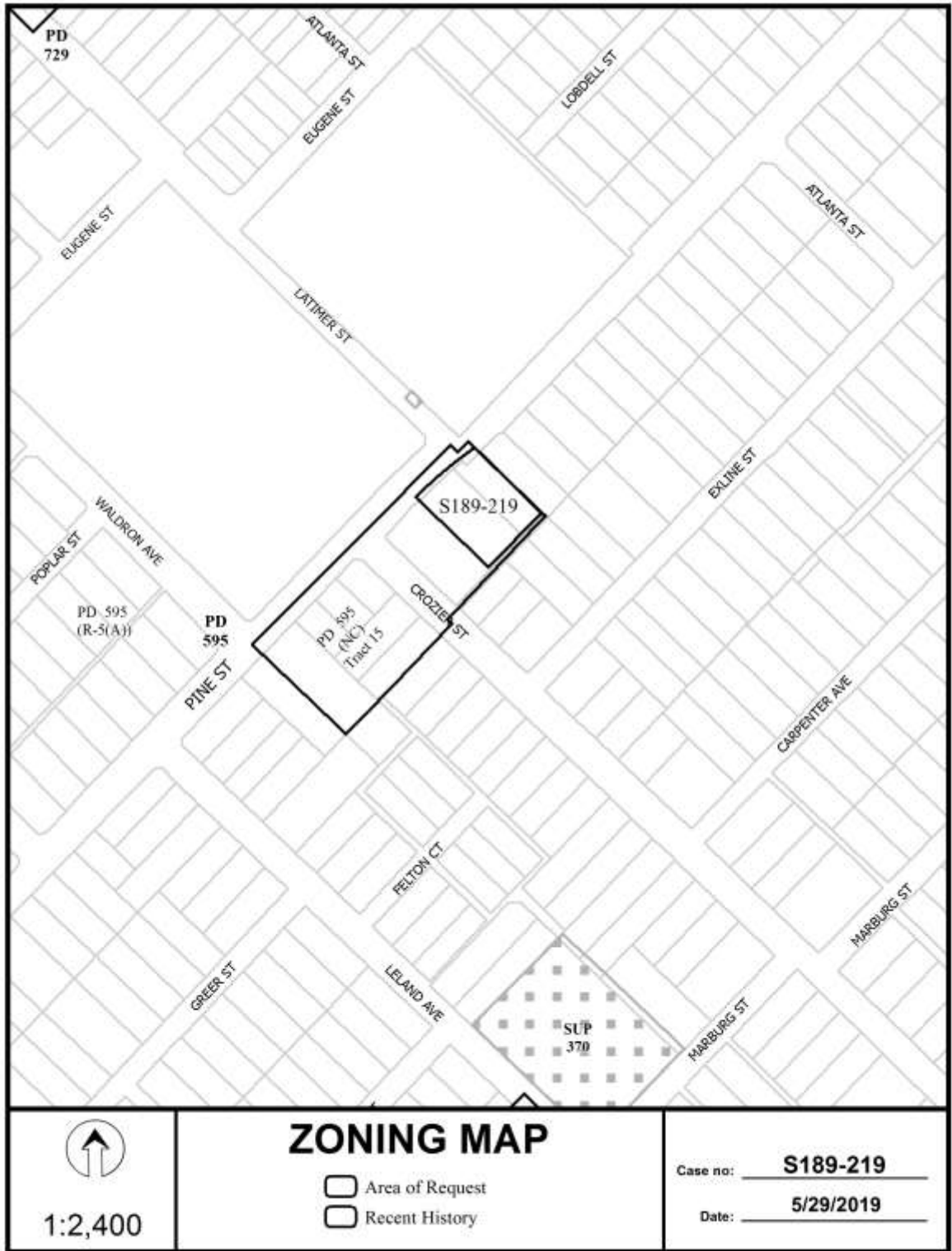
REQUEST: An application to create one 0.459-acre lot from a tract of land in City Block 1746 on property located on pine Street, at terminus of Latimer Street.

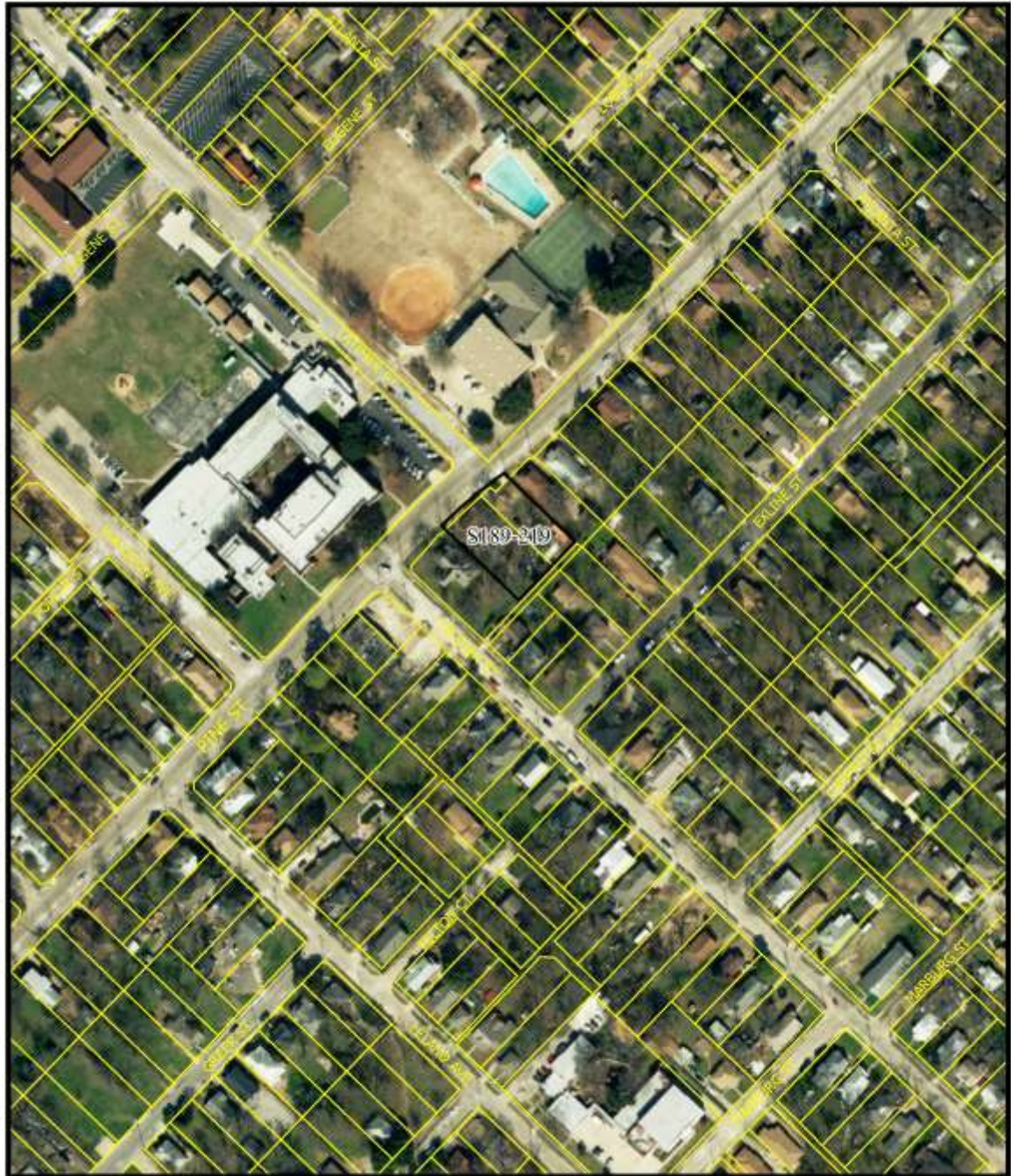
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 595 (NC) (Tract 15); therefore, staff recommends approval subject to compliance with the following conditions:

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 1.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
15. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
17. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. On the final plat, identify the property as Lot 12 in City Block 1746. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 <p>1:2,400</p>	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Case no: <u> S189-219 </u></p> <p>Date: <u> 5/29/2019 </u></p>
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GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
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10. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.

UTILITY STATEMENT

THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES.

CONTRACTOR'S OBLIGATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES.



CITY PLAN COMMISSION**THURSDAY JUNE 20, 2019****FILE NUMBER:** S189-221**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Trunk Avenue at Dallas Street, northwest corner**DATE FILED:** May 23, 2019**ZONING:** PD 595 (MF-2(A))**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.951-acre**MAPSCO:** 46U**OWNER:**

REQUEST: An application to replat a 0.951-acre tract of land containing all of Lots 11 through 15 and part of Lot 16 in City Block 18/1387 to create seven lots ranging in size from 1,691-square feet to 28, 825-square feet on property located on Trunk Avenue at Dallas Street, northwest corner.

SUBDIVISION HISTORY:

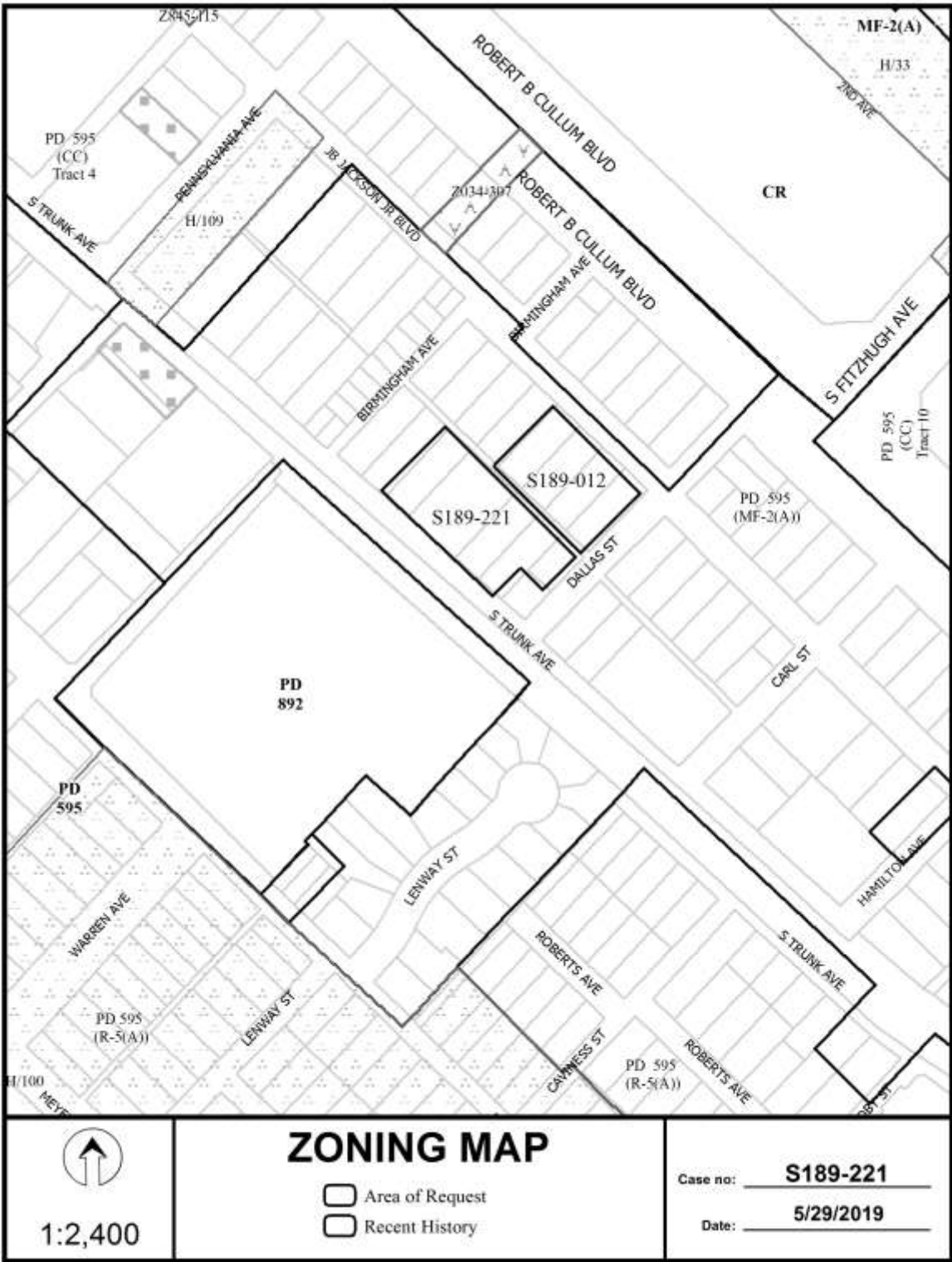
1. S189-012 was a request northeast of the present request to replat a 0.269-acre tract of land containing all of Lots 5, 6, 7, and 8 in City Block 18/1387 to create one lot on property located on J. B. Jackson Jr. Boulevard at Dallas Street, west corner. The request was approved November 1, 2018 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 595 (MF-2(A)); therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 7.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Dallas Street and the alley. Section 51A-8.602(e),
16. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. On the final plat, identify the property as Lots 11A, 11B, 11C, 12A, 13A, 14A, and 15A in City Block 18/1387. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



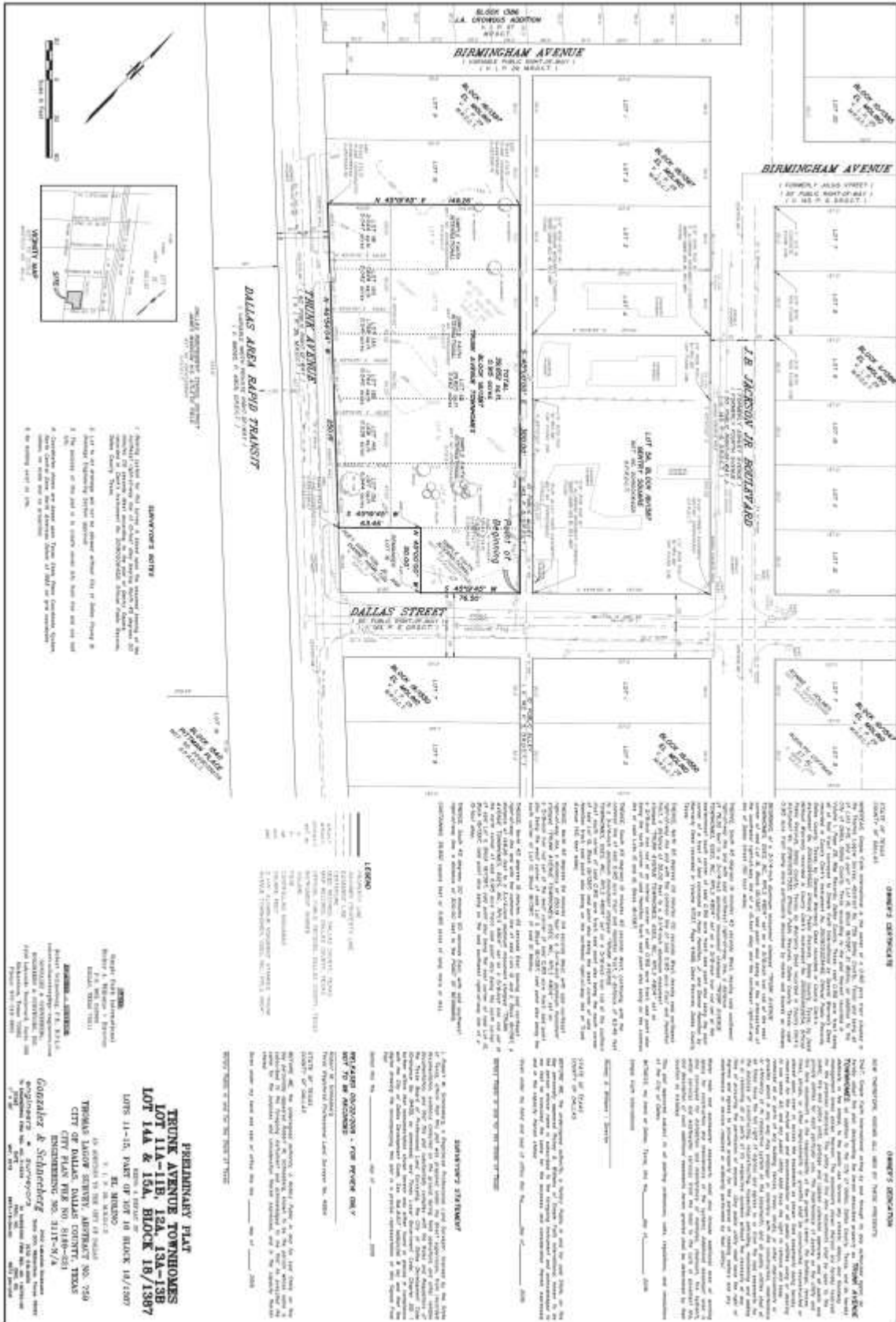


1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S189-221
Date: 5/29/2019



CITY PLAN COMMISSION**THURSDAY JUNE 20, 2019****FILE NUMBER:** S189-222**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Eighth Street between Adams Street and Llewellyn Avenue.**DATE FILED:** May 23, 2019**ZONING:** PD 830, Subdistrict 3**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 2.651-acre**MAPSCO:** 54C**OWNER:** Oak Properties, LLC

REQUEST: An application to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create one lot on property located on the south line of Eighth Street at Adams Avenue, southwest corner; and an application to replat a 1.412-acre tract of land containing all of Lots 1 through 10 in City Block 24/3144 (4/3144 Dallas County Plat) to create three lots of areas containing 31,790 square feet, 4,279 square feet, and 25,728 square feet respectively on property located on north line of Eighth Street between Adams Street and Llewellyn Avenue.

SUBDIVISION HISTORY:

1. S178-152 was a request on same properties of the present request to replat a 2.661-acre tract of land containing all of Lots 1 through 10 in City Block 4/3144 and all of Lots 11 through 19 in City Block 25/3145 to create one 1.4210-acre lot and one 1.2401-acre lot on property located on Eighth Street, between Llewellyn Avenue and Adams Avenue. The request was withdrawn March 19, 2018.
2. S167-277 was a request southeast of the present request to replat a 0.447-acre lot containing all of Lots 13 and 14 in City Block 36/3156 to create one lot on property located at 410 and 412 West Ninth Street, west of Bishop Avenue. The request was approved September 28, 2017 and has not been recorded.
3. S167-202 was a request southeast of the present request to replat a 0.725-acre tract of land containing all of Lots 2, 3 and 4 in City Block 36/3156 to create one lot on property located on Tenth Street, east of Adams Avenue. The request was approved June 22, 2017 and recorded February 15, 2019.
4. S156-280 was a request north of the present request to replat a 0.266-acre tract of land containing all of Lots 7 and 8 to reduce the lot width of Lot 8 by 2 feet, and to increase the width of Lot 7 by 2 feet in width on property located at 409 and 413 Melba Street, west of Bishop Avenue. The request was approved November 1, 2016 and has not been recorded
5. S156-149 was a request southeast of the present request to replat a 0.736-acre tract of land containing all of Lots 1-5 in City Block 26/3146 into one lot on property located at Melba Street and Adams Avenue, northeast corner. The request was approved April 21, 2016 and was recorded May 19, 2017.

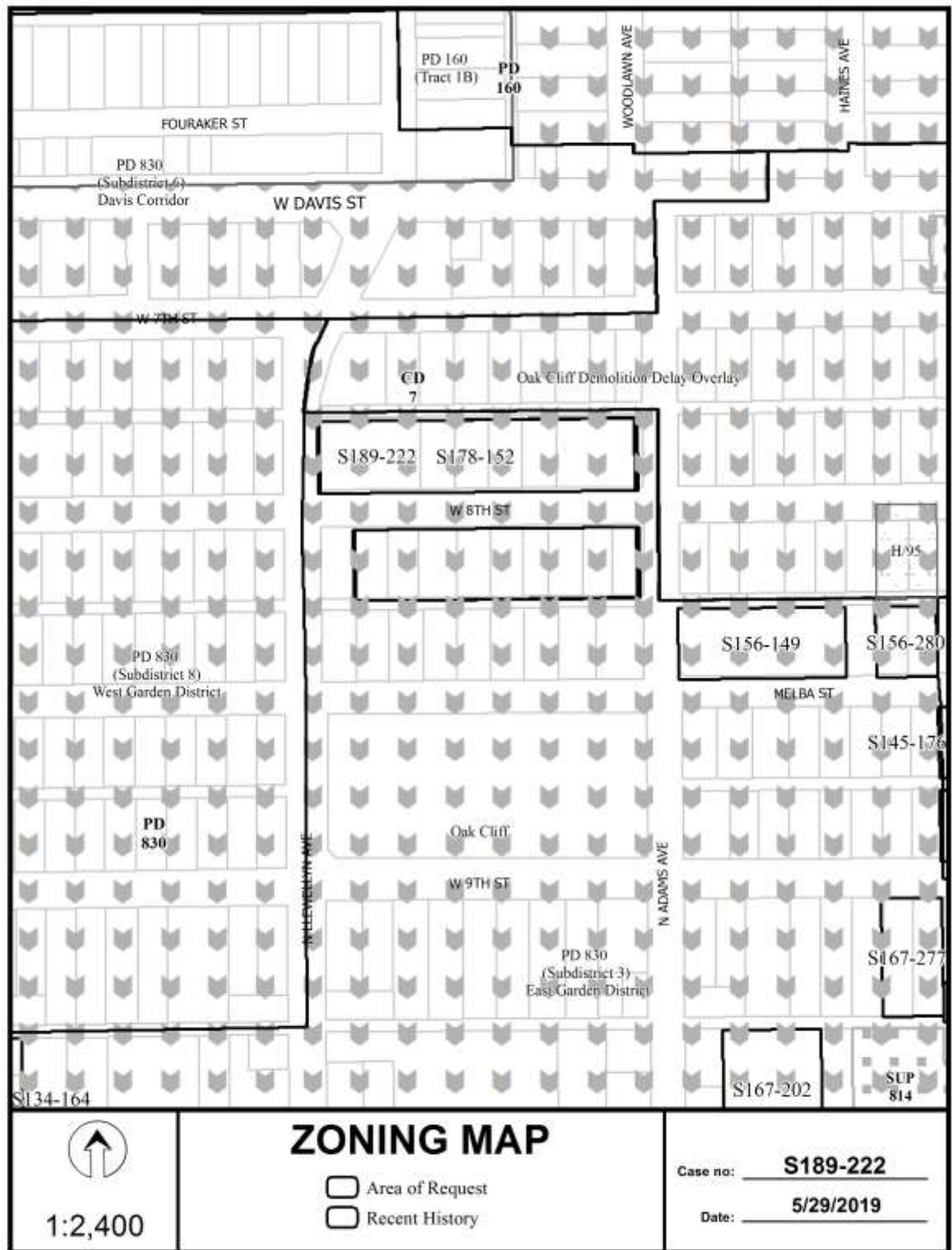
6. S145-176 was a request northeast of the present request to replat a 0.556-acre tract of land containing all of Lots 9, 10, 11, 12, and a portion of a 20-foot alley to be closed and vacated in City Block 33/3153 into three lots on property fronting on North Bishop Avenue between Melba Street and Ninth Street. The request was approved June 4, 2015 and was recorded February 5, 2018.

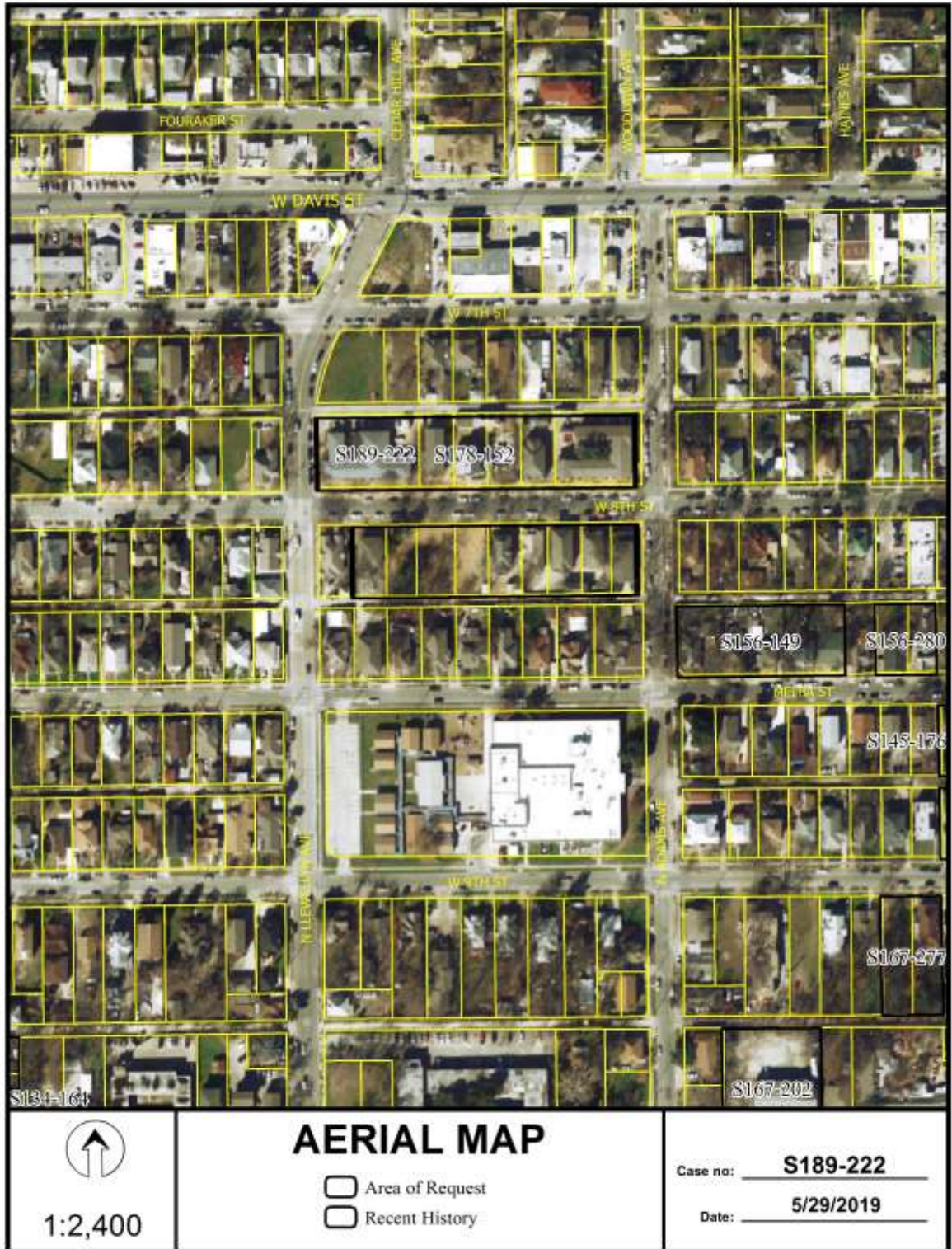
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 830, Subdistrict 3; therefore, staff recommends approval subject to compliance with the following conditions:

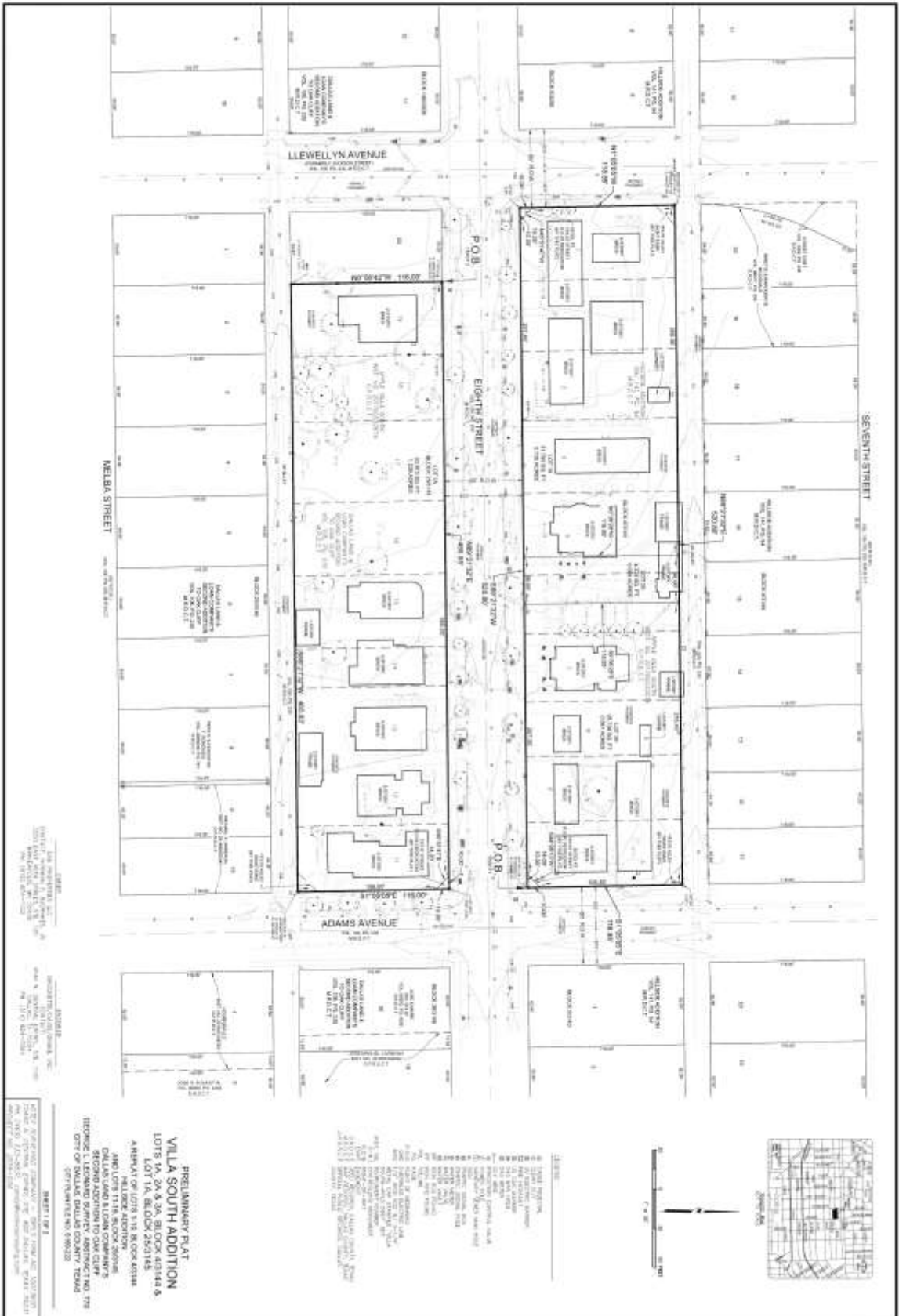
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is four.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e.

- 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
 14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
 15. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Adams Avenue and 8th street. Section 51A 8.602(d)(1).
 16. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of 8th street and Adams Avenue. Section 51A 8.602(d)(1).
 17. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Llewellyn Avenue and Adams Avenue. Section 51A 8.602(d)(1).
 18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Adams Avenue and the alley (both Properties). Section 51A-8.602(e),
 19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Llewellyn Avenue and the alley. Section 51A-8.602(e)
 20. On the final plat, show recording information on all existing easements within 150 feet of the property.
 21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
 22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
 23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
 24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
 25. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).

26. On the final plat, identify the property as Lots 1A, 5A, and 6A in City Block 4/3144. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY JUNE 20, 2019****FILE NUMBER:** S189-223**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Main Street at Good Latimer Expressway, northwest corner.**DATE FILED:** May 23, 2019**ZONING:** PD 269 (Tract B)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.998-acre**MAPSCO:** 45M**OWNER:** Elm Street Lofts, LLC

REQUEST: An application to create one 0.998-acre lot from a tract of land in City Blocks 170 and 182 on property located on Main Street at Good Latimer Expressway, northwest corner.

SUBDIVISION HISTORY:

1. S178-058 was a request southeast of the present request to create one 0.230-acre lot from a tract of land containing part of City Block 183 on property located at 2618 Main Street, east of South Good Latimer Expressway. The request was approved January 4, 2018 and recorded October 23, 2018.
2. S167-245 was request southeast of the present request to create one 0.5970-acre lot from a tract of land in City Block 183 on property located at South Good–Latimer Expressway between Main Street and Commerce Street. The request was approved August 17, 2017 and recorded July 17, 2018.
3. S167-198 was an application northeast of the present request to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street. The request was approved June 22, 2017 and recorded January 15, 2019.
4. S167-004 was a request northwest of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved November 10, 2016 and has not been recorded.
5. S167-003A was a request northwest of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of abandoned portions of Hawkins Street, and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved November 10, 2016 and has been withdrawn.
6. S156-300 was request northwest of the present request to replat a 0.538-acre tract of land containing part of Lot 11, and all of Lots 7, 8, 9, and 10 in City Block 279 1/2 to create one lot on property located on Good-Latimer Expressway

between Swiss Avenue and Miranda Street. The request was approved August 18, 2016 and recorded August 3, 2018.

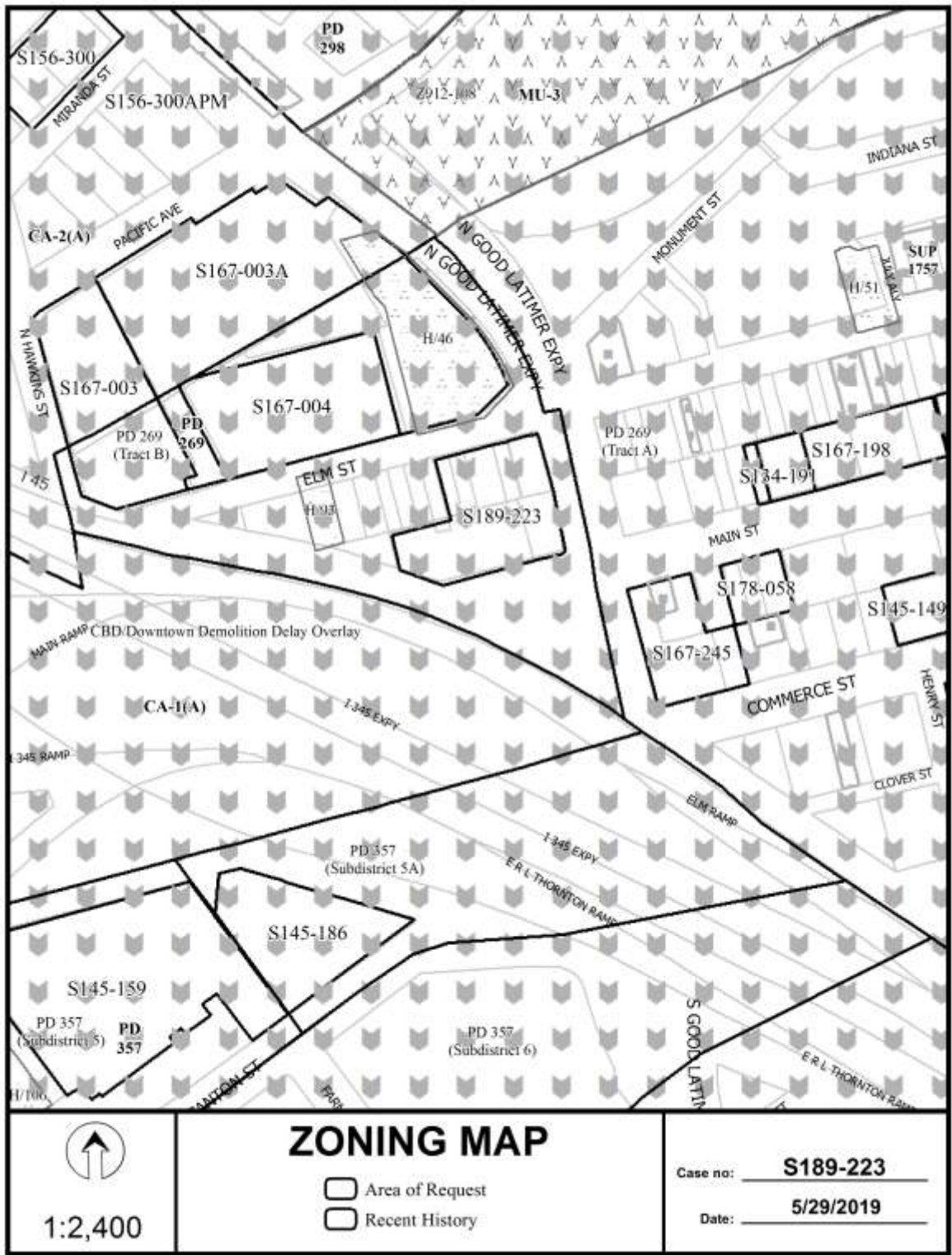
7. S145-186 was a request southwest of the present request to replat one 0.9121-acre tract of land containing all of Lots 1A and Lot 17, and parts of Lots 9, 13, 14, 15, and 16 and an abandoned alley all located in City Block 41/163 into one lot on property bounded by Hawkins Street, Commerce Street, Interstate 45 (Julius Schepps Freeway), and Canton Street. The plat was recorded June 17, 2016.
8. S145-159 was a request southwest of the present request to create to replat a 2.361-acre tract of land containing part of Lots 4, 5, 6, 7, and 8 in City Block 8/152; part of Lots 1, 2, 3, and 4, in City Block 9/151; and part of City Blocks 151 and 152 and abandoned Hawkins Street, and an abandoned portion of Young Street into one lot on property located on Canton Street at Farmers Market Way. The request was approved on May 7, 2015 but has not yet been recorded.
9. S145-149 was a request southeast of the present request to create one 0.349-acre lot from a tract of land located in City Block 183 on property located on Commerce Street at Henry Street. The request was approved May 7, 2015 and recorded May 19, 2017.
10. S134-191 was a request east of present request to create one 0.2180-acre lot from a tract of land in City Block 182 on property located at 2623 and 2625 Main Street. The request was approved on July 10, 2014 and since has been expired.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 269 (Tract B); therefore, staff recommends approval subject to compliance with the following conditions:

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

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 1.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet Right-of-Way (via Fee Simple) from the established center line of Good Latimer Expressway 51A 8.602(c).
16. On the final plat, dedicate a 20-foot by 20-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Elm Street and Good Latimer Expressway. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a 15-foot by 15-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Main Street and Good Latimer Expressway. Section 51A 8.602(d)(1).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. Prior to final plat, provide 8 ½"by 11" drawing with detentions between property lines/ROW lines and existing building. No encroachment is allowed.
21. On the final plat, show existing 6" wastewater line crossing proposed plat.

22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
26. Prior to final plat, contact Real Estate for processing of abandonment shown on the plat, Real Estate release is required prior to recordation of final plat. Abandonment should be shown as follow: Abandonment authorized by Ordinance No. _____ and recorded in Instrument _____. Utility easement retained.
27. On the final plat, add label for Monument street.
28. On the final plat, change “Interstate Highway 345” to “Interstate Highway No. 345”. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, identify the property as Lot 10A in City Block 170. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY JUNE 20, 2019****FILE NUMBER:** S189-224**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Prairie Avenue, west of Deer Street.**DATE FILED:** May 24, 2019**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.30-acre**MAPSCO:** 35Z**OWNER:** COG Dallas Homes II, LLC

REQUEST: An application to replat a 0.30-acre tract of land containing part of Lot 22 in City Block A/653 to create a seven lot Shared Access Development with lots ranging in size from 1,486-square feet to 2,603-square feet on property located on Prairie Avenue, west of Deer Street.

SUBDIVISION HISTORY:

1. S189-206 was a request southeast of the present request to replat a 0.632-acre tract of land containing part of Lot 29 and all of Lot 30 in City Block C/653 to create one lot on property located on Munger Avenue, south of North Prairie Avenue. The request was approved June 6, 2019 but has not been recorded.
2. S189-139 was a request southeast of the present request to replat a 0.149-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, south of Monarch Street. The request was approved March 21, 2019 but has not been recorded.
3. S178-323 was a request northwest of the present request to replat a 0.406-acre tract of land containing all of Lot 37 and part of Lots 34 and 35 in City Block D/653 to create one lot on property located on Prairie Avenue, northwest of Monarch Street. The request was approved October 18, 2018 but has not been recorded.
4. S178-299 was a request southwest of the present request to replat a 0.376-acre tract of land containing all of Lots 7 and 8 in City Block 6/1597 to create one lot on property located at 4527 Cabell Drive, south of Annex Avenue. The request was approved December 4, 2014 and recorded December 9, 2015.
5. S178-236 was a request southeast of the present request to replat a 0.205-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Monarch Street at Prairie Avenue, southeast corner. The request was administratively approved July 2, 2018 but has not been recorded.
6. S178-205 was a request southeast of the present request to replat a 0.293-acre tract of land containing part of Lots 34 and 35 to create one lot on property located on Prairie Avenue at Monarch Street, west corner. The request was administratively approved May 24, 2018 but has not been recorded.
7. S178-160 was a request southeast of the present request to replat a 0.29-acre tract of land containing part of Lots 6 and 7 in City Block A/653 to create an 8-lot shared access area development ranging in size from 1,500 square feet to 1,782

square feet on property located southeast of Monarch street, between Prairie Avenue and Westburg Avenue. The request was approved April 19, 2018 but has not been recorded.

8. S178-149 was a request southeast of the present request to replat 0.43-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block A/653 to create one lot on property located on Prairie Avenue at Monarch Street, west of Westburg Alley. The request was approved April 5, 2018 but has not been recorded.
9. S178-147 was a request southwest of the present request to replat a 0.197-acre tract of land containing part of Lot 3 and Lot 4 in City Block E/2011 to create one lot on property located at 2319 Kirby Avenue (A.K.A. "Kirby Street"), west of Deere Street. The request was approved April 5, 2018 and has not been recorded.
10. S178-096 was a request southeast of the present request to replat a 0.149-acre tract of land containing part of Lot 32 in City Block C/653 to create one lot on Monarch Street southwest of Prairie Street. The request was approved March 1, 2018 and recorded December 6, 2018.
11. S178-079 was a request southwest of the present request to replat part of Lot 6 in City Block C/7488 to create one 9.194-acre lot on property located at 2307 Kirby Street. The request was approved February 15, 2018, 2016 but has not been recorded.
12. S178-047 was a request north of the present request to replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/694 and part of City Block B/2008 to create five lots on property located on Deere Street at Fitzhugh Avenue, south corner. The request was approved January 4, 2018 and recorded December 9, 2015.
13. S167-149 was a request northeast of the present request to replat a 0.399-acre tract of land containing all of Lots 11 and 12 in City Block 9/696 to create one lot on property located on Garrett Avenue northwest of Fuqua Street. The request was approved April 27, 2017 but has not been recorded.
14. S167-099 was a request northeast of the present request to replat a 0.797-acre tract of land containing all of Lot 24 in City Block C/1990 and all of Lots 4 through 6 in City Block 9/696 to create one lot on property located on Bennett Avenue, northwest of Fuqua. The request was approved March 2, 2017 but has not been recorded.
15. S167-088 was a request southeast of the present request to 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue. The request was approved February 16, 2017 and was recorded October 26, 2017.

16. S156-268 was a request southeast of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue. The request was approved September 15, 2016 but has not been recorded.
17. S156-145 was a request east of the present request to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on Fitzhugh Avenue, between Fuqua Street and Chambers Street. The request was approved April 21, 2016 and was recorded January 20, 2017.
18. S156-072 was a request northwest of the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved on January 21, 2016 but has not been recorded.
19. S156-016 was a request southwest of the present request to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner. The request was approved on November 19, 2015 but has not yet been recorded.
20. S156-012 was a request southeast of the present request to replat a 0.826-acre tract of land containing all of Lots 7, 8, 9, and 10 in City Block 8/695 to create one lot on property located on Bennett Avenue at Fuqua Street, west corner. The request was approved November 5, 2015 and was recorded August 11, 2016.
21. S145-207 was a request southeast of the present request to replat a 0.268-acre tract of land containing part of Lot 7, and part of Lot 8 in City Block C/667 to create one lot on property located on Monarch Street at Kirby Street, east corner. The request was approved July 9, 2015 and recorded September 8, 2016.
22. S145-169 was a request north of the present request to replat a 0.620-acre tract of land containing all of Lots 16-18 in City Block D/1990 into one lot on property located at 2216, 2222, and 2302 Fitzhugh Avenue. The request was approved May 21, 2015 and was recorded January 6, 2017.
23. S145-030 was a request southeast of the present request to replat a 0.463-acre tract land containing all of Lots 20, 21, and 22 in City Block 1/691 to create a 14 lot Shared Access Development with lots ranging in size from 1020 square feet to 1909 square feet on property located at 1913 through 1921 North Fitzhugh Avenue. The request was approved December 4, 2014 and recorded December 9, 2015.
24. S145-003 was a request northwest of the present request to replat a 0.4154-acre tract of land containing all of Lots 13 and 14 in City Block C/1491 into one lot on property located on Henderson Avenue at Fuqua Street, south corner. The

request was approved on November 6, 2014 and was recorded February 29, 2016.

25. S134-196 was a request northeast of the present request to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located on Bennett Avenue and Fuqua Street, southwest corner. The request was approved on July 11, 2014 and was recorded March 18, 2016.
26. S134-190 was a request southeast of the present request to replat a 0.578-acre lot containing all of Lots 7 and 8 in City Block A/653 into one lot on property located on 1910 and 1918 North Prairie Avenue. The request was withdrawn June 24, 2014.
27. S134-142 was a request north of the present request to replat a 0.620-acre tract of land containing all of Lots 20, 21, and 22 in City Block D/1990 into a Shared Access Development with 17 lots ranging in size from 1,267 square feet to 2,675 square feet on property located at 2204 Fitzhugh Avenue north of Deere Street. The request was approved May 22, 2014 and was recorded September 1, 2015.
28. S134-035 was a request northeast of the present request to replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The request was approved December 5, 2013 and was recorded March 11, 2015.
29. S134-048 was a request southwest of the present request to replat a 0.28-acre tract of land containing all of Lots 1 and 2A in City Block F/2012 into five lots ranging in size from 0.05-acre to 0.07-acre located at 2223 and 2225 Kirby Street. The request was approved on January 9, 2013 and was recorded September 22, 2014.

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

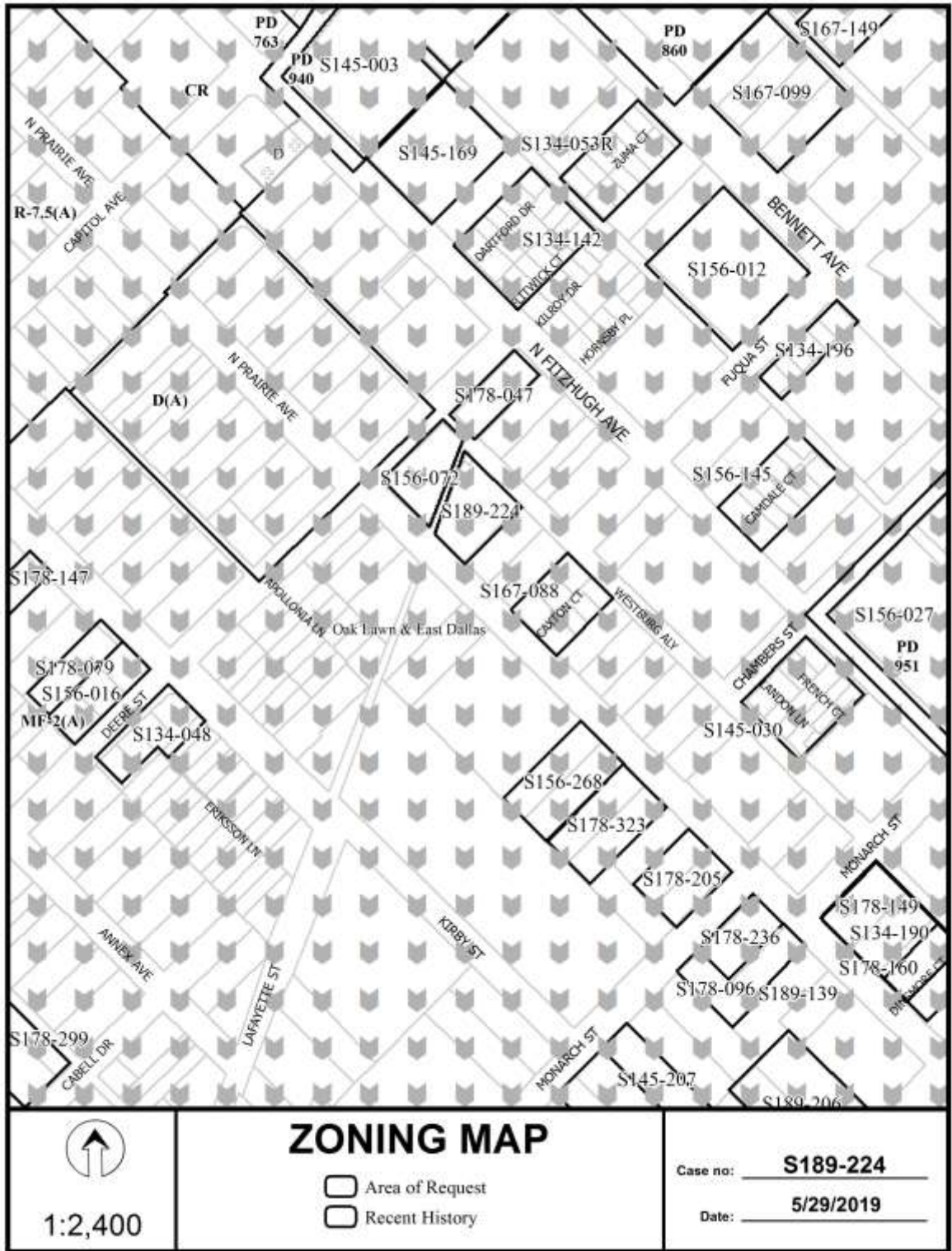
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

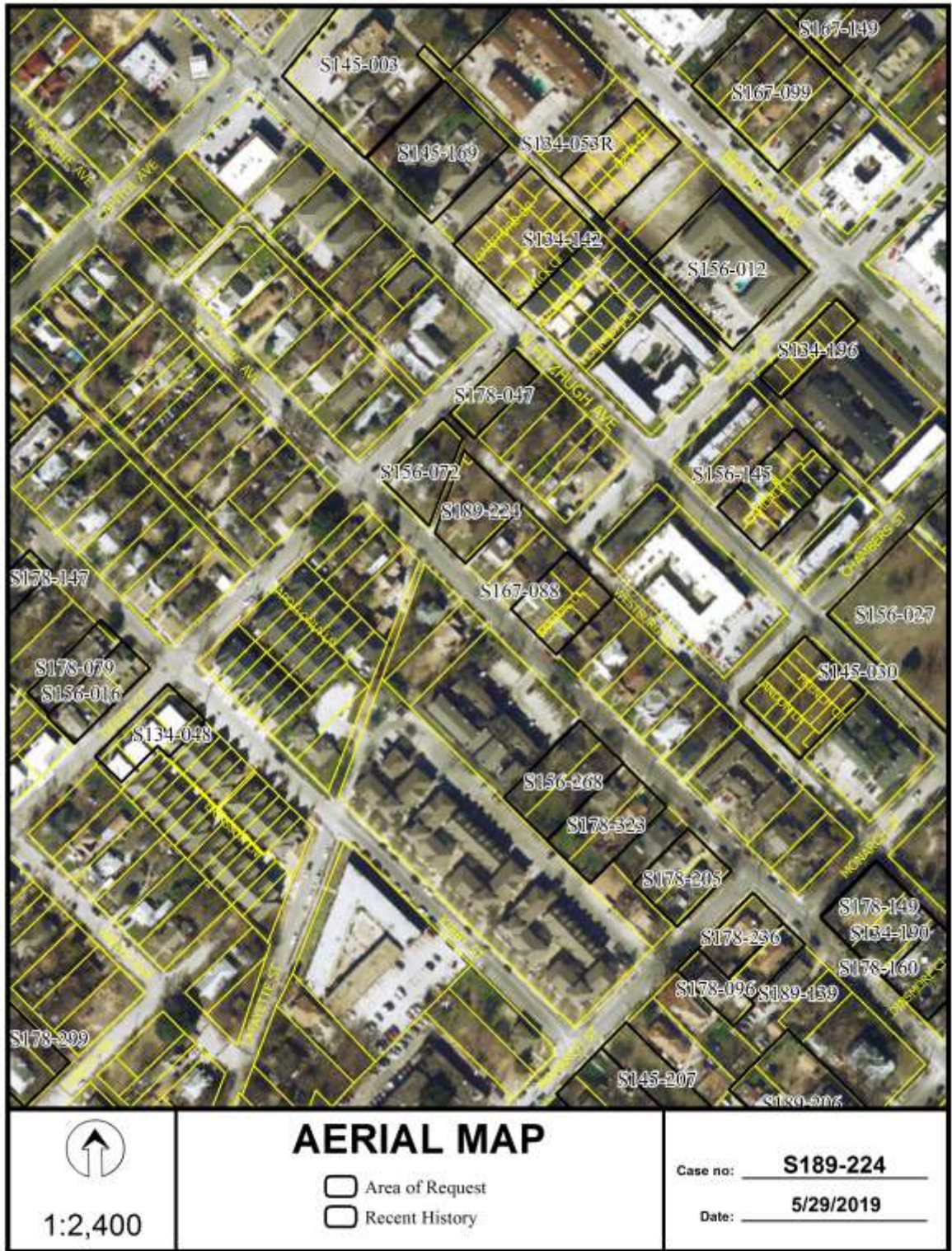
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is seven.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Prairie Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Prairie Avenue and the alley. Section 51A-8.602(e),
17. On the final plat, provide adequate turning radius between the proposed shared access easement area and the alley.
18. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.

19. On the final plat, provide adequate right-of-way at 2 alleys intersection to be in consistence with alley configuration provided in 251D-1.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across adjoining right-of-way. Platting Guidelines.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat place a 3-foot barrier easement at the end of the shared access easement.
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. All water/wastewater construction must comply with D.W.U. regulation for utility installation, no fire hydrants allowed in shared access areas.
28. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
29. 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)
30. 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
31. 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)
32. 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)

33. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
34. 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)
35. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
36. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
37. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
38. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
39. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
40. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. 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. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
43. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
44. On the final plat, use standard shared access language in the owner’s dedication.
45. On the final plat, change “N. prairie Avenue” to “Prairie Avenue”. Section 51A-8.403(a)(1)(A)(xii)
46. On the final plat, change the label for the alley east/northeast of the plat to include (F.K.A. Westberg Avenue) in the label.

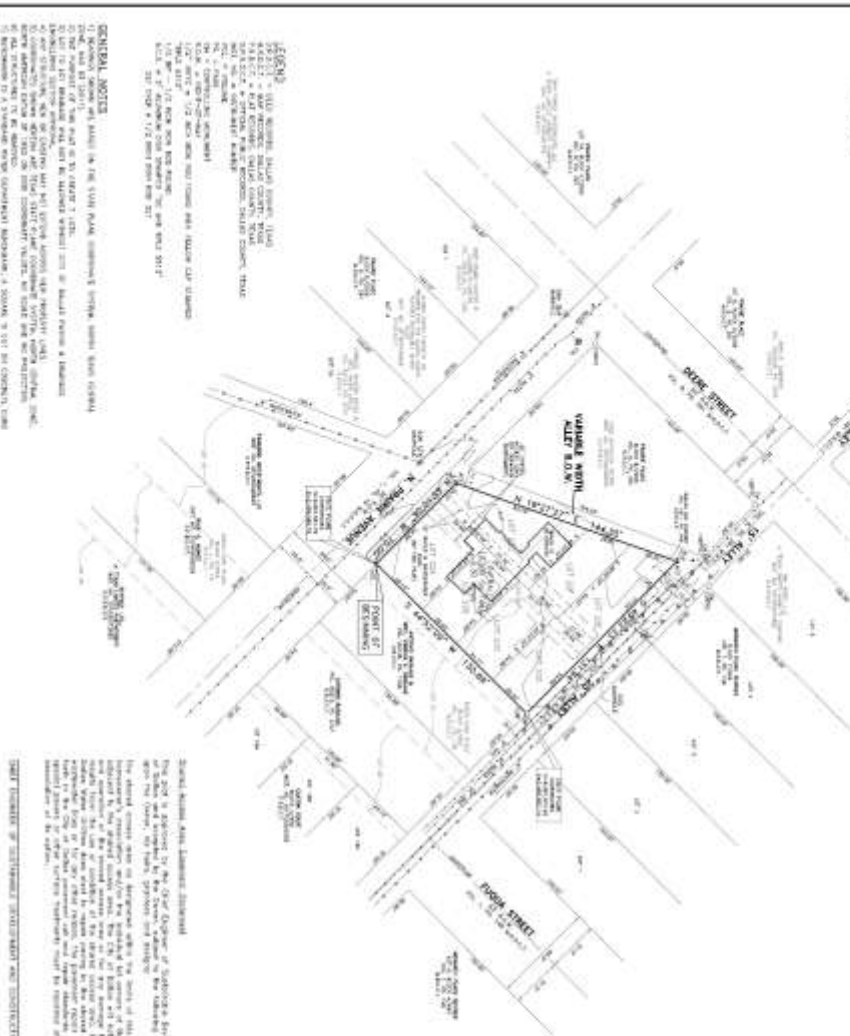
47. Contact the Addressing Manager to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xii)
48. On the final plat, identify the property as Lots 22A through 22G in City Block A/653. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







AREA	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
1	2	3	4	5	6
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295	296	297	298	299	300



GENERAL NOTES:
 1. ALL DISTANCES SHOWN ON THIS PLAN ARE APPROXIMATE.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS.
 5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.
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DESIGNED BY:
CBC
 CIVIL ENGINEERS
 2177 W. 12th Street
 Anchorage, Alaska 99515
 Phone: 907.561.1111
 Fax: 907.561.1112
 Email: info@cbc-engineers.com
 Website: www.cbc-engineers.com

CITY PLAN COMMISSION

THURSDAY JUNE 20, 2019

FILE NUMBER: S189-225

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Quebec Street at the terminus of Woodall Street

DATE FILED: May 24, 2019

ZONING: IR

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 3.405-acre

MAPSCO: 43C

OWNER: Peto Holding, LLC

REQUEST: An application to replat a 3.405-acre tract of land containing all of Lots 9 and 10 in City Block 7/7695 to create one lot on property located on Quebec Street at the terminus of Woodall Street.

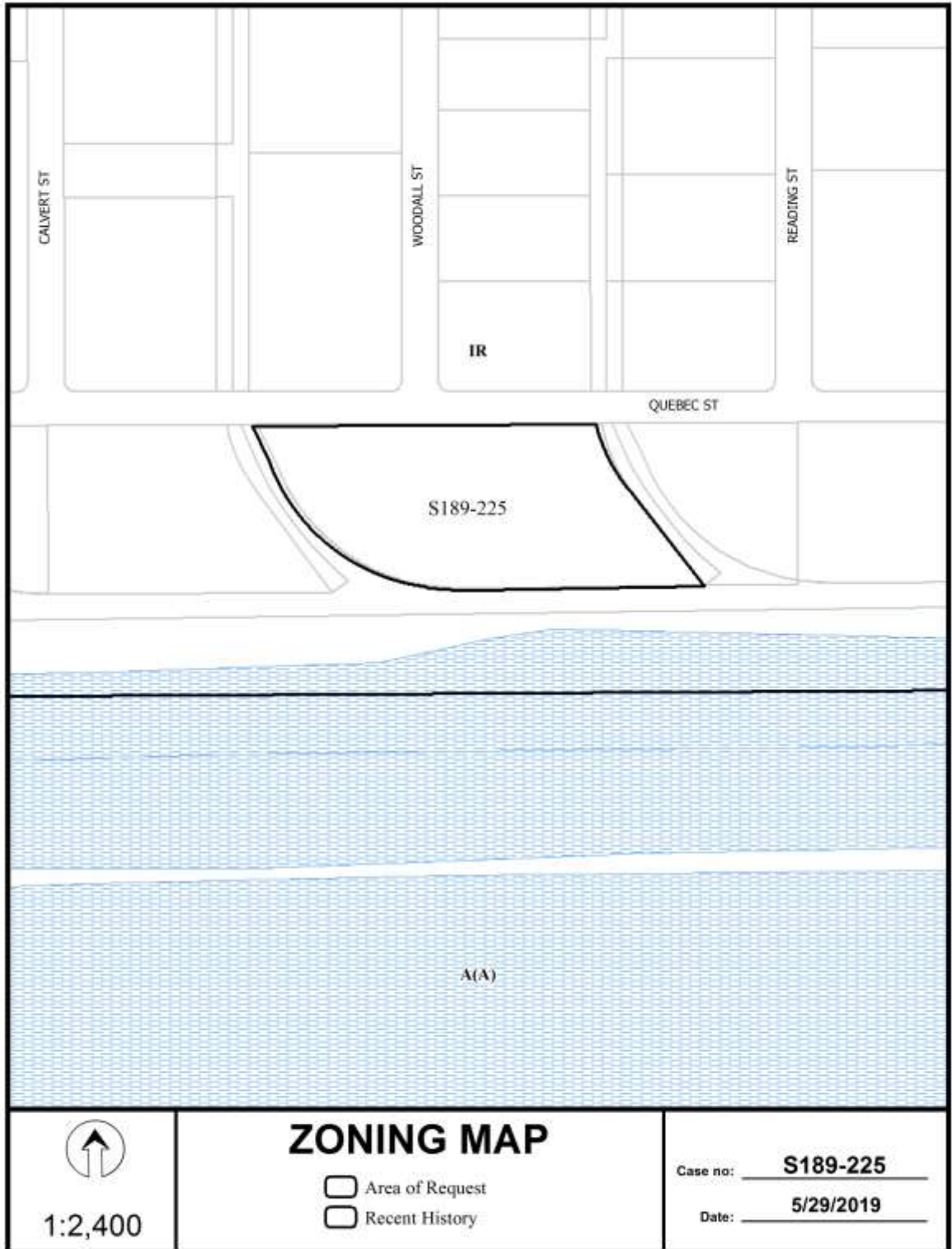
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial Research District; therefore, staff recommends approval subject to compliance with the following conditions:

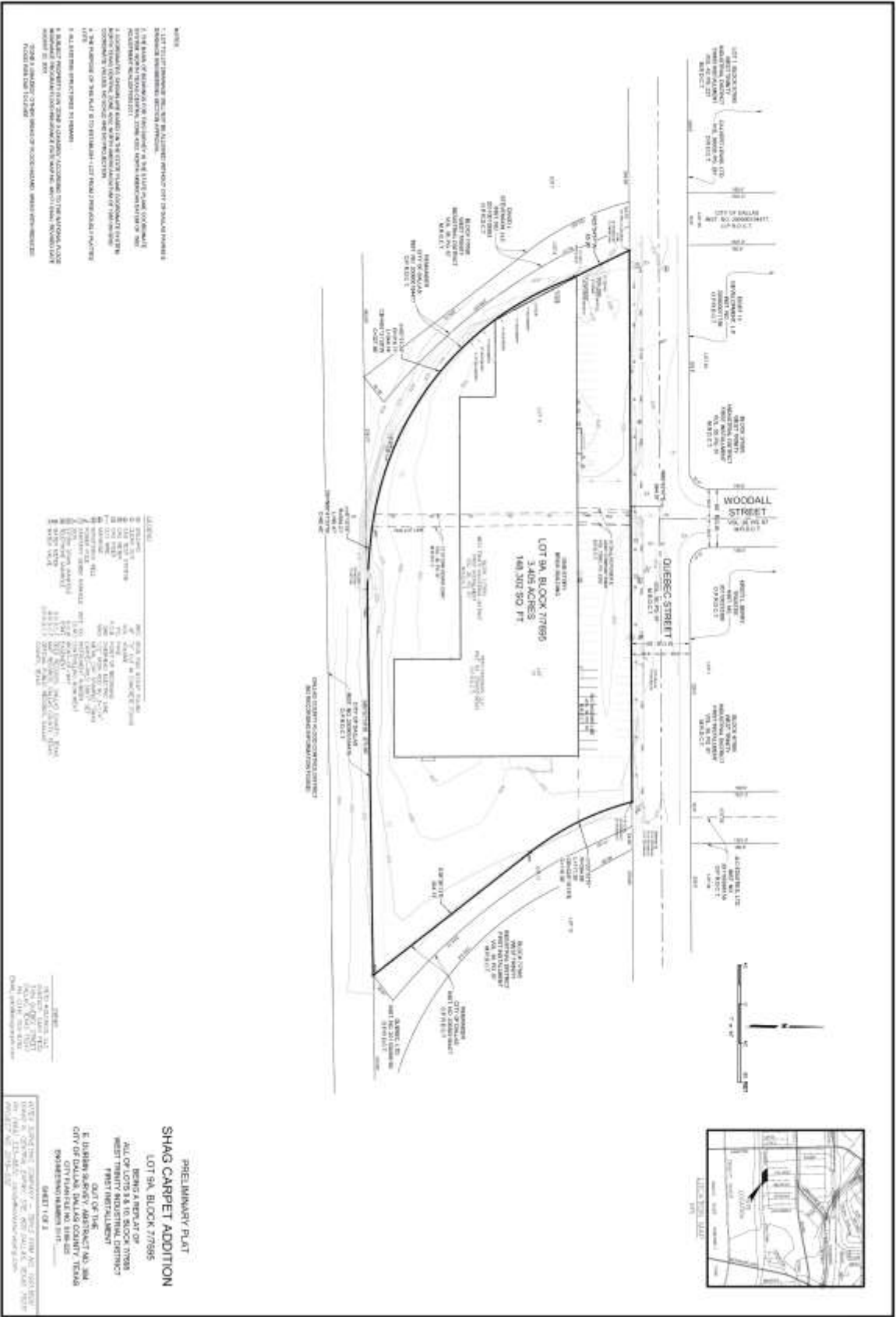
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 1.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. Prior to final plat, provide encroachment agreement with City of Dallas for storm sewer easement
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).

23. Location is in the Record Crossing Sump (WSE 405.8). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8).
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
27. Prior to final plat, clarify and/or coordinate with the City of Dallas Paving and Drainage Section for status of existing storm sewer line and the existing 12-foot easement.
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Prior to final plat, confirm parking has been approved on Quebec Street by the City of Dallas as shown on the plat. Contact Real estate to discuss fence encroachment shown on the remainder of City of Dallas property, Inst. 200900184477.
31. On the final plat, identify the property as Lot 9A in City Block 7/7695. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







- NOTES
1. LOT 5A IS A REMAINDER OF THE LOT 5A, BLOCK 77956, SHAG CARPET ADDITION, CITY OF DALLAS, TEXAS.
 2. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS.
 3. THE PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS.
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TABLE

NO.	DESCRIPTION	AREA (ACRES)	AREA (SQ. FT.)
1	LOT 5A, BLOCK 77956	3.425	148,202.80
2	LOT 5B, BLOCK 77956	3.425	148,202.80
3	LOT 5C, BLOCK 77956	3.425	148,202.80
4	LOT 5D, BLOCK 77956	3.425	148,202.80
5	LOT 5E, BLOCK 77956	3.425	148,202.80
6	LOT 5F, BLOCK 77956	3.425	148,202.80
7	LOT 5G, BLOCK 77956	3.425	148,202.80
8	LOT 5H, BLOCK 77956	3.425	148,202.80
9	LOT 5I, BLOCK 77956	3.425	148,202.80
10	LOT 5J, BLOCK 77956	3.425	148,202.80

DATE: 06/20/2019
 TIME: 10:00 AM
 BY: [Name]
 FOR: [Name]

PRELIMINARY PLAT
SHAG CARPET ADDITION
 LOT 5A, BLOCK 77956
 BEING A REMAINDER OF
 ALL OF LOTS 5A TO BLOCK 77956
 WEST THIRTY INDUSTRIAL DISTRICT
 FIRST THIRTIEST ADDITION
 OUT OF THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLANNING NO. 318-225
 SP482850/SHAGCARPET 318-225
 SHEET 1 OF 2

ORDER 3 (REVISED)

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CITY PLAN COMMISSION

THURSDAY JUNE 20, 2019

FILE NUMBER: S189-226

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Centerville Road at Shiloh Road, northwest corner

DATE FILED: May 24, 2019

ZONING: PD 110

PD LINK: <http://dallascityattorney.com/51P/Articles%20Supp%207/Article%20110.pdf>

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 22.67-acre **MAPSCO:** 39E & 38H

OWNER: Estates at Shiloh

REQUEST: An application to create one 15.197-acre lot and one 7.463-acre lot from a tract of land in City Block 5714 on property located on Centerville Road at Shiloh Road, northwest corner.

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

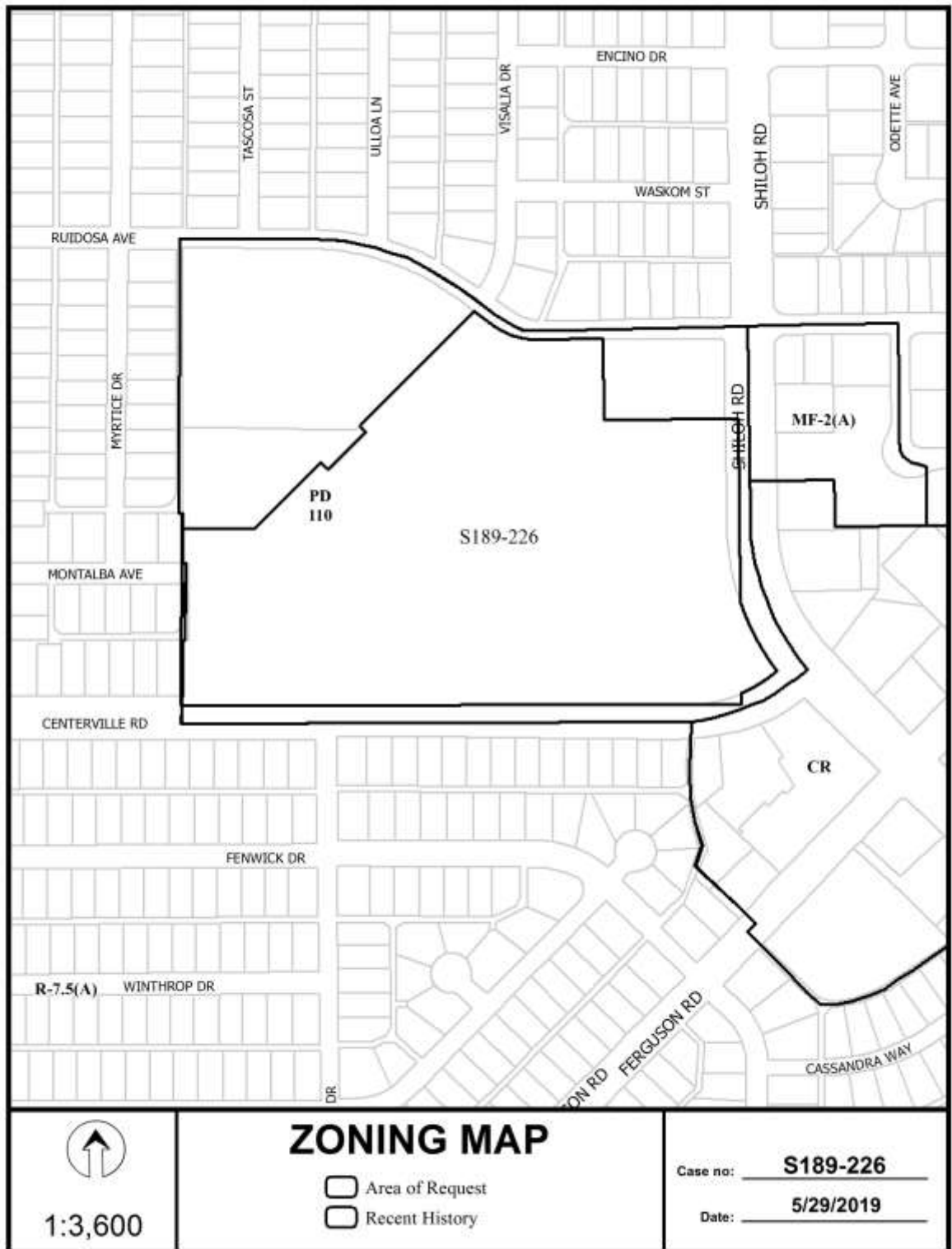
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 110; therefore, staff recommends approval subject to compliance with the following conditions:

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

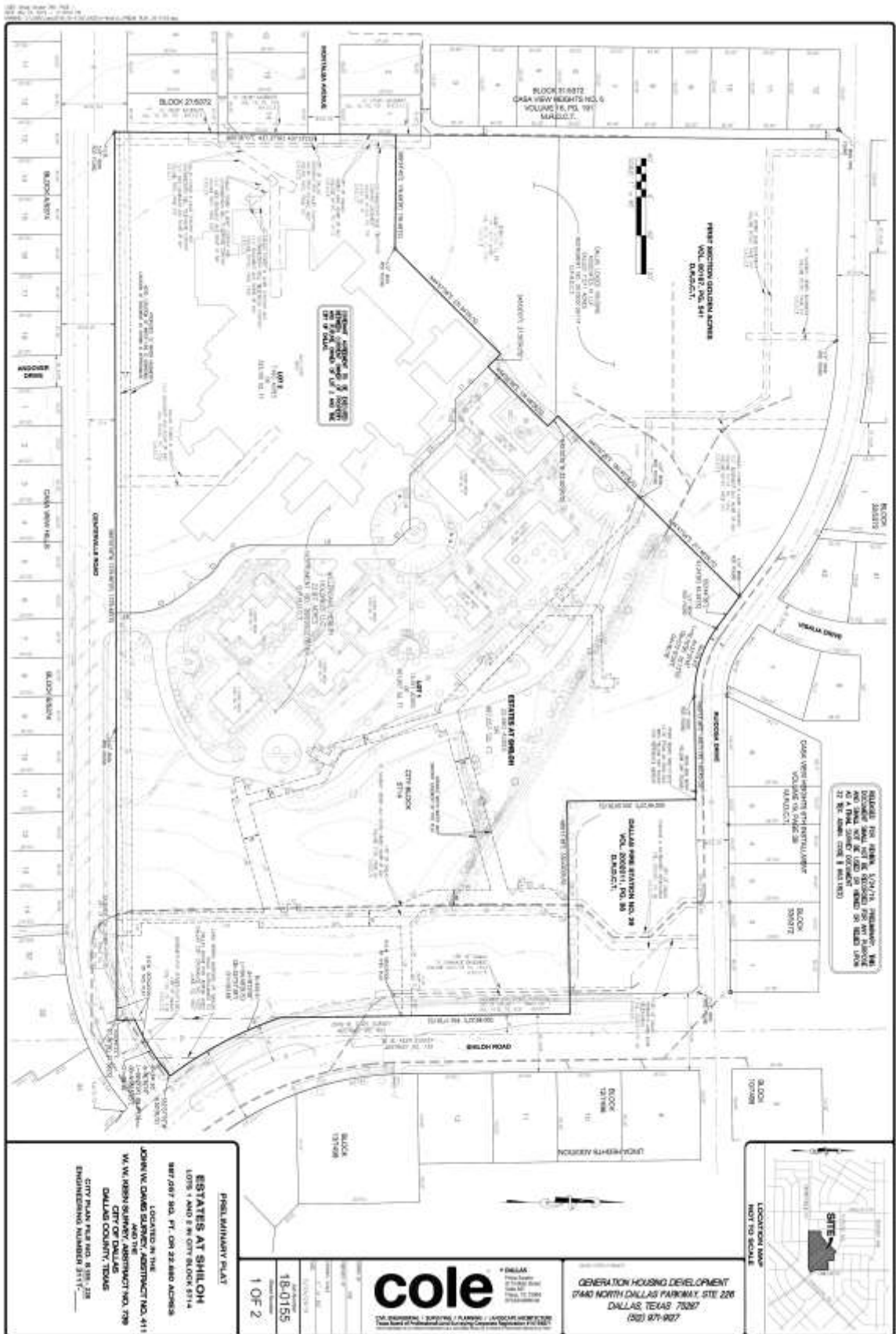
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet Right-of-Way (via Fee Simple) from the established center line of Shiloh Road. 51A 8.602(c).
16. On the final plat, dedicate 30 feet Right-of-Way (via Fee Simple) from the established center line of Centerville Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 20-foot by 20-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Shiloh Road and Centerville Road. Section 51A 8.602(d)(1).
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed

water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
27. Existing private plumbing cannot cross existing or proposed lot line.
28. Prior to final plat, provide a copy of City of Dallas Ordinance No. 7337.
29. Prior to final plat, clarify the area to be platted and the Shiloh Road right-of-way boundaries. Real Estate release is required.
30. On the final plat, change "Ruidosa Drive" to "Ruidosa Avenue". Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, add label for "Myrtice Drive", Ulloa Lane", and Tascosa Street".
32. On the final plat, identify the property as Lots 3 and 4 in City Block 1/5714. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







ITY PLAN COMMISSION**THURSDAY JUNE 20, 2019****FILE NUMBER:** S189-105R**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Bruton Road at Buckner Boulevard, southwest corner**DATE FILED:** May 24, 2019**ZONING:** PD 366 (Subarea 2, Tract 3)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2049/ARTICLE%20366.pdf>**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 1.350-acre**MAPSCO:** 58C**OWNER:** Casa Rock Partner, LTD

REQUEST: An application to revise a previously approve plat (S189-105) to replat a 1.350-acre tract of land containing all of Lots A and B in City Block 18/6228 to create one 0.948-acre lot and one 0.393-acre lot on property located on Bruton Road at Buckner Boulevard, southwest corner.

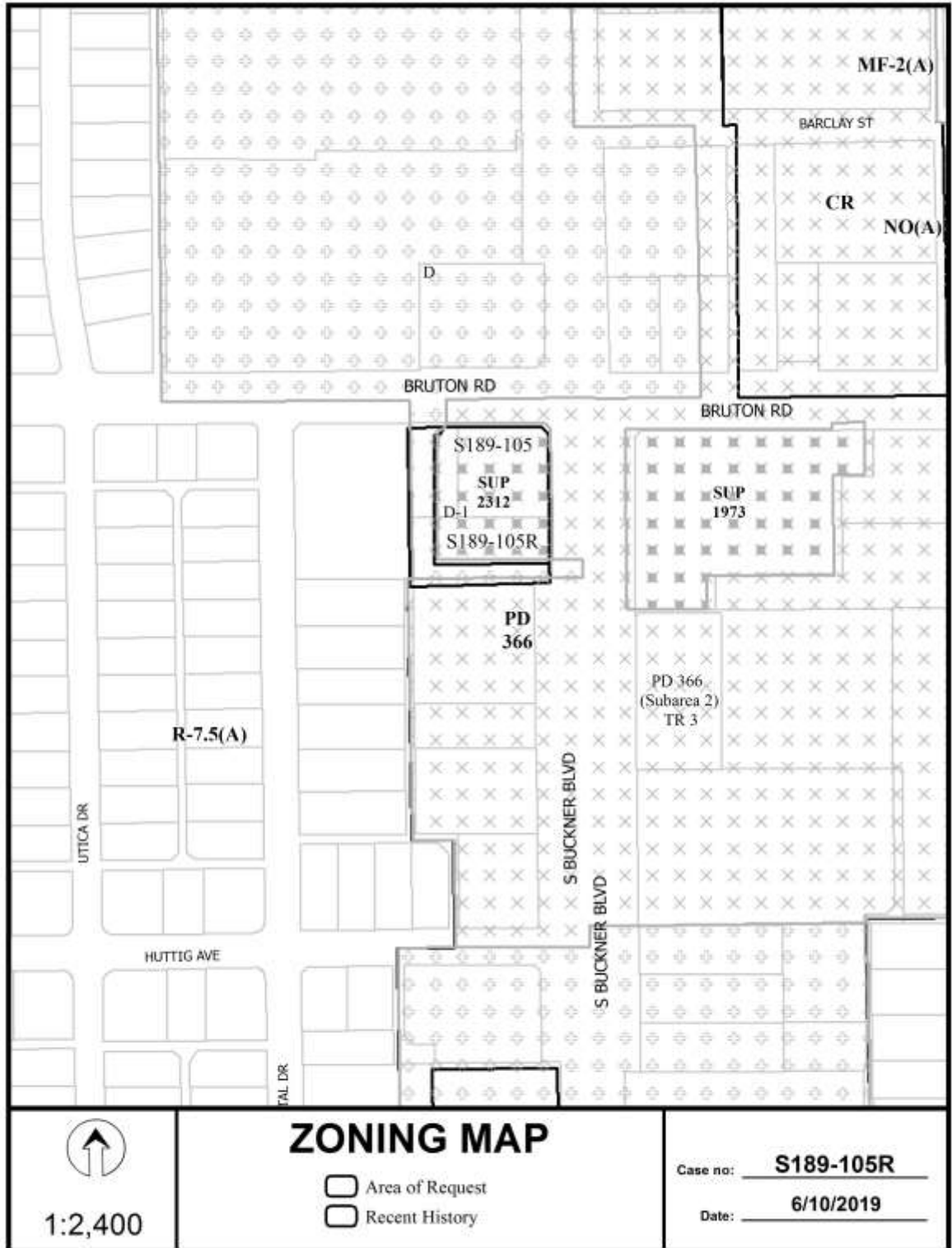
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 366 (Subarea 2, Tract 3); therefore, staff recommends approval subject to compliance with the following conditions:


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

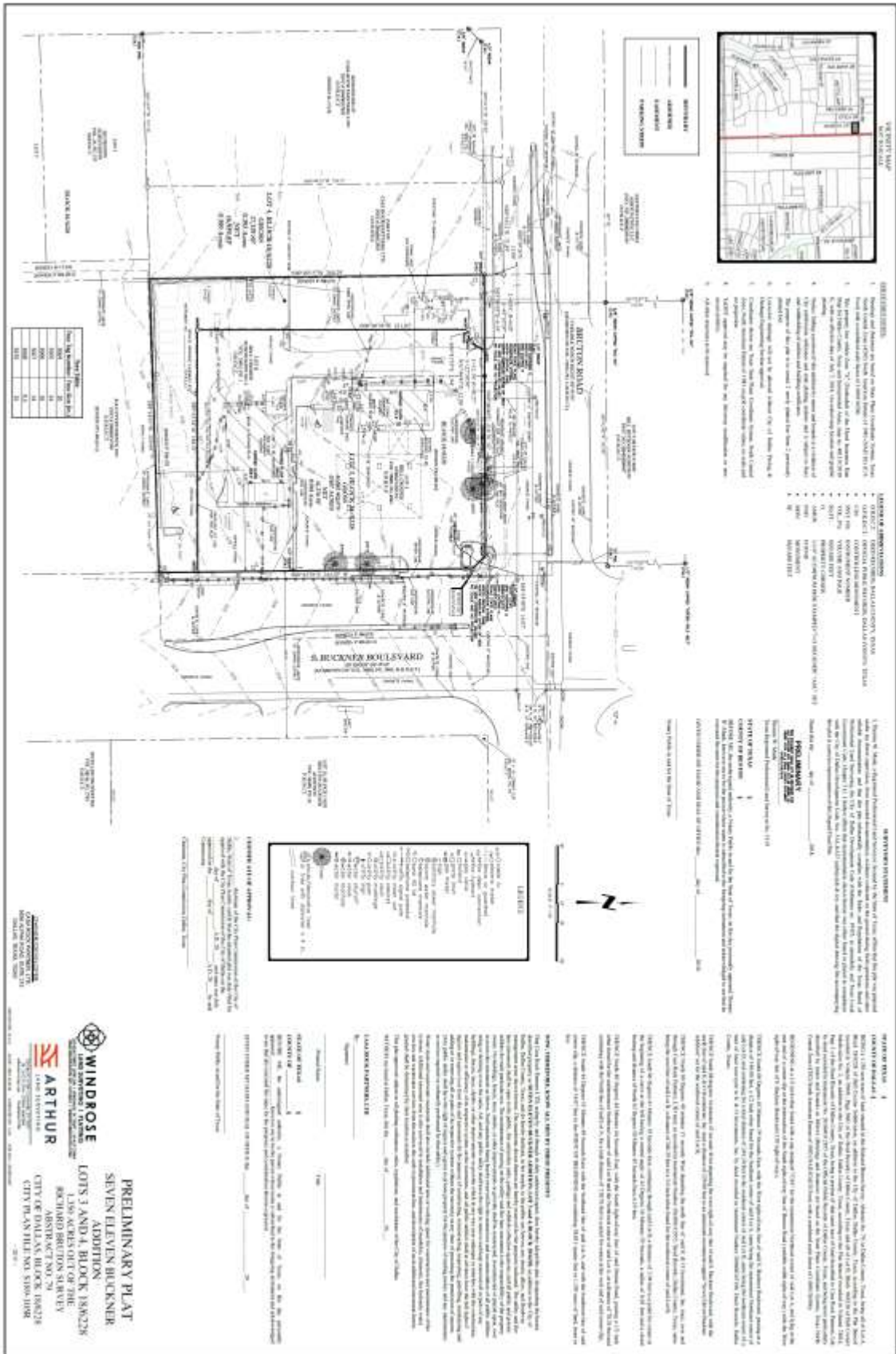
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet Right-of-Way (via Fee Simple) from the established center line of Bruton Road.51A 8.602(c).
16. On the final plat, dedicate 53.5 feet Right-of-Way (via Fee Simple) from the established center line of Buckner Boulevard Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 20-foot by 20-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Bruton Road and Buckner Boulevard. Section 51A 8.602(d)(1).
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

23. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. On the final plat, change "S. Buckner Boulevard" to "Buckner Boulevard". Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lots 3 and 4 in City Block 18/6228. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-105R </u> Date: <u> 6/10/2019 </u>
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CITY PLAN COMMISSION**THURSDAY JUNE 20, 2019****FILE NUMBER:** S189-214**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Umphress Road, Prichard Lane, Stonehurst Street, and Gaylord Drive.**DATE FILED:** May 22, 2019**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 8.902-acre**MAPSCO:** 58F**OWNER:** Dallas Independent School District

REQUEST: An application to replat an 8.902-acre tract of land containing all of Lots 1 through 9 and part of Lots 10 through 14 in City Block 3/6228 to create one lot on property bounded by Umphress Road, Prichard Lane, Stonehurst Street, and Gaylord Drive.

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

NOTICES: 42 notices were sent to property owners within 200 feet of the property on June 5, 2017.

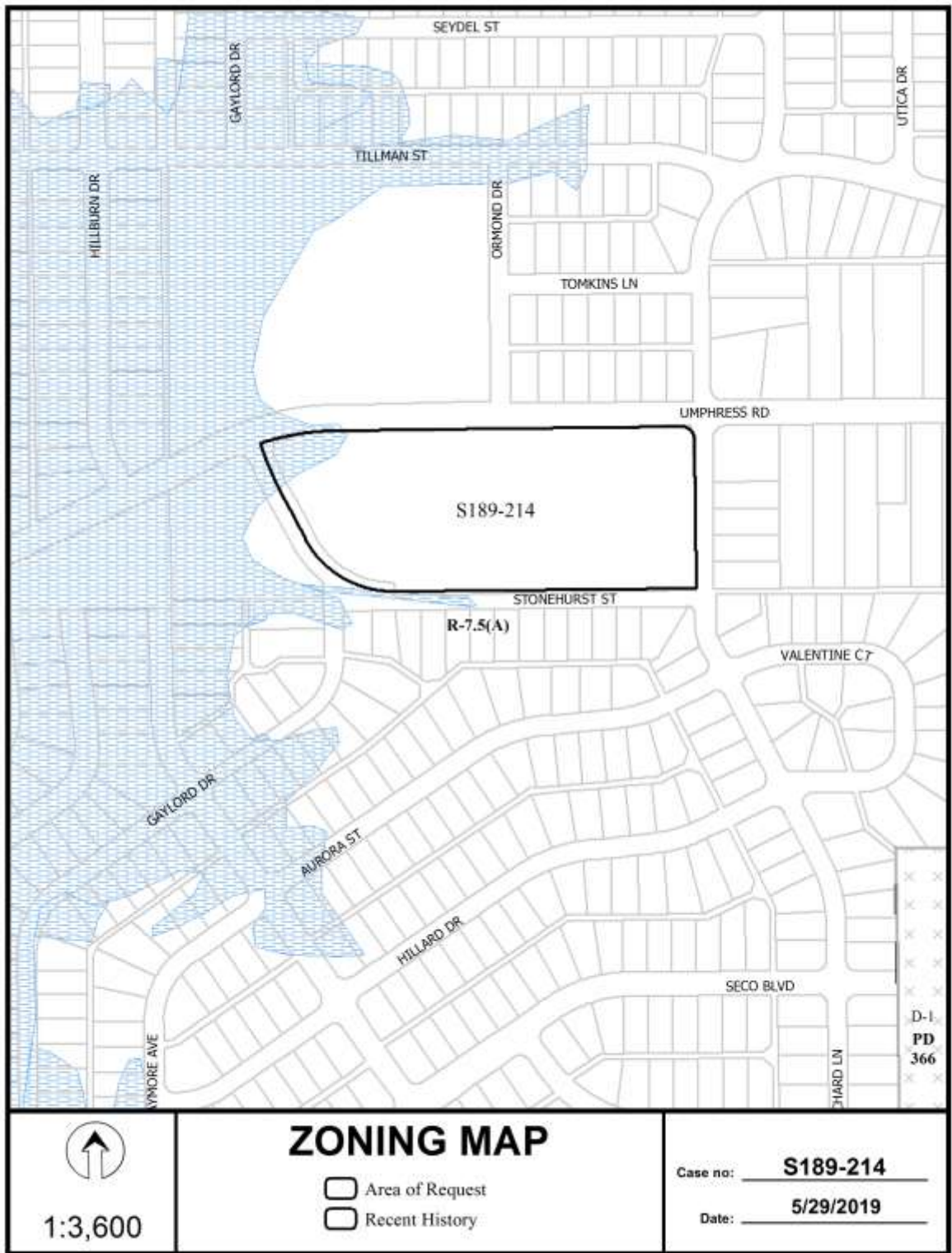
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.” The proposed lot is larger than most of the residential lots to the west, east, and south. The proposed lot is similar to lots to the north that have nonresidential uses.

The request is to replat property that has been utilized as an institutional use for many years. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements of R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 1.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Prichard Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Stonehurst Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Umpherss Road and Prichard Lane. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Stonehurst Street and Prichard Lane. Section 51A 8.602(d)(1).
18. Provide 20-foot road all weather pavement for Gaylord Drive.
19. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.

20. 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.
21. 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.
22. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
23. 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.
24. 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).
25. 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).
26. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Prior to final plat, contact Real Estate to discuss licensing 5-foot chain link fence encroachment in Gaylord Drive or remove encroachment and provide written confirmation and pictures to Real Estate.
31. On the final plat, change "Prichard Lane" to "Prichard Lane (F.K.A. Richard lane)". Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, identify the property as Lot 1A in City Block 3/6228. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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05/28/2019

Notification List of Property Owners

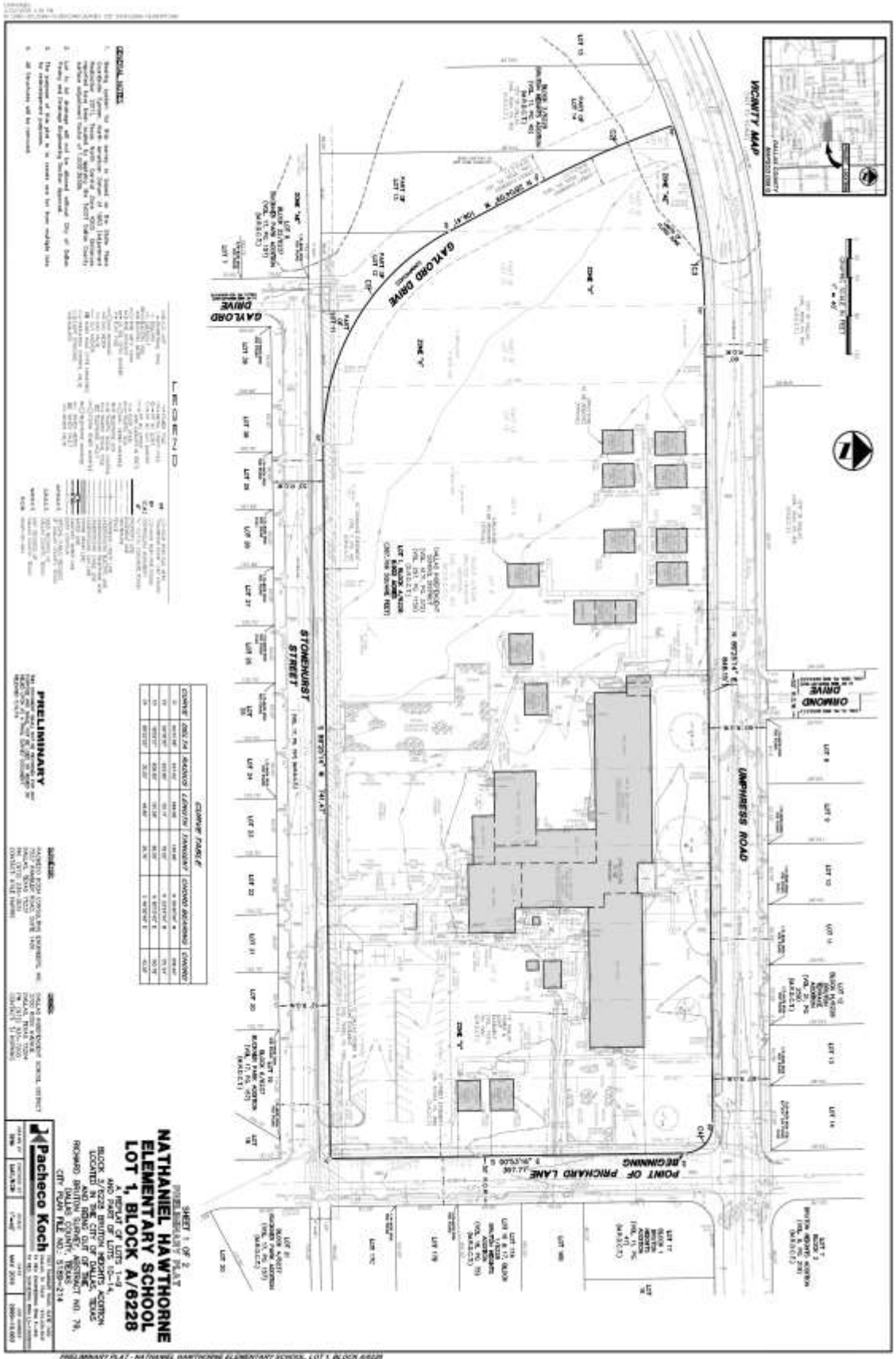
S189-214

42 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7800 UMPHRESS RD	Dallas ISD
2	7803 UMPHRESS RD	MORALES SIMON
3	7809 UMPHRESS RD	TREVINO MARIO ANJEL
4	7815 UMPHRESS RD	STEWART C SUE
5	7819 UMPHRESS RD	JOHNSON LON L
6	7823 UMPHRESS RD	CHAVEZ VICTOR & JOSEFINA
7	7829 UMPHRESS RD	PONCIANO CECILIO
8	7835 UMPHRESS RD	SANCHEZ IGNACIO SOTO
9	7900 UMPHRESS RD	ARREOLA ATILANO
10	1718 PRICHARD LN	ESPINOZA ENRIQUE D
11	1702 PRICHARD LN	NOVOA MANUEL &
12	1712 PRICHARD LN	TELLO ELIAS D &
13	1708 PRICHARD LN	GARCIA PEDRO & FELICITAS
14	7919 UMPHRESS RD	SANCHEZ VICENTE R
15	7905 UMPHRESS RD	JASSO MAYOLO & MELANIA
16	7964 VALENTINE CT	ADRIAN BLAS & RAQUEL V
17	1630 PRICHARD LN	PALACIOS JESUS P &
18	1634 PRICHARD LN	BARRON BERENICE M
19	7809 AURORA ST	LEAL ALBERTO PEREZ &
20	7815 AURORA ST	RODRIGUEZ VICTOR P
21	7819 AURORA ST	ORTUNO EUSTACIO
22	7827 AURORA ST	VELEZ FRANCISCO & SANDRA GUEVARA
23	7831 AURORA ST	CALOP JANET L
24	7835 AURORA ST	ESTRADA DANIEL ANTONIO
25	1627 PRICHARD LN	GUERRERO PEDRO ESTRADA &
26	1635 PRICHARD LN	LOPEZ MIGUEL

05/28/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7764 STONEHURST ST	FIELDS LORETTA
28	7756 STONEHURST ST	HUNDLEY RONALD LEE &
29	7752 STONEHURST ST	GUTHRIE MOLLIE
30	7746 STONEHURST ST	CUELLAR JESUS & GUADALUPE
31	7742 STONEHURST ST	RIOS LETICIA
32	7738 STONEHURST ST	MECCA APRIL INC
33	7732 STONEHURST ST	GIL MISAEL
34	7728 STONEHURST ST	HERNANDEZ CRESENCIO GARCIA &
35	7722 STONEHURST ST	ROMAN JESUS C &
36	7718 STONEHURST ST	BERUMEN MIGUEL A &
37	7712 STONEHURST ST	FLORES ADOLFO Z
38	1678 GAYLORD DR	LIZEANO GLORIA &
39	7708 STONEHURST ST	ROMAN ARMANDO &
40	7704 STONEHURST ST	AGUILAR ESMERALDA
41	1675 GAYLORD DR	FLORES ALFREDO L & OLGA O
42	1681 GAYLORD DR	GONZALEZ PORFIRIO &



STATE OF TEXAS
COUNTY OF TARRANT
SHELL GERRONDA

THE STATE OF TEXAS, COUNTY OF TARRANT, BEFORE ME, the undersigned authority, on this _____ day of _____, 2019, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I, the undersigned authority, do hereby certify that the foregoing instrument contains the true and correct intent of the said party, and that the same is a true and correct copy of the original as the same appears in my records.

WITNESSES

My Comm. No. _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, on this _____ day of _____, 2019, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I, the undersigned authority, do hereby certify that the foregoing instrument contains the true and correct intent of the said party, and that the same is a true and correct copy of the original as the same appears in my records.

STATE OF TEXAS
COUNTY OF TARRANT
SHELL GERRONDA

THE STATE OF TEXAS, COUNTY OF TARRANT, BEFORE ME, the undersigned authority, on this _____ day of _____, 2019, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I, the undersigned authority, do hereby certify that the foregoing instrument contains the true and correct intent of the said party, and that the same is a true and correct copy of the original as the same appears in my records.

WITNESSES

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Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, on this _____ day of _____, 2019, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I, the undersigned authority, do hereby certify that the foregoing instrument contains the true and correct intent of the said party, and that the same is a true and correct copy of the original as the same appears in my records.

SHEET 1 OF 2
PRELIMINARY PLAT
NATHANIEL HAWTHORNE
ELEMENTARY SCHOOL
LOT 1, BLOCK A/6228
BLOCK 3/6228 BRADTON HEIGHTS SECTION
AND PART OF LOTS 1-4
AND PART OF LOTS 5-8
LOCATED IN THE CITY OF TARRANT
COUNTY OF TARRANT, STATE OF TEXAS
RECORDS SECTION 54859, INSTRUMENT NO. 79.
CITY PLANNING DEPARTMENT, 5100 WEST
LEWIS DRIVE, SUITE 1500, FORT WORTH, TEXAS 76102

PRELIMINARY
NATHANIEL HAWTHORNE ELEMENTARY SCHOOL
LOT 1, BLOCK A/6228
CITY PLANNING DEPARTMENT

Pacheco Koch
CITY PLANNING DEPARTMENT
5100 WEST LEWIS DRIVE, SUITE 1500
FORT WORTH, TEXAS 76102
PH: 817.799.1350
WWW.PACHECKO.COM

CITY PLAN COMMISSION**THURSDAY APRIL 18, 2019****FILE NUMBER:** S189-218**SENIOR PLANNER:** Mohammad Bordbar**LOCATION:** Stafford Avenue at Edgefield Avenue, northeast corner**DATE FILED:** May 23, 2019**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.377-acres**MAPSCO:** 44T**OWNER:** Williejaxon V, LLC

REQUEST: An application to replat a 1.377-acre tract of land containing all of Lots 1 and 2A in City Block 4/3965 to create six lots, with lots ranging in size from 7,556-square feet to 17,206-square feet on property located on Stafford Avenue at Edgefield Avenue, northeast corner.

SUBDIVISION HISTORY:

1. S189-178 was a request on the same properties as the present request to replat a 1.377-acre tract of land containing all of Lot 1 and Lot 2A in City Block 4/3965 to create 7 residential lots ranging in size from 7,500 square feet to 10,004 square feet on property located on Edgefield Avenue at Stafford Avenue, northeast corner. The request was withdrawn April 18, 2019.
2. S189-045 was a request on the same properties as the present request to replat a 1.032-acre tract of land containing all of Lot 1 in City Block 4/3965 to create one 11,675-square foot lot, and three 11,098-square foot lots on property located on Edgefield Avenue at Stafford Avenue, northeast corner. The request was withdrawn December 12, 2018.
3. S178-329 was a request south of the present request to replat a tract of land containing all of Lot 1 in City Block 5/3966 to create four lots ranging in size from 7,500-square feet to 11,477.3-square feet in size on property located on Edgefield Avenue at Stafford Avenue, southeast corner. The request was approved October 18, 2018 but has not been recorded.
4. S178-328 was a request located on the present request to replat a 1.032-acre tract of land and containing all of Lot 1 in City Block 4/3965 to create 5 lots ranging in size from 0.189-acre to 0.275-acre on property located on Edgefield Avenue and Stafford Avenue, northeast corner. The request was denied by City Plan Commission on October 18, 2018.
5. S178-327 was a request southwest of the present request to replat a 0.818-acre tract of land containing all of Lot 4, City Block 3/3964 to create three 0.204-acre lots and one 0.206-acre lot on property located on Edgefield Avenue at Stafford Avenue, northwest corner. The request was approved October 18, 2018 but has not been recorded.
6. S178-135 was a request southwest of the present request to replat a 0.818-acre tract of land containing all of Lot 3 in City Block 3/3964 to create one 7,799 square foot lot, one 8,058 square foot lot, and one 19,765 square foot lot on property

located on Stafford Avenue at Edgefield Avenue, southwest corner. The request was approved March 22, 2018 but has not been recorded.

7. S145-220 was a request northeast of the present request to replat a 5.095-acre tract of land containing all of City Blocks 22/3396, 23/3997, part of City Block 38/7263, part of abandoned Mabel Street, and part of Seale Street to be abandoned to create a Shared Access Development with 53 residential lots and 3 common areas on property located between North Willomet Avenue and Edgefield Avenue, north of Stafford Avenue. The request was approved July 23, 2015 and recorded March 26, 2018.

Property Owner Notification: 16 notices were sent to property owners within 200 feet of the proposed plat on June 5, 2019,

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

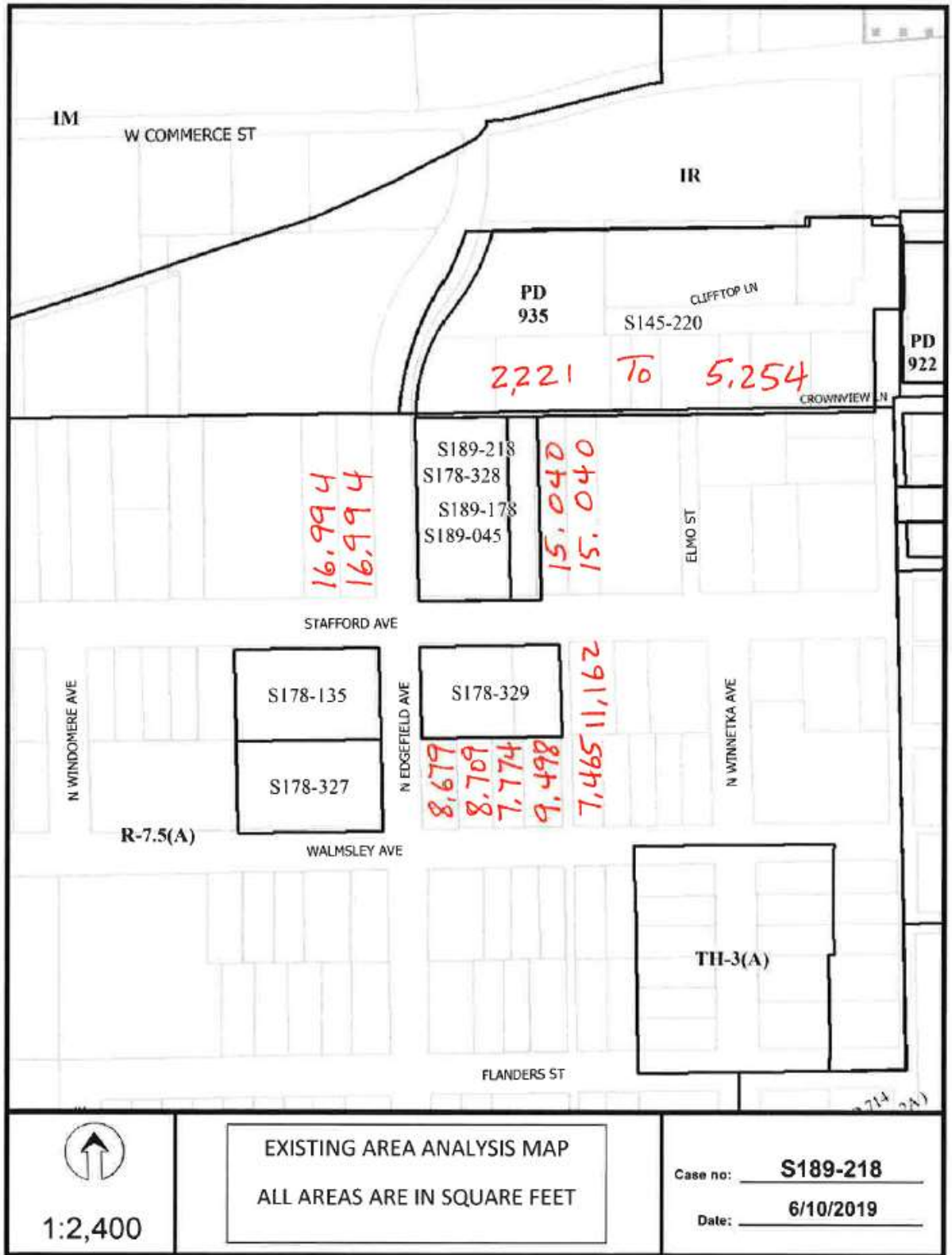
- The properties contiguous on the east of the request have widths of 50-feet each and area of 15,040-square feet and are zoned an R-7.5(A) Single Family District.
- The properties to the south of the request have widths of 76.10-feet and 154-feet and areas ranging in size from 7,465-square feet to 11,162-square feet and are zoned an R-7.5(A) Single Family District.
- The Properties to the west of the request have widths of 56.80-feet and areas of 16,994 each and are zoned an R-7.5(A) Single Family District.
- To the north of the request is a 35 lots shared access development with lot widths ranging in size from 25-feet to 48-feet and area ranging from 2,221-square feet to 5,254-square feet and is zoned PD 935.

Staff finds that there is no established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

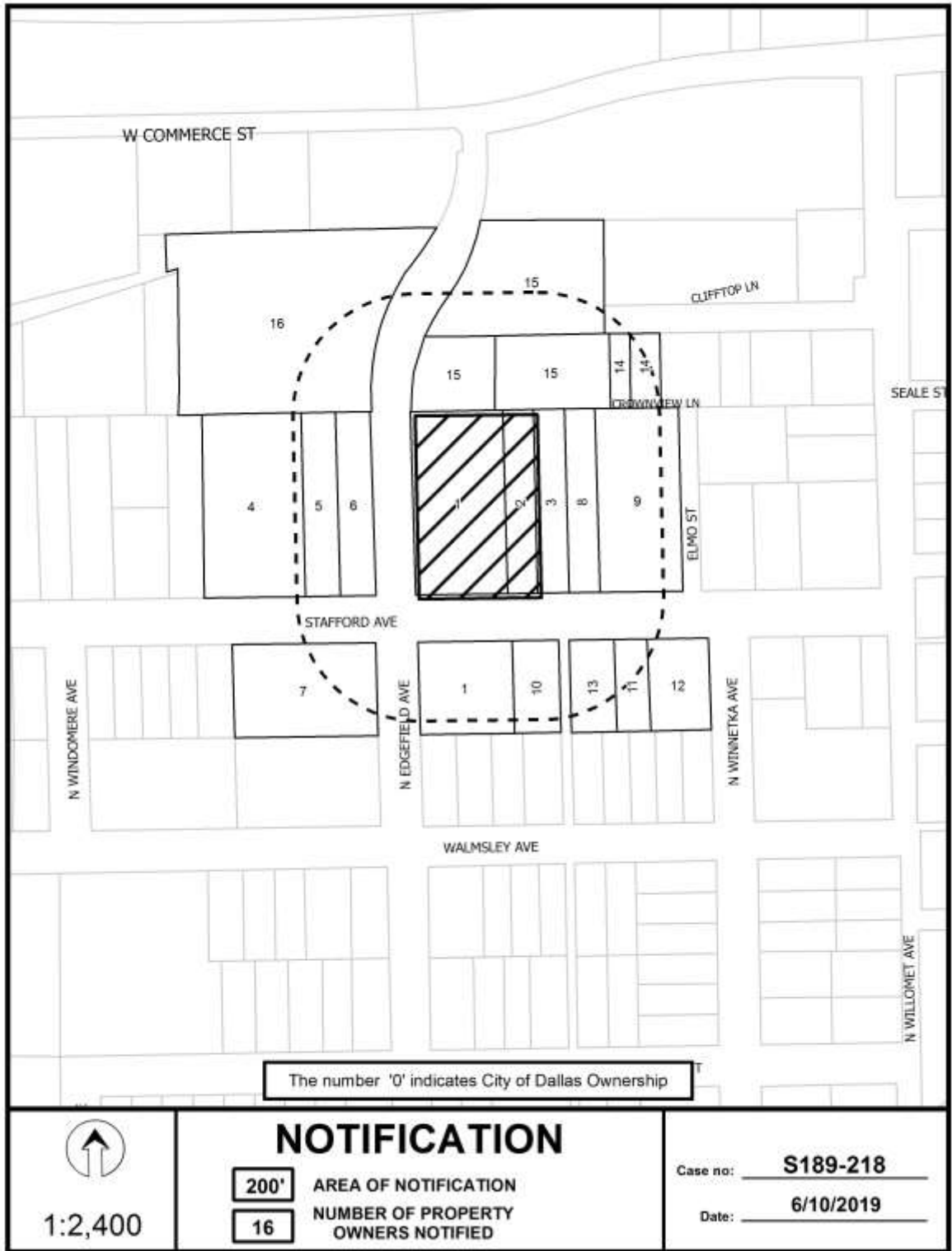
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the Arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is six.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Edgefield Avenue and Stafford Avenue. Section 51A 8.602(d)(1).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
18. Prior to final plat, gap between properties to the north needs to be resolved.

19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
23. On the final plat, add label for “Clifftop Lane” and “Crownview Lane” per final recorded plat S145-220. Section. 51A-8.403. (a) (1) (A) (xii)”
24. On the final plat, identify the property as Lots 1A through 1F in City Block 4/3965. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









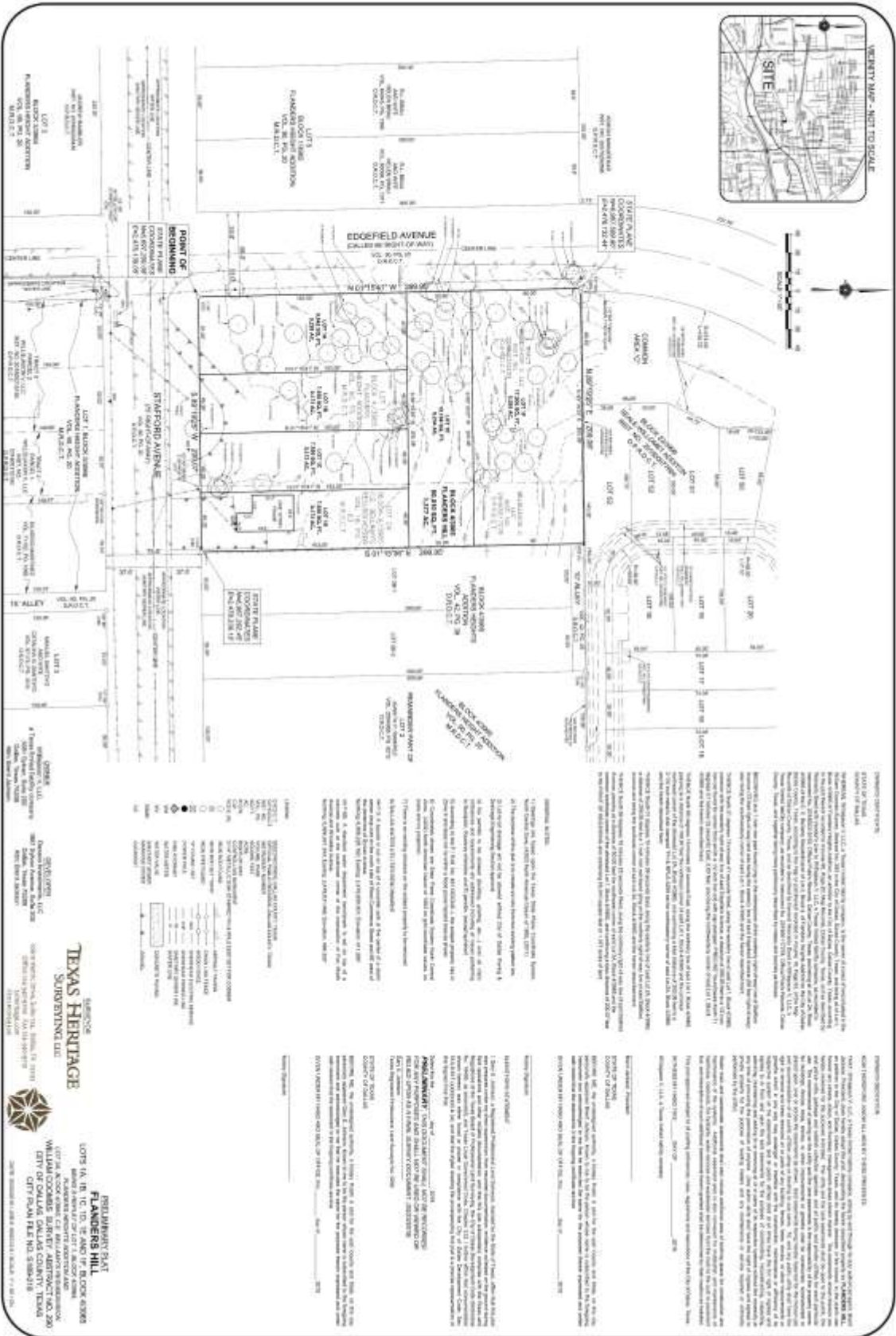
05/29/2019

Notification List of Property Owners

S189-218

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1227 STAFFORD AVE	LEVERAGE SQUARE 67 LP
2	1223 STAFFORD AVE	COUCH KEDRIC
3	1219 STAFFORD AVE	SANCHEZ MARIA
4	1319 STAFFORD AVE	ORDAZ JOSE LUIS & LYDIA
5	1307 STAFFORD AVE	MCCOMAS BRAU ADA NELL
6	1303 STAFFORD AVE	MCCOMAS ADA NELL B
7	1923 N EDGEFIELD AVE	SUNSET MANOR LLC
8	1215 STAFFORD AVE	COUCH KEDRIC & PAT
9	1207 STAFFORD AVE	RAMIREZ JUANITA P
10	1222 STAFFORD AVE	MARTINEZ SILVERIO
11	1210 STAFFORD AVE	GUTIERREZ FIDENCIO &
12	1206 STAFFORD AVE	CHAVEZ RUTH
13	1218 STAFFORD AVE	SANTOYO MANUEL &
14	1122 SEALE ST	SEALEWILLOMET LAND LP
15	1219 SEALE ST	SEALE-WILLOMET LAND LP
16	2107 N EDGEFIELD AVE	RIOS MARTIN E



PROPOSED DEVELOPMENT

LOT 18 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 17 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 16 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 15 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 14 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 13 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 12 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 11 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 10 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 9 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 8 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 7 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 6 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 5 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 4 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 3 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 2 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 1 - 11,111.00 sq. ft. (253.00' x 439.00')

PROPOSED DEVELOPMENT

LOT 18 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 17 - 11,111.00 sq. ft. (253.00' x 439.00')

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LOT 2 - 11,111.00 sq. ft. (253.00' x 439.00')

LOT 1 - 11,111.00 sq. ft. (253.00' x 439.00')

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PROFESSIONAL SEAL
FLANDERS HILL
 LOTS 1A, 1B, 1C, 1D, 2E AND 7F, BLOCK 63000
 BLOCK 63000, LOT 1, BLOCK 63000
 WILLIAM COOKS, C.E. (REGISTERED PROFESSIONAL ENGINEER)
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY POACH FILE NO. 2009010101

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

CASE NUMBER: 1903290021

DATE FILED: March 29, 2019

LOCATION: 325 N. Saint Paul St. (east side of property) **SIZE OF REQUEST:** 31 sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A)

MAPSCO: 45-L

APPLICANT: Dean Kraus

CONTRACTOR: Dean Kraus of Hancock Sign Company

OWNER: Four Point Star LP, and Albert J. Toole, Sr. et al

REQUEST: An application for a Certificate of Appropriateness for a 31 square foot detached premise landscape sign (east side of the property).

SUMMARY: The applicant is requesting a non-illuminated detached premise landscape sign which will include the name of a tenant in the structure - "AD EX".

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located within the Downtown SPSD Retail A Subdistrict and follows the regulations set forth by Section 51A-7.907 (GENERAL PROVISIONS APPLICABLE TO SIGNS WITHIN THE GENERAL CBD, MAIN STREET, CONVENTION CENTER, AND RETAIL SUBDISTRICTS).
- Section 51A-7.907(b)(1) special provisions for signs with the General CBD Subdistrict states that except as provided in Division 51A-7.900 of Article VII, all applications for certificates of appropriateness for detached signs in this district must be reviewed by the special sign district advisory committee using the permit procedures set forth in Division 51A-7.500. The director procedure in Division 51A-7.500 is not available for detached signs in this district. In this case, the sign must go through this process because it is a detached sign. All other aspects of the sign provisions are met.
- The request is for a non-illuminated detached premise landscape sign. Landscape sign means a sign that is a part of a single landscape design which creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material. In this case, the sign is installed in an open space of planting material in a single landscape design that creates the base for the sign.
- The proposed detached premise landscape sign is 31 square feet in effective area, and is proposed to be located on the east side of the site, more specifically near the west corner of Pacific Avenue and N. Saint Paul Street.
- The proposed detached premise landscape sign will include the name of a tenant in the structure (AD EX).
- Construction of the detached premise landscape sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.912. DETACHED PREMISE SIGNS.

(a) Unless otherwise provided, all detached premise signs must be monument signs or landscape signs. In this case, the sign is a landscape sign.

(b) No detached premise sign may be located within five feet of a public right-of-way, except for monument signs or landscape signs, which may be located at the building line. In this case, the sign is a landscape sign.

(c) Except as provided in this section, detached premise signs located within 15 feet of a public right-of-way may not exceed 20 square feet in effective area, or five feet in height. *N/A*.

(d) Except as provided in this section, detached premise signs with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area, and or 15 feet in height. In this case, the sign will have a setback of more than 15' from both the Pacific Avenue and St. Paul Street rights-of-way; is 31 square feet in area, and less than 15' in height (approximately 6.5 feet high).

(e) A detached premise sign may contain only the name, logo, and address of the premise building and its occupants. In this case, the sign is to contain only the name of a tenant in the building – AD EX.

(f) Section 51A-7.304(c) of the Dallas Development Code, as amended, does not apply to monument signs or landscape signs in this district. In this case, the sign is a landscape sign.

(g) A premise having more than 450 feet of frontage along a street may have no more than one additional detached premise sign for each additional 100 feet of frontage or fraction thereof. For purposes of the subsection, "street" means a right-of-way that provides primary access to adjacent property. In this case, the proposed sign is the only sign on either frontage.

Case Number: 1903290021

List of owners/officers:

Owner/Officers: Four Point Star Operating Company, LP / Agent: Younger Partner Properties Services, LLC; Signatory: Greg Barbour

Tenant/Officers: Jan Blackmon, Executive Director

Case Number: 1903290021

**SSDAC Action:
May 7, 2019**

MOTION: It was moved to approve a 31-square foot flat detached premise landscape sign at 325 N. Saint Paul Street (east side of property).

Maker: Webster
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Peadon, Hardin, Dumas, and Webster
Against: 0
Absent: 1 - Schulte
Conflict: 0

Speakers – Dean Kraus of Hancock Sign Company

DATE: 1-3-19

APPLICATION TYPE
 REGULAR EXPRESS

PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY

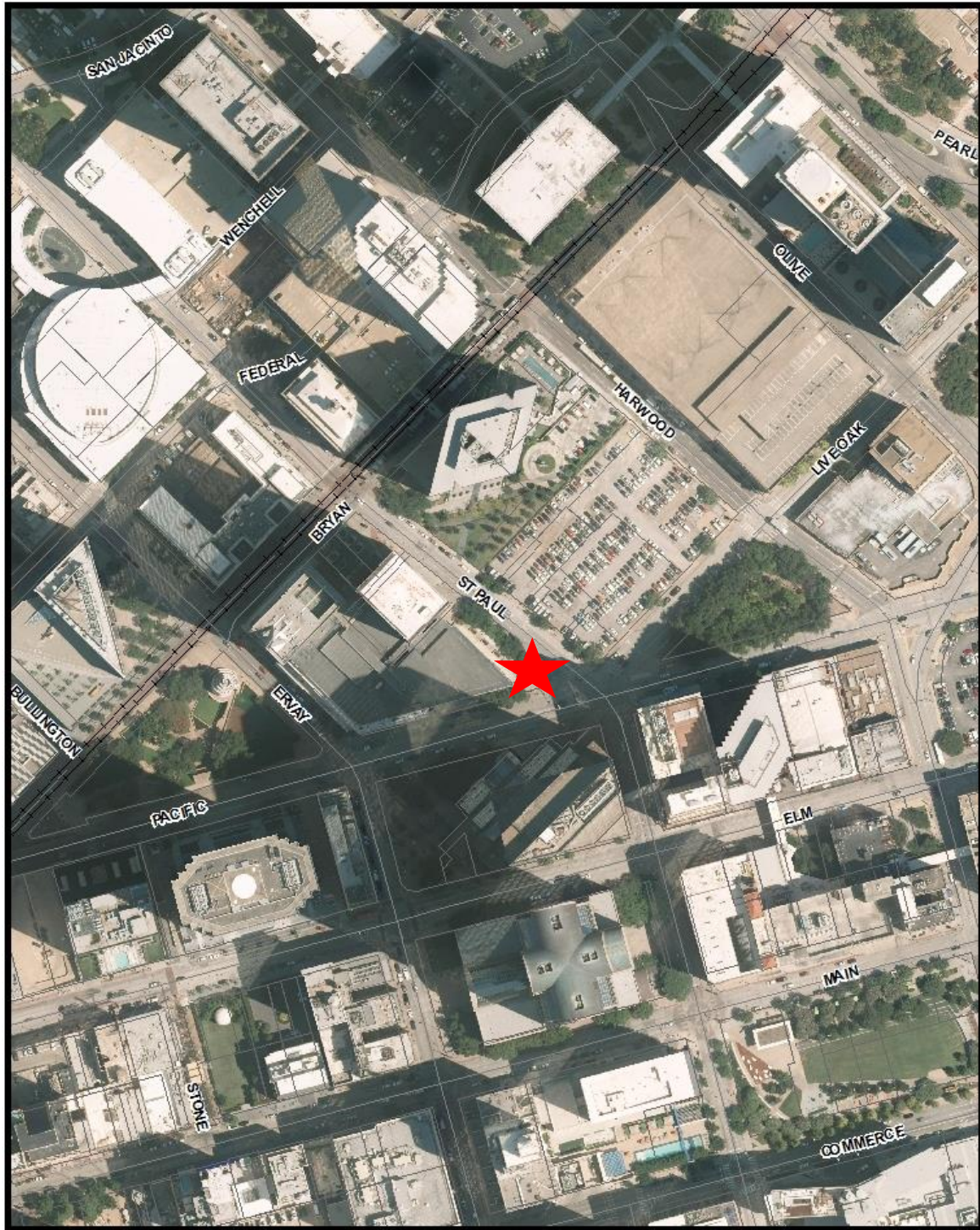



City of Dallas

JOB NO: (OFFICE USE ONLY)

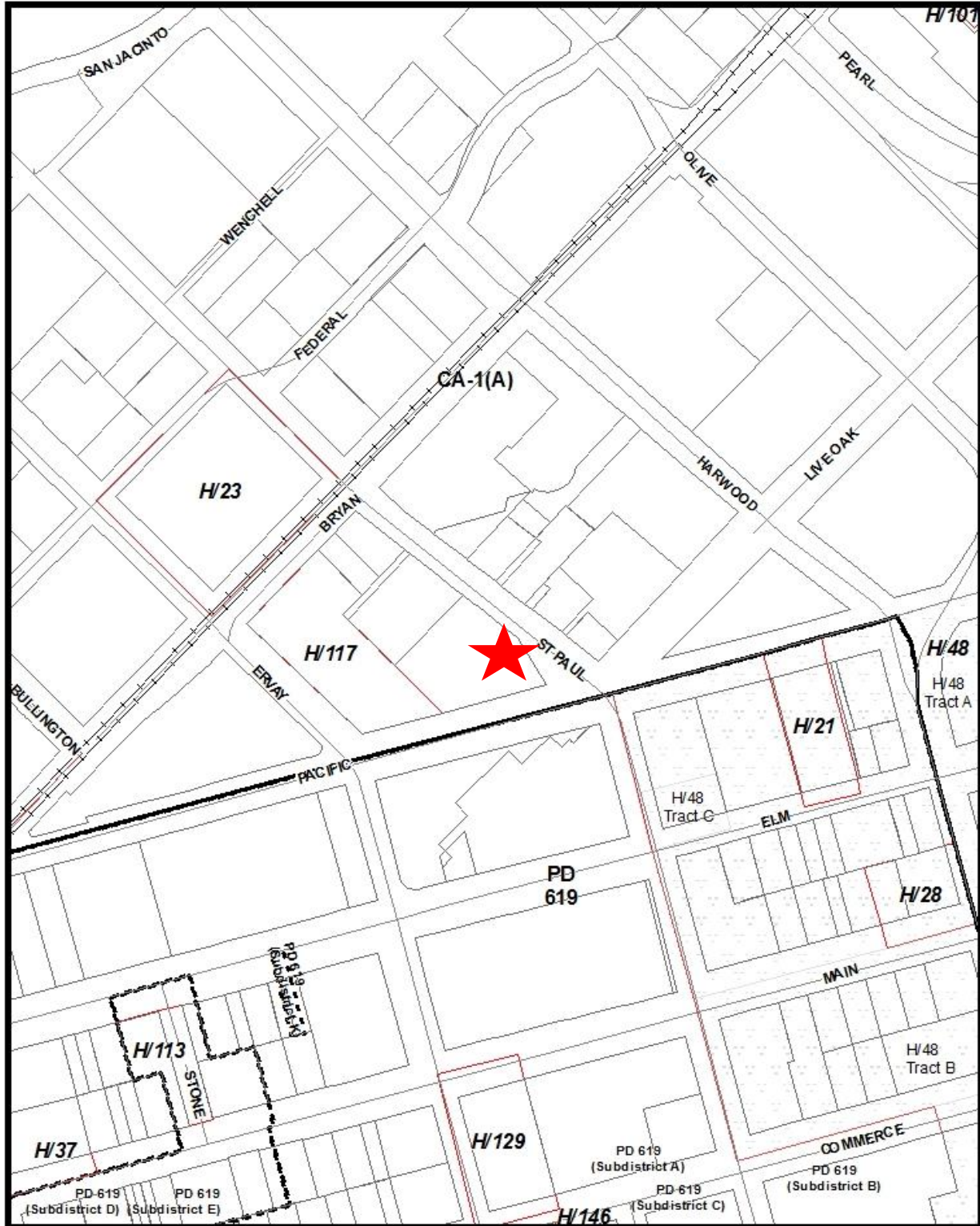
PERMIT NO: (OFFICE USE ONLY)
1903294005

STREET ADDRESS OF PROPOSED PROJECT <u>325 N. Saint Paul St.</u>		SUITE/BLDG/FLOOR NO <u>150.</u>	USE OF PROPERTY <u>Retail/Design</u>
APPLICANT <u>Dean Kraus</u>	ADDRESS <u>745 109th St.</u>	CITY <u>Arlington</u>	STATE <u>TX</u>
DBA (IF APPLICABLE) <u>Hancock Sign Co.</u>	PHONE NO <u>817-640-6441</u>	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION) <u>[Redacted]</u>	
CONTRACTOR-INDIVIDUAL <u>Dean Kraus</u>	CONTRACTOR NUMBER <u>39055</u>	PIN <u>0114</u>	COMPANY NAME <u>Hancock Sign Co.</u>
CURRENT HOME REPAIR LICENSE ON FILE? <input type="radio"/> YES <input checked="" type="radio"/> NO	IF YES, LIST NUMBER	PHONE NO <u>817-640-6441</u>	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)
PROPERTY OWNER (INDIVIDUAL CONTACT) <u>Greg Harbour</u>	ADDRESS <u>325 N. Saint Paul</u>	CITY <u>Dallas</u>	STATE <u>TX</u>
PROPERTY OWNER (COMPANY NAME) <u>AD EX</u>	PHONE NO <u>214-880-1650</u>	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
DESCRIPTION OF PROPOSED PROJECT <u>Install one non-illuminated monument/art display reading "ADEX"</u>		VALUATION (\$)	CONST AREA (sq ft)
		NEW CONST	NEW CONST
		MFD OTHER	MFD OTHER
		REMODEL	REMODEL <u>SIGN</u>
		TOTAL VALUATION <u>\$2,600.00</u>	TOTAL AREA <u>314</u>
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX			
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ENERGY <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN <input type="checkbox"/> PAVING/GRADING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:			
All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? <input type="radio"/> YES <input type="radio"/> NO			
The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45 th day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application: I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit: Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation. If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application. <input checked="" type="checkbox"/> I AGREE. <input type="checkbox"/> I DO NOT AGREE.			
I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.			
APPLICANT'S SIGNATURE <u>Dean C Kraus</u>		DATE OF APPLICATION SUBMISSION <u>1-3-19</u>	



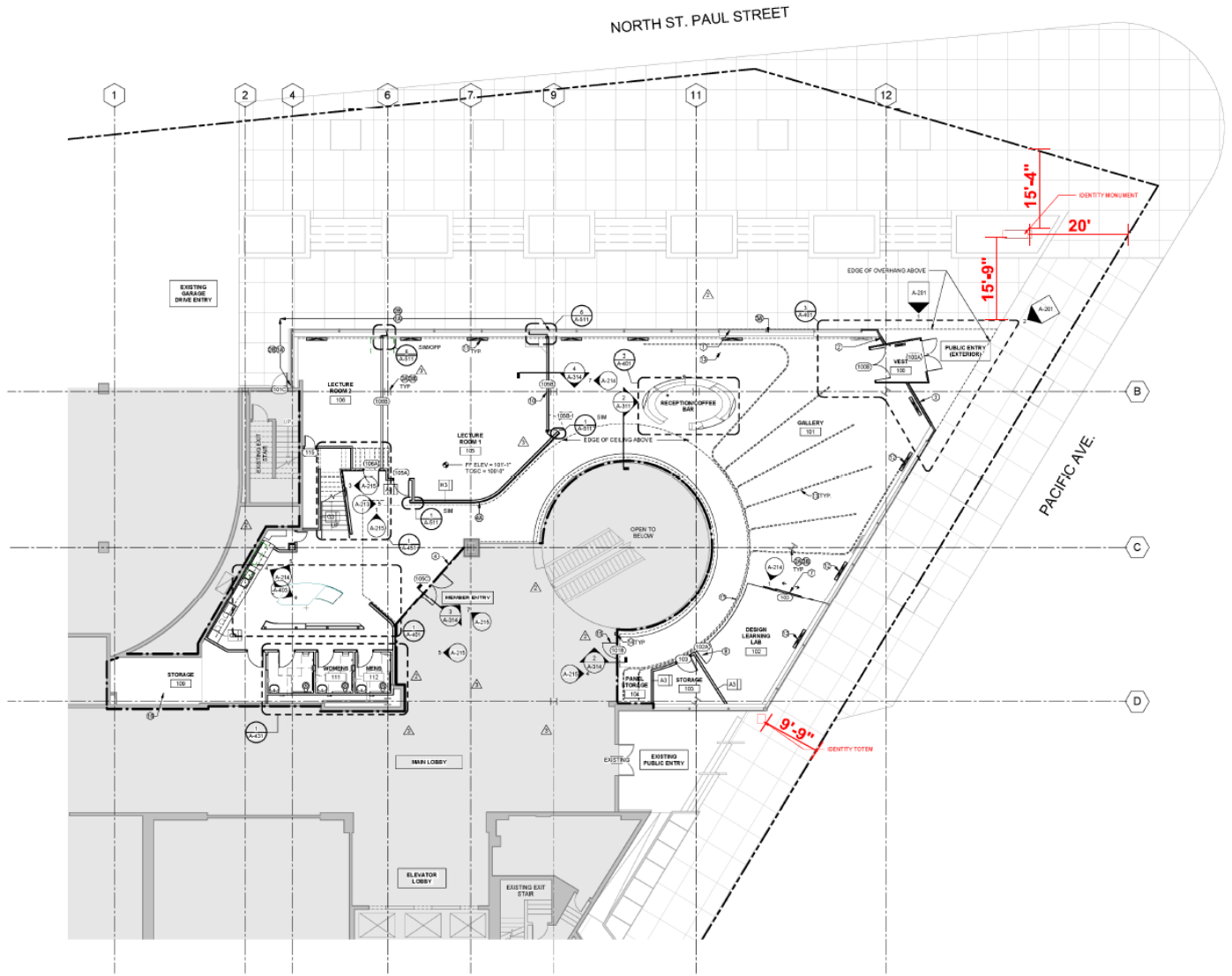
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CA 1903290021
Downtown SPSD - Retail A

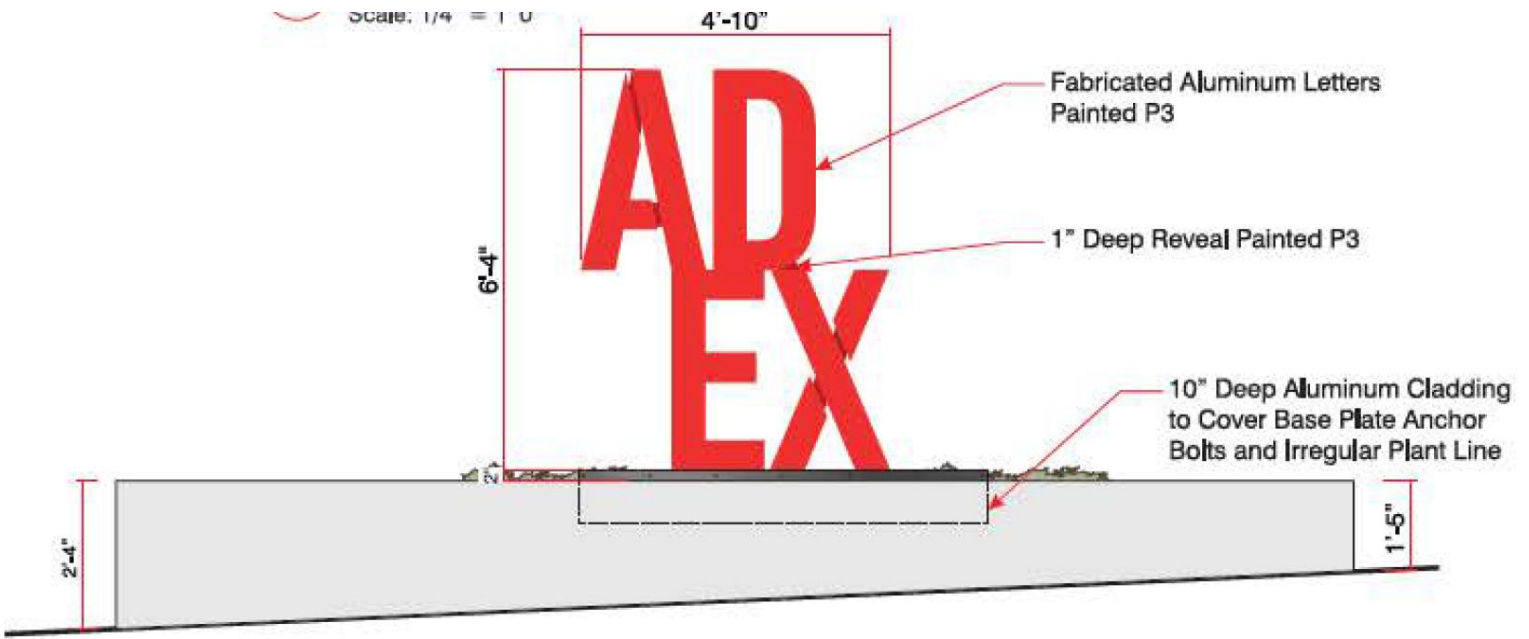


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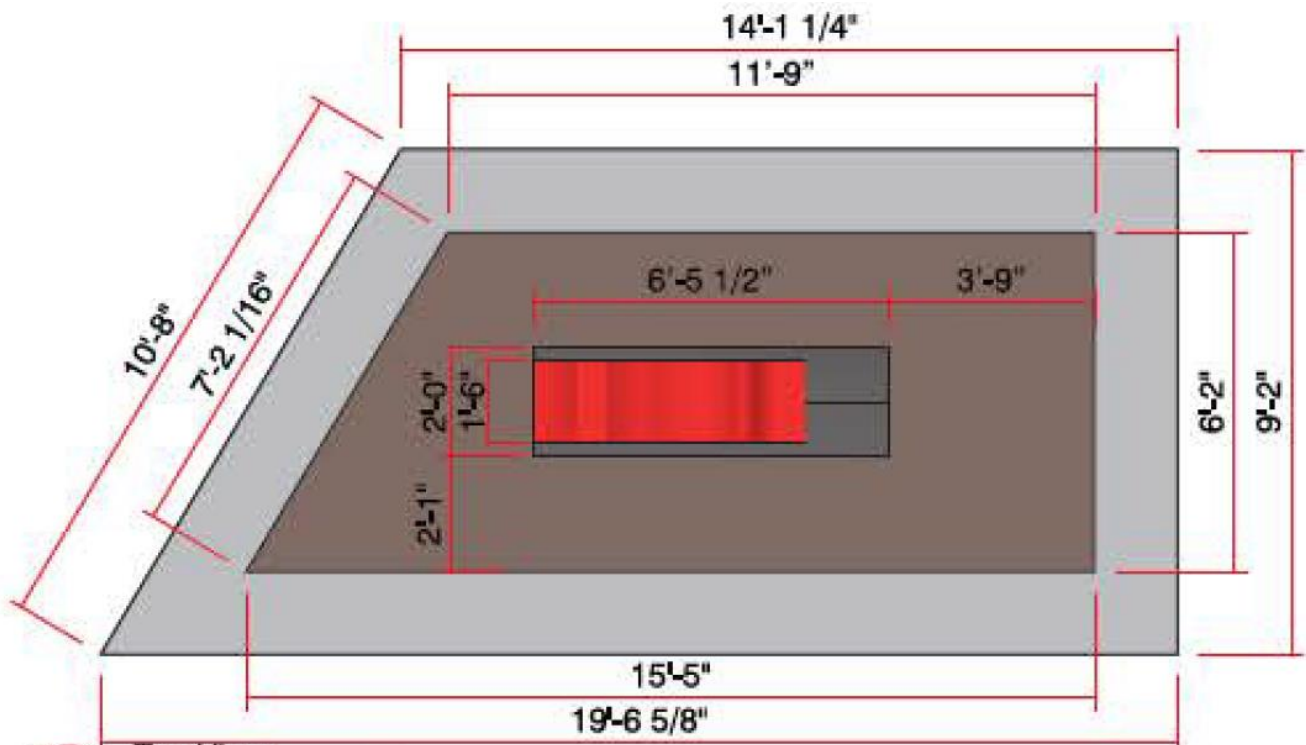
CA 1903290021
Downtown SPSPD - Retail A



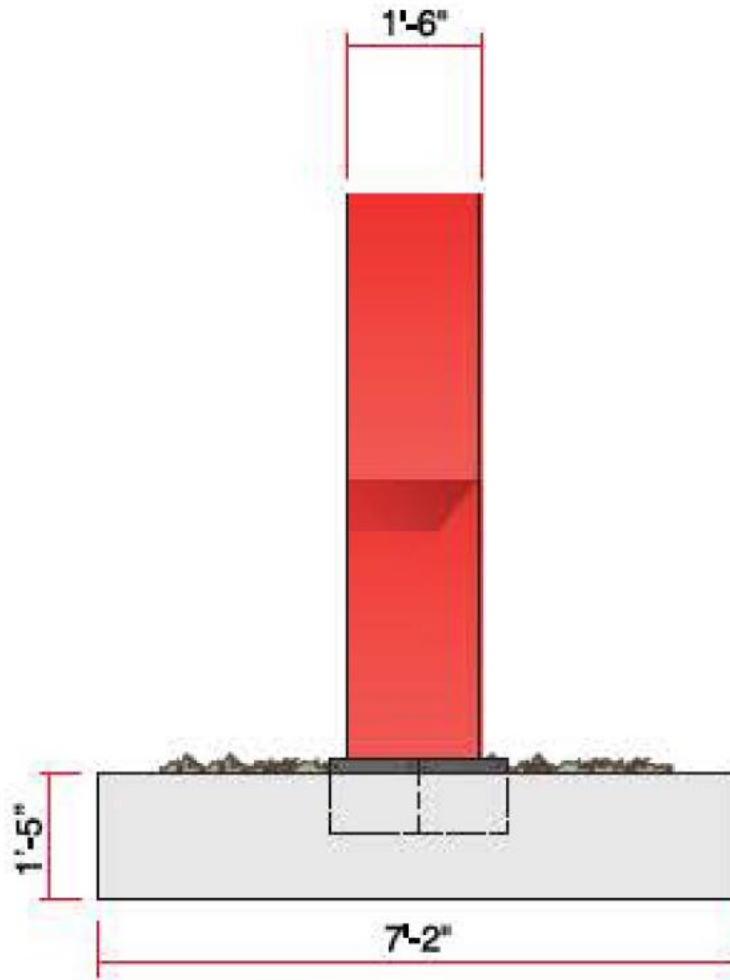
2 LEVEL 1 FLOOR PLAN - OVERALL TARGET
SCALE: 1/8" = 1'-0"
(PHASE 2)



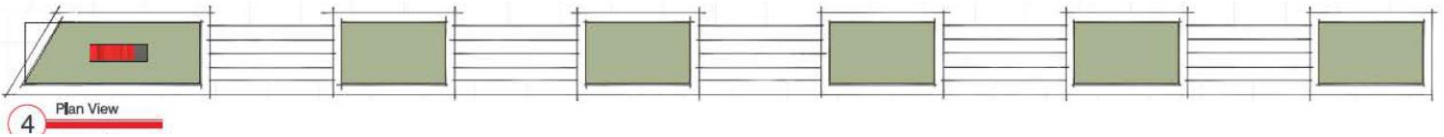
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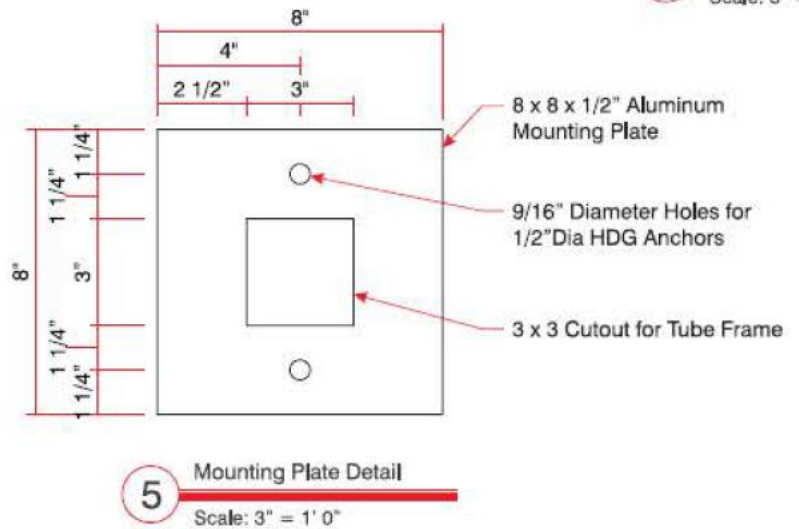
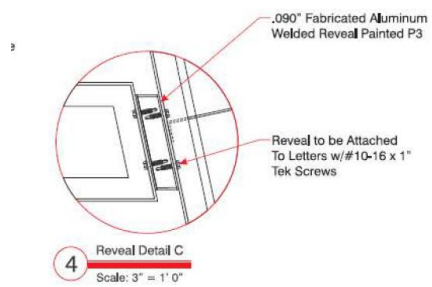
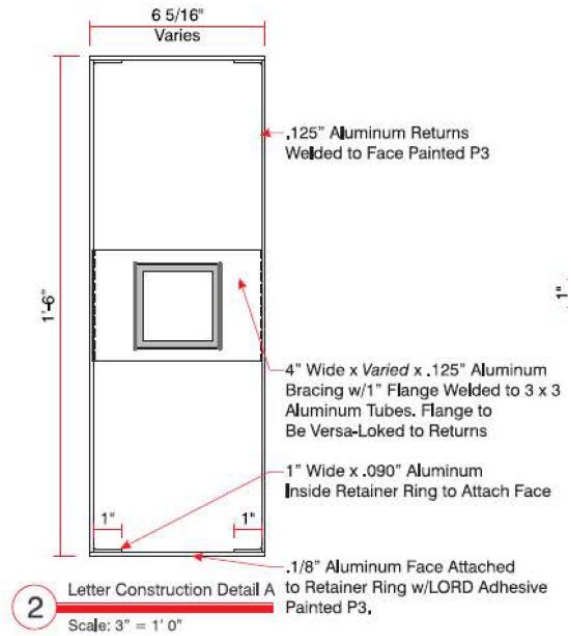
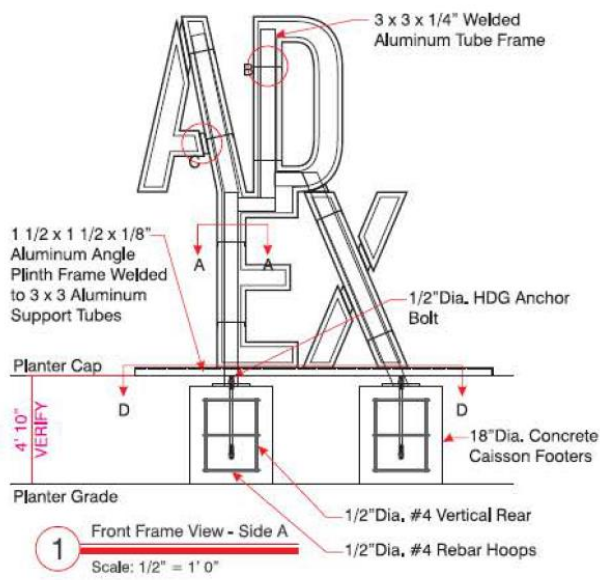


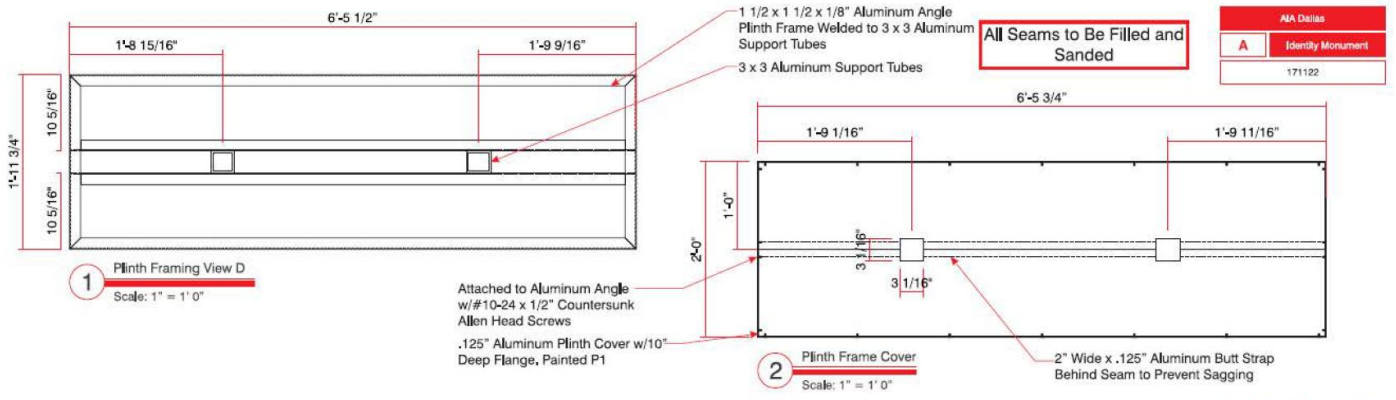
1 Top View
Scale: 1/4" = 1' 0"



3 Side View
Scale: 3/8" = 1' 0"

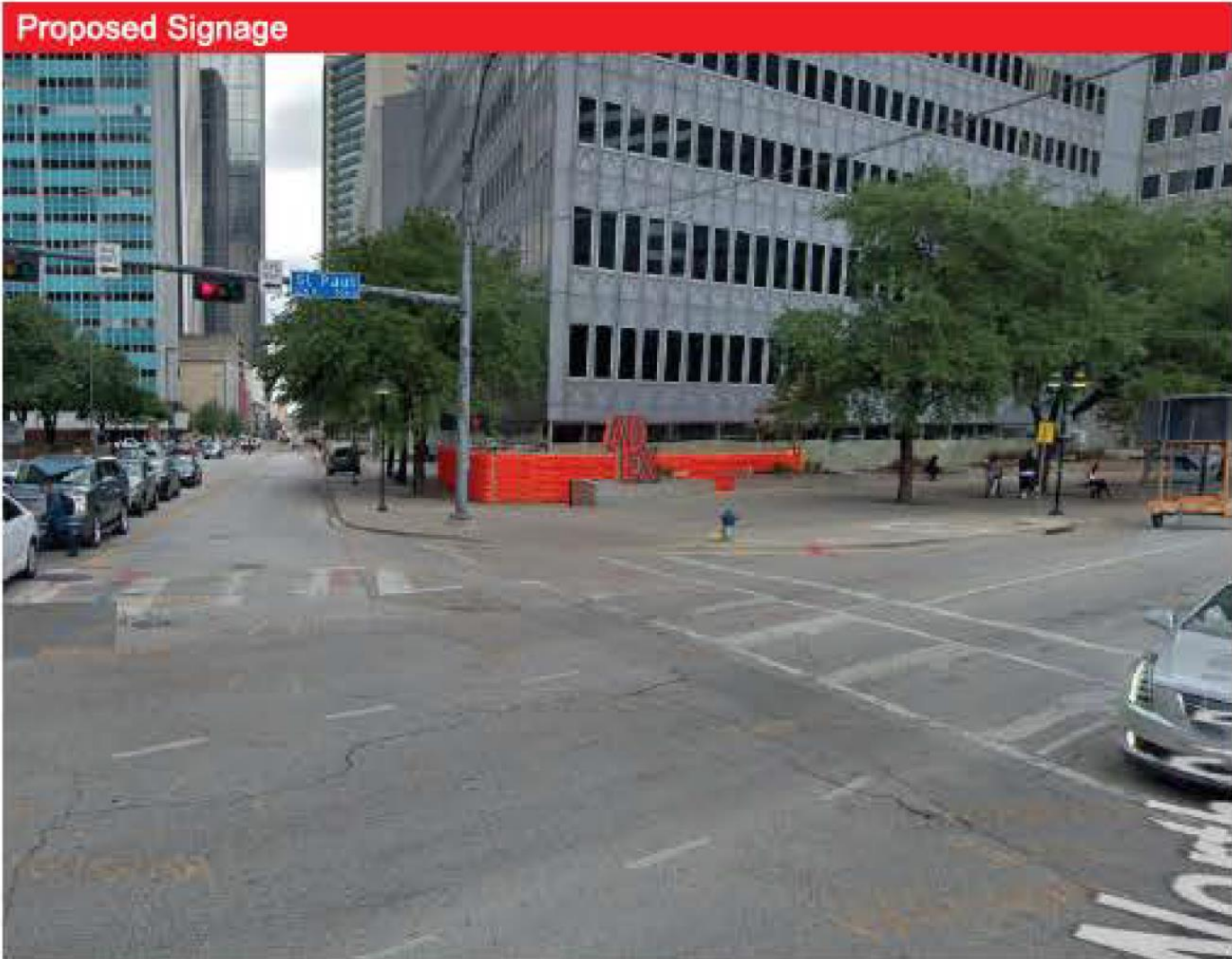






Proposed Signage





LOCATION: Beckley Avenue from Davis Street to Zang Boulevard

COUNCIL DISTRICT: 1

MAPSCO: 44Z, 54D

PLANNER: Kimberly Smith

SUBJECT

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.

BACKGROUND

Crescent Communities requested to amend the City of Dallas Thoroughfare Plan roadway designation of Beckley Avenue between Davis Street and Zang Boulevard. The City of Dallas Thoroughfare Plan designates Beckley Avenue as a four-lane roadway with two-lanes northbound and two-lanes southbound within 44 feet of pavement and 60 feet of right-of-way (S-4-U). This roadway currently operates as a two-lane roadway with one-lane northbound and one-lane southbound within 30 feet of pavement and 60 feet of right-of-way. Crescent Communities requested to modify the designation of Beckley Avenue to the existing 30 feet of pavement with one-lane northbound and one-lane southbound . The curbs will not change, and no right-of-way will be required to make the proposed operational change.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 30, 2019, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner
Chelsea St. Louis, Chief Planner

214-671-8172
214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: August 28, 2019

PROJECT: Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.

BACKGROUND:

- Beckley Avenue from Davis Street to Zang Boulevard currently operates as a two-lane undivided roadway; one-lane northbound, one-lane southbound in 30 feet of pavement and 60 feet of right-of-way.

- Traffic Counts

Street	Limits	Source	Date	Count
Beckley	Zang to Davis	COD	11/5/2011	8,745
Beckley	Zang to Davis	TxDOT	10/27/2014	9,447
Beckley	Zang to 8 th	TxDOT	8/23/2017	6,633

- Crescent Communities has a development at the northwest intersection of Beckley/Davis that is within City of Dallas Planned Development District (PD) 468. Crescent Communities' TP amendment will bring their development into compliance with the 12' parkway requirement of PD 468.
- PD 468, the Oak Cliff Gateway Special Purpose District, was amended by City Council in 2015 to utilize Article XII Form Districts as a basis for its zoning regulations. PD 468 includes Section 51A-13.503 Existing Street standard for a Mixed-Use Streetscape (ST-1); which requires six feet of planting zone and six feet of sidewalk outside the door yard, see drawing below.
- April 17, 2019, staff mailed 100 notices to property owners and received five comments from residents supporting this amendment, to not widen Beckley between Davis and Zang.
- 100 property owners are in the notification area.

Beckley Avenue

Davis Street to Zang Boulevard

Council District: 1
MAPSCO: 44Z, 54D

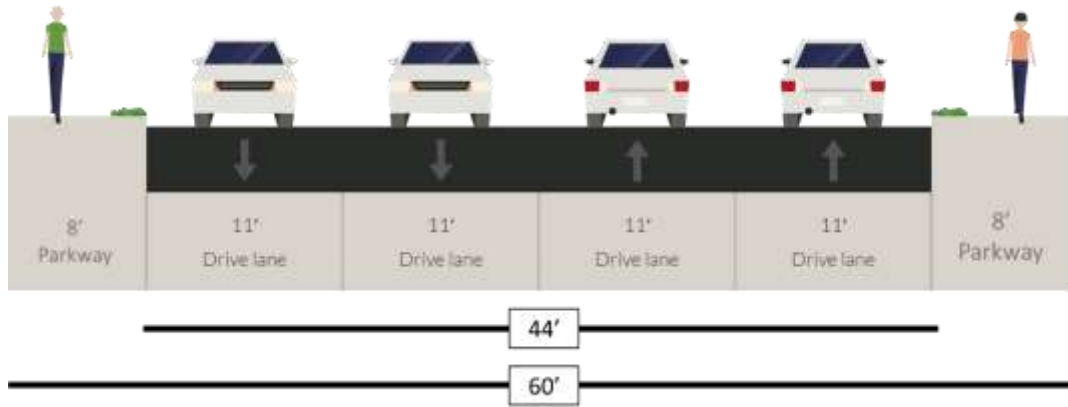


Thoroughfare Plan Amendment Map

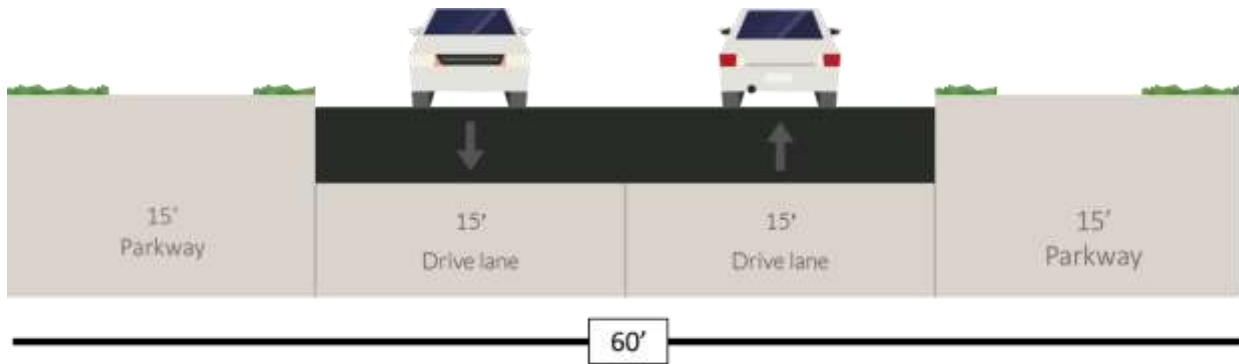


Beckley Avenue from Davis Street to Zang Boulevard

Existing Designation



Existing Operation and Proposed Designation



SEC. 51A-13.503. EXISTING STREETS.

(a) Applicability.

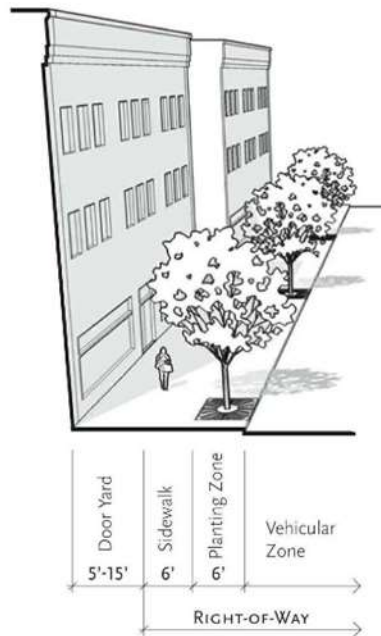
(1) The streetscape requirements of this section apply to all new development and to the addition of any floor area or pervious cover to the site.

(2) Where the proposed addition of floor area or pervious cover is associated with only one specific tenant space, only the portion of the streetscape associated with that tenant space must be constructed.

(3) These standards apply to the maximum extent feasible on streets regulated by the Texas Department of Transportation (TXDOT), as determined by TXDOT.

(b) Mixed Use Streetscape (ST-1).

The following streetscape standard applies to property within a WMU or WR district that abuts an existing street.



LOCATION: (1) Pemberton Hill Road from Great Trinity Forest Way to Elam Road;
and (2) Pemberton Hill Road from Elam Road to Lake June Road

COUNCIL DISTRICT: 5, 7, 8

MAPSCO: 57L,Q,U,Y

PLANNER: Kimberly Smith

SUBJECT

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared use path on the westside of the roadway; and (2) Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared use path on the westside of the roadway.

BACKGROUND

The City of Dallas Department of Transportation is requesting an amendment to Pemberton Hill Road from Lake June Road to Great Trinity Forest Way to facilitate a 2017 Bond Complete Streets project. The proposed project will add sidewalks on the east side of the road and a shared use path on the west side of the road. The project will connect segments of the Trinity Forest Trail on Lake June Road and Elam Road.

Pemberton Hill Road currently operates as a two-lane undivided unimproved (asphalt) roadway. This project is a full reconstruction of the road to a two-lane undivided roadway with sidewalks, curb, and gutter. The City of Dallas owns all right-of-way needed for this roadway. There will not be any right-of-way acquired to implement this project.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared use path on the westside of the roadway; and (2) Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared use path on the westside of the roadway.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 30, 2019, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner	214-671-8172
Chelsea St. Louis, Chief Planner	214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: August 28, 2019

PROJECT: Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared use path on the westside of the roadway; and (2) Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared use path on the westside of the roadway.

BACKGROUND:

- Pemberton Hill Road is currently a two-lane undivided roadway without curb and gutter.
- Pemberton Hill Road is on the City of Dallas Bike Plan.
- The proposed shared-use path will connect the City of Dallas Trinity Forest Trail on Lake June Road, Texas Horse Park, Trinity Forest Trail on Elam Road west of Pemberton Hill Road, to Trinity Forest Golf Club and Trinity River Audubon Center on Great Trinity Forest Way.
- DART bus route 594, connects Pemberton Hill Road to the Lake June Transit Station.
- City of 2017 Bond Funding \$13,980,000
- Traffic Counts

Street	Limits	Source	Source, Date	Counts
Pemberton Hill	Lake June to Jean	TxDOT	11/3/2014	5,666
Pemberton Hill	Jean to Elam	TxDOT	11/3/2014	4,532
Pemberton Hill	Elam to Loop 12	TxDOT	11/3/2014	4,210

- Public Meeting - April 9, 2019
 - Janie C. Turner Recreation Center, 6424 Elam Road
 - 478 notices sent
 - 44 people attended the meeting
 - Meeting consisted of presentation/working session format. Attendees reported out regarding their priorities for the project.

General Comments resulting from the meeting	Staff Proposed Actions (discusses after meeting)
All intersection crossing Pemberton Hill need to have some safety elements added to them	Staff will coordinate with Transportation Operations
All way stops and cross-walks at: (1) Pemberton Hill and Lake June; (2) Pemberton Hill and Elam	Staff will coordinate with Transportation Operations
Transit stop improvements	Staff will coordinate with DART
Bus stops need lighting	Street lighting is included on this project
Extend the limits of this project and add wastewater from Lake June north to US 175	2017 Bond funding will not cover this section of the road. Staff will coordinate with Dallas Water Department to see if they can work on the drainage and water utilities on Pemberton Hill between Lake June and US 175

- 478 property owners are in the notification area.

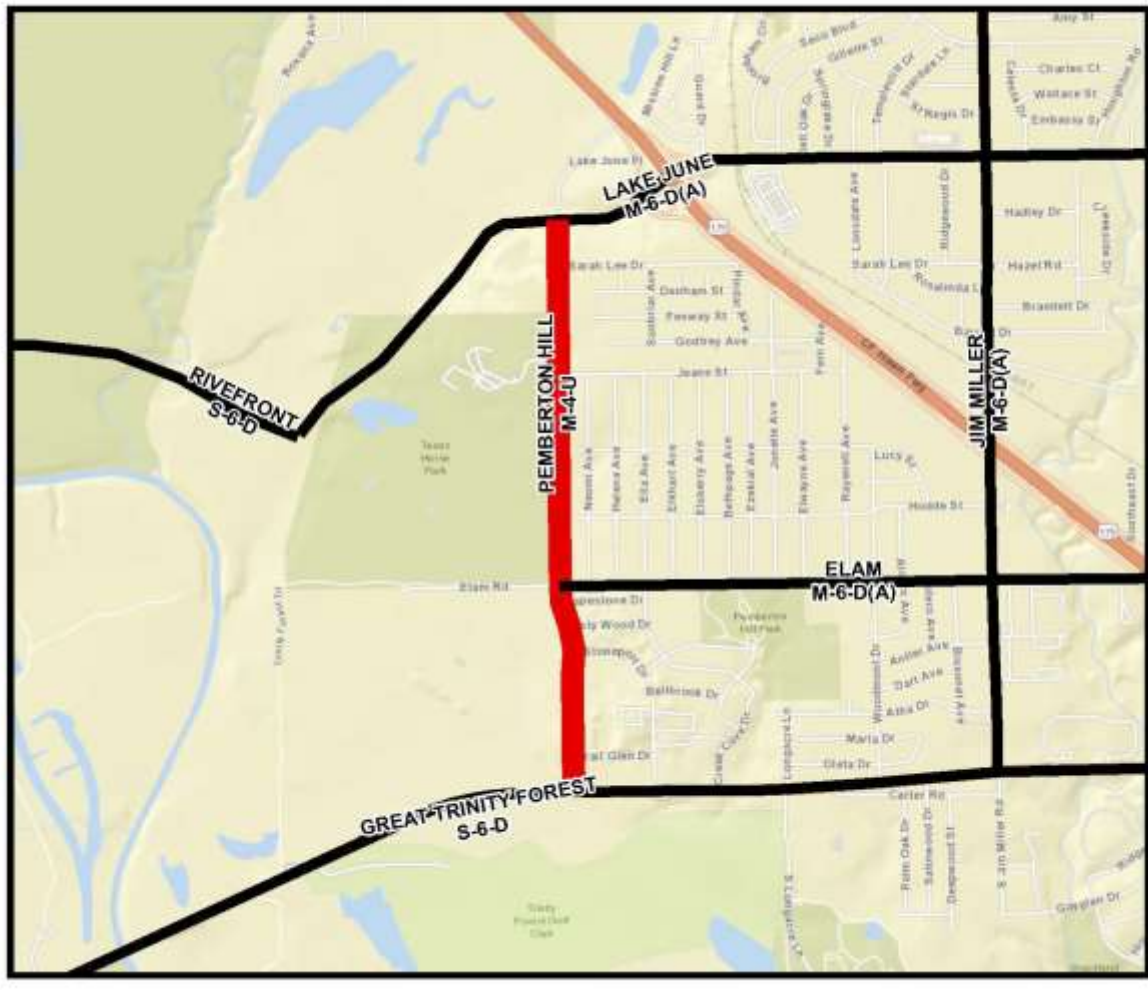
Pemberton Hill Road

Great Trinity Forest Way to
Lake June Road

Council District: 5, 7, 8
MAPSCO: 57-L,Q,U,Y

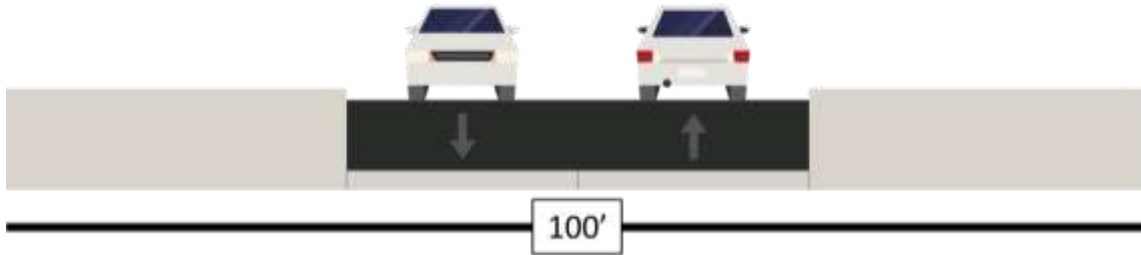


Thoroughfare Plan Amendment Map

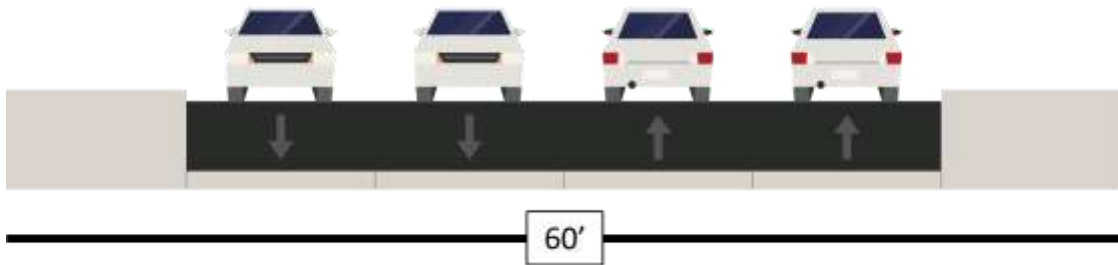


Pemberton Hill Road between Great Trinity Forest Way and Elam Road

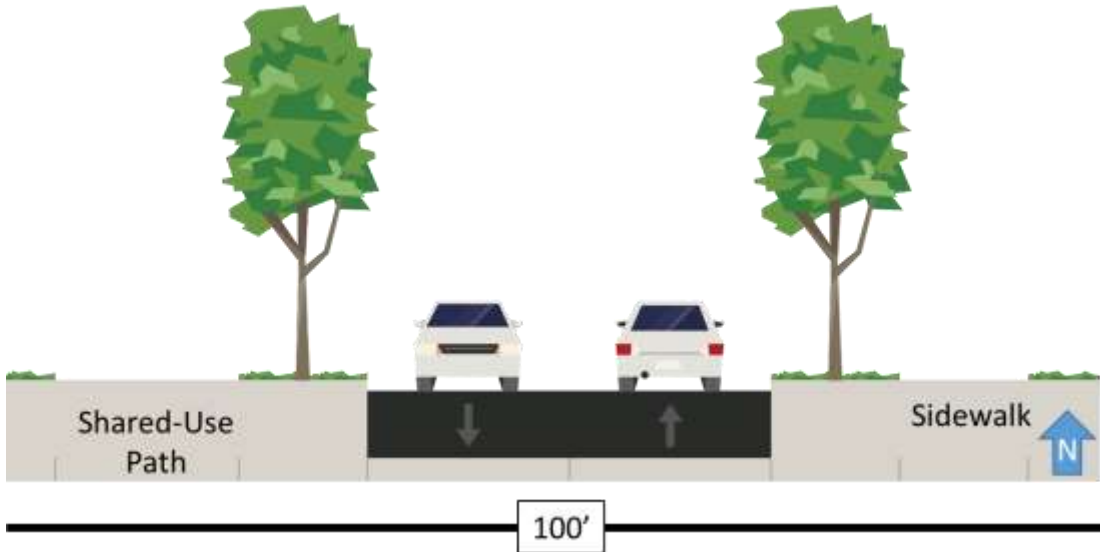
Existing Operation



Existing Thoroughfare Plan

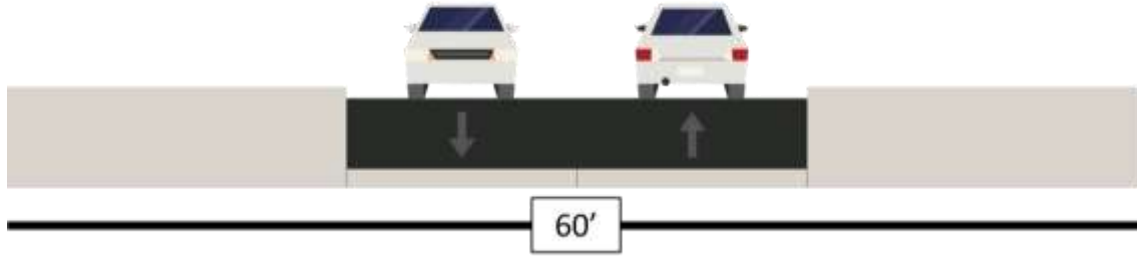


Proposed Operation

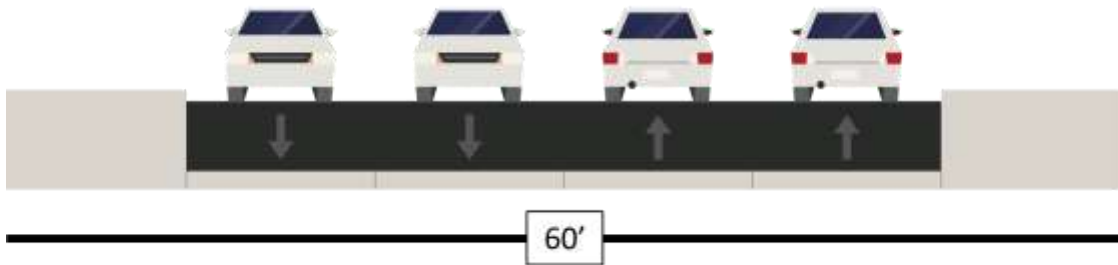


Pemberton Hill Road between Elam Road to Lake June Road

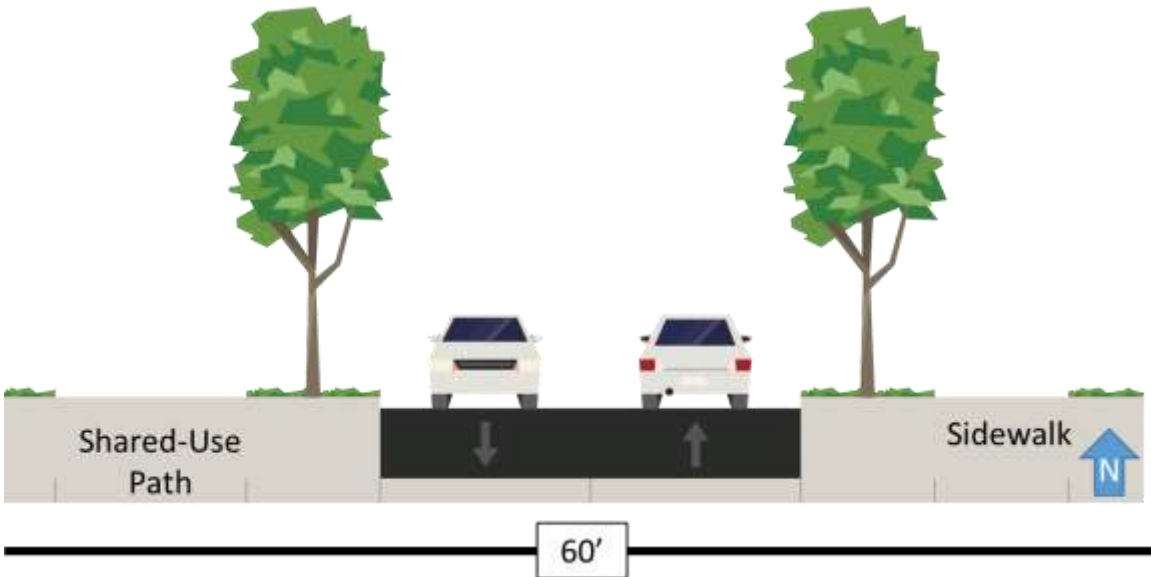
Existing Operation



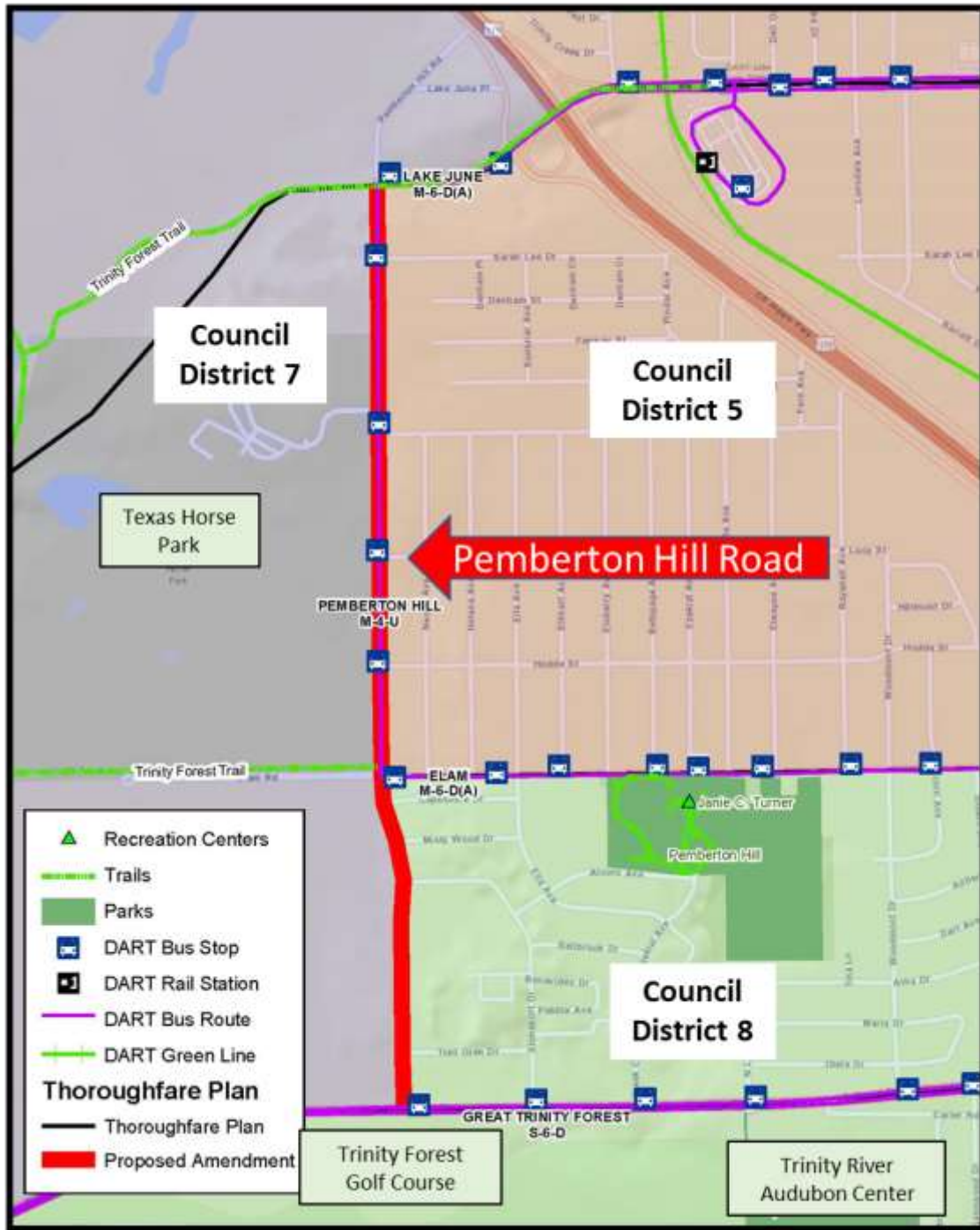
Existing Thoroughfare Plan



Proposed Operation



Pemberton Hill Overview Map



LOCATION: Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard

COUNCIL DISTRICT: 2, 6

MAPSCO: 34Y, 44C,D,H

PLANNER: Kimberly Smith

SUBJECT

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard from a Study roadway to a special five-lane divided roadway (SPCL 5D) with two-lanes southbound, three-lanes northbound, and a separated shared use path in 100 feet of right-of-way.

BACKGROUND

The City of Dallas Park and Recreation Department has requested to amend the City of Dallas Thoroughfare Plan roadway designation of Market Center Boulevard between Oak Lawn Avenue and Harry Hines Boulevard. They have made this request to facilitate a vital connection of the City's trail network which will consist of a 3.5-mile shared use path. The Trinity Strand Trail will connect the rapidly redeveloping areas of IH-35E, including the Dallas Design District, Market Center, and the Southwest Medical District.

Market Center Boulevard is currently a divided six-lane roadway with three-lanes going south and three-lanes going north in 100 feet of right-of-way. The request is to modify the roadway and Thoroughfare Plan to a divided roadway with two-lanes southbound and three-lanes northbound with a separated shared use path (SPCL 5D) in 100 feet of right-of-way, to implement this phase of the Trinity Strand Trail project. Traffic volumes can be accommodated on the proposed roadway.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard from a Study roadway to a special five-lane divided roadway (SPCL 5D) with two-lanes southbound, three-lanes northbound, and a separated shared use path in 100 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 30, 2019, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner
Chelsea St. Louis, Chief Planner

214-671-8172
214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: August 28, 2019

PROJECT: Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard from a Study roadway to a special five-lane divided roadway (SPCL 5D) with two-lanes southbound, three-lanes northbound, and a separated shared use path in 100 feet of right-of-way.

BACKGROUND:

- Market Center is currently a six-lane divided roadway.
- Market Center is on the City of Dallas Bike Plan.
- Traffic Counts

Street	Limits	Source	Date	Count
Market Center (SE)	Harry Hines to Wycliff	TxDOT	10/20/2004	8,652
Market Center (NW)	Harry Hines to Wycliff	TxDOT	10/20/2004	8,652
Market Center	Harry Hines to Stemmons	COD	1/24/2002	14,137
Market Center (NW)	Wycliff to IH-35E FRTG NB	TxDOT	4/14/2014	22,269
Market Center (SE)	Wycliff to IH-35E FRTG NB	TxDOT	4/14/2014	23,080
Market Center (SE)	Wycliff to IH-35E FRTG NB	TxDOT	10/29/2014	7,244
Market Center (SE)	IH-35E FRTG SB to Turtle Creek	TxDOT	10/13/2014	5,505
Market Center (NW)	IH-35E FRTG SB to Turtle Creek	TxDOT	9/23/2009	6,664
Market Center (SE)	IH-35E FRTG SB to Turtle Creek	ETC Institute	11/2/2017	7,483
Market Center (NW)	IH-35E FRTG SB to Turtle Creek	ETC Institute	11/2/2017	7,448
Market Center	Turtle Creek to Oak Lawn	COD	1/24/2002	11,016
Market Center	Market Hall to Turtle Creek	Thoroughfare Assessment Program	5/11/2006	13,335

- Support Letters
 - Double Tree Dallas Market Center, 2015 Market Center Boulevard
 - Ferris Wheelers Backyard and BBQ, 1950 Market Center Boulevard
 - Texas Security Bank, 1212 Turtle Creek
 - APPA Investments, 2007 N. Henderson Avenue, long-term property owner in the Design District
 - Design District North Neighborhood Association
- Trinity Strand Trail is approximately 5.75 miles long
 - Trinity Strand Trail Phase I is approximately 2.5 miles, completed in 2015
 - Trinity Strand Trail Phase II is approximately 3.5 miles, anticipated completion in 2021
- City of Dallas Park and Recreation Funding Information
 - 2012 Bond \$ 2,010,182.02
 - 2017 TA Set-Aside Funding Award \$5,000,000
- 100 property owners are in the notification area.

Market Center Boulevard

Oak Lawn Avenue to
Harry Hine Boulevard

Council District: 2 and 6
MAPSCO: 34Y, 44C,D,H

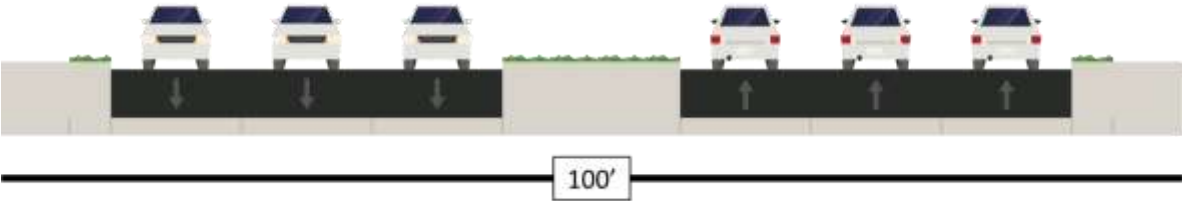


Thoroughfare Plan Amendment Map

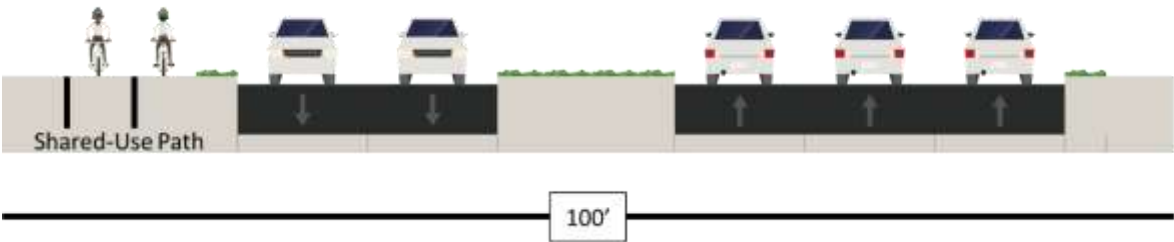


Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard

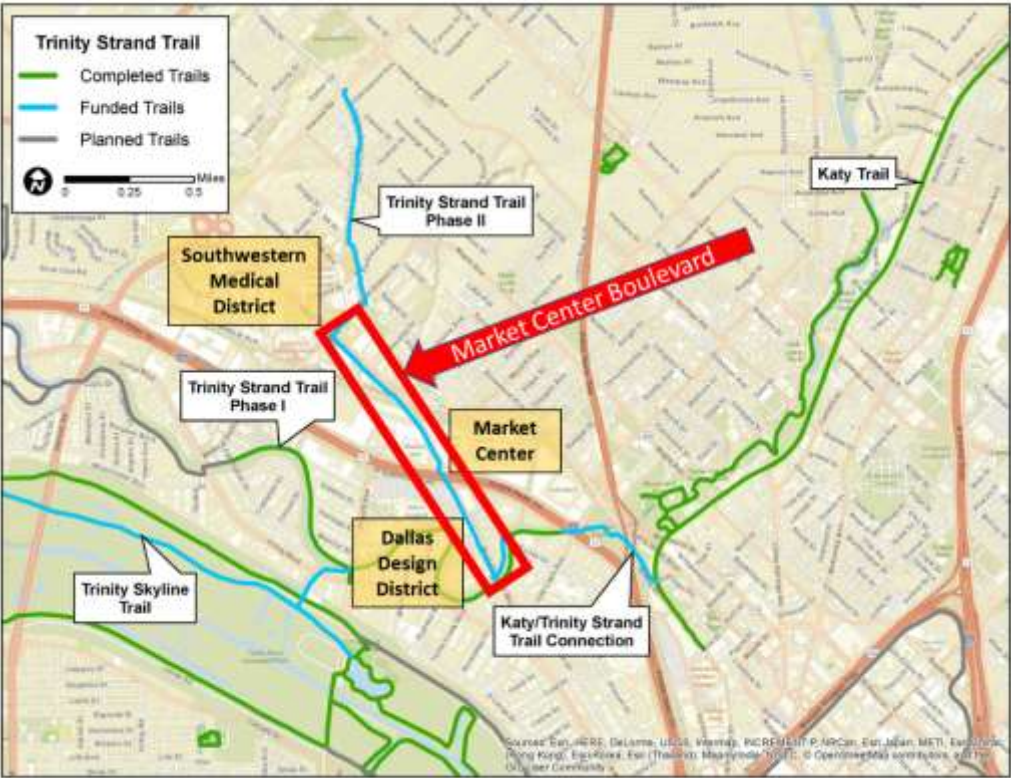
Existing Operation



Proposed Operation



City of Dallas Trail Network



LOCATION: Fleming Place from Jefferson Boulevard to IH-35E

COUNCIL DISTRICT: 1, 4

MAPSCO: 55A

PLANNER: Kimberly Smith

SUBJECT

Amendment to the City of Dallas Thoroughfare Plan to delete Fleming Place from Jefferson Boulevard to IH-35E.

BACKGROUND

The City of Dallas Department of Transportation is requesting an amendment to Fleming Place from Jefferson Boulevard to IH-35E. This roadway was removed to facilitate the Texas Department of Transportation Southern Gateway/IH-35E reconstruction project. Prior to the removal, Fleming Place connected Jefferson Boulevard to the IH-35E northbound service road. With this removal, connections to IH-35 northbound remain at Colorado Boulevard and 8th Street.

Fleming Place is currently on the Thoroughfare Plan as a four-lane undivided roadway (S-4-U) in 60 feet of right-of-way.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to delete Fleming Place from Jefferson Boulevard to IH-35E.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 30, 2019, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner
Chelsea St. Louis, Chief Planner

214-671-8172
214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: August 28, 2019

PROJECT: Amendment to the City of Dallas Thoroughfare Plan to delete Fleming Place from Jefferson Boulevard to IH-35E.

BACKGROUND:

- Fleming was a two-lane undivided roadway.
- TxDOT closed Fleming on June 2, 2018.
- Alternative routes to cross IH-35E are Colorado Boulevard and 8th Street.
- TxDOT Notice of Final Environmental Assessment and Finding of No Significant Impact for IH-35 between US-67 and IH-30 and US-67 between IH-20 and IH-35E, was approved on December 27, 2016.
- TxDOT held seven public meetings/hearing between August 2005 to September 2016.

- **Traffic Counts**

Street	Limits	Source	Source, Date	Counts
Fleming	Jefferson to IH-35E Frontage SB	TxDOT	10/27/2014	4,373

- 18 property owners are in the notification area.

Fleming Place

Jefferson Boulevard to IH-35E

Council District: 1, 4
MAPSCO: 55A



Thoroughfare Plan Amendment Map



LOCATION: Beaumont Street from Akard Street to Ervay Street

COUNCIL DISTRICT: 2

MAPSCO: 45U,V

PLANNER: Kimberly Smith

SUBJECT

Amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Akard Street to Ervay Street.

BACKGROUND

Doug Caudill, a developer, requested an amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Akard Street to Ervay Street from the Thoroughfare Plan. Beaumont Street is a residential street within the historic Cedars neighborhood. Beaumont Street is on the Thoroughfare Plan as a four-lane undivided roadway in 60 feet of right-of-way and 40 feet of pavement. This roadway currently operates as a two-lane undivided roadway within 40 feet of right-of-way and 26 feet of pavement.

The developer would need to demolish part of his building to expand the right-of-way to meet the requirements of the Thoroughfare Plan.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Akard Street to Ervay Street.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 30, 2019, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner
Chelsea St. Louis, Chief Planner

214-671-8172
214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: August 28, 2019

PROJECT: Amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Akard Street to Ervay Street.

BACKGROUND:

- Beaumont Street is a two-lane undivided roadway.
- Beaumont Street between Akard Street and Ervay Street currently has 40 feet of right-of-way and 24 feet of pavement.

- **Traffic Counts**

Street	Limits	Source	Source, Date	Counts
Beaumont	Gould to Browder	COD	2/16/2017	213

- Historic Victorian house was moved from Griffin Street West to Beaumont Street and Browder Street.
- 92 property owners are in the notification area (combined with Beaumont Street from Ervay Street to Harwood Street).

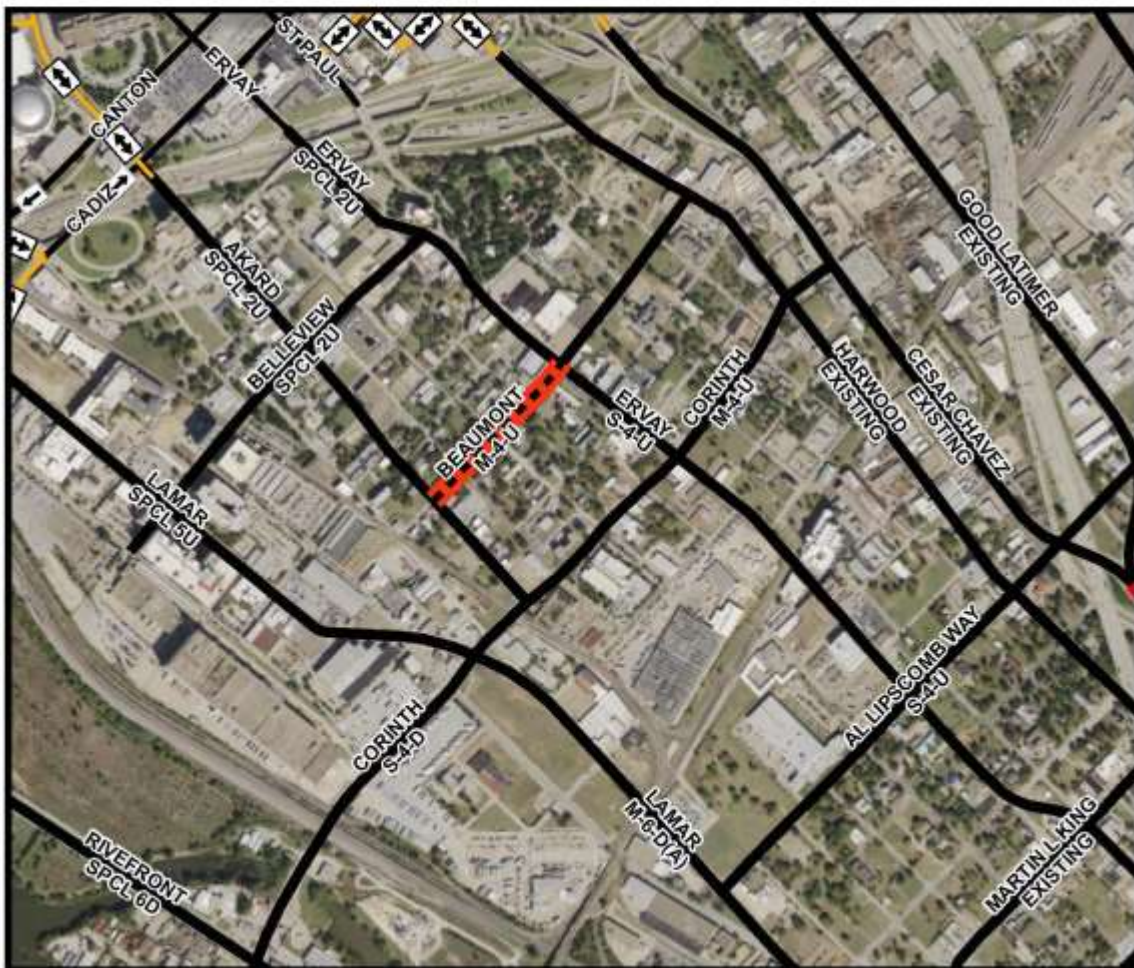
Beaumont Street

Akard Street to Ervay Street

Council District: 2
MAPSCO: 45U,V



Thoroughfare Plan Amendment Map



LOCATION: Beaumont Street from Ervay Street to Harwood Street

COUNCIL DISTRICT: 2

MAPSCO: 45R,V

PLANNER: Kimberly Smith

SUBJECT

Amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Ervay Street to Harwood Street.

BACKGROUND

Keystone Development, LLC. requested an amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Ervay Street to Harwood Street from the Thoroughfare Plan. Beaumont Street is a residential street within the historic Cedars neighborhood. Beaumont Street is on the Thoroughfare Plan as a four-lane undivided roadway in 60 feet of right-of-way and 40 feet of pavement. This roadway currently operates as a two-lane undivided roadway within 40 feet of right-of-way and 26 feet of pavement.

Keystone Development is proposing to develop the land on the southside of Beaumont into a walkable community that connects to the Dallas Heritage Village on the northside of Beaumont.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Ervay Street to Harwood Street.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 30, 2019, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner	214-671-8172
Chelsea St. Louis, Chief Planner	214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: August 28, 2019

PROJECT: Amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Ervay Street to Harwood Street.

BACKGROUND:

- Beaumont Street is a two-lane undivided roadway.
- Beaumont Street between Ervay Street and Harwood Street currently has 40 feet of right-of-way and 26 feet of pavement.
- Beaumont Street currently is an offset roadway at Park Avenue.

- **Traffic Counts**

Street	Limits	Source	Source, Date	Counts
Beaumont	Gould to Browder	COD	2/16/2017	213

- 92 property owners are in the notification area (combined with Beaumont Street from Akard Street to Ervay Street).

Beaumont Street

Ervay Street to Harwood Street

Council District: 2
MAPSCO: 45R,V



Thoroughfare Plan Amendment Map



LOCATION: Burbank Street from Harry Hines Boulevard to Denton Drive

COUNCIL DISTRICT: 2

MAPSCO: 33H,L,M

PLANNER: Kimberly Smith

SUBJECT

Amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) to a special four-lane undivided roadway (SPCL 4U) with one-lane westbound, two-lanes eastbound, and a center turn-lane in 60 feet of right-of-way.

BACKGROUND

Southwest Airlines requested an amendment to the City of Dallas Thoroughfare Plan on Burbank Street to improve traffic flow. They are planning to construct a driveway on Burbank Street to serve their west campus. This driveway will provide their employees with additional access to existing parking lots on the north side of Burbank Street, which are currently only accessible from Wyman Street.

Burbank Street currently operates as two-lanes westbound and two-lanes eastbound. The street has residential and commercial lane uses on the south side of the street and warehouse and office on the north side of the street. The curbside eastbound lane is used for on-street parking for residents.

The proposed operation of Burbank Street is one-lane westbound, two-lanes eastbound, and a center turn-lane. This configuration will accommodate left-turns into the existing parking lots on the north side of Burbank Street, allow traffic to flow from Harry Hines Boulevard to Denton Drive, and retain on-street parking for residents. The proposed cross-section will accommodate the traffic volumes.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) to a special four-lane undivided roadway (SPCL 4U) with one-lane westbound, two-lanes eastbound, and a center turn-lane in 60 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 30, 2019, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner
Chelsea St. Louis, Chief Planner

214-671-8172
214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: August 28, 2019

PROJECT: An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) to a special four-lane undivided roadway (SPCL 4U) with one-lane westbound, two-lanes eastbound, and a center turn-lane in 60 feet of right-of-way.

BACKGROUND:

- Burbank Street from Harry Hines Boulevard to Denton Drive is currently designated and operates as a four-lane undivided roadway; two-lanes eastbound, two-lanes westbound.
- Southwest Airlines campus is generally bounded by Harry Hines Boulevard (southwest), Wyman Street (north), Denton Drive (northeast), and Burbank Street (south).
- The curbside eastbound lane on Burbank Street is used for on-street parking for residents.
- Proposed configuration will not prohibit the residential parking.

- **Traffic Counts**

Street	Limits	Source	Date	Count
Burbank	Harry Hines to Denton	Pacheco Koch	2/15/2019	3,316
Burbank	Harry Hines to Denton	TxDOT	10/20/2014	1,651

- January 28, 2019, letters were sent to 73 property owners asking for comments about the proposed operational change of the roadway.
 - Two people commented about the project; one was a resident who would like to see the corners of intersections cleared of cars, one was Viceroy Investments who wanted more information and input on the design.
- Applicant has worked with adjacent property owner Viceroy Investments, LLC., whom owns the majority of properties on the northside of Burbank to ensure the configuration meets their needs.
 - May 15, 2019, I received notice from Viceroy Investments they support the proposed operational change to Burbank Street.
- 73 property owners are in the notification area.

Burbank Street

Harry Hine Boulevard to
Denton Drive

Council District: 2
MAPSCO: 33H,L,M

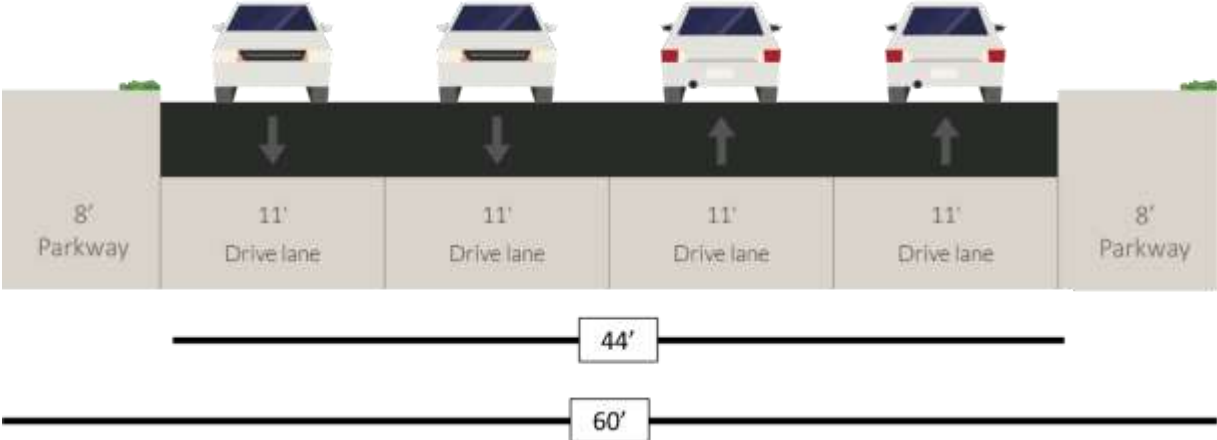


Thoroughfare Plan Amendment Map

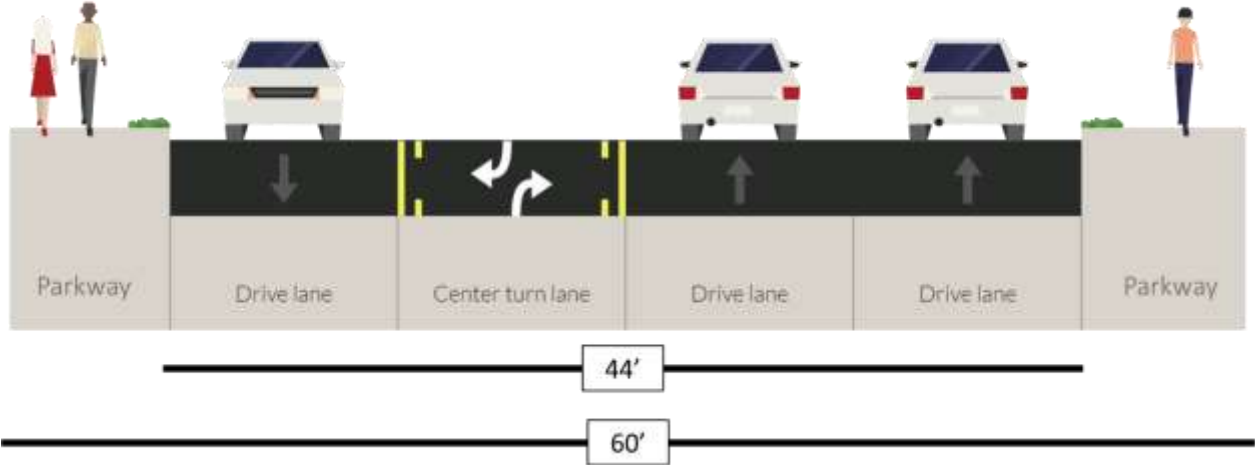


Burbank Street between Harry Hines Boulevard and Denton Drive

Existing Operation/Designation



Proposed Operation/Designation



FILE NUMBER: M189-022

DATE FILED: April 26, 2019

LOCATION: Generally bounded by Shelby Avenue, Dickason Avenue, and Oak Lawn Avenue

COUNCIL DISTRICT: 2

MAPSCO: 35 W

SIZE OF REQUEST: ± 1.904 acres

CENSUS TRACT: 005.00

OWNER/APPLICANT: NADG Oaklawn LTD Ps

REPRESENTATIVE: Lindsay Kramer; Masterplan

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 143 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: On February 8, 1985, the Dallas City Council established Planned Development District No. 193 by Ordinance No. 18580. On September 26, 2018, the Dallas City Council established Planned Development Subdistrict No. 143 by Ordinance No. 30999.

The applicant proposes to reconfigure the ground floor area to allow for additional residential units on the southern side of the proposed building that was previously identified for parking. No additional density is proposed; rather, units are being reallocated due to the reconfiguration of upper-story units within the allowable building footprint and floor area. Furthermore, the amendment seeks the reconfiguration of the parking garage and potential valet parking area, as well as minor revisions to the landscape plan due to the rearrangement of residential units. Lastly, an addition of a mechanical pump room is being included with this request.

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

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2053/Division%20S-143.pdf>

STAFF RECOMMENDATION: Approval

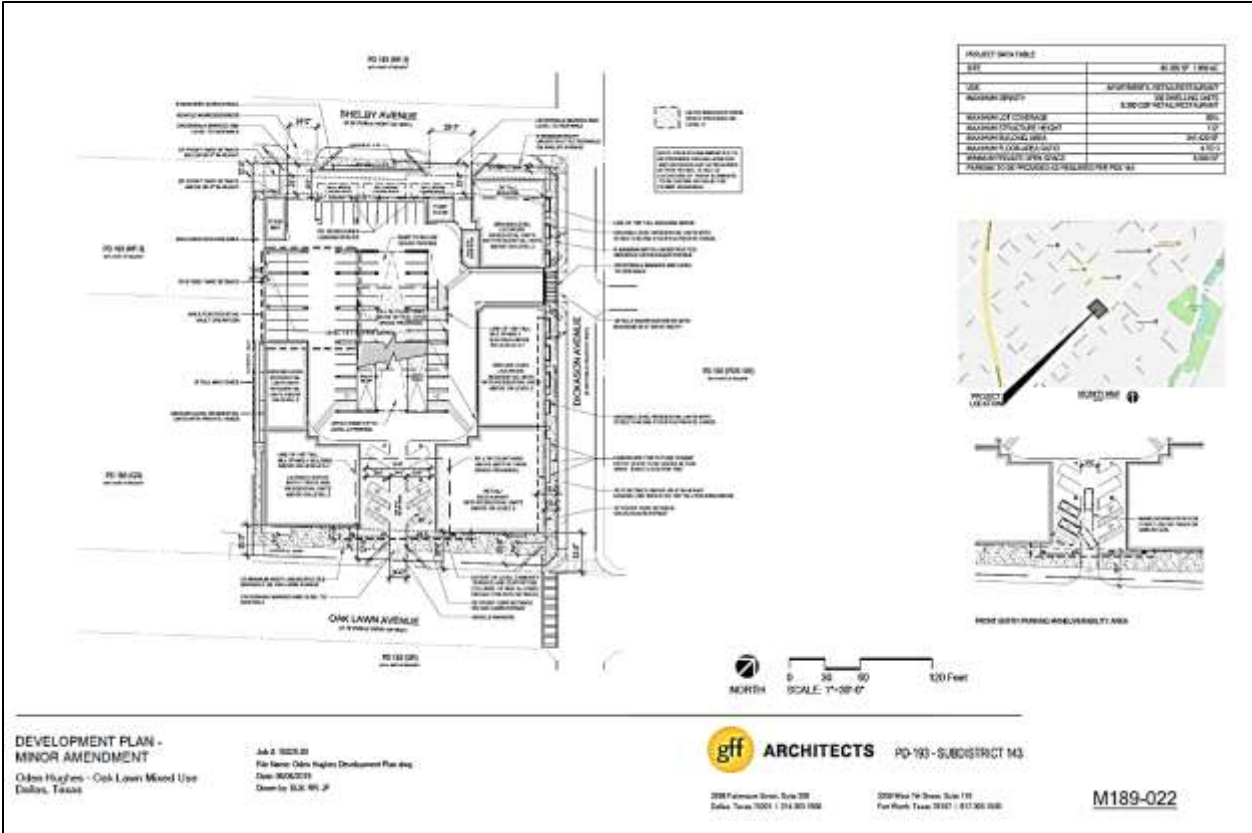
List of Officers

NADG Oaklawn LTD Ps

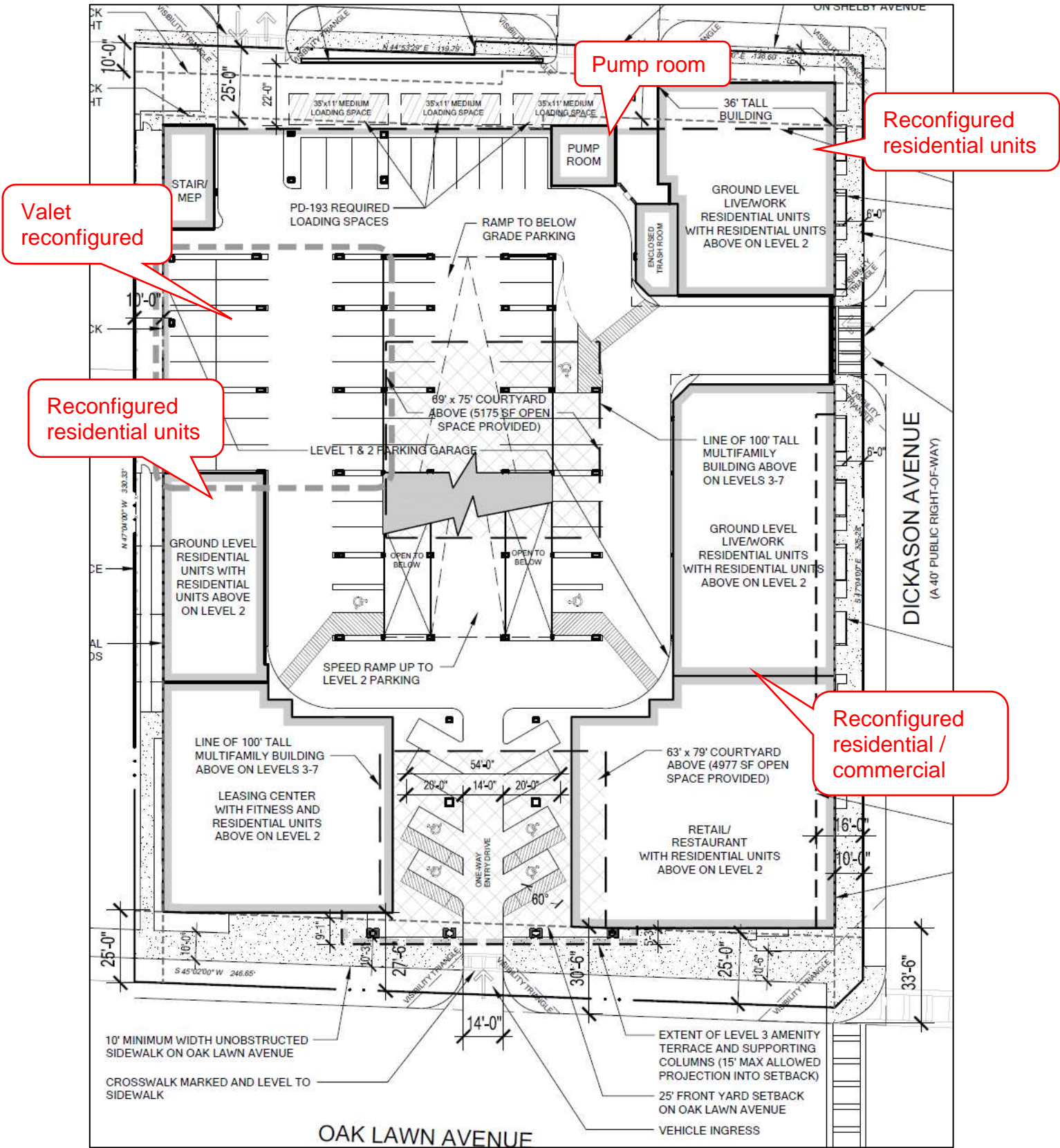
John Preston ; Founder/Chairman and CEO

Steve Preston ; Managing Partner

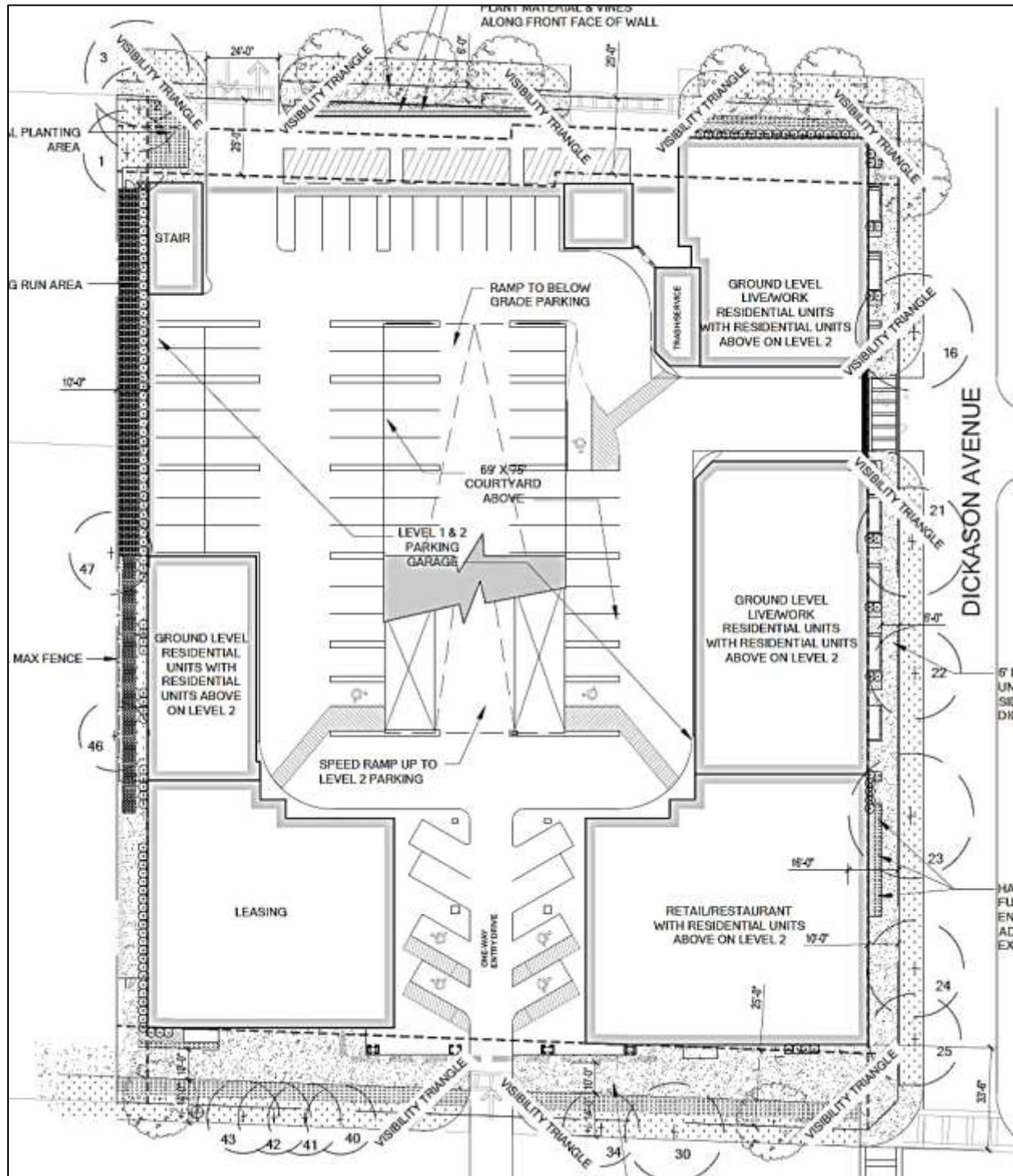
Proposed Development Plan



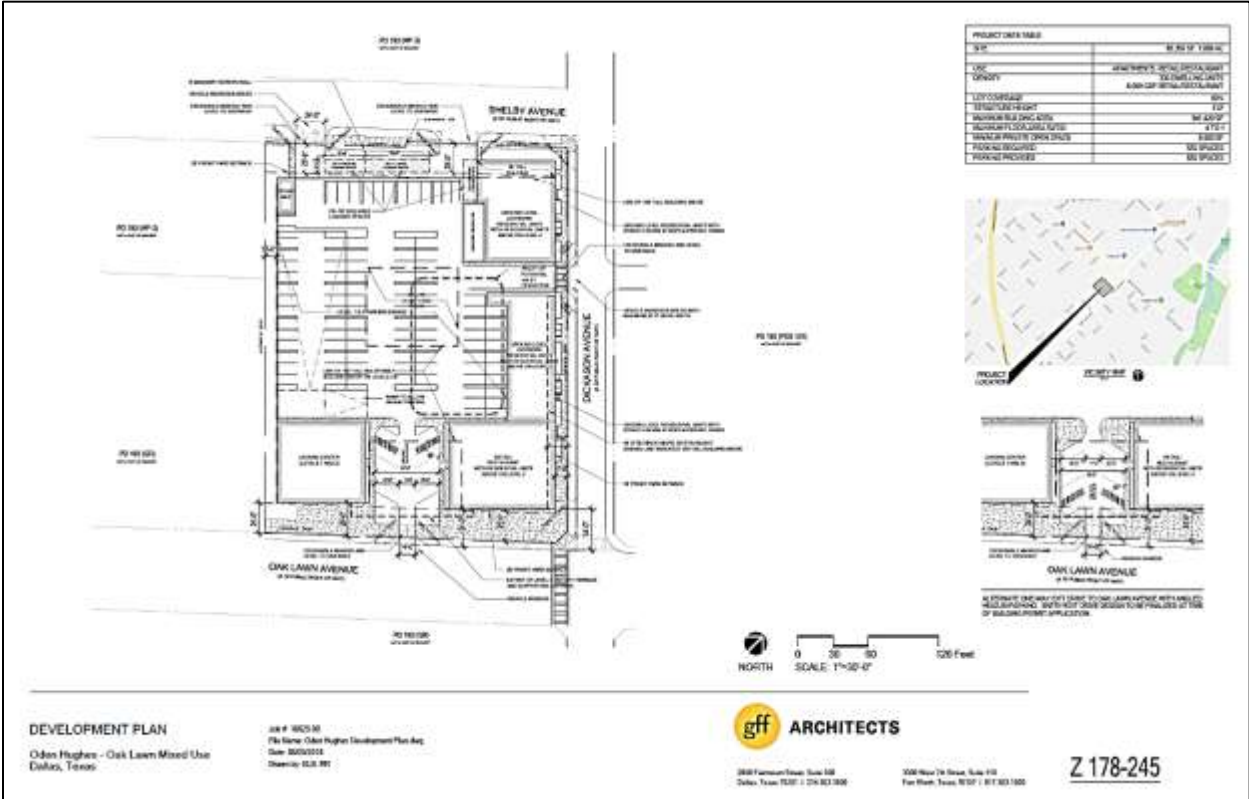
Proposed Development Plan - Enlarged



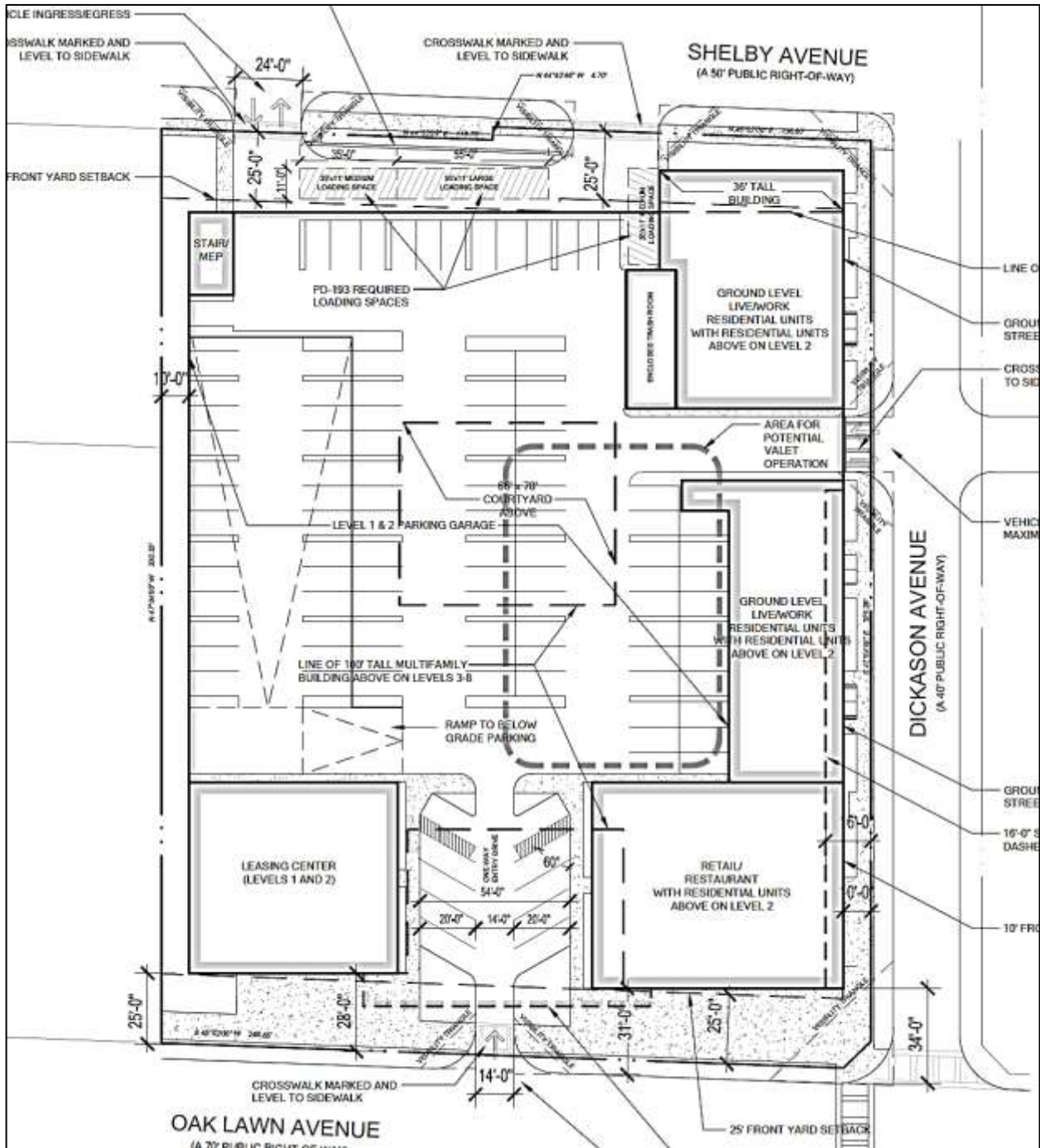
Proposed Landscape Plan – Enlarged



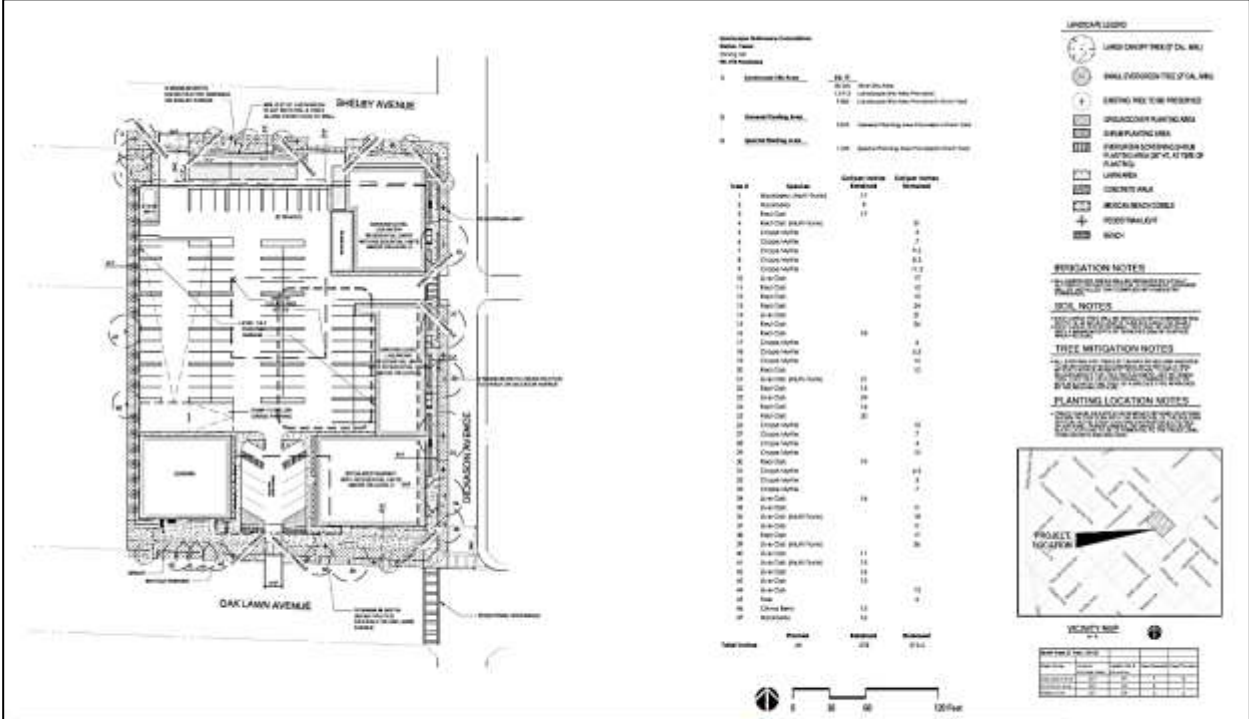
Existing Development Plan



Existing Development Plan - Enlarged



Existing Landscape Plan



LANDSCAPE DEVELOPMENT PLAN
 Open Hughes Oak Lawn & Detached Mixed-Use
 Dallas, Texas

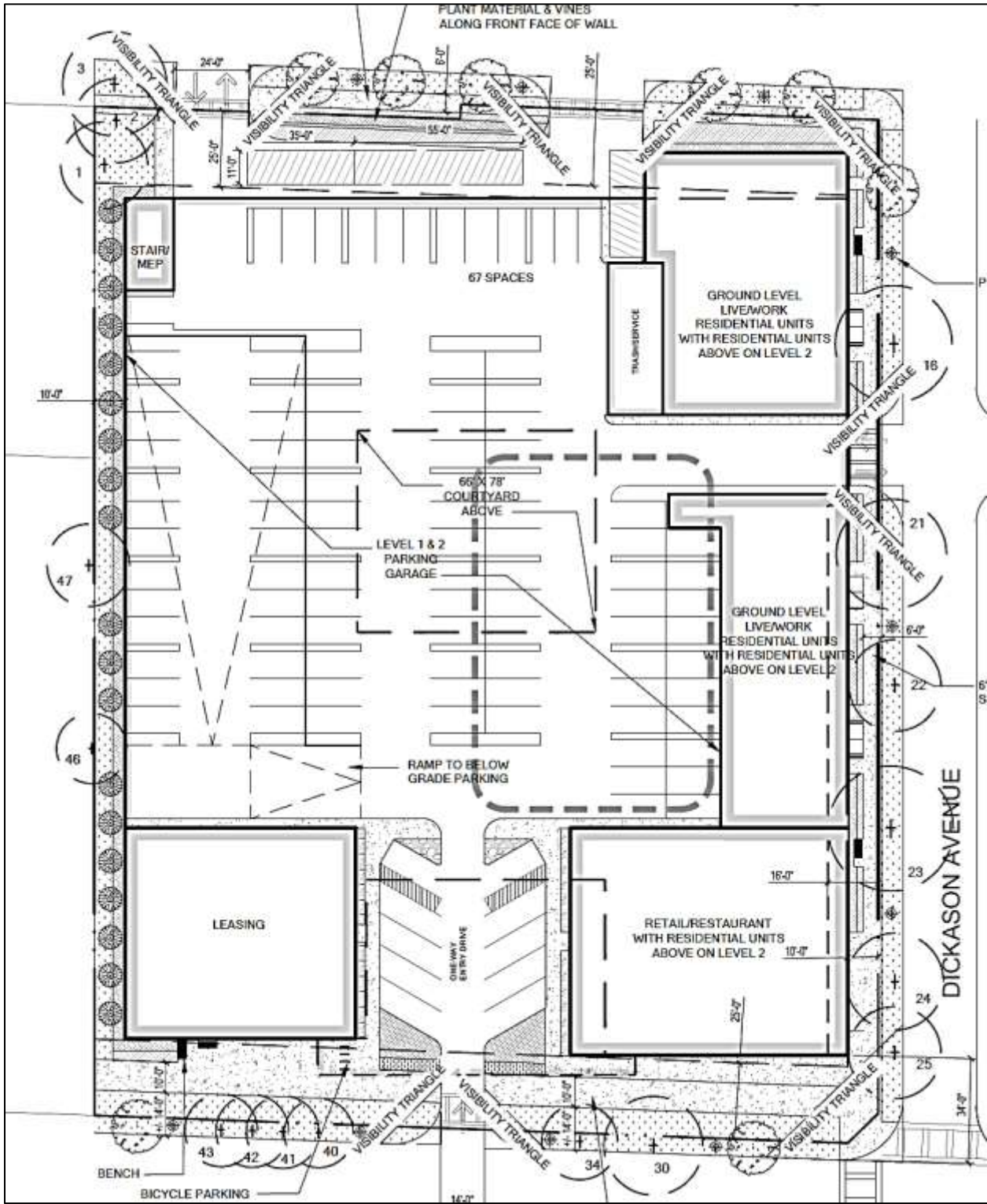
Job # 180303
 File Name: 1-CP.dwg
 Date: 08/10/2018
 Designer: CLM

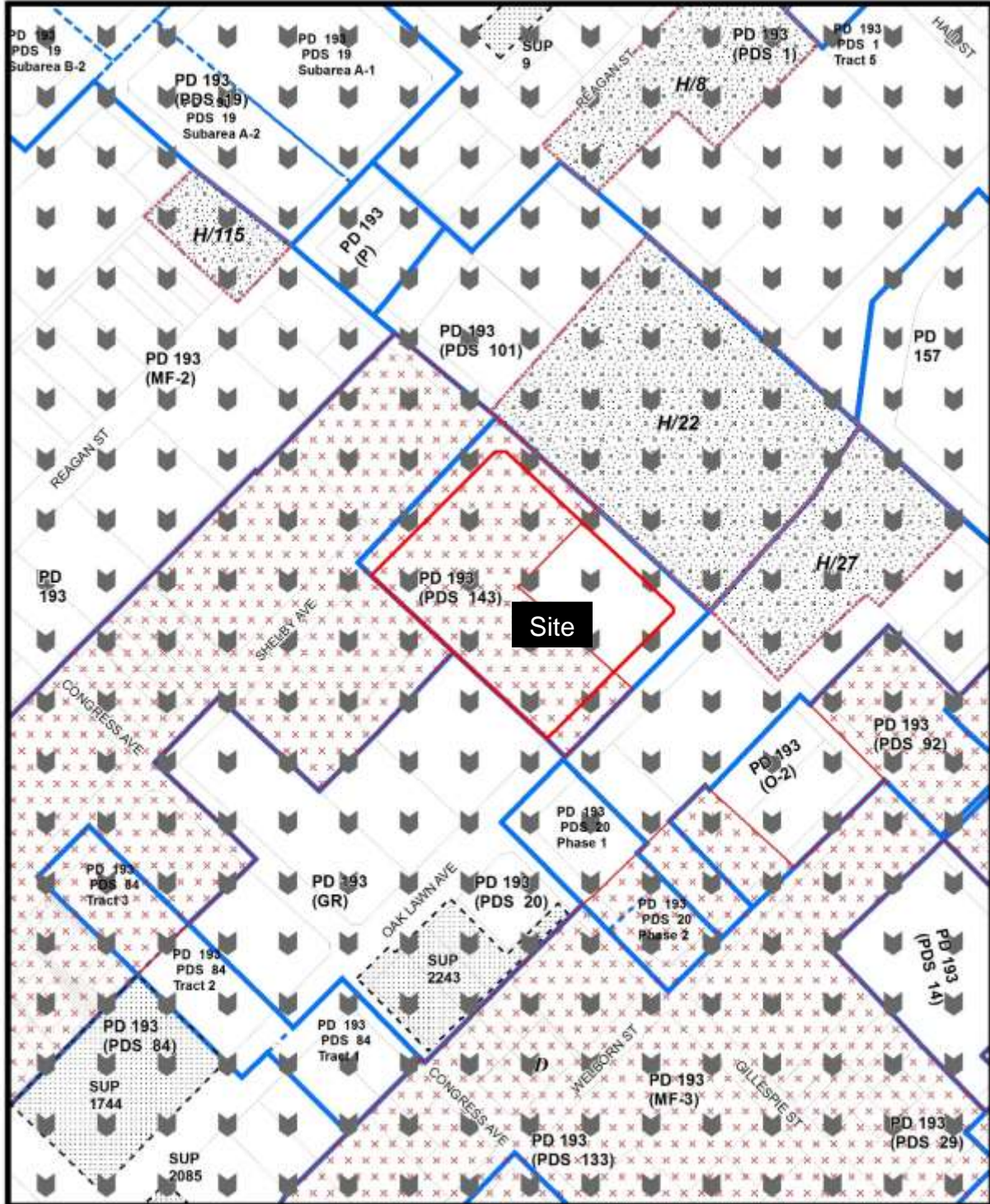


2007 Fairview Street, Suite 300
 Dallas, Texas 75201 | 214.951.1300
 300 West 7th Street, Suite 110
 Fort Worth, Texas 76102 | 817.393.0300

Z 178-245

Existing Landscape Plan - Enlarged

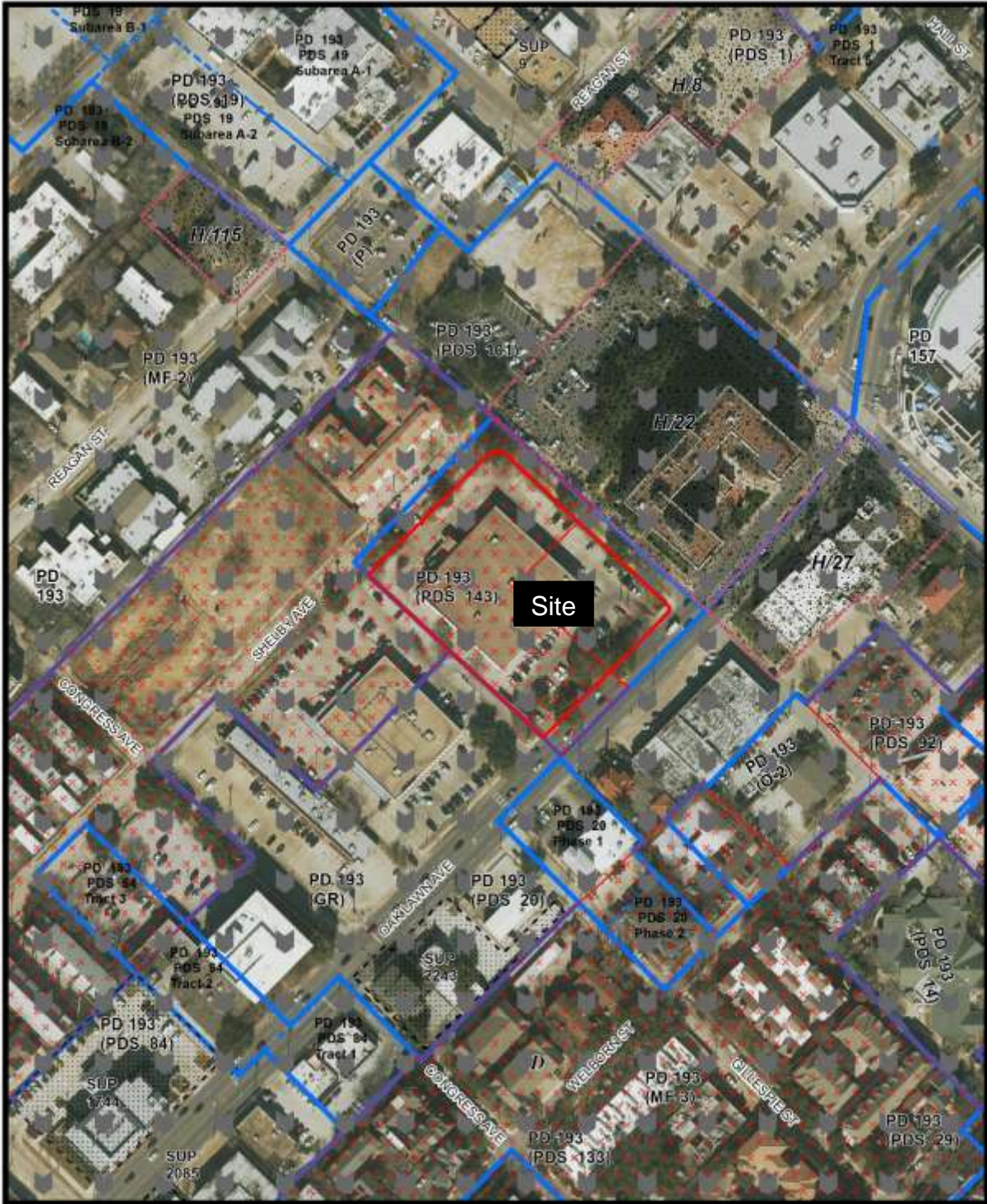




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Zoning Map

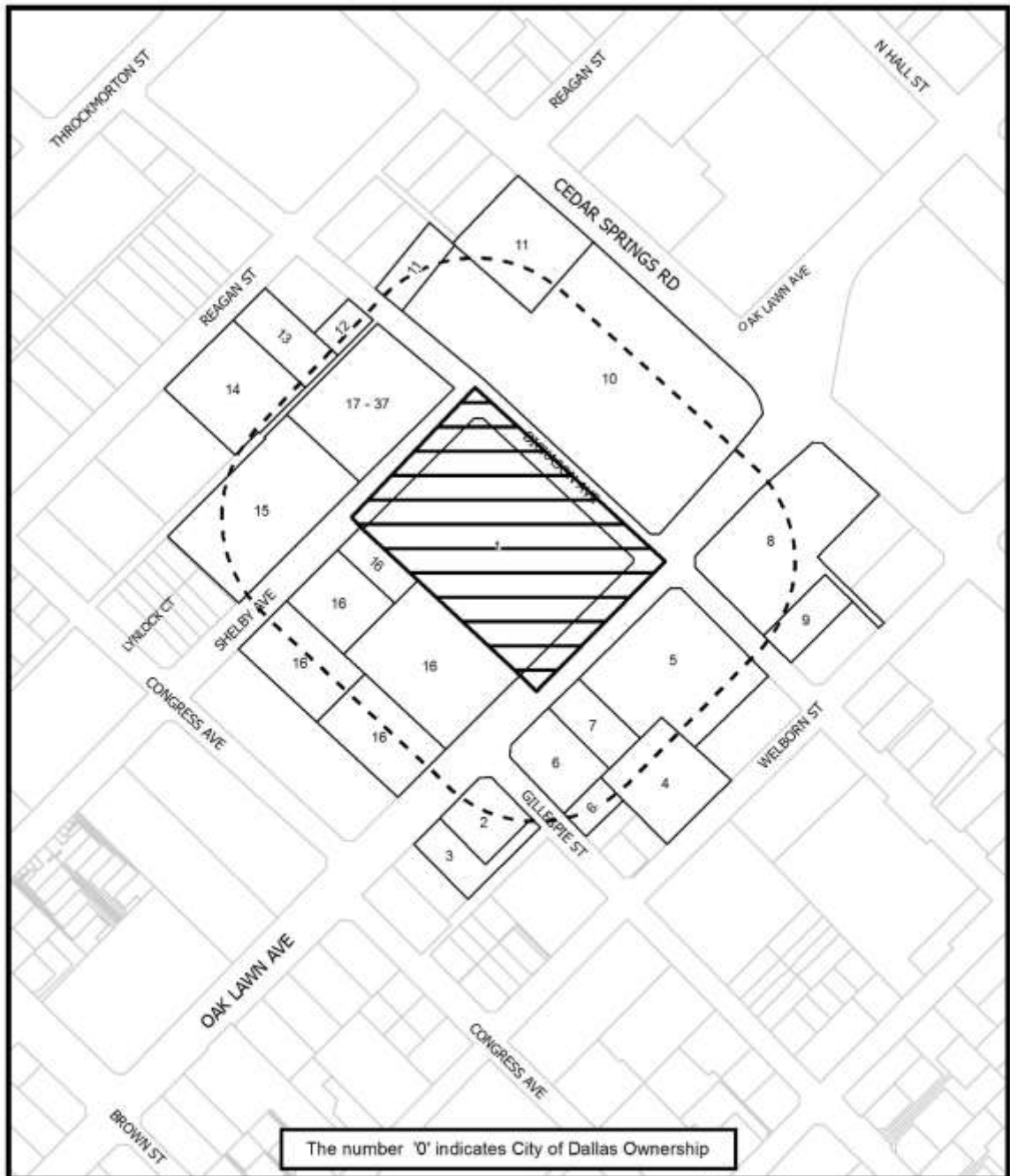
Printed Date: 6/7/2019



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Aerial Map

Printed Date: 6/7/2019



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="width: 20%; text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">37</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	37	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> M189-022 </u> Date: <u> 5/29/2019 </u>
200'	AREA OF NOTIFICATION					
37	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

M189-022

37 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2929 OAK LAWN AVE	NADG OAKLAWN LTD PS
2	2820 OAK LAWN AVE	RANJBARAN JAMSHID &
3	2814 OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
4	2919 WELBORN ST	ANDES CAPITAL FINANCING LLC
5	2920 OAK LAWN AVE	INTERPROPERTIES GROUP INC
6	2904 OAK LAWN AVE	AHNS GROUP INC
7	2912 OAK LAWN AVE	SACHDEV PRAVEEN
8	3014 OAK LAWN AVE	OAK LAWN M E CHURCH
9	3706 DICKASON AVE	OAK LAWN METH CHURCH
10	3015 OAK LAWN AVE	WARWICK MELROSE DALLAS
11	3912 DICKASON AVE	WARWICK CEDAR SPRINGS CORP
12	3915 DICKASON AVE	JUREK PROPERTIES LTD
13	2914 REAGAN ST	JUREK PROPERTIES
14	2900 REAGAN ST	SPG APARTMENTS ESPERANZA LLC
15	2817 SHELBY AVE	GUEFENLIGHT SHELBY LLC
16	2825 OAK LAWN AVE	U S POSTAL SERVICE
17	2907 SHELBY AVE	KELSCH DAVID R
18	2909 SHELBY AVE	BUSHE PRISCILLA W
19	2929 SHELBY AVE	MAH YEE CHING
20	2931 SHELBY AVE	BERG JOHN RYAN
21	2925 SHELBY AVE	EQUITY TRUST CO CUSTODIAN FBO
22	2927 SHELBY AVE	BOLDEN LARRY
23	2947 SHELBY AVE	ALLEN DENZEL
24	2949 SHELBY AVE	QUINTANA NOAH A
25	2911 SHELBY AVE	MENDOLIA PAUL JR
26	2913 SHELBY AVE	RAMIREZ VIRGINIA NOEMI SANZ

05/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2915 SHELBY AVE	JJEMMA LLC
28	2919 SHELBY AVE	SCHULTZ LAUREN
29	2921 SHELBY AVE	519 LLC
30	2923 SHELBY AVE	2923 SHELBY LLC
31	2933 SHELBY AVE	RIVIELLO CHRISTINE
32	2935 SHELBY AVE	BRAY WADE
33	2937 SHELBY AVE	RODRIGUEZ ROSA M
34	2939 SHELBY AVE	JACOBSEN DESIREE A
35	2941 SHELBY AVE	SIGLER JACOB M
36	2943 SHELBY AVE	YOUNG KAREN E
37	2945 SHELBY AVE	OBRIEN ANN LOUISE

FILE NUMBER: W189-003

DATE FILED: May 8, 2019

LOCATION: North line of Herschel Avenue, east of Throckmorton Street

COUNCIL DISTRICT: 14

MAPSCO: 35 T

SIZE OF REQUEST: ± 0.6582 acres

CENSUS TRACT: 6.03

MISCELLANEOUS DOCKET ITEM:

APPLICANT/REPRESENTATIVE: Robert Reeves, Robert Reeves & Associates

OWNER: SBM Forward, LLC

REQUEST: An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development Subdistrict No. 134 for O-2-D Office Subdistrict, barber and beauty shop, and massage establishment uses within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay.

SUMMARY: On September 17, 2017, the City Council approved an application for 1) the termination of existing deed restrictions; and 2) Planned Development Subdistrict No. 134 for O-2-D Office Subdistrict, barber and beauty shop, and massage establishment uses within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay, at the above referenced location.

At the time of the previous zoning request, barber and beauty shop and massage establishment uses were proposed within the four existing structures, with reduced parking requirements and modified landscaping standards. The previous owners have since sold the property and all businesses have ceased operation. The new owner intends to develop the site with retirement housing, which is an allowable use. However, the central dining room will require a Specific Use Permit. A waiver of the two-year waiting period will be needed in order for the applicant to submit a new zoning application for the required SUP.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to September 17, 2019, without a waiver of the two-year waiting period. According to the Dallas Development Code, “the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing.” However, staff believes circumstances have not changed to warrant a new hearing.

Staff Recommendation: Denial

W89-003

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 2167-147 (SM)

Location 4207, 4209, 4215, 4217 Henschel Ave

Date of last CPC or CC Action 9/17/17

Applicant's Name, Address & Phone Number Robert Reeves

900 Jackson St., Suite 160 Dallas, Texas 75202
214-747-0530

Property Owner's Name, Address and Phone No., if different from above

SBM Forward LLC, Ste 1250
Dallas, Texas 75219 214-878-5781

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

See attached letter

[Signature]
Applicant's Signature

SBM FORWARD LLC.
[Signature]

Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)

Receipt # 9103
RECEIVED
MAY 08 2019
By _____

Date Received
Fee: \$300.00

SBM Forward, LLC
3838 Oak Lawn Avenue
Suite 1250
Dallas, TX 75219

Mr. Robert Reeves
900 Jackson Street
Suite 160
Dallas, TX 75202

Dear Mr. Reeves:

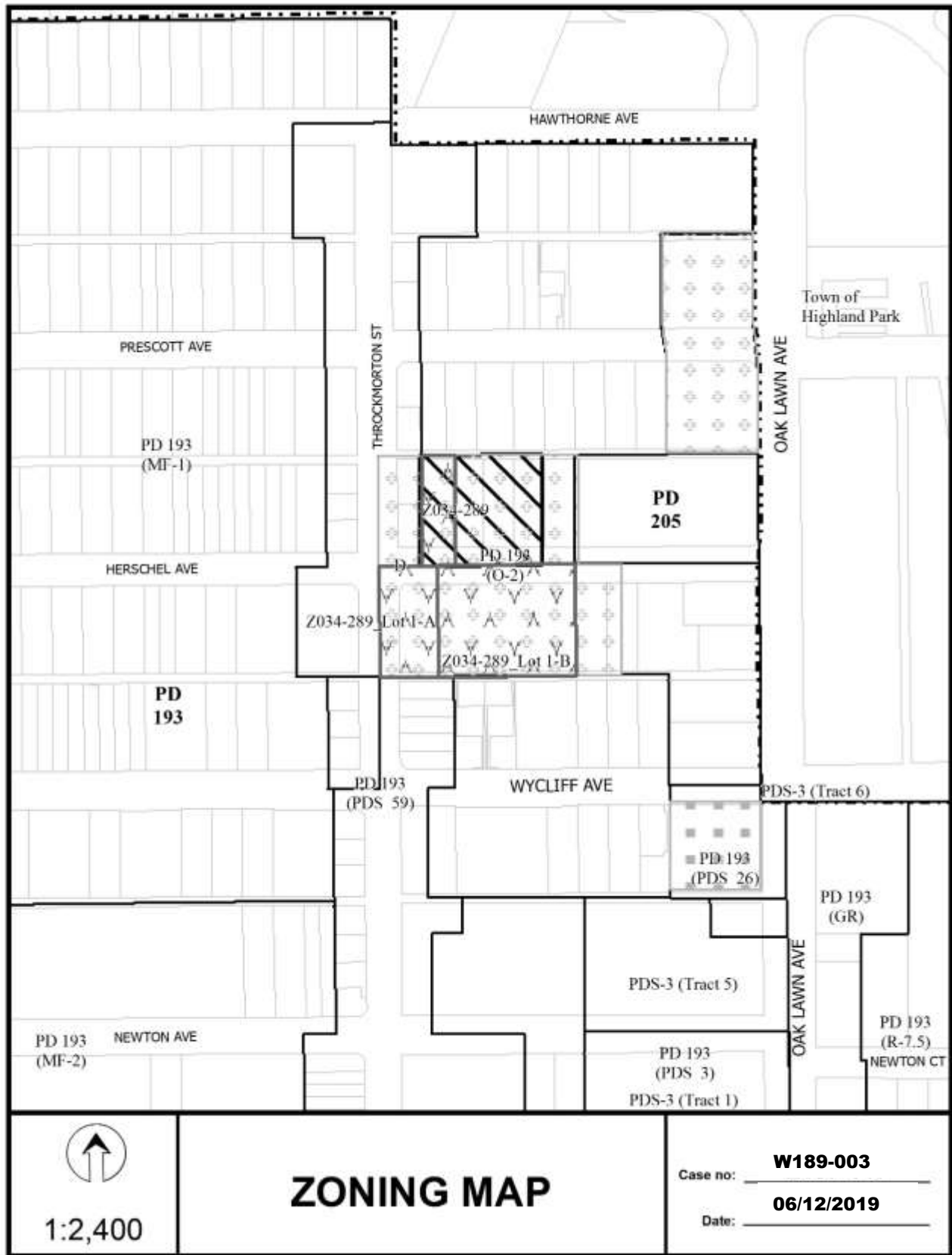
This letter will serve as our authorization for you file our Waiver Application with the City of Dallas for the property located at 4205, 4209, 4215 and 4217 Herschel Avenue, Dallas, TX.

Sincerely,

SBM Forward, LLC



Dale Foster



1:2,400

ZONING MAP

Case no: **W189-003**

Date: **06/12/2019**

FILE NUMBER: W189-004 **DATE FILED:** May 30, 2019

LOCATION: North side of Main Street, east of Field Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 P

SIZE OF REQUEST: ± 14,550 sq. ft **CENSUS TRACT:** 31.01

MISCELLANEOUS DOCKET ITEM:

APPLICANT/REPRESENTATIVE: Joseph Rys

OWNER: Davis 1309 Main, LLC

REQUEST: An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Subdistrict B within Planned Development District No. 619 with Historic Overlay H/87 and Specific Use Permit No. 2127.

SUMMARY: On January 24, 2018, the City Council approved an application for the renewal of Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service on property zoned Subdistrict B within Planned Development District No. 619 with Historic Overlay H/87, at the above referenced location.

At the time of the previous zoning request, the applicant proposed to maintain the existing restaurant [Frankie’s Sports Bar and Grill] located at the street level and to extend operating hours to begin at 10:00 a.m. instead of 11:00 a.m. In the existing zoning district, an SUP is required for a restaurant 2,000 square feet or more located below street level. According to the applicant, the previous tenant has since vacated the space and a waiver of the two-year waiting period will be needed in order to allow potential tenants to submit a new zoning application, as necessary.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to January 24, 2020, without a waiver of the two-year waiting period. According to the Dallas Development Code, “the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing.” However, staff believes circumstances have not changed to warrant a new hearing.

Staff Recommendation: Denial

10159-004

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z167-398/SUP 2127

Location 1309 Main Street, Dallas, Texas 75202

Date of last CPC or CC Action 1-24-2018

Applicant's Name, Address & Phone Number Joseph Rys

2711 North Haskell Avenue, Suite 2800 Dallas, Texas 75204 Phone: 708-308-4197

Property Owner's Name, Address and Phone No., if different from above

Davis 1309 Main, LLC

2711 North Haskell Avenue, Suite 2800 Dallas, Texas 75204 Phone: 214-696-0606

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

Tenant that filed SUP 2127 in 2014/ and renewed in 2018 has been vacated from space.

Tenant was vacated due to not proceeding with construction. Building permit was

pulled in 2016 and never completed. We are requesting a waiver from the 2 year rule

in order to allow potential new tenants to file for SUP based on a different land use.



Applicant's Signature



Owner's Signature (if individual) or

Date Received

DAVIS 1309 MAIN LLC
2711 North Haskell Avenue, Suite 2800
Dallas, TX 75204
214-696-0606

May 29th, 2019

TO: The City of Dallas

RE: Letter of Authorization for Application for Waiver of Two-Year Waiting Period for an SUP

The Davis Building ("Project"), located at 1309 Main Street, Dallas, TX 75202, is owned by DAVIS 1309 MAIN LLC, ("Owner") and contains a commercial retail space ("Premises") located within the Project at 1309 Main Street, Dallas, TX 75202.

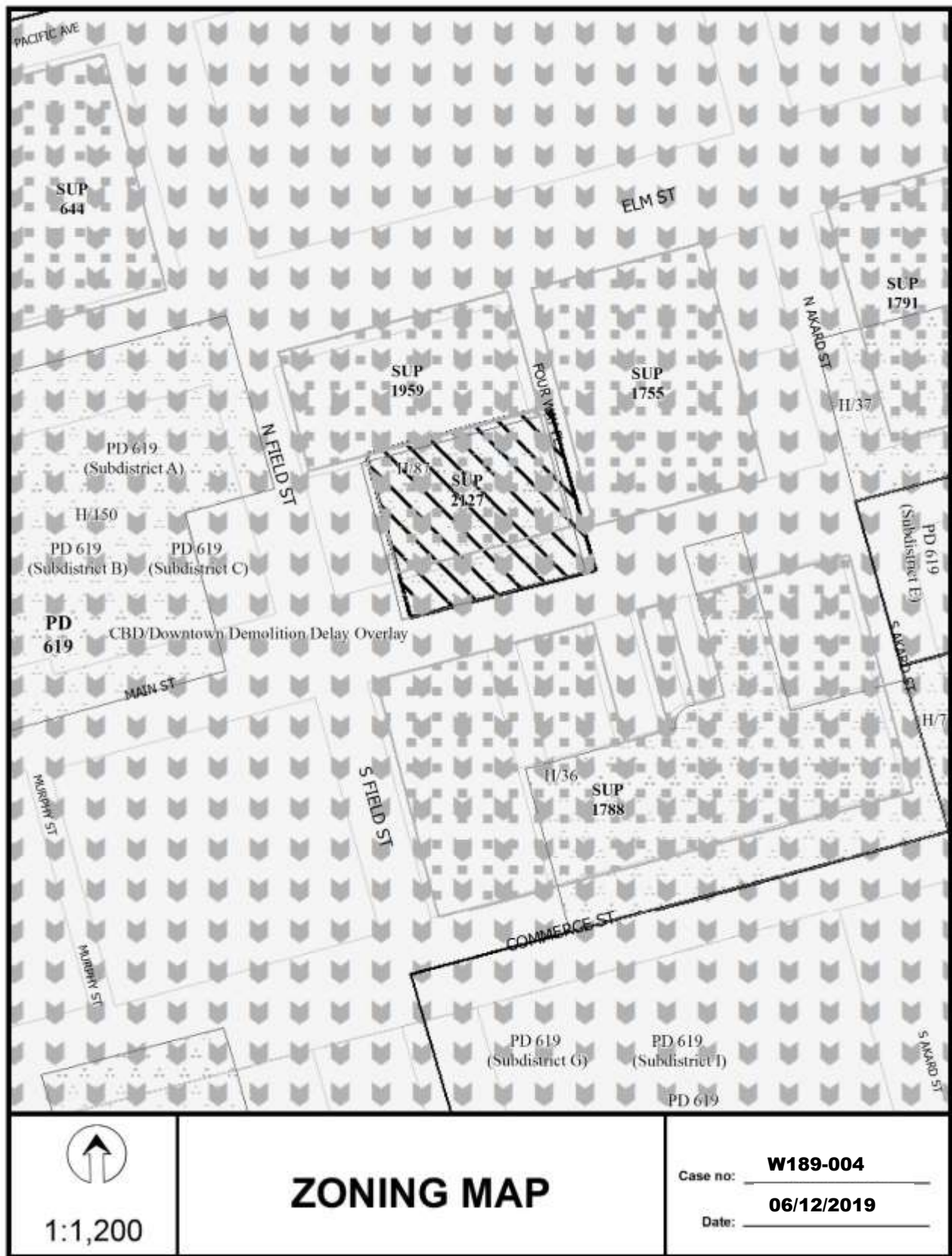
Owner authorizes Joe Rys, an employee of Owner, to submit an Application For Waiver Of Two-Year Waiting Period to replace SUP 2127 located at the Premises within the Project.

Please contact me if you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read 'Nick Galen', with a long horizontal flourish extending to the right.

Nick Galen
Vice President, Urban Planning & Development



CITY PLAN COMMISSION

THURSDAY, JUNE 20, 2019

Planner: Abraham Martinez

FILE NUMBER: Z189-244(AM)

DATE FILED: April 16, 2019

LOCATION: Northeast corner of Noel Road and Southern Boulevard

COUNCIL DISTRICT: 11

MAPSCO: 14 M

SIZE OF REQUEST: ± 5.68 acres

CENSUS TRACT: 136.26

APPLICANT/OWNER: Citta Townhomes Condominiums

REPRESENTATIVE: Robert Baldwin; Baldwin Associates

REQUEST: An application for an amendment to an existing development plan on property zoned Planned Development District No. 216.

SUMMARY: The purpose of this request is to allow for the reconfiguration of a previously approved development plan. The applicant proposes to reconfigure the townhouse uses found in Phase II of the development to multifamily uses.

STAFF RECOMMENDATION: Approval

PLANNED DEVELOPMENT DISTRICT NO. 216

<http://www.dallascityattorney.com/51P/Articles%20Supp%205/ARTICLE%20216.pdf>

PLANNED DEVELOPMENT DISTRICT NO. 216 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a216>

BACKGROUND INFORMATION:

- On June 18, 1986 Planned Development District No. 216 was established by the Dallas City Council through Ordinance No. 19194.
- The current development plan allows for 110 units of townhouse-style residential units.
- The ± 5.68 acres request site is presently developed with 23 townhouse-style units.
- The applicant proposes to retain 51 townhouse-style units as part of Phase I and replace 59 townhouse units, previously indicated as being part of Phase II, with a five-story multifamily residential structure containing no more than 275 dwelling units with an attached parking structure.
- The proposed maximum floor area for this request would increase by approximately ± 112,437 square feet.
- Sec. 51P-216.107 of Planned Development District No. 216 states that “Any amendments to a development plan, other than minor amendments authorized by the director of development services in accordance with Section 51-4.703(b), shall only require the approval of the commission. If the commission denies a development plan or an amendment to a development plan, the applicant may appeal the decision to city council.”

Zoning History: There has been two zoning requests within the vicinity in the past five years.

1. **Z167-353:** On October 25, 2017, the Dallas City Council approved Ordinance No. 30682 granting a new subdistrict on property zoned Subdistrict 6 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District.
2. **Z145-152:** On June 10, 2015, the Dallas City Council voted to deny without prejudice an application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Noel Road	Community Collector	90 feet
Southern Boulevard	Residential Collector	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department, upon reviewing the request, has determined that the proposed development shall have no negative impact on the surrounding street system.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. Outlined in the *forwardDallas! Comprehensive Plan* are several goals and policies which may serve as a framework for assisting in the evaluation of the applicants request. The proposed zoning request meets the following goals and objectives of the comprehensive plan:

The area of request is located within the Business Center or Corridors community building block designation as outlined by the *forwardDallas!* plan. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations.

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.

Economic Element

Goal 2.1 Promote balanced growth

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 216	Multifamily
North	MU-2	Multifamily
East	PD 380	Mini-Warehouse
South	PD 887, Subdistrict 4A	Post Office
West	GO(A); MU-3	Hotel or Motel; Vacant

Land Use Compatibility:

The approved development plan was granted for the allowance of 110 townhouse style units at a proposed floor area of 259,601 square feet. Presently, the site is developed with 23 of these townhouse units and a private community pool. The applicant proposes to amend the ± 5.68 acres development site to retain the existing development layout on the southern half of the property (Phase I) which will consist of a total of 51 townhouse units, while amending the northern half of the property (Phase II) by replacing 59 townhouse units with a five-story multifamily structure containing a maximum of 275 dwelling units and a parking structure.

The amendment to the existing development plan would represent an increase of 224 units over the currently approved 110 dwelling units. This increase in dwelling unit density would not interfere with the language of the Planned Development District which governs the density of multifamily by instituting a maximum possible floor area build out of 902,563-square-feet. The proposed amendment would not exceed the maximum possible floor area of the PD and would leave remaining floor area build out of 1,090-square-feet.

The applicants request to amend the development plan would not adversely impact the other existing communities in the PD which are similar in nature. To the east of the property multifamily units in the style of townhomes and apartments are found, while to the north, outside of the PD boundary, multifamily apartments are located. The addition of multifamily apartment units would support the *forwardDallas!* vision for a Business Center or Corridor Building block by providing additional multifamily development in an area that has various office buildings and significant access to various commercial enterprises.

Market Value Analysis:

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

Parking:

Pursuant to §516P-216.114 of Planned Development District 216, the minimum permissible number of off-street parking spaces provided for each multi-family unit is 1.6 spaces. The requested amendment to the approved development plan will meet these requirements.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

List of Officers

Citta Townhomes Condominiums

HOA Board Members

Michael Villere President

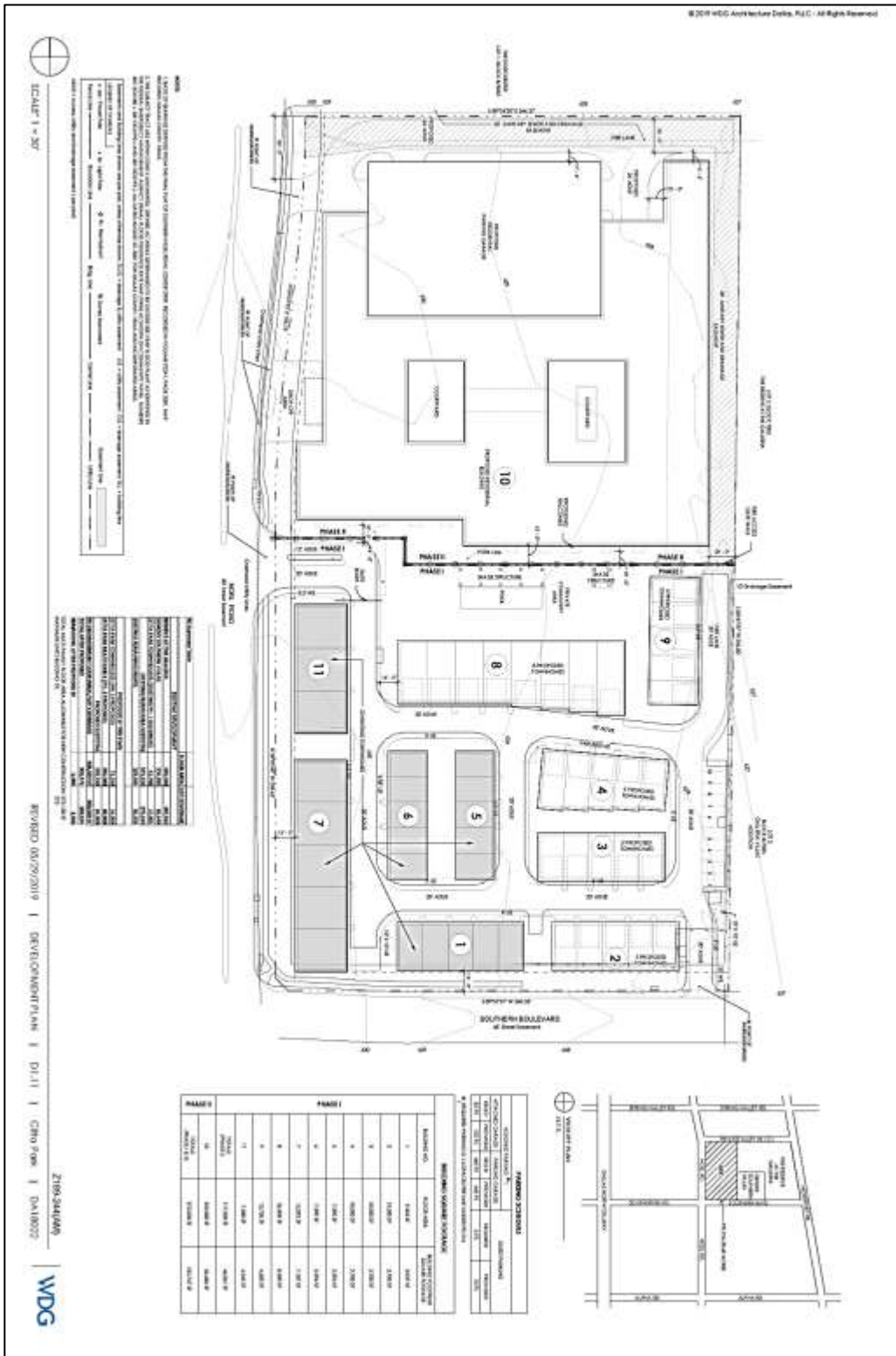
Juliana Colli Treasurer

Robert Watson Secretary

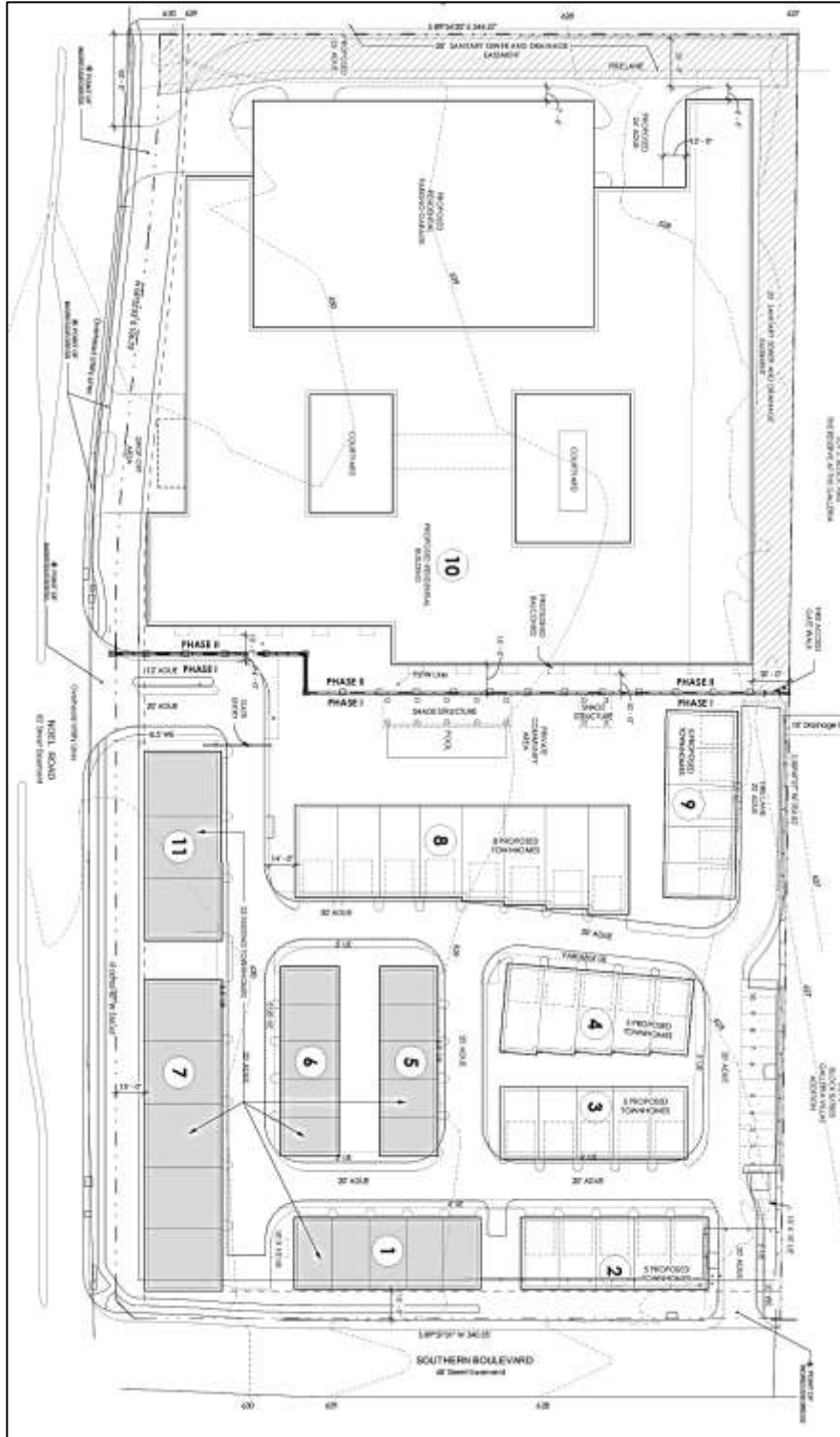
Citta Urban, LLC

Scott Larson Sole Manager

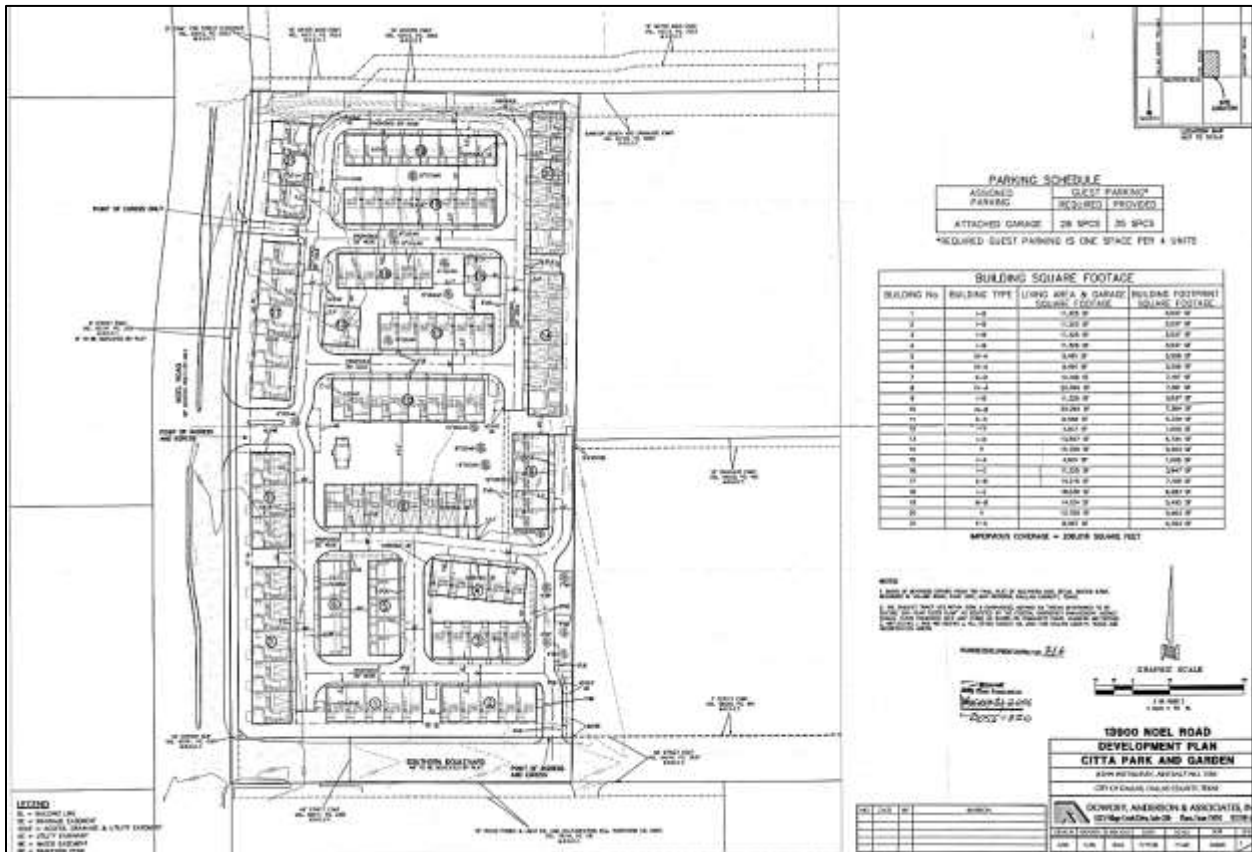
Proposed Development Plan



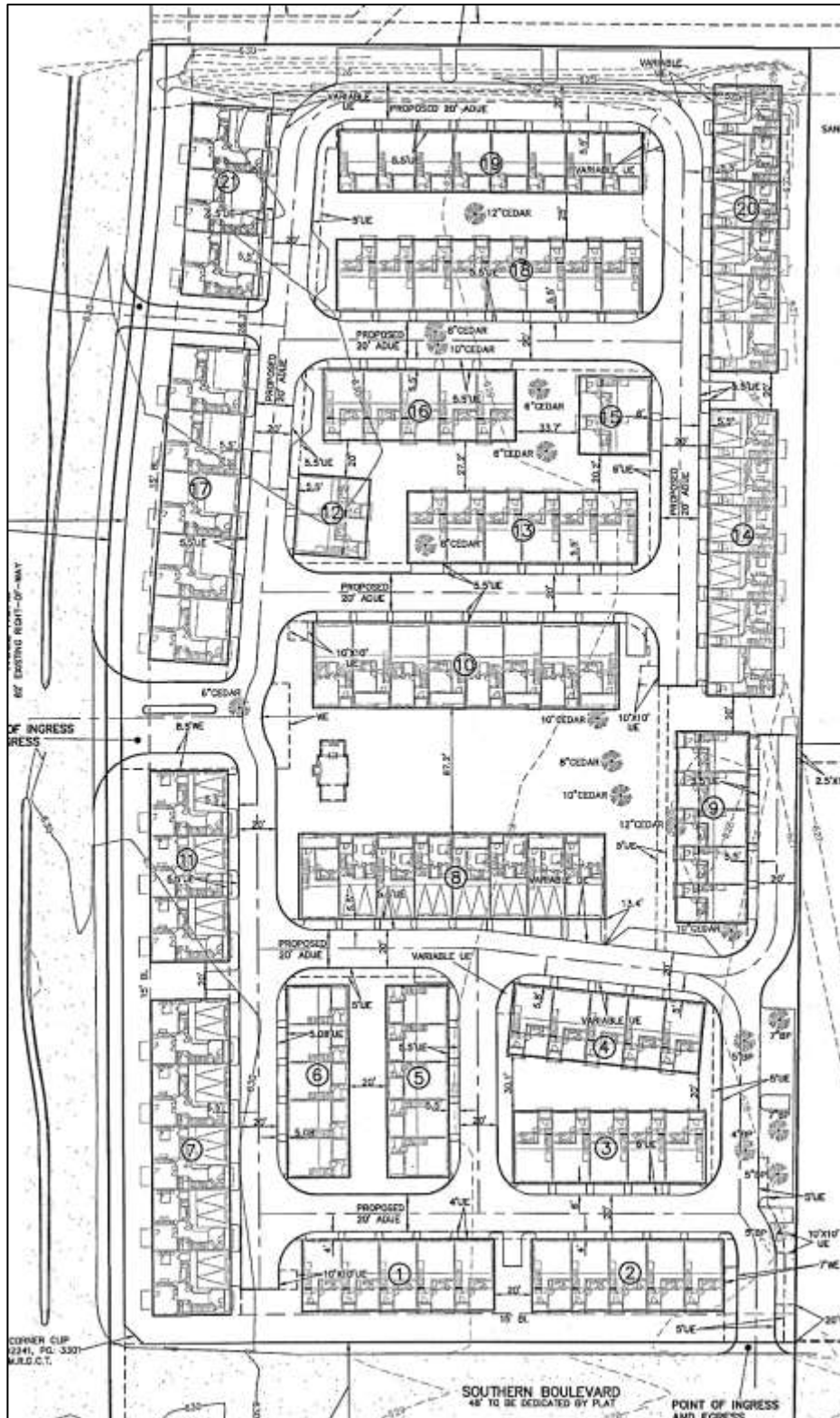
Proposed Development Plan - Enlarged



Existing Development Plan



Existing Development Plan - Enlarged

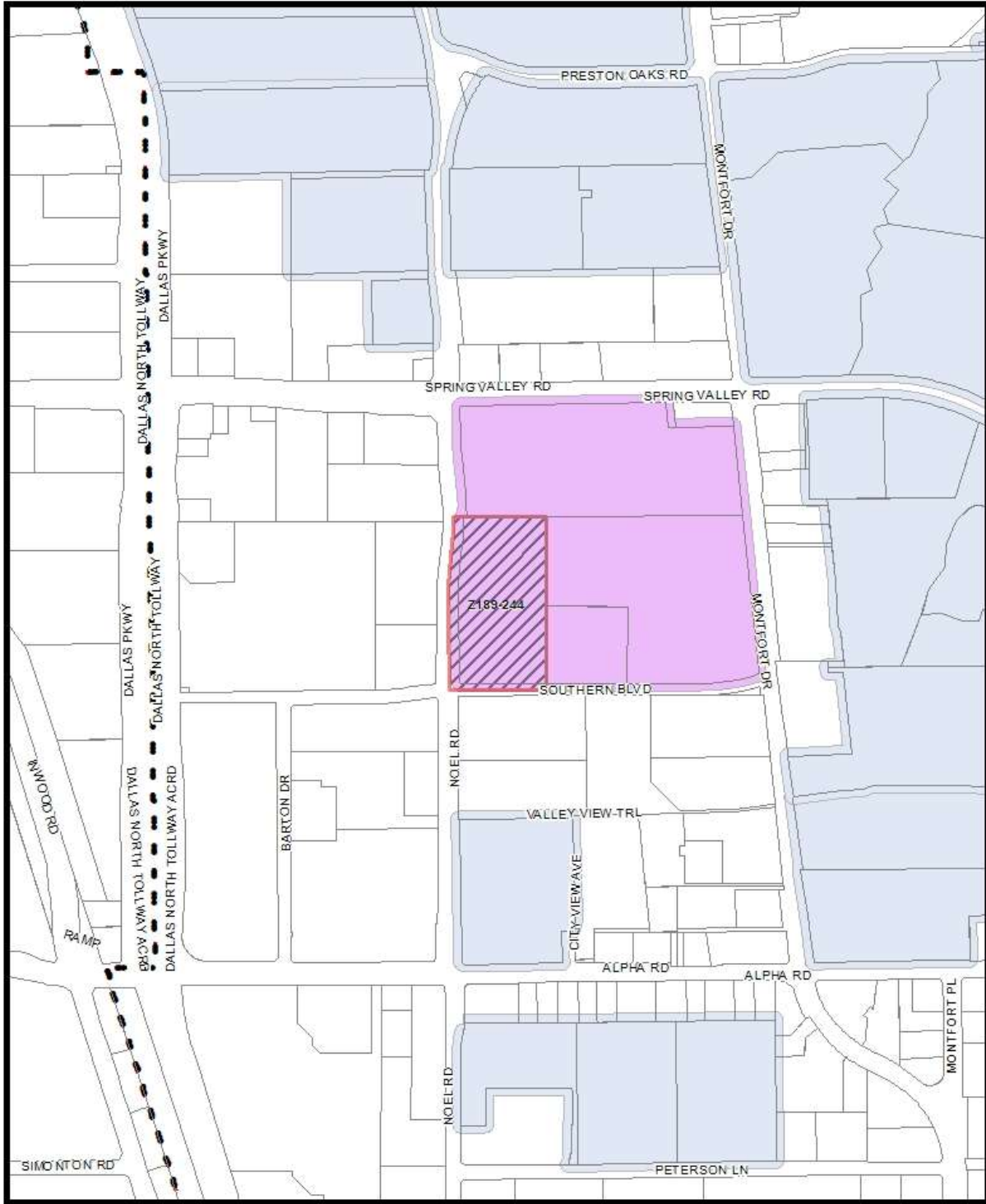










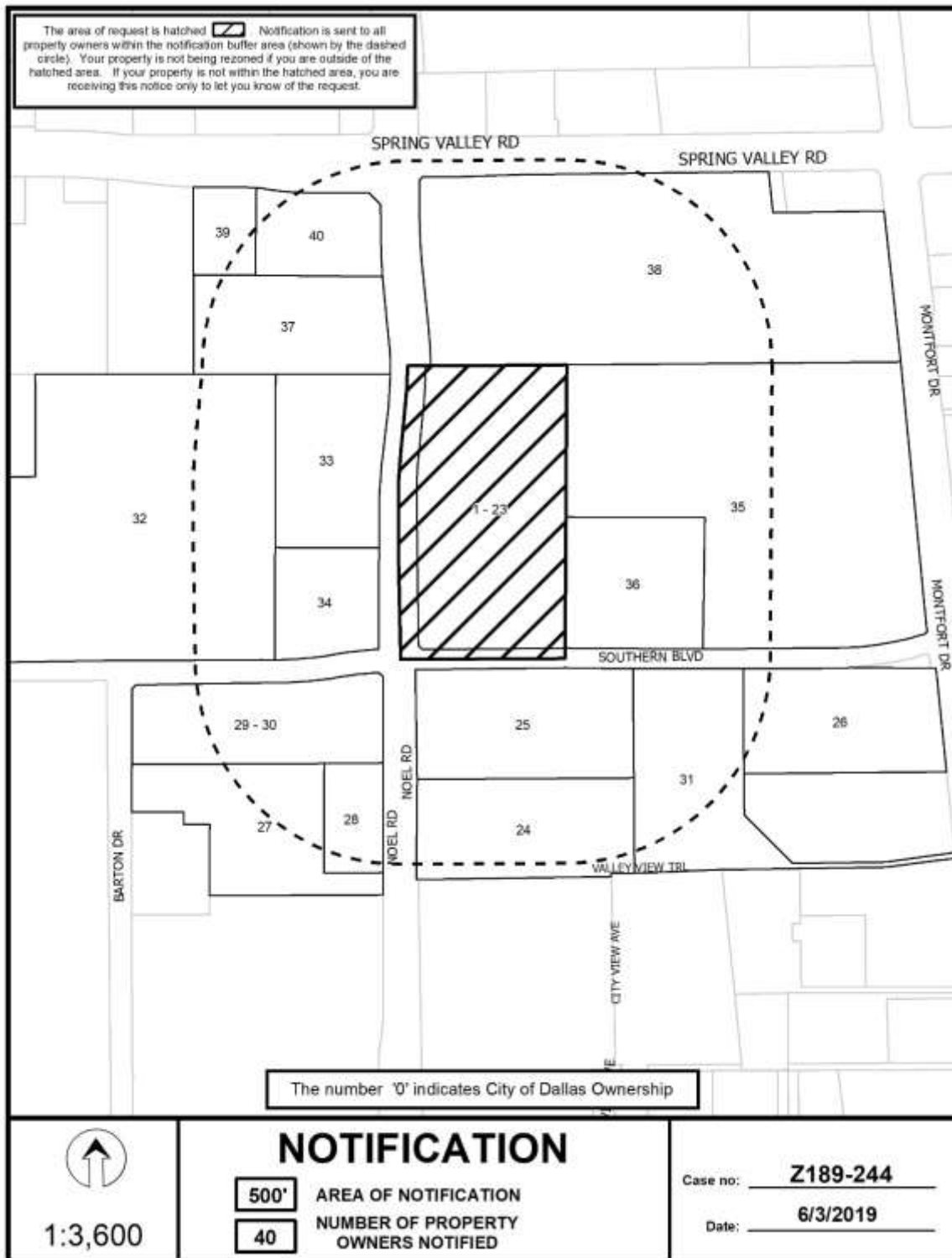


MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 6/6/2019



06/03/2019

Notification List of Property Owners

Z189-244

40 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13900 NOEL RD	CORREA HERMINIA
2	13900 NOEL RD	EVANS AMY
3	13900 NOEL RD	ZHONG XIN
4	13900 NOEL RD	SABETI ARMIN & WENDY
5	13900 NOEL RD	SAL INVESTMENTS LLC
6	13900 NOEL RD	NGUYEN TUONG V
7	13900 NOEL RD	MALIK IMAD
8	13900 NOEL RD	FRIAS JOSE & ALEJANDRA
9	13900 NOEL RD	HARRIS MEGHAN A
10	13900 NOEL RD	HILL CHRISTOPHER M
11	13900 NOEL RD	BERGEN JACQUELINE A &
12	13900 NOEL RD	BOROWSKI OTYLIA
13	13900 NOEL RD	BALOUCHE FAHIM
14	13900 NOEL RD	HAGHI BEHZAD & YVETTE
15	13900 NOEL RD	NGO MAI T
16	13900 NOEL RD	ROBINSON MARIA C
17	13900 NOEL RD	BELLA FLUCHAIRE LLC
18	13900 NOEL RD	VILLERE MICHAEL PIERRE
19	13900 NOEL RD	WATSON ROBERT
20	13900 NOEL RD	WYLIE CINDY L
21	13900 NOEL RD	WINSLOW WARREN A III
22	13900 NOEL RD	SU KORBAN C & NINTHALA
23	13900 NOEL RD	COLLI JULIANA M
24	13760 NOEL RD	ST NOEL LP
25	13780 NOEL RD	U S POSTAL SERVICE
26	13747 MONTFORT DR	MONTFORT OFFICE PTNRS LP

Z189-244(AM)

06/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	13737 NOEL RD	IPERS GALLERIA NORTH TOWER I INC
28	13651 NOEL RD	GALLERIA HORIZONTAL ASSET LLC
29	13741 NOEL RD	IPERS GALLERIA NORTH TOWER I &
30	13741 NOEL RD	GALLERIA HORIZONTAL ASSET LLC
31	13725 MONTFORT DR	GIRGNER INCORPORATED
32	13910 DALLAS PKWY	BED BATH & BEYOND INC
33	13939 NOEL RD	HPT CW PROPERTIES TRUST
34	13907 NOEL RD	HODGSON CURTIS D &
35	13907 MONTFORT DR	FATH BROWNSTONE LIMITED PS
36	5383 SOUTHERN BLVD	AHC SOUTHERN LP
37	14021 NOEL RD	ASHFORD DALLAS LP
38	14000 NOEL RD	DORCHESTER PPTIES LTD
39	5230 SPRING VALLEY RD	SBKFC HOLDINGS LLC
40	5230 SPRING VALLEY RD	SCP 2002D 4 LLC

FILE NUMBER: Z189-191(PD)

DATE FILED: February 4, 2019

LOCATION: Southeast corner of Alton Avenue, between South Munger Boulevard and South Garrett Avenue

COUNCIL DISTRICT: 2

MAPSCO: 46 G

SIZE OF REQUEST: ± .4714 acres

CENSUS TRACT: 24.00

APPLICANT/OWNER: Munger Garden LLC

REPRESENTATIVE: Khaldi Bajwa, Ark Design Concepts

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

SUMMARY: The applicant requests to construct 15 single family dwelling units that will abut the east line of the Santa Fe Trail and will utilize a shared access drive with two ingress/egress points on South Munger Boulevard and Garrett Avenue.

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

BACKGROUND INFORMATION:

- The 0.4714-acre request site is currently undeveloped and has never been improved.
- The applicant’s request for a Planned Development District for multifamily uses will allow for the construction of 15 single family dwellings. The proposed shared access single-family development will have 1,000 square foot lots with reduced front yard setbacks.

Zoning History: There have been no recent zoning requests in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Munger Boulevard	Community Collector	80 ft.
Santa Fe Avenue	Substandard	24 ft.
Alton Avenue	Substandard	24 ft

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed zoning change will not have a detrimental 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 request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Z189-191(PD)

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS.

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.3 Ensure attractive gateways into the city

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	D(A)	Undeveloped
Northwest	D(A)	Single Family
Northeast	D(A)	Single Family
East	D(A)	Santa Fe Trail & Single Family
Southeast	MF-2(A)	Santa Fe Trail
South	MF-2(A)	Public Park
Southwest	MF-2(A)	Single Family
West	MF-2(A)	Single Family

Land Use Compatibility:

The request site is undeveloped and is contiguous to single family uses to the north, east, south and west. The applicant's request to change the zoning from a D(A) Duplex District to a Planned Development District for MF-2(A) Multifamily District uses will allow for the development of approximately 15 single family units to (1) be developed on 1,000-square-foot lots, (2) provide a maximum of 70 percent lot coverage, (3) provide reduced front yard and side yard setbacks with no continuity, and (4) allow off-street guest parking within the front yard setback. The request site fronts on three streets and would require 15-foot front yard setbacks along Munger Boulevard and Garrett Avenue with the remaining yards controlled by the side yard setback requirement, notwithstanding the continuity of the established setback along street frontage that would have to be maintained.

The applicant plans to develop the site as a shared access planned development district because the unique location of the site and the requirements regulated the site cannot support a more traditional single family subdivision. The applicant also proposes five-foot sidewalks on South Munger Avenue to connect future residents and the community to the existing hike and bike trail that runs adjacent to the site on Sante Fe Avenue to the east. With respect to design standards, the applicant has offered street/building orientation and public realm requirements to further engage the street and to maintain consistency with the character of the existing neighborhood. The single family dwelling units are proposed to be oriented along a public street (Alton Avenue) with transparencies and openings that further engage the street.

Customarily, staff would request open space requirements with the application for a PDD; however, the site is immediately adjacent to two open spaces with a neighborhood pocket park to the south, across South Munger Avenue, and a public trail [Sante Fe Trail] immediately adjacent to the east. Additionally, while staff does not believe open space within the development should be a requirement, the applicant is proposing a public landscape garden to screen the guest parking spaces along the northwest corner of Garret Avenue.

Staff recommends approval of the proposed 15-lot, single family development with MF-2(A) Multifamily District uses because not only does similar zoning exist immediately adjacent to the request site across South Munger Avenue but also because the proposed zoning will provide uniformity and compatibility with the immediate adjacent single family uses as the proposed development is within a residential neighborhood building block and single family dwellings are the dominate land uses in these areas.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
D(A) Agricultural	25'	5'/5' sf 5'/10' Dup 10'/10' other	No max	36'	60% res 25% nonres	N/A	Residential
MF-2(A) Underlying MF	15'	0'/0' sf 5'/10' Dup 10'/15' other	No. max	36' RPS	60% res 50% nonres	Residential Proximity Slope	Single family, Duplex, Multifamily
Proposed							
MF-2(A) Multifamily	15'/5'	0'/0' sf 5'/10' Dup 10'/15' other	35Dus per acre	36' RPS	70%	Residential Proximity Slope	Single family, Duplex, Multifamily

Market Value Analysis:

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

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The required off-street parking ratio for a multifamily use is 1 space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. Thus, 15 spaces are required for the proposed 15 dwelling units plus 4 spaces for guests for a total of 19 off-street parking spaces.

Landscaping:

Landscaping must be provided in accordance with the proposed landscape plan.

List of Officers
Munger Garden LLC

Ramesh Kumar Manickam

Sampath Varatharaj

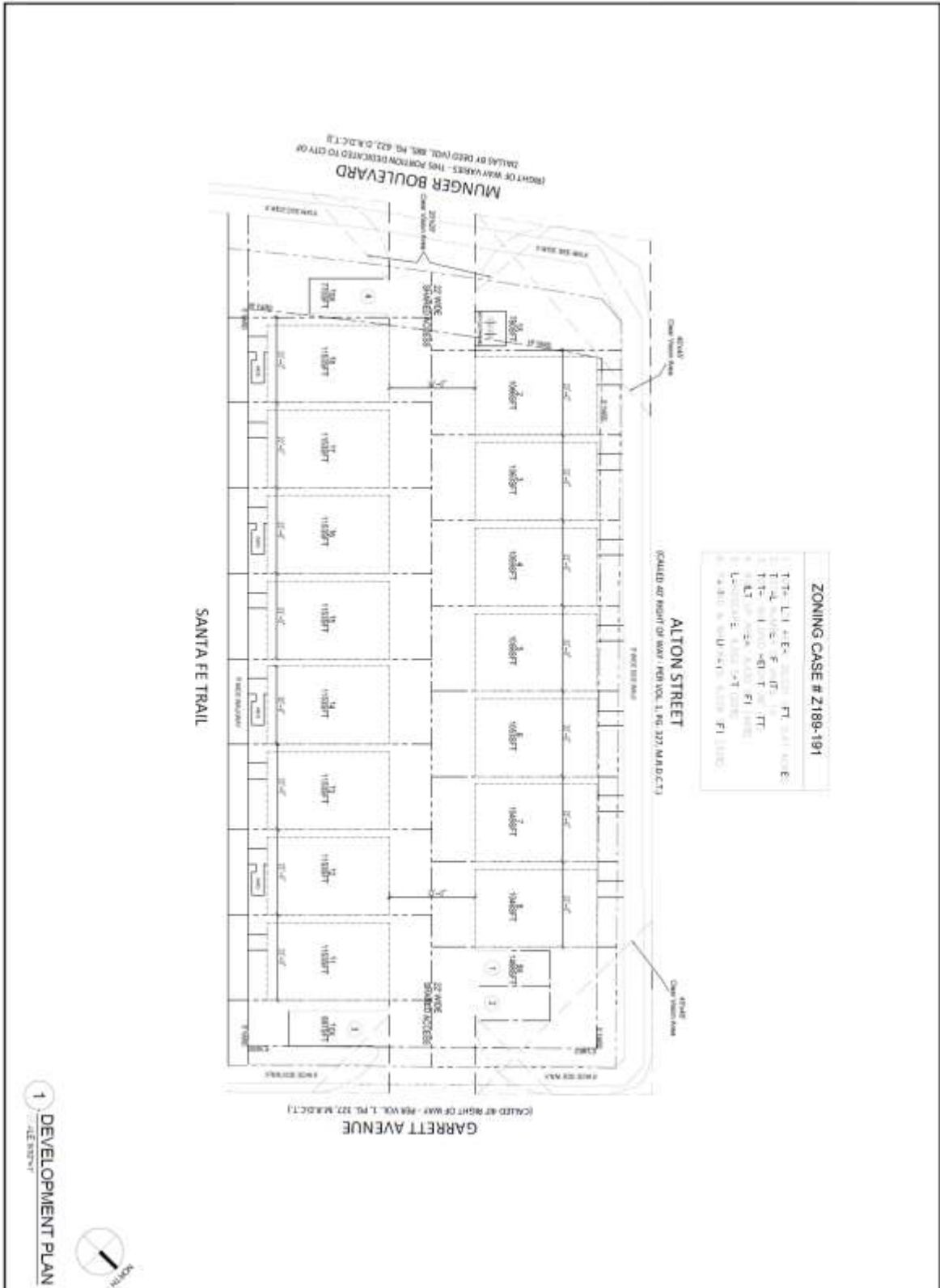
Srinivas Ramamoorthy

Kalyanaraman Parathasarathy

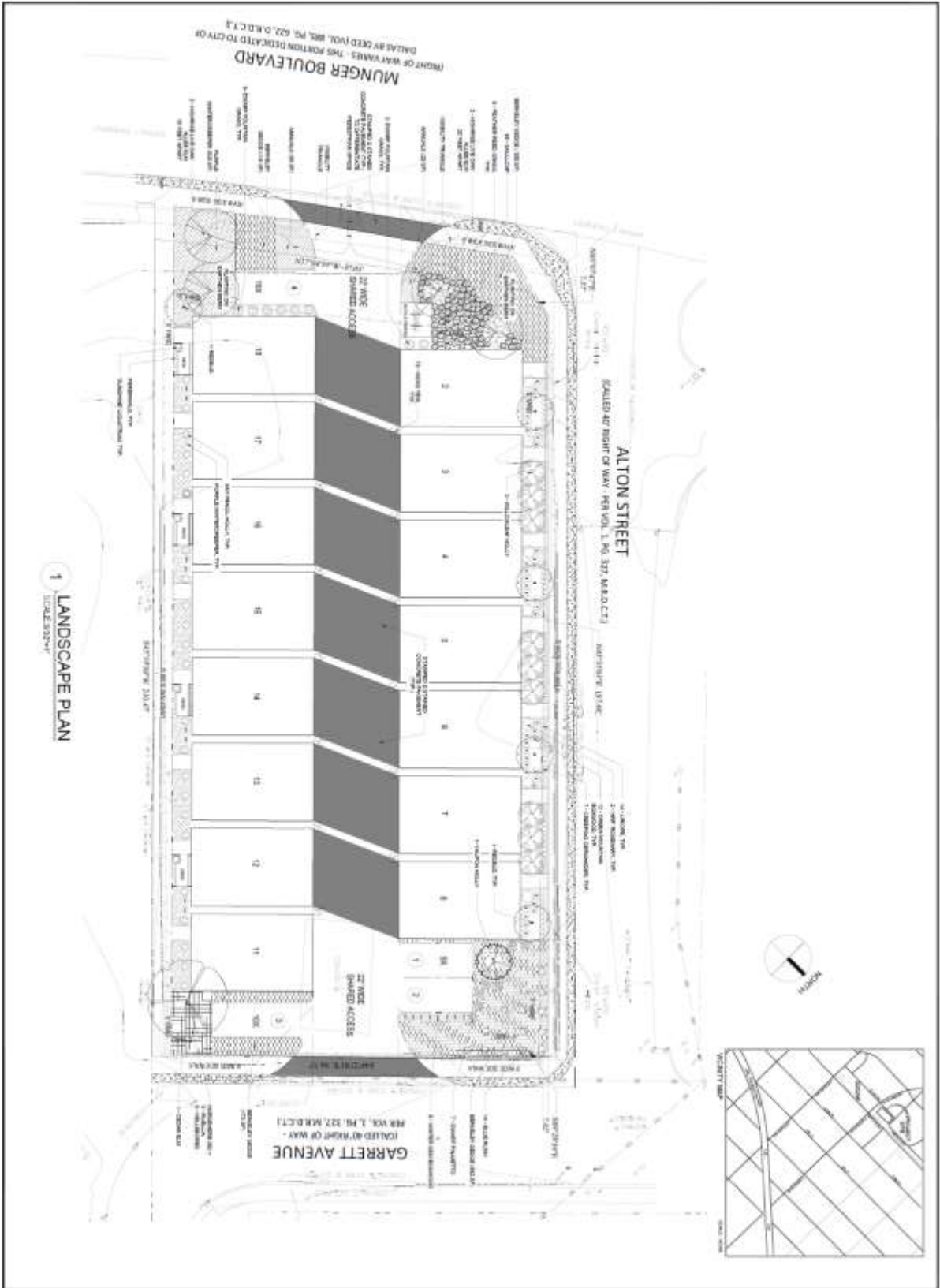
Sivakumar Manickam

Abdul Jameel Abdur Rahman

Proposed Conceptual Plan



Proposed Landscape Plan



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 at the Southeast corner of Alton Avenue, between South Munger Boulevard and South Garrett Avenue. The size of PD _____ is approximately 0.471 acres.

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

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

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

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

SEC. 51P-_____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: conceptual plan.

(2) Exhibit ___B: landscape 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) Except as provided in this section, 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.

(b) For single family uses, a final plat may serve as the development plan.

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

The only main uses permitted are those main uses permitted in the MF2(A) District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc. District, subject to the same conditions applicable in the MF2(A) SHARED ACCESS DEVELOPMENT District, as set out in Chapter 51A.

SEC. 51P- ____ .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 Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the MF2(A) SHARED ACCESS DEVELOPMENT District apply.

(b) Front yard.

(1) Fifteen feet required along the south frontage.

(2) Five feet required on the west and northwest frontage.

(3) Parking is allowed in the front yard.

(c) Density. Maximum number of dwelling units is 15.

(d) Height. Maximum structure height is 36 feet.

(e) Lot coverage. Maximum lot coverage is 70 percent.

(f) Lot size. Minimum lot size is 1,000 square feet.

SEC. 51P-____.109. STREET AND BUILDING ORIENTATION.

(a) Homes shall be configured to front public streets, circulation walkways, and open spaces. Homes fronting a public street shall have the primary entrance and main windows facing the street.

(b) A minimum 5' setback space shall be provided for a useable entry/ front stoop/ patio or yard/ and landscaping between the public sidewalk and private home

(c) For homes adjacent to the Santa Fe Trail, provide a minimum 5' wide pedestrian circulation in the form of private walkway as clear path of travel from the sidewalk to their entryway.

SEC. 51P-____.110. ENTRYWAYS.

(a) Primary entryways shall be clearly identifiable and connected to the public street by a walkway. Individual residences shall incorporate transitions such as landscaping, or paving, or patios, or canopies, or combination thereof.

(b) Garages shall not take the place of the main entryway.

SEC. 51P-____.111. SERVICE AND UTILITIES.

(a) Locate loading, garbage and other services so they do not negatively affect adjacent residences; screen with fencing and/or landscaping or integrate into the design of the building so they are not visible from the street or adjacent accessible open spaces and parks.

(b) Locate mechanical equipment and servicing areas away from amenity areas.

SEC. 51P-____.112. VEHICLE AND BIKE PARKING.

(a) No garages shall directly face a public street.

a. A minimum of one public bike parking space shall be provided for every five units on site.

(b) Two off-street parking spaces are required per lot.

SEC. 51P- _____.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.114. 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) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.115. SIGNS.

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

SEC. 51P- _____.116. PUBLIC REALM.

(a) Fences and shrubbery should be no taller than 3 feet 6 inches in areas adjacent to the sidewalk, and common public areas.

(b) Building facades should provide a minimum 30 percent transparency at the ground-level and 20 percent transparency on all upper levels.

SEC. 51P- _____.117. ADDITIONAL PROVISIONS.

(a) The entire length of the development along the Sante Fe Trail must provide permanent brick masonry screening with no openings. Access may only be granted by separate license agreement with the City of Dallas Park and Recreation Park Board.

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

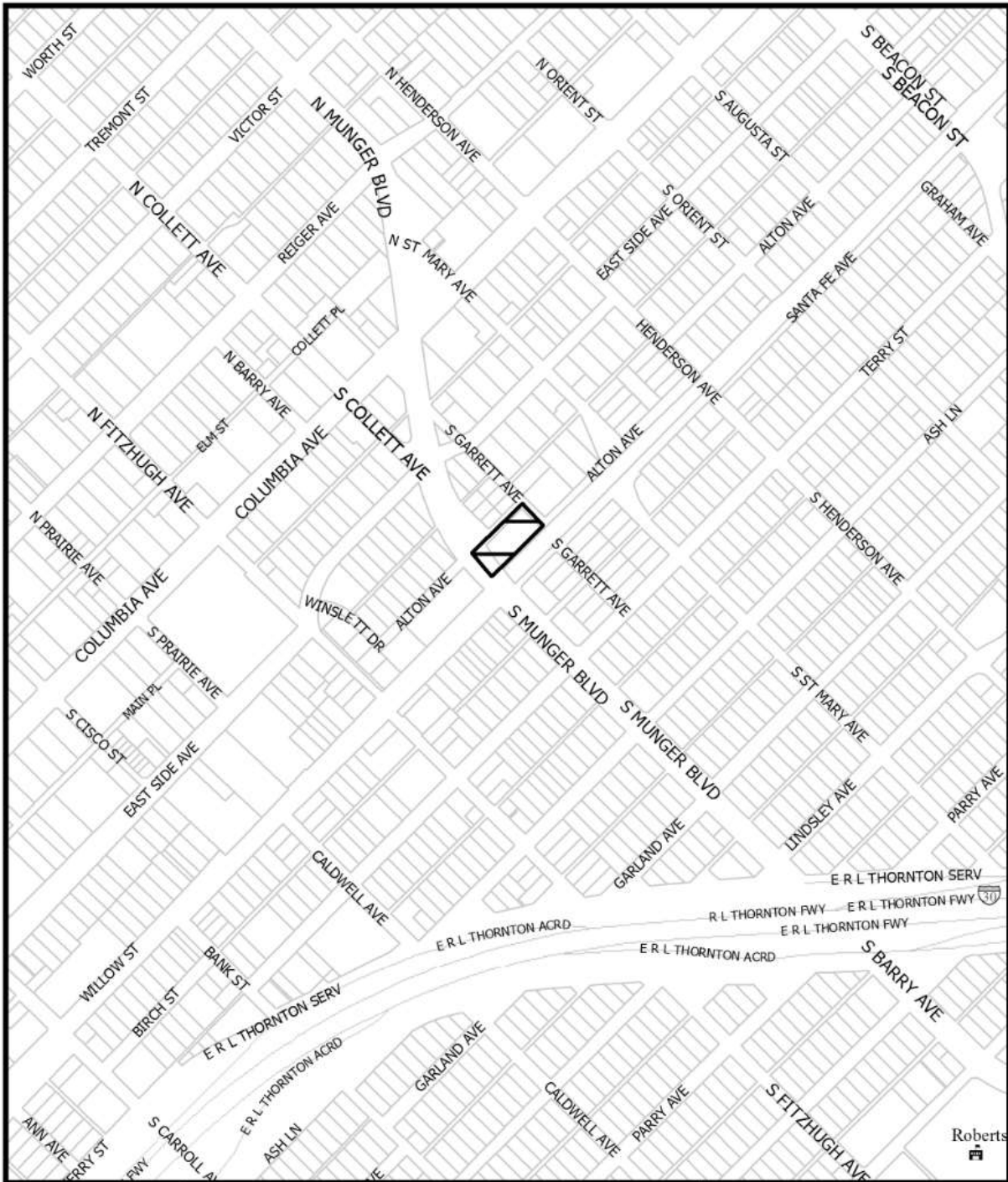
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.118.

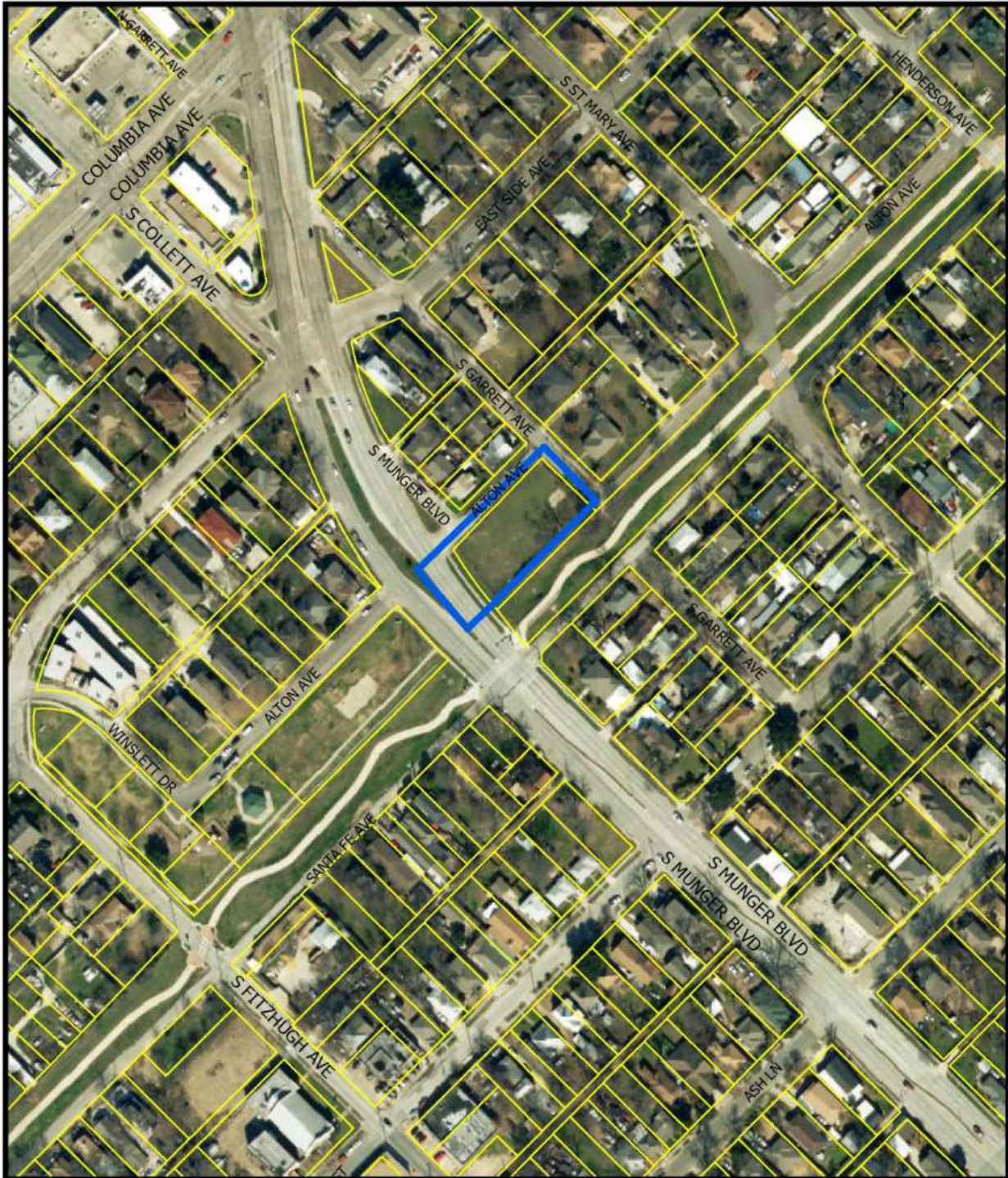
COMPLIANCE WITH CONDITIONS.

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



 1:6,000	VICINITY MAP	Case no: <u> Z189-191 </u> Date: <u> 5/28/2019 </u>
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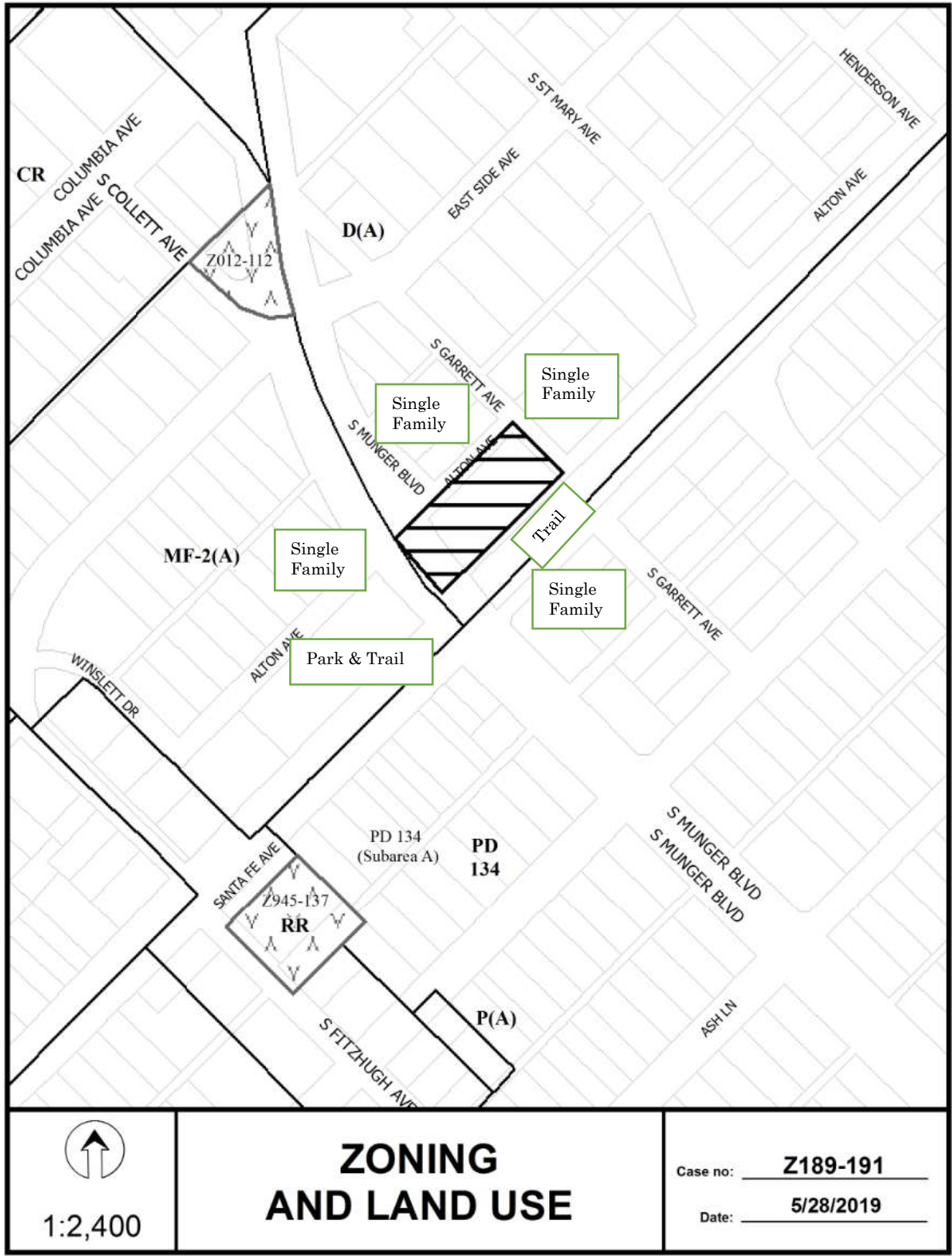


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AERIAL MAP

Case no: Z189-191

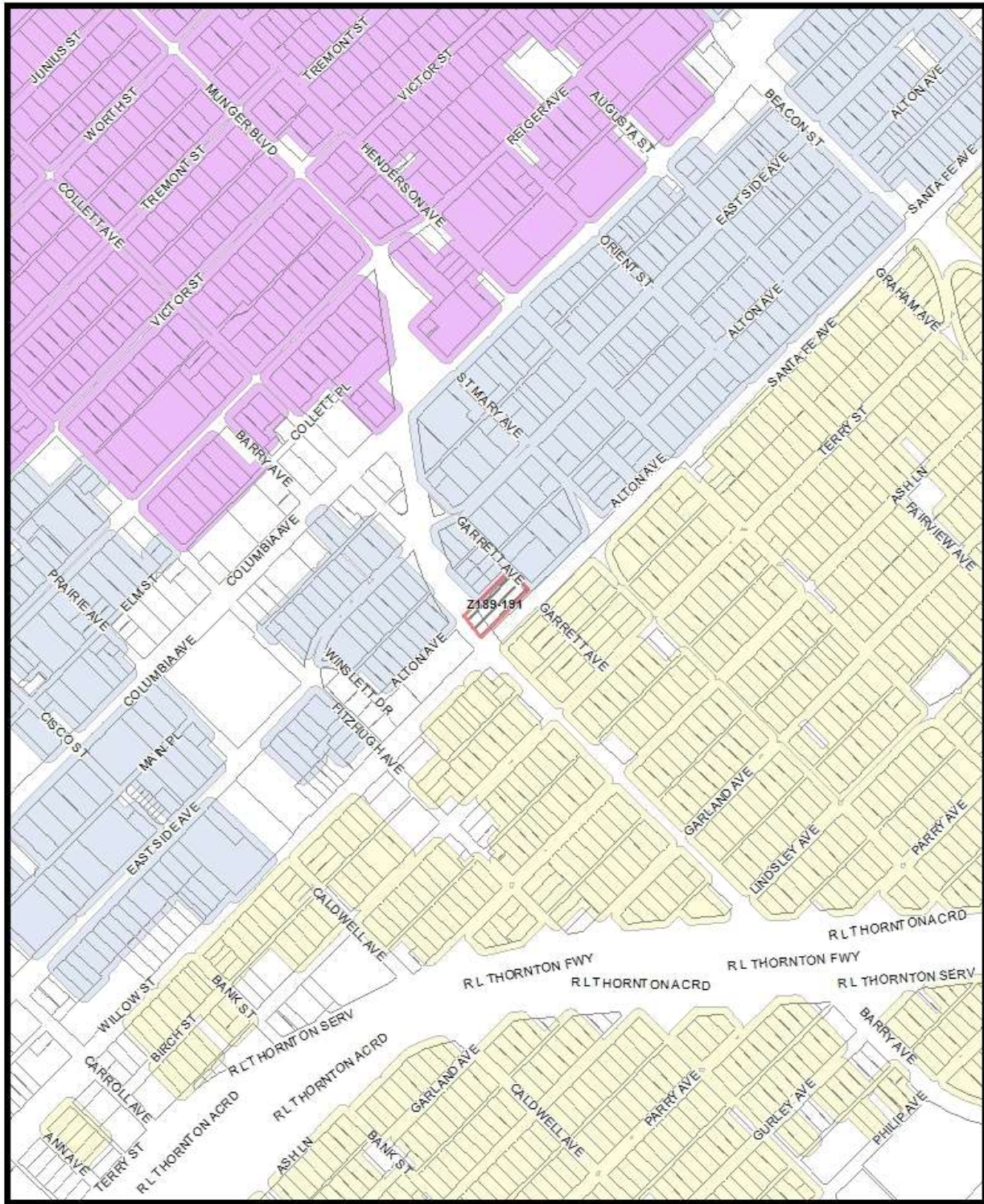
Date: 5/28/2019



1:2,400

ZONING AND LAND USE

Case no: Z189-191
Date: 5/28/2019

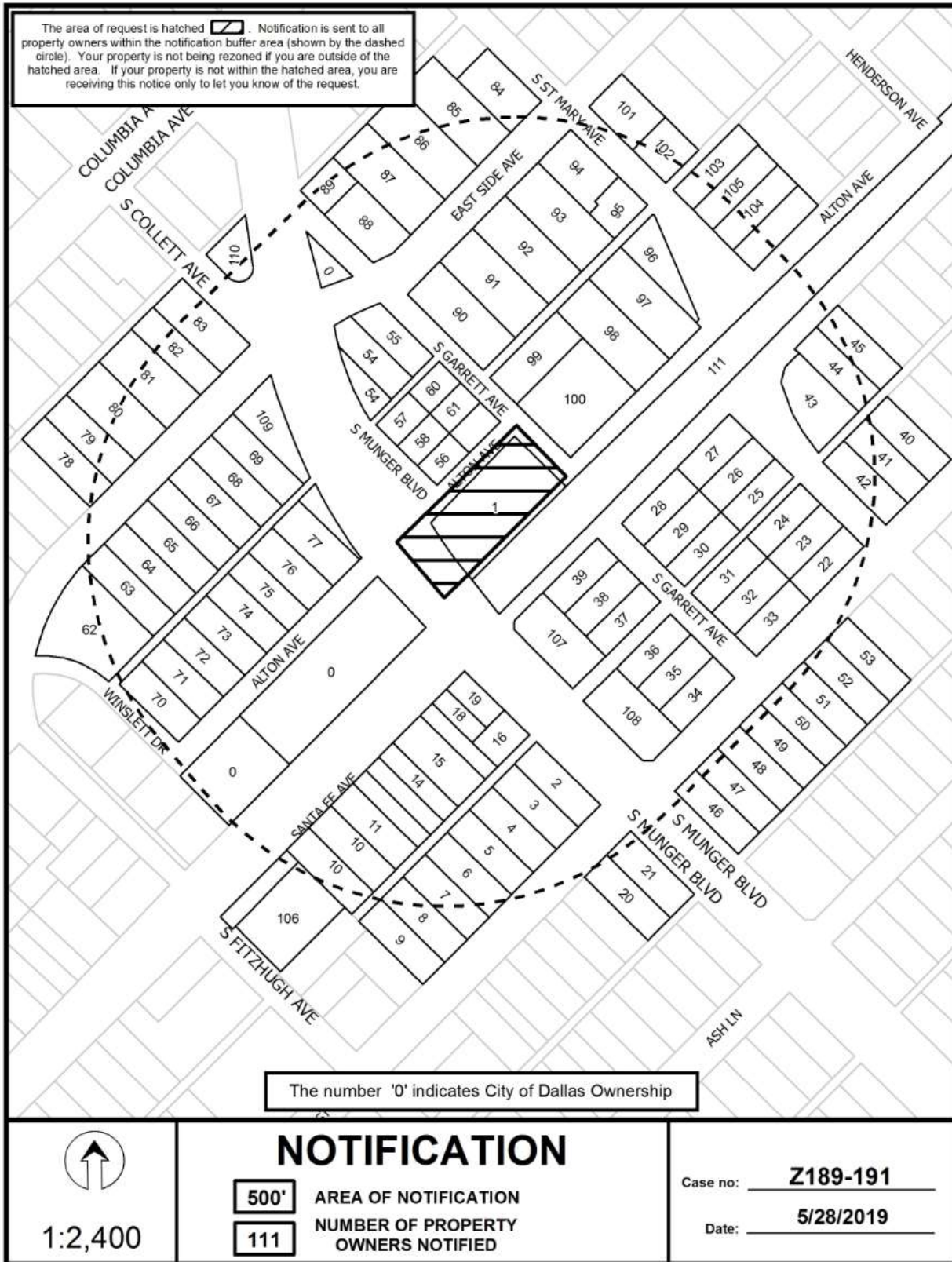


MVA Cluster ■ A ■ B ■ C ■ D ■ E ■ F ■ G ■ H ■ I ■ NA

 1:6,000

Market Value Analysis

Printed Date: 5/28/2019



05/28/2019

Notification List of Property Owners***Z189-191******111 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4960 ALTON AVE	WILLOW PARTNERS LP
2	4941 TERRY ST	LOPEZ SALVADOR JR
3	4939 TERRY ST	ROBLEZ EDWARD
4	4933 TERRY ST	GILMORE RALPH CURTIS
5	4929 TERRY ST	MARTIN JAMES &
6	4927 TERRY ST	LOPEZ JORGE L & REYNA Y
7	4921 TERRY ST	AMADOR NICASIO
8	4917 TERRY ST	RODRIGUEZ ALFREDO &
9	4913 TERRY ST	PEREZBENITEZ JUAN MANUEL &
10	402 S FITZHUGH AVE	CARRILLO JULIA &
11	4920 SANTA FE AVE	ALVARADO JOSEFINA
12	4924 SANTA FE AVE	MARTINEZ SERVANDO &
13	4922 SANTA FE AVE	SEGURA JUAN &
14	4926 SANTA FE AVE	MARTINEZ SERVANDO
15	4928 SANTA FE AVE	NUNO MARIA DEJESUS
16	409 S MUNGER BLVD	LOPEZ SALVADOR G
17	4932 SANTA FE AVE	NUNU MARIA DEJESUS
18	4934 SANTA FE AVE	WOOD NORMAN WILLIE
19	4936 SANTA FE AVE	LOPEZ NORMA LETICIA &
20	4938 TERRY ST	GUERRERO ROGELIO
21	4942 TERRY ST	DAVILA GOMEZ CLARA
22	423 ST MARY AVE	BARRIOS TEREZA &
23	419 ST MARY AVE	DAVILA JESUS RAMIREZ &
24	415 ST MARY AVE	ALVAREZ ALVERTO &
25	411 ST MARY AVE	MURAD SHADI R &
26	407 S ST MARY AVE	SALAZAR RAMIRO GERARDO CRUZ

Z189-191(PD)

05/28/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	403 S ST MARY AVE	HUNT ROBERT V
28	402 S GARRETT AVE	ESPARZA MARY ESTHER
29	406 S GARRETT AVE	MIJANGOS OLGA NYDIA
30	410 S GARRETT AVE	CAMPUZANO EFRAIM
31	414 S GARRETT AVE	RODRIGUEZ NORBERTO &
32	418 S GARRETT AVE	CANTU TERESA
33	422 S GARRETT AVE	DEL CAMPO JESUS &
34	423 S GARRETT AVE	BARRIOS JOSE LUIS &
35	419 S GARRETT AVE	BLANCO ALEJANDRINO EST OF
36	415 S GARRETT AVE	CAMPUZANO EFRAIN
37	411 S GARRETT AVE	ALVARADO AGUSTIN
38	407 S GARRETT AVE	RODRIGUEZ PEDRO
39	403 S GARRETT AVE	FLORES CUSTODIO &
40	5211 TERRY ST	RAMIREZ PAULINO
41	5207 TERRY ST	RENDON ANGEL & MARGARITA
42	5203 TERRY ST	MARTINEZ GREGORIO
43	5204 SANTA FE AVE	HUERTA MONICO & ROSARIO
44	5210 SANTA FE AVE	PORTILLO JOSE ABEL
45	5214 SANTA FE AVE	TAYLOR ROSA RICHARDSON
46	5004 TERRY ST	ORTEZ MICHAEL L
47	5008 TERRY ST	GRANADOS RAMON & ISABEL
48	5012 TERRY ST	MERCADO FRANCISCO &
49	5016 TERRY ST	RAMIREZ SONIA ADRIANA
50	5020 TERRY ST	BARRIOS JOSE LUIS &
51	5102 TERRY ST	ROJAS RAMIRO &
52	5104 TERRY ST	GILMORE RALPH C
53	5108 TERRY ST	VASQUEZ MARIA INEZ
54	5004 EAST SIDE AVE	BAHR REBECCA
55	5010 EAST SIDE AVE	EMILIANO LUDIVINA R &
56	222 S MUNGER BLVD	CHATTO DEE A
57	214 S MUNGER BLVD	SAUCEDA EPIFANIO

Z189-191(PD)

05/28/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	218 S MUNGER BLVD	MENDEZ JOSE A
59	221 S GARRETT AVE	PENDERGRASS FLETCHER
60	211 S GARRETT AVE	LOPEZ CORONADO MARTHA ALICIA
61	217 S GARRETT AVE	SOTO ESTEBAN
62	4910 EAST SIDE AVE	AKIYAMA MITSURU
63	4918 EAST SIDE AVE	EIFFEL INVESTMENTS CAPITAL LLC
64	4922 EAST SIDE AVE	WBL EAST SIDE INVESTMENT GROUP LLC
65	4926 EAST SIDE AVE	CHONG UI CHIN
66	4932 EAST SIDE AVE	GONZALEZ MARIO &
67	4936 EAST SIDE AVE	SANDOVAL SERGIO CUELLAR
68	4940 EAST SIDE AVE	LATIMER ROY ARTHUR
69	4944 EAST SIDE AVE	VERA HECTOR MANUEL
70	4911 ALTON AVE	DREAM DALLAS LLC
71	4917 ALTON AVE	BEESELY JOHN
72	4921 ALTON AVE	BEESELY JOHN & VUOKKO
73	4925 ALTON AVE	AC ANGELES TRUST
74	4929 ALTON AVE	DONNA GROUP
75	4933 ALTON AVE	SALYARDS CHARLES R
76	4937 ALTON AVE	MCDUGAL LEON C
77	4939 ALTON AVE	CORONADO EDUARDO & ELDA LAURA SIFUENTES
78	4925 EAST SIDE AVE	STREETER LENE
79	4929 EAST SIDE AVE	STERLING LENE &
80	4933 EAST SIDE AVE	STERLING JONATHAN
81	4941 EAST SIDE AVE	ARELLANO ARMANDO &
82	4947 EAST SIDE AVE	CALVILLO MARIA JUANA LOPEZ
83	4951 EAST SIDE AVE	ORTIZ ANA A
84	5125 EAST SIDE AVE	WEEKS VIVIAN GRACE LIFE ESTATE
85	5121 EAST SIDE AVE	ESCAMILLA CONSUELO VERONICA
86	5113 EAST SIDE AVE	TALAVERA RAFAEL & DIANA M
87	5111 EAST SIDE AVE	EAST SIDE LIFESTYLES LLC
88	5103 EAST SIDE AVE	AGUILAR JOSEPHINE &

Z189-191(PD)

05/28/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	116 S GARRETT AVE	AGUILAR JOSEPHINE & JOSE RAMON
90	5100 EAST SIDE AVE	OLVERA JUAN M
91	5106 EAST SIDE AVE	GAMEZ NOE C & CELIA P
92	5112 EAST SIDE AVE	GAMEZ NOE C
93	5118 EAST SIDE AVE	HARMON CHRISTINA
94	5128 EAST SIDE AVE	BEAUDETTE JOSEPH E
95	211 ST MARY AVE	GUERRERO JOSE MARCOS &
96	303 S ST MARY AVE	LININGTON BRYAN M
97	5119 SANTA FE AVE	TORRES MARIA DE JESUS &
98	5113 SANTA FE AVE	FAZ MARIANO
99	302 S GARRETT AVE	PINTER JAN JOSEPH
100	318 S GARRETT AVE	CANTU JESSY YESENIA
101	5200 EAST SIDE AVE	CHHOUR KIM
102	212 ST MARY AVE	RODRIGUEZ HECTOR & SILVIA
103	302 ST MARY AVE	PACE PATTY EOLA
104	308 ST MARY AVE	LEMUS CELINDA VIDES
105	306 ST MARY AVE	RAMIREZ MANUEL &
106	404 S FITZHUGH AVE	LARA ROGELIO R
107	400 S MUNGER BLVD	FAZ RUBEN
108	420 S MUNGER BLVD	FAZ RUBEN
109	200 S MUNGER BLVD	VERA ROSALVA
110	101 S MUNGER BLVD	INTERPROPERTIES GROUP INC
111	401 S BUCKNER BLVD	DART

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z189-236(AU)

DATE FILED: April 5, 2019

LOCATION: Northeast corner of Leland Avenue and Marburg Street

COUNCIL DISTRICT: 7

MAPSCO: 36 C

SIZE OF REQUEST: +/- 1.278 acres

CENSUS TRACT: 38.00

OWNER / APPLICANT / REPRESENTATIVE: Dallas Bethlehem Center

REQUEST: An application for the renewal of Specific Use Permit No. 370 for a child-care facility and a community service center, on a property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District

SUMMARY: The applicant proposes to continue the operation of a child-care facility and community service center (Dallas Bethlehem Center)

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

PLANNED DEVELOPMENT DISTRICT No. 595:

<http://www.dallascityattorney.com/51P/Supp%2055/Articles/ARTICLE%20595.pdf>

PLANNED DEVELOPMENT DISTRICT No. 595 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a595>

Background Information:

- The request site is currently developed with a 15,264-square-foot building that contains a community service center in the southern wing, and a child-care facility in the northern wing. The child-care facility is occupying a 6,584-square-foot portion, and the community service center is occupying a 8,680-square-foot portion. The site also contains 33 parking spaces distributed into two lots, and a 3,508-square-foot playground on the eastern side of the property.
- In December 1955, City Council approved SUP No. 124 for a community center and mission station, for a permanent time, subject to conditions.
- In July 1967, City Council approved SUP No. 370 for a community center (private) and mission station, for a permanent time, subject to conditions.
- In May 1982, City Council repealed SUP No. 124 and approved an amendment to SUP No. 370 for a private community center, a day-care center, and a mission station, for a permanent time, subject to a site plan and conditions.
- PD 595 was established in September 2001, and is divided into 10 subdistricts, residential and non-residential. The site is located within the R-5(A) Single Family Subdistrict. R-5(A) allows child-care facility and community service center uses subject to SUP approval.
- In December 2003, City Council approved an amendment to SUP No. 370 for child-care use only, and included a 10-year time limit, a new site plan/landscape plan, and conditions.
- In October 2013, the Board of Adjustment granted three Special Exceptions for this site:
 - Special Exception to permit a fence to exceed 4 feet in height in the front yard setback. The existing fence is 6 feet, 4 inches in height.
 - Special Exception to permit the fence to encroach in the visibility triangles on both side on the driveway from Leland Avenue and Marburg Street.
 - Special Exception to off street parking regulations to reduce required number of parking spaces for the community service center portion of the site from 43 parking spaces to 33 parking spaces.

- In April 2014, City Council renewed and amended SUP No. 370 for a child-care facility and a community service center for a five-year term limit. The amendments approved in 2014 included: new landscape plan, fence elevations, visibility triangles, new parking count, and new parking layout.
- The applicant submitted this application for a third SUP renewal on April 5, 2019, four days prior to its expiration on April 9, 2019.

Zoning History:

There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing & Proposed ROW
Leland Avenue	Local	50 ft
Marburg Street	Local	40 ft

Traffic:

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

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

5.3.1.5 Build neighborhood facilities, such as schools, libraries and community centers, within walking distance of transit stations and homes.

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

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

Policy 2.3 Expand health, childcare, and transportation programs for low income areas.

Policy 2.4 Improve Pre-K education opportunities for children in poverty.

Policy 4.1 Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.

Policy 4.2 Support and leverage emerging school quality and school choice programs.

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

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 595 (R-5(A))	Existing community service center and child-care facility
North Northeast Southeast	PD No. 595 (R-5(A))	Single-family homes
South Southwest	PD No. 595 (R-5(A))	Vacant
West	PD No. 595 (R-5(A))	Community Garden
Northwest	PD No. 595 (R-5(A))	Vacant

Land Use Compatibility:

The applicant, Dallas Bethlehem Center, is requesting the renewal of SUP No. 370 to continue operation of the existing community service center and child-care facility. Both uses are in separate wings within the same 15,264-square-foot building. Dallas Bethlehem Center has been operating at this location since 1955, serving the needs of the South Dallas Fair Park community.

Community centers and child-care facilities are complimentary uses to the residential neighborhoods, creating and maintaining a strong sense of community. The request site is surrounded by single-family residential uses. The applicant is also maintaining a community garden across the street, on Leland Avenue.

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.

Considering the long-time operation of the center in this area of the city and the sustained improvement of the property and the neighborhood, while continuously expanding the outreach and programming to respond to community needs, staff recommends approval of this request.

Landscaping:

The existing development provides for landscaping that complies with Article X. No revisions are proposed nor required with this application, as no new construction or modification is proposed on the site.

Parking:

The property contains 33 parking spaces distributed into two lots to serve the needs of the community service center and the child-care facility. This complies with the approved site/landscape plan and the SUP Conditions that specify the requirement to provide 33 parking spaces.

As previously noted, the Board of Adjustments granted a special exception to the parking requirements for the community service center use on this site, to be reduced from 43 spaces required to 33 spaces. In addition to this exception, based on the applicant's submitted parking analysis, the 2014 SUP approved the applicant's request for the child-care facility to be decreased and be included in the same parking provided for the community service center portion. The child-care portion requires 13 parking spaces.

Market Value Analysis:

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

LIST OF PARTNERS

Dallas Bethlehem Center Board of Directors:

Rev. Katherine Glaze Lyle – President

Gerald Meinecke – President Emeritus

Julie Noel – Vice President and NTC UMW President

Russell Williams – Secretary

Lori Dalton – Senior Vice President & General Counsel, Texas Scottish Rite Hospital for Children

James Franks

Ted Herrod

Rev. Andrew Lewis – Director of Center for Mission Outreach

Dr. Thalia Matherson

Pat Simon

Sharon Spratt

Mitchell Stein

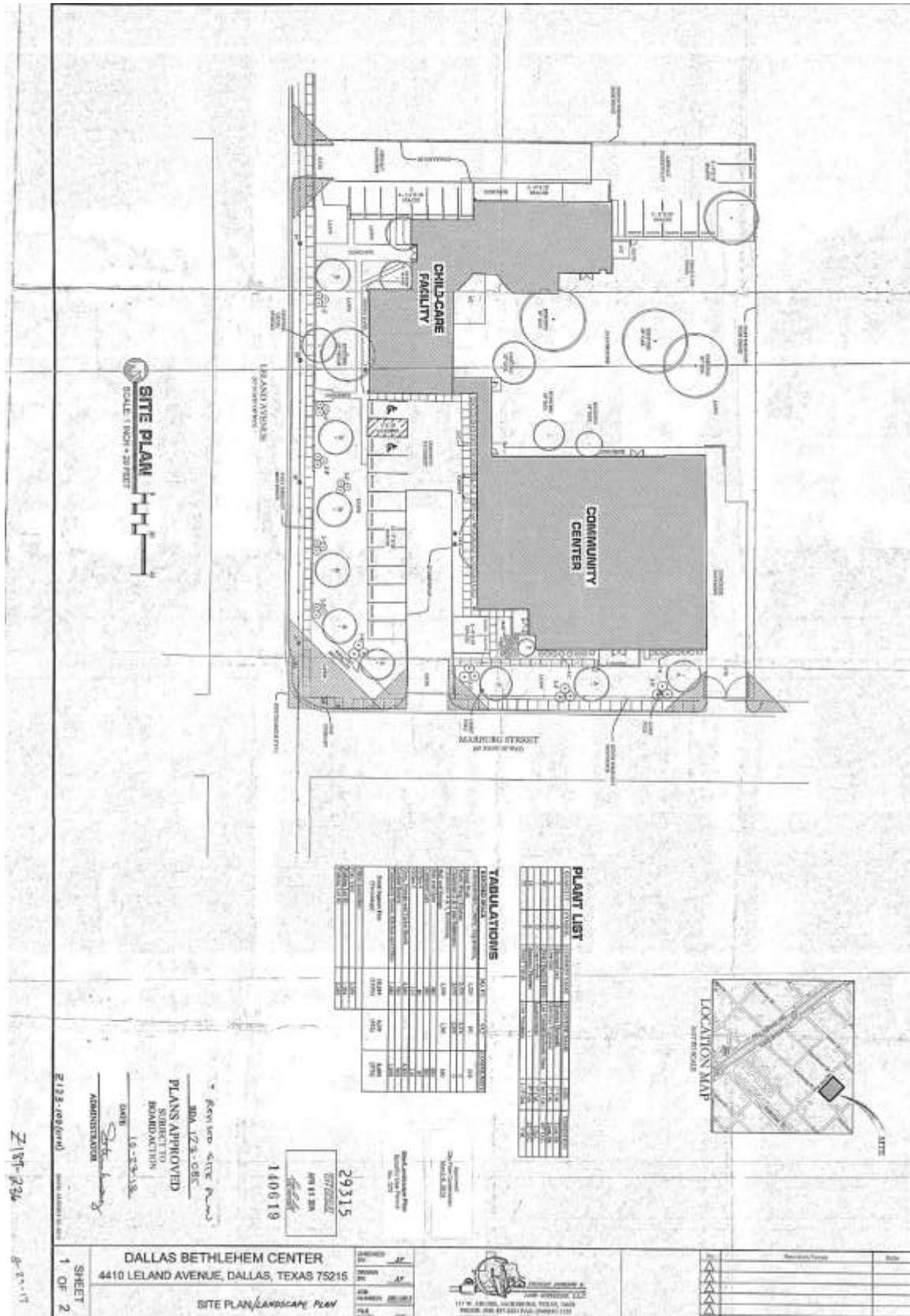
Rev. Debra Hobbs Mason – Ex-Officio as Metro District Superintendent

Diane Martin – Ex-Officio as Metro District UMW President

PROPOSED SUP CONDITIONS

1. **USE:** The only uses authorized by this specific use permit are a child-care facility and a community service center.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site/landscape plan.
3. **TIME LIMIT:** This specific use permit expires on [~~April 9, 2019~~] (ten-year period from passage of this Ordinance) but is eligible for automatic renewals for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. **LANDSCAPING:** Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended, and located as shown on the attached site/landscape plan.
5. **PARKING:** A minimum of 33 off-street parking must be provided as shown on the attached site/landscape plan.
6. **FENCING:** Fencing must be provided as shown on the attached fence elevations.
7. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE/LANDSCAPE PLAN (no changes)



SITE PLAN
SCALE: 1" = 20' FEET

PLANT LIST

NO.	PLANT NAME	QUANTITY	SIZE	NOTES
1
2
3
4
5
6
7
8
9
10

TABULATIONS

NO.	DESCRIPTION	QUANTITY	UNIT	NOTES
1
2
3
4
5
6
7
8
9
10



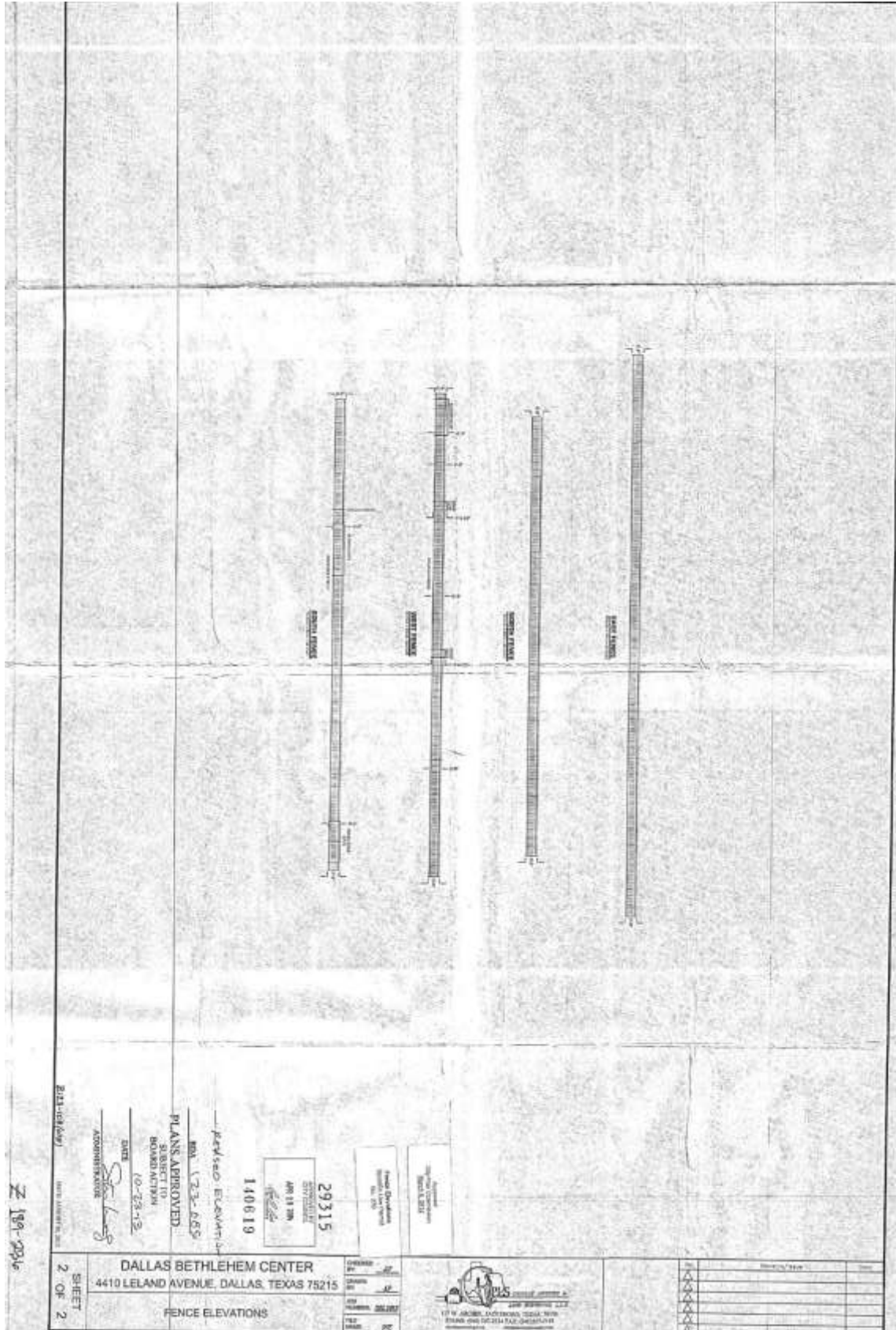
APPROVED FOR THE CITY OF DALLAS
 PLANS APPROVED
 SUBJECT TO
 BOARD ACTION
 DATE: 10-23-18
 ADMINISTRATION
 29315
 APR 11 AM
 140618

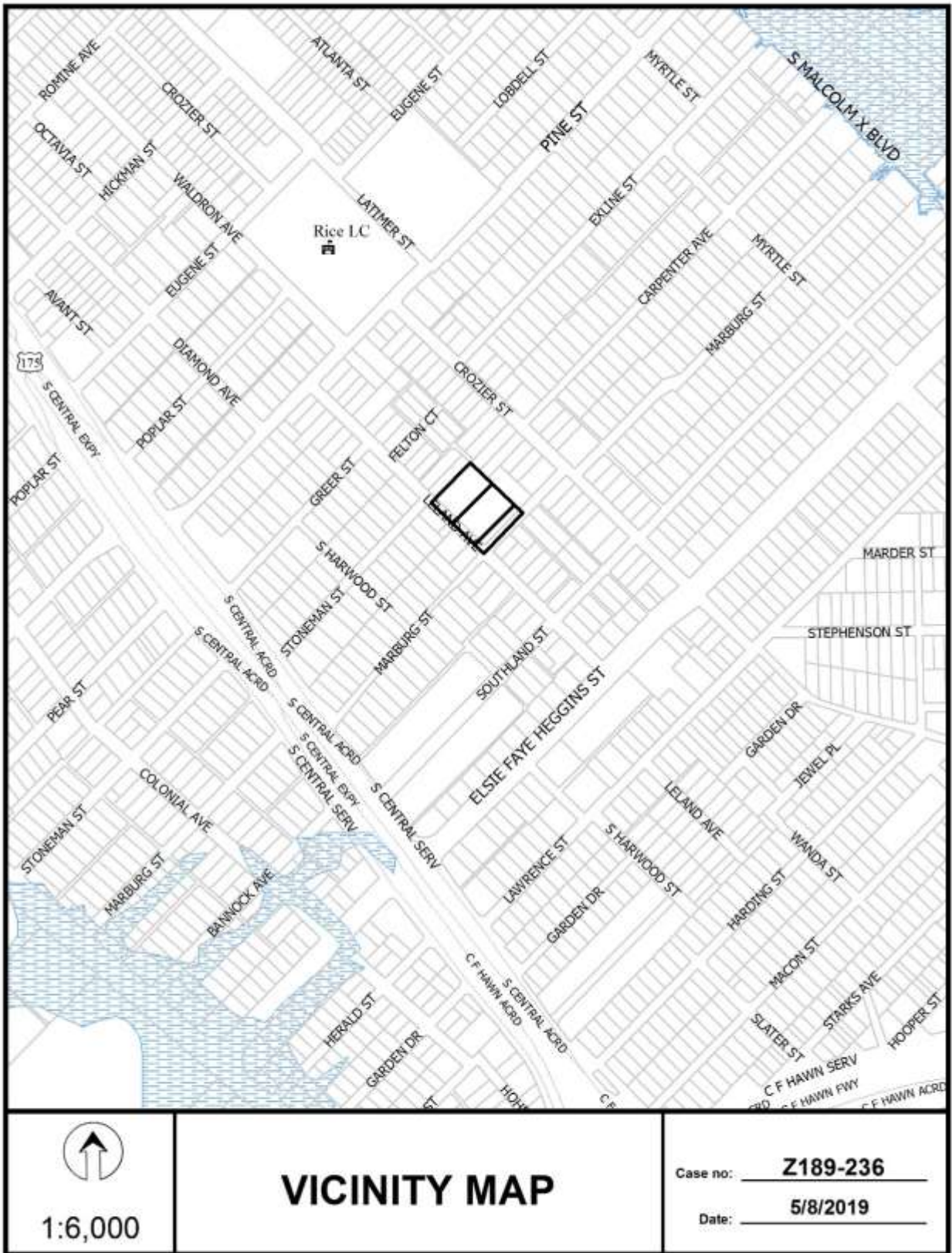
Z189-236

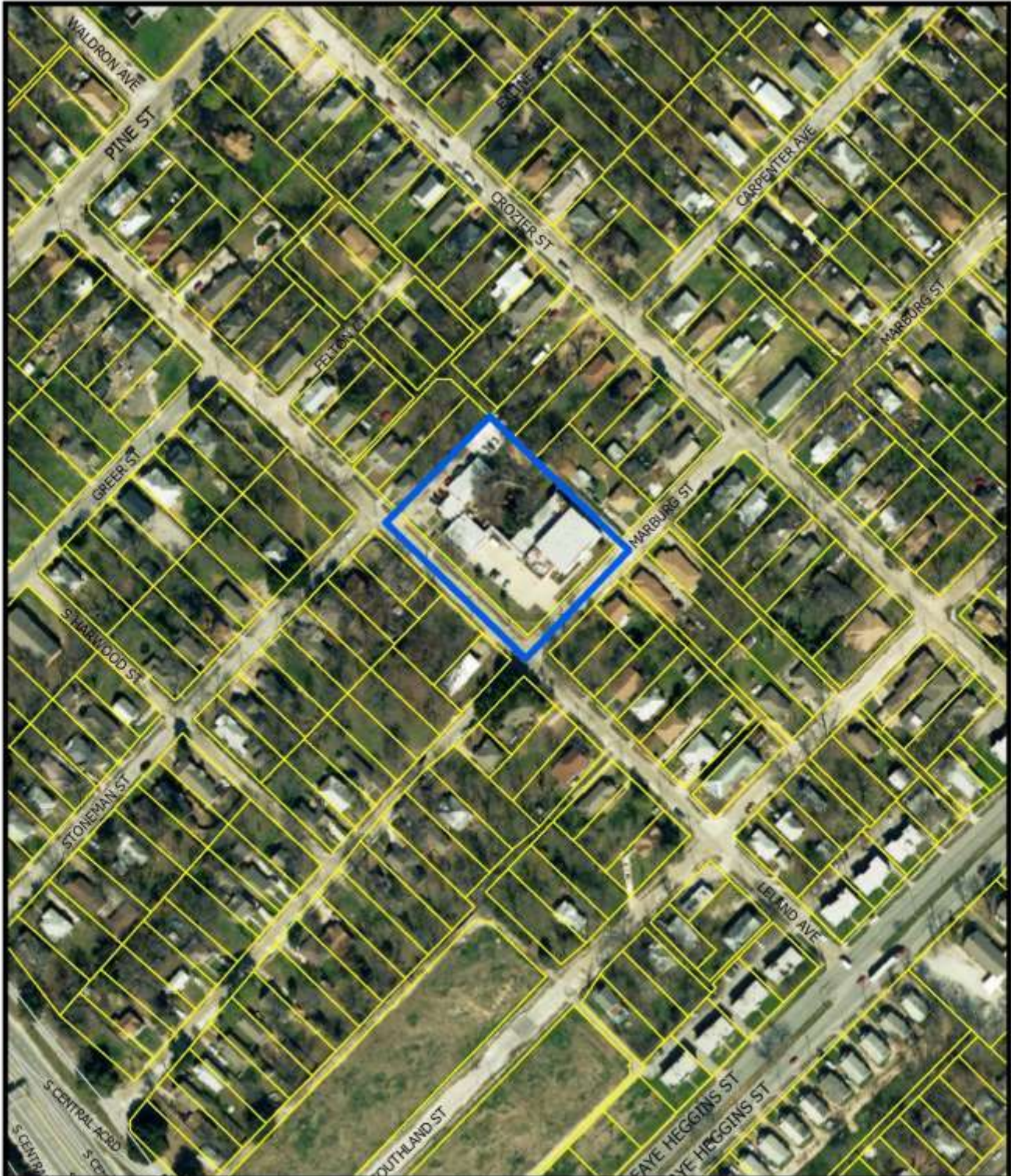
DALLAS BETHLEHEM CENTER
 4410 LELAND AVENUE, DALLAS, TEXAS 75215
 SHEET 1 OF 2
 SITE PLAN/LANDSCAPE PLAN



EXISTING FENCE ELEVATIONS (no changes)





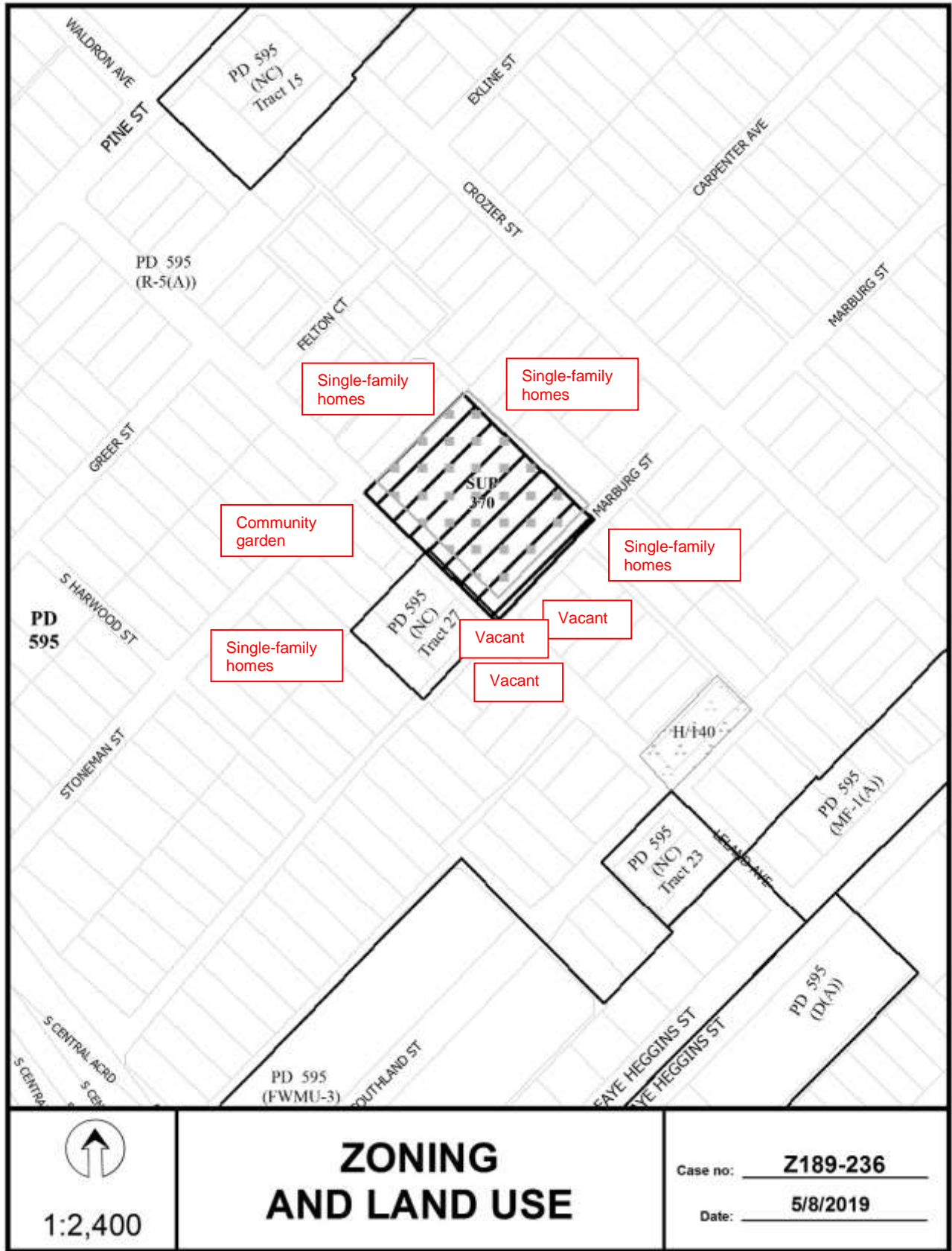


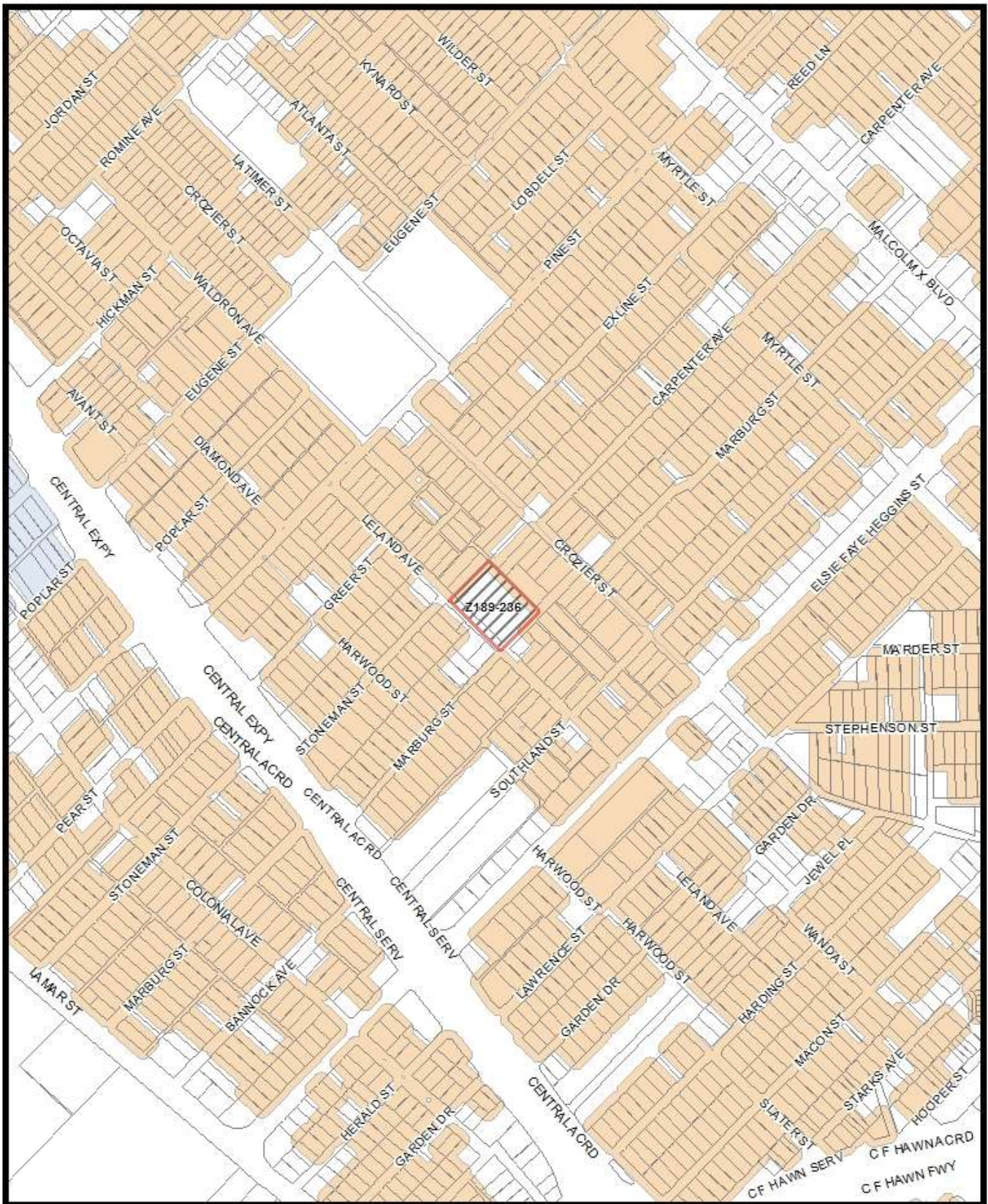
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AERIAL MAP

Case no: Z189-236

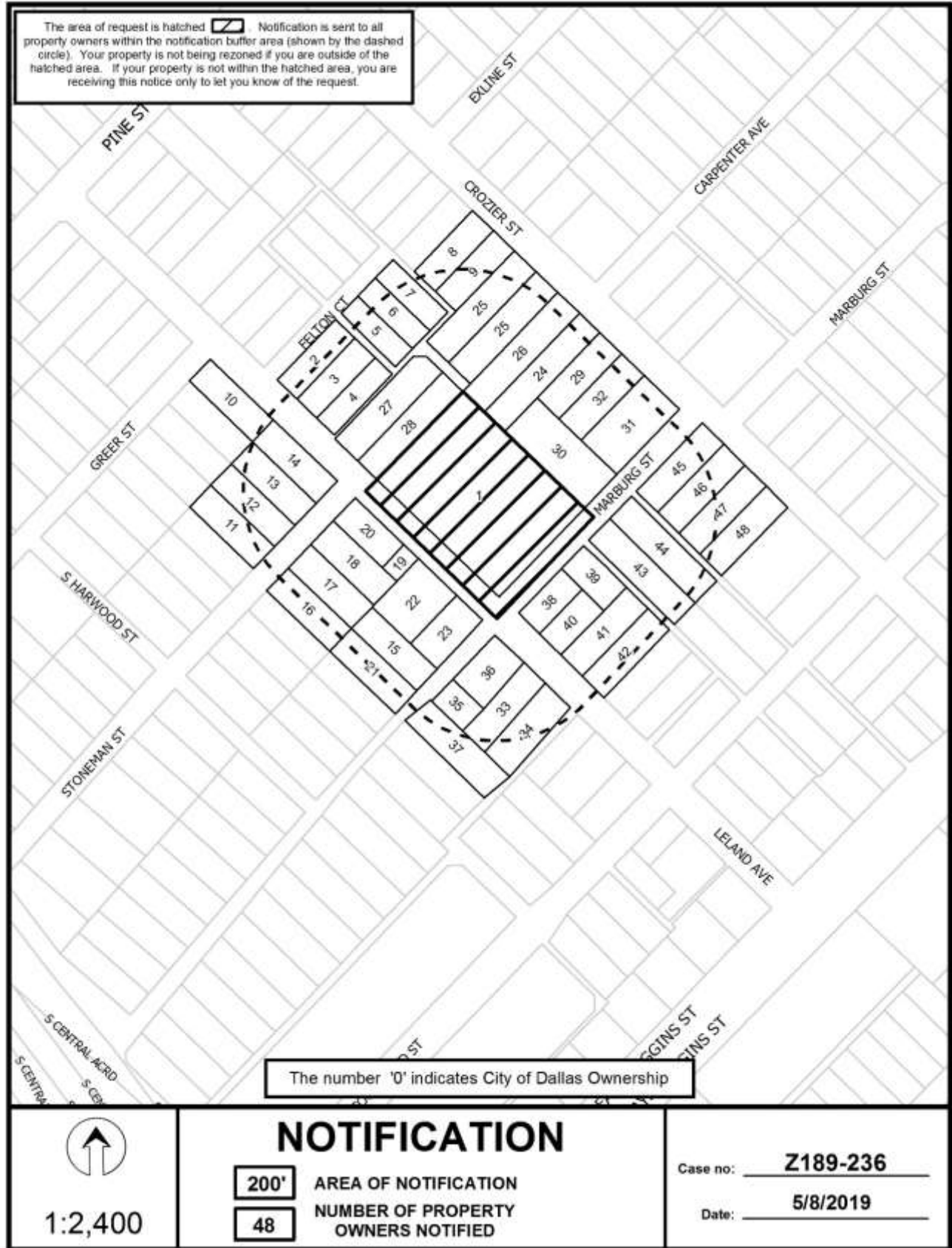
Date: 5/8/2019





Market Value Analysis

Printed Date: 5/8/2019



05/07/2019

Notification List of Property Owners***Z189-236******48 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4410 LELAND AVE	DALLAS BETHLEHEM
2	4300 LELAND AVE	COLMENRO ARTURO
3	4304 LELAND AVE	ROMERO JAIME &
4	4308 LELAND AVE	ADVANCED INVESTMENTS INC
5	2414 FELTON CT	LINWOOD MONTIEQUE
6	2418 FELTON CT	CONGROVE-FRITZ BONNIE
7	2422 FELTON CT	HOLLEY BETTY EST OF
8	4325 CROZIER ST	LOPEZ LEOPOLDO
9	4329 CROZIER ST	WASHINGTON EVA
10	2330 GREER ST	BAILEY SHENIQUA
11	2319 STONEMAN ST	BROWN VERA
12	2323 STONEMAN ST	WILLIS TRACOMA
13	2327 STONEMAN ST	COUNTY LAND & WATER LLC SERIES
14	2329 STONEMAN ST	JAMERSON O V
15	2325 MARBURG ST	PATTERSON PRINE ELLA
16	2318 STONEMAN ST	RAINEY CHAD D
17	2322 STONEMAN ST	AAR LINKS LLC
18	2326 STONEMAN ST	THOMPSON LARUTH
19	4410 LELAND AVE	DALLAS BETHLEHEM CTR INC
20	2330 STONEMAN ST	DALLAS BETHLEHEM CENTER
21	2319 MARBURG ST	RIVERA PAULA
22	4417 LELAND AVE	PIPKINS RODERICK A &
23	4423 LELAND AVE	STEVE GRAHAM & COMPANY
24	4415 CROZIER ST	LAREDO BENITO
25	4403 CROZIER ST	BENITEZ TIOFILO & EDIS
26	4411 CROZIER ST	COOPER LATROY

05/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4324 LELAND AVE	EZQUIVEL ESTEFANA RICE
28	4328 LELAND AVE	ADVANCED INVESTMENT INC
29	4419 CROZIER ST	HENRY L M & VERESSA
30	2419 MARBURG ST	JACKSON JOYCE M
31	4429 CROZIER ST	ORELLANA JOSE DAVID &
32	4423 CROZIER ST	HUBBARD JOHN
33	4507 LELAND AVE	TRED HOLDINGS LP
34	4511 LELAND AVE	HUNT ROBERT R &
35	2322 MARBURG ST	WARREN LOUISE EST OF
36	4503 LELAND AVE	SNEED REBECCA COLEMAN
37	2318 MARBURG ST	CAZARES CASAS LLC
38	4502 LELAND AVE	ASTON CUSTOM HOME
39	2410 MARBURG ST	QJTT INVESTMENTS LLC
40	4506 LELAND AVE	DALLAS UNITY FUND LLC
41	4510 LELAND AVE	DONALDSON VERTA M
42	4514 LELAND AVE	GODBOLT BOBBY G S
43	2416 MARBURG ST	HUBBARD JOHN W & WANDA
44	2418 MARBURG ST	BIRCH DORIS A
45	4501 CROZIER ST	ROGERS GEORGE & ANN
46	4505 CROZIER ST	TONEY SAMMIE J
47	4509 CROZIER ST	TONEY SAMMIE JEAN
48	4513 CROZIER ST	WASHINGTON SHAWANA

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z189-242(AU)

DATE FILED: March 8, 2019

LOCATION: West line of East Lake Highlands Drive, north of Harter Road, and south of Peavy Road

COUNCIL DISTRICT: 9

MAPSCO: 38 E

SIZE OF REQUEST: Approx. 0.2089 acres

CENSUS TRACT: 129.00

OWNER: 75218 Property Company, Inc.

APPLICANT: Susan L. Trumbo

REPRESENTATIVE: Matthew R. Heaton

REQUEST: An application for a Specific Use Permit for a child-care facility use on property zoned an R-7.5 (A) Single Family Residential District.

SUMMARY: The applicant proposes to remodel the existing building to accommodate a child development center to serve a maximum of 12 children. The proposed child-care facility will be an outreach of St John's Episcopal School. No new structures or parking areas are proposed with this request.

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

Background Information:

- The applicant proposes to remodel and use the existing single-family residence as a child-care facility for maximum 12 children. The owner of the property also operates the St. John’s Episcopal School, located immediately adjacent to the northwest. The proposed child-care facility will be an outreach of St John’s Episcopal School and will serve mainly the faculty and staff, functioning as a limited enrollment facility.
- The subject site is approximately 9,100 square feet in area and contains an approximately 1,770-square feet building.
- The subject site is zoned an R-7.5 (A) Single Family Residential District. City of Dallas Development Code allows child-care facilities within R-7.5(A) District subject to approval of a Specific Use Permit.

Zoning History:

There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Lake Highlands Drive	Minor Arterial	80 feet / 100 feet

Traffic:

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

Comprehensive Plans:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

5.3.1.5 Build neighborhood facilities, such as schools, libraries and community centers, within walking distance of transit stations and homes.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

Policy 4.2 Support and leverage emerging school quality and school choice programs.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Single-family home Vacant building
Northeast	R-7.5(A)	Single-family homes
East	R-7.5(A)	Public park
South	R-7.5(A)	Single-family homes
West	R-7.5(A)	Private School and Church St. John’s Episcopal School

Land Use Compatibility:

The 9,100-square-foot request site is developed with an existing building, 1,770 square feet in area, that used to be a single-family home. On site there is also a 423-square-foot detached structure, the former garage. The applicant proposes to remodel and reuse the property for a child-care facility for a maximum of 12 children. A 633-square-foot area is set aside for a future outdoor playground on the rear side of the property. Two ADA accessible parking spaces are proposed on the property.

The request site will be directly accessible through a proposed pathway that will connect with St. John’s Episcopal School through the rear alley between the two properties.

The site is surrounded by single family residential lots along East Lake Highlands Drive, St. John’s Episcopal School and a public park across the street. Currently, the same entity that owns St. John’s Episcopal School and the subject property, owns seven, of the eight, single family lots fronting East Lake Highlands Drive, and is in the process of acquiring the rear alley between the school and the single-family lots and abandon it.

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

the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The proposed SUP conditions include a five-year time limit, hours of operation, as well as provisions for maintenance and compliance with all federal and state regulations. The following hours of operation are stated in the proposed conditions: Monday, Tuesday, Thursday and Friday, between 7:30 a.m. and 4:00 p.m., and Wednesday between 7:30 a.m. and 4:30 p.m.

Considering this particular situation and proposed operation to serve almost exclusively the faculty and staff of St. John's Episcopal School, the immediate adjacency that is transitioning from single-family residential to institutional use, the direct access from the request site to the School, and the proposed conditions and site plan, staff is in support of this request.

Parking:

Per Section 51A-4.203, the parking requirement for a child care facility may be established by the SUP. The applicant is proposing two ADA-compliant parking spaces on site. In assessing the proposed operation to limit the facility to St. John's Episcopal School staff and faculty needs and looking at the immediate adjacency and good pedestrian accessibility to St. John's Episcopal School, staff supports the proposed parking.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. No new construction or expansion is proposed with this request; therefore, the landscape requirements will not be triggered at this time.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention

strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it is in the vicinity of an “D” MVA cluster.

LIST OF PARTNERS

75218 Property Company

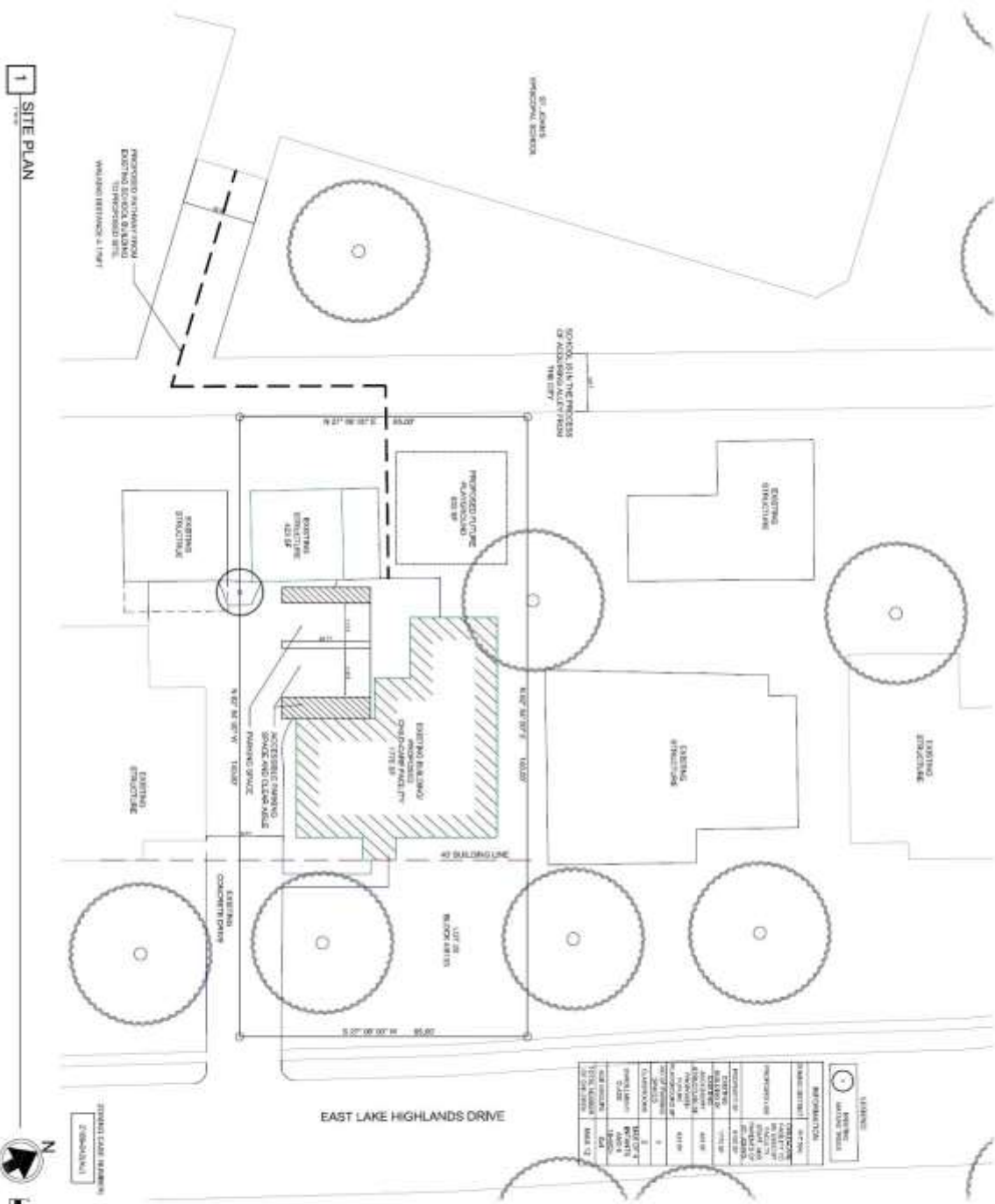
Board of Directors:

Jay Patterson – Chairman
Mark Crotty – President
Susan Trumbo – Secretary
Gerald Kramer – Treasurer
Joh Bovard - Member

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years from the passage of this ordinance] but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The child-care facility will operate between 7:30 a.m. and 4:00 p.m., Monday, Tuesday, Thursday and Friday and between 7:30 a.m. and 4:30 p.m. on Wednesday.
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.

PROPOSED SITE PLAN



SYMBOL	
	EXISTING STRUCTURE
	PROPOSED BUILDING FOOTPRINT

th-a

THE ARCHITECTS

1910 W. WOODWAY

DALLAS, TEXAS 75219

TEL: 214.424.1114

FAX: 214.424.1114

ST. JOHN'S EPISCOPAL SCHOOL

CHILD-CARE FACILITY

9827 E. LAKE HIGHLANDS DRIVE

DALLAS, TX 75218

SIP APPLICATION

05/29/2018

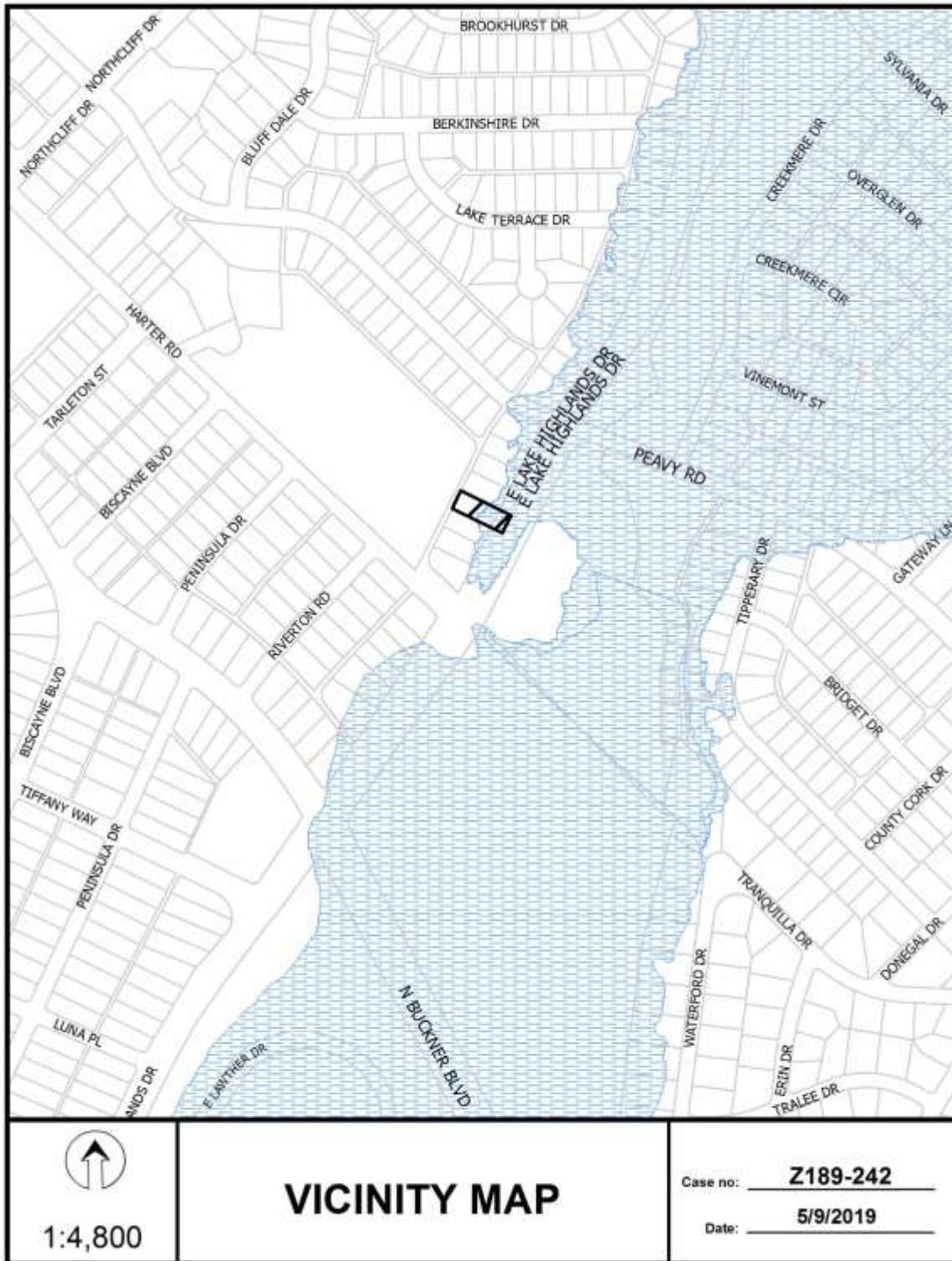
DATE: 05/29/2018

PROJECT: ST. JOHN'S EPISCOPAL SCHOOL CHILD-CARE FACILITY

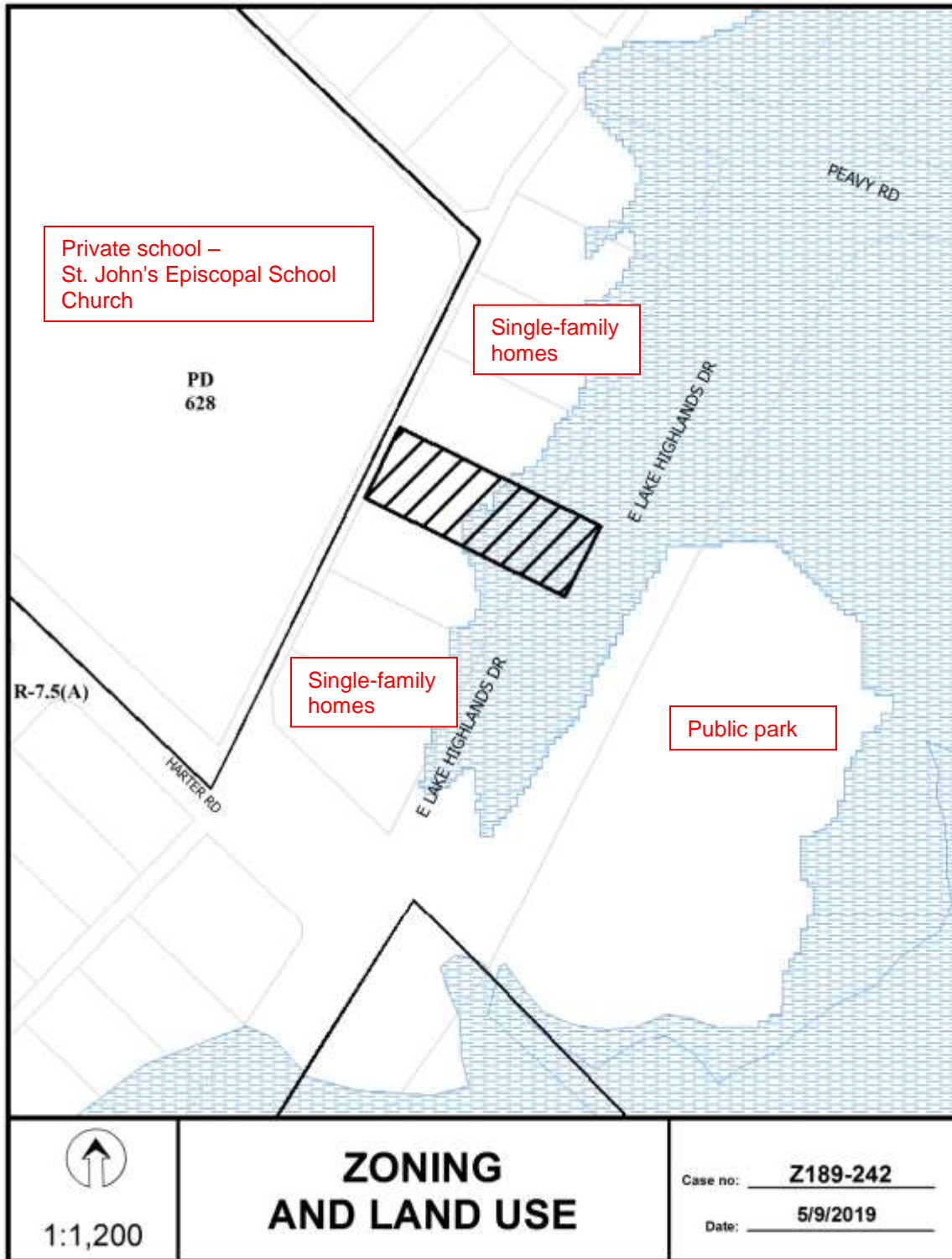
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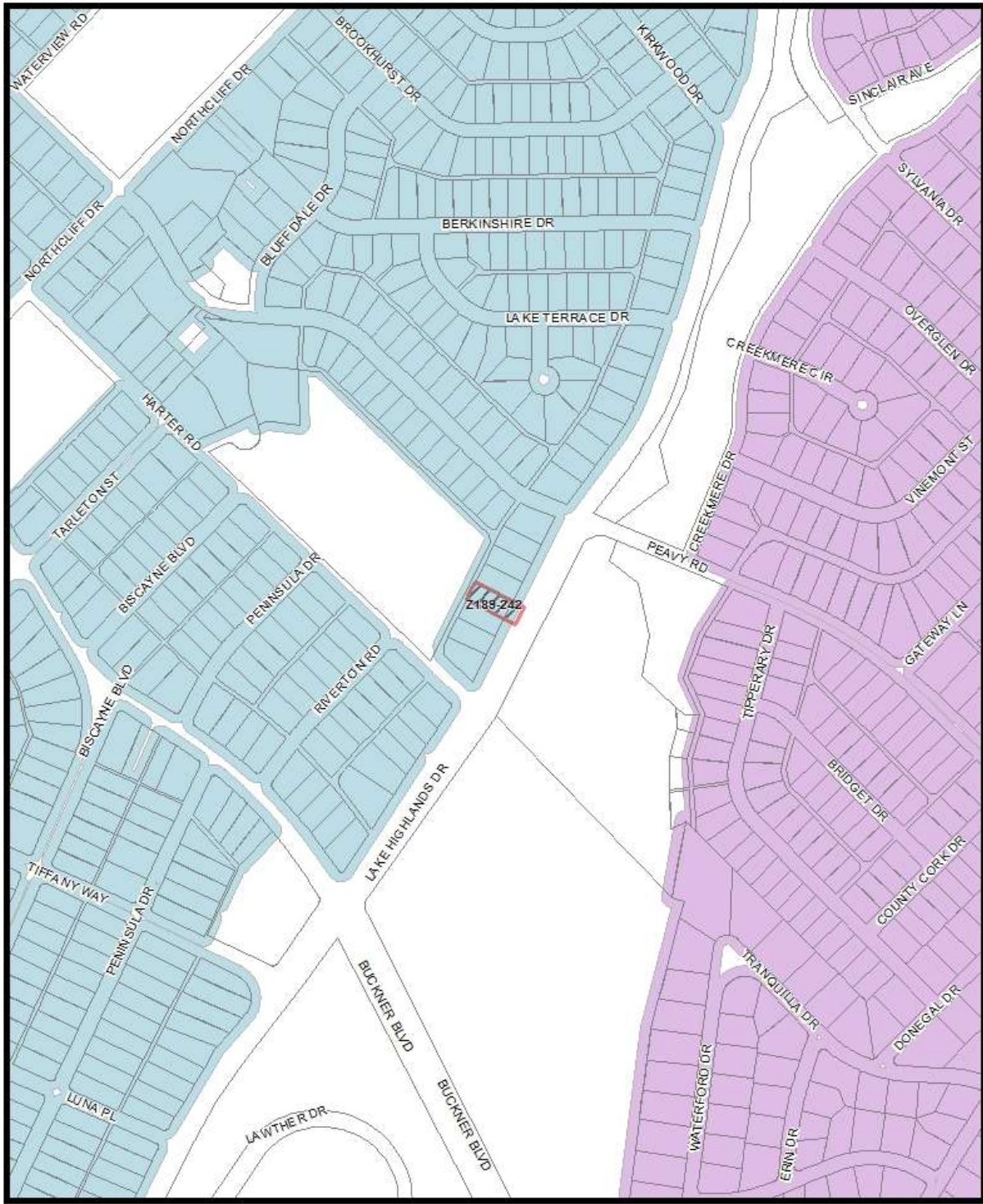
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SITE PLAN







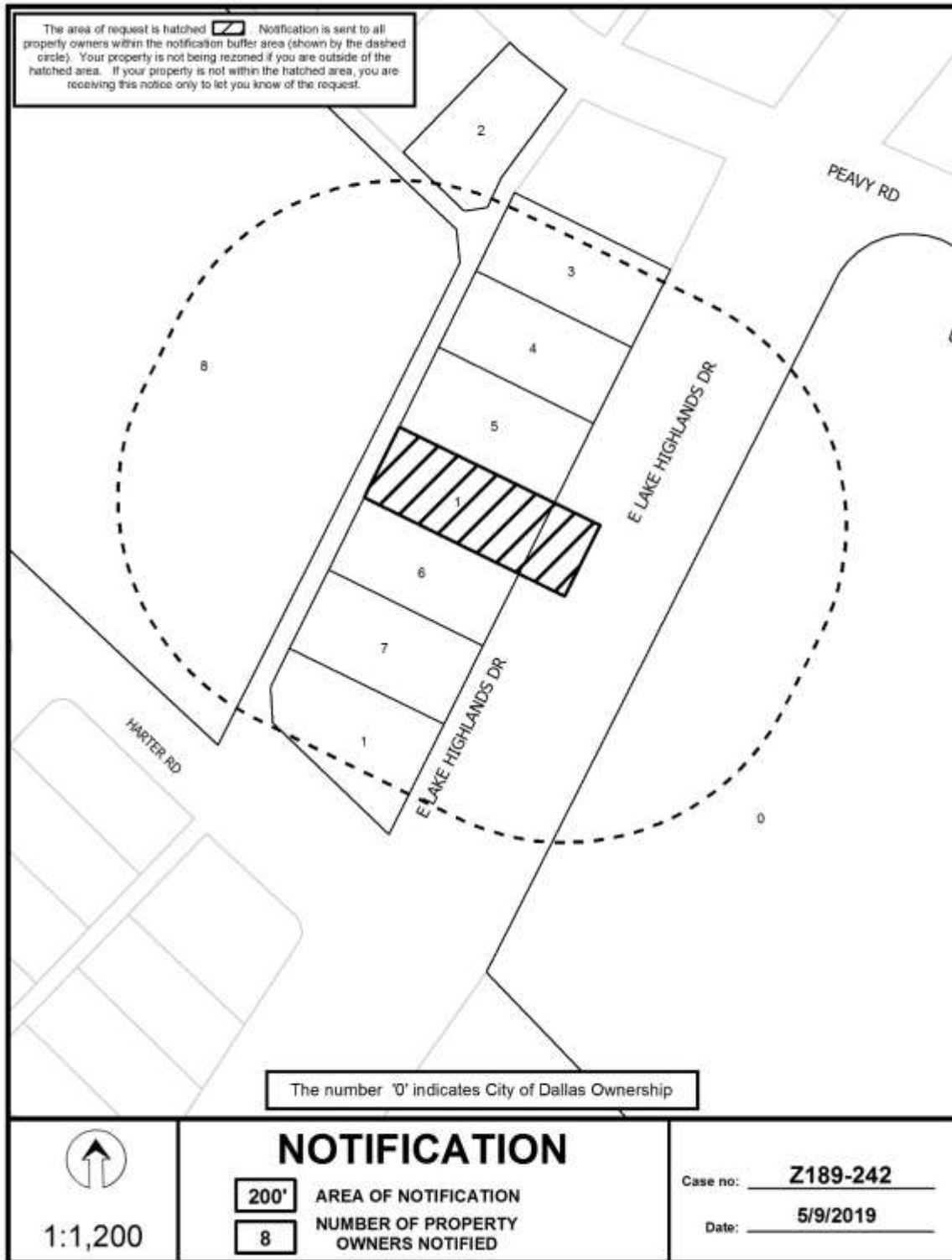


MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 5/9/2019



Z189-242(AU)

05/09/2019

Notification List of Property Owners

Z189-242

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9627 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY INC
2	879 PEAVY RD	ODELL CLAUDIA
3	9643 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY
4	9637 E LAKE HIGHLANDS DR	75218 PPTY COMPANY
5	9631 E LAKE HIGHLANDS DR	75218 PROPERTY CO
6	9621 E LAKE HIGHLANDS DR	LOFLIN EVELYN LIFE ESTATE
7	9617 E LAKE HIGHLANDS DR	75218 PPTY CO INC
8	848 HARTER RD	CORPORATION OF EPISCOPAL

FILE NUMBER: Z189-251AU)

DATE FILED: April 22, 2019

LOCATION: Southwest corner of Greenville Avenue and Alta Avenue

COUNCIL DISTRICT: 14

MAPSCO: 36 X

SIZE OF REQUEST: +/- 0.69 acres

CENSUS TRACT: 10.02

APPLICANT: Texas Taco Cabana, L.P.

OWNER: Lowgreen P.S.

REPRESENTATIVE: Suzan Kedron / Jackson Walker LLP

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay.

SUMMARY: The applicant proposes to continue the operation of the existing restaurant use (Taco Cabana) past midnight. The previous SUP No. 1904 expired on November 12, 2018.

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

PLANNED DEVELOPMENT DISTRICT No. 842:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2026/ARTICLE%20841.pdf>

PLANNED DEVELOPMENT DISTRICT No. 842 EXHIBITS:

<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2054/842A.pdf>

Background Information:

- The applicant is requesting a Specific Use Permit for late-hours to provide for daily operation 24 hours per day to continue the operation of the existing drive-through restaurant (Taco Cabana). The applicant has operated at this location since 1993. The existing restaurant is 3,983 square feet of floor area and possesses a 1,450 square foot uncovered patio located along the Greenville Avenue frontage. The property contains 45 parking spaces.
- On January 26, 2011, City Council approved Planned Development District No. 842 allowing CR Community Retail uses. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. PD 842 requires Specific Use Permit approval for any retail and personal service uses operating between 12 a. m. and 6 a. m.
- On September 14, 2011, City Council granted Specific Use Permit No. 1904 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a two-year time period, to the same owner and applicant as the current request.
- On September 23, 2011, a certificate of occupancy for a restaurant with drive-in service, with an outdoor patio, 1,450 square feet in area, and allowed to be open 24 hours every day, was issued to the applicant.
- On November 12, 2013, SUP No. 1904 was renewed for a five-year time period, but subsequently expired on November 12, 2018, because the applicant failed to submit for the SUP renewal in time. The applicant submitted the current application on April 22, 2019.
- The site is located within the Area 3 portion of Modified Delta Overlay No. 1. In 1987, the City Council created the MD-1 Modified Delta Overlay District in those areas where it was determined that a continued operation of the delta theory is not justified because there is no longer a need to encourage redevelopment and adaptive reuse of existing structures, or a continued application of the delta theory will create traffic congestion and public safety problems and would not be in the public interest.

Zoning History:

There have been 20 zoning cases requested in the area in the past five years:

- 1. Z134-204** On August 13, 2014, City Council approved Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a three-year period, for property located on southwest corner of Greenville Avenue and Sears Street.
- 2. Z134-262** On October 8, 2014, City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a three-year period, for property located on north side of Alta Avenue, and west of Greenville Avenue.
- 3. Z156-224** On June 22, 2016, City Council approved Specific Use Permit No. 2203 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, for property located on the east line of Greenville Avenue, and on the north line of Lewis Street.
- 4. Z156-294** On October 26, 2016, City Council approved the renewal of Specific Use Permit No. 1912 for a bar, lounge or tavern, for a three-year period, for property located on the west line of Greenville Avenue, south of Sears Street.
- 5. Z156-300** On October 26, 2016, City Council renewed Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a four-year period, for property located on the west line of Greenville Avenue, south of Sears Street.
- 6. Z167-227** On June 28, 2017, the Planning Director approved the automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as bar, lounge, or tavern, for a two-year period, for property located on the east line of Greenville Avenue between Oram Street and La Vista Drive.
- 7. Z167-238** On December 13, 2017, City Council approved an amendment to Planned Development District No. 691, amending definitions and interpretations regulations for tattoo studio, for property located on the southeast corner of Greenville Avenue and Alta Avenue.
- 8. Z167-263** On June 28, 2017, the Planning Director approved the automatic renewal of Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a two-

year period, for property located on the west line of Greenville Avenue, south of Sears Street.

- 9. Z167-342** On October 11, 2017, City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service, for a one-year period, for property located on the north line of Alta Avenue, west of Greenville Avenue.
- 10. Z167-367** On December 13, 2017, City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, for property located on the east line of Greenville Avenue between Prospect Avenue and Oram Street.
- 11. Z178-186** On April 25, 2018, City Council approved the establishment of a demolition delay overlay district, Oak Lawn and East Dallas – DDO-4, for approximately 3,277 acres located in Downtown and Uptown Dallas.
- 12. Z178-272** On October 23, 2018, City Council approved the creation of Subdistrict 1 within Planned Development District No. 842, for property located on the west side of Greenville Avenue between Sears Street and Alta Avenue.
- 13. Z178-281** On September 26, 2018, City Council approved amendments to exhibits and main uses permitted within Subdistricts 1, 2, and 4 within Planned Development District No. 691 to allow a tower/antenna for cellular communication, for property located on the northwest corner of Greenville Avenue and Lewis Street.
- 14. Z178-304** On November 14, 2018, City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, for property located on the east line of Greenville Avenue between Prospect Avenue and Oram Street.
- 15. Z178-387** On January 23, 2019, City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service, for a two-year period, for property located on the north line of Alta Avenue, west of Greenville Avenue.

- 16. Z189-124** On March 7, 2019, City Plan Commission denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on property located on the southeast corner of Greenville Avenue and Oram Avenue.
- 17. Z189-126** On March 7, 2019, City Plan Commission denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on property located on the southeast corner of Greenville Avenue and Oram Avenue.
- 18. Z189-131** On February 7, 2018, City Plan Commission denied without prejudice an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on property located on the east line of Greenville Avenue, between Oram Street and La Vista Drive.
- 19. Z189-150** On April 10, 2019, City Council approved Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, for property located on the east line of Greenville Avenue, south of Stonebriar Court.
- 20. Z189-227** On May 1, 2019, the Planning Director approved the automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern, for a two-year period, for property located on the east line of Greenville Avenue between Oram Street and La Vista Drive.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet
Alta Avenue	Local	50 feet

Traffic:

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

Comprehensive Plan:

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that "the City enforce premise code violations as it does in other parts of the City of Dallas". Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that "initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville

Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 842 MD-1	Existing late-hours establishment limited to a restaurant with drive-in or drive-through (Taco Cabana)
North	PD 842 MD-1	Parking lot (private) Bar, lounge, or tavern Late-hours establishment limited to bar, lounge, or tavern
Northeast East	PD 842 MD-1 SUP No. 1879	Restaurants Bar, lounge, or tavern Late-hours establishment limited to bar, lounge, or tavern Retail
Southeast	PD 842 MD-1	Tattoo studio Parking lot (private)
South	PD 691 MD-1	Multifamily
West	PD 842 MD-1	Office
Northwest	PD 842 MD-1 SUP No. 1903	Late-hours establishment limited to bar, lounge, or tavern Office and personal service

Land Use Compatibility:

The 30,078-square-foot request site is developed with an approximate 3,983-square-foot building with an uncovered outdoor patio, approximately 1,449 square feet in area along Greenville Avenue. The speaker box for the drive-through portion of the operation

is located along the western façade, with the speaker oriented towards the rear side of the property, adjacent to office uses. There are 45 parking spaces on site.

The applicant is requesting an SUP for a late-hours establishment to permit the existing use to operate daily, 24 hours per day. The restaurant has been at this location since 1993, and has been approved by Specific Use Permit No. 1904 in 2011. SUP No. 1904 expired in November 2018, because the applicant failed to submit the renewal application in time.

In addition to the mix of retail and entertainment uses located along Greenville Avenue, to the north and east of the request site, multifamily residential uses are located to the south and further west of the site, and an office building abuts the site to the west. To the northwest there are more office and personal service uses. The site is not located in the immediate vicinity of single-family residential uses.

The main uses permitted in PD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. The purpose of PDD No. 842 is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

- (1) the number of citations issued by police to patrons of the establishment (two, one of the two occurred between 12:00 a.m. and 6:00 a.m.);
- (2) the number of citations issued by police for noise ordinance violations by the establishment (none);
- (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment (six);
- (4) the number of Texas Alcoholic Beverage Code violations of the establishment (one written warning); and

- (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment (none).

The Dallas Police Department has provided responses to these criteria, which follow later in this report.

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP.

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.

Considering the surrounding uses that are similar to the request, and the entire retail and entertainment character of Greenville Avenue, and considering the fact that the applicant has operated in a responsible manner at the location for the period of the last SUP No. 1904 renewal in 2013, staff is in support of this request.

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, the existing restaurant requires one space for each 100 square feet of floor area. Therefore, the 3,983 square-foot restaurant requires 40 parking spaces. As shown on the proposed site plan, 40 parking spaces are provided. All required parking is provided as shown on the attached site plan. The proposed site plan is identical with the previous SUP site plan. No changes to the site plan are requested, nor required.

Landscaping:

The existing development provides for landscaping that complies with Article X as well as enhanced planting areas surrounding the patio. No revisions are proposed nor required with this application, as no new construction or modification is proposed on the site.

Crime Report:

From November 2013 to April 2019, 127 phone calls were placed to the Dallas Police Department (DPD) with the location Taco Cabana, of which 39 calls were coded either a general service or non-critical, and three calls were coded an emergency. DPD also reported the following two incidents and ten arrest charges as detailed below within the same period since the previous SUP approval action.

Offenses:

Incident Number	Incident	Premise	Date	Offense
0318240-2013	BURGLARY OF A MOTOR VEHICLE	PUBLIC PARKING LOT	12/17/2013	THEFT OTHER THEFTS BMV/UNATTACH PROP INSIDE VEH \$200 +
107182-2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Highway, Street, Alley ETC	5/12/2017	AUTO THEFT - UUMV

Arrests:

Incident Number	Arrest Number	Arrest Date	Arrest Time	Crime	Description
215436-2014	14-039000	9/7/2014	1:53:00 AM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
215436-2014	14-039003	9/7/2014	1:35:00 AM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
286097-2014	14-051348	11/30/2014	11:00:00 PM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
289463-2014	14-051890	12/5/2014	4:14:00 AM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
000181-2016	16-000047	1/1/2016	3:15:00 AM	DESTRUCTION/DAMAGE/VANDALISM OF PROPERTY	CRIM MISCHIEF >OR EQUAL \$100 BUT <\$750
000181-2016	16-000047	1/1/2016	3:15:00 AM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
000181-2016	16-000047	1/1/2016	3:15:00 AM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
140539-2016	16-025695	6/10/2016	8:00:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
265973-2016	16-047349	11/6/2016	2:50:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
189511-2018	18-030839	8/26/2018	6:17:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)

Market Value Analysis:

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

LIST OF PARTNERS

Texas Taco Cabana L.P.

T.C. Management, Inc. – General Partner
TPAC Holdings Corporation – Limited Partner

T.C. Management, Inc

Richard Stockinger – CEO and Director
Charles E. Locke – President
Louis DiPietro – Sr. Vice President, Secretary, and General Counsel
Cheri Kinder – Vice President, Interim CFO, Treasurer, and CAO

TPAC Holdings Corporation

Richard Stockinger – CEO and Director
Charles E. Locke – President
Louis DiPietro – Sr. Vice President, Secretary, and General Counsel
Cheri Kinder – Vice President, Interim CFO, Treasurer, and CAO

Property Owner List of Officers and Director

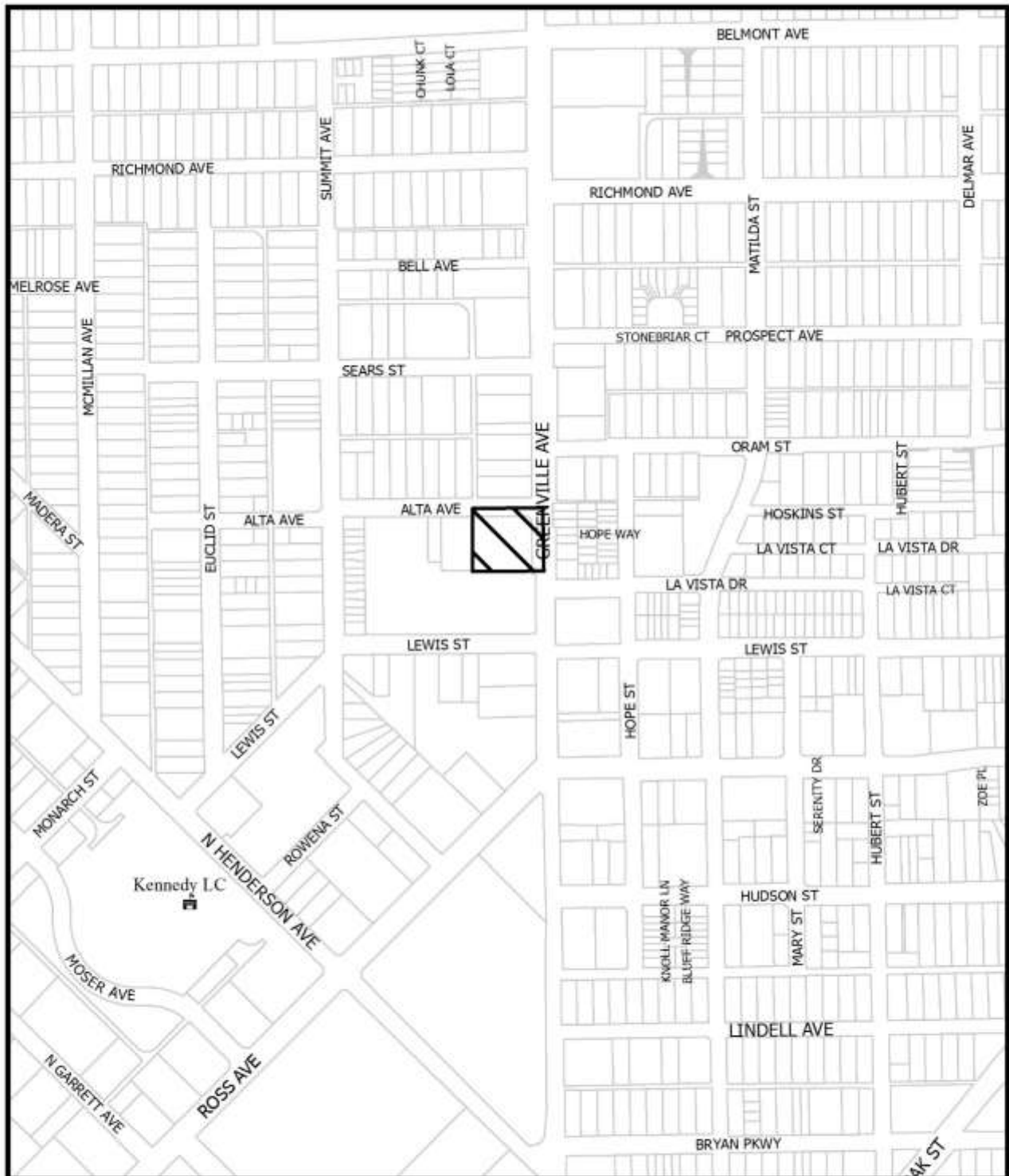
Lowgreen PS – Property Owner
Marc Andres – Partner
Roger Andres – Partner
Shula and Aharon Netzer - Partner


PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant with drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [three years from the passage of this ordinance] but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: Maximum floor area is 3,983 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment limited to a restaurant with drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 6:00 a.m. (the next day), Monday through Sunday.
6. PARKING: Off-street parking must be provided in accordance with Planned Development District No. 842.
7. OUTDOOR PATIO:
 - A. Maximum land area for the outdoor patio is 1,450 square feet in the location shown on the attached site plan.
 - B. The outdoor patio must remain uncovered.
8. OUTDOOR SPEAKERS: Except for the existing speaker box for use at the menu board located as shown on the site plan, speakers located outdoors are prohibited.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

Z189-251(AU)

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

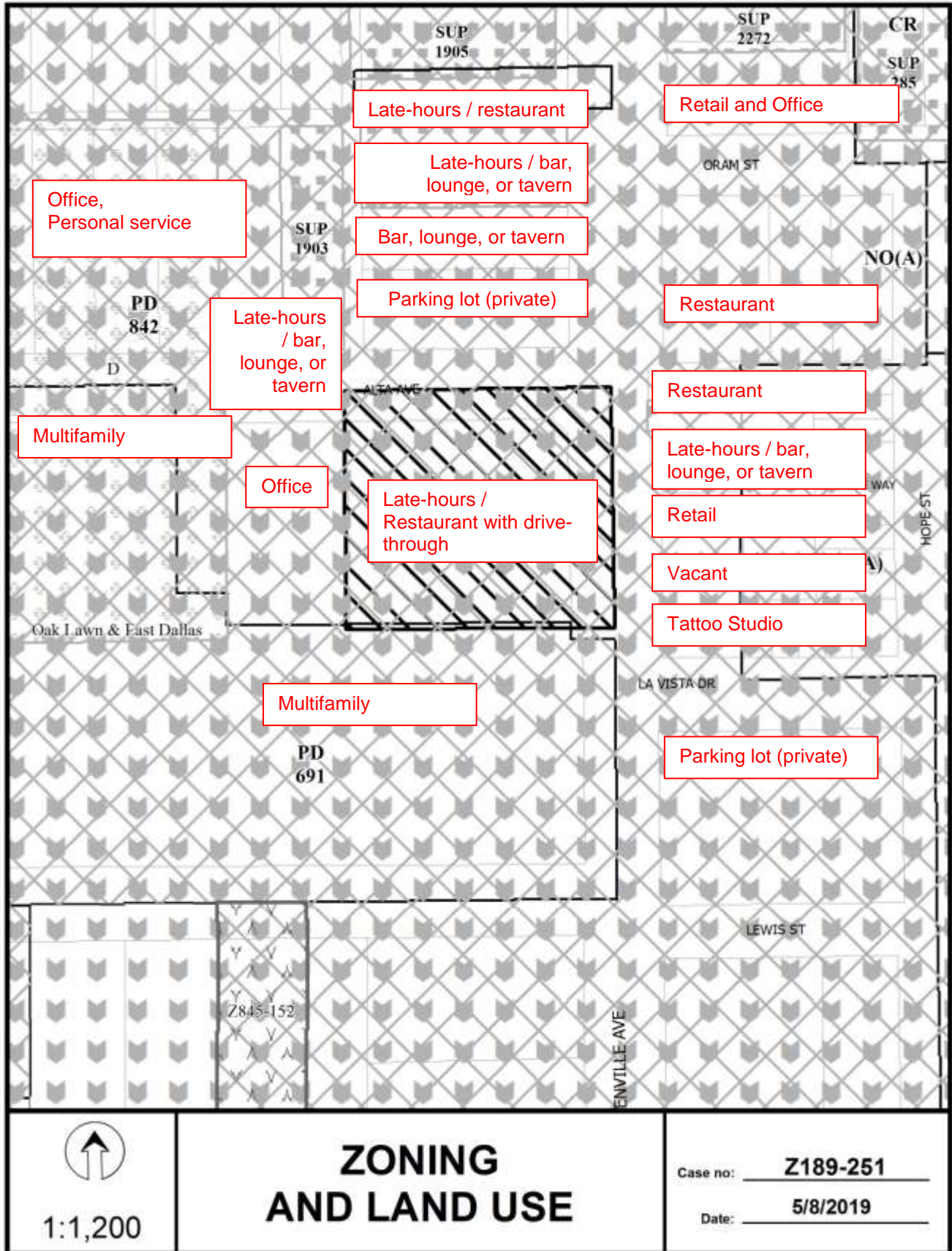


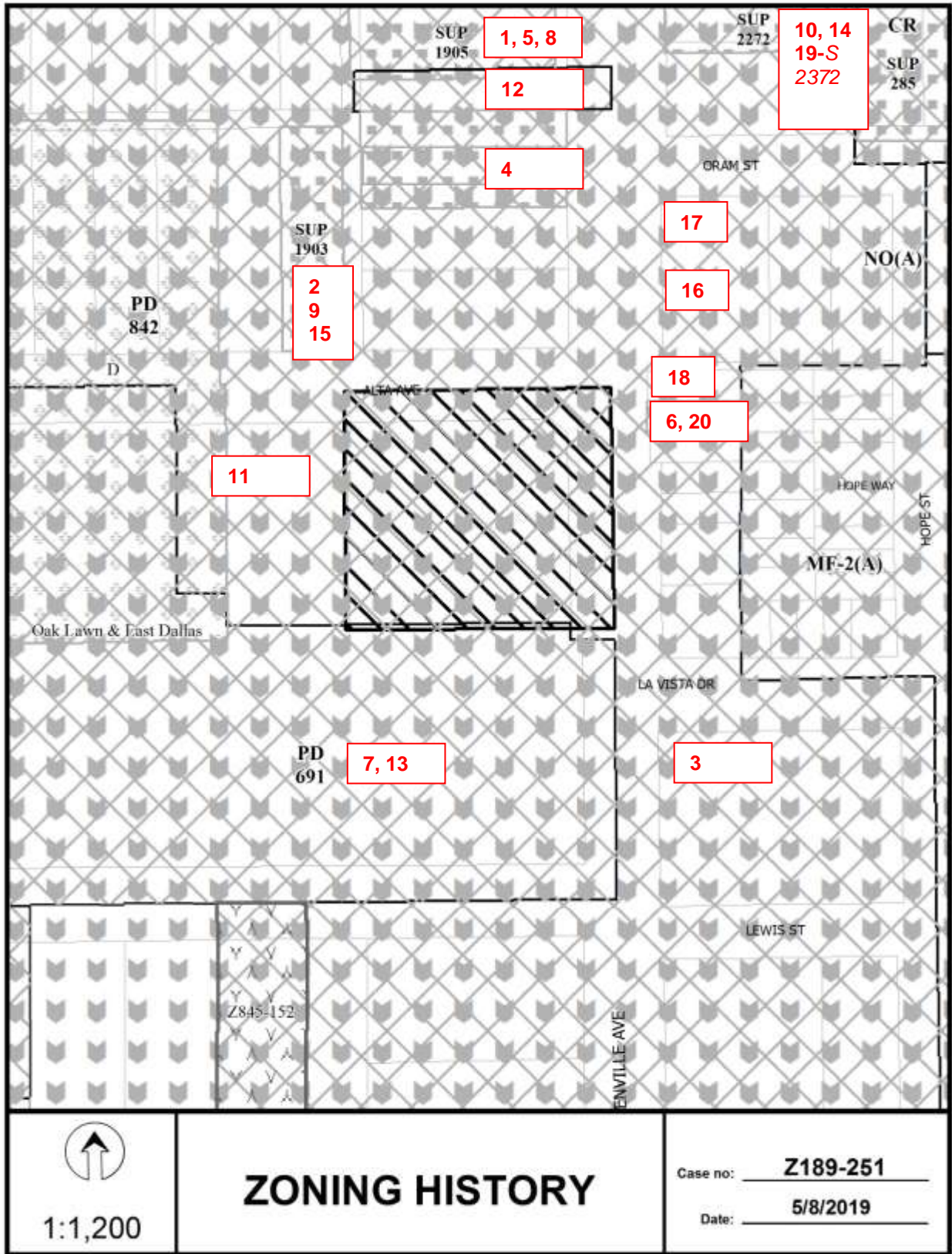

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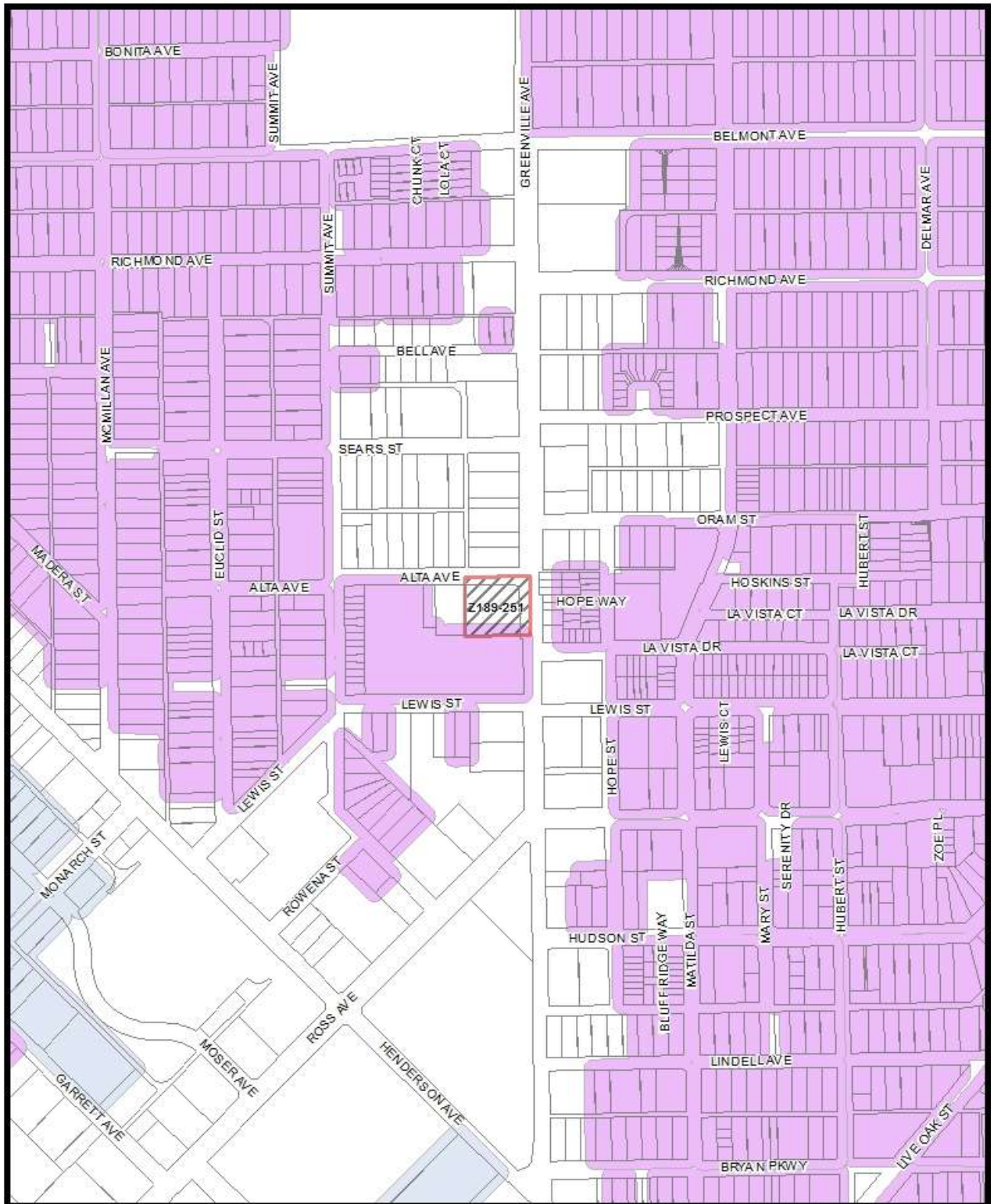
VICINITY MAP

Case no: Z189-251
Date: 5/8/2019







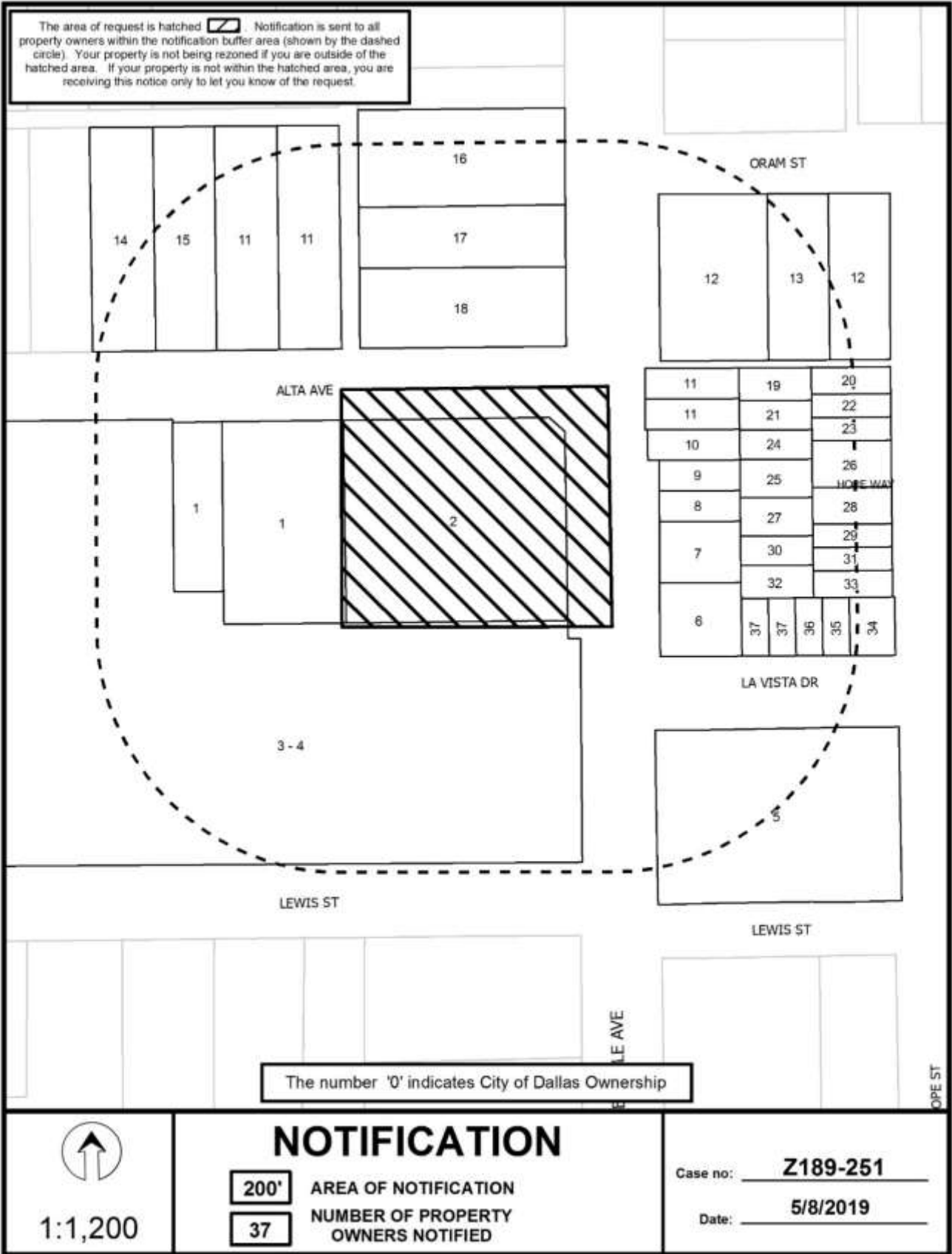


MVACluster A B C D E F G H I NA

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Market Value Analysis

Printed Date: 5/8/2019



Notification List of Property Owners

Z189-251

37 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5626 ALTA AVE	LATORRE ROBERT INC
2	1827 GREENVILLE AVE	LOWGREEN PS
3	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
4	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
5	1802 GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
6	1900 GREENVILLE AVE	TRUST REAL ESTATE
7	1904 GREENVILLE AVE	GREENVILLE PARKS LP
8	1908 GREENVILLE AVE	GREENVILLE PARKS LP
9	1910 GREENVILLE AVE	MORENO RICHARD
10	1912 GREENVILLE AVE	CAMPBELL OLIVER
11	1914 GREENVILLE AVE	LOWGREEN PS LTD
12	5712 ORAM ST	LOWGREEN PS
13	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
14	5619 ALTA AVE	THACKER RICHARD E JR
15	5623 ALTA AVE	GREENWAYSEARS LP
16	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
17	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
18	1903 GREENVILLE AVE	LOWGREEN PS
19	1919 HOPE WAY	NGUYEN NGOC DIEP
20	1922 HOPE WAY	ELGUEA CARLOS &
21	1917 HOPE WAY	MCFALL JAMES
22	1920 HOPE WAY	ISAACSON CHRISTOPHER M
23	1918 HOPE WAY	MARCH SEAN
24	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
25	1913 HOPE WAY	HERNDON LINDSEY
26	1916 HOPE WAY	OTOOLE TIMOTHY

Z189-251(AU)

05/08/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1911 HOPE WAY	NIEHUUS MICHAEL
28	1912 HOPE WAY	SHUCH MATTHEW T &
29	1910 HOPE WAY	DANISH DAVID
30	1909 HOPE WAY	JOHNSON RONALD L
31	1908 HOPE WAY	GANDHI ANUPAMA K
32	1907 HOPE WAY	WEINER ERIC DAVID
33	1906 HOPE WAY	ABOUJAOUDE DORY
34	5715 LA VISTA DR	CATHCART DAVID
35	5713 LA VISTA DR	JACOBSON TYLER B &
36	5711 LA VISTA DR	WHITE JULIUS
37	5709 LA VISTA DR	SHANE MARIO M & RACHELLE

FILE NUMBER: Z189-252(CY)

DATE FILED: April 23, 2019

LOCATION: Northwest corner of Telephone Road and Bonnie View Road

COUNCIL DISTRICT: 8

MAPSCO: 76 G

SIZE OF REQUEST: Aprox. 55.446 acres

CENSUS TRACT: 167.03

APPLICANT: RPG Acquisitions, LLC

OWNER: Clemmie Skief

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for an LI Light Industrial District on property zoned an A(A) Agricultural District.

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

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The area of request is zoned an A(A) Agricultural District and is comprised of four tracts of land.
- The site is largely undeveloped with some single family dwelling uses located along Telephone Road.
- The purpose of requesting the zoning change is to develop the site with warehouse uses.
- On January 3, 2019, at the request of the applicant, the City Plan Commission, recommended denial without prejudice of an application for an LI Light Industrial District for the area of request.
- The warehouse land use is defined as a wholesale, distribution, and storage use in the Dallas Development code. This land use is allowed by right in the proposed LI Light Industrial District.

Zoning History: There have been five zoning change requests in the surrounding area in the past five years:

1. **Z156-354:** On January 11, 2017, the City Council approved Planned Development District No. 980 for non-residential uses on property located on the south line of Cedardale Road, west of Cleveland Road, northwest of the area of request.
2. **Z167-243:** On August 23, 2017, the City Council approved a CS Commercial Services District with volunteered deed restrictions on property zoned an A(A) Agricultural District, on the south line of Telephone Road, east of Travis Trail; southwest of the area of request.
3. **Z167-253:** On June 28, 2017, the City Council approved a CS Commercial Service District and Specific Use Permit No. 2248 for a commercial motor vehicle parking on property zoned an A(A) Agricultural District, located on the west line of Bonnie View Road, south of Telephone Road; south of the area of request.
4. **Z178-246:** On August 8, 2018, the City Council approved a CS Commercial Services District on property zoned an A(A) Agricultural District, located on the south side of Telephone Road, east of Travis Trail, south of the area of request.
5. **Z178-288:** On January 3, 2019, at the request of the applicant, the City Plan Commission, recommended denial without prejudice of an application for an LI Light Industrial District for the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bonnie View Road	Major Arterial	100 feet	100 feet
Telephone Road	Minor Arterial	80 feet	80 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.2 Focus on Southern Sector development opportunities.

The *forwardDallas! Comprehensive Plan* indicates that targeting economic development opportunities to the southern sector, especially to improve access to jobs, is a key implementation measure to achieve this goal. The area of request is within the International Inland Port of Dallas (IIPOD), an intermodal and logistics region that encompasses 7,500 acres of land and five municipalities [Dallas, Hutchins, Lancaster, Wilmer, and Ferris]. The request of an LI Light Industrial District, is in alignment with the goal of promoting development in the southern sector.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

The *forwardDallas!* Vision Illustration identifies the area as an Industrial Building Block. Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. The request is characteristic

of the building block in that its purpose is to develop the site with a distribution warehouse.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, offering a great opportunity to guide development and direct economic activity. A vast majority of vacant land in the city is located in the Southern Sector. As such, developments similar to this are necessary in order to promote and encourage efforts for continued investment in these underutilized areas of the city.

Land Use Plan:

The site is located in close proximity to the Agile Port Industrial Area Plan site as identified by the forwardDallas! Comprehensive Plan adopted by the City Council in June 2006. This area, just west of Bonnie View Road, is considered to be a highly sophisticated information-based industry that seeks to minimize inventories and respond to the growing demand for next-day or even several-times a day delivery. Shifts in the warehousing and logistics industry have been accelerated by global trade, containerization and standardized packaging, just-in-time (JIT) inventory management, outsourcing delivery and increased technological capabilities. The Southern Sector's Agile Port Industrial Area is striving to become an intermodal freight facilities complex that can move goods from one transportation system to another (eg. rail to truck) on a huge scale. The proposed zoning change to allow for distribution warehouse uses is consistent with the Area Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Single Family and Undeveloped land
North/ Northwest	PD No. 980 and A(A)	Single Family, undeveloped land, warehouse building.
Northeast	A(A) and R-7.5(A)	Single Family, undeveloped land
East	A(A)	Single Family, undeveloped land
South / Southeast	PD No. 761(LI), A(A), CS with SUP No. 2145, and SUP No. 2248	Undeveloped land, Truck Sales and Service, and Commercial Motor Vehicle Parking
West/ Southwest	A(A) and CS w/DRs	Commercial Motor Vehicle Parking, Undeveloped land, and Single Family

Land Use Compatibility:

The 55.446-acre area of request is largely undeveloped, with some scattered single family uses located primarily along Telephone Road.

Surrounding land uses consist of undeveloped land, and single family to the northeast and to the east. To the southeast, across Bonnie View Road, and to the south across Telephone Road, there are additional undeveloped tracts of land, truck sales and service, and commercial motor vehicle parking uses. To the southwest and west, there is a commercial motor vehicle parking use and additional single family dwellings. Lastly, to the northwest there is undeveloped land and a large warehouse building that is still under construction.

The subject site is currently zoned an A(A) Agricultural District. The Dallas Development Code describes the purpose of this district as largely transformational. As the area develops with utilities and resources become available, the area changes based on development needs.

While the properties abutting the area of request to the southwest, northeast and a portion of the north boundary are also zoned A(A) Agricultural District, a broader view of the zoning surrounding the site, shows clear indication that the area is transitioning to more a commercial and industrial area. Consequently, LI Light Industrial and CS Commercial Service Districts are found in close proximity to the west, southwest and south. Additionally, Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, established in 2007, is to the southeast, directly across Bonnie View Road, extending to the east and north; and Planned Development District No. 980

for commercial and business service and industrial uses, established in 2017, is abutting the property to the northwest, extending northwest to Cedardale Road.

The proposed LI Light Industrial District is intended to provide for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities.

The proposed LI Light Industrial District is complementary to the surrounding trend in land uses shifting from A(A) District uses to industrial uses including PD No. 980 to the northwest and PD No. 761 (for LI uses), the Dallas Logistics Port Special Purpose District, to the southeast. Staff supports the zoning change request as it is foreseen to be consistent with the surrounding area.

Development Standards:

District	Setbacks		Height	Lot Coverage	Lot Size	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	20' side 50' rear for SFD, 10' other structures	24'	10% for residential 25% for non-residential	Min. 3 acres for residential uses.	-	Agricultural & single family.
Proposed: LI	15'	30' adj. to res. (not including A(A)) 0' all others	70'	80%	No min.	RPS*	Commercial & business service, industrial, institutional, retail & personal service, wholesale, distribution, and storage, and office.

* Properties in an A(A) Agricultural District, are not site of origination for RPS (Sec. 51A-4.412(a)(3))

Land Use Comparison:

The table below includes the list of uses allowed in the existing zoning district and those allowed in the proposed district.

USE	A(A) Agricultural District (Existing)	LI Light Industrial District (Proposed)
AGRICULTURAL USES	ANIMAL PRODUCTION	
	COMMERCIAL STABLE	
	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERV.	NONE PERMITTED	BUILDING REPAIR AND MAINTENANCE SHOP (RAR)
		BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY (RAR)
		CATERING SERVICE

USE	A(A) Agricultural District (Existing)	LI Light Industrial District (Proposed)
COMMERCIAL AND BUSINESS SERV.	NONE PERMITTED	COMMERCIAL BUS STATION AND TERMINAL
		COMMERCIAL CLEANING OR LAUNDRY PLANT (RAR)
		CUSTOM BUSINESS SERVICES
		CUSTOM WOODWORKING, FUNITURE CONSTRUCTION OR REPAIR
		ELECTRONICS SERVICE CENTER
		JOB OR LITHOGRAPHIC PRINTING (RAR)
		LABOR HALL (SUP)
		MACHINE OR WELDING SHOP (RAR)
		MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICES (RAR)
		MEDICAL OR SCIENTIFIC LABORATORY
		TECHNICAL SCHOOL
		TOOL OR EQUIPMENT RENTAL
		VEHICLE OR ENGINE REPAIR OR MAINTENANCE
		INDUSTRIAL USES
GAS DRILLING AND PRODUCTION (SUP)	GAS DRILLING AND PRODUCTION (SUP)	
	INDUSTRIAL INSIDE FOR LIGHT MANUFACTURING	
	INDUSTRIAL OUTSIDE	
	INSIDE INDUSTRIAL (RAR)	
MINING (SUP)		
ORGANIC COMPOST RECYCLING FACILITY (SUP)		
TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	

USE	A(A) Agricultural District (Existing)	LI Light Industrial District (Proposed)
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP (SUP)	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)	PRIVATE RECREATION CENTER, CLUB OR AREA
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE
RESIDENTIAL USES	COLLEGE DORMITORY, FRATERNITY, OR SORORITY HOUSE	NONE PERMITTED
	HANDICAPPED GROUP DWELLING UNIT	
	SINGLE FAMILY	
RETAIL AND PERSONAL SERVICE USES		ALCOHOLIC BEVERAGE ESTABLISHMENT
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUN	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS
	ANIMAL SHELTER OR CLINIC WITH OUTSIDE RUN (SUP)	ANIMAL SHELTER OR CLINIC WITH OUTSIDE RUNS (SUP may be required)
		AUTO SERVICE CENTER (RAR)
		BUSNIESS SCHOOL
		CARWASH (RAR)
		COMMERCIAL AMUSEMENT INSIDE (SUP May be required)
	COMMERCIAL AMUSEMENT OUTSIDE (SUP)	
	DRIVE-IN THEATER (SUP)	COMMERCIAL MOTOR VEHICLE PARKING (By SUP only if within 500 feet of a residential district)
		COMMERCIAL PARKING LOT OR GARAGE (RAR)
		DRY CLEANING OR LAUNDRY STORE
		FURNITURE STORE
		GENERAL MERCHANDISE STORE OR FOOD STORE 3,500 SQUARE FEET OR LESS
	GENERAL MERCHANDISE STORE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)	

USE	A(A) Agricultural District (Existing)	LI Light Industrial District (Proposed)
RETAIL AND PERSONAL SERVICE USES		HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (RAR)
		HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR
		LIQUEFIED NATURAL GAS FUELING STATION (By SUP only if the use has more than 4 fuel pumps or is within 1,000 feet of a residential district or a PD that allows residential uses)
		MOTOR VEHICLE FUELING STATION
	NURSERY, GARDEN SHOP, OR PLANT SALES.	
		PARAPHERNALIA SHOP (SUP)
		PERSONAL SERVICE USES
		RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)
		RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)
		TAXIDERMIST
		TEMPORARY RETAIL USE
		THEATER
		TRUCK STOP (SUP)
		VEHICLE DISPLAY SALES AND SERVICE (RAR)
TRANSPORTATION USES		COMMERCIAL BUS STATION AND TERMINAL (RAR)
		HELIPORT (SUP)
	HELISTOP (SUP)	HELISTOP (SUP)
		RAILROAD PASSENGER STATION (SUP)
	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (SUP)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)

USE	A(A) Agricultural District (Existing)	LI Light Industrial District (Proposed)
UTILITY AND PUBLIC SERVICE USES	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION (SUP)	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION (SUP)
	ELECTRICAL SUBSTATION (SUP)	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION (SUP)	POLICE OR FIRE STATION
		POST OFFICE
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (RAR)
	REFUSE TRANSFER STATION (SUP)	
	SANITARY LANDFILL (SUP)	
	SEWAGE TREATMENT PLANT (SUP)	
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
	WATER TREATMENT PLANT (SUP)	WATER TREATMENT PLANT (SUP)
	WHOLESALE, DISTRIBUTION AND STORAGE USES	
LIVESTOCK AUCTION PENS OR SHEDS (SUP)		MANUFACTURED BUILDING SALES LOT (RAR)
		MINI-WAREHOUSE
		OFFICE SHOWROOM/ WAREHOUSE
		OUTSIDE STORAGE (RAR)
		RECYCLING BUY-BACK CENTER
		RECYCLING COLLECTION CENTER
RECYCLING DROP-OFF CONTAINER		RECYCLING DROP-OFF CONTAINER
RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION		RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION
SAND, GRAVEL, OR EARTH SALES AND STORAGE (SUP)		
		TRADE CENTER
		WAREHOUSE (RAR)

Market Value Analysis

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

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A warehouse use will require one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. A general zone change application does not require the submittal of a site/development plan; therefore, the total parking requirement for the proposed warehouse will be determined at permitting based on the total floor area.

Landscaping:

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

List of Officers

Owner:

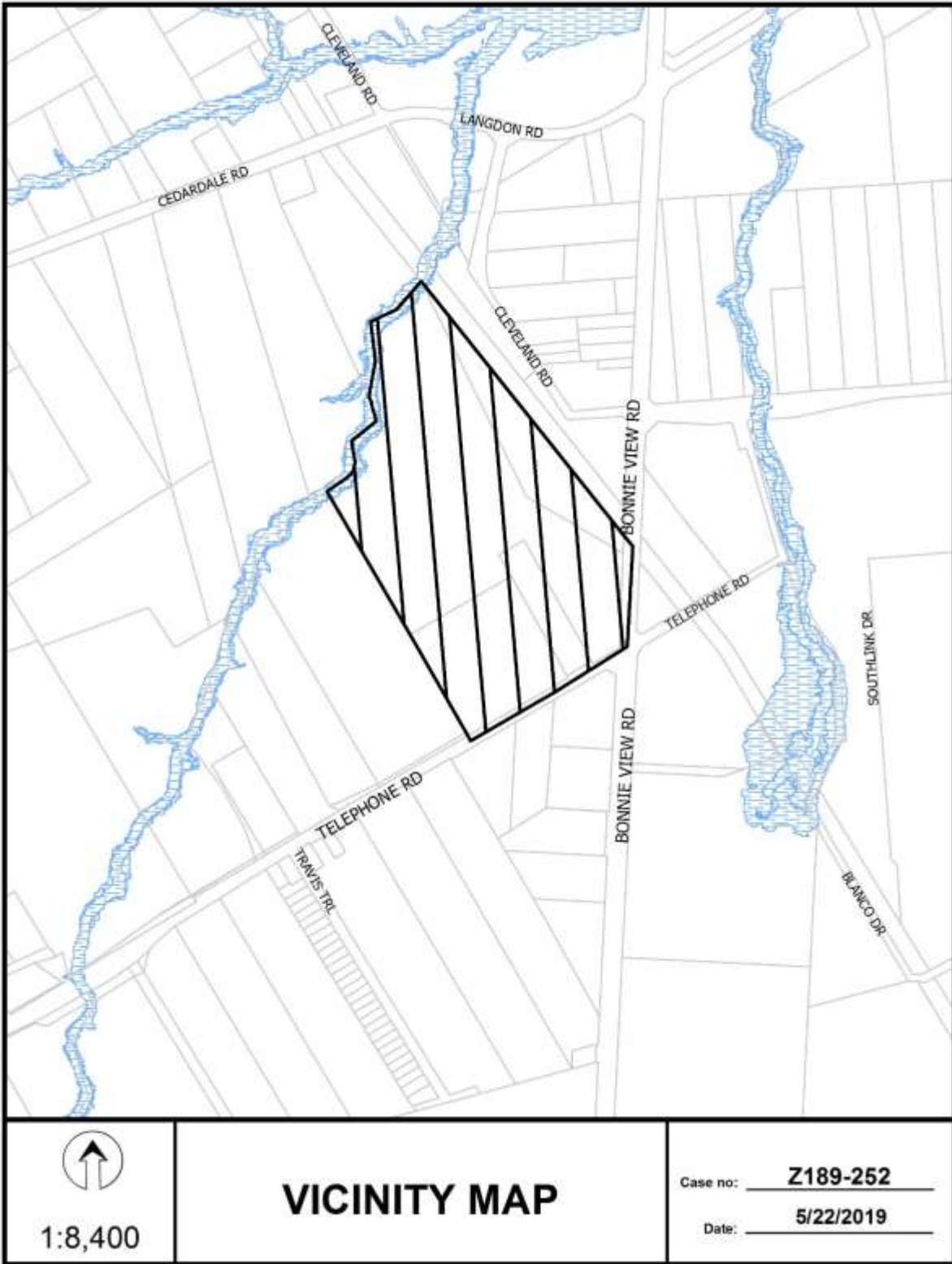
Clemmie Skief Sole owner

Applicant:

RPG Acquisitions, LLC.

Mike Gray Manager

Greg Thurman Manager



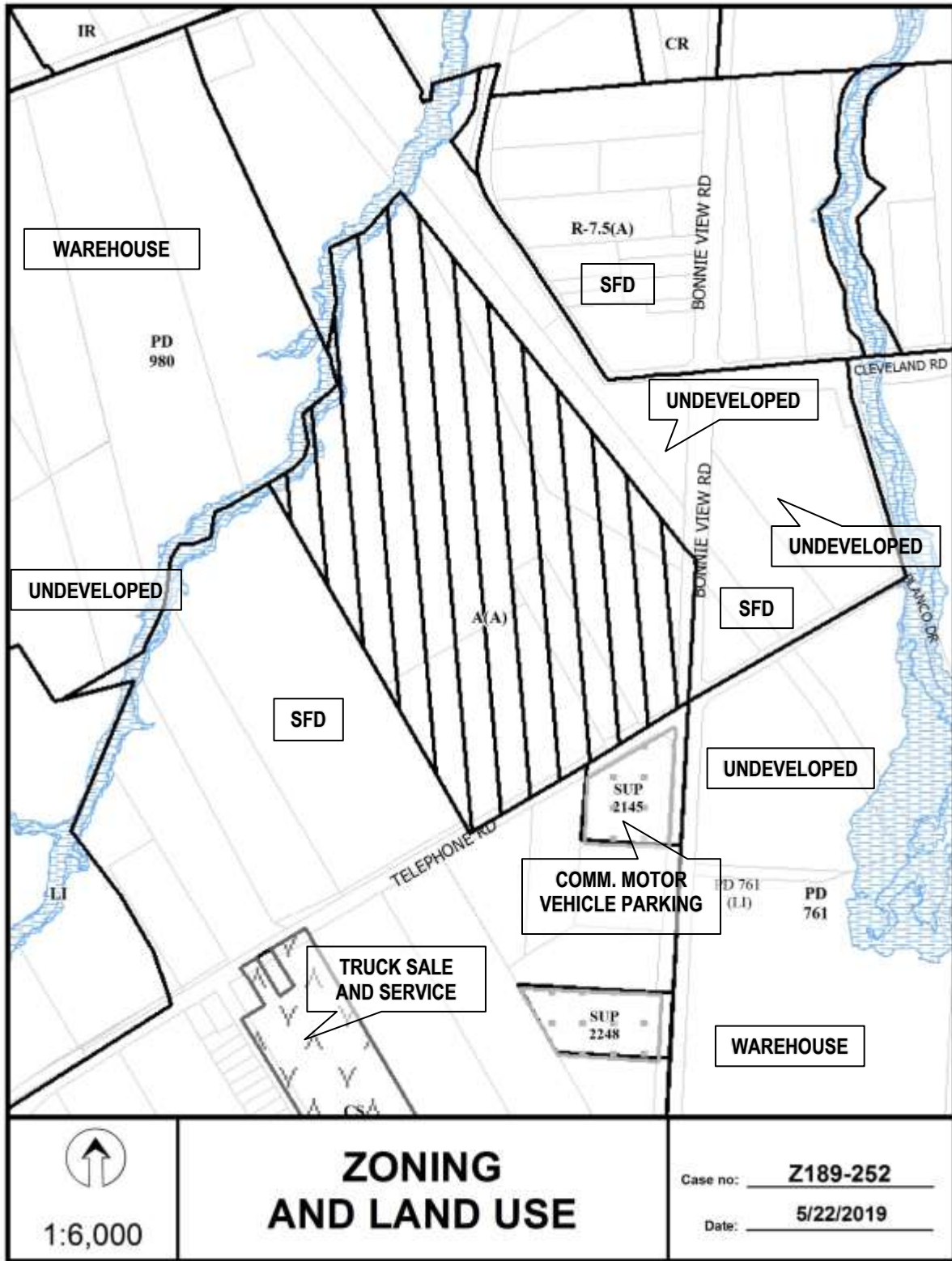


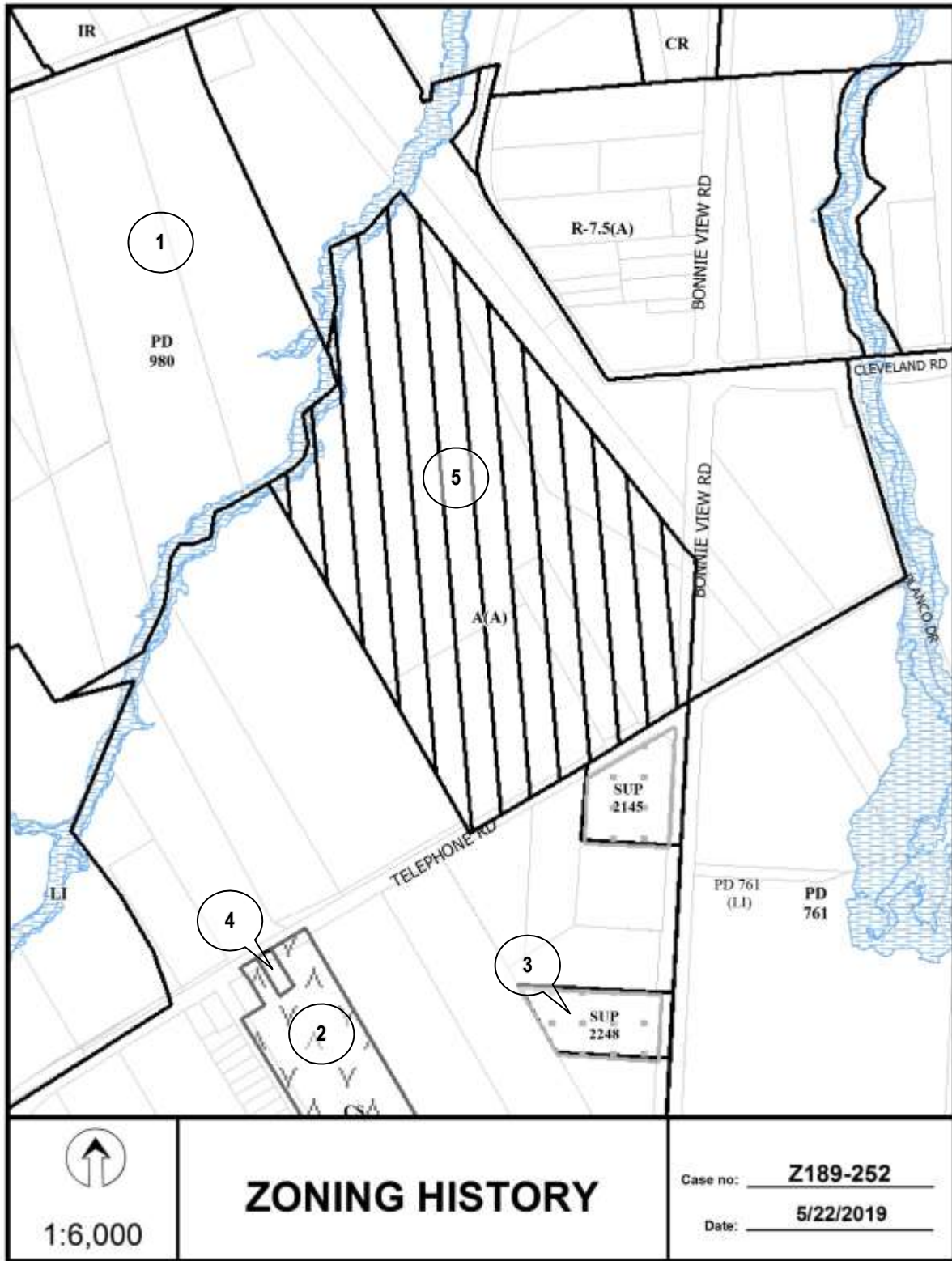
1:6,000

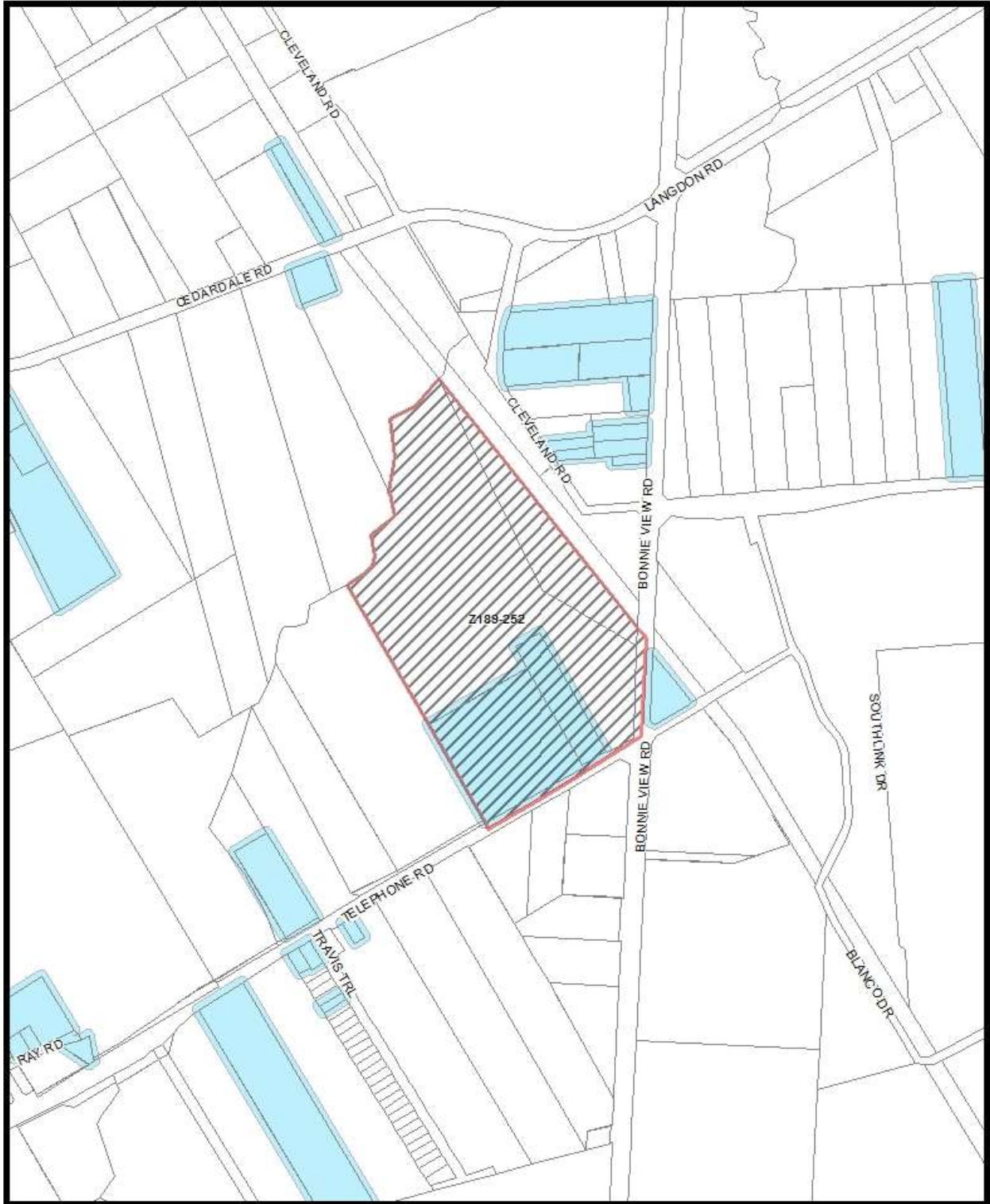
AERIAL MAP

Case no: Z189-252

Date: 5/22/2019







MVA Cluster A B C D E F G H I NA

 1:8,400

Market Value Analysis

Printed Date: 5/22/2019



05/22/2019

Notification List of Property Owners***Z189-252******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4243 CLEVELAND RD	SKIEF CLEMMIE
2	4125 TELEPHONE RD	SKIEF CLEMMIE
3	4200 CLEVELAND RD	SKIEF CLEMMIE
4	8900 BONNIE VIEW RD	LINICOMN VERNON
5	9100 TELEPHONE RD	TEXAS UTILITIES ELEC CO
6	4200 CLEVELAND RD	KAMY REAL PPTY TRUST
7	4100 CLEVELAND RD	BUCKELEW UTILITIES INC
8	8625 BONNIE VIEW RD	FLORES MIGUEL
9	4188 CLEVELAND RD	BANKS WILFRED JR
10	4101 CLEVELAND RD	ARNOLD RODNEY B
11	8825 BONNIE VIEW RD	COLEMAN JANICE
12	8821 BONNIE VIEW RD	SALAZAR SAQUEO & PATRICIA
13	4241 CLEVELAND RD	HARDMON ADDYS
14	8829 BONNIE VIEW RD	GUEVARA FIDEL
15	8837 BONNIE VIEW RD	MITCHELL ANDRE D &
16	4000 LANGDON DR	DLH LOGISTICS LLC
17	4041 TELEPHONE RD	ADAMS JOHN H
18	4200 CLEVELAND RD	SKIEF CLEMMIE
19	3900 CEDARDALE RD	CEDARDALE PHASE I LLC
20	4100 TELEPHONE RD	FENNER PAT &
21	4333 TELEPHONE RD	STAFFORD KATHLEEN
22	3400 CEDARDALE RD	MARTINEZ FERNANDO
23	4050 TELEPHONE RD	FENNER PAT
24	4200 TELEPHONE RD	SOTO JUAN CARLOS CRUZ
25	4130 TELEPHONE RD	BENSON FREDDIE LEE &
26	4200 TELEPHONE RD	GARCIA JAIME

Z189-252(CY)

05/22/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9300 BONNIE VIEW RD	NOSHAHI MOHAMMAD H

FILE NUMBER: Z189-239(CY)

DATE FILED: April 10, 2019

LOCATION: Northeast corner of Elm Street and South Good Latimer Expressway

COUNCIL DISTRICT: 2

MAPSCO: 45 M

SIZE OF REQUEST: ± .11 acres

CENSUS TRACT: 204.00

OWNER: Westdale Properties America I LTD.

APPLICANT: Eleven Entertainment, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for the renewal of Specific Use Permit No. 2150 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The request is to continue the operation of an existing bar, lounge or tavern use with live music venue [Louie Louie's Piano Bar] within an existing 4,545-square-foot building.

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

PLANNED DEVELOPMENT DISTRICT No. 269

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

BACKGROUND INFORMATION:

- The area of request is zoned Tract A within PD No. 269 and SUP No. 2150 for a bar, lounge, or tavern, and an inside commercial amusement limited to a live music venue.
- The site is currently developed with a one-story 5,985-square-foot building. The main floor contains approximately 4,545 square feet and an interior mezzanine of approximately 1,440 square feet of floor area.
- SUP No. 2150 was approved by City Council on June 10, 2015, for a two-year period.
- On September 28, 2016, the City Council approved the renewal of and an amendment to SUP No. 2150 for a three-year period. [Expiration date: September 28, 2019];
- The existing site plan is in compliance and no changes are proposed.

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

1. **Z145-298** On September 22, 2015, the City Council approved Specific Use Permit No. 2158 for a tattoo studio for a three-year period on property located on the south line of Elm Street, east of North Good Latimer Expressway, southeast of the area of request.
2. **Z156-133** On February 25, 2016, the City Council approved an ordinance to terminate Specific Use Permit No. 2158 for a tattoo studio on property located on the south line of Elm Street, east of North Good Latimer Expressway, southeast of the area of request.
3. **Z156-134** On February 24, 2016, the City Council approved Specific Use Permit No. 2181 for a tattoo studio for a three-year period on property located on the south line of Elm Street, east of North Good Latimer Expressway, southeast of the area of request.
4. **Z167-270** On April 11, 2018, the City Council approved the expansion of Historic Overlay No. 46, the Knights of Pythias [2551 Elm Street], and amendments to the preservation criteria on property located on the northwest corner of Elm Street and North Good Latimer Expressway, west of the area of request.
5. **Z189-102** On February 13, 2019, the City Council approved the renewal of Specific Use Permit No. 2181 for a tattoo studio for a five-year period on property located on the south line of Elm Street, east of Good Latimer Expressway, southeast of the area of request.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Required ROW
Elm Street	Community Collector	60 ft.	60 ft.
Good Latimer Expressway	Principal Arterial	100 ft	118 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested renewal and determined it will not significantly impact 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 request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

Goal 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	Tract A PD No. 269 & SUP No. 2150	Bar, lounge or tavern and inside commercial amusement limited to a live music venue
North	Tract A PD No. 269	Undeveloped land, DART rail line
East	Tract A PD No. 269	Restaurant, vacant building
South	Tract A PD No. 269	General merchandise
West	Tract B PD No. 269 with H/46	Vacant building (under renovation for hotel use)

Land Use Compatibility:

The purpose of the request for the renewal of Specific Use Permit No. 2150, is to allow the continued operation of a bar, lounge or tavern and an inside commercial amusement limited to a live music venue use within the existing structure. The site plan is not changing from the previously approved renewal of the SUP.

The area of request is within Tract A of PD No. 269, the Deep Ellum/Near East Side District. This area provides for a balance of housing, jobs, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to the area, thus permitting foot and bike traffic to benefit from the mix of uses.

The subject site is currently developed with a one-story 5,985-square-foot building. The main floor contains approximately 4,545 square feet and an interior mezzanine of approximately 1,440 square feet of floor area. According to the Dallas Central Appraisal District, the building was constructed in 1952.

Land uses surrounding the area of request include a vacant tract of land immediately to the north, across Monument Street, followed by the Dallas Rapid Area Transit (DART) rail line and a multifamily use across the rail line. On the same block, along Elm Street and to the east of the site, there is a restaurant use and a vacant building. Across Elm Street, and to the southeast and south there is a mix of uses including restaurants, personal service and general merchandise. Vacant buildings are to the southwest and west, one of them, across North Good Latimer Expressway, is currently being renovated for a future hotel use [according to Building Inspections' permitting records]. The parcel directly adjacent to the site is undeveloped and contains only some art sculptures.

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 bar, lounge, or tavern use with live music venue contributes to the character of the neighborhood which is considered an entertainment district, and it is not foreseen to have a negative impact in the surrounding uses. Staff recommends approval for a three-year period.

Market Value Analysis

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

Parking:

Planned Development District No. 269, includes a provision that no parking is required for the first 2,500 square feet of an original building.¹ The existing building meets the

¹ Sec.51P-269.104.(c)(27) defines an original building as a building constructed on or before June 27, 1984, with a floor area which has not since June 27,1984, been increased by more than:

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

criteria to be considered an original building.

Based on the total square footage of 5,985 square feet, minus 2,500 square feet of floor area waived for original buildings, and per the parking requirement for both uses of one space for every 100 square feet, a total of 35 spaces are required for the remaining 3,485 square feet of floor area. With proximity to the Deep Ellum DART station, the use also qualifies for a reduction of 10 percent or six spaces; therefore, a total of 29 off-street parking spaces are required.

The PD District allows for remote parking on a separate lot that is within walking distance² of the use served. According to Building Inspections’ records, two Remote Parking Agreements, provide for all 29 required off-street parking spaces at two sites: 2505 Elm Street and 2603 Main Street.

Landscaping:

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

Dallas Police Department:

Staff requested a report of site-related crime statistics for a time period starting September 2016 [last SUP renewal] to date. The list of reported crime statistics obtained includes a total of 39 calls placed to the emergency call system, three offenses and two arrests [according to the arrest number, one arrest includes four charges]. The report is provided below:

OFFENSES:

IncidentNum	OffIncident	Premise	Address	TAAG	Date1
184496-2017	ASSAULT (AGG) -SERIOUS BODILY INJURY	Bar/NightClub/DanceHall ETC.	2605 ELM ST	Monument GoodLatimer	8/13/2017
078901-2018	ROBBERY OF INDIVIDUAL (AGG)	Highway, Street, Alley ETC	2605 ELM ST	Monument GoodLatimer	4/15/2018
155346-2018	ROBBERY OF INDIVIDUAL (AGG)	Parking (Business)	2605 ELM ST	Monument GoodLatimer	7/11/2018

ARRESTS:

² Sec. 51P-269.105(j)(2)(A)(ii) WALKING DISTANCE means the distance from the nearest point of the parking lot to the nearest public entrance to the main use, measured along the most convenient pedestrian walkway.

Sec. 51P-269.105(j)(2)(C)(i) Remote parking may be located on a separate lot that is the following walking distance of the use served by the remote parking: (bb) 1,200 feet if the use served is located in an original building.

Z189-239(CY)

IncidentNum	ArrestNumber	ArArrestDate	ArArrestTime	ArLAddress	NIBRS_Crime	ChargeDesc
001985-2019	19-000309	1/4/2019	2:25:00 AM	2605 ELM ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
001986-2019	19-000311	1/4/2019	2:28:00 AM	2605 ELM ST	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ *DRUG FREE ZONE*
001986-2019	19-000311	1/4/2019	2:28:00 AM	2605 ELM ST	PUBLIC INTOXICATION	PUBLIC INTOXICATION
001986-2019	19-000311	1/4/2019	2:28:00 AM	2605 ELM ST	ALL OTHER OFFENSES	RESIST ARREST SEARCH OR TRANSPORT
001986-2019	19-000311	1/4/2019	2:28:00 AM	2605 ELM ST	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)

CALLS:

Z189-239(CY)

Master_Incident_Numbers	Response_Date	Response_Time	Problem	Priority_Description	Address
16-2087635	10/19/2016	3:50:00 PM	40 - Other	3 - General Service	2506 Elm St
16-2211977	11/6/2016	1:52:00 AM	6X - Major Dist (Violence)	2 - Urgent	2605 Elm St
16-2251420	11/12/2016	12:45:00 AM	09 - Theft	4 - Non Critical	Elm St / N Good Latimer Expy
16-2278129	11/16/2016	2:47:00 AM	6X - Major Dist (Violence)	2 - Urgent	2608 Elm St
16-2328733	11/23/2016	6:31:00 PM	6X - Major Dist (Violence)	2 - Urgent	2605 Elm St
16-2506790	12/21/2016	5:40:00 AM	12B - Business Alarm	3 - General Service	2605 Elm St
16-2565885	12/29/2016	8:06:00 PM	6X - Major Dist (Violence)	2 - Urgent	2506 Elm St
17-0004031	1/1/2017	9:57:00 AM	11V - Burg Motor Veh	3 - General Service	2605 Elm St
17-0214594	2/3/2017	12:32:00 AM	6X - Major Dist (Violence)	2 - Urgent	2506 Elm St
17-0681629	4/11/2017	12:47:00 AM	40 - Other	3 - General Service	2605 Elm St
17-1018132	5/29/2017	8:03:00 PM	40 - Other	3 - General Service	2605 Elm St
17-1144858	6/16/2017	7:13:00 PM	40 - Other	3 - General Service	2506 Elm St
17-1266164	7/4/2017	3:10:00 AM	6XEA - Disturbance Eme	1 - Emergency	2605 ELM ST
17-1396288	7/22/2017	6:10:00 PM	6X - Major Dist (Violence)	2 - Urgent	2605 Elm St
17-1504976	8/8/2017	1:06:00 AM	6X - Major Dist (Violence)	2 - Urgent	N Good Latimer Expy / Elm St
17-1539264	8/13/2017	1:40:00 AM	6X - Major Dist (Violence)	2 - Urgent	2605 Elm St
17-1673048	9/2/2017	2:06:00 AM	34 - Suicide	2 - Urgent	2506 Elm St
17-1838692	9/27/2017	4:09:00 AM	40/01 - Other	2 - Urgent	2605 Elm St
17-2055071	10/29/2017	12:57:00 AM	07 - Minor Accident	3 - General Service	2605 ELM ST
17-2187433	11/17/2017	10:49:00 PM	26 - Missing Person	3 - General Service	Elm St / N Good Latimer Expy
18-0129254	1/21/2018	4:16:00 PM	20R - Robbery (report)+	4 - Non Critical	2605 Elm St
18-0137114	1/22/2018	9:50:00 PM	40/01 - Other	2 - Urgent	2506 Elm St
18-0303902	2/19/2018	11:47:00 AM	12B - Business Alarm	3 - General Service	2605 Elm St
18-0356097	2/27/2018	11:29:00 PM	6X - Major Dist (Violence)	2 - Urgent	2506 Elm St
18-0466102	3/17/2018	2:07:00 AM	DAEF-Dist Armed Encou	1 - Emergency	2605 Elm St
18-0474119	3/18/2018	4:24:00 AM	40/01 - Other	2 - Urgent	2605 Elm St
18-0501873	3/22/2018	2:39:00 PM	11V - Burg Motor Veh	4 - Non Critical	2605 Elm St
18-0520568	3/25/2018	3:05:00 AM	6X - Major Dist (Violence)	2 - Urgent	2605 Elm St
18-0899695	5/21/2018	7:31:00 PM	40 - Other	3 - General Service	2506 Elm St
18-1337060	7/24/2018	12:39:00 AM	6X - Major Dist (Violence)	2 - Urgent	2605 Elm St
18-1415790	8/4/2018	11:00:00 PM	7X - Major Accident	2 - Urgent	2605 Elm St
18-1521124	8/21/2018	12:04:00 AM	6X - Major Dist (Violence)	2 - Urgent	2506 Elm St
18-1940833	10/24/2018	8:40:00 PM	08 - Intoxicated Person	3 - General Service	Elm St / N Good Latimer Expy
18-1975519	10/30/2018	12:05:00 AM	32 - Suspicious Person	2 - Urgent	2605 Elm St
19-0410792	3/9/2019	2:08:00 AM	08 - Intoxicated Person	3 - General Service	2605 Elm St
19-0417972	3/10/2019	1:33:00 AM	40/01 - Other	2 - Urgent	2605 Elm St
19-0499968	3/22/2019	11:10:00 AM	6X - Major Dist (Violence)	2 - Urgent	2605 Elm St
19-0759158	4/29/2019	8:38:00 PM	40/01 - Other	2 - Urgent	2605 Elm St
19-0802550	5/5/2019	11:32:00 PM	**PD Requested by Fire	2 - Urgent	2605 Elm St

List of Partners/Principals/Officers

Owner:

Westdale Properties America I, Ltd., a Texas limited partnership

Officers:

Joseph G. Beard	President
Ken Carlson	Vice President
Chuck Hixson	Vice President

JGB Ventures 1, Ltd., a Texas corporation, General Partner

Officers:

Joseph G. Beard	President
Ken Carlson	Vice President

JGB Holdings, Inc., a Texas corporation, General Partner

Joseph G. Beard	President
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Applicant:

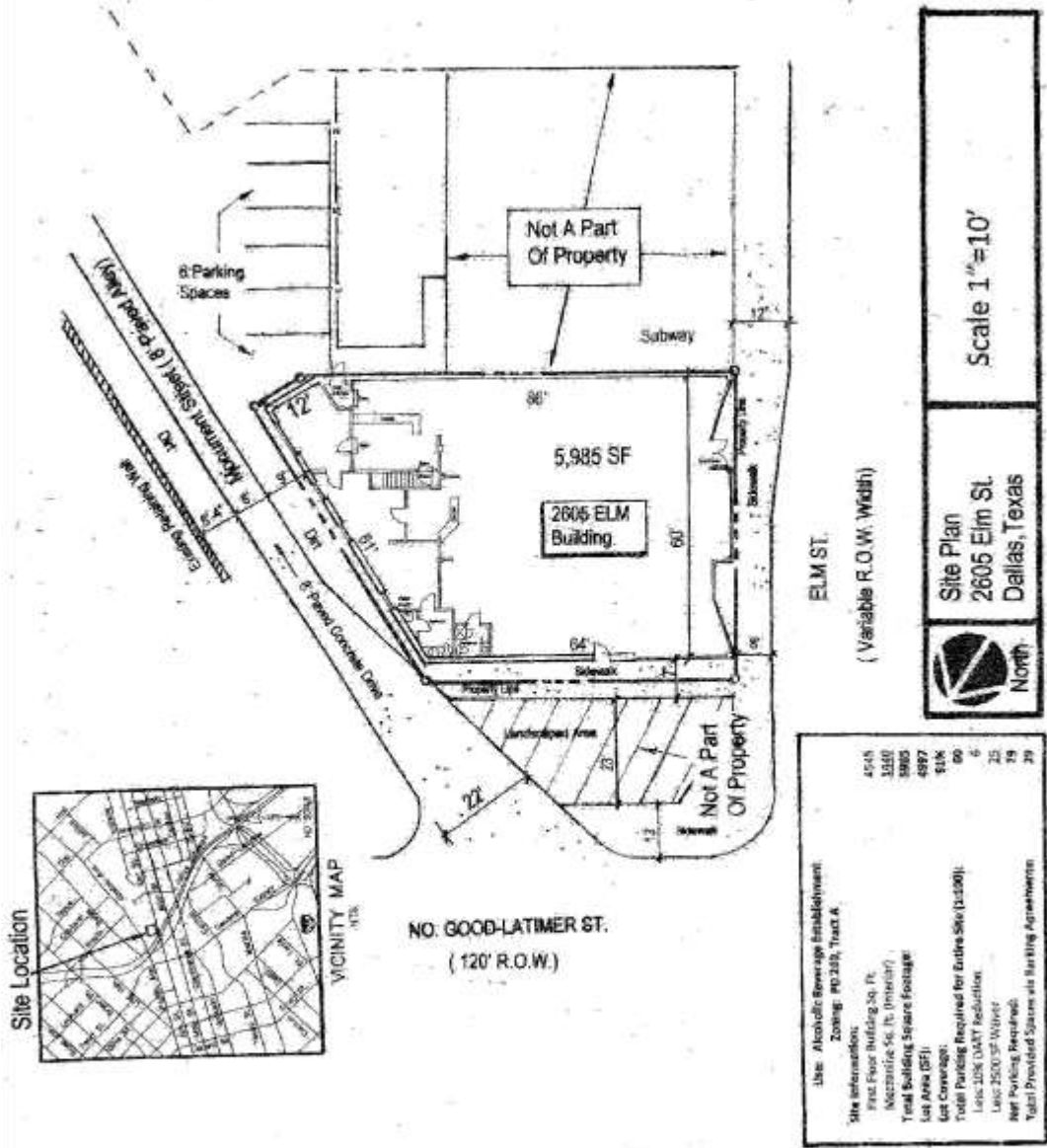
Eleven Entertainment, LLC

Ron Wilson	Managing Member and Director
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PROPOSED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit are a bar, lounge or tavern, and an inside commercial amusement limited to a live music venue.
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 passage of this ordinance) [~~September 28, 2019~~].
4. FLOOR AREA: The maximum floor area is 5,985 square feet in the location as shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern, and inside commercial amusement limited to a live music venue may only operate between 4:00 p.m. to 2:00 a.m. (the next day), Monday through Friday, and 12:00 p.m. to 2:00 a.m. (the next day), Saturday and Sunday.
6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all conditions, rules, and regulations of the City of Dallas.

**EXISTING SITE PLAN
(NO CHANGES)**







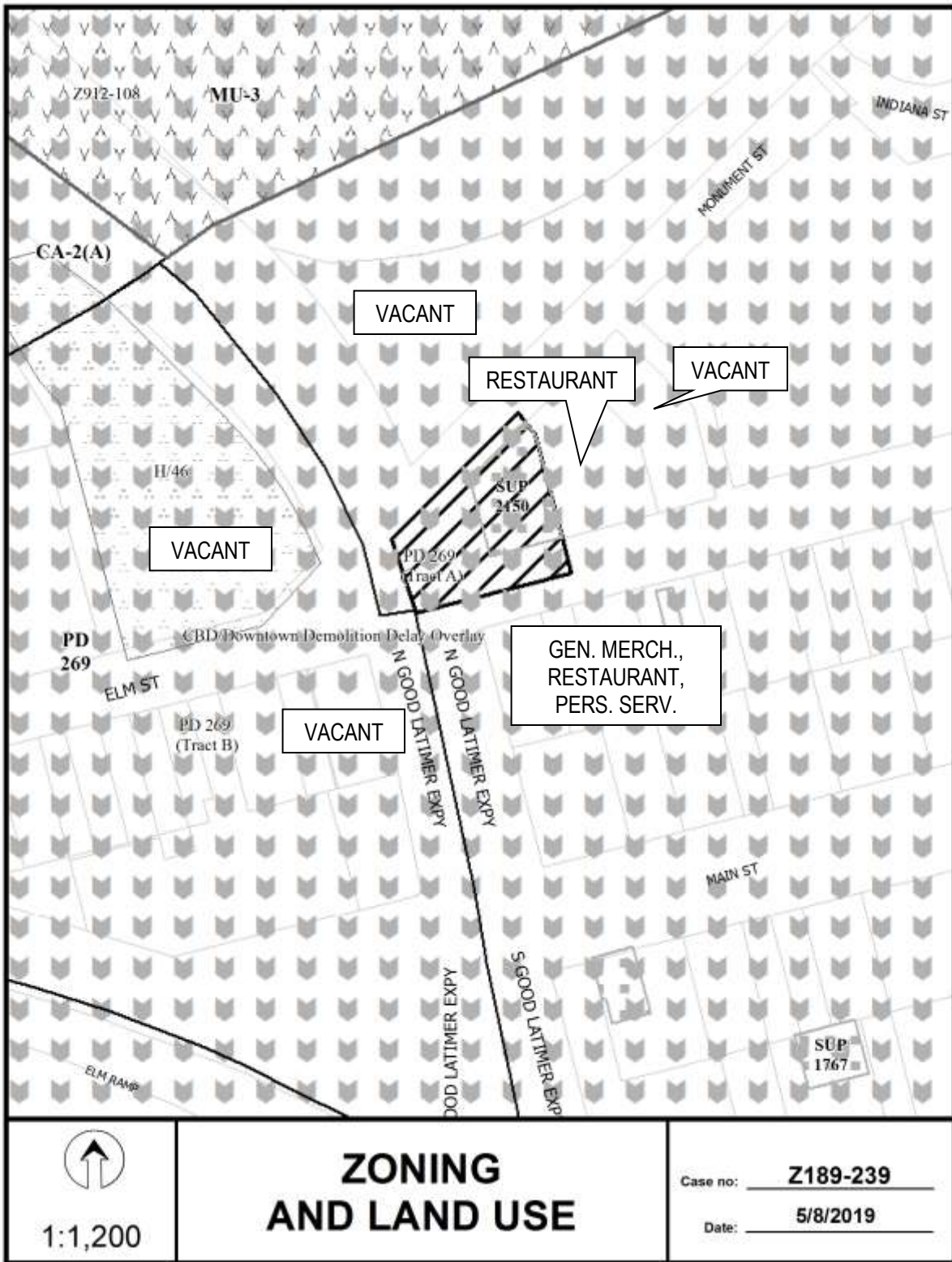
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AERIAL MAP

Case no: Z189-239

Date: 5/8/2019

Z189-239(CY)

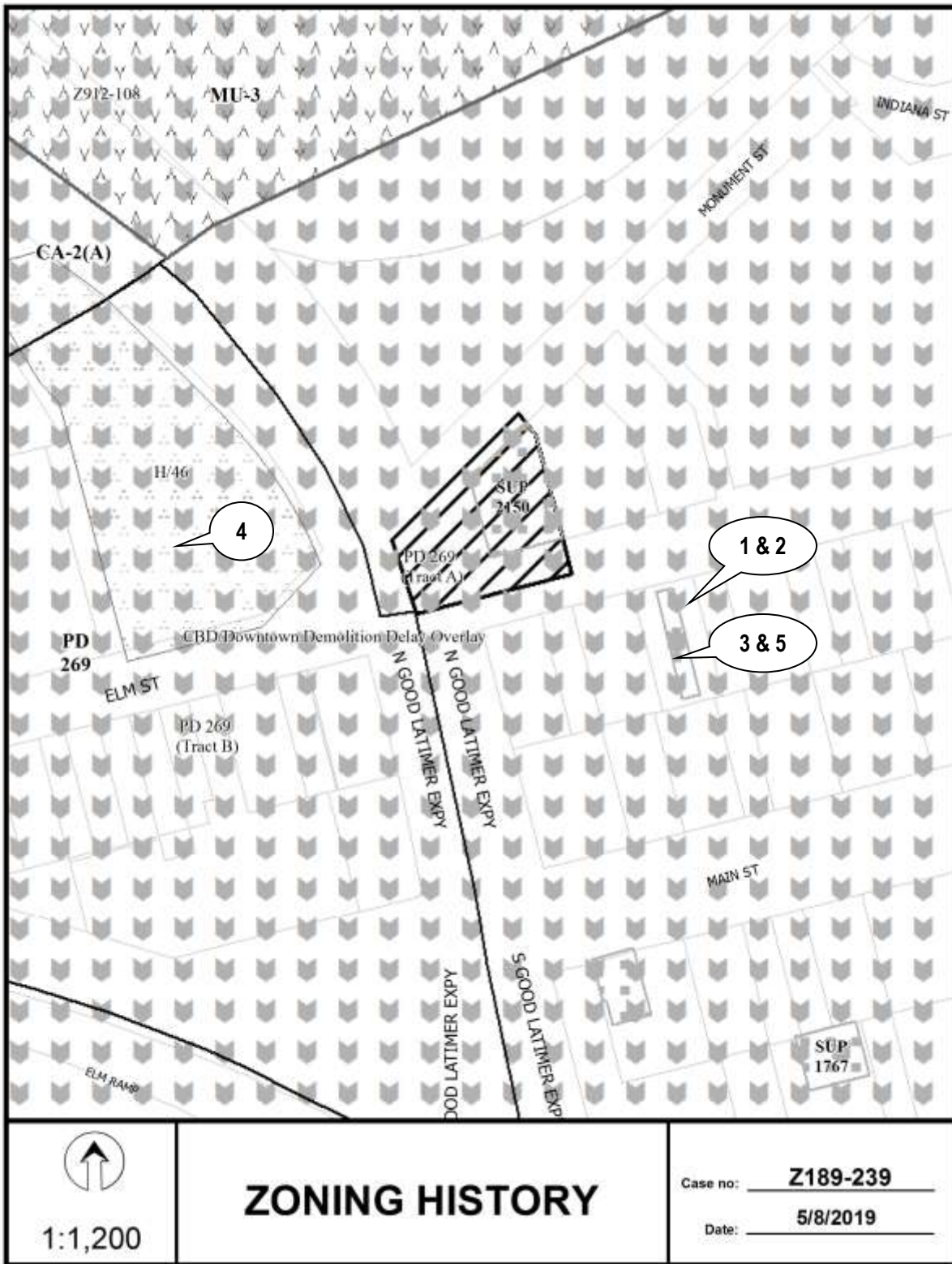


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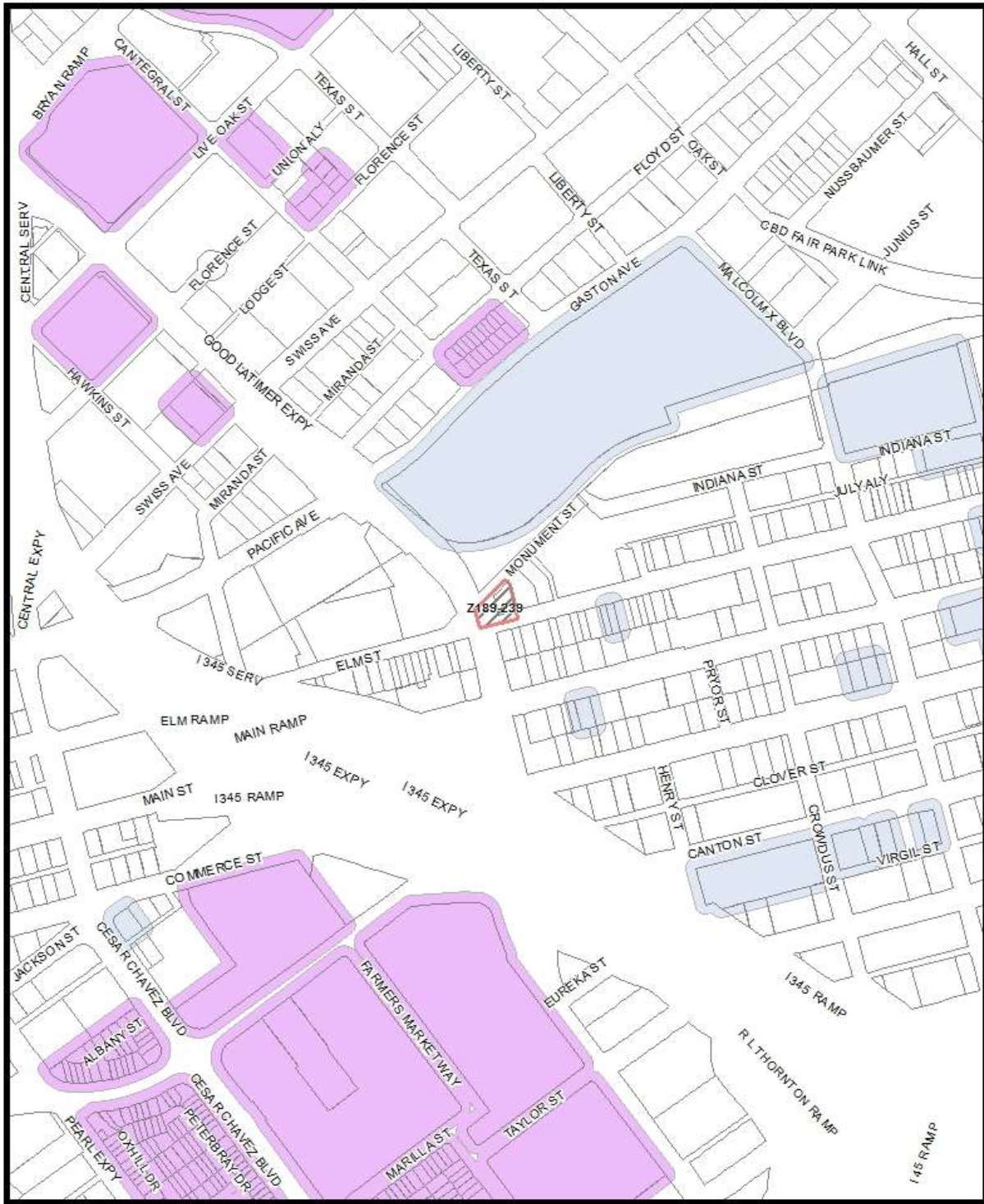
ZONING AND LAND USE

Case no: Z189-239

Date: 5/8/2019



Z189-239(CY)

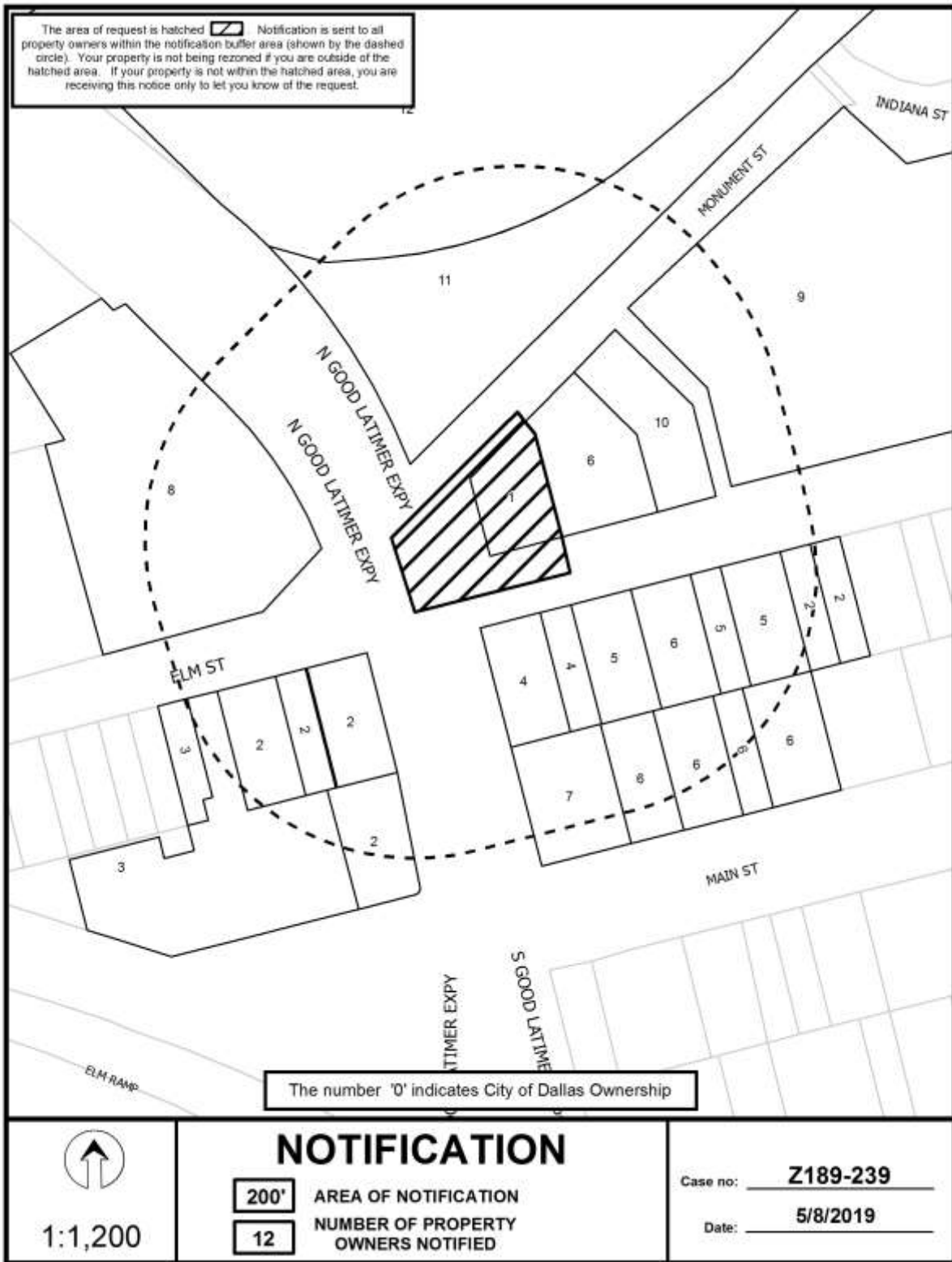


MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 5/8/2019



05/08/2019

Notification List of Property Owners

Z189-239

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2605 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
2	2511 MAIN ST	ELM STREET LOFTS LTD
3	2509 MAIN ST	WESTDALE MAIN LTD
4	2604 ELM ST	SEJ ASSET MGMT & INVESTMENT CO
5	2610 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
6	2621 MAIN ST	AP DEEP ELLUM LLC
7	2603 MAIN ST	PARKIN ART JOINT VENTURE
8	2557 ELM ST	EPIC DALLAS HOTEL LP
9	2625 ELM ST	UPLIFT EDUCATION
10	2615 ELM ST	WESTDALE PPTIES AMERICA I LTD
11	2600 MONUMENT ST	DALLAS AREA RAPID TRANSIT
12	2752 GASTON AVE	DEEP ELLUM MARQUIS LP

Planner: Sarah May

FILE NUMBER: Z189-154(SM) **DATE FILED:** December 14, 2018

LOCATION: Northeast line of East Ledbetter Drive and the west line of Rocky Ridge Road

COUNCIL DISTRICT: 4 **MAPSCO:** 64 M

SIZE OF REQUEST: Approx. 0.7643 acres **CENSUS TRACT:** 90.00

APPLICANT: Daiquiri Dash, LLC – Adrian Quezada, Sole Manager

OWNER: Tugboat Properties, Inc. – Jee Huyn Chung, President

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

SUMMARY: The applicant requests to serve alcohol within a new restaurant within Suite E, which was previously occupied by Diva African Braids and Beauty Supply.

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

BACKGROUND INFORMATION:

- The request site that is developed within a multi-tenant, one-story, retail building with approximately 8,975 square feet overall and is in a D-1 Liquor Control Overlay.
- On January 23, 2013, City Council approved 1) a D-1 Liquor Control Overlay and 2) Specific Use Permit No. 2015 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on the north side of East Ledbetter Drive, southeast of Interstate 35 for a two-year period, subject to a site plan and conditions. [Suite C within subject site.]
- The applicant proposes to use the 1,700-square-foot suite for a new restaurant without drive-in service. The suite was previously occupied by Diva African Braids and Beauty Supply (Suite E).
- The restaurant without drive-in service is permitted by right within the existing zoning district but the D-1 Liquor Control Overlay requires a Specific Use Permit to serve alcoholic beverages.

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

1. **Z178-353:** On February 13, 2019, the City Council approved Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the northeast side of East Ledbetter Drive, east of South R.L. Thornton Freeway for a two-year period, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfares/Street	Type	TP Dimension; ROW
East Ledbetter Drive	Principle Arterial	Standard-6 lane-divided; 107 feet

Traffic:

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

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1	Retail
Northeast	RR-D	Undeveloped
Southeast	MF-2(A), RR-D	Multifamily, Undeveloped
Southwest	RR-D	Dance hall
Northwest	RR-D-1 with SUP No. 2316	Vacant gas station

Land Use Compatibility:

The site is developed with a one-story, multi-tenant retail development. The applicant requests to sell alcoholic beverages in a new restaurant. A Specific Use Permit is required to serve alcoholic beverages in the D-1 Liquor Control Overlay. The surrounding land uses consist of undeveloped land to the northeast, multifamily and undeveloped land to the southeast, a dance hall to the southwest, and a vacant gas station to the northwest.

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 sale of alcoholic beverages in conjunction with the existing restaurant should not be a detriment to the adjacent properties because the Specific Use Permit requires periodic review to ensure the site continues to comply with approved plans and other regulations; therefore, staff supports the request. However, due to the amount of police activity of the site, staff does not support automatic renewals at this time.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for all uses within the existing shopping center is 56. There are 20 parking spaces provided on site and 36 spaces are available to be provided through a remote parking agreement in the adjacent properties to the northwest and southeast.

Landscaping:

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

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention

strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it abuts a “G” MVA cluster to the east and an “F” MVA cluster is located south of East Ledbetter Drive.

Police Report:

Staff obtained the following list of 11 arrests, 26 offenses, and 62 calls from the Dallas Police Department for the site between January 1, 2017 and February 6, 2019.

Arrests:

Incident No.	Arrest No.	Arrest Date	Charge Description
062520-2017	17-011226	3/20/2017	Warrant-Dallas PD (alias)
172503-2017	17-031190	7/29/2017	Warrant hold (outside agency)
172503-2017	17-031190	7/29/2017	Warrant-Dallas PD (alias)
225405-2017	17-040382	10/2/2017	Poss marijuana <2oz
225405-2017	17-040382	10/2/2017	Traf vio -driv w/out lic inv w/prev conv/susp/w/o fin res
279279-2017	17-049261	12/9/2017	Burglary of building - forced entry
045420-2018	18-007071	3/3/2018	APOWW (social services referral)
040962-2018	18-010934	4/3/2018	Warrant hold (outside agency)
040962-2018	18-010934	4/3/2018	Warrant-Dallas PD (ALIAS)
069611-2018	18-010931	4/3/2018	Warrant-Dallas PD (ALIAS)
079164-2018	18-012539	4/15/2018	APOWW (social services referral)

Offenses:

Incident No.	Signal	Offense Incident	Date	Day	Time
022518-2019	6x - Major Dist (Violence)	Mir (miscellaneous incident report no offense)	2/2/2019	Sat	3:25:00 PM
104402-2018	12b - Business Alarm	Alarm incident report (no offense)	5/16/2018	Wed	10:26:00 PM
079164-2018	46 - Cit	APOWW (social services referral)	4/15/2018	Sun	5:55:00 PM
069611-2018	58 - Routine Investigation	Warrant-Dallas pd (alias/capias)	4/3/2018	Tue	3:36:00 PM
045420-2018	40/01 - Other	APOWW (social services referral)	3/3/2018	Sat	12:10:00 PM
002095-2018	26/01- Missing Person-Critical	APOWW (social services referral)	1/3/2018	Wed	7:00:00 PM

Incident No.	Signal	Offense Incident	Date	Day	Time
287570-2017	20 - Robbery	Robbery of business (agg)	12/19/2017	Tue	7:36:00 PM
287570-2017	20 - Robbery	Robbery of business (agg)	12/19/2017	Tue	7:36:00 PM
286894-2017	12b - Business Alarm	Alarm incident report (no offense)	12/18/2017	Mon	10:27:00 PM
279279-2017	41/11b - Burg Busn In Progress	Burglary of building - forced entry	12/9/2017	Sat	1:41:00 AM
272870-2017	11b - Burg Of Bus	Burglary of building - forced entry	12/1/2017	Fri	3:25:00 AM
238081-2017	12b - Business Alarm	Alarm incident report (no offense)	10/17/2017	Tue	10:20:00 PM
227852-2017	07 - Minor Accident	Traf vio - duty on strike unattended (parked) vehicle >\$200 damage	10/5/2017	Thu	1:30:00 PM
214063-2017	6x - Major Dist (Violence)	Mir (miscellaneous incident report no offense)	9/18/2017	Mon	5:45:00 PM
206631-2017	32 - Suspicious Person	Mir (miscellaneous incident report no offense)	9/9/2017	Sat	12:00:00 PM
201776-2017	40/01 - Other	Open building (no offense)	9/3/2017	Sun	7:40:00 AM
198193-2017	40/01 - Other	Crim mischief >or equal \$750 but <\$2,500	8/30/2017	Wed	1:50:00 AM
178701-2017	12b - Business Alarm	Alarm incident report (no offense)	8/6/2017	Sun	9:40:00 AM
168971-2017	Oads - Open Air Drug Sales	Mir (miscellaneous incident report no offense)	7/25/2017	Tue	1:52:00 PM
131226-2017	6x - Major Dist (Violence)	Theft of prop > or equal \$100 but <\$750- not shoplift	6/10/2017	Sat	3:00:00 PM
065890-2017	20 - Robbery	Theft of prop > or equal \$750 but <\$2,500 -shoplift (not emp)	3/24/2017	Fri	12:35:00 PM
062520-2017	6x - Major Dist (Violence)	Warrant-Dallas pd (alias)	3/20/2017	Mon	12:30:00 PM
069843-2017	09v - Uumv	Unauthorized use of motor veh - automobile	2/28/2017	Tue	4:00:00 PM
039311-2017	40/01 - Other	Public intoxication	2/18/2017	Sat	9:35:00 PM
042280-2017	Pse/40 - Other	Harassment -preliminary investigation	2/6/2017	Mon	12:00:00 PM
026717-2017	11v/01 - Burg Motor Veh	BMV	2/3/2017	Fri	1:30:00 PM

Calls:

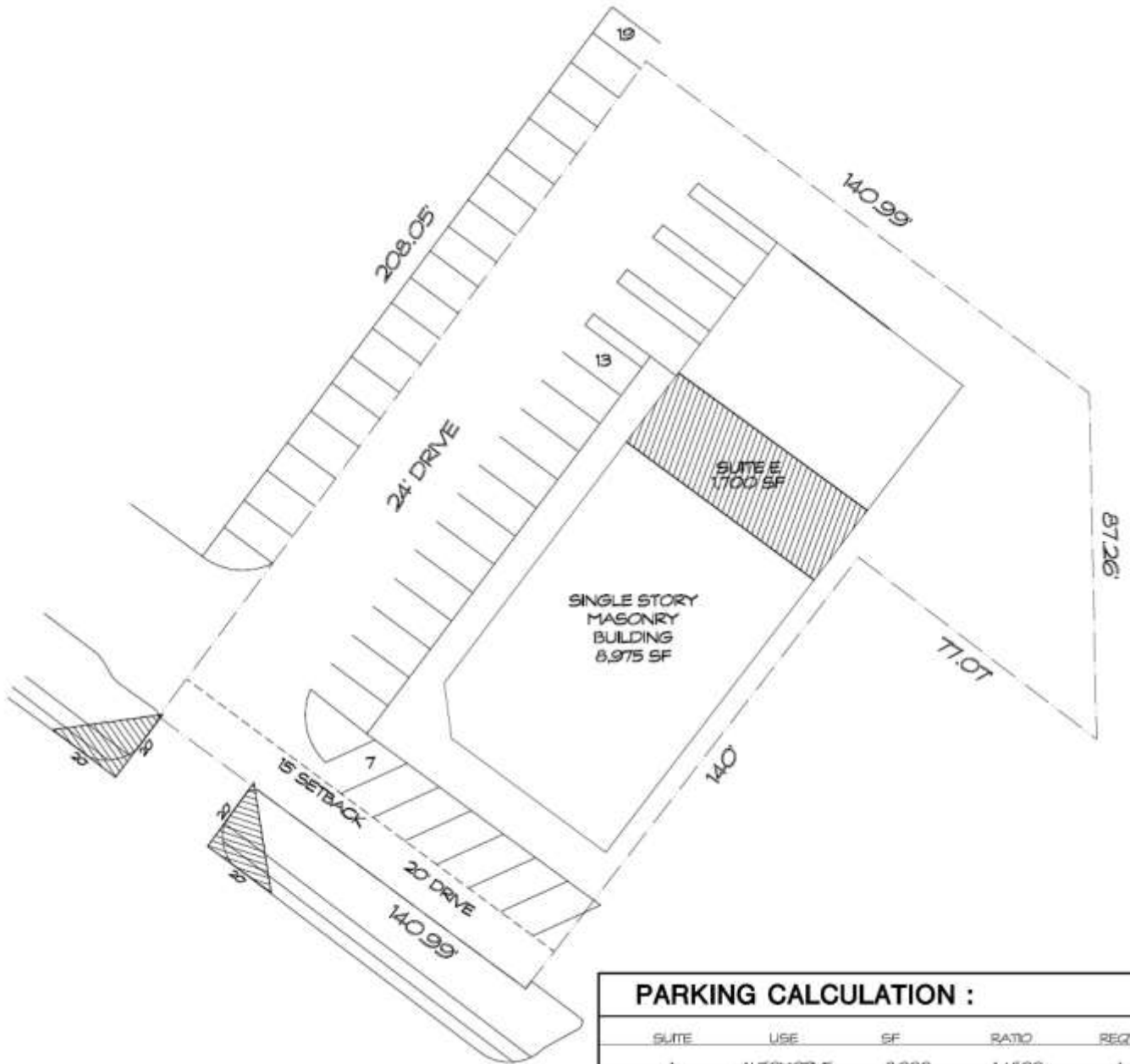
Master Incident No.	Date	Time	Problem	Location Name
19-0195442	2/2/2019	4:05:00 PM	07 - Minor Accident	Jin's Mart
19-0195243	2/2/2019	3:25:00 PM	6X - Major Dist (Violence)	Jin's Mart
19-0022986	1/4/2019	3:56:00 PM	7X - Major Accident	Jin's Mart
19-0015658	1/3/2019	11:06:00 AM	40/01 - Other	Jin's Mart
18-2281248	12/18/2018	3:37:00 PM	24 - Abandoned Property	Jin's Mart
18-2028805	11/7/2018	12:54:00 PM	6X - Major Dist (Violence)	Henderson Chicken
18-1989350	11/1/2018	8:36:00 AM	12B - Business Alarm	Henderson's Chicken
18-1964621	10/28/2018	11:05:00 AM	12B - Business Alarm	Metro PCS Ledbetter
18-1812651	10/4/2018	5:51:00 PM	6X - Major Dist (Violence)	Henderson Chicken
18-1601168	9/2/2018	1:01:00 AM	07 - Minor Accident	Henderson Chicken
18-1572250	8/28/2018	5:17:00 PM	6X - Major Dist (Violence)	Henderson Chicken
18-1469793	8/13/2018	12:18:00 PM	24 - Abandoned Property	Henderson Chicken
18-1246409	7/10/2018	2:43:00 PM	04 - 911 Hang Up	Jin's Mart
18-1036989	6/10/2018	3:25:00 PM	6X - Major Dist (Violence)	Henderson
18-0950747	5/29/2018	10:38:00 AM	6X - Major Dist (Violence)	Henderson
18-0940950	5/27/2018	7:51:00 PM	6X - Major Dist (Violence)	Henderson Chicken
18-0865161	5/16/2018	10:25:00 PM	12B - Business Alarm	Henderson Chicken
18-0824238	5/10/2018	8:46:00 PM	6X - Major Dist (Violence)	Henderson Chicken
18-0811454	5/8/2018	10:09:00 PM	12B - Business Alarm	Jin's Mart
18-0766394	5/2/2018	9:42:00 AM	6X - Major Dist (Violence)	Yosif
18-0659387	4/15/2018	5:40:00 PM	46 - CIT	Jin's Mart
18-0410066	3/8/2018	12:27:00 PM	20 - Robbery	Metro PCS
18-0378496	3/3/2018	12:18:00 PM	40/01 - Other	Plaza De Las Americas
18-0378008	3/3/2018	10:49:00 AM	07 - Minor Accident	Hendersons Chicken
18-0221433	2/5/2018	5:07:00 PM	6X - Major Dist (Violence)	Henderson Chicken
18-0047120	1/8/2018	11:13:00 AM	24 - Abandoned Property	Henderson Chicken
18-0018413	1/3/2018	7:03:00 PM	26/01- Missing Person-Critical	Jin's Mart/Hendersons Chicken
17-2389406	12/19/2017	7:47:00 PM	20 - Robbery	Metro Pcs
17-2383523	12/18/2017	10:27:00 PM	12B - Business Alarm	Henderson Chicken
17-2321157	12/9/2017	1:39:00 AM	41/11B - Burg Busn in Progress	Metro PCS
17-2268780	12/1/2017	3:27:00 AM	11B - Burg of Bus	Metro PCS

Master Incident No.	Date	Time	Problem	Location Name
17-2166259	11/14/2017	8:39:00 PM	20 - Robbery	Henderson Chicken
17-2100254	11/4/2017	7:31:00 PM	6X - Major Dist (Violence)	Jin's Mart
17-1993133	10/19/2017	9:16:00 PM	7X - Major Accident	Henderson Chicken
17-1980138	10/17/2017	10:24:00 PM	12B - Business Alarm	Henderson's Chicken
17-1935726	10/11/2017	1:12:00 PM	DH - Drug House	Henderson Chicken
17-1894889	10/5/2017	1:20:00 PM	07 - Minor Accident	
17-1782567	9/18/2017	5:44:00 PM	6X - Major Dist (Violence)	Yosif Tires
17-1720425	9/9/2017	12:14:00 PM	32 - Suspicious Person	Jin's Mart
17-1687968	9/4/2017	12:49:00 PM	6X - Major Dist (Violence)	Diva African Braids
17-1680975	9/3/2017	8:55:00 AM	40/01 - Other	Closed Down Raceway
17-1651877	8/30/2017	1:53:00 AM	40/01 - Other	Henderson Chicken
17-1494339	8/6/2017	9:38:00 AM	12B - Business Alarm	Henderson Chicken
17-1414825	7/25/2017	1:47:00 PM	OADS - Open Air Drug Sales	Hendersons Chicken
17-1397261	7/22/2017	9:05:00 PM	41/20 - Robbery - In Progress	Hendersons Chicken
17-1354879	7/16/2017	5:23:00 PM	04 - 911 Hang Up	Henderson Chicken
17-1102319	6/10/2017	3:19:00 PM	6X - Major Dist (Violence)	African Braids
17-0878520	5/9/2017	10:20:00 PM	12B - Business Alarm	Quick Stop Food Mart
17-0813099	4/30/2017	12:39:00 PM	40 - Other	Henderson Chicken
17-0556920	3/24/2017	12:20:00 PM	20 - Robbery	Metro PCS
17-0529729	3/20/2017	12:33:00 PM	6X - Major Dist (Violence)	Metro PCS
17-0525438	3/19/2017	7:12:00 PM	12B - Business Alarm	Quick Stop Mart
17-0506311	3/16/2017	8:59:00 PM	58 - Routine Investigation	
17-0409573	3/2/2017	11:24:00 PM	6X - Major Dist (Violence)	Diva African Braids
17-0352384	2/22/2017	5:26:00 PM	PSE/40 - Other	Henderson Chicken
17-0326921	2/18/2017	9:34:00 PM	40/01 - Other	Hendersons Chicken
17-0227033	2/4/2017	6:58:00 PM	6X - Major Dist (Violence)	Henderson Chicken
17-0217459	2/3/2017	1:20:00 PM	11V/01 - Burg Motor Veh	Henderson's Chicken
17-0207269	2/1/2017	9:33:00 PM	6X - Major Dist (Violence)	Henderson; Chicken
17-0196867	1/31/2017	12:04:00 PM	46A - CIT w/Ambulance	Henderson's Chicken
17-0128981	1/20/2017	7:51:00 PM	6X - Major Dist (Violence)	Jin's Mart
17-0031312	1/5/2017	5:41:00 PM	40 - Other	Henderson Chicken

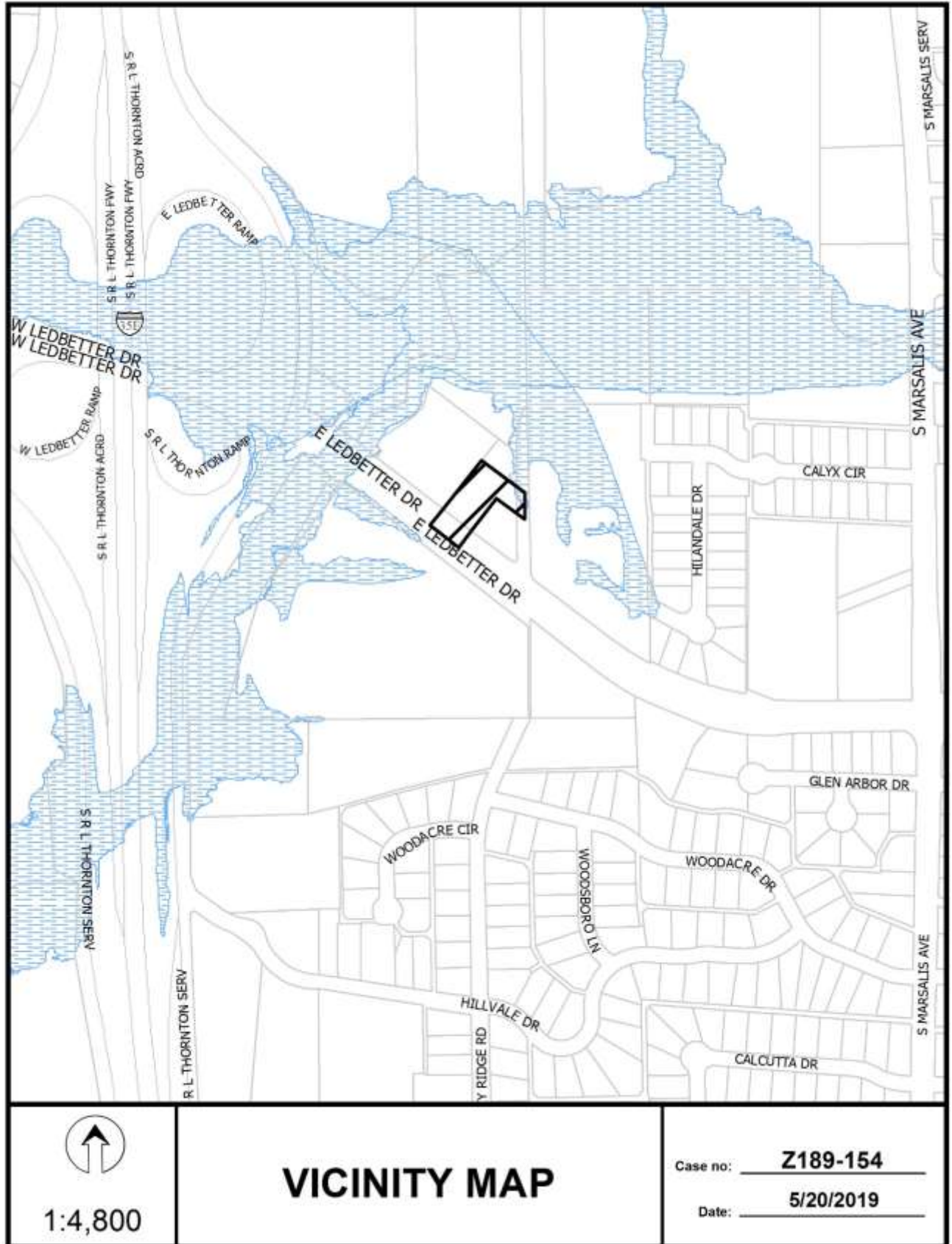
Proposed SUP Conditions

1. USE. The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years from the passage of this ordinance]
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



PARKING CALCULATION :				
SUITE	USE	SF	RATIO	REQD
A	AUTOMOTIVE	2,000	1 / 500	4
E	RESTAURANT	1,700	1 / 100	17
B	GEN MERCH	400	1 / 200	2
C	RESTAURANT	1,700	1 / 100	17
	RETAIL	3,175	1 / 200	16
TOTAL SF		8,975		
TOTAL PARKING REQUIRED				56
PARKING PROVIDED ON-SITE				20
PARKING PROVIDED VIA REMOTE PARKING AGREEMENT				36
TOTAL PARKING PROVIDED				56
PARKING SPACE SIZE :				9' x 15'



VICINITY MAP

Case no: Z189-154
Date: 5/20/2019

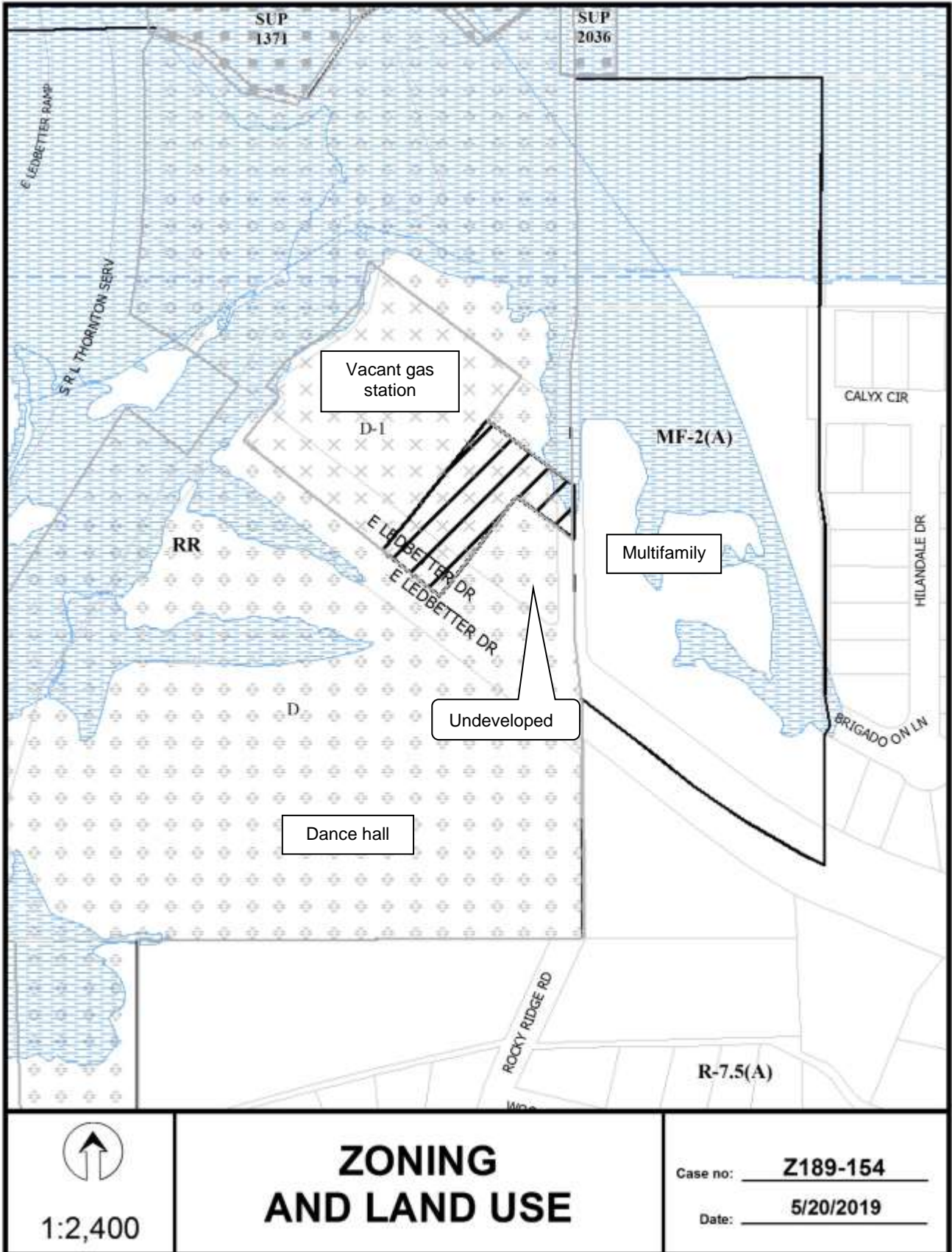


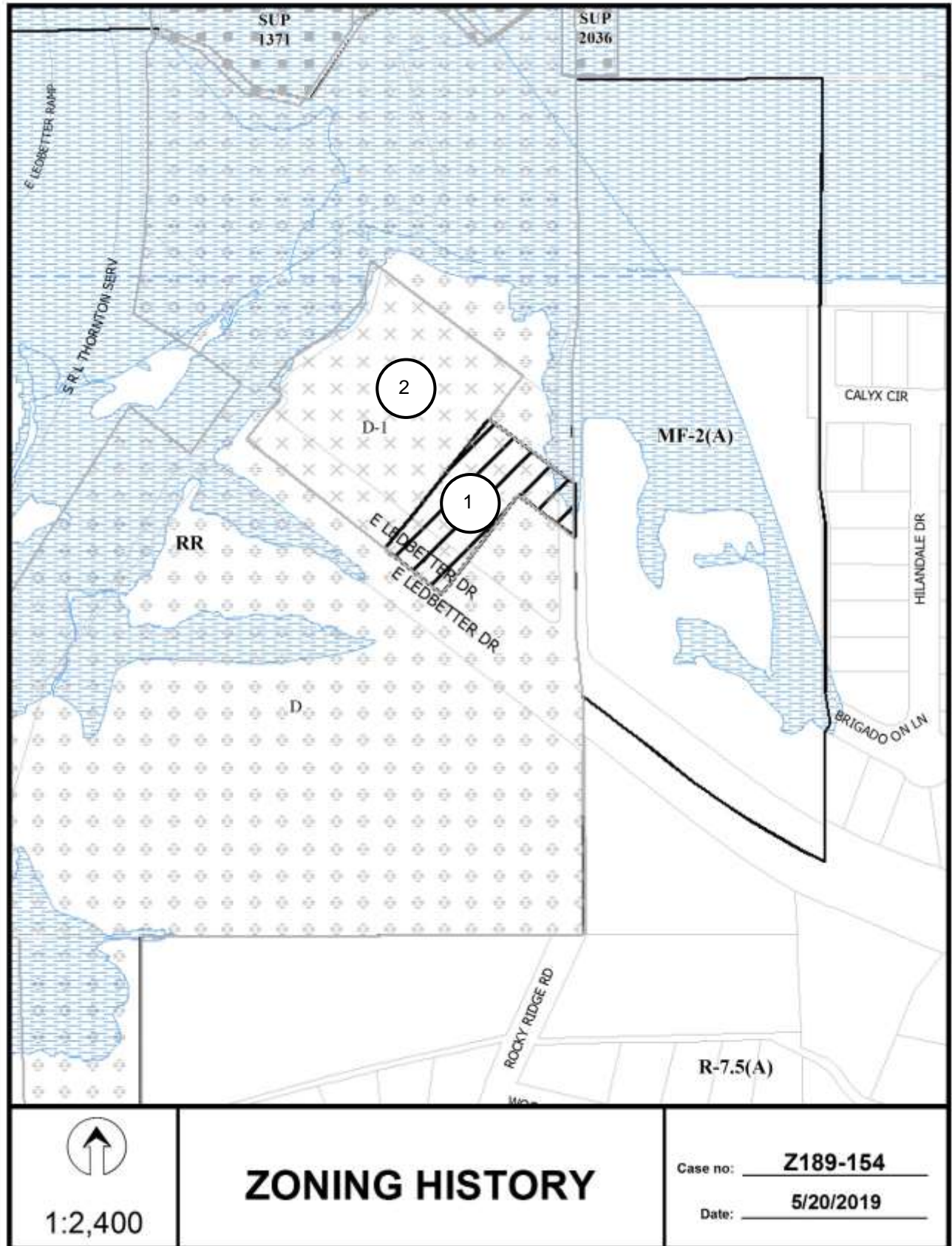
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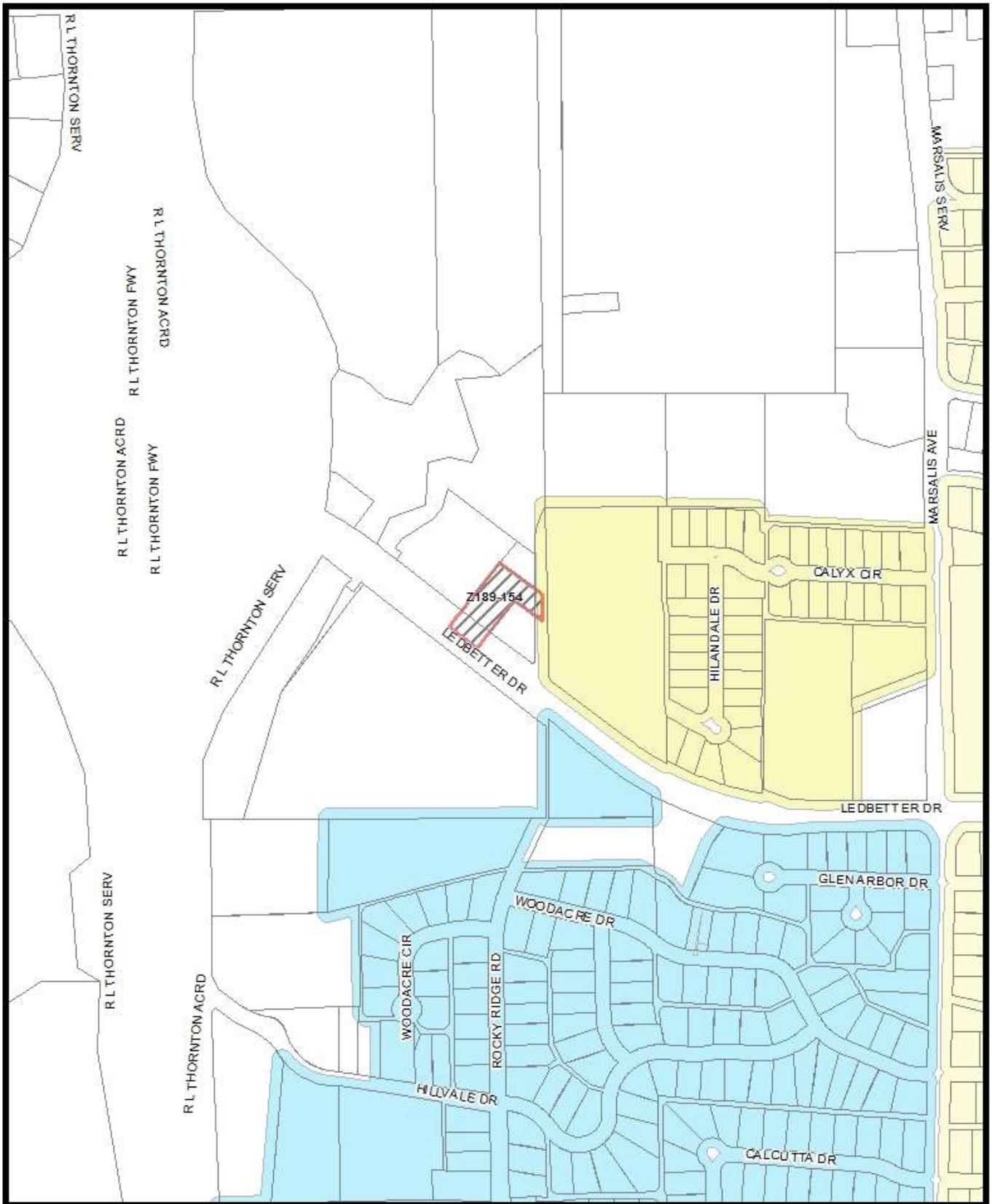
AERIAL MAP

Case no: Z189-154

Date: 5/20/2019





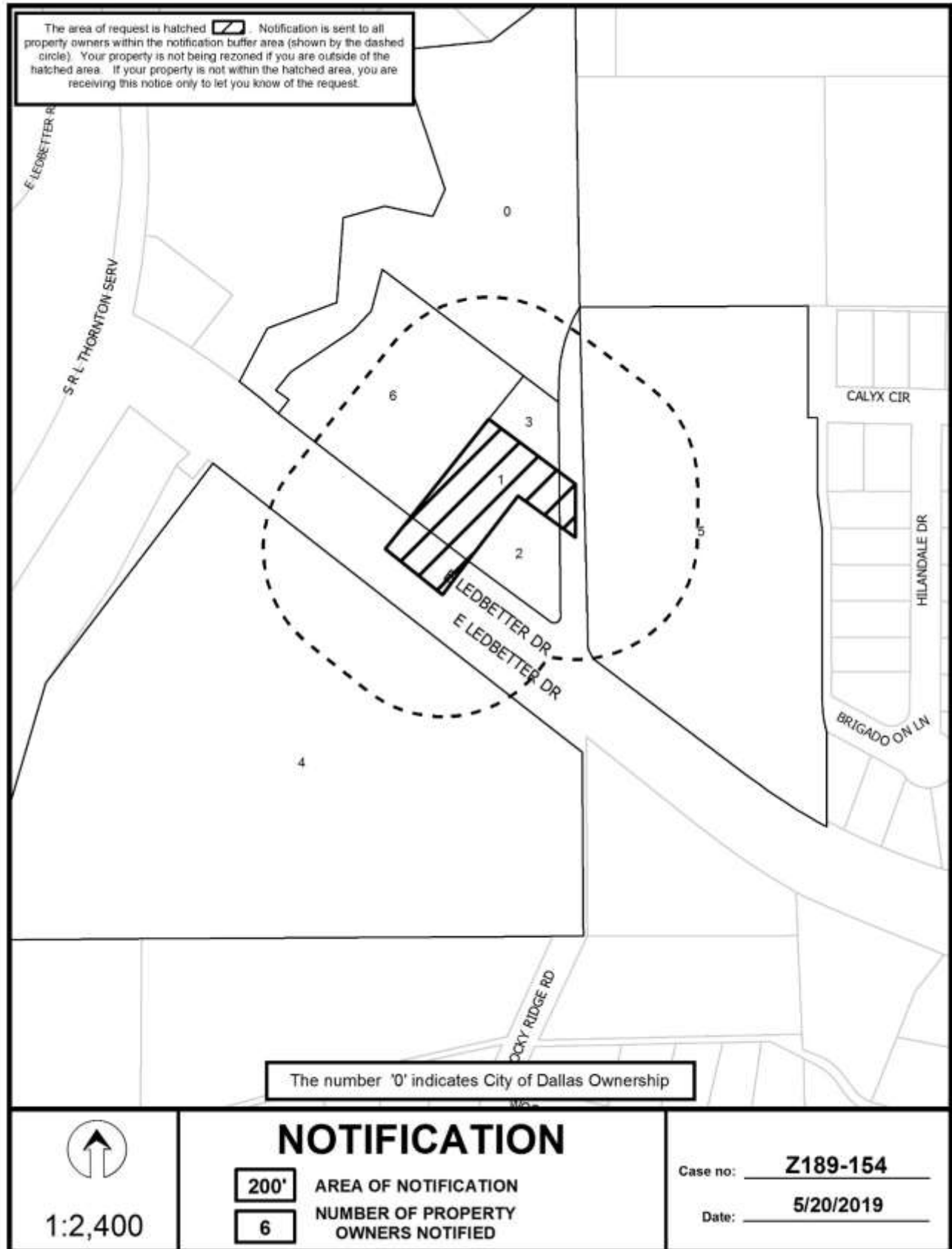


MVA Cluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 5/20/2019



Z189-154(SM)

05/20/2019

Notification List of Property Owners

Z189-154

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	337 E LEDBETTER DR	TUGBOAT PROPERTIES INC
2	423 E LEDBETTER DR	TUGBOAT PROPERTIES INC
3	337 E LEDBETTER DR	RACETRAC PETROLEUM INC
4	300 E LEDBETTER DR	BRIZZA INC
5	433 E LEDBETTER DR	FIVE MILE FLATS LLC
6	303 E LEDBETTER DR	RACETRACK PETROLEUM INC

FILE NUMBER: Z189-233(SM) **DATE FILED:** March 28, 2019
LOCATION: North line of Interstate Highway 30, east of North Buckner Boulevard
COUNCIL DISTRICT: 7 **MAPSCO:** 48 D
SIZE OF REQUEST: Approx. 16.8 acres **CENSUS TRACT:** 123.02

APPLICANT: Jones Development

OWNER: Chapel Downs Dallas, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development District for LI Light Industrial District uses, on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to construct a one-story warehouse building with approximately 283,920 square feet of floor area on the 16.8-acre subject property. The proposed development will have two access points on the I-30 Frontage Road and a 40-foot wide mutual access easement through a private drive that connects to the site on the west. A 120-foot setback is proposed on the subject site's northern property line which will contain a landscape and detention area and one row of parking.

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

BACKGROUND INFORMATION:

- The subject site is currently undeveloped.
- As of the writing of this report, an application to 1) delete Chenault Street from N. Buckner Boulevard to East City Limit line and 2) delete Unnamed NE-1 from Chenault Street to IH-30 has not been submitted to the Transportation Department.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Designation; ROW
East RL Thornton Freeway	Freeway	Varies
Chenault Street (not built or dedicated)	Collector	Standard-4 lanes-undivided; 60 feet

Traffic: As of the writing of this report, the Engineering Division of the Sustainable Development and Construction Department has not received a traffic study of the site; however, staff expects the request will not significantly impact the surrounding roadway system. Staff will brief the City Plan Commission on the conclusion of the traffic study at the June 20, 2019 meeting and will revise staff’s recommendation in the event the traffic study requires revisions.

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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

A consistent theme expressed by Dallas residents is a desire that new development embraces improved transportation, urban design and housing options. These desired types and patterns of development are reflected in the Building Blocks used as guidelines in forwardDallas! The City should facilitate development that furthers economic, transportation and land use goals supported by Dallas residents.

Building Blocks have been created to arrange housing and employment opportunities in ways that can decrease the use of cars, increase the use of public transit, improve air quality and increase land use efficiency. These Building Blocks are described in detail in the Introduction to the Policy Plan. In addition to general guidelines provided by the Building Blocks, new regulatory tools are necessary to achieve desired development types, quality and patterns. General locations for building blocks are identified on the Vision Illustration and may be designated in Area Plans.

The applicant requests a warehouse development with would improve employment opportunities and comply with the Business Center Development Block in which the site is located.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

The City must promote a healthy balance of jobs and households in Dallas. It is important that the City establish and maintain land use policies that support its economic goals. These policies should encourage continued development and expansion of employment and housing opportunities throughout the city to achieve a growth target of 400,000 new jobs and 220,000 new households between the years 2000 and 2030.

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

Area Plan:

On March 27, 2013, the City Council adopted the *2-Points to White Rock Lake Area Plan*. The Plan identifies the subject site on the eastern edge of an area identified as Strategic Opportunity Area 6. Area 6 promotes regional employment activities such as medical facilities or education centers that can take advantage of location's proximity to the interchange.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Single Family
East	TH-3(A), RR with DR No. Z101-129 and Z845-374	Undeveloped Church
South	R-7.5(A)	Freeway
West	CS	Metal fabricator

Land Use Compatibility:

Surrounding land uses consist of a single family neighborhood to the north, undeveloped land and a church to the east, extensive freeway right-of-way to the south, and a metal fabricating facility to the west. The site is currently undeveloped and the proposed warehouse use on the property is considered to be compatible with surrounding properties because it will incorporate building design standards for industrial uses, front on a major freeway, is adjacent to another commercial use, and will have a large buffer between the use and the single family neighborhood to the north.

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: PDD	15'	0'/50'	1.0 FAR overall 0.75 office/retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Staff supports the applicant's request because the development plan shows a 120-foot setback from the building to the single family development to the north and limits height to 48 feet (well below residential proximity slope), building floor area, lot coverage, and exceeds parking and loading requirements.

Parking and Loading:

The Dallas Development Code requires warehouse uses to provide one parking space for every 1,000 square feet of floor area, up to 20,000 square feet, and one space per 4,000 square feet of floor area for portions of a warehouse building that exceed 20,000 square feet. The applicant proposes to construct a warehouse with approximately 283,920 square feet which would require 86 parking spaces to be provided and the applicant proposes to construct 112 parking spaces for the site.

The Dallas Development Code requires two off-street loading spaces for the first 100,000 square feet of a warehouse use and one additional loading space for each additional 100,000 square feet or fraction thereafter. The applicant proposes to construct a warehouse with approximately 283,920 square feet which would require 3 off-street loading spaces to be provided and the applicant proposes to construct 39 trailer parking spaces with 135-foot wide truck courts for loading and unloading activities on the east and west sides of the proposed warehouse.

Landscaping:

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

Market Value Analysis:

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

List of Officers

Jones Development Company

Kevin Jones, President

Nick Jones, Executive Vice President

Chris Jones, Executive Vice President

Brian Staton, Vice President

Chapel Downs Dallas, LLC

Northfield Development LLC

Neil Blanchard, President

KW CDD Holdings LLC

Kelly S. Walker, Director

Chapel Downs Dallas Management LLC

Northfield Development LLC

Neil Blanchard, President

Proposed Planned Development District

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 on the north side of East R.L. Thornton Freeway, east of North Buckner Boulevard. The size of PD _____ is approximately 16.80 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 nonresidential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

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

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

SEC. 51P- ____ .106. MAIN USES PERMITTED.

- (a) Except as provided, the only main uses permitted are those main uses permitted in the District, subject to the same conditions applicable in the LI Light Industrial District, as set out

in Chapter 51A. For example, a use permitted in the LI Light Industrial 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 LI Light Industrial District is subject to DIR in this district; etc.

- (b) The following uses are prohibited as main uses.
 - (1) Commercial and business service uses.
 - Machine or welding shop.
 - (2) Lodging uses.
 - Extended stay hotel or motel
 - Hotel or motel.
 - Lodging or boarding house.
 - (3) Miscellaneous uses.
 - Carnival or circus (temporary).
 - (4) Office uses.
 - Alternative financial establishment.
 - (5) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
 - (6) Retail and personal service uses.
 - Animal shelter or clinic with outside runs.
 - Car wash.
 - Commercial amusement (inside)
 - Paraphernalia shop.
 - Truck stop.
 - Vehicle display, sales, and service.
 - (7) Transportation uses.
 - Commercial bus station and terminal.
 - (8) Wholesale, distribution, and storage uses.
 - Outside storage.

- Recycling buy-back center.
- Trade center.

SEC. 51P-____.107. ACCESSORY USES.

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

(b) The following uses are permitted accessory uses.

- Car wash.
- Machine or welding shop.
- Outside storage.

SEC. 51P-____.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 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, the yard, lot, and space regulations for the LI Light Industrial District apply.

(b) Rear yard. Minimum rear yard setback is 50 feet from the northern Property line.

SEC. 51P-____.109. 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-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .112. DESIGN STANDARDS FOR INDUSTRIAL USES.

(a) Building wall articulation.

(1) The overall street-facing facade height must vary a minimum of two feet in height for every 150 feet of horizontal length.

(2) The street-facing facade must articulate a minimum of two feet in depth for every 150 feet of horizontal wall length.

(b) Building entrances. Canopies or sunscreens with a minimum depth of five feet must be incorporated at street-facing entrances.

(c) Exterior stone. Natural stone veneer must be incorporated in the street-facing facade for a minimum of 20 percent of the non-glazed portions of the facade to a minimum height of 10 feet above grade.

(d) Exterior building colors. Except for areas covered in glazing, stone, or other masonry veneer, exterior walls must contain a minimum of two colors that are complimentary to each other. The colors must be in “earthtone” hues, incorporating, but limited to, shades of off-whites, tans, beiges, browns, warm grays, and muted reds, greens, and golds.

SEC. 51P- ____ .113. SIGNS.

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

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

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

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

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

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

Z189-233(SM)

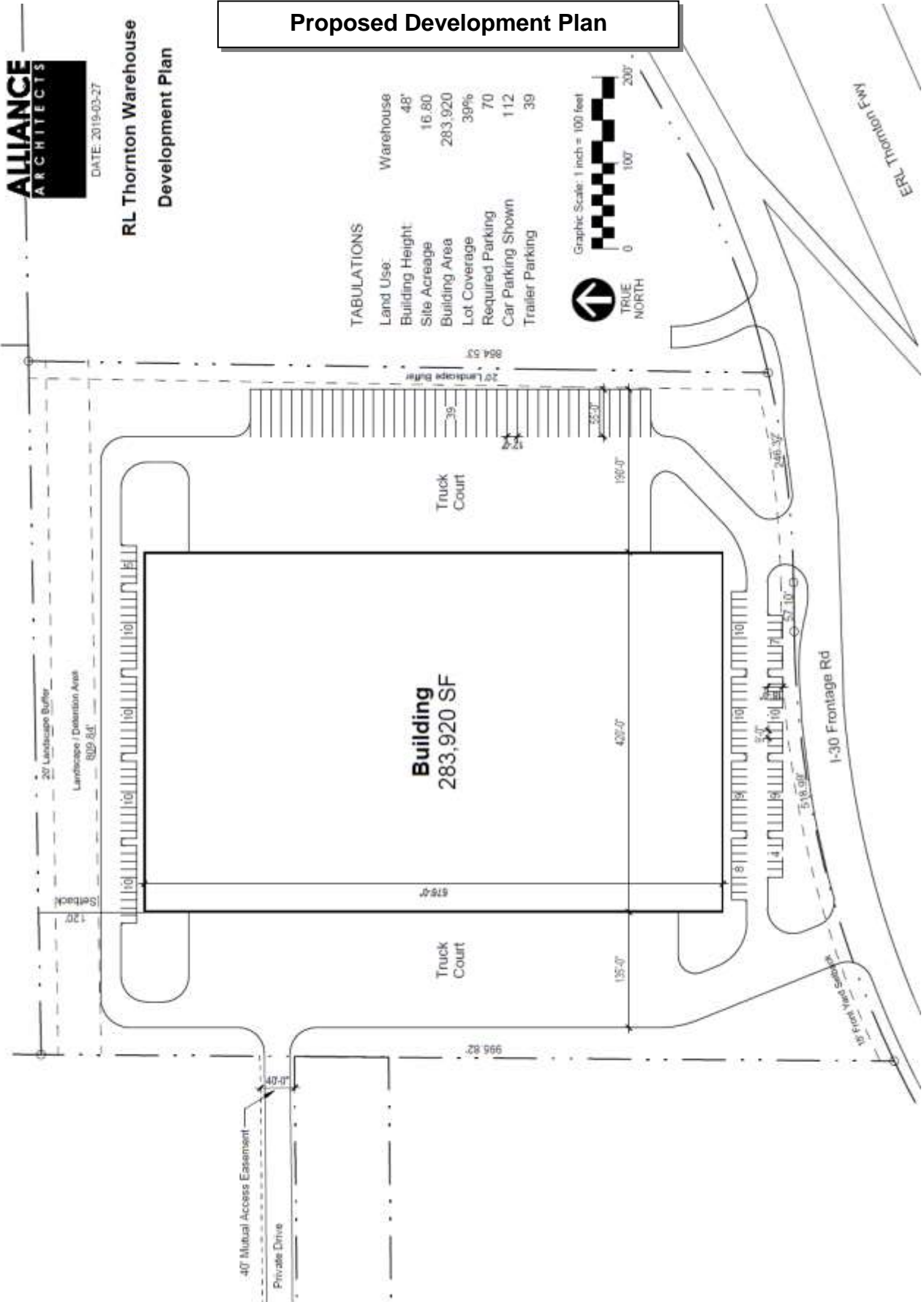
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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



DATE: 2019-03-27

**RL Thornton Warehouse
Development Plan**

Proposed Development Plan



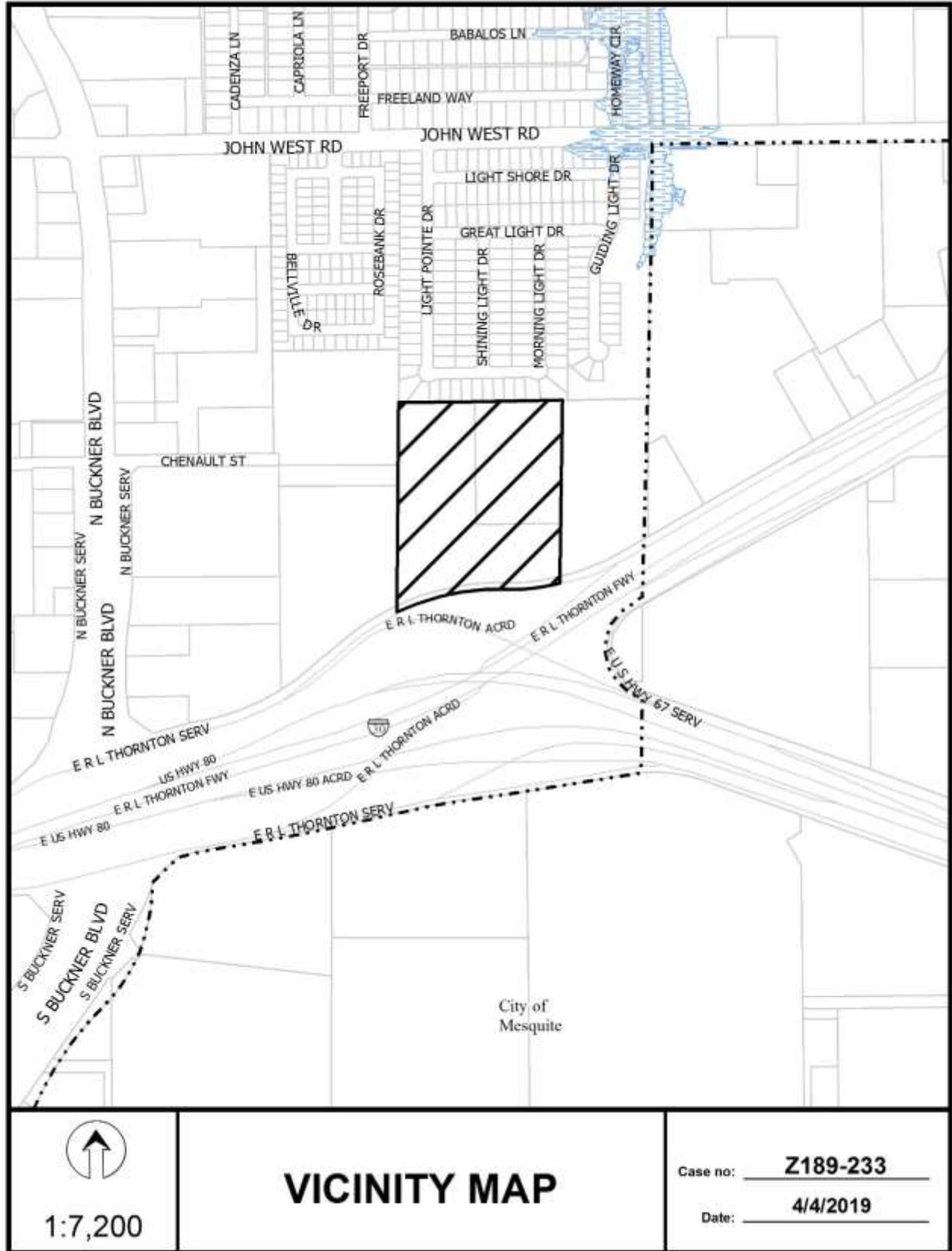
TABLATIONS

Land Use:	Warehouse
Building Height:	48'
Site Acreage:	16.80
Building Area:	283,920
Lot Coverage:	39%
Required Parking:	70
Car Parking Shown:	112
Trailer Parking:	39

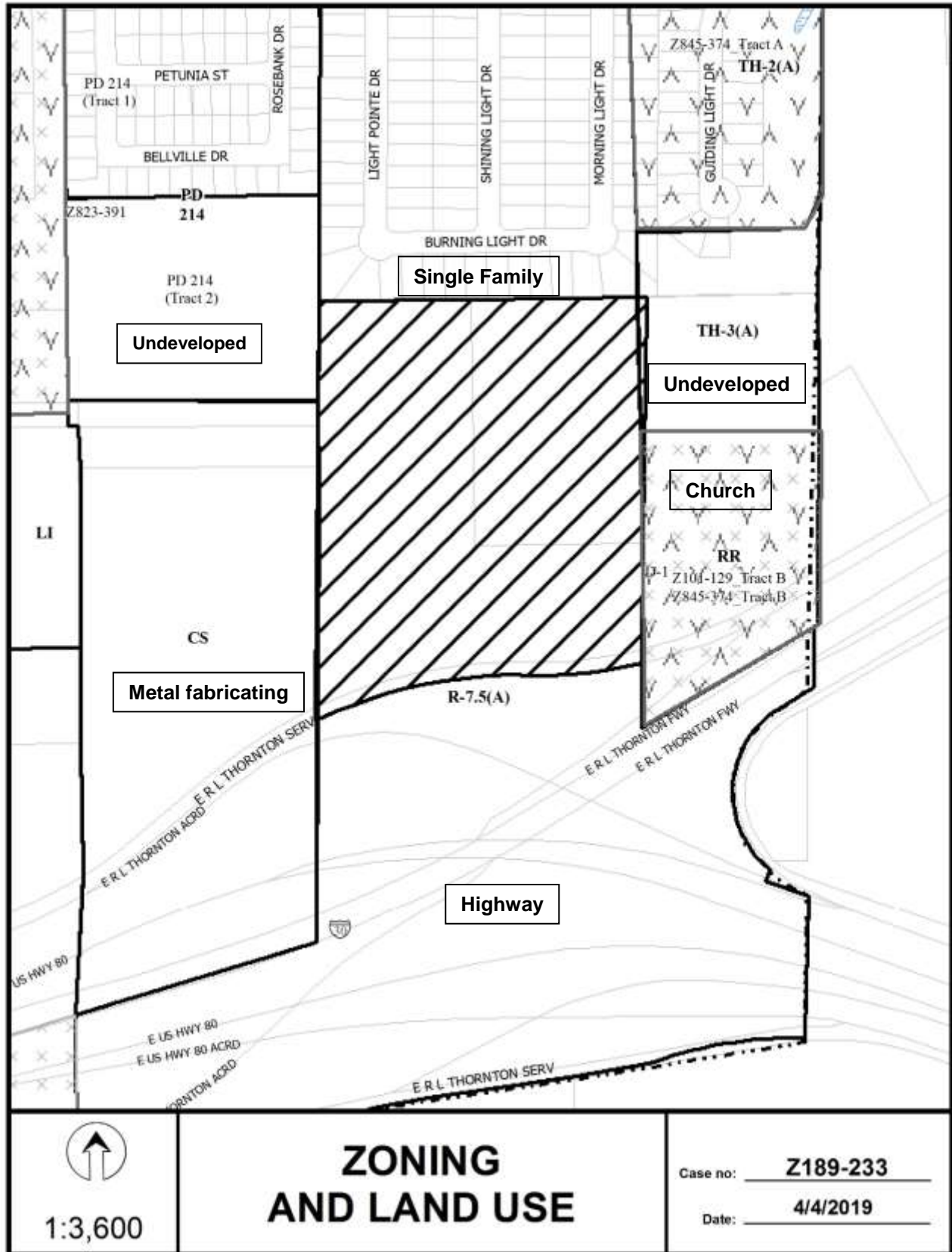


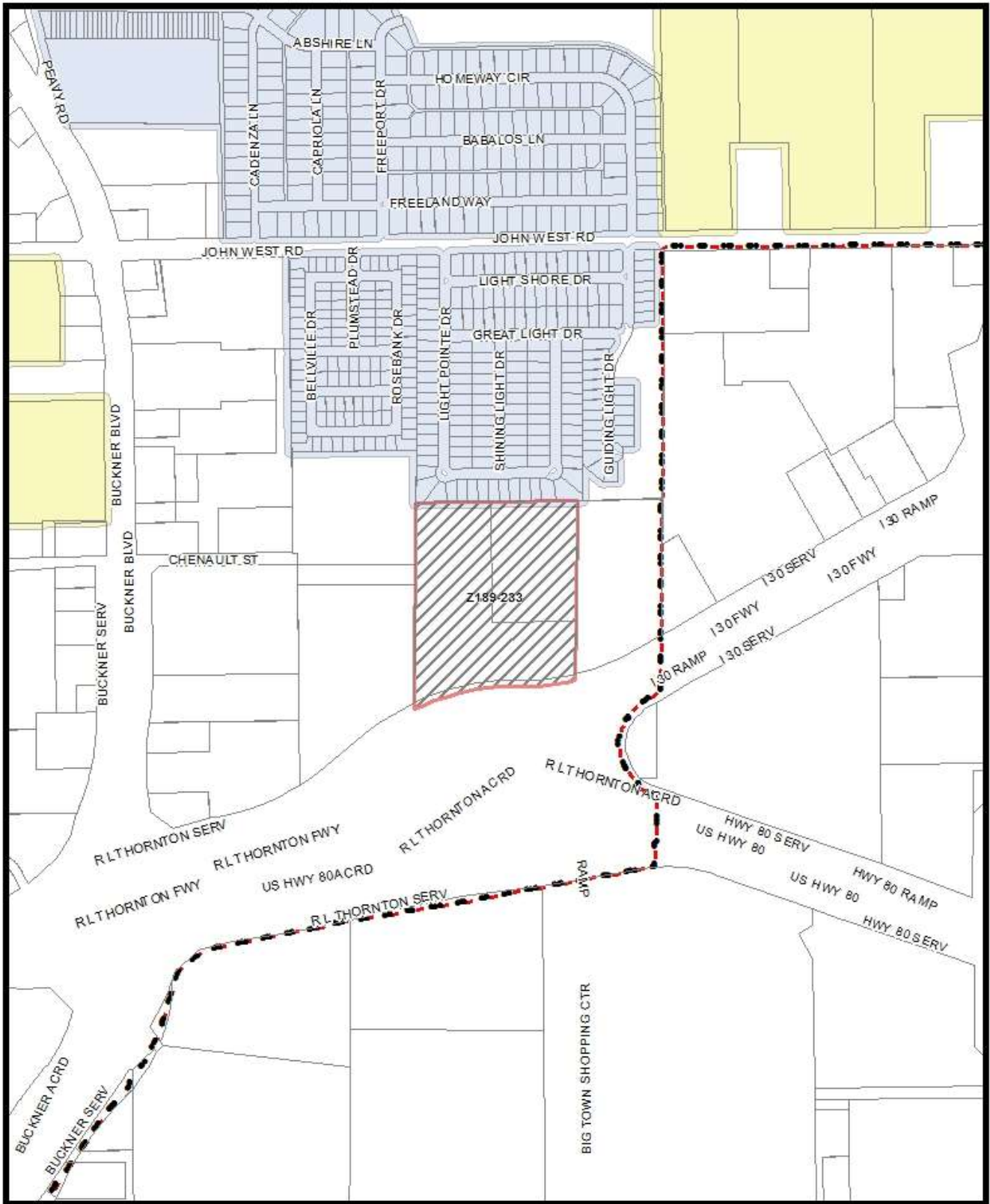
Graphic Scale: 1 inch = 100 feet









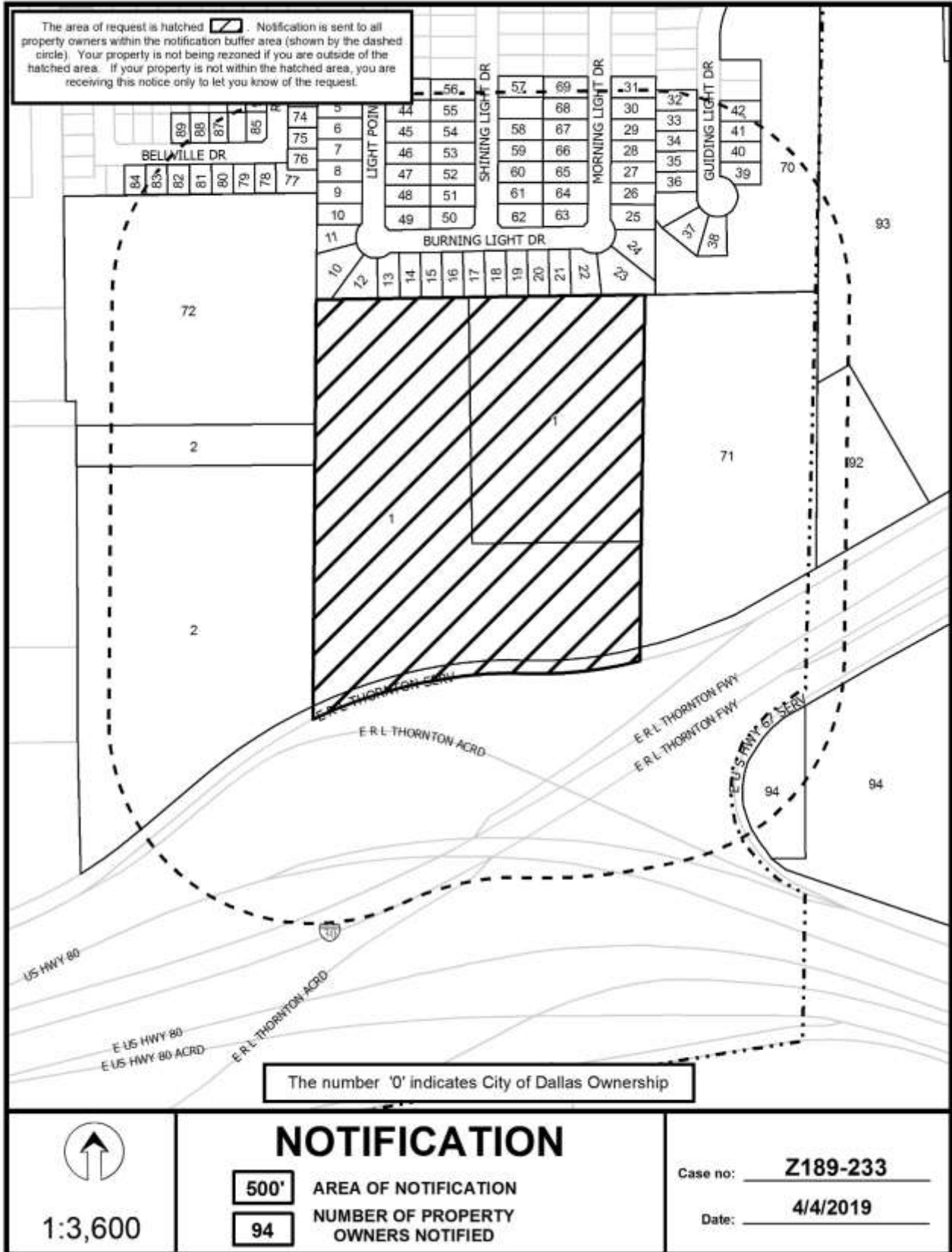


MVA Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/4/2019



04/04/2019

Notification List of Property Owners***Z189-233******94 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2200 JOHN WEST RD	CHAPEL DOWNS DALLAS LLC
2	9611 E R L THORNTON FWY	SEK HOLDINGS INC
3	3232 GUIDING LIGHT DR	SHEPHERD PLACE HOMES INC
4	3323 LIGHT POINTE DR	REINHART EDWARD L
5	3327 LIGHT POINTE DR	WILLIAMS TRACIE LEE
6	3331 LIGHT POINTE DR	BUTLER LASHONDA
7	3335 LIGHT POINTE DR	HAWKINS MARY
8	3339 LIGHT POINTE DR	ANDRADE YANIRA YAMIL PORTILIO &
9	3343 LIGHT POINTE DR	MARQUEZ CARLOS & MARIA
10	3347 LIGHT POINTE DR	FLORES CLARA
11	3351 LIGHT POINTE DR	G & M RENTAL PPTIES LLC
12	2302 BURNING LIGHT DR	TRAN LONG
13	2306 BURNING LIGHT DR	BASEBANG FRANCIS P
14	2310 BURNING LIGHT DR	GLENDORA PROPERTIES LLC
15	2314 BURNING LIGHT DR	GUERRERO CHRISTIAN &
16	2318 BURNING LIGHT DR	JOHNSON LARRY D
17	2322 BURNING LIGHT DR	BARBOSA ANGEL & LAURA L
18	2326 BURNING LIGHT DR	HUDSON NATHAN W
19	2330 BURNING LIGHT DR	VILLARREAL ADAN ALVARADO & MARIA IBARRA
20	2334 BURNING LIGHT DR	ALSAKINI MARTHA REYNA
21	2338 BURNING LIGHT DR	HERNANDEZ J JESUS
22	2342 BURNING LIGHT DR	VARGAS EDGAR DAVID FLORES &
23	2346 BURNING LIGHT DR	CASTANEDA AROON
24	3352 MORNING LIGHT DR	MORALES VICENTE
25	3348 MORNING LIGHT DR	DIXON JOSEPH LYNN & EVA M
26	3344 MORNING LIGHT DR	MILLER MELISSA LANE

04/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3340 MORNING LIGHT DR	LUNA AARON ALONSO
28	3336 MORNING LIGHT DR	CORDOVA II HENRY FRANK & VANESSA BAHENA
29	3332 MORNING LIGHT DR	FERRER SAUL & ESTELA
30	3328 MORNING LIGHT DR	BLACK ROOSEVELT JR
31	3324 MORNING LIGHT DR	GONZALEZ GABRIELA &
32	3325 GUIDING LIGHT DR	MCBRIDE LARITHA A
33	3329 GUIDING LIGHT DR	TRAN CHUNG THANH
34	3333 GUIDING LIGHT DR	ARIAS VERONICA PATRICIA
35	3337 GUIDING LIGHT DR	BARRAZA IRASEMA &
36	3341 GUIDING LIGHT DR	MCCRARY BRYAN
37	3349 GUIDING LIGHT DR	EOM KELLY
38	3353 GUIDING LIGHT DR	VEGA MARINA
39	3338 GUIDING LIGHT DR	JACINTO ANGEL
40	3334 GUIDING LIGHT DR	NWEKE IFEANYI VALENTINE
41	3330 GUIDING LIGHT DR	CALCANAS ZOILA & MIGUEL BEDOY
42	3326 GUIDING LIGHT DR	MARES ROBERTO
43	3324 LIGHT POINTE DR	RODRIGUEZ SERGIO T
44	3328 LIGHT POINTE DR	DELEON TOMAS
45	3332 LIGHT POINTE DR	PEREZ JUAN CARLOS & SANDRA MARIBEL
46	3336 LIGHT POINTE DR	GONZALEZ MARGARITA
47	3340 LIGHT POINTE DR	BAHENA FIDEL & MADGA A
48	3344 LIGHT POINTE DR	RODRIGUEZ JOSE LUIS AGUERO & MARIA LUISA PUERTA &
49	3348 LIGHT POINTE DR	MEDRANO MARISOL
50	3347 SHINING LIGHT DR	BISWA BAL & DEVI
51	3343 SHINING LIGHT DR	EMILIANO HECTOR MIGUEL JR & ROSILINA
52	3339 SHINING LIGHT DR	GARCIA EDWIN GIOVANNY
53	3335 SHINING LIGHT DR	SOLIS MIGUEL
54	3331 SHINING LIGHT DR	GADISON MICHELLE B
55	3327 SHINING LIGHT DR	ZAVALA MARISOL D & BERNIA ZAVALA
56	3323 SHINING LIGHT DR	VELEK DOUGLAS D
57	3322 SHINING LIGHT DR	RODRIGUEZ MARIA DEYSI

04/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3330 SHINING LIGHT DR	HINTON JACKIE TERRELL SR
59	3334 SHINING LIGHT DR	VILLANUEVA GREGORIO &
60	3338 SHINING LIGHT DR	JONES KLYUNDRA KENYETTE &
61	3342 SHINING LIGHT DR	VILLARREAL MERCEDES &
62	3346 SHINING LIGHT DR	BARRIGA ANTONIO MATEOS &
63	3347 MORNING LIGHT DR	MENDOZA JOSE G & VERONICA MARTINEZ
64	3343 MORNING LIGHT DR	MORALES WILFREDO SOLIS &
65	3339 MORNING LIGHT DR	NEBA ERIC SUH
66	3335 MORNING LIGHT DR	CARMONA JOSE ANTONIO & LOURDES TORRES
67	3331 MORNING LIGHT DR	VALDEZ DANIEL & ANGELA M
68	3327 MORNING LIGHT DR	CHAVEZ MIGUEL
69	3323 MORNING LIGHT DR	ROQUE VICENTE A &
70	3232 GUIDING LIGHT DR	BURNETT VICTOR L
71	9755 E R L THORNTON FWY	HEARTLINE MINISTRIES
72	1911 CHENAULT ST	SEK HOLDINGS INC
73	3323 ROSEBANK DR	ALEMAN CECILIA L
74	3327 ROSEBANK DR	WILSON PAUL & BENITA H
75	3331 ROSEBANK DR	FORD VALERIE SMITH
76	3335 ROSEBANK DR	ABRAHAM THOMAS &
77	3440 BELLVILLE DR	HENDERSON ROBYN
78	3436 BELLVILLE DR	SCKC 3436 BELLVILLE
79	3432 BELLVILLE DR	FOLEY DWYLON VON
80	3428 BELLVILLE DR	LARA LUCIANO &
81	3424 BELLVILLE DR	RODRIQUEZ CARLOS
82	3420 BELLVILLE DR	MOORE LASHAWNDA D ET AL
83	3416 BELLVILLE DR	BARRIENTOS JAKE
84	3412 BELLVILLE DR	AHMED MOHAMED D &
85	3439 BELLVILLE DR	ONYIA EMMANUEL O
86	3435 BELLVILLE DR	LUBBERT TAMARA S
87	3431 BELLVILLE DR	TORRES RAFAEL
88	3427 BELLVILLE DR	BUTLER WILLIAM M &

Z189-233(SM)

04/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3423 BELLVILLE DR	OBOTENU MOSES
90	2128 PETUNIA ST	VAUGHN VERONICA &
91	2132 PETUNIA ST	MORA JUAN ANTONIO
92	4789 IH 30	EMA CMA PROPERTIES LTD
93	2600 EASTFIELD BLVD	HEADWAY ESTATES LTD
94	9700 E R L THORNTON FWY	TEXAS STATE OF

Planner: Sarah May

FILE NUMBER: Z189-255(SM) **DATE FILED:** April 26, 2019
LOCATION: Southwest line of North Washington Avenue,
northwest of Munger Avenue
COUNCIL DISTRICT: 14 **MAPSCO:** 45 D
SIZE OF REQUEST: Approx. 2.77 acres **CENSUS TRACT:** 16.00

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: Dallas Housing Authority

REQUEST: An application for a Specific Use Permit for a community service center and a child-care facility on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant [Dallas Housing Authority] requests to continue operating within the existing facility with no changes proposed for the existing facility. The facility provides many community-based programs for area residents both within and outside the DHA owned properties in the area and services include educational, health and welfare classes, and physical activities. The previous SUP for this site expired on November 11, 2018.

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

BACKGROUND INFORMATION:

- On November 12, 2003, the City Council approved Specific Use Permit No. 1531 for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Two applications for automatic renewals were approved for five-year periods each and extended the expiration date to November 11, 2018 with eligibility for automatic renewals for additional five-year periods.
- Because an application for automatic renewal was not submitted prior to July 14, 2018, SUP No. 1531 expired.

Zoning History: There have been two recent zoning cases in the area within the past five years.

1. **Z178-223:** On June 20, 2019, the City Plan Commission will consider a City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally located on both sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres. Consideration is to be given to amending the allowed square footage for nonresidential uses
2. **Z145-272:** On September 22, 2015, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the east corner of Hall Street and Munger Avenue

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Washington Avenue	Local	50-ft.

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

Comprehensive Plan:

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

LAND USE ELEMENT

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Community service center and Child-care facility
Northeast	PDD No. 305 (East Residential) Subdistrict No. 1	Public park
Southeast	PDD No. 857	Multifamily
Southwest	MF-2(A)	Multifamily
Northwest	PDD No. 594	Multifamily

Land Use Compatibility:

The subject site is currently developed with three one-story buildings with a cumulative floor area of 27,899 square feet that includes two 8,152-square-foot buildings that have a Kid’s Café and Teen Center in Building B and a community clinic, DHA and charitable offices, and administration building in Building C and a 11,595-square-foot child-care building with a head start daycare, all of which provides general support to residents in the nearby areas.

Surrounding uses include an elementary school to the north, a public park on the northeast line of North Washington Avenue, and multifamily uses to the southeast, and southwest northwest.

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 existing MF-2(A) zoning allows a child-care facility and a community service use by SUP and staff recommends approval of the proposed use for a five-year period with eligibility for automatic renewals for additional five-year periods because the continuance of the existing uses are considered compatible with surrounding properties.

Parking:

Pursuant to the Dallas Development Code, a community service center requires one space per 200 square feet of floor area; for a child-care facility, one space per 500 square feet of child-care facility floor area is required. The existing facilities include 14,509 square feet of community center facilities in portions of Buildings A and B and all of Bundling C and 13,390 square feet of child-care facility in portions of Buildings A and B. Therefore, if both uses were allowed without an SUP, a total of 100 parking spaces would be required which includes 73 for the community service center and 27 for the child-care facility.

The site contains 44 off-street parking spaces and seven intended parallel on-street parking spaces on Washington Avenue. Since there are no changes to the site proposed with this request, the uses have been in operation for at least 15 years with a valid Certificate of Occupancy, and the buildings have been in the same configuration since the 1950's, the site is compliant with off-street parking requirements.

Further, the Transportation Department has reported there are no complaints or service requests regarding inadequate parking of the site have been recorded. Second, although on-street parking spaces do not count towards off-street parking requirements, there are seven indented parallel parking spaces on Washington Avenue that can provide additional parking. Finally, engineering staff has studied the site several years ago and has no objections to the current parking configuration.

Landscaping:

No changes to the site are proposed at this time. Landscaping of any future development will be in accordance with Article X, as amended.

Market Value Analysis:

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

Partners/Principals/Officers:

DALLAS HOUSING AUTHORITY

BOARD

Victor Vital, Chairman

Jim Garner, Commissioner

Deborah Culberson, Commissioner

Jorge Baldor, Commissioner

Theresa Flores, Commissioner

Officers

Troy Broussard, CEO

David Zappasodi, SVP

Chetna Chaphekar, CFO

Greg Mays, General Counsel

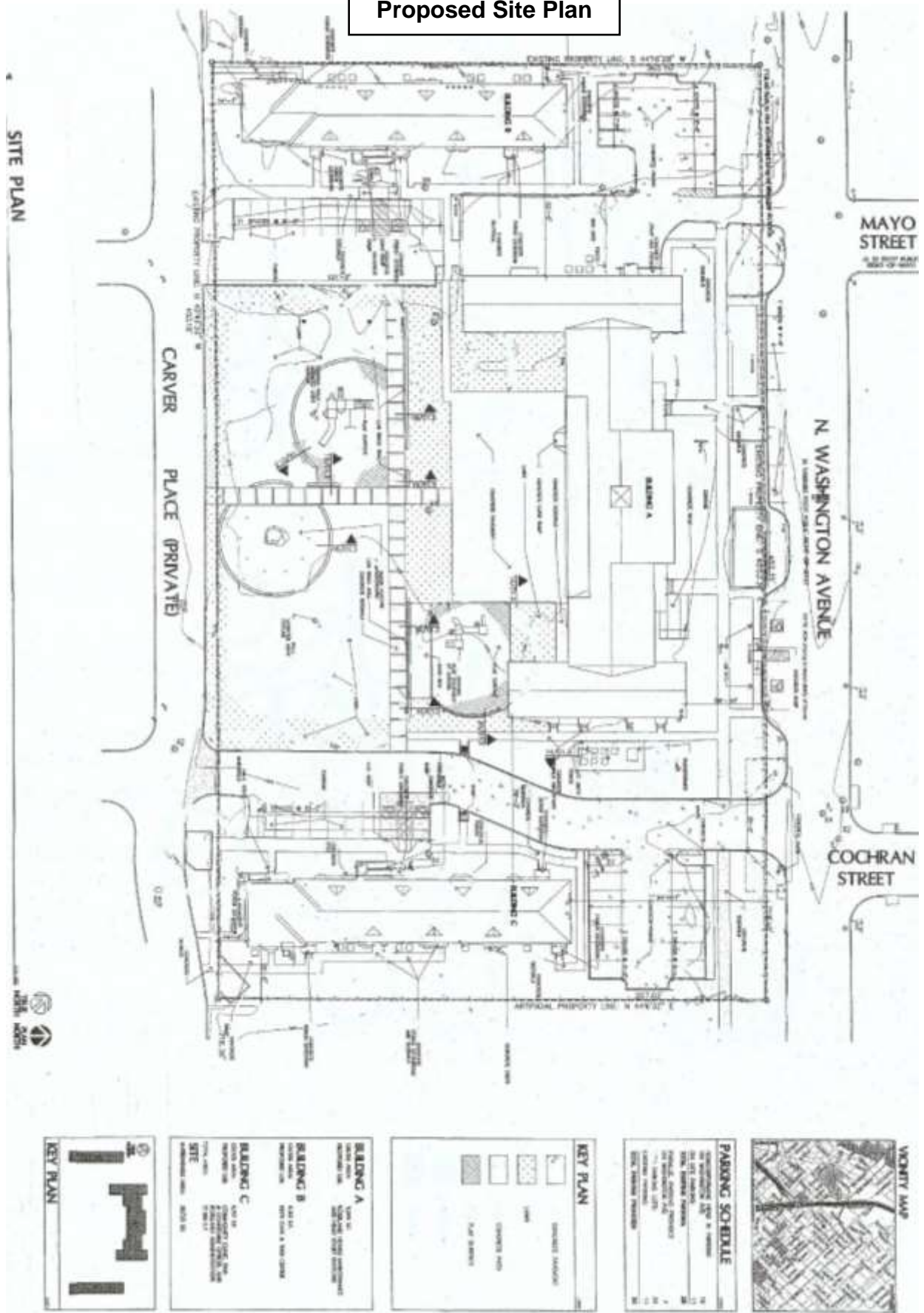
Tim Lott, VP _ Capital Projects

Brooke Etie, VP

Proposed SUP Conditions

1. USE: The only uses authorized by this specific use permit are a community service center and a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance), and 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. 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).
4. FLOOR AREA: The maximum cumulative floor area for a child-care facility and a community service center is 27,899 square feet in the locations shown on the attached site plan.
5. PARKING: A minimum of 44 off-street parking spaces are required in the location shown on the attached site plan.
6. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



SITE PLAN

MAYO STREET

N WASHINGTON AVENUE

COCHRAN STREET

CARVER PLACE (PRIVATE)

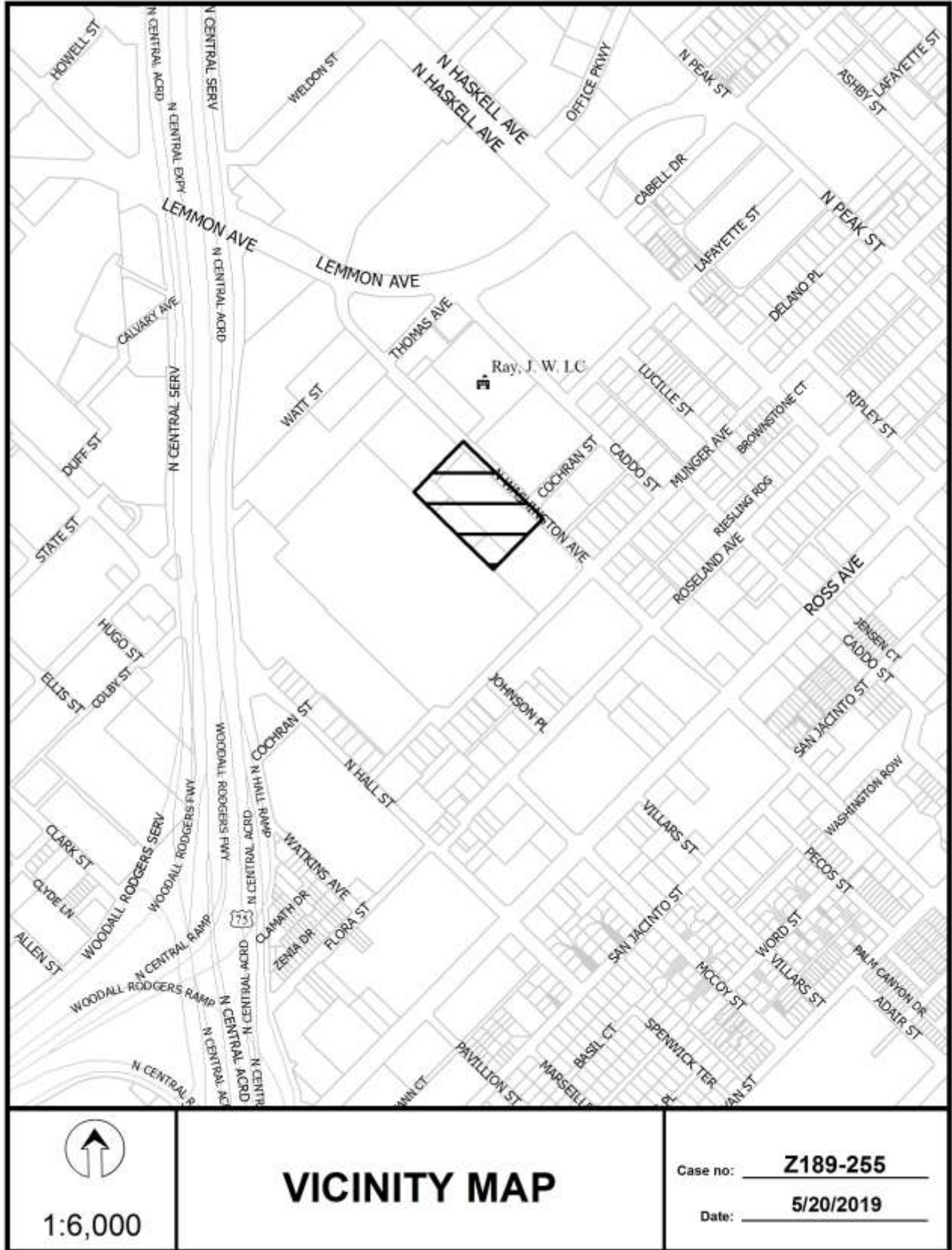


BUILDING A	TYPE: 100,000 SQ FT
BUILDING B	TYPE: 100,000 SQ FT
BUILDING C	TYPE: 100,000 SQ FT
SITE	100,000 SQ FT

	CONCRETE FOUNDATION
	LAWN
	CONCRETE PAD
	ASPHALT SURFACE

PARKING SCHEDULE	NO. OF SPACES
SEE ARCHITECT'S PLAN	100
SEE ARCHITECT'S PLAN	50
SEE ARCHITECT'S PLAN	25
SEE ARCHITECT'S PLAN	10
SEE ARCHITECT'S PLAN	5





↑
1:6,000

VICINITY MAP

Case no: **Z189-255**
Date: **5/20/2019**

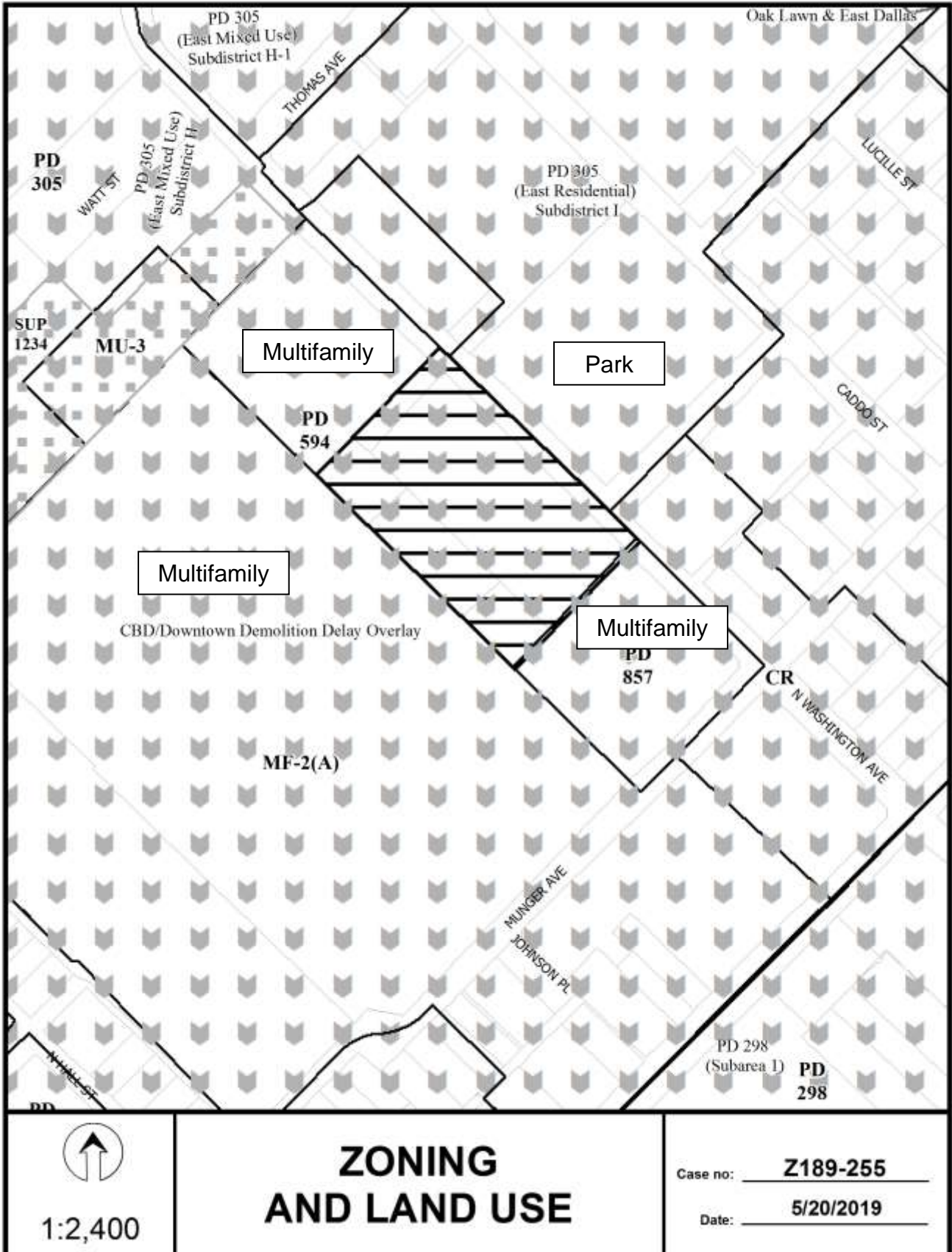


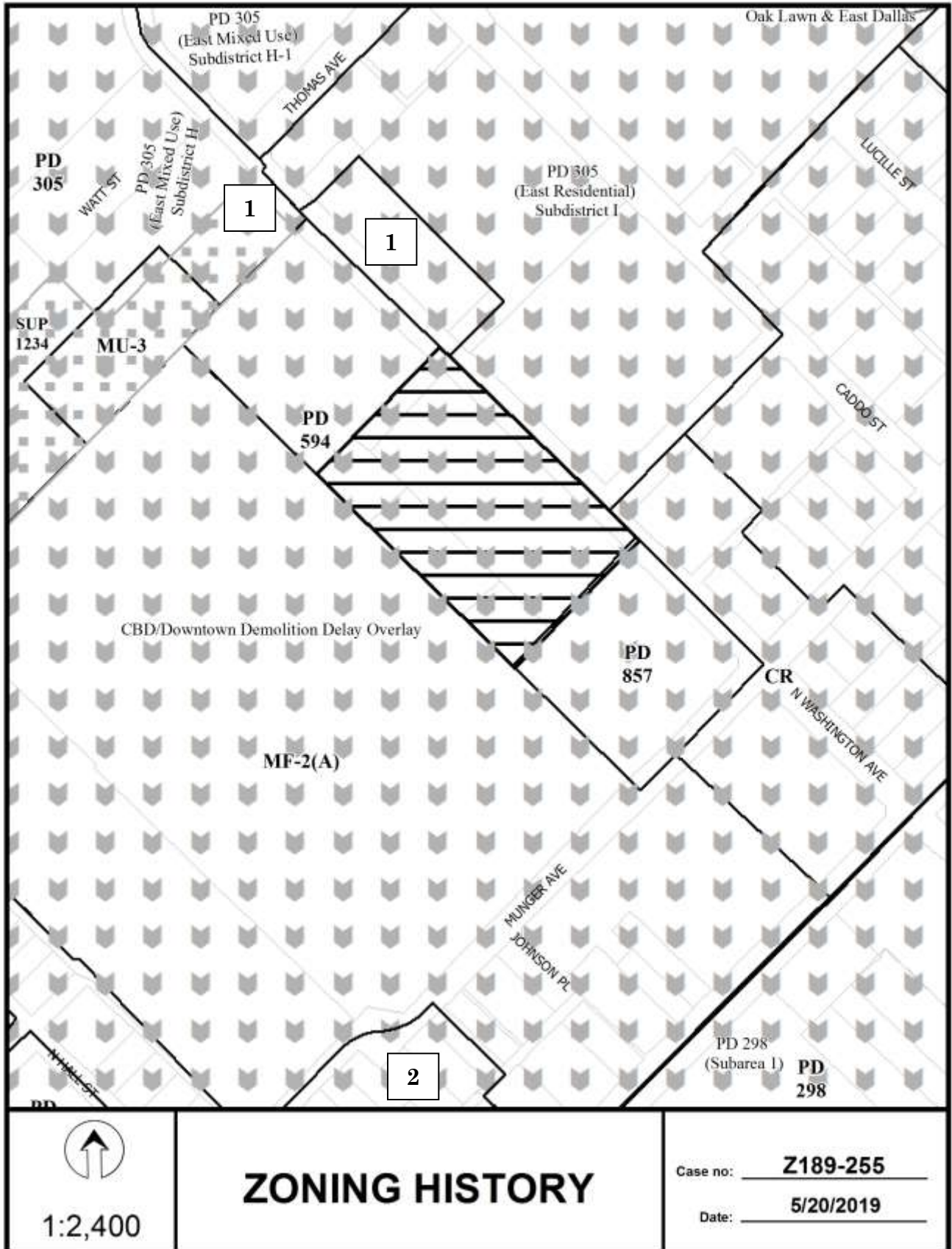
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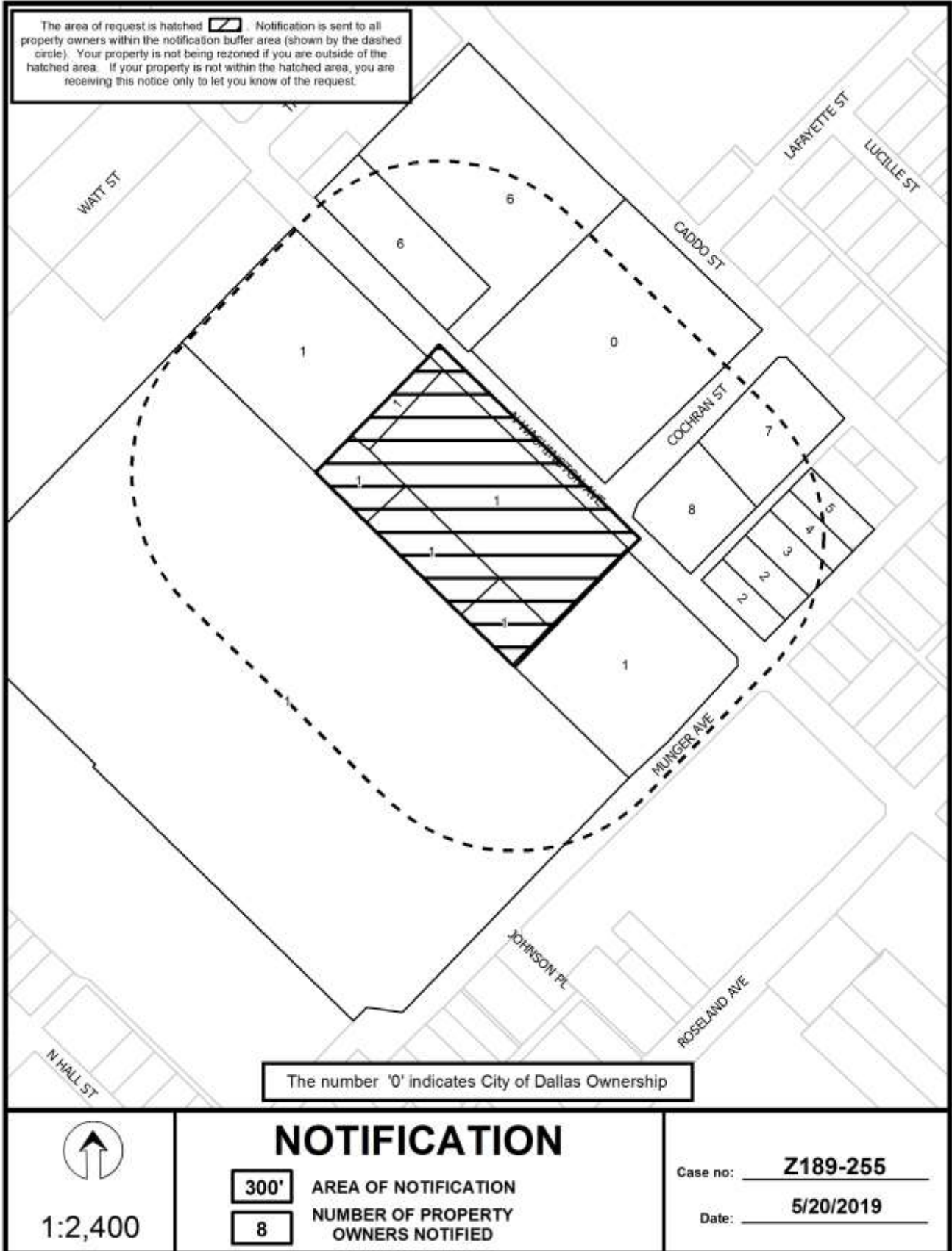
AERIAL MAP

Case no: Z189-255

Date: 5/20/2019







Z189-255(SM)

05/20/2019

Notification List of Property Owners

Z189-255

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3535 MUNGER AVE	DALLAS HOUSING AUTHORITY
2	1910 N WASHINGTON AVE	H5C LLC
3	3811 MUNGER AVE	TRISKELE LLC
4	3815 MUNGER AVE	EROSE CORPORATION
5	3817 MUNGER AVE	PILGRIM REST VILLAGE
6	2211 CADDO ST	Dallas ISD
7	1913 CADDO ST	HOUSING AUTHORITY OF THE
8	1950 N WASHINGTON AVE	CHURCH OF THE INCARNATION

Planner: Sarah May

FILE NUMBER: Z189-258(SM) **DATE FILED:** April 29, 2019
LOCATION: East line of North Tyler Street, north of West Davis Street
COUNCIL DISTRICT: 1 **MAPSCO:** 54 B
SIZE OF REQUEST: Approx. 1,797 sq. ft. **CENSUS TRACT:** 42.01

OWNER: Good Space X, LLC
David Spence, President, Sole Owner

APPLICANT: Tiny Victories
Brandon Hays, Sole Owner

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

REQUEST: An application for an amendment to and renewal of Specific Use Permit No. 2238 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a private club-bar on property zoned Subdistrict 6 within Planned Development District No. 830.

SUMMARY: The applicant [Tiny Victories] requests to construct a roof over the existing 350-square-foot patio and to continue to operate within the existing facility.

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

PLANNED DEVELOPMENT DISTRICT No. 830:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf>

PLANNED DEVELOPMENT DISTRICT No. 830 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits_cont.html#a830

BACKGROUND INFORMATION:

- The request site is located in an area that was formerly dry for TABC purposes. In 2010, a local option election allowed holders of a food and beverage certificate to sell alcohol for on-premise consumption. This then allowed restaurants to sell and serve alcohol without a private club license.
- Since the 2010 local option election did not allow on-premise consumption of alcohol without a food and beverage certificate, the existing use cannot be a bar, lounge, or tavern use and therefore must be a private club-bar use.
- On April 12, 2017, the City Council approved SUP No. 2238 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a private club-bar.
- On December 11, 2017, TABC issued the premise a private club registration permit.
- The request site is approximately 1,797 square feet of land out of the 38,500-square-foot overall building site. The overall building site is developed with two structures: 1) a 12,000-square-foot multi-tenant “legacy building” which was built in 1935 and is located on the northeast corner North Tyler Street and West Davis Street and 2) a church building that was constructed in 1949, is on the northwest corner of North Tyler Street and Fouraker Street, and was converted to a restaurant use on May 9, 2018.
- The applicant proposes to construct a roof over the existing 350-square-foot patio and to continue to operate within the existing private club-bar suite with approximately 1,007 square feet of floor area on the western portion of the legacy building. On April 16, 2019, the Board of Adjustment granted a special exception to the visual obstruction regulations for the proposed patio cover.

Zoning History: There has been one zoning change requested in the past five years.

1. **Z134-308:** On August 12, 2015, the City Council approved a renewal of Specific Use Permit No. 2016 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a microbrewery, microdistillery or winery on property zoned Subdistrict 6 within Planned Development District No. 830 for a three-year period with eligibility for automatic renewals for additional three-year periods, on the southeast corner of North Tyler Street and West Davis Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	TP Designation; ROW
North Tyler Street	Major Arterial	2 lanes undivided, 60 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative 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.

Urban Design Element

GOAL 5.3 Establishing Walk-to Convenience

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 830, Subdistrict 6 with SUP No. 2238	Private club-bar
North	PDD No. 830, Subdistrict 6	Restaurant
South	PDD No. 830, Subdistrict 6	Retail-related uses
East	PDD No. 830, Subdistrict 6	Retail-related uses
West	PDD No. 830, Subdistrict 5, CD No. 1	Auto repair, Single family

Land Use Compatibility:

The applicant's request to renew and amend the existing Specific Use Permit will allow for the continued operation of a private club-bar¹ within the existing retail development. The applicant's request to cover an existing outside patio that is located on the northern building facade is considered compatible with surrounding uses because it is located on the interior portion of the overall building site and is not expected to significantly alter the current operation of the existing use. Additionally, the outdoor patio space will continue to be limited to a maximum of 350 square feet of area and continue to be limited to the operating hours between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.

The request site is adjacent to a variety of retail and personal service use that are located within the building to the east and south. There is a one-story structure to the north that was previously a church and is now has a Certificate of Occupancy for a restaurant. Properties to the west, across North Tyler Street, are developed with an auto related use and a residential use.

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 request to continue the existing use is compatible with the mix of mainly retail uses in the area because the conditions include hours of operation, prohibits rooftop patios, and limits the outdoor speaker height and regulates when outdoor speakers must be turned-off.

¹ A private-club bar is "an establishment holding a private-club permit under Chapter 32 and 33 of the Texas Alcoholic Beverage Code that derives 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption and that is located within a dry area as defined in Title 6 (Local Option Elections) of the Texas Alcoholic Beverage Code. Private-Club Bar does not include a fraternal or veterans organization, as defined in the Texas Alcoholic Beverage Code, holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code. Private-Club bar does not include the holder of a food and beverage certificate, as defined in the Texas Alcoholic Beverage Code."

Landscaping:

The proposed work will not increase the impervious coverage and therefore will not trigger compliance with landscaping requirements.

Parking:

Pursuant to Section 51P-830.117(b)(2), off-street parking for retail-related uses and office uses within a legacy building² is not required. PDD No. 830 also identifies certain uses as retail-related uses which include an antique shop, art gallery, dry cleaning or laundry store, general merchandise or food store, nursery, garden shop, or plant sales and personal service uses. Because a private club-bar is not included in retail-related uses it is required to provide off-street parking when the use is converted or expanded³ from an existing use with less parking required.

The off-street parking for a private club-bar is one space for each 100 square feet of floor area. Because the applicant proposes to cover the outdoor patio space, which is considered additional floor area, it will now be included in the calculation of off-street parking requirement. Therefore, the 1,007 square feet of interior floor area and 350 square feet of covered patio total 1,357 square feet of total floor area which results in 14 spaces required.

The proposed covered patio expansion of the private-club bar will comply with minimum parking requirements because 1) the retail and church buildings were constructed in 1935 and 1949, respectively, the site has delta credits, 2) the off-street parking lot was constructed to meet the additional parking requirements of converting the church to a restaurant and the former retail building to the private-club bar, and 3) PDD No. 830 allows on-street parking to count towards off-street parking requirements.

Dallas Police Department:

Staff obtained the following list of four calls for 604 North Tyler Street since SUP No. 2238 was approved on April 12, 2017. No offense or arrest data was available during this period.

Master Incident No.	Date	Time	Problem	Priority Description
18-0808146	5/8/2018	1:20:00 PM	7X - Major Accident	2 - Urgent
18-1645419	9/9/2018	1:15:00 AM	40/01 - Other	2 - Urgent
18-2180261	12/2/2018	3:30:00 AM	07 - Minor Accident	3 - General Service
19-0535735	3/27/2019	4:41:00 PM	07 - Minor Accident	3 - General Service

² Reference Section 51P-830.118 of the Dallas Development Code for legacy building criteria.

³ Reference Section 51A-4.704(b)(4) of the Dallas Development Code for nonconformity as to parking.

Market Value Analysis:

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

SUP No. 2238 Proposed Amendments

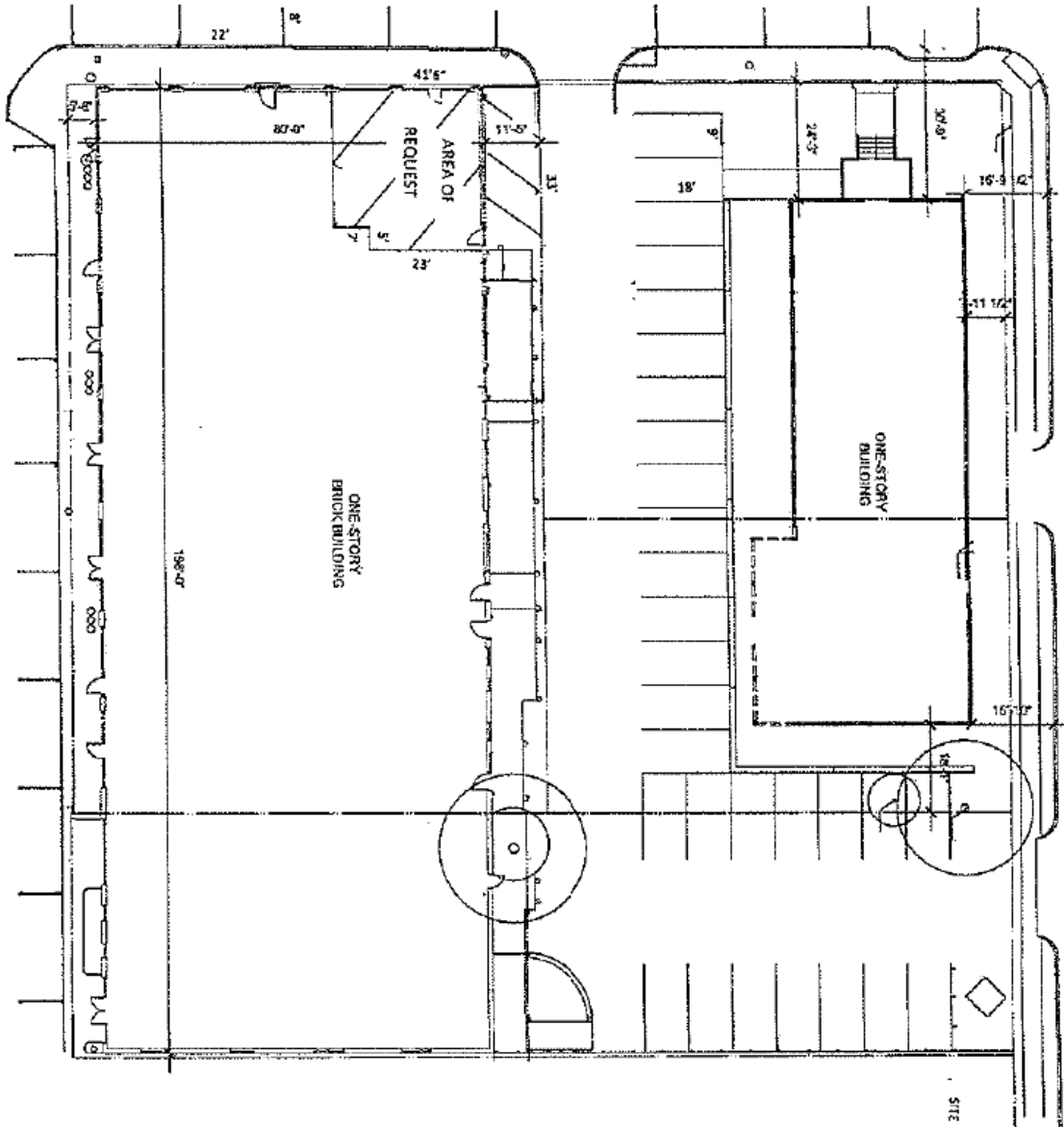
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to [~~a bar, lounge, or tavern and~~] a private club-bar.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance) [April 12, 2020], but is eligible for automatic renewals for additional five-year periods pursuant to Section 5 1A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA:
 - A. The maximum floor area within a legacy building is 1,007 square feet.
 - B. The maximum floor area for a covered patio is 350 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to [~~a bar, lounge, or tavern or~~] a private club-bar may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. OUTDOOR SPEAKERS:
 - A. Outdoor speakers may be installed a minimum of six feet and a maximum of 40 feet from the east line of Tyler Street.
 - B. Outdoor speakers must be installed to face downward toward the ground.
 - C. Outdoor speakers may only operate between 11:00 a.m. and 10:00 p.m., Monday through Sunday.
7. ROOFTOP PATIO: A rooftop patio is prohibited [The maximum outdoor patio area is 350 square feet].
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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

SCALE: 1"=20'

TYLER ST.

DAVIS ST.



VICINITY MAP

SITE SUMMARY

ZONING: MDD B30

PROPOSED USE: Alcoholic beverage establishment

AREA OF REQUEST:

Floor Area: 1007 s.f.

Pad Area: 350 s.f.

REQUIRED PARKING: 10

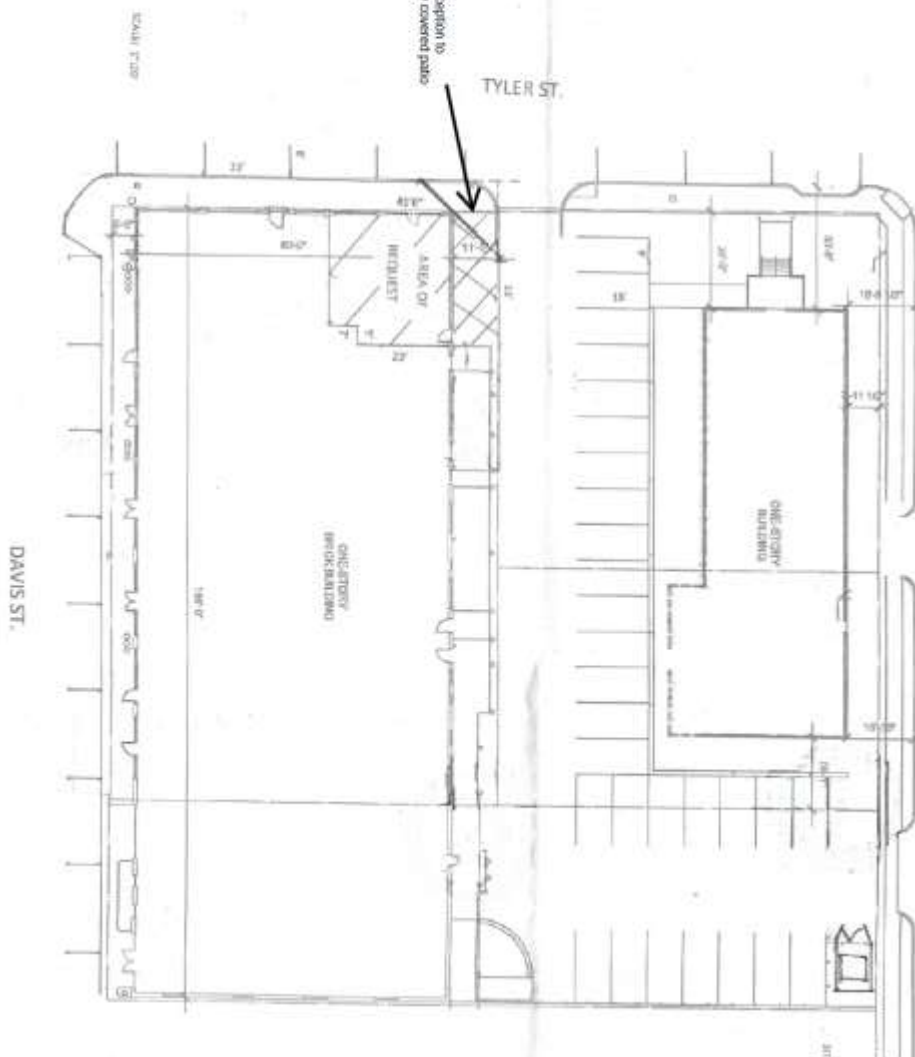
PROVIDED PARKING: 10

* Remaining 38 spaces are overflow parking

Z167-164 SITE PLAN

PROPOSED REVISED SITE PLAN

FROM 189-144, approval of special exception to visual obstruction regulations to allow covered patio at proposed location, April 16, 2015



DAVIS ST.

TYLER ST.



REGULATORY
 ZONING: PD0 B11
 PROPOSED USE: Amusement (entertainment)
 AREA OF INTEREST

Plan No.: 2017-14
 Case/Disc: 200 L2 020
 HIGHLAND PARKING: 14
 PROPOSED PARKING: 14

SITE PLAN Z189-258



1:4,800

VICINITY MAP

Case no: Z189-258

Date: 6/3/2019

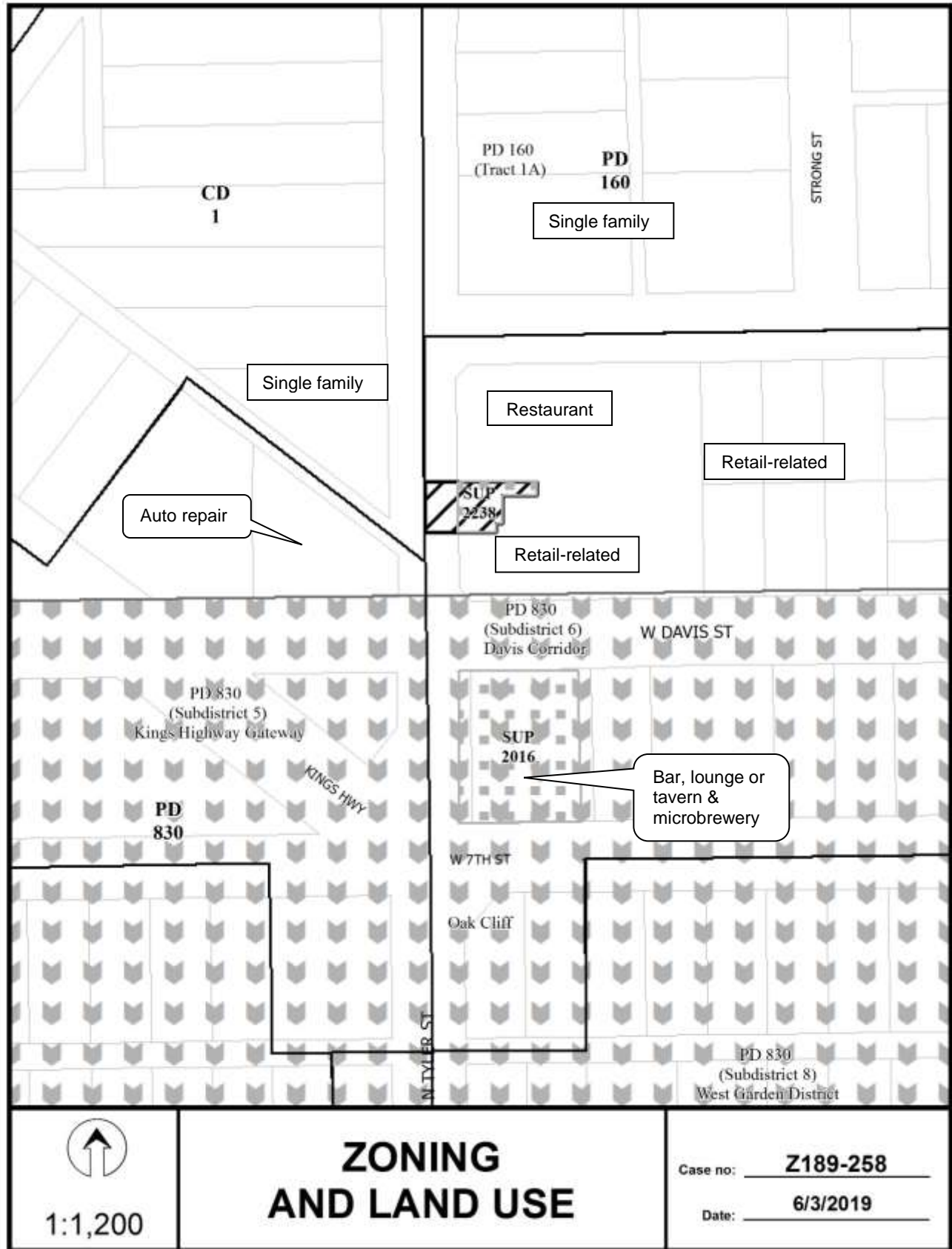


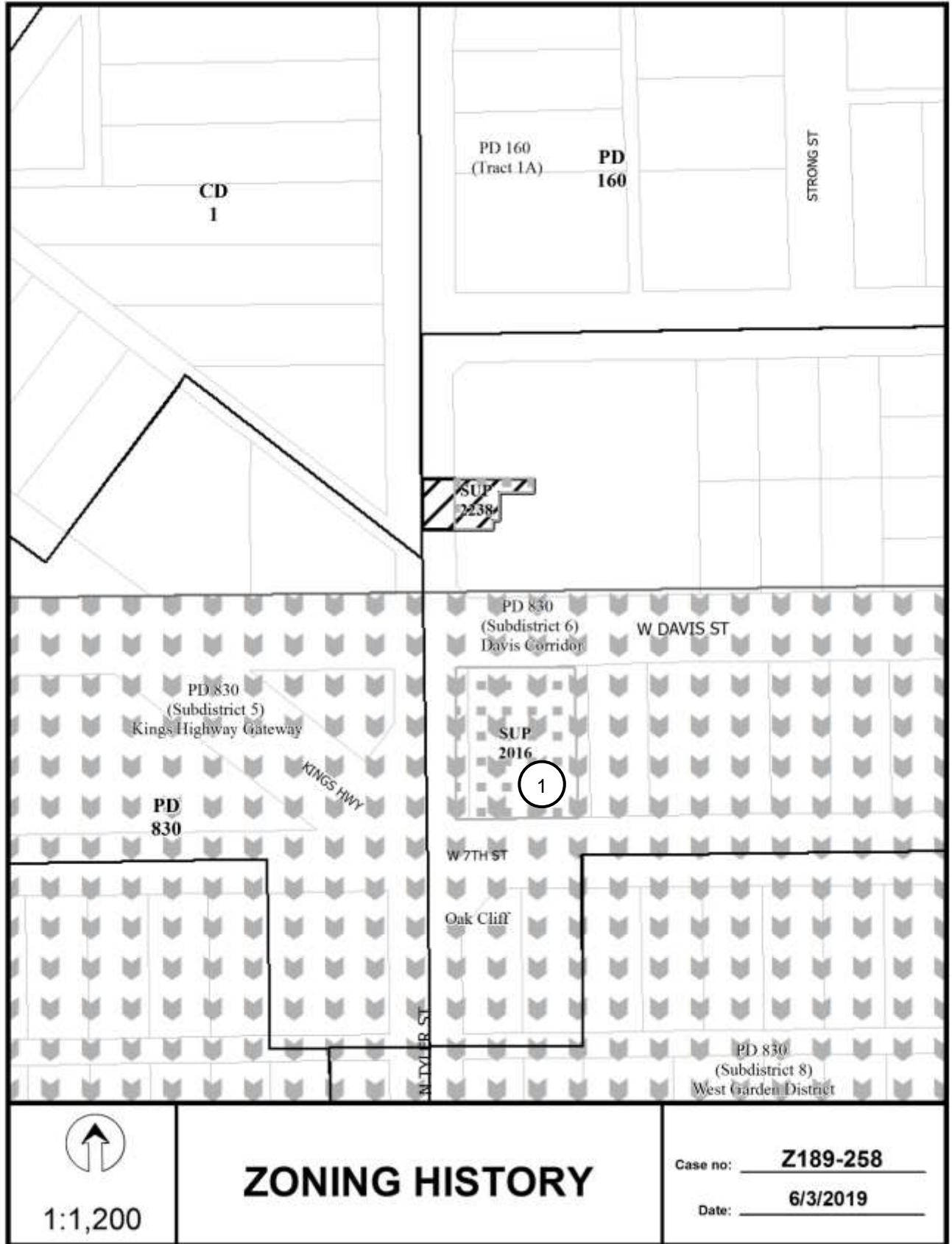
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AERIAL MAP

Case no: Z189-258

Date: 6/3/2019



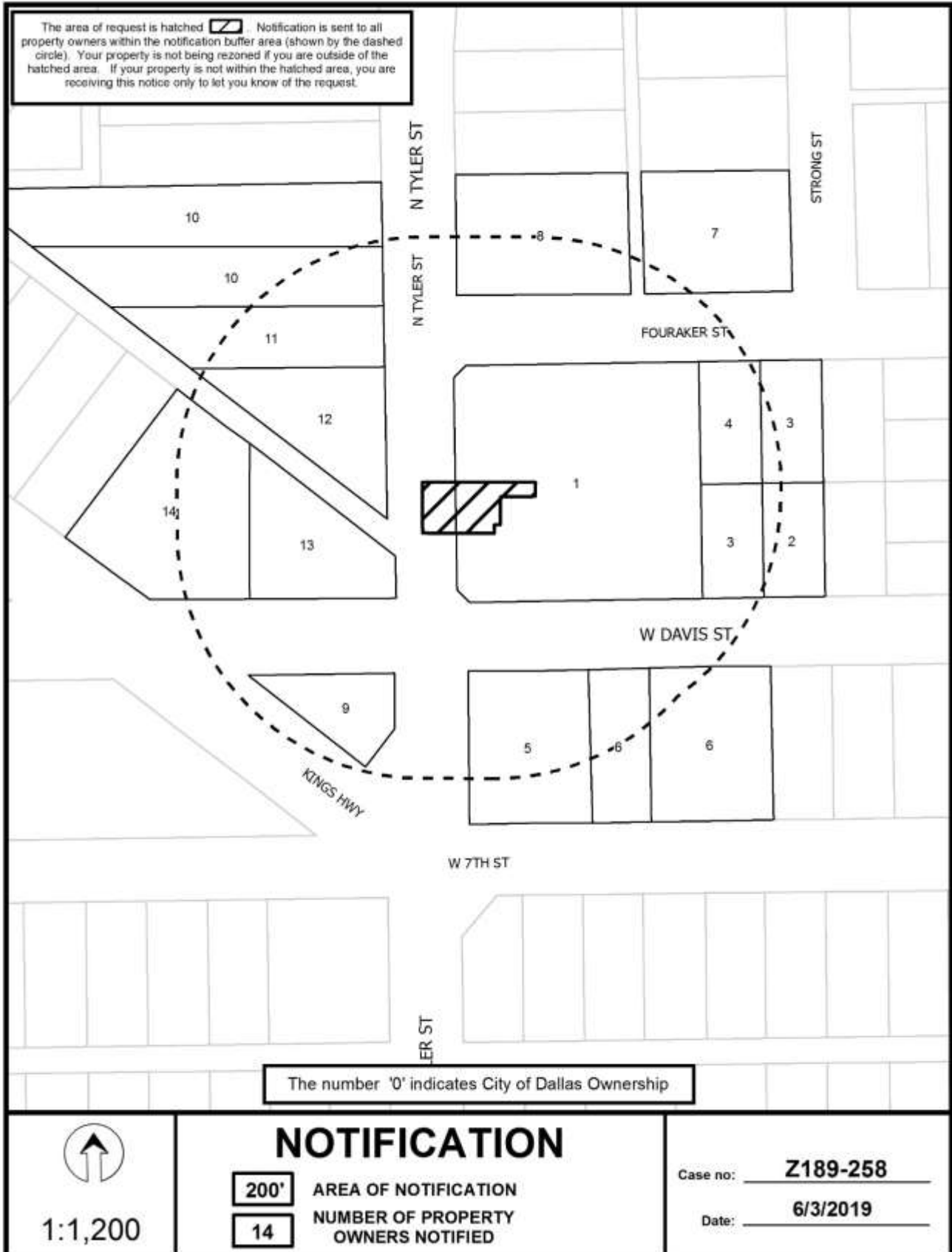


1:1,200

ZONING HISTORY

Case no: Z189-258

Date: 6/3/2019



06/03/2019

Notification List of Property Owners

Z189-258

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	600 N TYLER ST	GOOD SPACE X LLC
2	817 W DAVIS ST	VALPARAISO HOLDINGS LLC
3	819 W DAVIS ST	VALPARAISO HOLDINGS LLC
4	820 FOURAKER ST	VALPARAISO HOLDINGS LLC
5	833 W 7TH ST	GIURA PETER
6	828 W DAVIS ST	828 DAVIS LLC
7	623 STRONG ST	TEJADA JESUS S &
8	624 N TYLER ST	ANDREW GONZALES
9	900 W DAVIS ST	TYLER ARTS DISTRICT INVESTMENTS LLC
10	625 N TYLER ST	GRBK FRISCO LLC
11	617 N TYLER ST	617 N TYLER ST LLC
12	611 N TYLER ST	SALINAS SALVADOR &
13	901 W DAVIS ST	WILSON VERNON E
14	1001 KINGS HWY	RAHIM TAISER

Planner: Sarah May

FILE NUMBER: Z189-261(SM) **DATE FILED:** April 30, 2019
LOCATION: West line of Greenville Avenue, south of Sears Street
COUNCIL DISTRICT: 14 **MAPSCO:** 36 X
SIZE OF REQUEST: Approx. 0.11 acre **CENSUS TRACT:** 10.02

OWNER: Intercity Investment Properties

APPLICANT: The Old Crow

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 842 with Specific Use Permit No. 1289 for a bar, lounge, or tavern use and an MD-1 Modified Delta Overlay.

SUMMARY: The applicant is proposing to continue the operation of an existing bar, lounge, or tavern use (The Old Crow) past midnight.

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

PLANNED DEVELOPMENT DISTRICT No. 842:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2054/ARTICLE%20842.pdf>

PLANNED DEVELOPMENT DISTRICT No. 842 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits_cont.html#a842

BACKGROUND INFORMATION:

- On August 14, 1996, the City Council approved SUP No. 1289 for a bar, lounge, or tavern use for a permanent time period, subject to a site plan (that was amended in 2011).
- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR District Uses that includes the request site. The PDD requires an SUP for any retail and personal service uses operating between midnight and 6:00 a. m.
- On October 26, 2011, the City Council approved SUP No. 1912 for a bar, lounge, or tavern use with late hours for a two-year period on the subject site.
- On October 23, 2013, the City Council renewed and amended SUP No. 1912 for a three-year period on the subject site. The applicant proposed to continue operation of an existing bar, lounge, or tavern use with late hours as well as providing the ability to utilize the patio area fronting Greenville Avenue (360 ft²).
- On January 20, 2015, the Board of Adjustment reinstated delta credits for the overall building site, which includes the suites to the north and south of the request site (BDA178-009).
- On October 26, 2016, the City Council renewed SUP No. 1912 for a three-year period on the subject site.

Zoning History: There have been 15 zoning change requests in the area within the last five years.

1. **Z189-150** On April 10, 2019, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period.
2. **Z167-367** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions.
3. **Z178-304** On November 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to conditions.

4. **Z189-206** On June 20, 2019, the City Plan Commission will consider an application for a new subdistrict within Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on the northeast corner of Greenville Avenue and Oram Street.
5. **Z189-124** On March 7, 2019, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive without prejudice.
6. **Z189-126** On March 7, 2019, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive without prejudice.
7. **Z189-131** On February 7, 2018, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive without prejudice.
8. **Z156-224** On June 22, 2016, the City Council approved Specific Use Permit No. 2230 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period.
9. **Z178-281** On September 26, 2018, the City Council approved amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, located on the northwest corner of Greenville Avenue and Lewis Street, subject to a revised development plan, elevation, and conditions.
10. **Z167-238** On December 13, 2017 the City Council approved an amendment to Planned Development District No. 691, with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion, located on the northwest corner of Greenville Avenue and Lewis Street, subject to conditions.

11. **Z178-387** On January 23, 2019, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a two-year period.
12. **Z167-342** On October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a one-year period.
13. **Z156-294** On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a bar, lounge or tavern for a three-year period.
14. **Z178-272** On October 23, 2018, the City Council approved Subdistrict 1 within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
15. **Z156-300** On October 26, 2016, the City Council renewed Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the west line of Greenville Avenue, south of Sears Street for a four-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet

Traffic:

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

Comprehensive Plan:

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Modified Delta Overlay No. 1:

In general terms, ‘delta theory’ means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded.

The ‘modified delta’, in effect, limits the scope of delta theory due to an increasing need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which was adopted by the City Council on October 1, 1987. MD-1 consists of three ‘Areas’ in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1.

On June 14, 1995, City Council approved a resolution that provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area and requires parking for public dining areas at a ratio of 1 space per 300 square feet of public dining space. The most recent amendment was

approved by City Council on June 28, 1995, which provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50 percent of required parking for a use.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 842, MD-1, SUP No. 1289	Bar, lounge, or tavern with late hours
North	PD No. 842, MD-1, SUP No. 1289	Retail
East	CR, MD-1	Retail and restaurants
South	PD No. 842, MD-1, SUP No. 1289	Retail
West	PD No. 842, MD-1, SUP No. 1903	Restaurant with late hours

Land Use Compatibility:

SUP No. 1289 grants the request site permission to operate as a bar, lounge, or tavern use with a patio area fronting Greenville Avenue for a permanent time period and SUP No. 1912 grants permission to operate until 2:15 a.m. until October 26, 2019. The applicant proposes to continue operation of an existing bar, lounge, or tavern use after midnight for an additional three years.

The site abuts two retail uses on the north and south, a bike shop and a T-shirt shop, respectively. On the east line of Greenville Avenue, there is a clothing store and restaurant use. A restaurant with late hours is located behind the request site, to the west. Additional retail, restaurant, and office uses are located in all directions in the immediate vicinity and residential uses (single family and multifamily structures) are found on properties further east and west of the Lower Greenville area.

The purpose of PDD No. 842 is to ‘ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.’ As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between midnight and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City

Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

(1) the number of citations issued by police to patrons of the establishment (1);

(2) the number of citations issued by police for noise ordinance violations by the establishment (0);

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment (0);

(4) the number of Texas Alcoholic Beverage Code violations of the establishment (0); and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment (2);

Since October, 26, 2016, the Dallas Police Department reports the address has one food preparation citation, no citations for noise, no arrests, and one incident of aggravated assault for family violence with a weapon on September 29, 2018. Additionally, TABC reports that one violation on March 18, 2018 to sell/deliver alcoholic beverages to an intoxicated person which was dismissed with prejudice on April 25, 2019.

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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.

Staff supports the applicant's request to renew late hours operations because of the following reasons. The request is oriented on Greenville Avenue, consistent with similar retail and personal service uses in the immediate area. No outside operations (i. e., patio areas) face the residential areas in the vicinity. Use of outdoor loudspeakers is prohibited. The use possesses similar operational characteristics as expected along Greenville Avenue. The 2013 addition of sidewalk seating activates the sidewalk and makes the area livelier, thereby contributing to the *Main Street* character along Greenville Avenue. The applicant has operated in a responsible manner, with minimal citations, arrests, and/or violent crimes in the last three-year period. A valid certificate of occupancy exists and no building, health, or safety code violations have been recorded.

Parking:

The request site is one suite within a three-suite building site. Since parking requirements are calculated cumulatively over the building site and has utilized a mixed-use development parking chart where a mixture of uses can have compatibly overlapping peak demand hours, the highest parking demand for the building site is 50 spaces in the late afternoon on Saturdays as shown in the chart on the following page.

The building site has 50 spaces provided which includes 12 off-street parking spaces in the rear and 38 delta credits, which were reinstated by the Board of Adjustment on January 20, 2015.

City of Dallas Mixed Use Development Parking Chart

for properties regulated by Dallas Development Code, Chapter 51A
 (for calculating adjusted standard parking requirement, ~~1909, 1911, 1915 Greenville Avenue~~)
 Address: 1909, 1911, 1915 Greenville Avenue



Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Weekday)					
					Morning	Noon	Afternoon	Late Afternoon	Evening	
	Multifamily # units or bedrooms (whichever is greater)		1	0.00	80%	60%	-	70%	-	100%
	Office Uses*	4,850	333	0.00	100%	80%	-	85%	-	35%
	Retail Uses*		200	24.25	60%	75%	18.19	70%	16.98	70%
	Retail 10,000+ SF		220	0.00	60%	75%	-	65%	-	70%
	Retail 40,000+ SF		250	0.00	60%	75%	-	65%	-	70%
	Retail 100,000+ SF		300	0.00	60%	75%	-	65%	-	70%
	Bar, restaurant, & commercial amusement (inside)	2,803	100	28.03	20%	100%	28.03	30%	8.41	100%
	Health Studio		200	0.00	45%	70%	-	55%	-	100%
	Game court center		n/a		45%	70%	-	55%	-	100%
	Theater (1/28 seating)		28	0.00	0%	40%	-	60%	-	100%
	Any other use				100%	100%	-	100%	-	100%
	Total SF (- residential & theater)	7,653		52	20	46	25	24	45	45

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Saturday)					
					Morning	Noon	Afternoon	Late Afternoon	Evening	
	Multifamily # units or bedrooms (whichever is greater)	0	1	0.00	100%	70%	-	75%	-	95%
	Office Uses*	0	333	0.00	15%	20%	-	15%	-	0%
	Retail Uses*	4,850	200	24.25	75%	85%	20.61	100%	24.25	90%
	Retail 10,000+ SF		220	0.00	75%	85%	-	100%	-	65%
	Retail 40,000+ SF		250	0.00	75%	85%	-	100%	-	65%
	Retail 100,000+ SF		300	0.00	65%	75%	-	90%	-	60%
	Bar, restaurant, & commercial amusement (inside)	2,803	100	28.03	20%	60%	16.82	90%	25.23	100%
	Health Studio	0	200	0.00	100%	100%	-	100%	-	100%
	Game court center	0	n/a	0	100%	100%	-	100%	-	100%
	Theater (1/28 seating)	0	28	0.00	0%	40%	-	80%	-	100%
	Any other use	0	0	0	100%	100%	-	100%	-	100%
	Total SF (- residential & theater)	7,653		52	24	37	49	50	44	44

* See Chapter 51A Definitions

**Based upon a report for ULI - The Urban Land Institute, Shared Parking, Washington, D.C.: ULI, 1983

Weekday MUD Parking requirement is 46
 Therefore, 50 is the parking requirement for 1909, 1911, 1915 Greenville
 Saturday MUD Parking requirement is 50

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Market Value Analysis:

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

List of Officers

Intercity Investment Properties - Officers

President	Christopher G Jordan
Vice President	Nick Hannon
Vice President/Secretary	Anne Jordan Logan
Treasurer	Curtis Garmon
Property Manager/Member	Jeff Weimer

Old Crow

Owner/Manager	Brian Hankins
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Proposed SUP No. 1912 Renewal

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment limited to 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 passage of this ordinance) [~~October 26, 2019~~].
4. FLOOR AREA: Maximum floor area is 2,803 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
 - A. The late-hours establishment may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.
 - B. All customers must leave the Property by 2:15 a.m.
6. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.
7. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
8. PATIO:
 - A. An uncovered patio not to exceed 360 square feet in area is permitted in the location shown on the attached site plan.
 - B. The owner or operator must obtain a private license for the uncovered patio, with a copy of the private license provided to the building official before the uncovered patio may be used by customers.
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.”



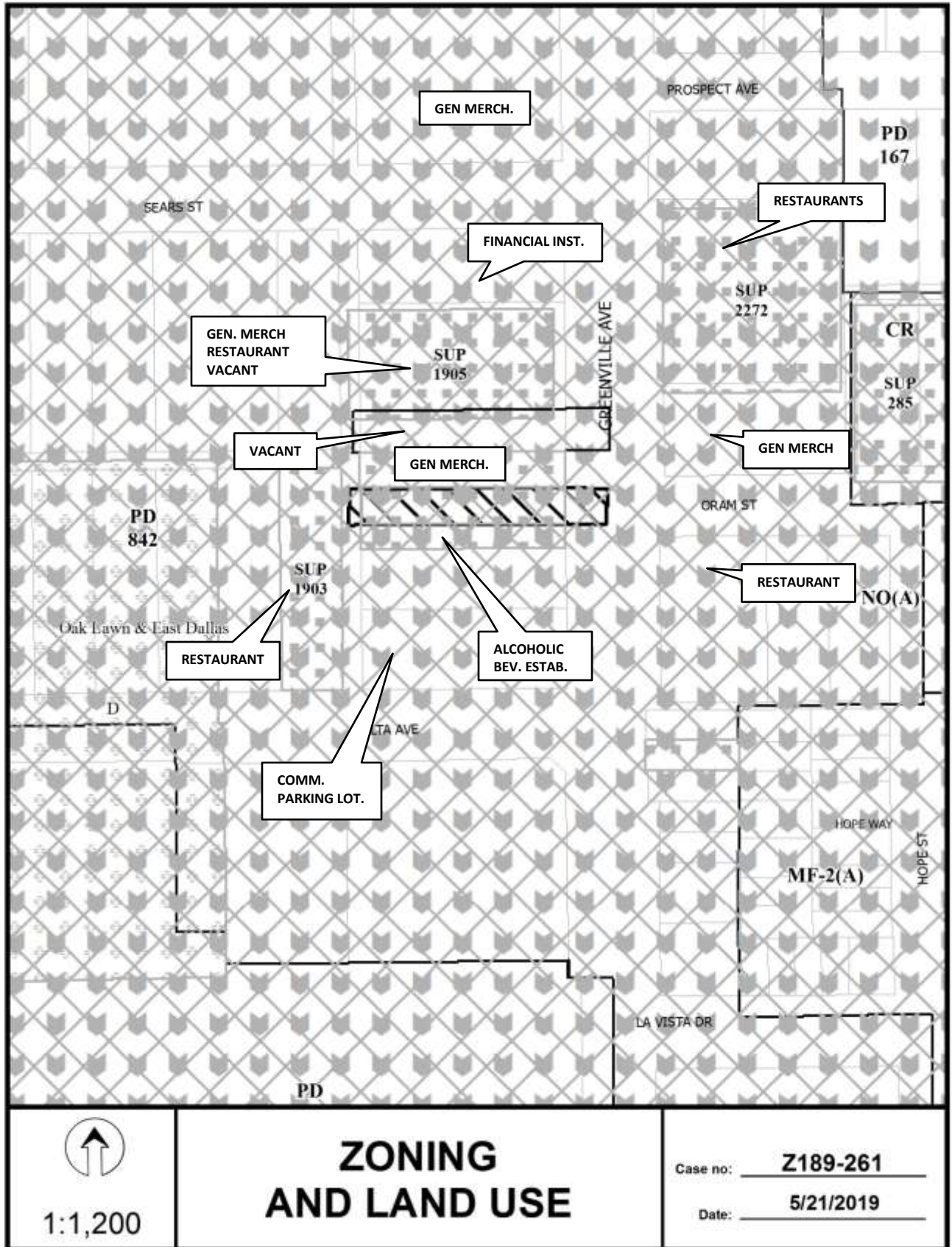
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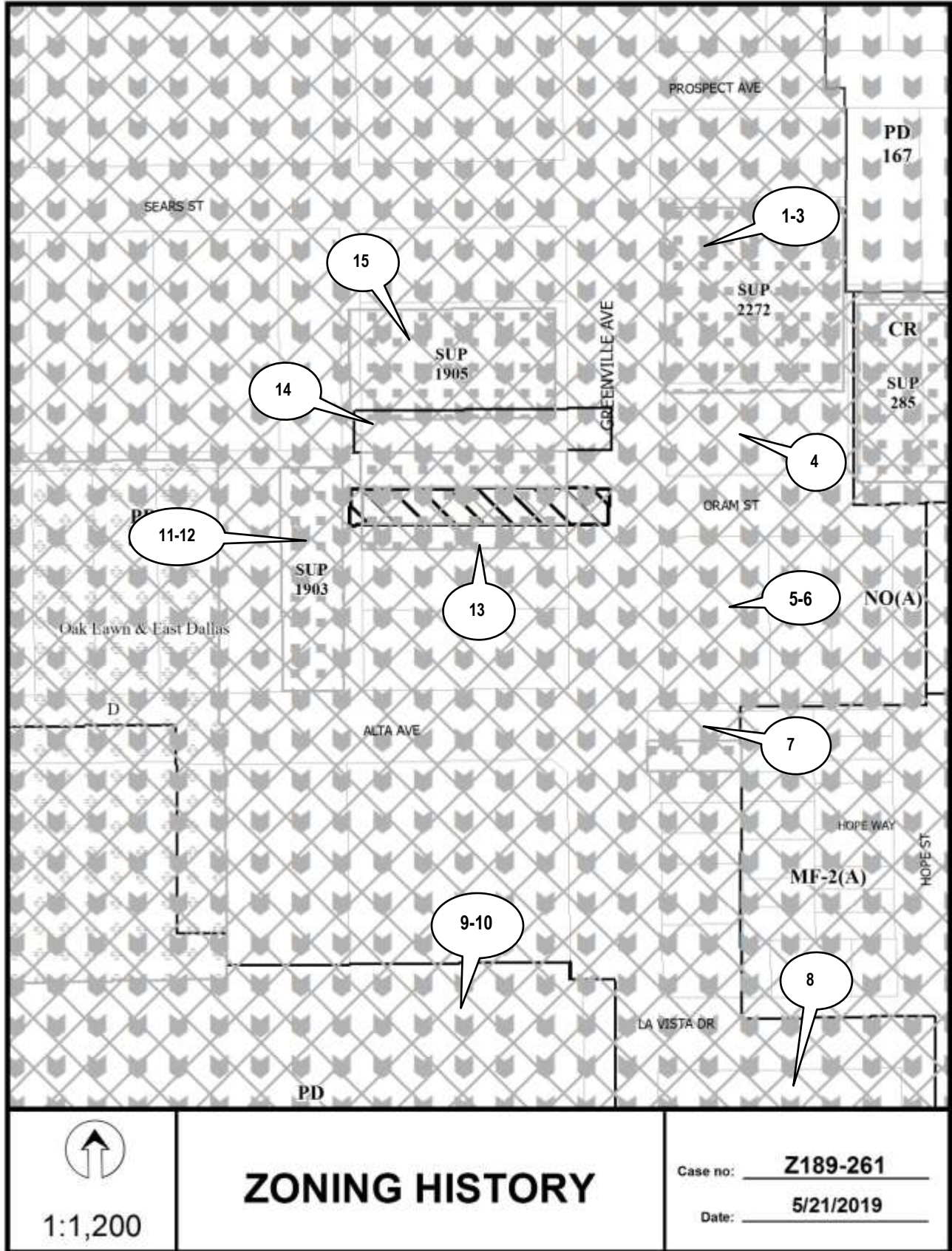
VICINITY MAP

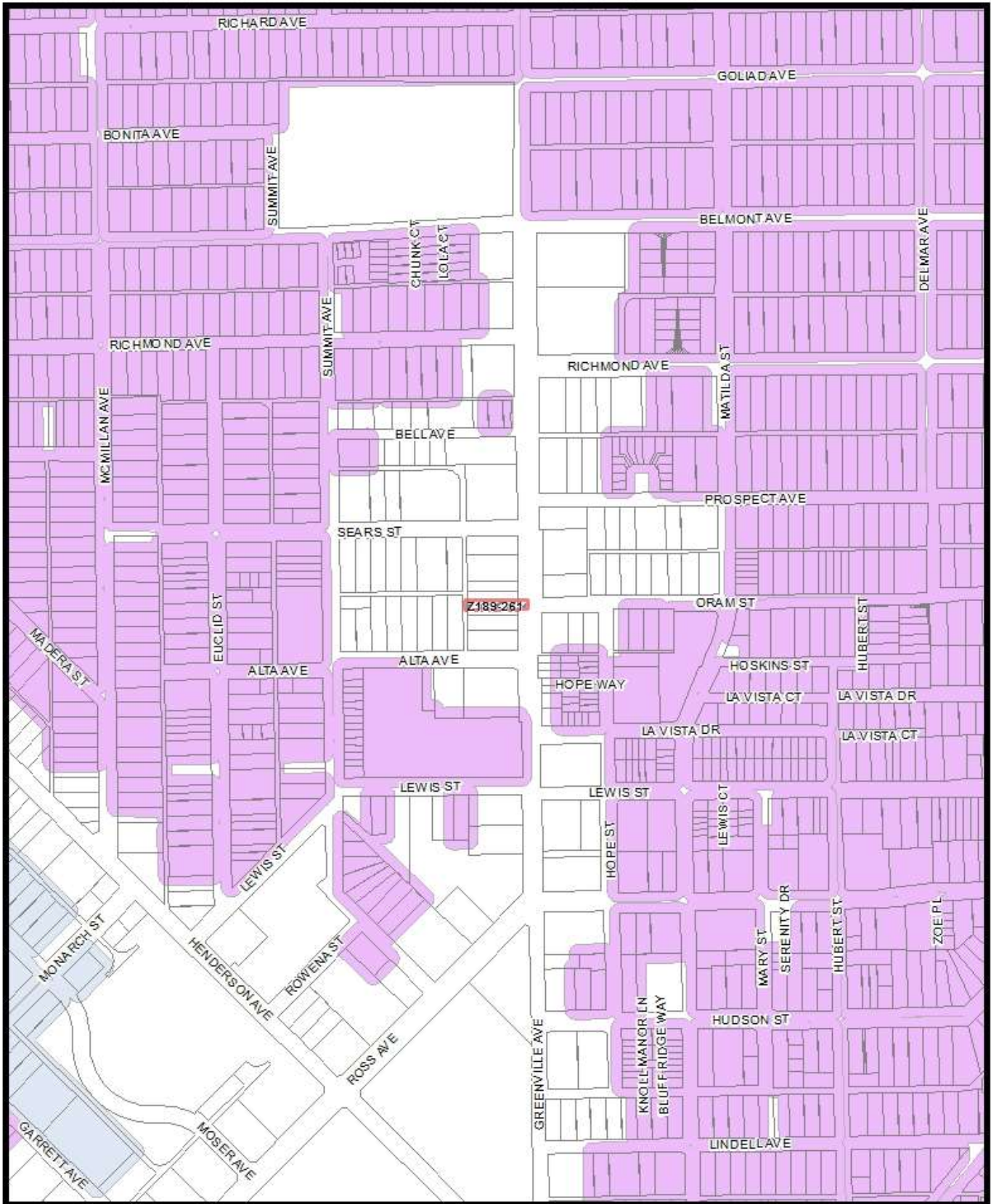
Case no: Z189-261

Date: 5/21/2019







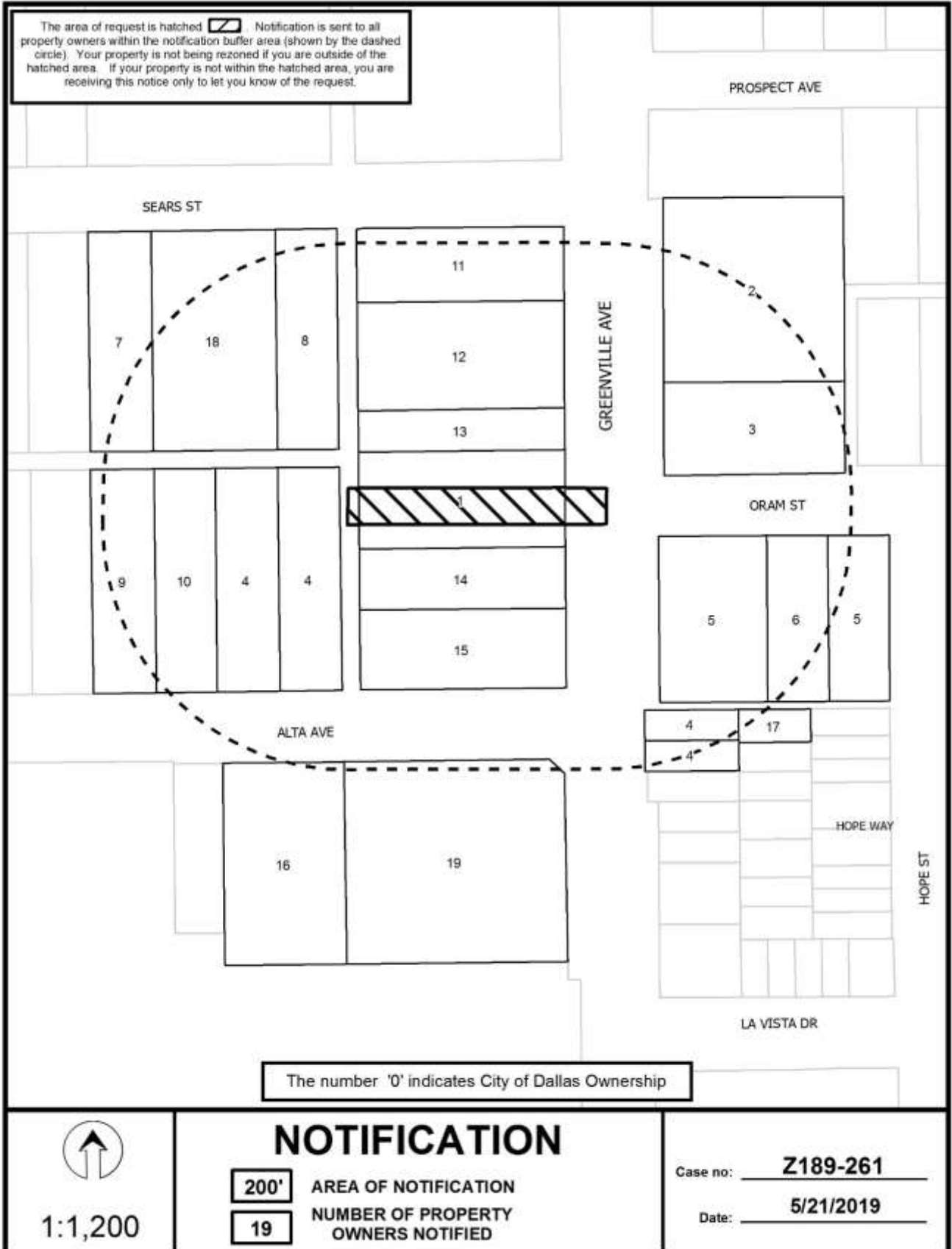


MVA Cluster A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 5/21/2019



05/21/2019

Notification List of Property Owners

Z189-261

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
2	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
3	2000 GREENVILLE AVE	LANDE PAUL &
4	1914 GREENVILLE AVE	LOWGREEN PS LTD
5	5712 ORAM ST	LOWGREEN PS
6	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
7	5618 SEARS ST	GREENVILLE HOLDINGS CO
8	5628 SEARS ST	ANDRES FAMILY TRUSTS
9	5619 ALTA AVE	THACKER RICHARD E JR
10	5623 ALTA AVE	GREENWAYSEARS LP
11	1931 GREENVILLE AVE	GREENWAY SEARS LP
12	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
13	1917 GREENVILLE AVE	SEB GROUP LLC
14	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
15	1903 GREENVILLE AVE	LOWGREEN PS
16	5626 ALTA AVE	LATORRE ROBERT INC
17	1919 HOPE WAY	NGUYEN NGOC DIEP
18	5622 SEARS ST	5624 SEARS STREET LTD
19	1827 GREENVILLE AVE	LOWGREEN PS

FILE NUMBER: Z189-159(CT) **DATE FILED:** December 21, 2018
LOCATION: East line of Marvin D. Love Freeway, south of West Red Bird Lane
COUNCIL DISTRICT: 3 **MAPSCO:** 63 R
SIZE OF REQUEST: ± 17.08 acres **CENSUS TRACT:** 109.02

OWNER/APPLICANT: TCHF V, LP

REPRESENTATIVE: Charles Lucenay

REQUEST: An application for the removal of a D Liquor Control Overlay on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay with consideration given to a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the future sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant or retail use.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On May 16, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The request site is currently developed with a 183,390-square-foot shopping center.
- The applicant proposes to sell alcohol in conjunction with a restaurant or retail use.
- On May 16, 2019, the City Plan Commission held this item under advisement and instructed staff to readvertise the request with consideration of a D-1 Liquor Control Overlay in lieu of removal of the D Liquor Control Overlay.
- The applicant has decided to maintain the request for the removal of the D Liquor Control Overlay.

Zoning History:

There have been no recent zoning cases within close proximity of the subject site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
W. Red Bird Lane	Minor Arterial	100 ft.
Hampton Road	Principal Arterial	100 ft.

Land Use:

Area	Zoning	Land Use
Site	RR-D	Shopping Center
North	RR-D	Undeveloped
South	R-10(A)	Single Family
West	IR, SUP No. 169	Red Bird Airport
East	PDD No. 48, R-7.5(A)	Single Family

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.

Z189-159(CT)

The request does not comply with the following land use goals and policies of the Comprehensive Plan:

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

The proposed use does not complement the characteristics of the Hampton Road corridor which is a vastly residential sector of the city.

Land Use Compatibility:

The subject site is currently developed with a shopping center. Both the subject site and the property to the north, across West Red Bird Lane, are within an RR Regional Retail District. The RR Regional Retail District serves to provide for the development of regional-serving retail, personal service, and office uses. Single family neighborhoods exist to the east and southeast, and a residential district abuts the subject site to the south, at the rear property line. Furthermore, a D Liquor Control Overlay covers the RR Regional Retail District, including the property north of the subject site, seemingly to perform as a barrier to residential uses.

Alcohol Spacing Regulations:

The D Liquor Control Overlay prohibits the sale of alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises. The applicant has requested the removal of the D Liquor Control Overlay, which, if approved, will allow the sale of alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises.

Staff does not support the removal of the D Liquor Control Overlay as the overlay has been placed purposefully over the Regional Retail District as to prevent the sale and consumption of alcoholic beverages in proximity to residential districts that surround the subject site.

The sale of alcohol is prohibited within 300 feet of a church, public or private school, public hospital, day-care center or child-care facility. Spacing from the site to a church and hospital is measured from front door to front door. Spacing from the site to a school, day-care, or child care facility is property line to property line. Due to the church and child-care facility located on the subject site resulting in an inability to meet the spacing requirement, the applicant has applied for an alcohol spacing variance.

The applicant seeks for the zoning change request and variance request to reach City Council at the same hearing. As the zoning change and alcohol spacing variance are separate processes and the alcohol variance does not require City Plan Commission approval, the City Plan Commission may consider this zoning request before the alcohol spacing variance is approved.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR Regional Retail	15'	20' adjacent to residential OTHER: No Min.	0.5 for office 1.5 FAR for all uses combined	70' 5 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

Parking is required for each use on the property pursuant to Section 51A-4.200 the Dallas Development Code.

Landscaping:

Landscaping will be provided per Article X, as amended.

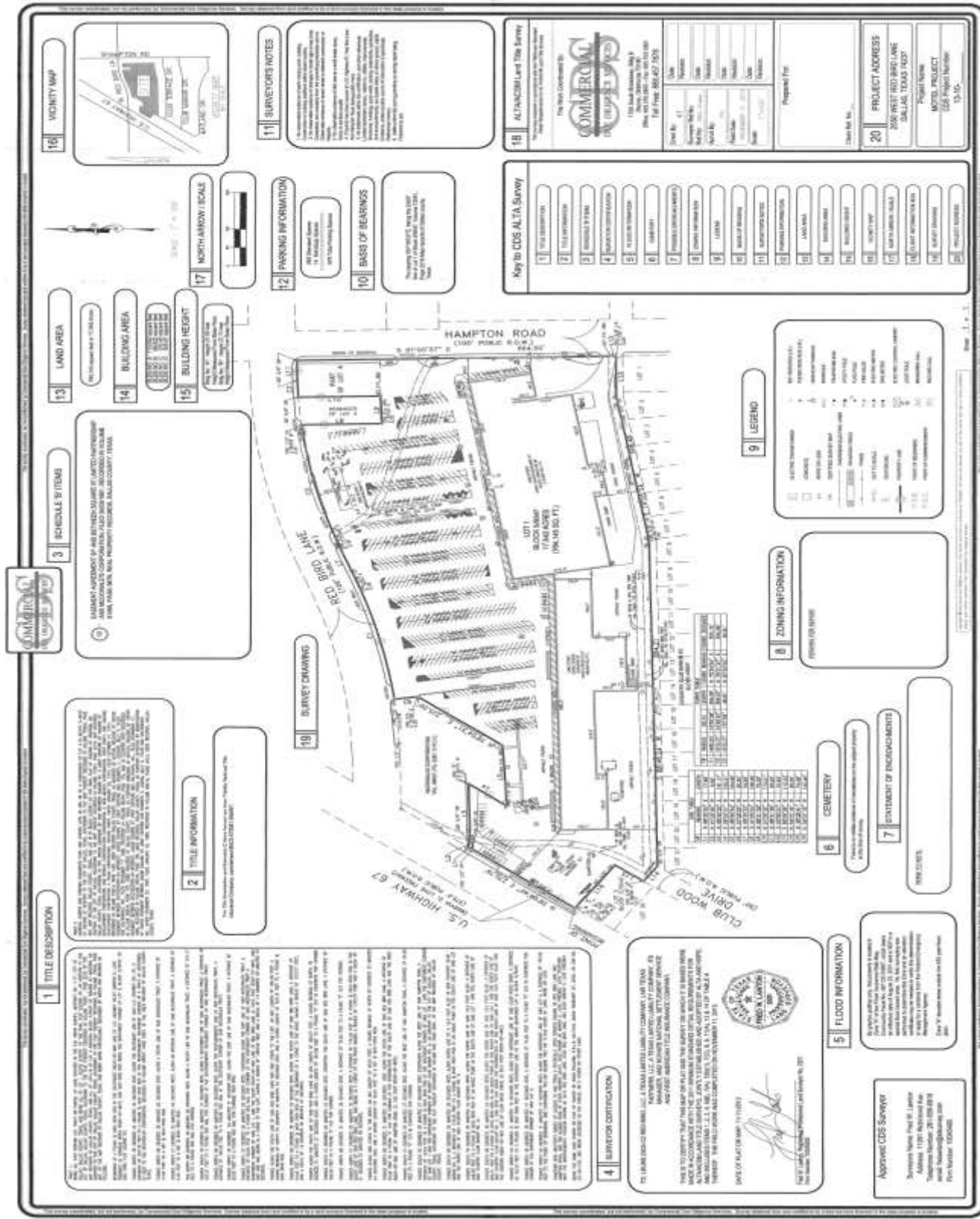
Traffic:

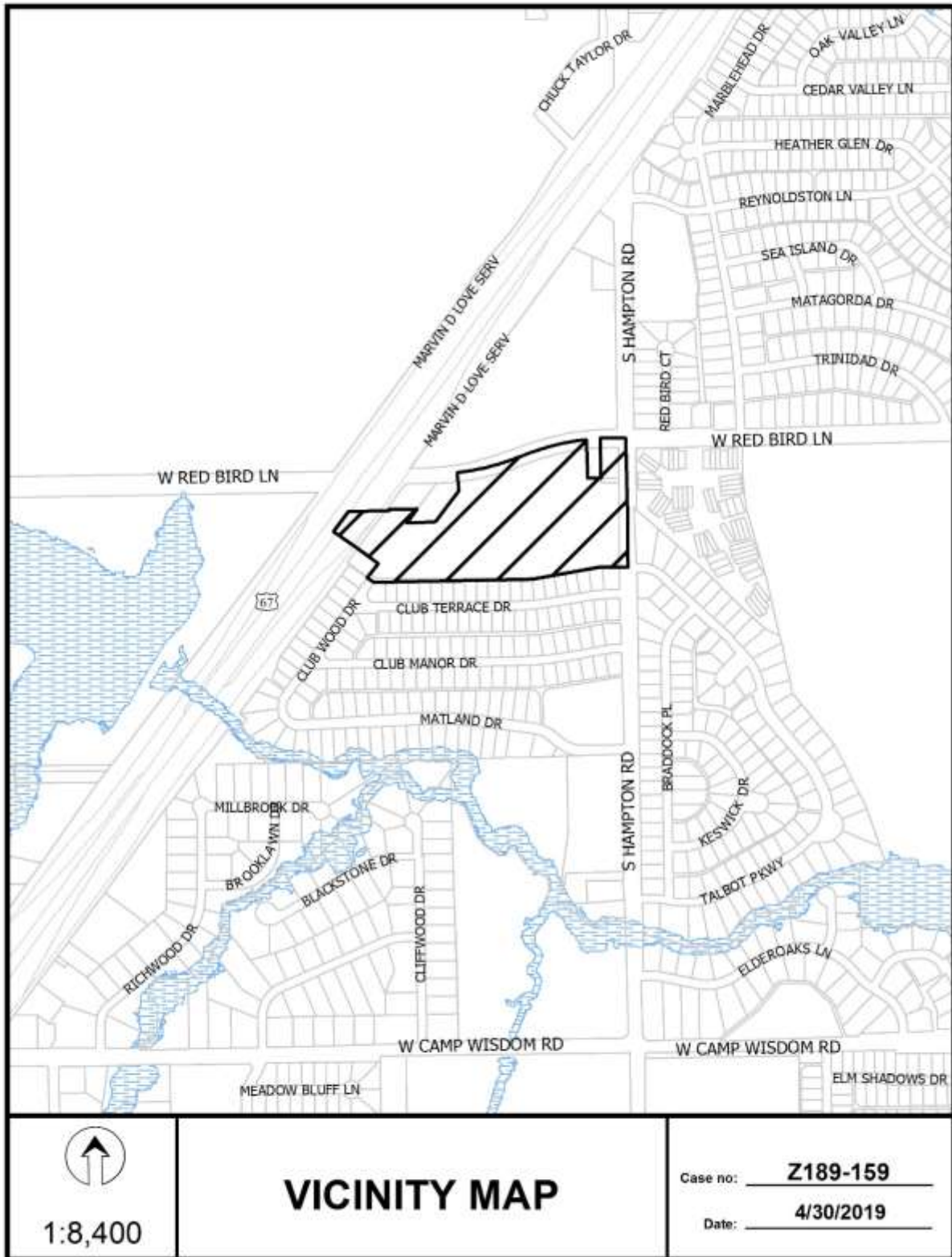
The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

Market Value Analysis:

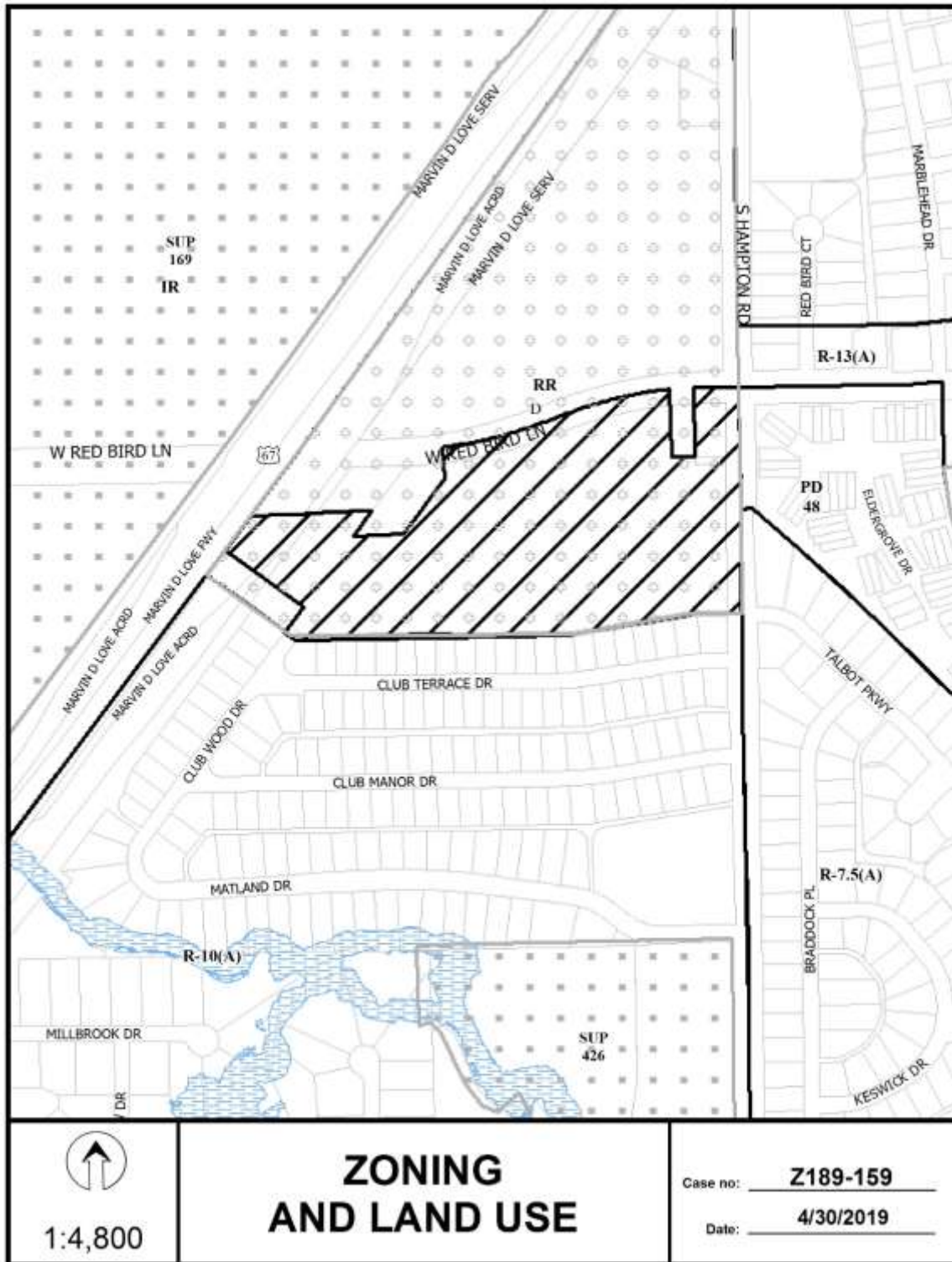
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

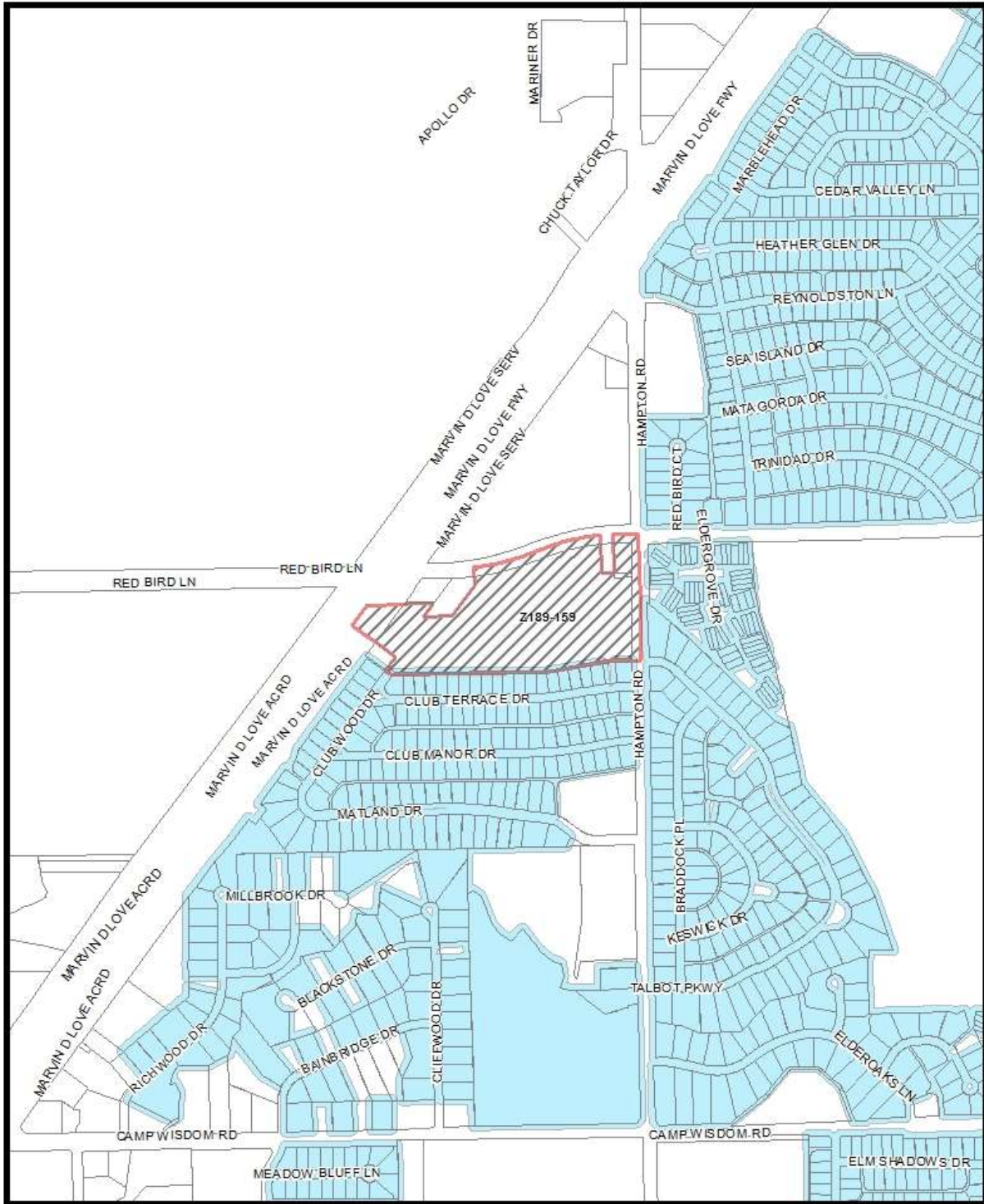
PROPOSED SITE PLAN









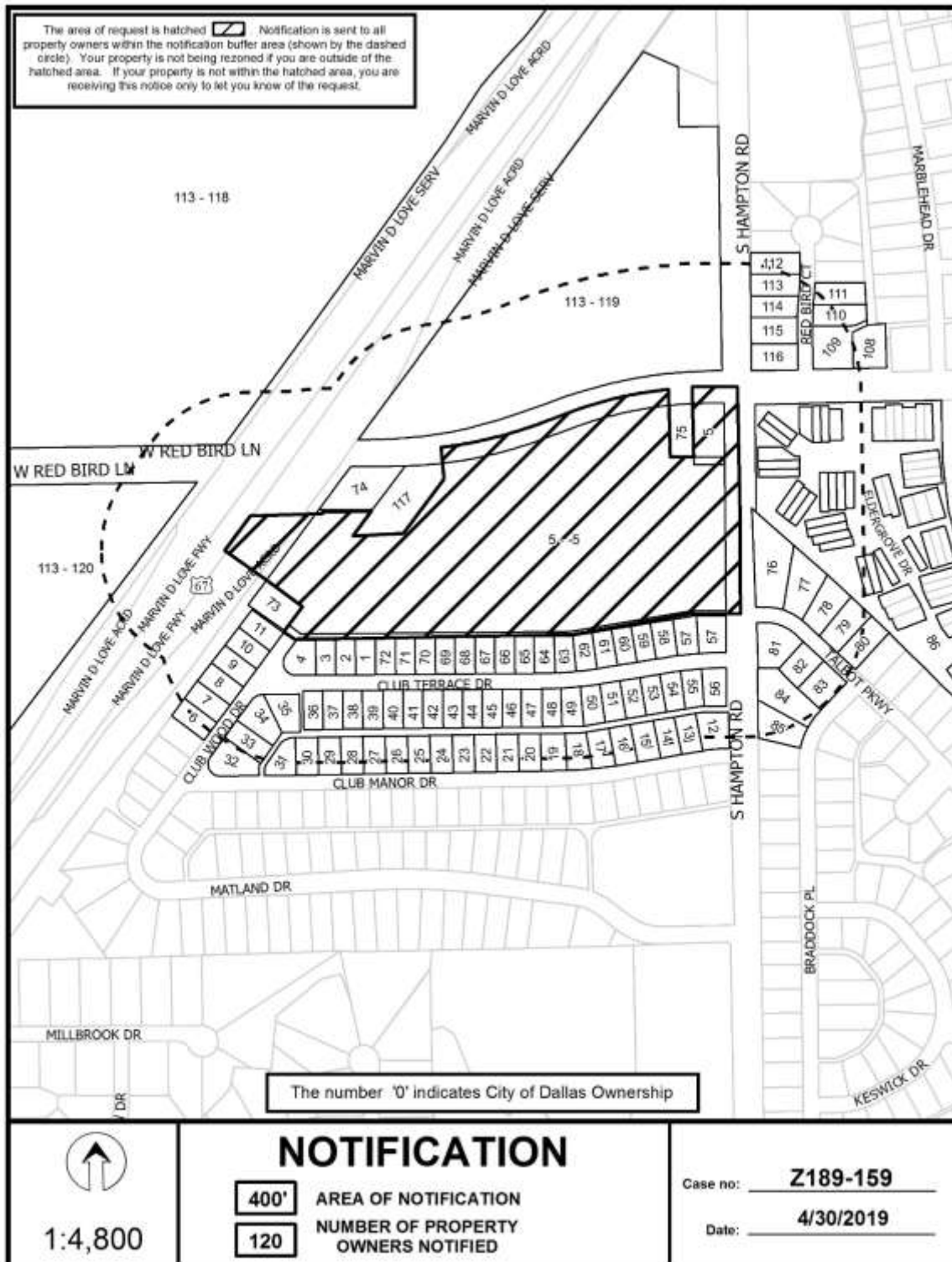


MVA Cluster A B C D E F G H I NA

 1:8,400

Market Value Analysis

Printed Date: 4/30/2019



02/15/2017

04/30/2019

Notification List of Property Owners

Z189-159

120 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2527 CLUB TERRACE DR	WASHINGTON BRANDON
2	2531 CLUB TERRACE DR	AMERICAN EAGLE TRUST
3	2535 CLUB TERRACE DR	BOSTON JOSEPH W JR
4	2539 CLUB TERRACE DR	JEFFERSON TERRON D &
5	2550 W RED BIRD LN	TCHF V LP
6	6519 CLUB WOOD DR	MORGAN JAMES L & ANNIE J
7	6515 CLUB WOOD DR	WATSON JOHN & VICKIE
8	6509 CLUB WOOD DR	KNOX NATHANIEL P JR &
9	6505 CLUB WOOD DR	DENSON CHARLES E
10	6431 CLUB WOOD DR	PONCE JOSE FELIX
11	6425 CLUB WOOD DR	JACKSON WANDA J
12	2407 CLUB MANOR DR	ZENO DONETTE
13	2411 CLUB MANOR DR	TANNER VENITA B A
14	2417 CLUB MANOR DR	HARRIS VON & TAMMY
15	2421 CLUB MANOR DR	MATTHEWS DOROTHY ENOLA EST OF
16	2427 CLUB MANOR DR	WILEY DONALD C TRUSTEE
17	2431 CLUB MANOR DR	ANDERSON KAMMI
18	2437 CLUB MANOR DR	NATIONSTAR MTG LLC
19	2443 CLUB MANOR DR	WILLIAMS MARILYNN Y
20	2449 CLUB MANOR DR	MCMILLIAN EUGENE L
21	2455 CLUB MANOR DR	WEAVER CECIL OBRIAN
22	2461 CLUB MANOR DR	COLLINS ANDREW & GRETCHEN
23	2507 CLUB MANOR DR	PORTER DONNELL & LOUISE L
24	2511 CLUB MANOR DR	QUEZADA EVA
25	2517 CLUB MANOR DR	YOUNG JAMES BOWMAN III
26	2521 CLUB MANOR DR	DIAZ KARINA

04/30/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2527 CLUB MANOR DR	CASADOS NOEMI ALICIA &
28	2531 CLUB MANOR DR	ANTAI-OTONG DEBORAH &
29	2537 CLUB MANOR DR	BROWN LEMANUEL & MELBA J
30	2541 CLUB MANOR DR	JONES LEORA LEE
31	2547 CLUB MANOR DR	MORRIS JEANETTE
32	6520 CLUB WOOD DR	ROSBOROUGH LILLIE B
33	6516 CLUB WOOD DR	MARSHALL STACY E
34	6510 CLUB WOOD DR	WALTON ALEX JR & DOROTHY J
35	2540 CLUB TERRACE DR	JONES HARVEY L & DARLENE
36	2538 CLUB TERRACE DR	WALTON WILLIE JAMES
37	2532 CLUB TERRACE DR	HUNT JANETTA
38	2528 CLUB TERRACE DR	GREY FAYETTA R
39	2524 CLUB TERRACE DR	FLOWER BRYAN L &
40	2520 CLUB TERRACE DR	PANIAGUA SANDRA
41	2516 CLUB TERRACE DR	HERNANDEZ NUVIA
42	2512 CLUB TERRACE DR	HARRIS TRAVIS EDWARD
43	2508 CLUB TERRACE DR	ROBERTS QUINCY
44	2502 CLUB TERRACE DR	COLEMAN FLO J
45	2466 CLUB TERRACE DR	MENDOZA JANETH DEL CARMEN SALINAS
46	2460 CLUB TERRACE DR	BLACKWELL JAMES L & JULIA P
47	2454 CLUB TERRACE DR	DRAKE VINCENT L &
48	2448 CLUB TERRACE DR	WORDLAW DOROTHY
49	2442 CLUB TERRACE DR	WRIGHT JAMIE
50	2436 CLUB TERRACE DR	BONAT & KINO PROPERTIES LLC
51	2430 CLUB TERRACE DR	FOPPE VILLA
52	2426 CLUB TERRACE DR	TRAYLOR SONNIE
53	2420 CLUB TERRACE DR	WESTBROOK MARY E EST OF
54	2416 CLUB TERRACE DR	CHISM HAROLD W
55	2410 CLUB TERRACE DR	SMITH WALTER EST OF
56	2404 CLUB TERRACE DR	JAMES JEAN FAMILY TRUST THE
57	2405 CLUB TERRACE DR	MORGAN SHEILA BELINDA

04/30/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2417 CLUB TERRACE DR	VALDEZ JUAN
59	2421 CLUB TERRACE DR	TAYLOR BOBBIE JEAN
60	2427 CLUB TERRACE DR	GREER JOHN EARL
61	2431 CLUB TERRACE DR	ECHEVERRIA YESENIA
62	2437 CLUB TERRACE DR	POWERS ERVIN EARL & JOAN
63	2443 CLUB TERRACE DR	JOHNSON VANESSA R
64	2449 CLUB TERRACE DR	ALDANA PATRICIA M
65	2455 CLUB TERRACE DR	TIPPS CELESTINE
66	2461 CLUB TERRACE DR	CHAPPLE WILLIE C EST OF
67	2467 CLUB TERRACE DR	FERNANDEZ MARTHA
68	2503 CLUB TERRACE DR	JONES CHARLES H
69	2509 CLUB TERRACE DR	DICKERSON JOHNNY &
70	2515 CLUB TERRACE DR	PATTERSON TIMETRA L
71	2519 CLUB TERRACE DR	MCKINNEY DETROIT M
72	2523 CLUB TERRACE DR	WILEY ERNEST R JR &
73	6230 MARVIN D LOVE FWY	MAO LP
74	6210 MARVIN D LOVE FWY	IRMAZA INC
75	2420 W RED BIRD LN	JAS MAVERICK PPTIES LLC
76	6408 TALBOT PKWY	COOPER MICHAEL
77	6414 TALBOT PKWY	MARSHALL PHEBIA
78	6420 TALBOT PKWY	LEWIS CHARLES D SR &
79	6426 TALBOT PKWY	WALLACE JERRY BOB
80	6432 TALBOT PKWY	JACKSON CYNTHIA REYNA
81	6415 TALBOT PKWY	TODD JERRY R
82	6423 TALBOT PKWY	JOHNSON KAREN L
83	6431 TALBOT PKWY	SMITH JOHNNY C & VIOLET R
84	6517 BRADDOCK PL	SIMPSON CAROL A
85	6523 BRADDOCK PL	THORNTON MICHAEL & DIANA
86	6301 ELDER GROVE DR	ELDERWOOD TOWNHOUSE
87	6301 ELDER GROVE DR	FLAGG ROBERT
88	6302 ELDER GROVE DR	HENSON RONALD JEROME

04/30/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6303 ELDER GROVE DR	JOYCE LEATRICE R
90	6304 ELDER GROVE DR	BRANTLEY MARCUS LYNN &
91	6305 ELDER GROVE DR	WILLIS JOSHUA HOWARD &
92	6306 ELDER GROVE DR	BAKER DARRYL
93	6307 ELDER GROVE DR	BENJAMIN TOMMY K
94	6308 ELDER GROVE DR	PHILLIPS HELEN M
95	6309 ELDER GROVE DR	PRUITT CINDY
96	6310 ELDER GROVE DR	SCOTT JUDY ANN &
97	6311 ELDER GROVE DR	BERRYMAN LYN F &
98	6312 ELDER GROVE DR	DIEROLF MARIA ESTRELLA LIFE ESTATE
99	6314 ELDER GROVE DR	IRWIN MARY J
100	6315 ELDER GROVE DR	WASHINGTON ANNETTE
101	6316 ELDER GROVE DR	STIMAC HEDDA
102	6317 ELDER GROVE DR	SZETELA DAVID L &
103	6318 ELDER GROVE DR	PRICE KYMBERLIN
104	6319 ELDER GROVE DR	YOUNG CAROLYN
105	6320 ELDER GROVE DR	SMITH TAMRA A
106	6321 ELDER GROVE DR	ROBERDS GERALD & BONITA
107	6322 ELDER GROVE DR	SCHNEIDER MICHAEL B
108	2317 W RED BIRD LN	LOCKETT GLORIA D
109	6224 RED BIRD CT	CARROLL FRANK III
110	6212 RED BIRD CT	KING CHRISTINE
111	6206 RED BIRD CT	NEALY IDELLA I
112	6121 RED BIRD CT	COLEMAN MALCOLM E &
113	6205 RED BIRD CT	WASHINGTON VIOLET LIFE EST
114	6211 RED BIRD CT	RISCHER ARLENE &
115	6219 RED BIRD CT	HILL DORIS
116	6227 RED BIRD CT	MOODY PAUL &
117	2570 W RED BIRD LN	MCDONALDS CORPORATION
118	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
119	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC

Z189-159(CT)

04/30/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC

FILE NUMBER: Z189-232(PD)

DATE FILED: February 27, 2019

LOCATION: North of West Wheatland Road at the terminus of Hill Oak Drive

COUNCIL DISTRICT: 8

MAPSCO: 73 D

SIZE OF REQUEST: ± 1.00 acres

CENSUS TRACT: 111.01

APPLICANT/OWNER: Wheatland United Methodist Church

REPRESENTATIVE: Reverend Montreal D. Martin

REQUEST: An application for a CH Cluster Housing District on property zoned an R-7.5(A) Single Family Development District.

SUMMARY: The applicant proposes to construct a maximum of 19 single family dwelling units.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On June 6, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The 1.00-acre request site is undeveloped.
- The applicant proposes to allow the construction of 19 single family dwellings consisting of affordable “tiny homes”.

Zoning History: There have been no recent zoning requests in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Wheatland Road	Principal Arterial	100 ft.
Hill Oak Drive	Minor Arterial	22 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that while the proposed zoning change will not have a detrimental impact on the surrounding street system, the east side of the site is located within the 100-year floodplain. Thus, a Fill Permit is required if any development is proposed within the 100-year floodplain. Lastly, the owner must improve/construct streets to City standards within the boundary and along the perimeter of the property.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request does not support the following Plan’s goals or policies.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics. Acknowledge the importance of neighborhoods to the city’s long-term health and vitality.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS.

Policy 2.5.1 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Church
East	R-7.5(A)	Undeveloped
South	R-7.5(A)	Undeveloped
West	R-7.5(A)	Undeveloped, Church

Land Use Compatibility:

The approximately 1.00-acre site is zoned an R-7.5(A) Single Family District which is currently vacant and has never been developed upon. The requested CH Clustered Housing District is intended to provide for the development and protection of areas of moderate density housing with flexibility to allow for common open space.

The applicant’s request to change the zoning is to construct 19 single family dwelling units on 2,000-square-foot lots. According to the applicant, the dwellings are proposed to provide affordable housing to serve veterans within the community.

The 1.00-acre site will require platting in order for the proposed single dwelling units to be developed on separate lots. During this process, approximately ten percent of the area will be allocated for infrastructure leaving approximately 39,200 square feet available for development.

The applicant’s request for a zoning change to a CH Clustered District is not consistent with the surrounding zoning and the surrounding uses. The existing Single Family District is intended to be composed of single family dwellings in addition to schools, churches and public parks essential to create basic neighborhood units. Conversely, the townhouse districts are intended to provide for the development and protection of areas of moderate density housing with flexibility to allow for common open space. However, the development of 19 proposed dwelling units on approximately 39,200-square-feet of land

Z189-232(PD)

is not considered moderately dense and further exceeds the maximum density of 18 dwelling units.

However, staff can support a recommendation of approval for a TH-3(A) Townhouse District. The TH-3(A) District will support a maximum density of 12 dwelling units per acre. Staff believes this density is more appropriate and the recommended zoning district can also act as a transitional zoning district between the nonresidential zoning district to the south and the surrounding residential zoning districts.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single family	25'	25' SY 5' RY for Single Family 10' SY/15' RY for Other	N/A	30'	45% for res structure; 25% for non-res	N/A	Residential
Proposed							
CH Clustered Housing	15' where adj to expressway or thoroughfare/ no min in other	No Min.; adj to TH 10'	18 du per ac	36' RPS at 26'	60%	Residential Proximity Slope	Residential

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site and surrounding properties are not within an MVA Category.

Parking:

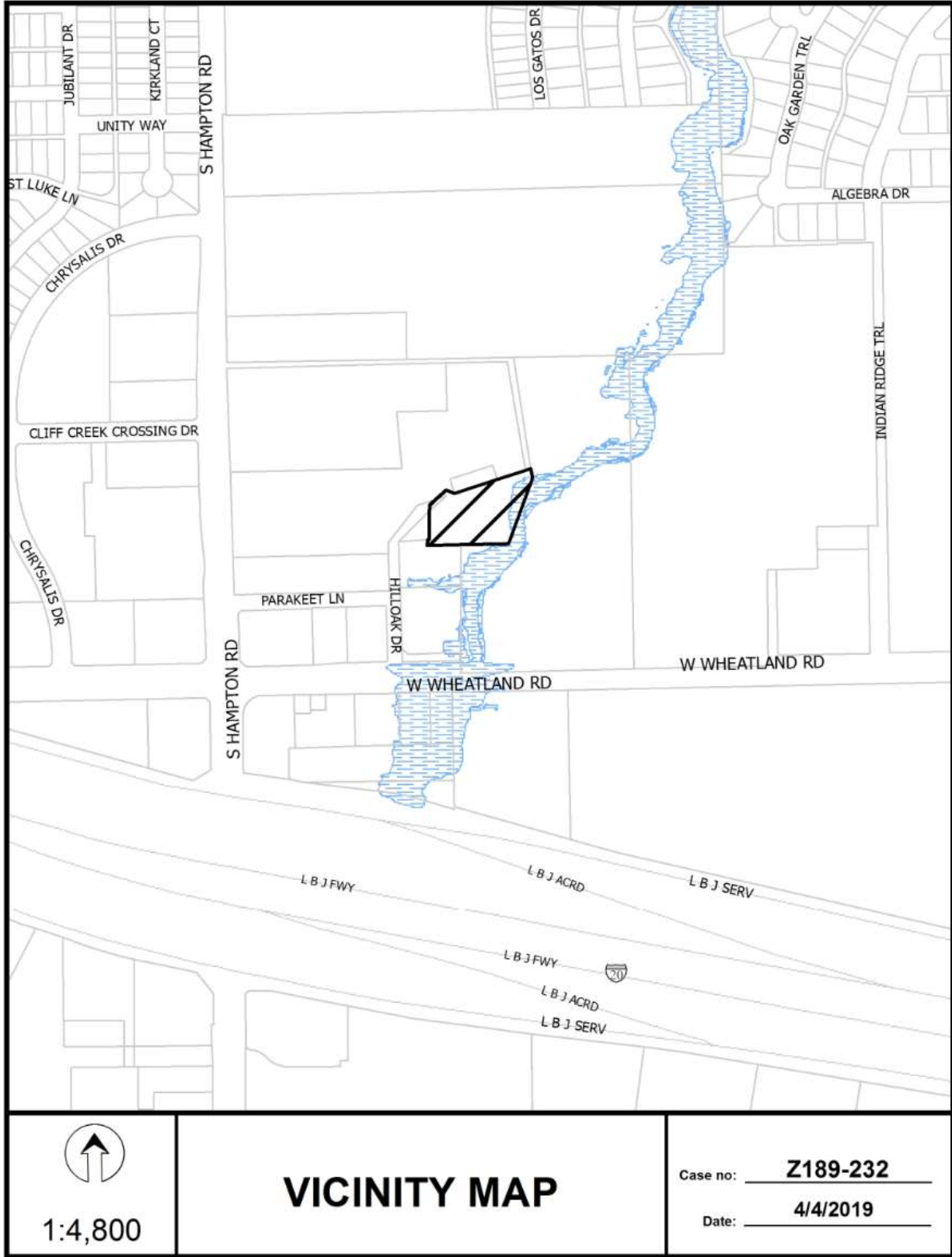
The Dallas Development Code, as amended, establish off-street parking based on land uses. For clustered housing uses, a minimum of two off-street parking spaces per dwelling unit is required. Therefore, a total of 38 off-street parking spaces are required for the 19 proposed single family dwelling units.

Landscaping:

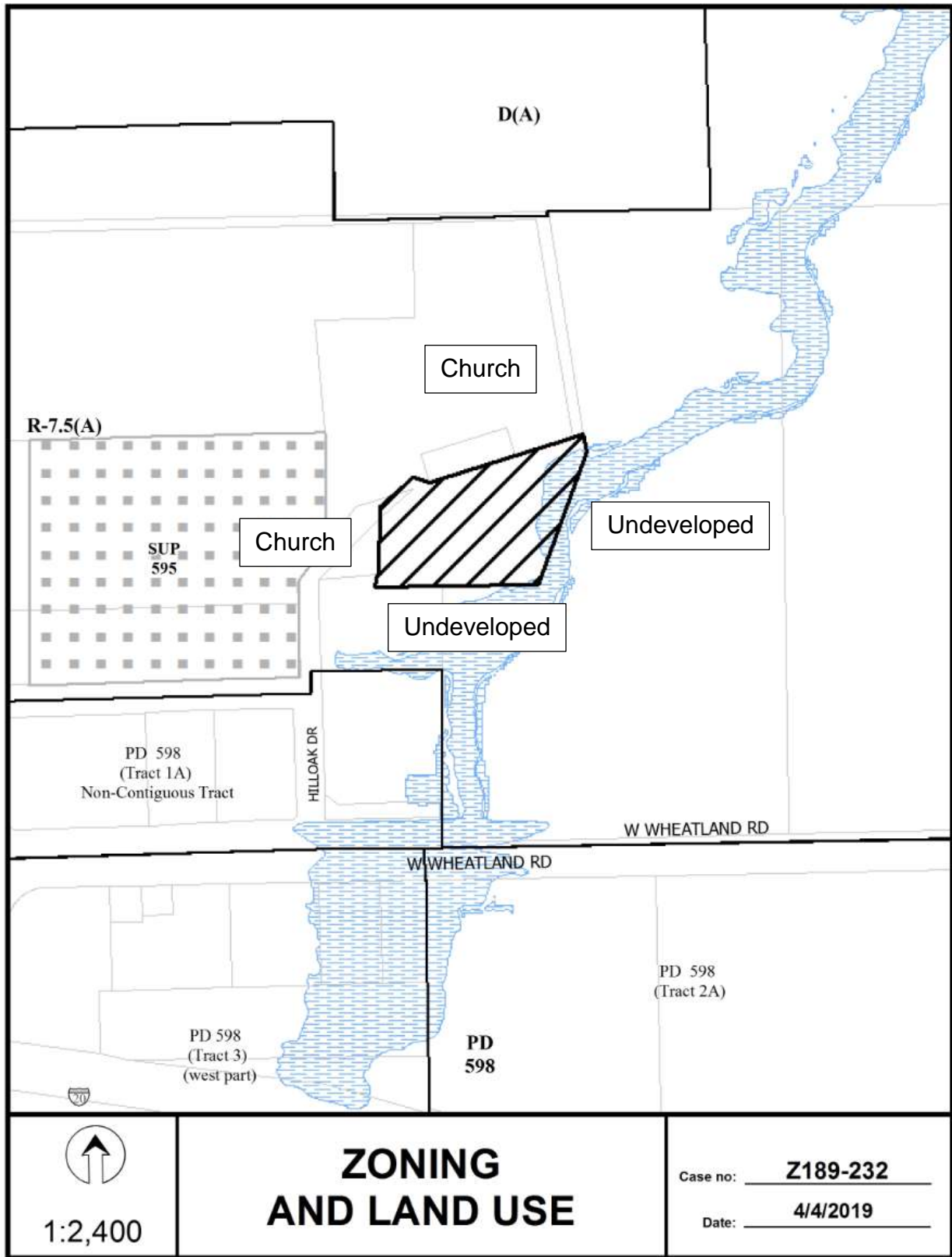
The landscaping provisions in Article X, as amended will apply to any proposed development on the site.

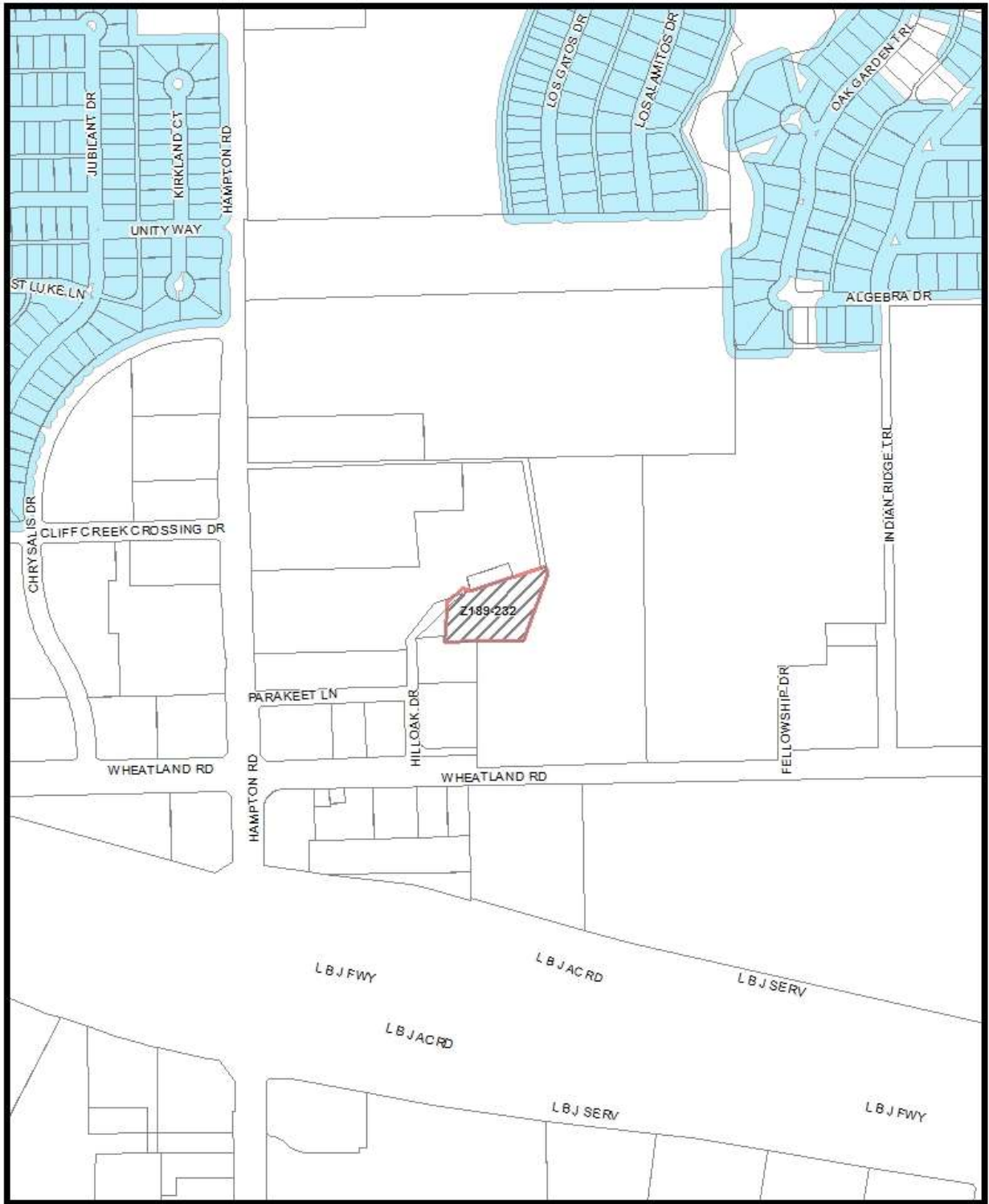
Wheatland Church Administrative Board/Officers

Jan Cavender,	Board Chair
Kathy Ingram,	Board Secretary
Kathy Priester,	Finance Chair
Warren Stewart,	Treasurer
Nancy Wright,	SPRC
Edie Combs,	Lay Leader
Montreal Martin,	Senior Pastor







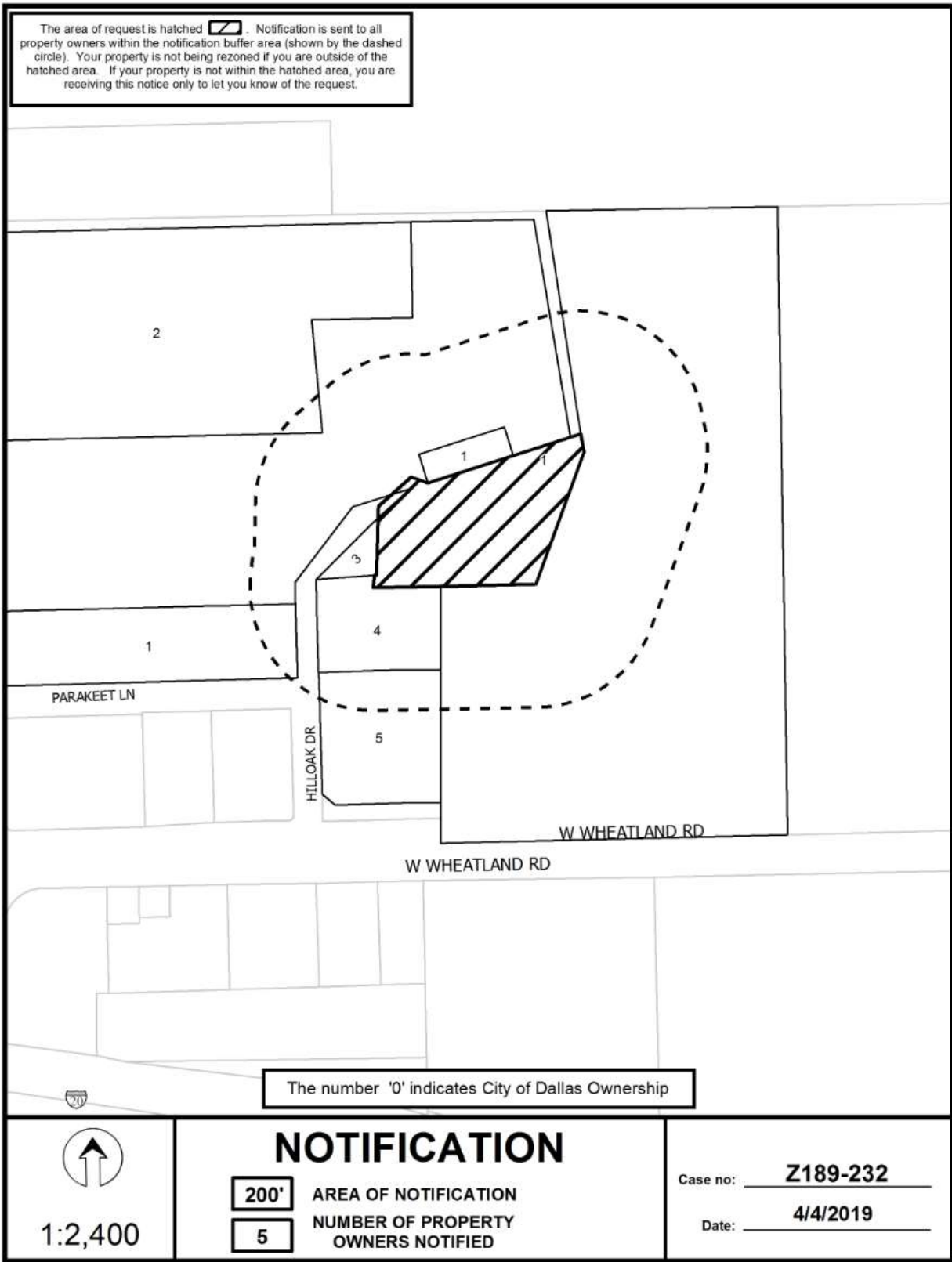


MVA Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/4/2019



Z189-232(PD)

04/04/2019

Notification List of Property Owners

Z189-232

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8009 HILLOAK DR	WHEATLAND METHODIST CHURCH
2	7950 S HAMPTON RD	WHEATLAND CEMETERY
3	8016 HILLOAK DR	HANSARD WINFIELD J
4	8020 HILLOAK DR	HANSARD MONETTE CASE
5	11 W WHEATLAND RD	SCOTT JUDY A

Planner: Pamela Daniel

FILE NUMBER: Z189-205 (PD) **DATE FILED:** February 20, 2019
LOCATION: North side of Ann Arbor Avenue, east of South Marsalis Avenue
COUNCIL DISTRICT: 4 **MAPSCO:** 65 E
SIZE OF REQUEST: Approx. 11,407 sq ft **CENSUS TRACT:** 59.01

APPLICANT: Sam’s Grocery

OWNER: Hoang Chau & Tu Huynh

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the applicant to continue selling alcohol for off-premise consumption in the existing convenience store [Sam’s Grocery].

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

PRIOR CPC ACTION: On May 2, 2019, the City Plan Commission held the request under advisement until June 20, 2019.

BACKGROUND INFORMATION:

- In January 2012, the City Council approved a D-1 Liquor Control Overlay and Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period.
- On April 23, 2014, the City Council approved the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility of automatic renewal for additional five-year periods.
- The property missed the automatic renewal window which necessitates the renewal application.
- On June 4, 2012, the site passed the inspection to receive its Chapter 12B license. The site is currently in compliance with Chapter 12B with an expiration date of June 3, 2020.

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

1. **Z123-359:** On April 23, 2014, the City Council approved the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ann Arbor Avenue	Local	60 ft.	60 ft.

Traffic:

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

Land Use:

	Zoning	Land Use
Site	CR-D-1 w/SUP 1931	General merchandise store
North	R-7.5(A)	Single Family
South	CR	Cstore, Restaurant, Retail & personal service
East	CR-D	General merchandise store
West	CR	General merchandise store

COMPREHENSIVE PLAN:

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Land Use Compatibility:

The approximately 11,407-square-foot request site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and SUP No. 1931 and developed with an approximately 3,506 square foot general merchandise use.

In January 2012, SUP No. 1931 was approved for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period. In April 2014, the SUP was renewed for a five-year period with eligibility of automatic renewal for additional five-year periods. While the SUP did not expire until April 23, 2019, the applicant submitted the application in February of this year.

The surrounding land uses consist of single family uses to the north, and general merchandise uses to the west and east. South of the request site, across Ann Arbor Avenue, is developed with a retail development, a restaurant and a Cstore. The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Dry Liquor Control Overlay.

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

Z189-205(PD)

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

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police Department has determined that the request site meets the standards in Chapter 12B.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Staff supports the proposed five-year time period with eligibility of automatic renewals for additional five-year periods because the use is compatible in this location and in compliance with Chapter 12B Convenience Store registration requirements, which the operator has maintained in good standing.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 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

Market Value Analysis:

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

Landscaping:

There are no changes to the site. So, no additional landscaping is required.

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. The development requires 18 spaces with 18 spaces being provided per the attached site plan. There are no changes to the site and the parking is being provided the same as when the SUP was initially approved.

Crime Statistics:

Crime statistics covering the period from April 23, 2014 to April 15, 2019 follows. The crime statistics reflect 219 calls, 10 offenses, and 35 arrests within a five year period.

Calls:

Master_Incident_Number	Response_Date	Response_Time	Watch	Jurisdiction	MDivision	MSector	MBeat	MRA	Problem	Priority_Description	Location_Name	Address	City	State
14-0703695	4/15/2014	12:38:00 PM	2	Dallas Police	South Central	750	751	4302	DASV-Dist Active Shooter Veh	1 - Emergency	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0717038	4/17/2014	12:20:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sam's grocery store	717 Ann Arbor Ave	Dallas	TX
14-0733280	4/19/2014	4:05:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0762542	4/23/2014	7:07:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0767597	4/24/2014	2:22:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0775491	4/25/2014	3:54:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0822786	5/2/2014	1:57:00 AM	1	Dallas Police	South Central	750	751	4302	32 - Suspicious Person	2 - Urgent	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-0921497	5/15/2014	5:06:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1092951	6/8/2014	8:37:00 AM	2	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM; GROCERY STORE	717 ANN ARBOR AVE	Dallas	TX
14-1169651	6/18/2014	9:46:00 PM	3	Dallas Police	South Central	750	751	4302	04 - 911 Hang Up	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
14-1345923	7/12/2014	11:06:00 PM	3	Dallas Police	South Central	750	751	4302	7X - Major Accident	2 - Urgent		717 ANN ARBOR AVE	Dallas	TX
14-1352691	7/13/2014	9:36:00 PM	3	Dallas Police	South Central	750	751	4302	32 - Suspicious Person	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
14-1438071	7/25/2014	9:21:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1445389	7/26/2014	9:30:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1470520	7/30/2014	1:10:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1652192	8/24/2014	10:44:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1653647	8/25/2014	6:50:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	Sam Grocery Store	717 Ann Arbor Ave	Dallas	TX
14-1729264	9/5/2014	12:27:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
14-1902381	9/29/2014	6:21:00 PM	3	Dallas Police	South Central	750	751	4302	31 - Criminal Mischief	4 - Non Critical		717 Ann Arbor Ave	Dallas	TX
14-2207135	11/11/2014	4:23:00 PM	3	Dallas Police	South Central	750	751	4302	20 - Robbery	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
14-2227933	11/14/2014	11:03:00 PM	3	Dallas Police	South Central	750	751	4302	07 - Minor Accident	3 - General Service	SAMS	717 Ann Arbor Ave	Dallas	TX
15-0331805	2/19/2015	10:34:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0582422	3/28/2015	11:00:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM; GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0585324	3/29/2015	10:16:00 AM	2	Dallas Police	South Central	750	751	4302	04 - 911 Hang Up	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
15-0714315	4/15/2015	8:28:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	sams food store	717 Ann Arbor Ave	Dallas	TX
15-0861753	5/5/2015	10:57:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-0903109	5/11/2015	5:02:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-0905570	5/11/2015	11:37:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0924707	5/14/2015	6:24:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical		717 Ann Arbor Ave	Dallas	TX
15-0941904	5/16/2015	10:54:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0935099	5/16/2015	2:06:00 AM	1	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
15-0972100	5/20/2015	10:10:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1001924	5/24/2015	11:33:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1084358	6/4/2015	11:56:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROVERY	717 ANN ARBOR AVE	Dallas	TX
15-1107739	6/7/2015	12:08:00 AM	1	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1183875	6/16/2015	7:31:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
15-1300670	7/1/2015	4:58:00 PM	3	Dallas Police	South Central	750	751	4302	09/01 - Theft	3 - General Service	SAM GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1315086	7/3/2015	1:29:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1326684	7/4/2015	8:16:00 PM	3	Dallas Police	South Central	750	751	4302	46 - CIT	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1320347	7/4/2015	12:14:00 AM	1	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1336365	7/5/2015	5:52:00 PM	3	Dallas Police	South Central	750	751	4302	16A - Injured Person w/Amb	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1555621	8/3/2015	5:12:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1622055	8/11/2015	11:36:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sams grocery	717 Ann Arbor Ave	Dallas	TX
15-1634448	8/13/2015	5:23:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1666473	8/17/2015	9:01:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1673987	8/18/2015	9:27:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1709843	8/23/2015	3:50:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical		717 Ann Arbor Ave	Dallas	TX
15-1712260	8/23/2015	9:57:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
15-1754232	8/29/2015	3:12:00 PM	2	Dallas Police	South Central	750	751	4302	DAEF-Dist Armed Encounter Foot	1 - Emergency	SAM'S GROVERY	717 Ann Arbor Ave	Dallas	TX

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15-1760298	8/30/2015	10:12:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS MART	717 Ann Arbor Ave	Dallas
15-1772465	9/1/2015	12:06:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S STORE	717 Ann Arbor Ave	Dallas
15-1781908	9/2/2015	9:18:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-1790330	9/3/2015	11:47:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sams grocery	717 Ann Arbor Ave	Dallas
15-1793677	9/3/2015	8:02:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 ANN ARBOR AVE	Dallas
15-1949514	11/24/2015	11:27:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas
15-2038473	10/7/2015	11:02:00 AM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
15-2186060	10/28/2015	7:55:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2233495	11/4/2015	6:19:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2362336	11/23/2015	8:34:00 PM	3	Dallas Police	South Central	750	751	4302	41/20 - Robbery - In Progress	1 - Emergency	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2363304	11/24/2015	12:34:00 AM	1	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas
15-2375941	11/25/2015	9:13:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas
15-2462906	12/9/2015	1:33:00 AM	1	Dallas Police	South Central	750	751	4302	46 - CIT	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
15-2537398	12/19/2015	7:45:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM GROCERY	717 Ann Arbor Ave	Dallas
15-2576341	12/25/2015	2:31:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERIES	717 Ann Arbor Ave	Dallas
16-0025993	1/4/2016	10:25:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERIES	717 Ann Arbor Ave	Dallas
16-0045491	1/7/2016	11:12:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0055170	1/9/2016	12:31:00 PM	2	Dallas Police	South Central	750	751	4302	6XA - Major Dist Ambulance	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0082775	1/13/2016	9:25:00 PM	3	Dallas Police	South Central	750	751	4302	04 - 911 Hang Up	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0161997	1/26/2016	5:51:00 AM	1	Dallas Police	South Central	750	751	4302	19 - Shooting	1 - Emergency	SAMS C STORE	717 Ann Arbor Ave	Dallas
16-0201456	1/31/2016	10:52:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 ANN ARBOR AVE	Dallas
16-0269467	2/11/2016	5:32:00 AM	1	Dallas Police	South Central	750	751	4302	70 - ETS Activation	1 - Emergency	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0308713	2/16/2016	9:11:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	STORE	717 Ann Arbor Ave	Dallas
16-0398399	2/29/2016	8:44:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0485488	3/13/2016	6:38:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0527610	3/19/2016	7:39:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0534593	3/20/2016	8:20:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0536293	3/21/2016	3:40:00 AM	1	Dallas Police	South Central	750	751	4302	41/20 - Robbery - In Progress	1 - Emergency	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0577427	3/27/2016	12:10:00 AM	1	Dallas Police	South Central	750	751	4302	20 - Robbery	2 - Urgent	SAM'S GRCERY STORE	717 Ann Arbor Ave	Dallas
16-0581708	3/27/2016	6:22:00 PM	3	Dallas Police	South Central	750	751	4302	41/20 - Robbery - In Progress	1 - Emergency	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0584080	3/28/2016	2:27:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0584415	3/28/2016	5:02:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0631831	4/3/2016	10:07:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas
16-0645606	4/5/2016	9:01:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas
16-0707189	4/14/2016	4:44:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0743217	4/19/2016	5:58:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0783054	4/25/2016	4:57:00 AM	1	Dallas Police	South Central	750	751	4302	31 - Criminal Mischief	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0880652	5/8/2016	5:43:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-0882443	5/8/2016	10:26:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1048012	5/30/2016	10:18:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1046438	5/30/2016	6:44:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1056068	5/31/2016	10:29:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas
16-1087426	6/4/2016	11:10:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1219549	6/22/2016	11:59:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sam's grocery store	717 Ann Arbor Ave	Dallas
16-1248518	6/26/2016	1:59:00 AM	1	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas
16-1366061	7/11/2016	5:53:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1372398	7/12/2016	1:33:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas
16-1530406	8/3/2016	7:10:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1542276	8/4/2016	6:13:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sams grocery	717 Ann Arbor Ave	Dallas
16-1603756	8/13/2016	1:17:00 AM	1	Dallas Police	South Central	750	751	4302	07 - Minor Accident	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas
16-1636306	8/17/2016	5:54:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sam's grocery store	717 Ann Arbor Ave	Dallas TX
16-1681054	8/24/2016	1:08:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas TX
16-1686657	8/24/2016	7:55:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas TX
16-1730344	8/30/2016	8:53:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
16-2062827	10/16/2016	1:23:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
16-2315625	11/21/2016	6:38:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
16-2384115	12/2/2016	3:45:00 PM	2	Dallas Police	South Central	750	751	4302	20 - Robbery	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
16-2384788	12/2/2016	5:16:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-0090189	1/14/2017	9:03:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 ANN ARBOR AVE	Dallas TX
17-0218313	2/3/2017	3:43:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-0261866	2/9/2017	3:28:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-0274030	2/11/2017	11:08:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM	717 Ann Arbor Ave	Dallas TX
17-0282647	2/12/2017	1:04:00 PM	2	Dallas Police	South Central	750	751	4302	06 - Minor Disturbance	4 - Non Critical	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-0326814	2/18/2017	9:19:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-0360597	2/23/2017	8:57:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-0385608	2/27/2017	10:21:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	sam's grocery	717 Ann Arbor Ave	Dallas TX
17-0587634	3/29/2017	12:33:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-0685336	4/11/2017	3:38:00 PM	2	Dallas Police	South Central	750	751	4302	OADS - Open Air Drug Sales	3 - General Service	sams grocery store	717 Ann Arbor Ave	Dallas TX
17-0710652	4/15/2017	3:31:00 AM	1	Dallas Police	South Central	750	751	4302	7X - Major Accident	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas TX
17-1325664	7/12/2017	12:05:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas TX
17-1389550	7/21/2017	5:47:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-1444561	7/29/2017	9:07:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-1479146	8/4/2017	3:21:00 AM	1	Dallas Police	South Central	750	751	4302	34 - Suicide	2 - Urgent	SAM'S	717 Ann Arbor Ave	Dallas TX
17-1515055	8/9/2017	2:57:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX
17-1657366	8/30/2017	9:34:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery	717 Ann Arbor Ave	Dallas TX
17-1696724	9/5/2017	6:57:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas TX
17-1737186	9/12/2017	12:31:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCEY	717 Ann Arbor Ave	Dallas TX
17-1887650	10/4/2017	11:56:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas TX
17-1914659	10/8/2017	4:34:00 AM	1	Dallas Police	South Central	750	751	4302	31 - Criminal Mischief	4 - Non Critical	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas TX

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18-0633566	4/11/2018	9:38:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0654876	4/14/2018	10:47:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-0654485	4/14/2018	9:42:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sams groceries	717 Ann Arbor Ave	Dallas	TX
18-0655633	4/15/2018	1:03:00 AM	1	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0677182	4/18/2018	12:54:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0730072	4/26/2018	7:21:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0758251	4/30/2018	11:09:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0771319	5/3/2018	12:26:00 AM	1	Dallas Police	South Central	750	751	4302	09V - UUMV	4 - Non Critical	SAM'S GROCERY	717 ANN ARBOR AVE	Dallas	TX
18-0783155	5/4/2018	6:30:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery store	717 Ann Arbor Ave	Dallas	TX
18-0782855	5/4/2018	5:47:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-0796079	5/6/2018	4:06:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0912971	5/23/2018	7:44:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent		717 ANN ARBOR AVE	Dallas	TX
18-0915275	5/24/2018	5:38:00 AM	1	Dallas Police	South Central	750	751	4302	46 - CIT	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
18-0933871	5/26/2018	7:18:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0965568	5/31/2018	12:50:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sam's grocery	717 Ann Arbor Ave	Dallas	TX
18-0967876	5/31/2018	6:48:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-0979405	6/2/2018	10:05:00 AM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
18-0983058	6/2/2018	8:23:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCREY	717 Ann Arbor Ave	Dallas	TX
18-1118717	6/22/2018	5:36:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-1125658	6/23/2018	5:44:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1132267	6/24/2018	5:19:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	sam's grocery	717 Ann Arbor Ave	Dallas	TX
18-1145234	6/26/2018	3:59:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent		717 Ann Arbor Ave	Dallas	TX
18-1154063	6/27/2018	9:50:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1217911	7/6/2018	3:33:00 AM	1	Dallas Police	South Central	750	751	4302	38 - Meet Complainant	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1294809	7/17/2018	6:49:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1336550	7/23/2018	10:25:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery	717 Ann Arbor Ave	Dallas	TX
18-1381704	7/30/2018	8:30:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1401552	8/2/2018	10:52:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1537797	8/23/2018	3:56:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	sams grocery	717 Ann Arbor Ave	Dallas	TX
18-1630405	9/6/2018	6:30:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	Sam's Grocer	717 Ann Arbor Ave	Dallas	TX
18-1729715	9/21/2018	11:11:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-1870041	10/13/2018	9:03:00 AM	2	Dallas Police	South Central	750	751	4302	41/20 - Robbery - In Progress	1 - Emergency	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-1875204	10/14/2018	1:15:00 AM	1	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-1945279	10/25/2018	4:31:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2117268	11/21/2018	6:44:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2127397	11/23/2018	5:11:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 ANN ARBOR AVE	Dallas	TX
18-2127954	11/23/2018	6:57:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2155422	11/28/2018	12:06:00 PM	2	Dallas Police	South Central	750	751	4302	6XA - Major Dist Ambulance	2 - Urgent	SAMS	717 Ann Arbor Ave	Dallas	TX
18-2155561	11/28/2018	12:28:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-2162541	11/29/2018	3:13:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S	717 Ann Arbor Ave	Dallas	TX
18-2191066	12/3/2018	10:20:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2224833	12/9/2018	9:17:00 AM	2	Dallas Police	South Central	750	751	4302	OADS - Open Air Drug Sales	3 - General Service	sams grocery	717 Ann Arbor Ave	Dallas	TX
18-2237982	12/11/2018	2:07:00 PM	2	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	sam's grocery	717 Ann Arbor Ave	Dallas	TX
18-2269362	12/16/2018	4:40:00 PM	3	Dallas Police	South Central	750	751	4302	33 - Prostitution	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2286632	12/19/2018	1:13:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2306075	12/22/2018	12:47:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
18-2306375	12/22/2018	1:41:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2313703	12/23/2018	6:01:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2312859	12/23/2018	2:53:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
18-2324062	12/25/2018	3:16:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX

18-2328802	12/26/2018	2:06:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service		717 Ann Arbor Ave	Dallas	TX
19-0004536	1/1/2019	5:57:00 AM	1	Dallas Police	South Central	750	751	4302	11B - Burg of Bus	3 - General Service	sam's grocery	717 ANN ARBOR AVE	Dallas	TX
19-0007279	1/1/2019	6:42:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0012304	1/2/2019	6:08:00 PM	3	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAM GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0016627	1/3/2019	2:30:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	Sam's Grocery	717 Ann Arbor Ave	Dallas	TX
19-0016750	1/3/2019	2:57:00 PM	2	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0054450	1/9/2019	6:22:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
19-0073211	1/12/2019	9:23:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0088891	1/15/2019	4:43:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
19-0331116	2/24/2019	3:52:00 PM	2	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY STORE	717 Ann Arbor Ave	Dallas	TX
19-0364459	3/1/2019	9:39:00 PM	3	Dallas Police	South Central	750	751	4302	40/01 - Other	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0420675	3/10/2019	2:51:00 PM	2	Dallas Police	South Central	750	751	4302	PH - Panhandler	4 - Non Critical	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0442084	3/13/2019	6:27:00 PM	3	Dallas Police	South Central	750	751	4302	6X - Major Dist (Violence)	2 - Urgent	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0442768	3/13/2019	8:19:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0448603	3/14/2019	6:14:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0563337	3/31/2019	7:36:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0563519	3/31/2019	8:14:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0623690	4/9/2019	8:11:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0657878	4/14/2019	9:31:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAM'S GROCERY	717 Ann Arbor Ave	Dallas	TX
19-0664867	4/15/2019	10:06:00 PM	3	Dallas Police	South Central	750	751	4302	40 - Other	3 - General Service	SAMS GROCERY	717 Ann Arbor Ave	Dallas	TX

Offenses:

IncidentNum	Watch	Offincident	Premise	Address	ZipCode	City	State	RA	Beat	Division	Sector	District	Date1
207996-2015	1	ROBBERY OF INDIVIDUAL	Parking Lot (All Others)	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	9/7/2015
273241-2015	3	ROBBERY OF BUSINESS (AGG)	Gas or Service Station	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	11/23/2015
033650-2016	1	BMW	Highway, Street, Alley ETC	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	2/11/2016
067375-2016	1	ROBBERY OF BUSINESS (AGG)	Convenience Store	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	3/21/2016
072583-2016	3	ROBBERY OF BUSINESS (AGG)	Convenience Store	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	3/26/2016
104560-2017	2	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	5/10/2017
028363-2018	3	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Outdoor Area Public/Private	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	2/7/2018
225516-2018	2	ROBBERY OF BUSINESS (AGG)	Grocery/Supermarket	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	10/13/2018
225516-2018	2	ROBBERY OF BUSINESS (AGG)	Grocery/Supermarket	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	10/13/2018
000180-2019	1	BURGLARY OF BUILDING - FORCED ENTRY	Grocery/Supermarket	717 ANN ARBOR AVE	75216	DALLAS	TX	4302	751	SOUTH CENTRAL	750	D4	1/1/2019

Z189-205(PD)

Arrests:

IncidentNum	ArrestNumber	ArArrestDate	ArArrestTime	ArAddress	NIBRS_Crime	UCRArrestChg	PClass	ChargeDesc
224675-2014	14-040689	9/18/2014	1:45:00 AM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	F2	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
273376-2015	15-046289	11/24/2015	12:40:00 AM	717 ANN ARBOR AVE	APOWW	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
294896-2015	15-049676	12/19/2015	8:55:00 PM	717 ANN ARBOR AVE	TRESPASS OF REAL PROPERTY	OTHER /CRIMINAL TRESPASS	MB	CRIMINAL TRESPASS
294896-2015	15-049676	12/19/2015	8:55:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
294896-2015	15-049676	12/19/2015	8:55:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (CAPIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (CAPIAS)
003574-2016	16-000606	1/5/2016	10:45:00 AM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
003574-2016	16-000606	1/5/2016	10:45:00 AM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
033650-2016	16-005809	2/11/2016	6:30:00 AM	717 ANN ARBOR AVE	ALL OTHER LARCENY	FELONY THEFT	FS	THEFT OF PROP <\$2500 2/MORE PREV CONV - NOT SHOPLIFT
033650-2016	16-005809	2/11/2016	6:30:00 AM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
040927-2016	16-007202	2/19/2016	9:07:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS MARIJUANA >4OZ< OR EQUAL 5LBS
040927-2016	16-007202	2/19/2016	9:07:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MA	POSS OF DANGEROUS DRUG
040927-2016	16-007202	2/19/2016	9:07:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MA	POSS OF DANGEROUS DRUG
040927-2016	16-007202	2/19/2016	9:07:00 PM	717 ANN ARBOR AVE	WEAPON LAW VIOLATIONS	UCW/CPW	MA	UNLAWFUL CARRYING WEAPON
137819-2016	16-025193	6/7/2016	10:00:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	MB	POSS MARIJUANA <2OZ
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	ALL OTHER OFFENSES	OTHER	FS	EVADING ARREST DETENTION W/PREV CONVICTION
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	WARRANT HOLD (OUTSIDE AGENCY)
154266-2016	16-028123	6/25/2016	10:13:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	WARRANT-DALLAS PD (ALIAS)
277521-2017	17-048971	12/6/2017	9:25:00 PM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS	NARCOTIC CHARGES	FS	POSS CONT SUB PEN GRP 1 <1G
069200-2018	18-010875	4/3/2018	2:35:00 AM	717 ANN ARBOR AVE	APOWW	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
094360-2018	18-014807	5/4/2018	6:45:00 PM	717 ANN ARBOR AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
110379-2018	18-017336	5/24/2018	6:50:00 AM	717 ANN ARBOR AVE	APOWW	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
137197-2018	18-021744	6/24/2018	6:30:00 PM	717 ANN ARBOR AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
200905-2018	18-032805	9/10/2018	5:00:00 AM	717 ANN ARBOR AVE	TRAFFIC VIOLATION - HAZARDOUS		MC	TRAFFIC VIOLATION - HAZARDOUS
200905-2018	18-032805	9/10/2018	5:00:00 AM	717 ANN ARBOR AVE	TRAFFIC VIOLATION - NON HAZARDOUS		MC	TRAFFIC VIOLATION - NON HAZARDOUS
200905-2018	18-032805	9/10/2018	5:00:00 AM	717 ANN ARBOR AVE	TRAFFIC VIOLATION - NON HAZARDOUS		MC	TRAFFIC VIOLATION - NON HAZARDOUS
268980-2018	18-044016	12/16/2018	5:40:00 PM	717 ANN ARBOR AVE	WARRANT HOLD (OUTSIDE AGENCY)		NA	WARRANT HOLD (OUTSIDE AGENCY)
268980-2018	18-044016	12/16/2018	5:40:00 PM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (CAPIAS)		NA	WARRANT-DALLAS PD (CAPIAS)
036852-2019	19-006541	2/23/2019	4:00:00 AM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS		FS	POSS CONT SUB PEN GRP 1 <1G
036852-2019	19-006541	2/23/2019	4:00:00 AM	717 ANN ARBOR AVE	DRUG/ NARCOTIC VIOLATIONS		MB	POSS MARIJUANA <2OZ
036852-2019	19-006541	2/23/2019	4:00:00 AM	717 ANN ARBOR AVE	WARRANT-DALLAS PD (CAPIAS)		NA	WARRANT-DALLAS PD (CAPIAS)

IncidentNum	ARArrestDate	ArArrestTime	ArrestYr	ArAddress	ArrestNumber	ArChgNumID	ChargeFlag	ChargeDesc	PClass	UCRWord
-	4/23/2014	9:30:00 PM	2014	717 ANN ARBOR AVE	14017703	0017703-2014-01	CITY	PUBLIC INTOXICATED	MC	D&D
20140104582	5/2/2014	2:30:00 AM	2014	717 ANN ARBOR AVE	14019098	0019098-2014-01	County	CRIM TRESPASS/BLDG/PROP	MB	OTHERS
-	5/21/2014	1:10:00 AM	2014	717 ANN ARBOR AVE	14022124	0022124-2014-01	CITY	PUBLIC INTOX	MC	D&D

Z189-205(PD)

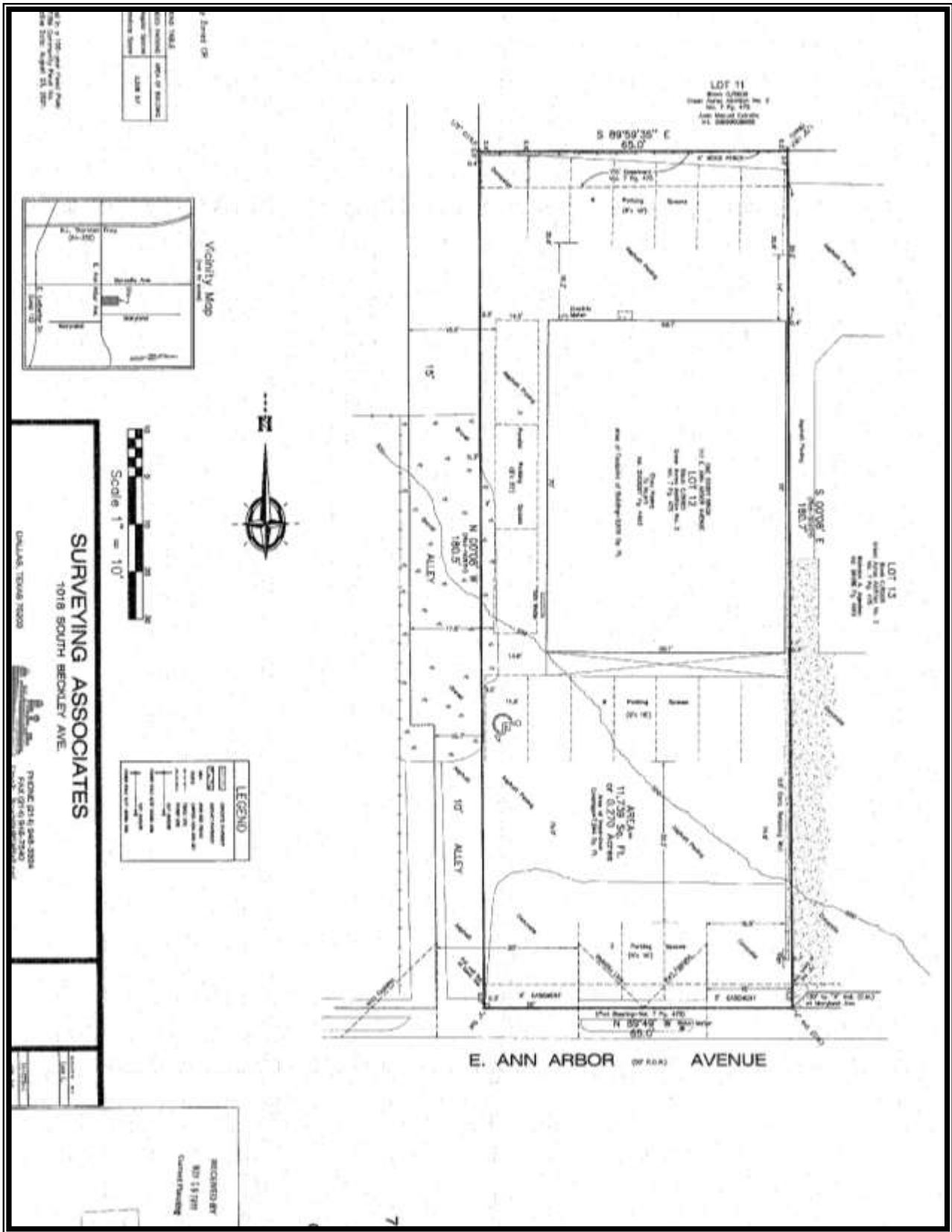
LIST OF OFFICERS
Ann Arbor Retail Corp

- Chau Hoang
- Tu Huynh

PROPOSED SUP CONDITIONS

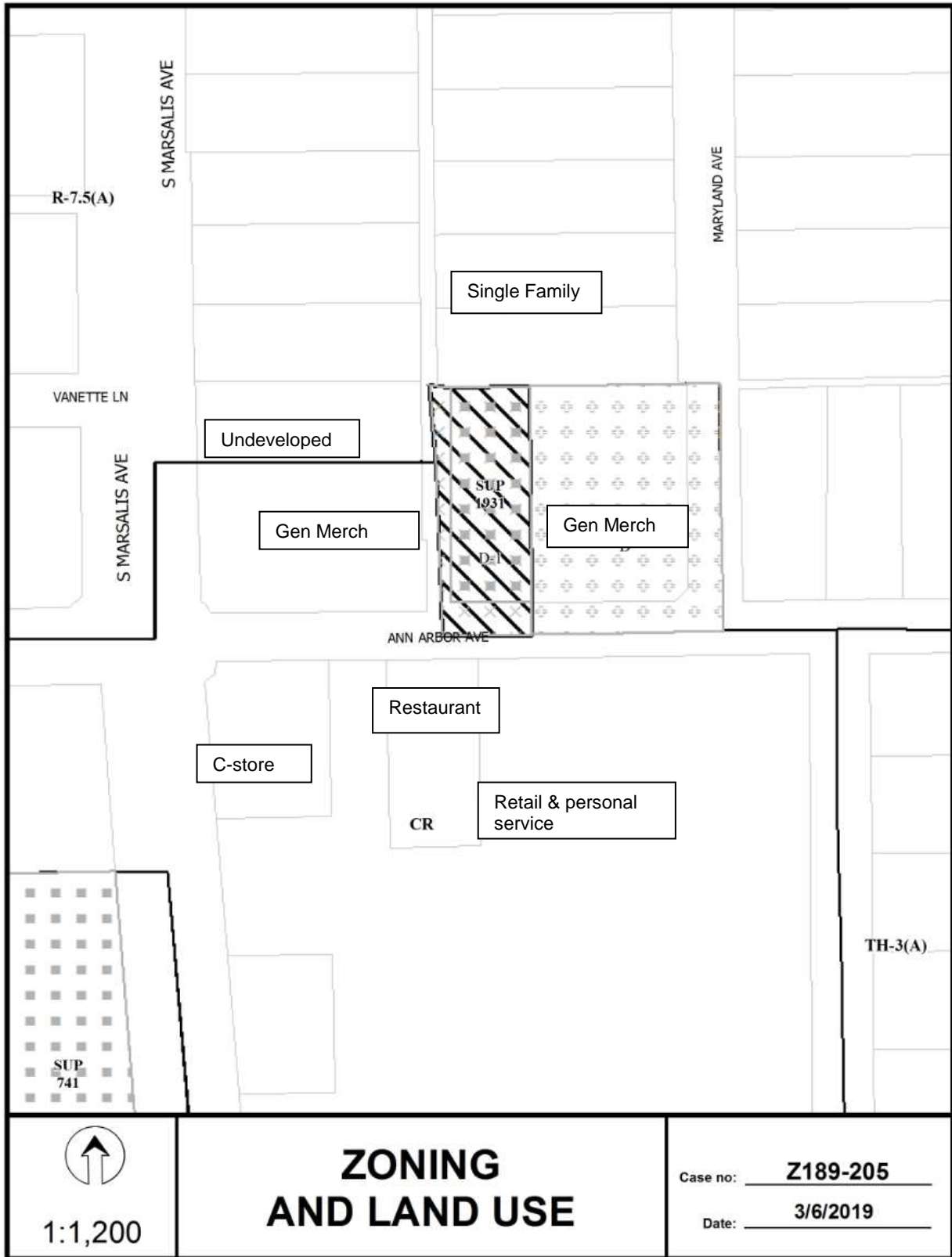
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~April 23, 2019~~], (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

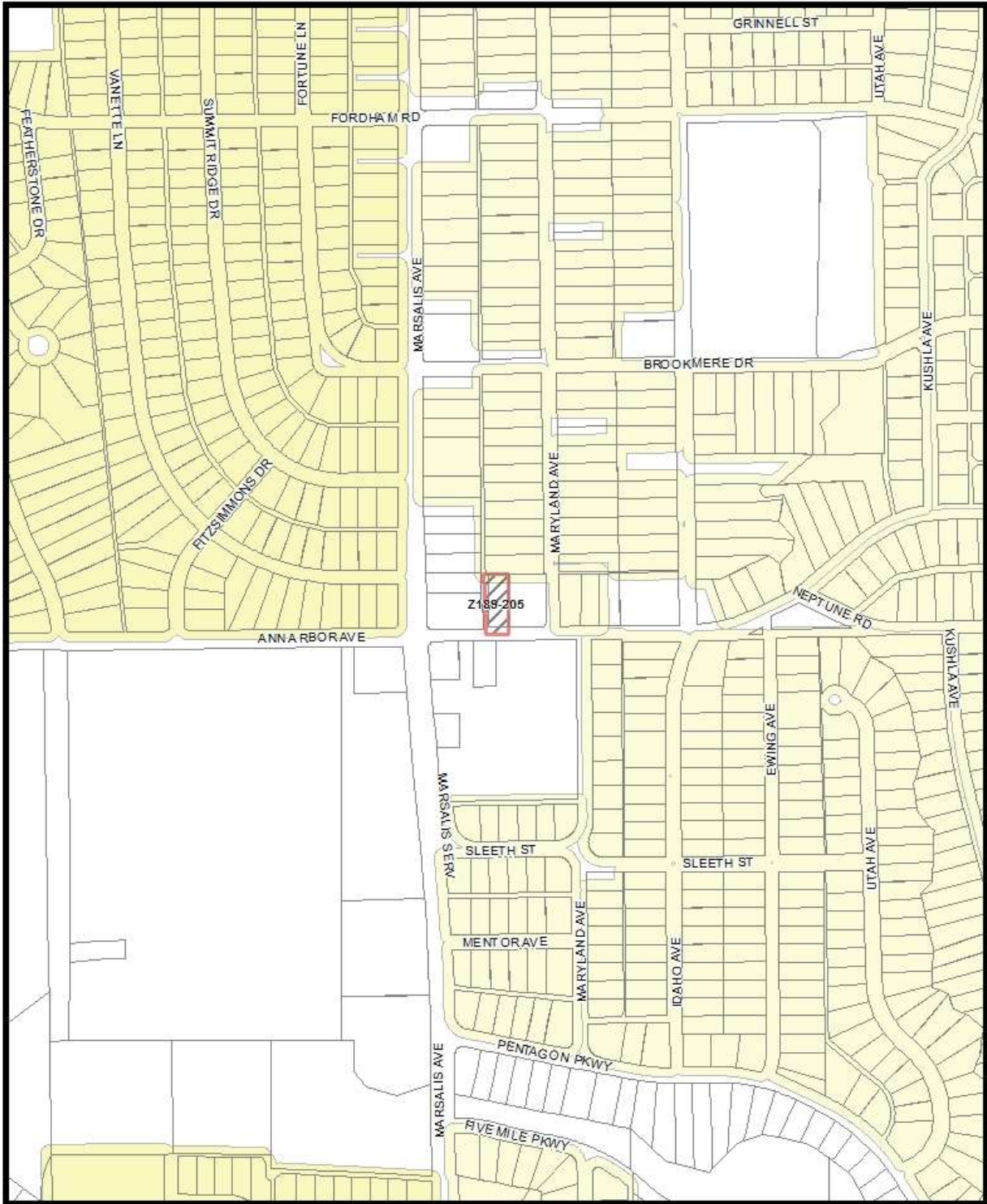
**EXISTING SITE PLAN
(No changes)**









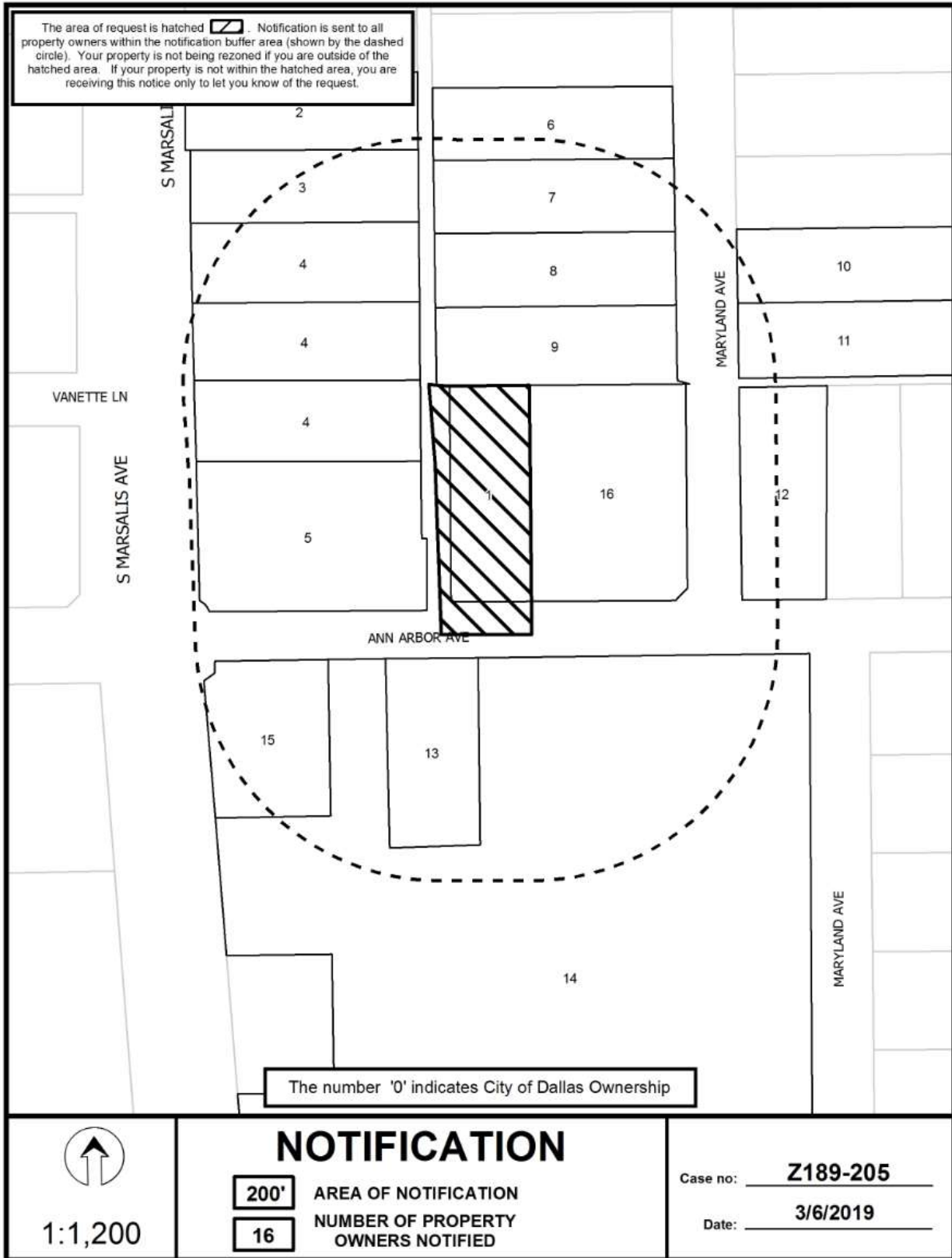


MVA Cluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 3/6/2019



03/06/2019

Notification List of Property Owners

Z189-205

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	717 E ANN ARBOR AVE	HOANG CHAU & TU HUYNH
2	4304 S MARSALIS AVE	HAWKINS PATRICIA JO ANN
3	4310 S MARSALIS AVE	HAWKINS PATRICIA DEAL
4	4314 S MARSALIS AVE	HAWKINS PATRICIA
5	4328 S MARSALIS AVE	GHIMIRE SUNITA S
6	4237 MARYLAND AVE	HOLCOMB IRMA GONZALEZ
7	4241 MARYLAND AVE	PALACIOS HERMAN
8	4247 MARYLAND AVE	PERSPECTIVE PLUS LLC
9	4251 MARYLAND AVE	VICTORY HOUSING VESTERS LLC
10	4246 MARYLAND AVE	MAYAGALLEGOS ANGEL &
11	4250 MARYLAND AVE	HOINVEST 400 LLC
12	803 E ANN ARBOR AVE	CHURCH AT NINEVEH THE
13	710 E ANN ARBOR AVE	HERRON ALFRED
14	4404 S MARSALIS AVE	GALLOWAY HERRON REALTORS
15	4404 S MARSALIS AVE	JEFFERS J C
16	727 E ANN ARBOR AVE	AGESHEN MALCOLM A

Planner: Jennifer Muñoz

FILE NUMBER: Z178-222(JM) **DATE FILED:** March 28, 2018
LOCATION: Between North Zang Boulevard and North Beckley Avenue,
north of East Neely Street.
COUNCIL DISTRICT: 1 **MAPSCO:** 54 D
SIZE OF REQUEST: ±2.146 acres **CENSUS TRACT:** 42.01

APPLICANT/OWNER: Texas InTown Homes, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for **1)** a new subdistrict for a single family use; and, **2)** the reduction of Shopfront Overlay No. 7, on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and deed restrictions [Z156-222].

SUMMARY: The applicant's request for a new subdistrict will allow for the construction of 54 townhomes in a shared access development. The reduction of the Shopfront Overlay will remove the subject site to allow for a strictly residential development. The existing deed restrictions prohibit an apartment use. These restrictions will be maintained.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, street section exhibit, and conditions; and approval of the reduction of Shopfront Overlay No. 7.

PRIOR CPC ACTION: On March 21, and May 2, 2019, the City Plan Commission held this item under advisement. No changes have been proposed.

BACKGROUND INFORMATION:

- Planned Development No. 468 was established by City Council on March 12, 1997 and comprises approximately 842 acres. The purpose of PD No. 468 is to provide standards to meet the needs of the Oak Cliff Gateway corridor which has been designated as an area of historical, cultural and architectural importance and significance.
- In February 2009, the City Council approved the creation of Article XIII of the Dallas Development Code, which created the form based zoning districts. The Form Based Districts provide an additional tool for the implementation of *ForwardDallas!* and create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote less dependence on the automobiles. On June 13, 2018, the City Council approved several amendments to Article XIII.
- On May 13, 2015, the City Council adopted Ordinance No. 29743 which enlarged and amended Planned Development District No. 468 to adopt form district regulations with modifications and created ten Shopfront Overlays.
- The area of request is zoned Subdistrict E within PD No. 468 which is regulated by the WMU-8 Walkable Urban Mixed-Use 8 Form District. WMU-8 District is considered a medium-density district.
- Additionally, the site is a part of Shopfront Overlay No. 7. The Shopfront Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support the active use. In addition, a “Primary Street” means the principal frontage for a building site. Any street designated with a SH overlay is a primary street.
- The site is mostly undeveloped, with one single family structure. The applicant’s request for a new subdistrict will allow for the construction of 54 townhomes in a shared access development. Live/work units will be allowed along the primary street frontage on Zang Boulevard. The reduction of the Shopfront Overlay will remove the subject site to allow for a strictly residential development.
- Proposed deviations from the townhouse development standards will increase the maximum allowable height and stories, allow attached front garage access within the shared access easement area, modify the landscaping requirements, require interior sidewalks, prohibit dumpsters, modify the guest and live/work parking requirements, classify North Beckley Avenue as a secondary street, and add building design standards.

Zoning History: There have been five zoning changes requested in the area during the past five years.

1. **Z167-321:** On December 13, 2017, the City Council approved the creation of Subdistrict M on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with a SH Shopfront Overlay, and the termination of existing deed restrictions [Z867-185 No. 3], located on the southeast corner of North Zang Boulevard and East 6th Street.
2. **Z167-300:** On November 8, 2017, the City Council approved the creation of Subdistrict L on property zoned Subdistrict C within Planned Development District No.

468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street.

3. **Z156-222:** On September 14, 2016, the City Council approved the creation of Subdistrict K and the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on property generally on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue and on the northeast corner of West Neely Street and North Zang Boulevard.
4. **Z145-341:** On November 10, 2015, the City Council approved a Demolition Delay Overlay for nearby properties that also included the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
5. **Z134-135:** On March 26, 2014, the City Council approved Specific Use Permit No. 2079 for a child-care facility on property zoned Tract 2B in Planned Development District No. 160, on the west side of North Zang Boulevard, north of West Cauty Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
North Beckley Avenue	Collector	60 ft.	60 ft.
Zang Boulevard	Minor Arterial	115 ft.	115 ft.
East Neely Street	Abandoned Local	--	--

Traffic:

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

A revised street section exhibit is included with this request. The exhibit shows that temporary indented parking will be provided along the North Beckley Avenue frontage, thereby expanding the right-of-way as currently required by the Thoroughfare Plan, while not adding a driving lane until a future amendment goes through which is planned to reduce the lanes on North Beckley Avenue from four lanes, to maintain the existing two-lane configuration. This exhibit has been vetted by the Transportation Planning and Engineering Divisions and is in compliance of current requirements and possible future changes to North Beckley Avenue, pending future right-of-way dedications.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request does not support the following Plan’s goals or policies.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.3 Ensure attractive gateways into the city

NEIGHBORHOOD PLUS

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

The proposed single family, shared access development use adds diversity in housing options. The modifications to the district standards requested are fitting for the site and maintain the overall scale and character of the neighborhood, while adding urban design features through building design standards to enhance the facades of the proposed structures.

The Oak Cliff Gateway Area is envisioned as a regional town center of Southwest Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

- 1) Encourage development that creates a diverse mix of compatible land uses designed to support a pedestrian, bicycle and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.
- 2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce.
- 3) Create a network of connected streets and pathways designed to enhance the multi-modal accessibility while reducing automobile-dependence through improvements that support pedestrian, bicycle, and transit circulation.

Land Use:

	Zoning w/in PD No. 468	Land Use
Site	Subdistrict E, Shopfront 7, WMU-8, DRs	Single Family and Undeveloped Land
North	Subdistrict E, Shopfront 7, WMU-8, DRs	Single Family, Multifamily, Medical Office and Child-care Facility
East	Subdistrict A, RTN	Single Family
South	Subdistrict K, WMU-8	Multifamily and Undeveloped Land
West	Subdistrict B, WR-3	Multifamily, Single Family, Office, and Undeveloped Land

Land Use Compatibility:

The 2.146-acre site is largely undeveloped with an exception of a vacant one-story residential structure. The request site is immediately adjacent to a single-family dwelling and multifamily to the north and a vacant lot to the southeast. The area beyond the subject block contains medical offices and a child-care facility to the north; single family uses to the east; multifamily and undeveloped land to the south; and, multifamily, single family, office, and undeveloped land to the west. In addition, the subject site is located within 600 feet of a trolley station (Bishop Arts Station).

The applicant’s request for a new subdistrict within PD No. 468 will provide a townhouse development type and live/work environment within a shared access development. The existing single family structure will be razed to allow for a mostly residential development, consisting of 54 townhouse units with live/work units allowed along Zang Boulevard. The request site is regulated by PD No. 468, the Oak Cliff Gateway Special Purpose District, and Article XIII: Form District. There are two Form District designations on the site; a Walkable Urban Mixed Use (WMU-8) District and a Shopfront Overlay.

The Walkable Urban Mixed Use (WMU-8) District is intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. The Shopfront (-SH) Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses. The WMU-8 District permits a maximum height of 125 feet and eight stories. The townhouse development type permits a maximum height of 50 feet and three-and-a-half stories.

The proposed development will not have pedestrian type activities on the ground level which is why the Shopfront Overlay has been requested to be removed from the site. While the proposed use is not mixed in nature, the site would contribute to the overall mix of uses in the surrounding area. The shared access development would contain 54 lots with a minimum lot size of 1,200 square feet. This meets the standard for the townhouse development type.

Proposed deviations from the townhouse development standards include:

- To allow encroachments up to four feet into the five-foot minimum required front yard for awnings, canopies, cantilevered roof eaves and ordinary architectural projections. This will contribute to the urban design along Zang Boulevard and North Beckley Avenue by allowing pedestrian amenities the space needed for sidewalks and planting zones, all while keeping the structures and entrances closer to the street.
- An increase from three-and-a-half stories and 50 feet-in-height to four stories and 55 feet-in-height, plus four feet-in-height for parapet walls is requested. This is a modest increase while maintaining and surpassing the minimum lot size of 1,200 square feet for a townhouse development type. Typical roof appurtenances are allowed to rise up to 12 feet above the maximum height, but this was elected to be reduced to only four feet. This means the comprehensive allowable height is usually 50 feet with 12 feet for additional accessory structures for a total of 62 feet, while the requested total is 59 feet, with five feet of the additional accessory structure height being transferred to livable floor area.
- To allow attached garage access from the front of the structure, within the shared access easement. Garage placement standards for a townhouse development type require that all vehicular access must be to the rear of the building; however, since this is a shared access development, the current proposal is to allow front-facing attached garage access along the shared access easement, interior to the site. Additionally, the code requires that there be no garage access from a public street. This standard will be maintained since the garage access will be through the shared access easement. The units facing Zang Boulevard and North Beckley Avenue will have the garage access to the rear, facing the shared access easement.
- To modify the shared access development landscaping standards to apply the Article X requirements rather than Article XIII. Currently, Article XIII requires shared access developments to provide one tree per 4,000 square feet of site area or one tree per dwelling unit, whichever is greater. This would require 54 site trees and no further landscaping. The proposal is to provide the lesser standard of one tree per 4,000 square feet of site area, as required in Article X. Considering lots will be 1,200 square feet and each will contain one dwelling unit, this amounts to a significant decrease in trees for the site from 54 to 27. However, Article XIII does not require any additional landscaping for the shared access development and the current proposal is to maintain the Article X requirement of providing one plant group per 40 feet of street frontage. Each plant group must include one of the following mixes: (i) one large tree and two small trees; (ii) one large tree and three large evergreen shrubs; or (iii) one large tree, two small trees, and one large evergreen shrub. According to the landscape plan, an additional 27 large trees will be provided as street trees, plus 70 shrubs, and groundcover/sod. A combined total of 54 trees are proposed. The landscape area to be provided is 18 percent.

- To add a minimum of four-foot wide interior sidewalks as shown on the proposed development plan. A shared access development is not required to provide sidewalks within the shared access area. This is not ideal, especially in an urban, walkable neighborhood. A minimum of four-foot wide sidewalks will be provided internally, as depicted on the development plan. This supports the urban nature of the area and will encourage residents to walk to nearby businesses and the Bishop Arts Station located approximately 600 feet away.
- To prohibit the use of dumpsters. This provision will help alleviate a potential eyesore while maintaining a more residential feel within the shared access development.
- To require 0.30 guest parking for the shared-access development rather than 0.25 guest parking spaces per dwelling unit. This increase will help to deter any possible parking conflicts in this urban neighborhood and constitutes a two-space gain from 14 spaces to 16 required guest parking spaces.
- To decrease the threshold to require parking for a live/work unit from one per 1,000 square feet for the nonresidential component, to one per 500 square feet. PD No. 468 already allows live/work units with parking required once 1,000 square feet of nonresidential floor area is provided. The current proposal is to halve that threshold to avoid any potential parking conflicts. This means that once the nonresidential use occupies more than 500 square feet of floor area, parking will be required for the use.
- To designate North Beckley Avenue as a secondary street. This designation is requested to allow the indented parking along North Beckley Avenue.
- To add building design standards regarding glass reflectivity and prohibited materials. While the development will provide the transparency requirement of 30 percent for the ground floor and 20 percent for the upper-stories, a reflectivity requirement was added to ensure the transparency is maintained. Simulated brick, unfinished concrete masonry units, aluminum siding, reflective metal panels, plastic and vinyl siding are all listed as prohibited materials.

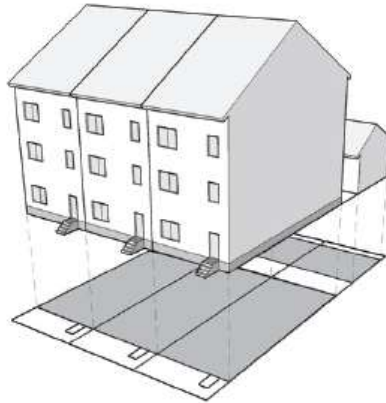
Development Standards:



townhouse

(g) Townhouse.

(1) Definition.



A development type with three or more attached dwelling units consolidated into a single structure.

Each unit must be separated by a common side wall. A townhouse unit must be more than one story in height, however, units must not be vertically mixed. Each unit must have its own external entrance. No on-site surface parking is permitted between the building and the street. Garages facing the primary street are prohibited. In the RTN district, only one unit per lot is permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

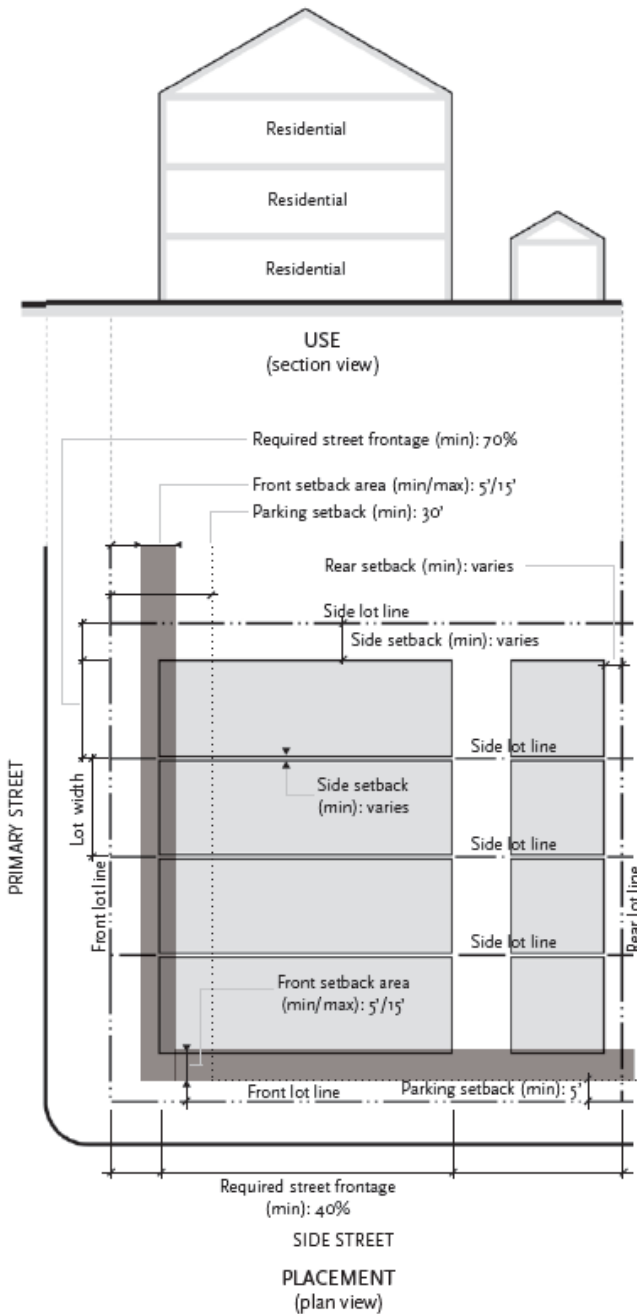


(3) Districts Permitted.

LOW:	WMU-3, WMU-5	WR-3, WR-5	RTN
MEDIUM:	WMU-8, WMU-12	WR-8, WR-12	



(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

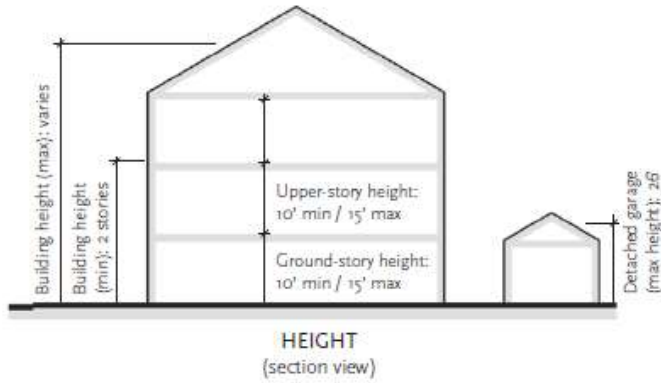
REAR SETBACK

Abutting single-family district (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more



townhouse

(5) Height and Elements.



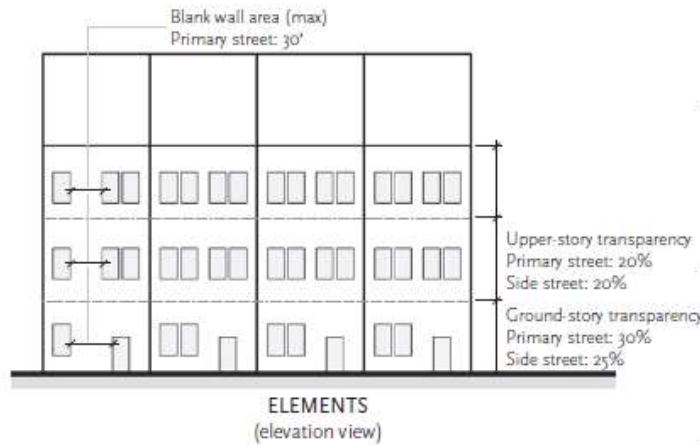
BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	
RTN	2½ / 35
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3½ / 50
Building height (min stories)	
RTN	2
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

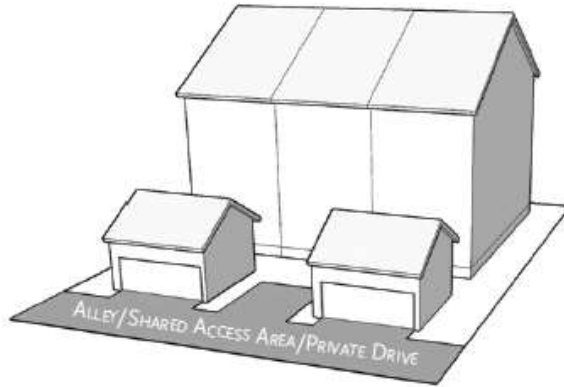
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

(6) Garage Placement.

- (A) Except for an alley, no garage access is permitted from a public street.
- (B) All vehicular access must be to the rear of the building.
- (C) Where the garage is less than 20 feet from the alley, an automatic garage door opener is required.

**(7) Landscaping.**

- (A) General landscaping standards and alternative requirements for shared access developments are set forth in Section 51A-13.304(a)(2), "Landscaping."
- (B) Except in a shared access development, one site tree must be provided in the front yard for a townhouse on an individually-platted lot in all districts.
- (C) In a shared access development or if more than one townhouse unit is located on the same lot, the following requirements apply:
 - (i) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of one site tree must be provided for each individual unit, whichever is greater.
 - (ii) Site trees must be evenly distributed throughout the development.

(8) Townhouses on Individually-Platted Lots.

- (A) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions, stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.
- (B) Each dwelling unit must have separate utility services; however, general utility services on land owned and maintained by a homeowner's association are allowed.

Market Value Analysis

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

Parking:

A townhouse use is required to provide one parking space per dwelling unit per Sec. 51A-4.112. Two tandem parking spaces are proposed per dwelling unit, as allowed by Article XIII. A total of 108 tandem parking spaces have been provided for the 54 dwelling units.

Additionally, the PD No. 468 parking requirement for a live/work unit is one space per live/work unit. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required. The applicant has proposed to decrease the threshold for requiring parking for a live/work unit from 1,000 square feet for the nonresidential component, to 500 square feet. The current proposal is to halve that threshold to avoid any potential parking conflicts. This means that once the nonresidential use occupies more than 500 square feet of floor area, parking will be required for the use. If a unit requires the additional parking, that would have to be resolved on a case-by-case basis.

Finally, in a shared access development, Sec. 51A-4.411 requires 0.25 unassigned parking spaces for guest parking. The current request is to require 0.30 guest parking for the shared-access development rather than 0.25 guest parking spaces per dwelling unit. This increase will help to deter any possible parking conflicts in this urban neighborhood and constitutes a two-space gain from 14 spaces to 16 required guest parking spaces. However, a total of 17 guest parking spaces are provided, according to the proposed development plan.

Landscaping:

The applicant proposes to provide landscaping in accordance with the proposed landscape plan. The plan was reviewed by the Chief Arborist and determined that the proposed plan is an acceptable alternative from the standard requirements of PD No. 468 and Article XIII.

Overall, the applicant has chosen to modify the shared access development landscaping standards to apply the Article X requirements rather than Article XIII. Currently, Article XIII requires shared access developments to provide one tree per 4,000 square feet of site area or one tree per dwelling unit, whichever is greater. This would require 54 site trees

and no further landscaping. The proposal is to provide the lesser standard of one tree per 4,000 square feet of site area, as required in Article X. Considering lots will be 1,200 square feet and each will contain one dwelling unit, this amounts to a significant decrease in trees for the site from 54 to 27.

However, Article XIII does not require any additional landscaping for the shared access development and the current proposal is to maintain the Article X requirement of providing one plant group per 40 feet of street frontage. Each plant group must include one of the following mixes: (i) one large tree and two small trees; (ii) one large tree and three large evergreen shrubs; or (iii) one large tree, two small trees, and one large evergreen shrub. According to the landscape plan, an additional 27 large trees will be provided as street trees, plus 70 shrubs, and groundcover/sod. A combined total of 54 trees are proposed. The landscape area to be provided is 18 percent.

LIST OF OFFICERS

List of Partners/Principals/Officers

Texas Intown Homes, LLC

Frank Liu, Manager
Helen Ghozali, Manager
Ming Liu, Manager

Z178-222

PROPOSED PD CONDITIONS**SEC. 51P-468.109. SUBDISTRICT X**(a) Development plan.

Development and use of the Property in Subdistrict X as a Shared Access Development must comply with the Subdistrict X development plan (Exhibit 468.X). If there is a conflict between the text of this article and the Subdistrict X development plan, the text of this article controls.

(b) Main uses permitted. The following uses are the only main uses permitted:

- (1) Miscellaneous uses.
 - Live/work unit as defined in Section 51P-468.104
 - Temporary construction or sales office.
 - Private recreation club or area
- (2) Residential uses.
 - Single-family
- (3) Utility and public service uses.
 - Local utilities.

(c) 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, see Section 51A-4.217.

(d) 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 Article 13, Section 51A-13.304. Development Types (4) TH. If there is a conflict between this section and Division 51A-13.304, this section controls.)

- (1) Setbacks – Shared Access Development.
 - (A) Zang Boulevard. Minimum setback is five (5) feet. Maximum setback is 15 feet.
 - (B) North Beckley Avenue. Minimum setback is five (5) feet. Maximum setback is 15 feet.
 - (C) Encroachments. Awnings, canopies, cantilevered roof eaves and ordinary architectural projections, may encroach into the minimum setbacks no more than four (4) feet into the building setback as long as the structure is set back a minimum of five (5) feet.

- (2) Side and rear yard. Minimum is five (5) feet.
- (3) Density. Maximum dwelling unit density is 54 units.
- (4) Floor area ratio. No maximum floor area ratio.
- (5) Height. Maximum structure height is 55 feet with an additional four feet for parapet walls and roof appurtenances.
- (6) Stories. Maximum number of stories above grade is four (4).
- (7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For purposes of lot coverage, this subdistrict shall be treated as one lot.
- (8) Lot size. Minimum lot size is 1200 sq. ft.
- (9) Garages. Garages must be attached to the dwelling unit.

(e) Shared Access Development.

- (1) Lots may have frontage on two opposite sides.
- (2) A minimum of 6 feet must be provided by plat between each group of single-family structures.
- (3) Shared Access drives must have a minimum pavement width of 20 feet. Pavement width is measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.
- (4) Common areas. Mailboxes, water features, pools, pool houses, and accessory structures are allowed in common areas.
- (5) Dumpsters. Dumpsters are prohibited.

(f)

(g) Off-street parking and loading.

- (1) In general. For purposes of off-street parking and loading requirements, this subdistrict may be treated as one lot.
- (2) Single-Family. Off- street parking shall be provided at two parking spaces per unit and may be provided in tandem.
- (3) Live/work unit. Live/work units are permitted along Zang Boulevard. If the nonresidential component of this use exceeds 500 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required.

(4) Guest parking. Guest parking shall be provided at a ratio of 0.30 per unit and those spaces may cross lot lines without the requirement of a vehicular access easement agreement. On-street parking along Zang Boulevard and Beckley Avenue is permitted and may count towards guest parking requirements. Parking may be reduced in accordance with 51A-13.403. Parking Reductions.

(5) Private recreation or club area: No off-street parking required.

(h) Landscaping.

(A) Shared access development. Shared access developments must comply with the following requirements:

(i) Except as follows, a landscape plan meeting the requirements of Section 51A-10.104 and Section 51A-10.123 must be approved before a building permit for grading is issued or a private development contract pursuant to Section 51A-8.612 is approved, in conjunction with construction. Landscape may be provided in phases.

(ii) The minimum required landscape area for a shared access development is determined by the number of individual lots. Landscape areas in individual lots may be included in the total landscape area measurement for developments with a maximum of 54 individual lots. Permeable pavement does not count as landscape area.

(aa) Shared access developments with a maximum of 54 individual lots must provide a minimum landscape area equal to 15 percent of the total shared access development area.

(iii) One site tree must be provided for every 4,000 square feet within the shared access development. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in the approved tree list. Large or medium nursery stock trees may not be planted within 20 feet on center of the nearest point of an overhead electric line.

(iv) One plant group must be provided for every 40 feet of street frontage. Plant groups may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large or medium tree would interfere with utility lines, one substitute small tree from a species listed in the approved tree list may be provided. No street trees are required for Neely Street since it has been abandoned. The plant groups for the other streets are not represented (as below) on the landscape plan. This will need to be addressed before permits or city contracts are issued. The locations for underground utilities should be fully identified on plans to address if any conflicts exist.

(B) Plant groups for shared access developments must include the following:

- (i) one large tree and two small trees;
- (ii) one large tree and three large evergreen shrubs; or
- (iii) one large tree, two small trees, and one large evergreen shrub.

(i) Signs. Signs must comply the provisions for business zoning districts in Article VII.

(j) Sidewalks. Must be provided as shown on the development plan. Interior sidewalks are not required but if provided they shall be a minimum of four (4) feet.

(k) Minor streets and streetscapes. Except as provided in this subsection, Division 51A-13.500, "Minor Streets and Streetscapes," applies. This subsection applies only to new construction.

(1) The block lengths and perimeters requirements in Section 51A-13.502(a) may be broken by ungated shared access easements.

(2) In lieu of compliance with Section 51A-13.503, "Existing Streets," the following street sections must be completed as follows:

(A) West side of Beckley Avenue between abandoned Neely Street and Cauty Street. Beckley Avenue shall be considered a secondary street. On-street parking shall be provided in accordance with Mixed Use Streetscape (ST-1) in Article XIII.

(l) Building design standards.

(1) Glass. In this paragraph, GLASS REFLECTIVITY means the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(A) For the first and second stories, glass reflectivity may not exceed 15 percent.

(B) For all other stories, glass reflectivity may not exceed 27 percent.

(2) Masonry. Simulated brick and unfinished concrete masonry units are prohibited as facade materials.

(3) Metal. Aluminum siding and reflective metal panels are prohibited.

(4) Plastic and vinyl. Plastic siding and vinyl siding are prohibited.

(5) Corner units. Corner units adjacent to Beckley Avenue and abandoned Neely Street shall be constructed to engage the corner as well as the shared access drives.

(6) Beckley Avenue units. Steps shall be provided on all units along Beckley Avenue.

PROPOSED DEVELOPMENT PLAN



SITE DATA TABLE

ZONING: IO-MIX, SUBDISTRICT N
 2,148 ACS
 SINGLE FAMILY/SHARED ACCESS DEVELOPMENT

NUMBER OF UNITS: 54
 UNITS MINIMUM WIDTH: 16 FEET

MAXIMUM BUILDING HEIGHT: 55 FEET
 DENSITY: 25.5 UNITS PER NET ACRE
 GROUND COVER: 2,200 SQUARE FEET
 MINIMUM BUILDING HEIGHT: 1,200 SQUARE FEET
 MINIMUM LOT SIZE: 0 FEET

FRONT YARD SETBACK (SIDEWALK): 0 FEET - MAX. 15 FEET
 SIDE YARD SETBACK (LAWN): 0 FEET - MAX. 15 FEET
 SIDE/REAR SETBACK: 0 FEET

LOT COVERAGE: 47,727 SQUARE FEET
 TOTAL BUILDING AREA: 55,880 SQUARE FEET
 LANDSCAPE AREA: 16,158 SQ. FT.

TOTAL PARKING: 108 SPACES
 STREET PARKING PROVIDED: 17 SPACES

- NOTES:**
- LOT LINES SHOWN ARE APPROXIMATE.
 - REQUIRED PARKING PER UNIT APPROVED IN ACCORDANCE WITH CHAPTER 43.02.

SITE PLAN SUMMARY

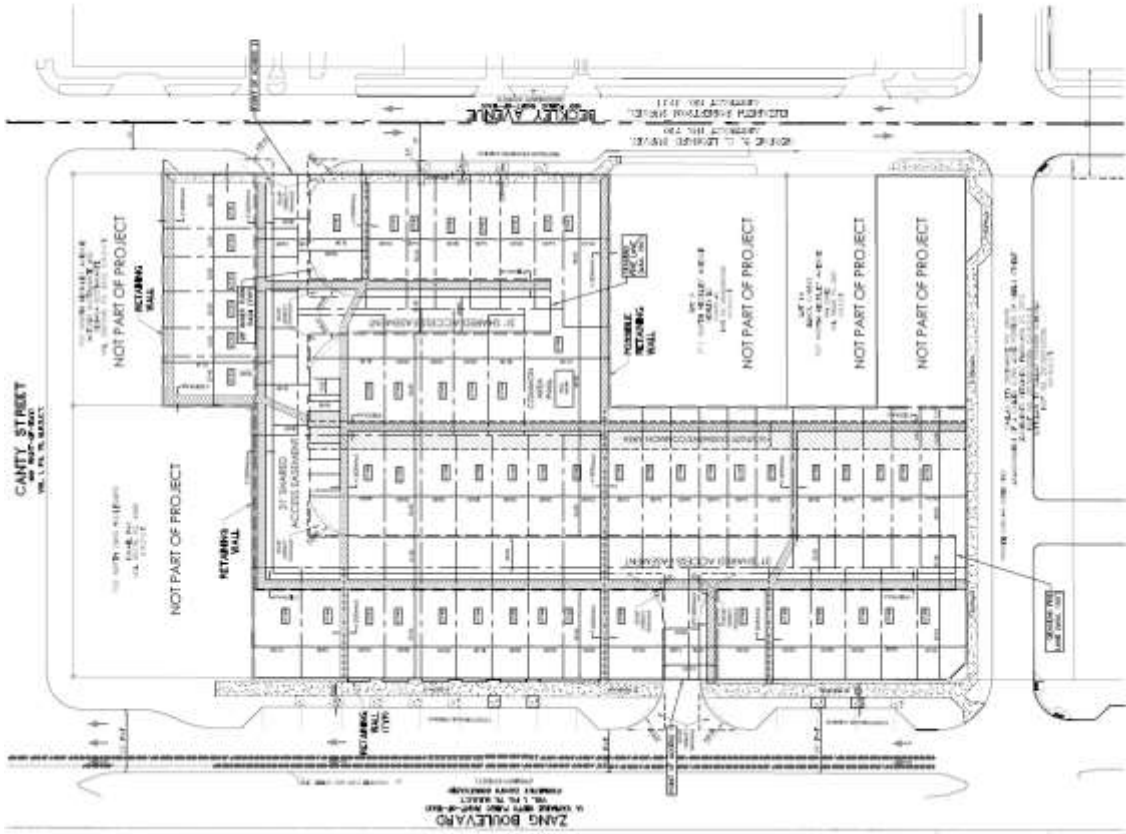
UNIT TYPE	QUANTITY	PERCENTAGE
A. HIGH RISE UNIT	0	0.00%
B. 27' NORMAL GARAGE UNIT	5	9.26%
C. 30' NORMAL GARAGE UNIT	2	3.70%
D. 30' NORMAL GARAGE UNIT	21	38.89%
E. 30' NORMAL GARAGE UNIT	4	7.41%
F. 30' NORMAL GARAGE UNIT	19	34.85%
TOTAL	54	100%

POPCHEAL PAVERS
 COMPANY: BEGARD
 PRODUCT: ECO GRILLA, 3-RECE MODULAR

PROJECT NO. 2178-222
ZONING EXHIBIT
700 BLOCK OF
N. ZANG BOULEVARD
 CITY OF DALLAS COUNTY, TEXAS

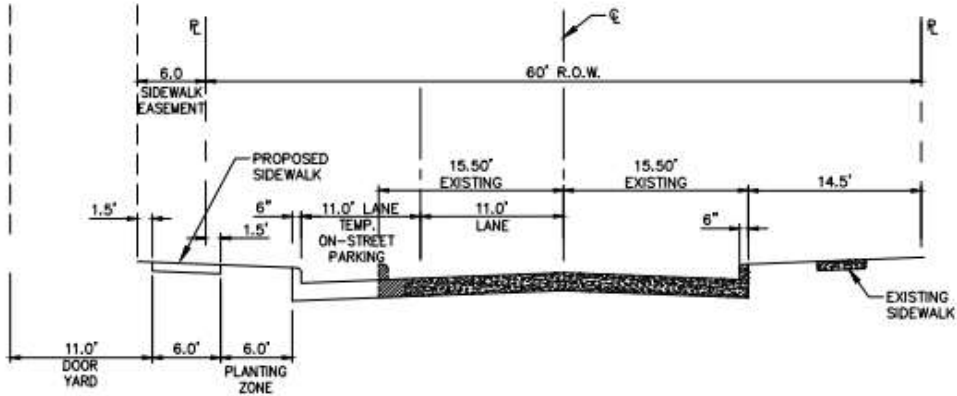
DATE: 08/14/2024
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT NO. 2178-222
 CONTACT: J. J. JONES

CONTACT: J. J. JONES
 PROJECT NO. 2178-222

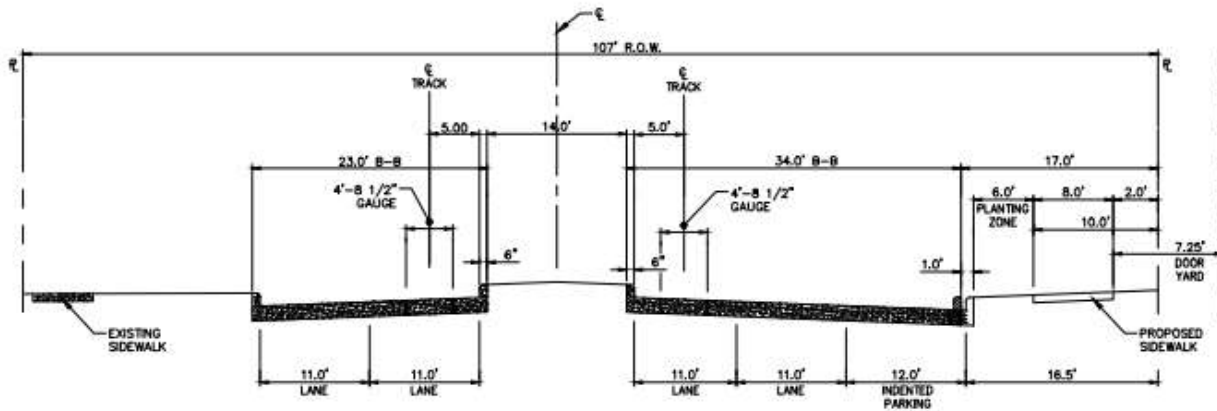


PROPOSED STREET SECTION EXHIBIT

TYPICAL STREET SECTIONS




BECKLEY AVENUE
LOOKING NORTH
NTS

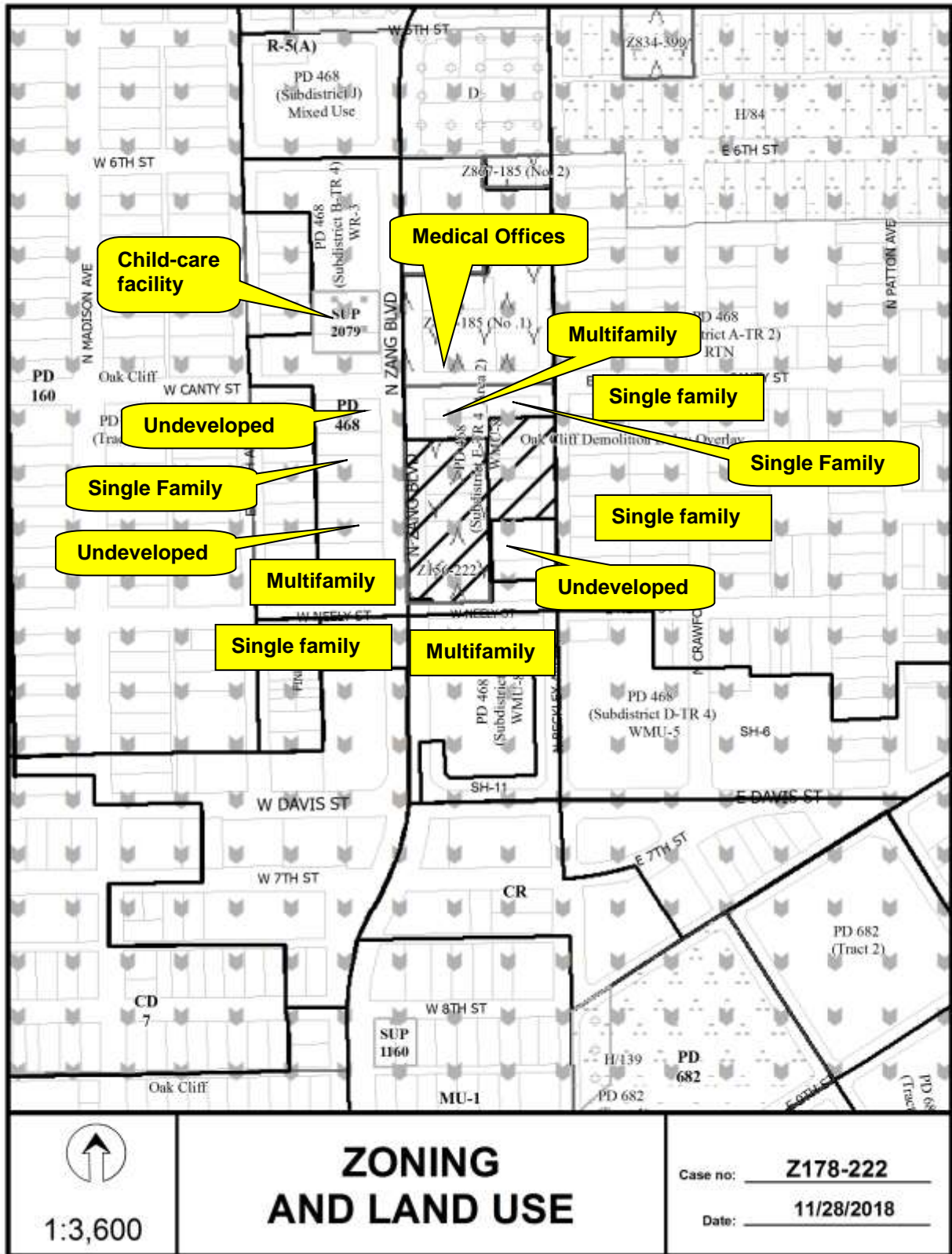


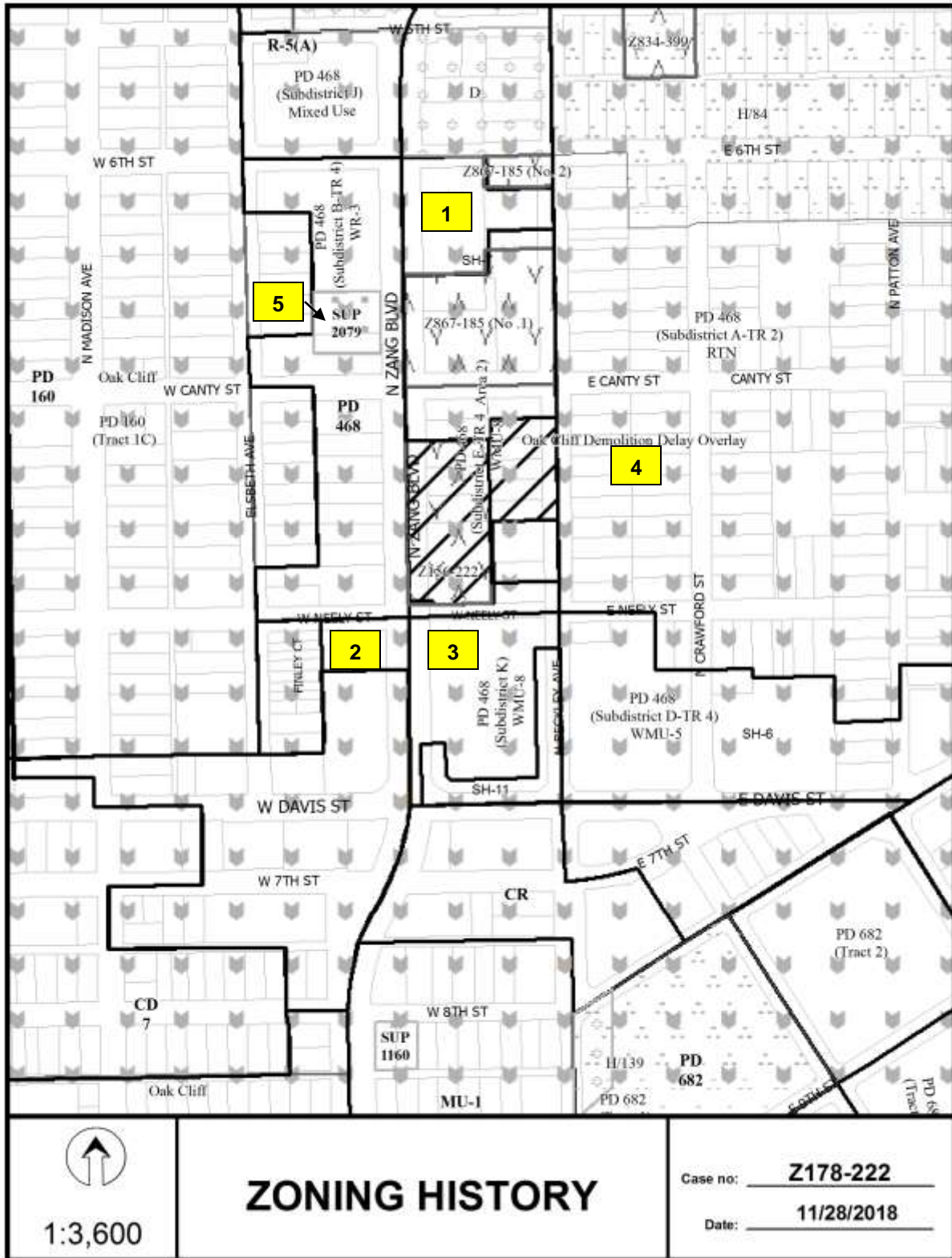
ZANG BOULEVARD
LOOKING NORTH
NTS

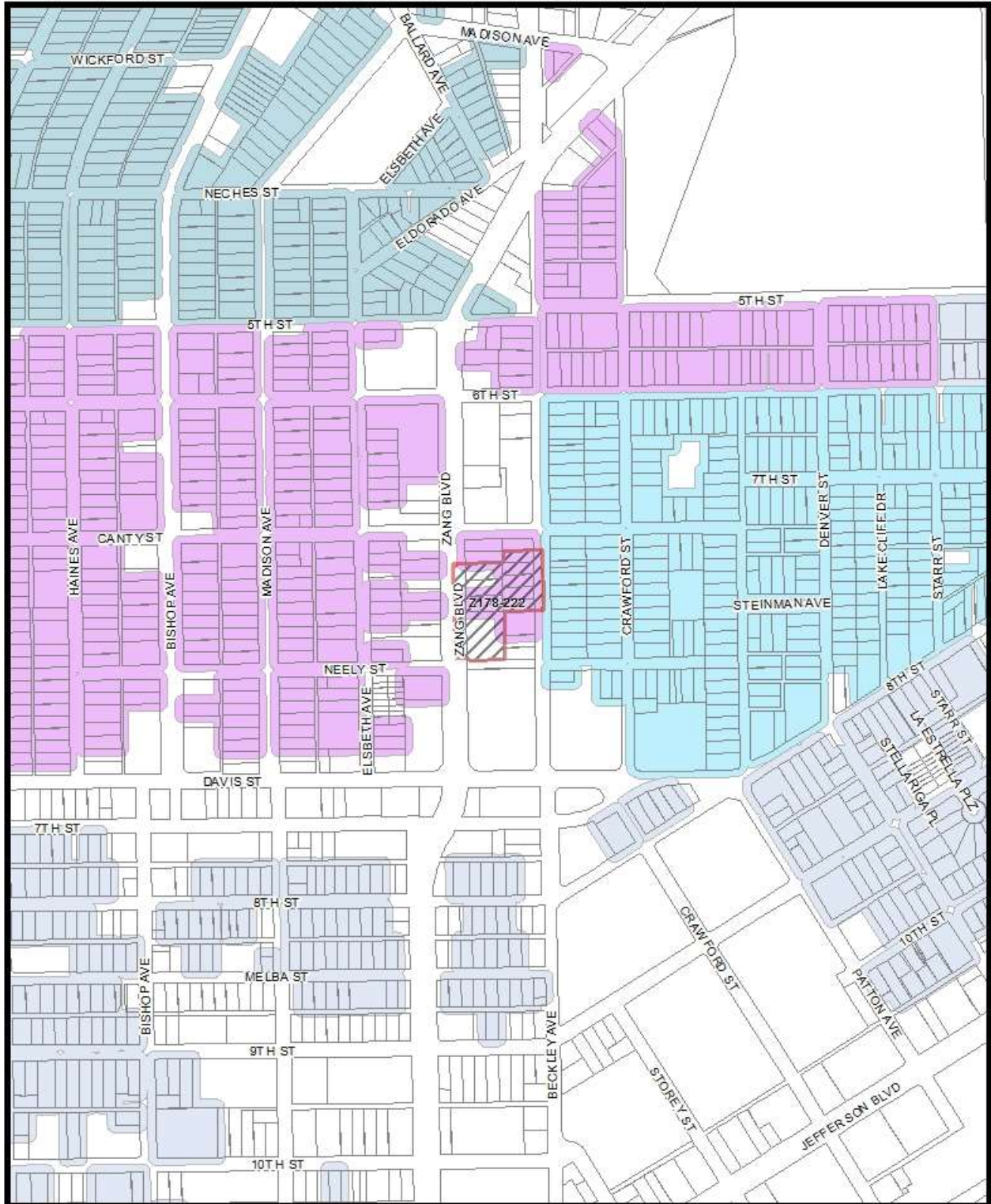


 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u> Z178-222 </u> Date: <u> 11/28/2018 </u>
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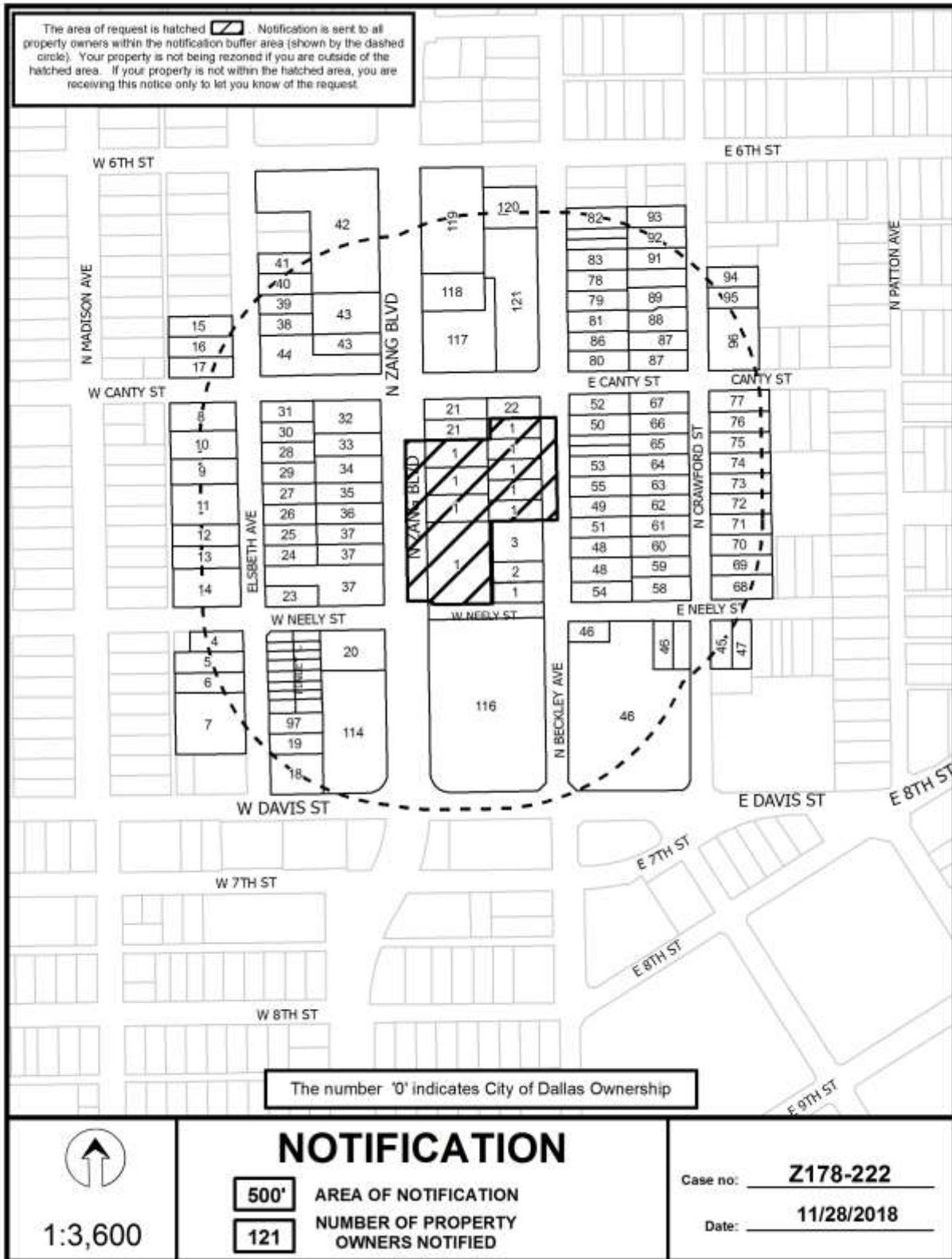


MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 11/28/2018



11/28/2018

Notification List of Property Owners***Z178-222******121 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	718 N ZANG BLVD	TEXAS INTOWNHOMES LLC
2	707 N BECKLEY AVE	GOMEZ RAY
3	711 N BECKLEY AVE	BECKLEY LLC
4	629 ELSBETH ST	HINES JASON C & ANDREA MARIE
5	627 ELSBETH ST	ACQUISTO MICHAEL F
6	621 ELSBETH ST	MENAECHEGARY JACQUELINE
7	615 ELSBETH ST	MATRIX PARTNERS LP
8	210 W CANTY ST	MACIAS JESUS & IRMA V
9	727 ELSBETH ST	MARTINEZ JOSE SANTOS &
10	733 ELSBETH ST	MACIAS EDGAR A
11	719 ELSBETH ST	ACQUISTO AMY F
12	713 ELSBETH ST	FLORES DORA
13	709 ELSBETH ST	CANALES ROBERTO M &
14	701 ELSBETH ST	701 ELSBETH LLC &
15	809 ELSBETH ST	A & E HOUSING LLC
16	805 ELSBETH ST	MARTINEZ AGUSTIN
17	801 ELSBETH ST	CLIMER NICHOLAS I &
18	600 ELSBETH ST	ALIGN LP
19	610 ELSBETH ST	GWC TX INVESTMENTS LLC
20	635 N ZANG BLVD	BISHOP 1910 PARTNERS LTD
21	732 N ZANG BLVD	FAZ ISMAEL
22	737 N BECKLEY AVE	BUSTAMANTE ANTONIO &
23	700 ELSBETH ST	BROOKS NICHOLE
24	708 ELSBETH ST	3M 707 ZANG LLC
25	712 ELSBETH ST	3M 707 ZANG LLC
26	716 ELSBETH ST	LEE MARIE E

11/28/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	720 ELSBETH ST	AFA DEVELOPMENT LLC
28	732 ELSBETH ST	PENA JESUS H &
29	726 ELSBETH ST	GAUCIN ROGER
30	734 ELSBETH ST	CASTILLO GERARDO
31	736 ELSBETH ST	YOUNG SAMUEL G & CYNTHIA W
32	737 N ZANG BLVD	FIELDS OF FAITH MINISTRIES INTL
33	733 N ZANG BLVD	PENA IRMA
34	727 N ZANG BLVD	CARRION CROW HOLDINGS LLC SERIES D
35	723 N ZANG BLVD	CARRION CROW HOLDINGS LLC
36	719 N ZANG BLVD	BANCO POPULAR NORTH AMERICA
37	715 N ZANG BLVD	3M 707 ZANG LLC
38	810 ELSBETH ST	COUCH KEDRIC
39	814 ELSBETH ST	LOPEZ BENITO JR
40	818 ELSBETH ST	ELAINE S GORENSTEIN
41	820 ELSBETH ST	TOVAR MARTIN
42	835 N ZANG BLVD	GEMSK LLC
43	813 N ZANG BLVD	ARELLANO MIGUEL
44	801 N ZANG BLVD	RSRG INVESTMENTS LLC
45	202 E NEELY ST	CASIAS MARIA DE CARMEN VILLA &
46	632 N BECKLEY AVE	HEB GROCERY COMPANY LP
47	204 E NEELY ST	CUEVAS MAGDALENA A
48	710 N BECKLEY AVE	MARTINEZ SILVERIO SR
49	716 N BECKLEY AVE	CALDERON JORGE A
50	732 N BECKLEY AVE	MONTOYA BLANCA E L
51	714 N BECKLEY AVE	YBARRA MAGDALENA
52	736 N BECKLEY AVE	FIRA MARIA DEL CARMEN
53	724 N BECKLEY AVE	ADAMS JARED J
54	702 N BECKLEY AVE	MARTINEZ BENJAMIN
55	720 N BECKLEY AVE	ORTIZ JESUS & MARIA
56	728 N BECKLEY AVE	MOLLETT KENYA
57	730 N BECKLEY AVE	DIODATI MONICA CHIARA

11/28/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	701 N CRAWFORD ST	ARECHAR CELIA
59	707 N CRAWFORD ST	GONZALEZ BAYRON R &
60	711 N CRAWFORD ST	JASSO JUANA H &
61	715 N CRAWFORD ST	CHAVEZ ROMEO
62	719 N CRAWFORD ST	LOPEZ JUAN CARLOS &
63	723 N CRAWFORD ST	TORRES CLAUDIA
64	727 N CRAWFORD ST	TORRES OLGA M
65	731 N CRAWFORD ST	GOEN ERIK D
66	735 N CRAWFORD ST	DIAZ MARIA TERESA
67	739 N CRAWFORD ST	DIAZ ELENO NINO &
68	700 N CRAWFORD ST	CENDEJAS VICENTE A
69	706 N CRAWFORD ST	ROJAS HUMBERTO CARLOS &
70	710 N CRAWFORD ST	MUNIZ MIGUEL & MARIA D C
71	714 N CRAWFORD ST	JUAREZ MARIO
72	718 N CRAWFORD ST	GRBK FRISCO LLC
73	722 N CRAWFORD ST	GRBK FRISCO LLC
74	728 N CRAWFORD ST	FLORES MAURILIO &
75	730 N CRAWFORD ST	ORTIZ JESUS &
76	734 N CRAWFORD ST	HERNANDEZ PEDRO & FELIPA
77	738 N CRAWFORD ST	CARRIZALES EDWARD
78	818 N BECKLEY AVE	MP KING CAPITAL LLC
79	812 N BECKLEY AVE	TORRES MARTIN
80	800 N BECKLEY AVE	OCASIO ANGEL PEREZ
81	808 N BECKLEY AVE	SAUCEDO NICOLAS & MARIA
82	828 N BECKLEY AVE	JOINER FAITH RENEE &
83	820 N BECKLEY AVE	GARCIA RAFAEL QUEVEDO &
84	824 N BECKLEY AVE	CHRISTENSEN JANELLE M
85	826 N BECKLEY AVE	MCNUTT CHRIS
86	804 N BECKLEY AVE	MOZIK VINCE
87	801 N CRAWFORD ST	SALDIVAR FAMILY I LIMITED PARTNERSHIP
88	809 N CRAWFORD ST	MENDEZ MANUEL

11/28/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	811 N CRAWFORD ST	ESTRADA FEDERICO &
90	817 N CRAWFORD ST	MOONEY MICHAEL
91	823 N CRAWFORD ST	MOONEY RICHARD LEE
92	825 N CRAWFORD ST	FAZDUARTE CRISOFORO &
93	829 N CRAWFORD ST	COLLIE LUIS R
94	816 N CRAWFORD ST	JONES EDWARD M III
95	812 N CRAWFORD ST	COUCH KEDRIC & PAT COUCH
96	800 N CRAWFORD ST	CHUPA JAMES EDWARD &
97	612 ELSBETH ST	BRIONES MARIA & ADOLFO
98	639 FINLEY CT	CRAWFORD KRISTIN &
99	627 FINLEY CT	YEUNG TERRY
100	615 FINLEY CT	KERSHNER BRANDON WADE &
101	603 FINLEY CT	ANTOA NICOLAU
102	602 FINLEY CT	PATEL NISHI &
103	614 FINLEY CT	DALRYMPLE RICHARD &
104	626 FINLEY CT	FOLEY PATRICK
105	638 FINLEY CT	NEWSOM BRIAN P
106	687 FINLEY CT	PERNISCO JOSEPH & MONA
107	675 FINLEY CT	CHARPENTIER BETH
108	663 FINLEY CT	SCHROEDER KELLI LEE
109	651 FINLEY CT	COVER JAMES S & MALIA D
110	650 FINLEY CT	VON LANKEN NICHOLAS AARON &
111	662 FINLEY CT	OSEIBONSU ABENA
112	674 FINLEY CT	CULHANE AMANDA K 2017 TRUST
113	686 FINLEY CT	LODDER DARIN
114	235 W DAVIS ST	ALAMO MANHATTAN BISHOP
115	710 N ZANG BLVD	PR II CRESCENT BISHOP ARTS LP
116	612 N ZANG BLVD	PR II CRESCENT BISHOP ARTS LP
117	810 N ZANG BLVD	AHA GROUP LP
118	820 N ZANG BLVD	SBK INVESTMENT LLC
119	830 N ZANG BLVD	MPC ZANG III LLC

Z178-222(JM)

11/28/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	835 N BECKLEY AVE	MPC ZANG III LLC
121	815 N BECKLEY AVE	SHERRY IRWIN H & DALIA D TRUST NO 1

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z189-195(JM) **DATE FILED:** February 8, 2019

LOCATION: Northeast corner of South Buckner Boulevard and Lake June Road

COUNCIL DISTRICT: 5 **MAPSCO:** 58 L

SIZE OF REQUEST: ±0.5 acres **CENSUS TRACT:** 92.01

APPLICANT/OWNER: Circle K Stores Inc.

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is proposing to sell beer and wine in conjunction with the existing general merchandise or food store [Circle K]. The applicant has requested to hold the case under advisement while pending convenience store licensure.

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

PRIOR CPC ACTION: On April 18 and May 16, 2019, the City Plan Commission recommended to hold this case under advisement. No changes have been proposed.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less use, and a motor vehicle fueling station [Circle K].
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise or food store use on the property.
- The general merchandise or food store 3,500 square feet or less use is permitted by right. The sale of alcoholic beverages on property within the D-1 Dry Liquor Control Overlay requires a Specific Use Permit.
- On August 10, 2016, the City Council approved Specific Use No. 2207 for the sale of alcohol in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions. The SUP was never renewed and expired on August 10, 2018. This application was submitted on February 8, 2019, with the same operator.
- The existing site contains two structures. One is the general merchandise or food store with 1,138 square feet of floor area and the other is an automatic car wash with 725 square feet of floor area.

Zoning History: There have been five zoning changes requested in the area within the last five years.

1. **Z189-132:** On January 31, 2019, SUP No. 1946 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was automatically renewed for an additional five-year time period, on property zoned Planned Development District No. 366, the Buckner Boulevard Special Purpose District, Subarea 2A with a D-1 Liquor Control Overlay, generally bound by Lake June Road, South Buckner Boulevard, Trade Village Place, and World Store Court.
2. **Z167-402:** An application for an RR-D Regional Retail District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south line of Maddox Street, east of South Buckner Boulevard. *Case withdrawn on December 19, 2017.*
3. **Z156-261:** On October 26, 2016, the City Council approved the creation of Subarea 8 and Specific Use Permit No. 2217 for an alternative financial establishment limited to check cashing and money transfers, on property within Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, located on the southeast corner of Lake June Road and South Buckner Boulevard.
4. **Z156-239:** On August 10, 2016, the City Council approved Specific Use No. 2207 for the sale of alcohol in conjunction with a general merchandise or food

store 3,500 square feet or less on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, located on the northeast corner of South Buckner Boulevard and Lake June Road. *The subject site; SUP expired on August 10, 2018.*

5. **Z156-183:** On August 9, 2017, the City Council approved the rezoning of property zoned Subarea 1 Tract 1, Subarea 1 Tract 2B, Subarea 1 Tract 2C, Subarea 2 Tract 2, and Subarea 6 to Subarea 1 within Planned Development District No. 366, generally located along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100 feet
S. Buckner Blvd.	Principal Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing 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 being along a Transit or Multi-Modal Corridor

Land Use:

	Zoning within PD No. 366	Land Use
Site	Subarea 2 with a D-1 Overlay	General merchandise or food store 3,500 square feet or less and fueling station
North	Subarea 2 with a D-1 Overlay	Retail and personal service uses and office

East	Subarea 2 with a D-1 Overlay	Retail and personal service uses
South	Subarea 2 with a D-1 Overlay, SUP No. 2217	Retail and personal service uses (alternative financial establishment)
Southwest	Subarea 2 with a D-1 Overlay, SUP No. 1946	General merchandise or food store 3,500 square feet or less (sale of alcohol)
West	Subarea 2 with a D-1 Overlay	Retail and auto service center

Land Use Compatibility:

The request site is approximately 0.5 acres of land and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The site contains two structures. One is the general merchandise or food store with 1,138 square feet of floor area and the other is an automatic car wash with 725 square feet of floor area. A fueling canopy covers the structures and most of the site.

Surrounding land uses include retail and personal service and office to the north; retail and personal service uses to the east; retail and personal service including an alternative financial establishment to the south; a general merchandise or food store greater than 3,500 square feet with the sale of alcoholic beverages for off-premise consumption to the southwest; and, retail and auto service center uses to the west.

The applicant is proposing to sell beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store. On August 10, 2016, the City Council approved Specific Use No. 2207 for the sale of alcohol in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions. The SUP was never renewed and expired on August 10, 2018. This application was submitted on February 8, 2019 with the same operator.

The D-1 Liquor Control Overlay District requires an individual to obtain a Specific Use Permit to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises. The applicant is proposing the sale of alcoholic beverages for off-premise consumption.

According to TABC records, the applicant has maintained the required TABC license:

License #:	BQ960175		
Trade Name:	CIRCLE K STORE #2706187		
Owner:	CIRCLE K LICENSING COMPANY INC		
Location Address:	1310 S BUCKNER DALLAS , TX 75217	Mailing Address:	413 SAN CLEMENTE EL PASO , TX 79912
County:	Dallas	Orig. Issue Date:	10/6/2016
Status:	Current	Exp. Date:	10/5/2020
Location Phone No.:	214-210-1755	Wine Percent:	17
Subordinates:			
Related To:		Gun Sign:	BLUE

There are no complaints on record.

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

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

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

The current registration of the convenience store is valid through June 2019; however, they are due for a site inspection after failing the 2018 site inspection. This is not scheduled at this time.

The applicant's request, subject to the attached conditions and site plan, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Market Value Analysis:

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

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 1,138 square feet. The required parking is six 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 site plan.

Landscaping:

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

Police Report:

A copy of a police report of the past 5 years of offenses was provided by the Dallas Police Department. According to the report, since 2014, there were 163 calls, 11 incidents, and 8 arrests. The list of arrests is provided on the following page.

Z189-195(JM)

IncidentNum	ArrestNumber	ArArrestDate	ArArrestTime	ArAddress	NIBRS_Crime	PClass	ChargeDesc
221816-2014	14-040218	9/14/2014	6:00:00 PM	1310 S BUCKNER BLVD	DUI	F3	DWI 2 OR MORE PREV CONV
221816-2014	14-040218	9/14/2014	6:00:00 PM	1310 S BUCKNER BLVD	ACCIDENT INV DAMAGE TO VEHICLE	MB	ACCIDENT INV DAMAGE TO VEHICLE
294513-2016	16-051867	12/11/2016	8:19:00 AM	1310 S BUCKNER BLVD	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)
073055-2018	18-011489	4/8/2018	12:38:00 AM	1310 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)	NA	WARRANT HOLD (OUTSIDE AGENCY)
113774-2018	18-017928	5/28/2018	4:30:00 AM	1310 S BUCKNER BLVD	SIMPLE ASSAULT	F3	ASSAULT-FAM VIO, IMPED BREATH/CIRC - NO LOSS OF CONSC
113774-2018	18-017928	5/28/2018	4:30:00 AM	1310 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)	NA	WARRANT-DALLAS PD (ALIAS)
199953-2018	18-032606	9/8/2018	7:43:00 PM	1310 S BUCKNER BLVD	PUBLIC INTOXICATION	MC	PUBLIC INTOXICATION
236207-2018	18-038643	10/29/2018	9:30:00 AM	1310 S BUCKNER BLVD	APOWW	NA	APOWW (SOCIAL SERVICES REFERRAL)

*No arrest data available for 2015 and 2017

List of Officers

Directors

Darrell Davis
Kathy Cunningham

Officers

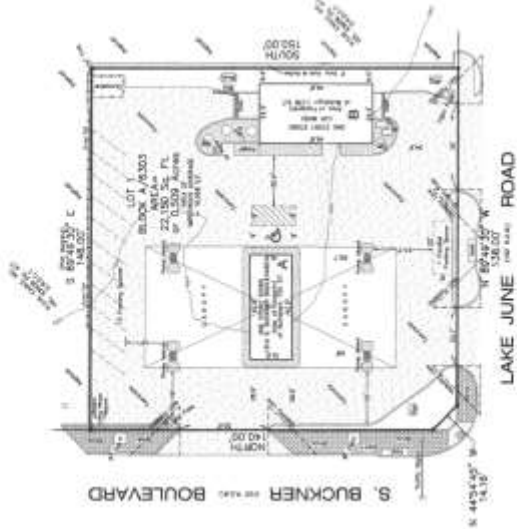
<u>Name</u>	<u>Office</u>
ALEX MILLER	Senior Vice President, Global Fuels
CHRISTINE ANAGNOSTOU	Assistant Secretary
KATHY CUNNINGTON	Senior Vice President, Global Shares Services and Treasurer
KIMBERLY ANDREWS	Assistant Secretary
MARK TATE	Vice President Operations, Rocky Mountains
MONICA HURON	Assistant Secretary
PATRICK PANZARELLA	Assistant Secretary
RODNEY BLANTON	Vice President Reverse Synergies and Private Label
STEVE LATTIG	Vice President Operations, South Atlantic
MARK OSTOITS	Vice President Operation, Southeast
MATT MCCURE	Vice President Operations, Worldwide Franchise
LUC LANGEVIN	Assistant Secretary
PIA BACH HENRICKSEN	Vice President Operations, West Coast US
MEREDITH WILL RICE JR.	Vice President Operations, Coastal Carolinas
JOHN LITTLE	Assistant Secretary
SARAH LONGWELL	Assistant Secretary
KIM KWIATKOSWKI	Assistant Secretary
PAUL RODRIGUEZ	Assistant Secretary
DARRELL DAVIS	Senior Vice President Operations
MIKE FOSTER	Assistant Secretary
EDWARD GIUNTA	Assistant Secretary
RANDY HORNE	Assistant Secretary
BRIAN BEDNARZ	Vice President Operations, Gulf Coast
DENNIS TEWELL	Senior Vice President, Operations
DAVID G. MORGAN	Vice President Operations, Florida
AARON BROOKS	Assistant Secretary

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years] but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

SITE PLAN
 CIRCLE K STORE
 1310 S. BUCKNER BOULEVARD
 DALLAS, TX. 75217
 LOT 1, BLOCK A/6303
 Phillips Buckner Addition
 Volume 871172, Page 2202
 J.A. Leonard Survey, Abstract No. 802
 City of Dallas, Dallas County, Tx.



LEGEND

[Symbol]	EXISTING IMPROVEMENTS
[Symbol]	PROPOSED IMPROVEMENTS
[Symbol]	EXISTING LOT LINES
[Symbol]	PROPOSED LOT LINES
[Symbol]	EXISTING EASEMENTS
[Symbol]	PROPOSED EASEMENTS

1310 S. BUCKNER BOULEVARD
 ZONED: PD

SURVEYING ASSOCIATES
 1616 SOUTH BECKLEY AVE.
 DALLAS TEXAS 75208
 PHONE 972-442-8822
 FAX 972-442-7240
 E-MAIL: info@surveysa.com

Z189-195(JM)



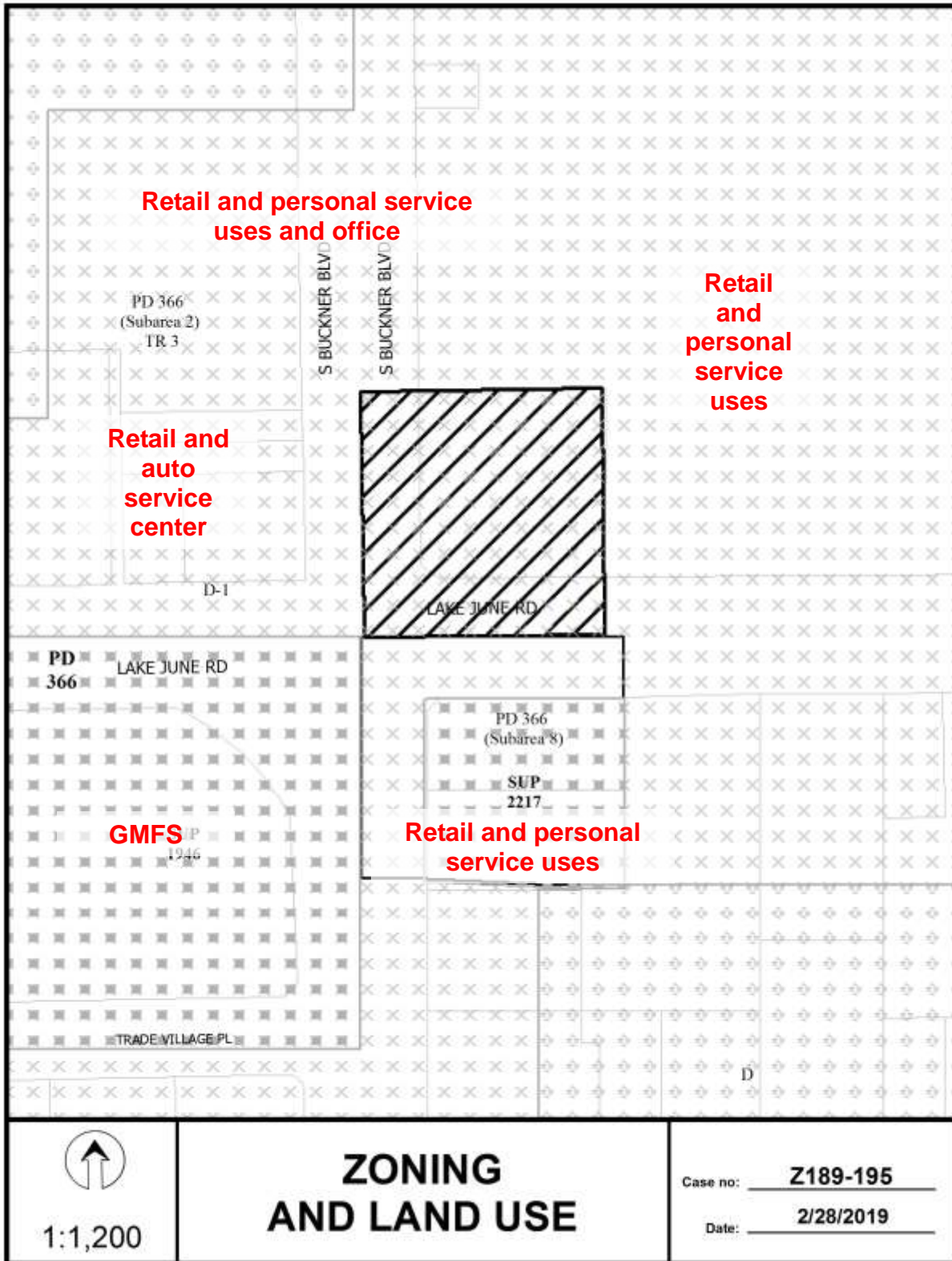
Scale 1" = 20'

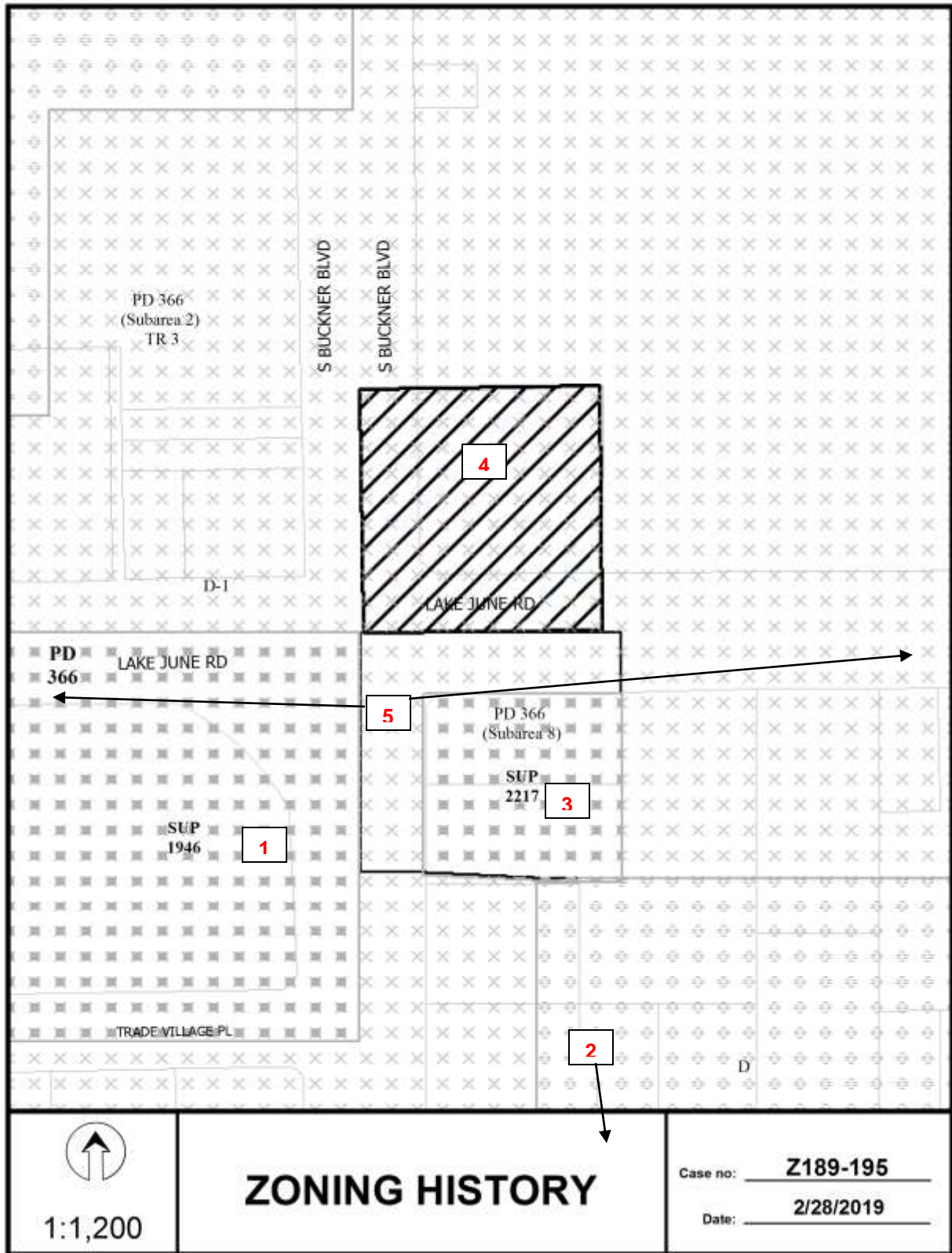
PARKING TABLE

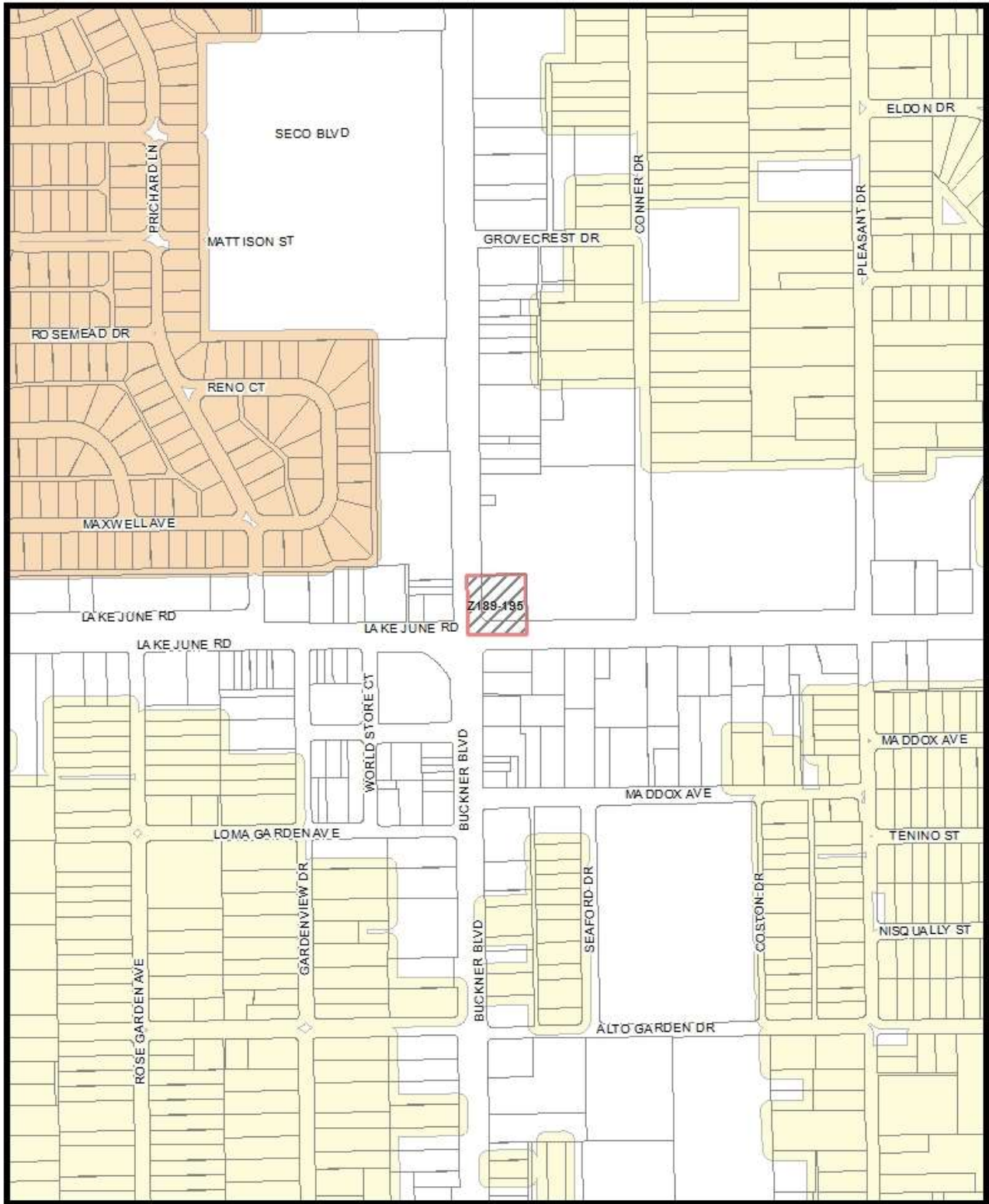
STANDARD PARKING	MINIMUM SQUARE FEET
Handicap	130
Other	100









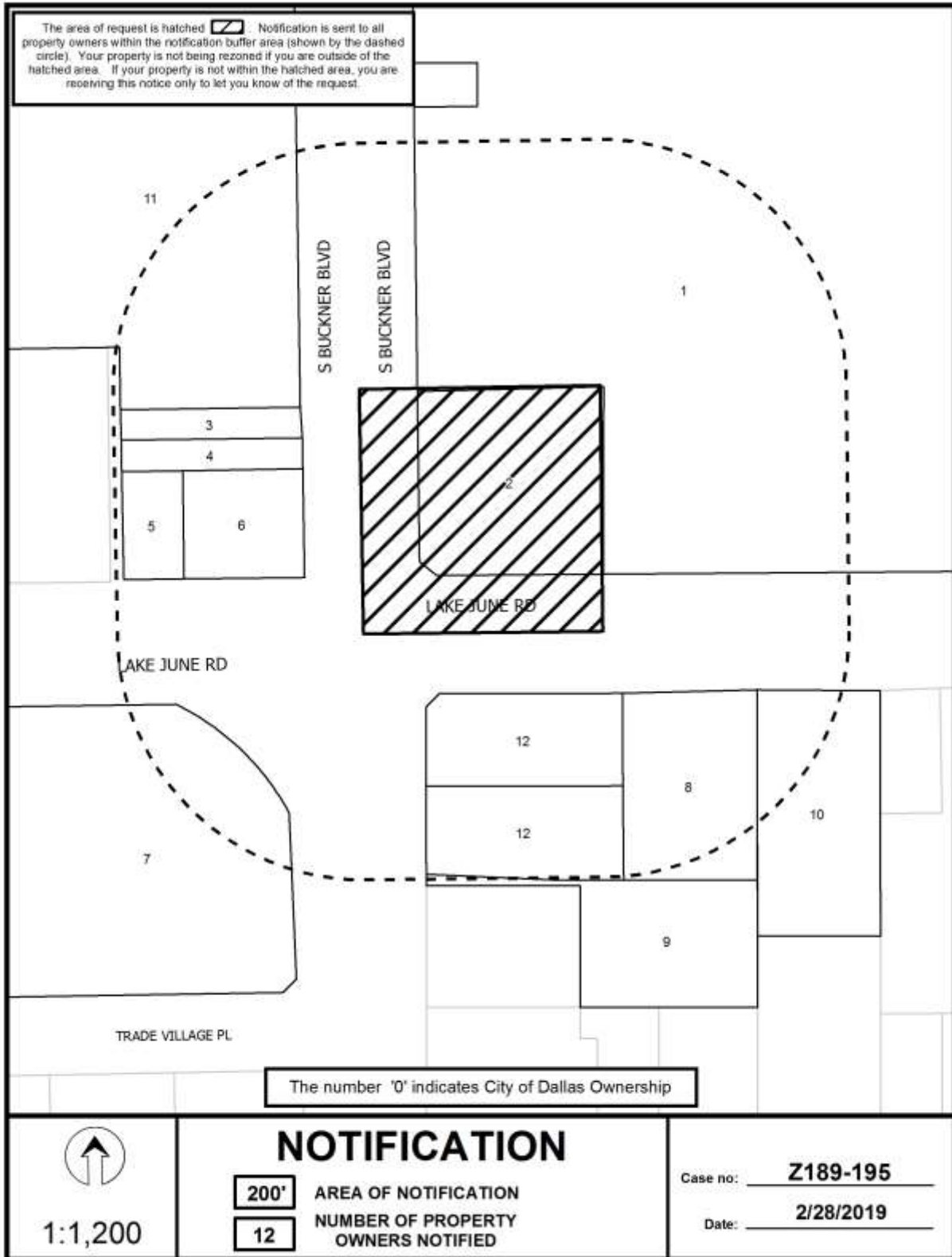


MVACluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 2/28/2019



Z189-195(JM)

02/28/2019

Notification List of Property Owners

Z189-195

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1310 S BUCKNER BLVD	MCISREHLDGS ONE LLC
2	1310 S BUCKNER BLVD	CIRCLE K STORES INC
3	1309 S BUCKNER BLVD	HINDI AMGAD HAMED &
4	1311 S BUCKNER BLVD	SANTOS GUADALUPE &
5	8027 LAKE JUNE RD	SHIDID FAMILY LIVING TRUST
6	1301 S BUCKNER BLVD	HINDI AMGAD HAMID
7	1227 S BUCKNER BLVD	GOTTLIEB BUCKNER BLVD DRUGSTORE LLC
8	8124 LAKE JUNE RD	REALEINS PROPERTIES LTD
9	1214 S BUCKNER BLVD	MADDOX STREET INVESTMENTS INC
10	8126 LAKE JUNE RD	NEKAN ACCOUNTING
11	1343 S BUCKNER BLVD	PVP NWC BUCKNER & LAKE JUNE LLC
12	1250 S BUCKNER BLVD	REALEINS PROPERTIES LTD

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z189-225(AU) **DATE FILED:** March 15, 2019

LOCATION: Southeast corner of Vilbig Road and Seale Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44 S

SIZE OF REQUEST: Approx. 2.17 acres **CENSUS TRACT:** 43.00

APPLICANT/OWNER: Juan Z Davila, sole owner

REPRESENTATIVE: Juan Z Davila

REQUEST: An application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IR Industrial Research District.

SUMMARY: The purpose of this request is to allow the applicant to operate a commercial motor vehicle parking use on approximately 2.17 acres of land.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On May 16, 2019, the City Plan Commission held this case under advisement. No changes have been proposed.

Background Information:

- On December 13, 2006, City Council denied an SUP request for a commercial vehicle parking use for the request site.
- Currently, an approximately 17,940-square-foot portion of the request site, the southwest corner, is being used as a commercial motor vehicle parking with access from Vilbig Road. On September 9, 2011, a certificate of occupancy was issued for a commercial parking lot for 25 parking spaces, for a portion on the southwest corner of the request site.
- Commercial parking lot is a different use than a commercial motor vehicle parking use, and it is allowed by right in IR district. A commercial motor vehicle parking use requires an SUP if located within 500 feet from a residential district.
- Commercial motor vehicle parking is a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot. Districts permitted: By right in CS, LI, IR, and IM districts, except by SUP only if located within 500 feet of a residential district, measured in a straight line, without regard to intervening structures or objects, from the nearest boundary of the lot where this use is conducted to the nearest boundary of the zoning district at issue.
- Commercial parking lot or garage is a vehicle parking facility that is operated as a business enterprise by charging a fee for parking.
- The remainder of the property is paved, fenced, and is being used for commercial motor vehicle parking as well, and has access from Vilbig Road, through the southwest corner portion, and from Seale Street.
- The applicant proposes to continue the operation and expand the commercial motor vehicle parking use for the entire 94,830-square-foot property.

Zoning History:

No zoning change has been requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Vilbig Road	Community Collector	40 ft.	60 ft. Bike Plan
Seale Street	Minor Street	34 ft.	56 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will significantly impact the surrounding street system. Currently, neither Vilbig Road, Seale Street, nor West Commerce Street are designated truck routes for City of Dallas. The applicant included a truck route plan with the attached site plan that includes Vilbig Road and West Commerce Street. The entrance at Seale Street will remain gated and locked and may be used for emergency vehicles only.

Comprehensive Plan:

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

The applicant’s proposal is not consistent with the following goals and policies of the comprehensive plan.

Neighborhood Element

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

Policy 7.1.3 Encourage a sense of community and identity.

Area Plan:

In May 1999, City Council approved *West Dallas Comprehensive Land Use Study*, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

3.4. Future land use policy recommendations

Policies

- Discourage the encroachment of “heavy” commercial and industrial uses (i.e. auto salvage yards, cement batching plants, etc.) when adjacent to residential areas.
- In industrial zoned areas, require landscape and architectural buffers to minimize visual impacts along major corridors. Strengthen buffer and setback requirements to shield existing residential neighborhoods from more intensive adjacent land uses.
- Encourage adequate buffering between single family and multifamily; commercial, industrial and residential; and between industrial and commercial uses.
- Encourage the transition of an area along West Commerce Street between Sylvan Avenue and Hampton Road to light manufacturing (i.e. warehouse uses).

The applicant’s request is not consistent with the goals and policies of the West Dallas Comprehensive Land Use Study.

STAFF ANALYSIS:

Surrounding Land Uses:

Direction	Zoning	Land Use
Site	IR	Partially developed and operating as commercial motor vehicle parking
North	CS with Deed Restrictions	Commercial motor vehicle parking
Northeast	IR	Vacant
East	R-7.5(A)	Vacant
South	R-7.5(A)	Single family homes
West	PD 256 allowing auto auction, outside salvage and reclamation, and utility and governmental installation other than listed	Police auto auction and outside salvage and reclamation
Northwest	TH-3(A)	Single family homes

Land Use Compatibility:

The request property is currently operating as a commercial motor vehicle parking. The applicant is proposing to continue the operation of this use and further develop the site according to the SUP site plan and the requirements of the City of Dallas Development Code.

The proposed site plan includes a total of 107 parking spaces, with a combination of parking stall dimensions to accommodate different types of trucks and motor vehicles. The site plan also includes an office building, approximately 720 square feet in area.

A commercial motor vehicle parking use allows for a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if parking is not accessory to a main use on the lot. The Development Code requires a Specific Use Permit for a commercial motor vehicle parking in the IR Industrial Research District if located within 500 feet of a residential district, measured in a straight line, without regard to intervening structures or objects, from the nearest of the lot where the use is conducted to the nearest boundary of the zoning district at issue. Properties immediately adjacent to the east and south of the request area are zoned R-7.5(A) Single Family District, and properties to the northwest of the request area are zoned TH-3(A) Townhouse District.

The request property is located in an area that transitions from industrial to residential uses, within an industrial district but also immediately adjacent to residential districts. This transition area has been zoned for industrial and commercial uses adjacent to residential uses since the adoption of the Comprehensive Zoning Ordinance in 1965. In the past, few properties were rezoned from residential to either commercial districts with volunteered deed restrictions or Planned Development Districts allowing industrial uses subject to conditions addressing the residential adjacency.

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.

Staff Recommendation:

Considering the immediate residential adjacency and the intense industrial aspect of the proposed use, potential negative impact on existing traffic patterns, the air quality and the noise that the proposed use will more than likely generate, as well as the goals and policies established for West Dallas by the comprehensive and area plans, staff recommends denial of the SUP request for commercial motor vehicle parking located within 500 feet from a residential district.

Development Standards:

<u>District</u>	Setbacks		Density FAR	Height	Lot Cov.	Special Standards	Primary Uses
	Front	Side/Rear					
IR Industrial Research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity slope Visual intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping:

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

In addition to satisfying the provisions of Article X, the applicant must provide landscape buffers as shown on the attached site plan. The buffers must be landscaped with evergreen plant materials that are: (1) a minimum of three feet in height; and (2) capable of reaching six feet in height within three years.

Parking:

The proposed commercial motor vehicle parking use is proposed to include an office building, approximately 720 square feet in area. The office use will require two off-street

parking spaces. The commercial motor vehicle parking use does not require off street parking or loading.

Per Section 51A-4.301(d)(2), for a use other than a single family, duplex, or vehicle storage lot use, each off-street parking space must be clearly and permanently identified by stripes, buttons, tiles, curbs, barriers, or another method approved by the building official. Moreover, Section 51A-4.301(d)(4) states, for a use other than a single family, duplex, or vehicle storage lot use, the surface of an enclosed or unenclosed parking space, maneuvering area for parking, or a driveway which connects to a street or alley must be on a compacted sub-grade, and must consist of:

- (A) concrete paving;
- (B) hot mix asphalt paving which consists of a binder and surface course; or
- (C) a material which has equivalent characteristics of Subsections (d)(4)(A) or (d)(4)(B) and has the approval of the building official.

Should the applicant not want to provide this material, alternate surface approval may be obtained through our Engineering Division.

Market Value Analysis

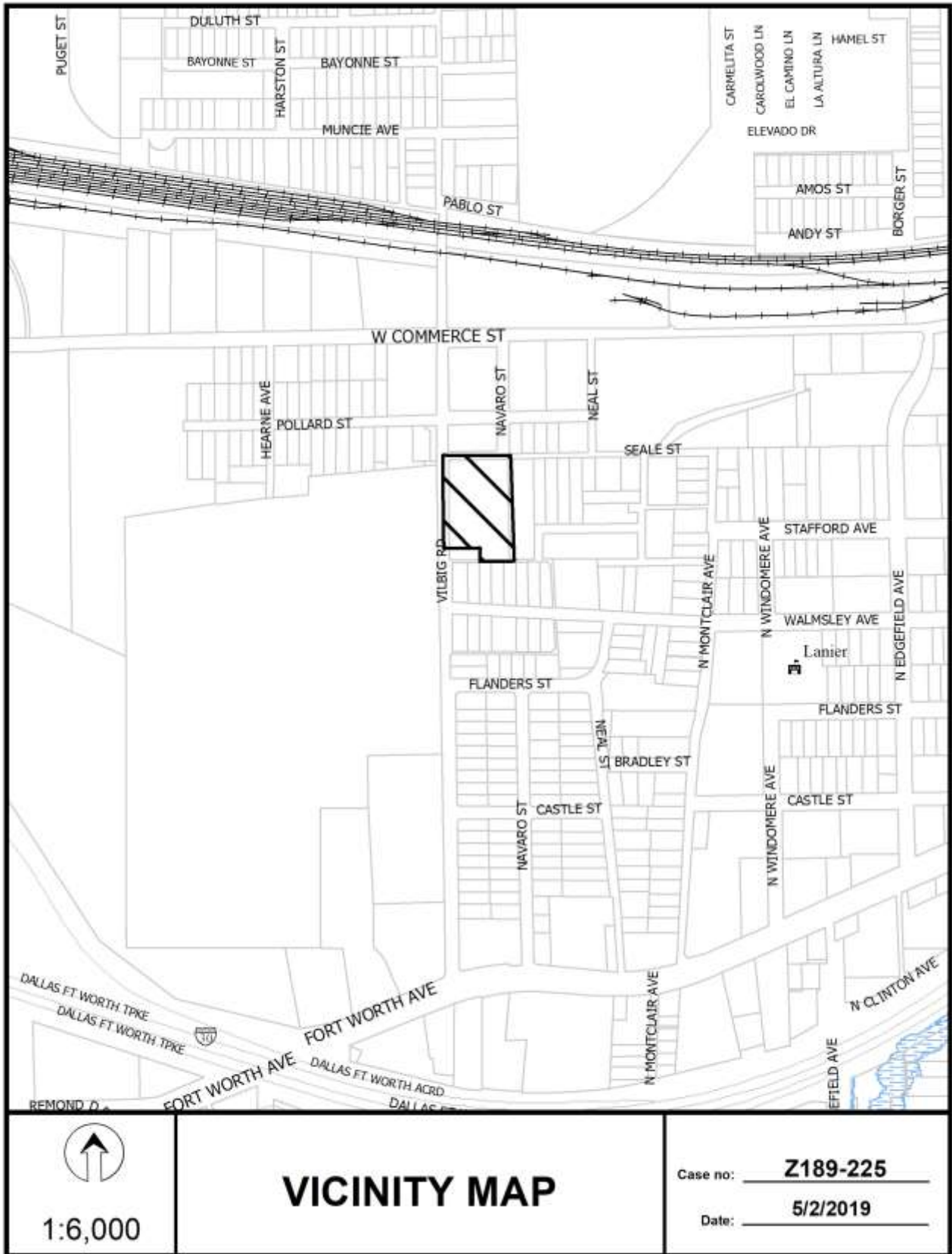
[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within an identified market type category, it is adjacent to Category H to the south and east.

APPLICANT'S PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-years from the passage of this ordinance).
4. LANDSCAPING:
 - (a) Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended. Landscaping must be installed within six months after the issuance of a certificate of occupancy.
 - (b) An automatic irrigation system must be provided.
 - (c) Landscape buffers shown on the attached site plan must be landscaped with evergreen plant materials that are:
 - (1) a minimum of three feet in height; and
 - (2) capable of reaching six feet in height within three years.
 - (d) The evergreen hedge must be maintained in a healthy, growing condition.
5. FENCING: The parking area must be totally enclosed by a minimum eight-foot-high solid fence, as shown on the attached site plan.
6. GATE: A six-foot-high solid gate must be maintained in the location shown on the attached site plan. The gates must remain closed except when in actual use.
7. HEIGHT: The use authorized by this specific use permit may not exceed 14 feet in height.
8. INGRESS-EGRESS:
 - (a) Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
 - (b) No vehicular access to or from the Property is allowed on Seale Street.

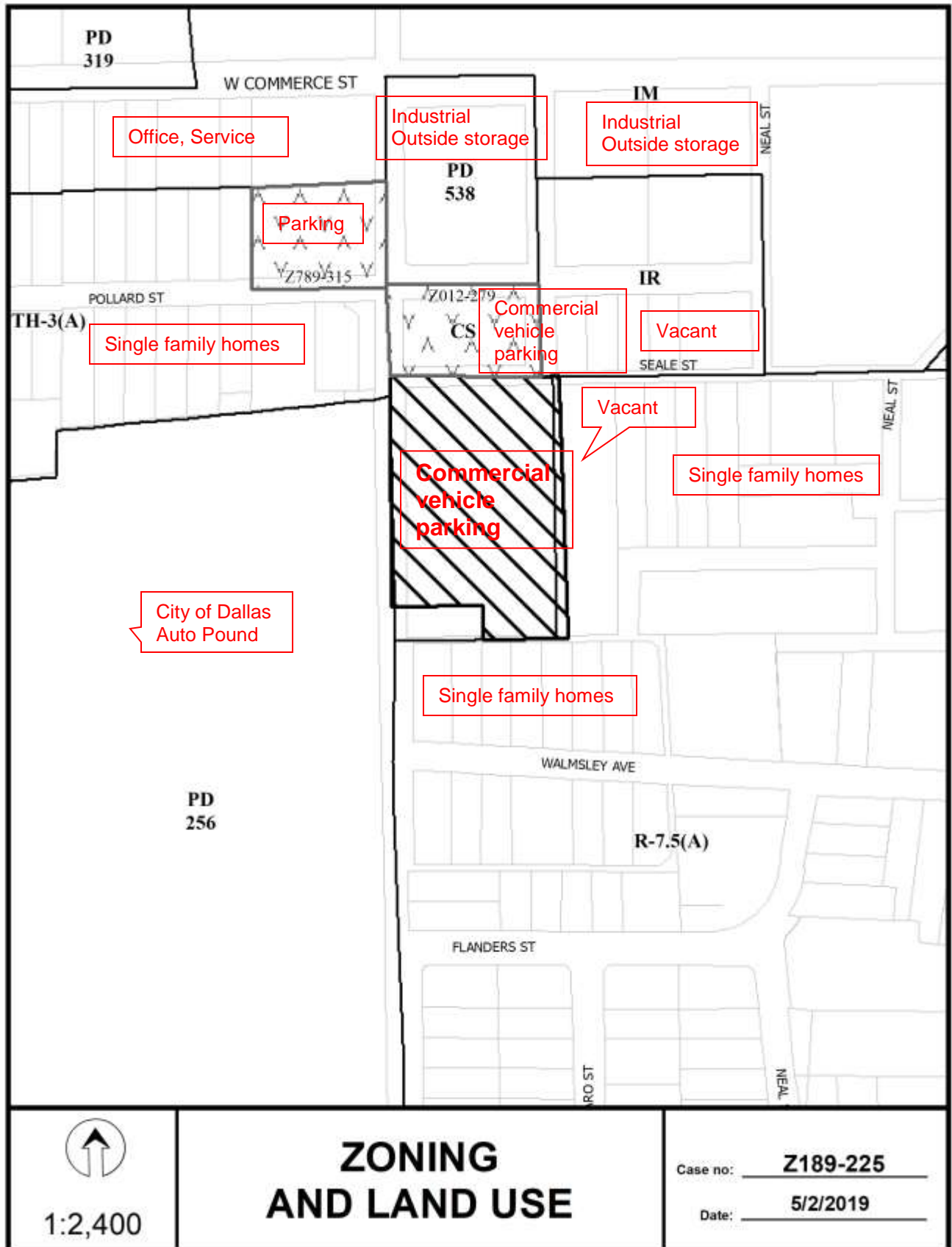
(c) The entrance at Seale Street must remain gated and locked and may be used for emergency vehicles only.

9. TRUCK ROUTE: Truck traffic generated by the Property is prohibited on Seale Street. All truck traffic must follow the truck route shown on the attached site plan.
10. VEHICLE SERVICING: Servicing or repair of vehicles parked on the property is prohibited. No inoperable or wrecked vehicles or parts are allowed on the Property.
11. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
12. 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.





 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u> Z189-225 </u> Date: <u> 5/2/2019 </u>
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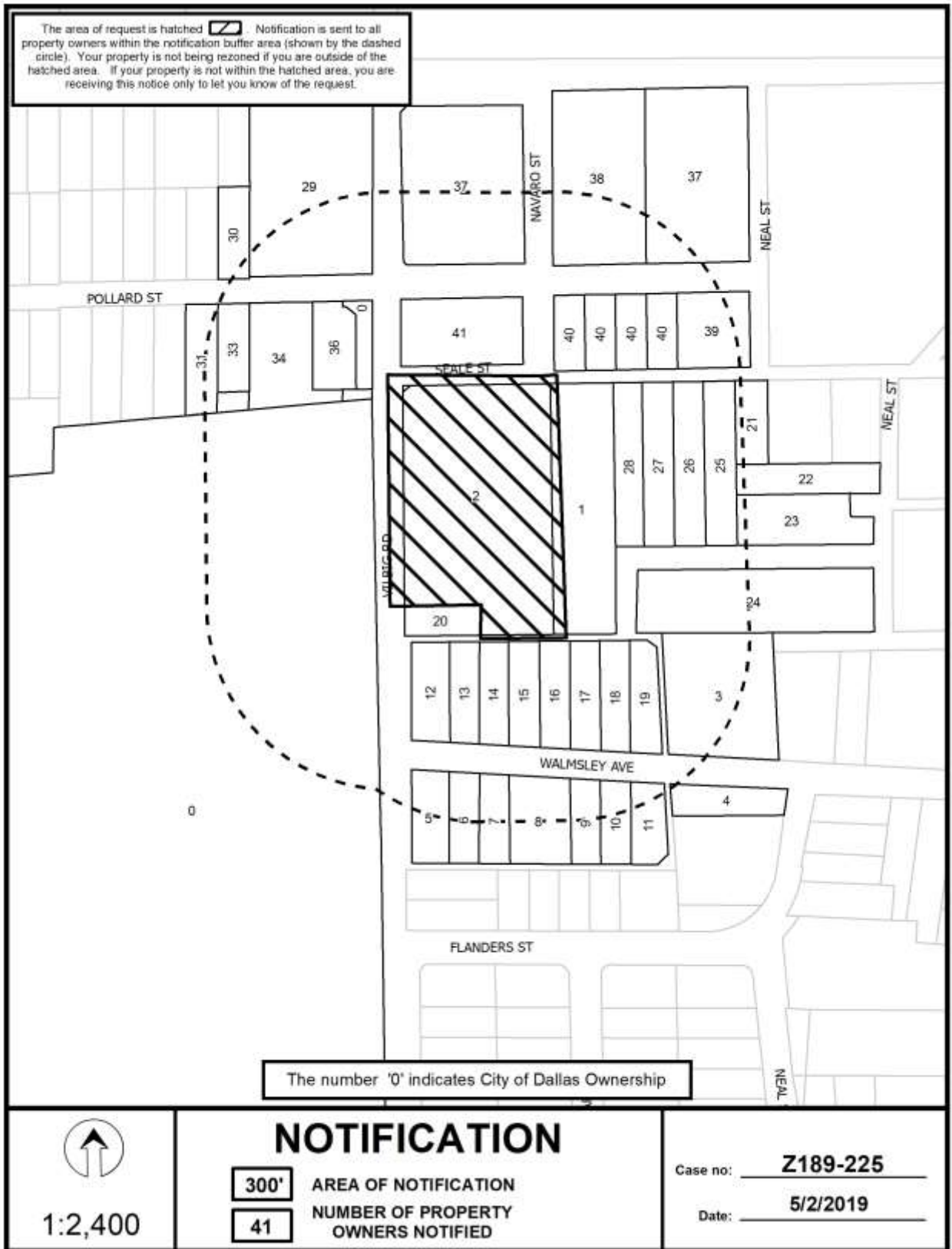


MVACluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 5/2/2019



05/02/2019

Notification List of Property Owners***Z189-225******41 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1702 SEALE ST	MORIN JOSE L & MARIE C
2	2016 VILBIG RD	DAVILA JUAN Z
3	1625 WALMSLEY AVE	HMK LTD RP
4	1825 NEAL ST	HMK LTD
5	1720 WALMSLEY AVE	AGUILAR NORMA
6	1716 WALMSLEY AVE	POSADA REGULO &
7	1712 WALMSLEY AVE	POSADA ANA
8	1708 WALMSLEY AVE	TORRES VINCENT R &
9	1630 WALMSLEY AVE	RINCON ROBERTO &
10	1626 WALMSLEY AVE	SANCHEZ MARQUEZ JUAN DEDIOS
11	1622 WALMSLEY AVE	AVILA NORMA
12	1719 WALMSLEY AVE	VARELA FELIX
13	1715 WALMSLEY AVE	UNITED REPUBLIC PROPERTIES LLC
14	1711 WALMSLEY AVE	POSADA REGULO & MARIA
15	1707 WALMSLEY AVE	VARA MARIA
16	1703 WALMSLEY AVE	ALVARADO CARLOS & GLORIA
17	1629 WALMSLEY AVE	SANTACRUZ ANTONIO
18	1625 WALMSLEY AVE	HERRERA BENITO F &
19	1621 WALMSLEY AVE	MBC TEXAS LLC
20	1918 VILBIG RD	CORONADO VICTOR
21	1614 SEALE ST	CARPENTER D DEBORAH &
22	2009 NEAL ST	CRABTREE DEBORAH
23	2005 NEAL ST	CRABTREE RONNIE & DEBORAH
24	1909 NEAL ST	HUMPHREY JAMES B
25	1600 SEALE ST	CRABTREE RONNIE &
26	1620 SEALE ST	ESCALANTE GRACIELA C &

05/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1628 SEALE ST	ROGERS TONY GARCIA
28	1632 SEALE ST	J C LEASING LLP
29	1804 W COMMERCE ST	HF COMMERCIAL PPTIES LLC
30	1819 POLLARD ST	CINE FORUMS LLC
31	1822 POLLARD ST	JAIMES HILDA MARTINEZ
32	1820 POLLARD ST	BRASWELL E M ET AL
33	1818 POLLARD ST	WALTON R J & BEVERLY
34	1810 POLLARD ST	GUERRERO AGUSTINA G
35	2000 VILBIG RD	LEFORS CHARLES M
36	1806 POLLARD ST	HERNANDEZ SUSAN M
37	1706 W COMMERCE ST	COMMERCIAL METALS COMPANY
38	1618 W COMMERCE ST	JUNG BUCK L & HELEN W
39	1619 SEALE ST	C S M TRANSPORT
40	1625 SEALE ST	COMMERCIAL SCRAP MGMT CO
41	2011 NAVARO ST	RALPH THADOG LLC

Planner: Sarah May

FILE NUMBER: Z189-153(SM) **DATE FILED:** December 12, 2018
LOCATION: West line of Manderville Lane, south of Meadow Road
COUNCIL DISTRICT: 13 **MAPSCO:** 26 K
SIZE OF REQUEST: Approx. 6.4 acres **CENSUS TRACT:** 78.22

OWNER/APPLICANT: Persist Investment Corporation and Pearl Investment Corporation

REPRESENTATIVE: Tommy Mann and Brad Williams, Winstead PC

REQUEST: An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to construct a mixed use development on the subject site, which is currently undeveloped. The applicant expects to construct a four-story mixed use building with a parking structure and anticipates density to be approximately 73 units per acre consisting of a mix of one and two-bedroom units. The proposed deed restrictions limit certain uses and require multifamily new construction to adhere to urban design standards.

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

PRIOR CPC ACTION: On March 7, April 4, and May 16, 2019, the City Plan Commission held this item under advisement to allow the applicant additional time to meet with surrounding property owners. No changes are included in this report.

BACKGROUND INFORMATION:

- The request site was previously developed with apartments. A demolition permit was completed on November 12, 2002.

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

1. **Z167-103:** On February 8, 2017, the City Council approved an MU-3 Mixed Use District with deed restriction volunteered by applicant on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road
2. **Z145-153:** On June 17, 2015, the City Council approved an amendment to the Subarea B portion of Planned Development District No. 745, located on the northeast corner of Meadow Road and Manderville Lane.
3. **Z167-237:** On June 28, 2017, the City Council approved an amendment to Subarea B within Planned Development District No. 745 for mixed uses, located on the north side of Meadow Road, east of Manderville Lane
4. **Z156-169:** On June 15, 2016, the City Council approved a P(A) Parking District on property zoned an MF-1(A) Multifamily District, located on the south line of Glen Lakes Drive, west of Manderville Lane.

Thoroughfares/Streets:

Street	Type	ROW
Manderville Lane	Local	50 feet

Traffic: The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Undeveloped
North	PDD No. 927 (Subarea B)	Retirement housing
East	R-7.5(A) and PD 745 (Subarea A)	DART Light Rail and Undeveloped
South	GO(A) and PDD No. 588	Office
West	GO(A)	Office

Land Use Compatibility:

The site is undeveloped and is surrounded by retirement housing to the north, a light rail line to the east, office developments to the south and west, and retirement housing is located farther the south. Staff supports the applicant’s request for an MU-2 Mixed Use District because 1) the applicant’s proposal to limit uses would decrease the likelihood of nuisances to surrounding properties, 2) the surrounding zoning districts have similar uses and development standards as the applicant’s request, and 3) the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for mixed use development.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) Multifamily– Existing	15'	15'	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	Multifamily, duplex, single family
MU-2 Mixed Use-2 - Proposed	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Although the request increases the existing development standards for height, lot coverage, and therefore the future development's ability to build more density on the site, staff notes that the site's current zoning of MF-2(A) is inconsistently lower in height, lot coverage, and density as compared to the surrounding zoning districts. Therefore, staff support's the applicant's request. Further, the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for a more dense, taller, mixed use development than the garden-style apartment developments that the existing zoning of MF-2(A) Multifamily District prescribes. Finally, the applicant's volunteered deed restrictions require urban design standards for multifamily development that would encourage pedestrian-friendly urban design standards.

Landscaping:

With the exception of the additional landscape requirements for multifamily developments listed in the volunteered proposed conditions, landscaping will be in accordance with Article X, as amended.

Parking:

Parking will be provided in accordance with the Dallas Development Code, as amended.

Market Value Analysis:

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

Z189-153(SM)

Partners & Principals

Pearl Investment Corporation and Persist Investment Corporation

Carol Corporation

Henry Koo

PROPOSED DEED RESTRICTIONS

1. The following uses are prohibited on the Property:

- Alternative financial establishment.
- Attached non-premise sign.
- Auto service center.
- Car wash.
- Carnival or circus.
- Cemetery or mausoleum.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial radio or television transmitting station.
- Country club with private membership.
- Electrical substation.
- Gas drilling and production.
- Halfway house.
- Helistop.
- Labor hall.
- Liquor store.
- Local utilities.
- Paraphernalia shop.
- Radio, television, or microwave tower.
- Residential hotel.
- Swap or buy shop.
- Tool or equipment rental.

2. Any multifamily development on the Property shall adhere to the following, urban design standards:

A. Sidewalks. Sidewalks within and adjacent to Mandeville Drive shall provide a minimum 7-foot wide sidewalk with an additional minimum 5-foot landscape buffer utilizing tree grates, open planters, or a parkway area, between the back of curb and the sidewalk (“Landscape Buffer Zone”). Sidewalks shall be continuous and generally level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk. If a sidewalk is located on private property, the Owner will dedicate a sidewalk easement to the City.

B. Pedestrian Amenities. A minimum of one bicycle rack parking space shall be provided for each street-level accessible unit provided. Bicycle racks can be collocated in one central facility and location.

C. Street Trees. Street trees shall be provided within the Landscape Buffer Zone and should be spaced 30 feet on center, except where conflicts with utilities and driveways exist or subsurface conditions discourage the installation of street trees.

D. Mechanical Equipment. Except for transformers or electrical meters, all utility boxes, generators, and other large mechanical equipment shall be located out of view from the public right-of-way. When conditions do not permit equipment to be out-of-view from the public right-of-way, same shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and buffered by landscaping such as shrubs, bushes, or trees. No aboveground utilities may be placed within the required sidewalk planting zone or clear zone.

E. Lighting. Pedestrian lighting shall be provided at regular intervals along all street facing facades in order to provide suitable lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Lighting must be directed downward and away from adjacent properties. Lighting shall be spaced between 75 and 100 feet apart.

F. Ground Floor Entries. A minimum of 60 percent of the street-facing, lowest level dwelling units must have: (i) individual entries directly from the outside; (ii) street access; and (iii) improved paths connecting the dwelling unit to the sidewalk. Each of these units must have individual entries, stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch. Any fencing of private front yards shall be permitted to a maximum of 36 inches in height.

G. Architectural Elements. Architectural elements, such as the following, must be provided at all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration. The ground-level of buildings shall provide a minimum of 10% transparency for all street-facing facades. For every 125 feet of building facade length, a minimum two-foot variation within the vertical plane must be provided.

H. Service and Loading. Service entries and back-of-house functions shall not be located along Manderville Lane, and should be visually screened from all other right-of-way with a solid wood or masonry fence or wall at least 6 feet in height and buffered by landscaping such as shrubs, bushes, or trees.

I. Surface Parking. All surface parking must be screened from the street and residentially zoned property. A minimum screening height of 3.5 feet above the parking surface is required and may incorporate building elements, a plaza or landscape zone that serves to visually screen parking while introducing occupiable amenitized pedestrian space.

J. Parking structures. All above ground parking structures must be wrapped by occupiable building area or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties and airspace above neighboring property by a minimum four-foot high wall. All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation. Structural and building elements, including ramps and interior lighting should be concealed through facade screening.

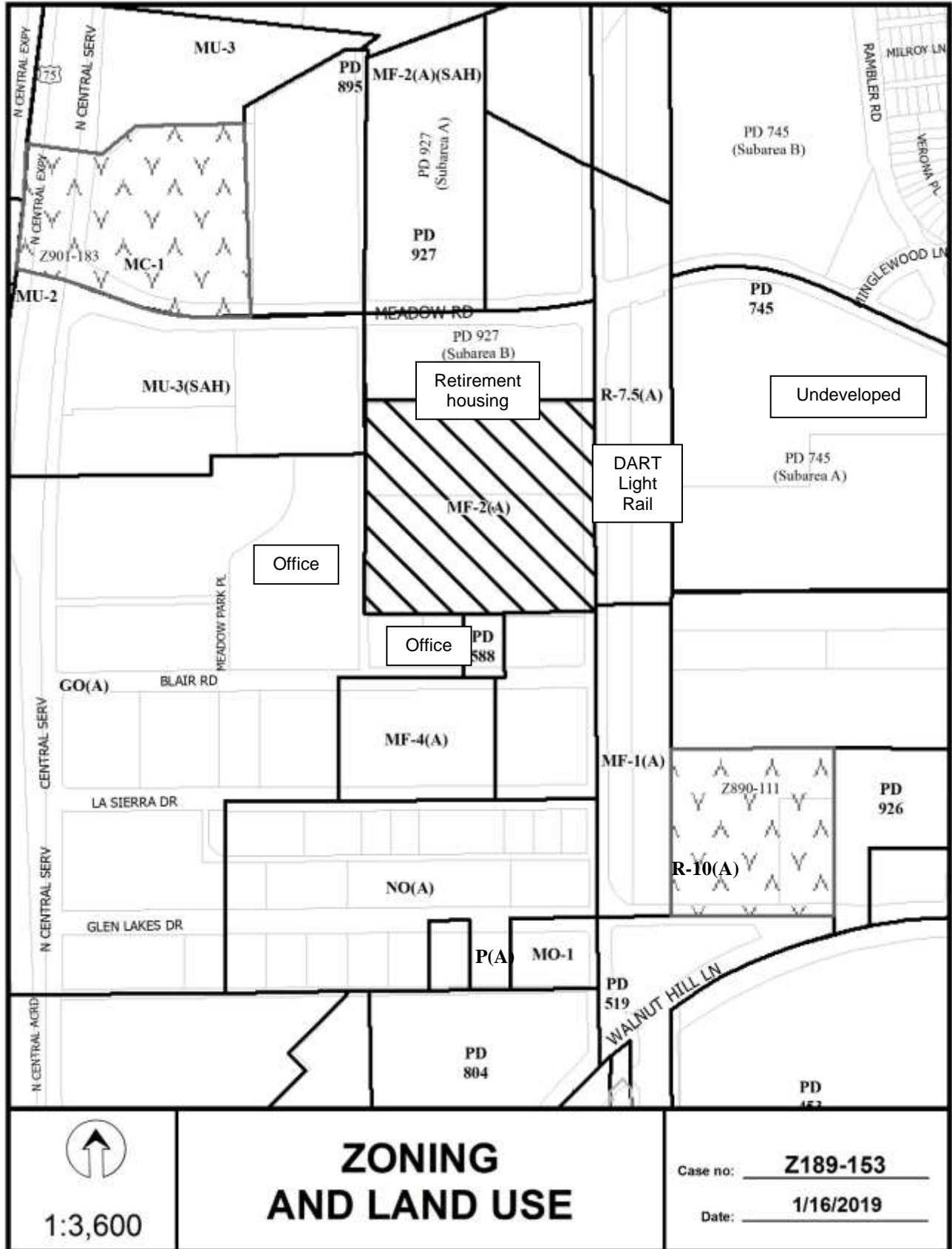


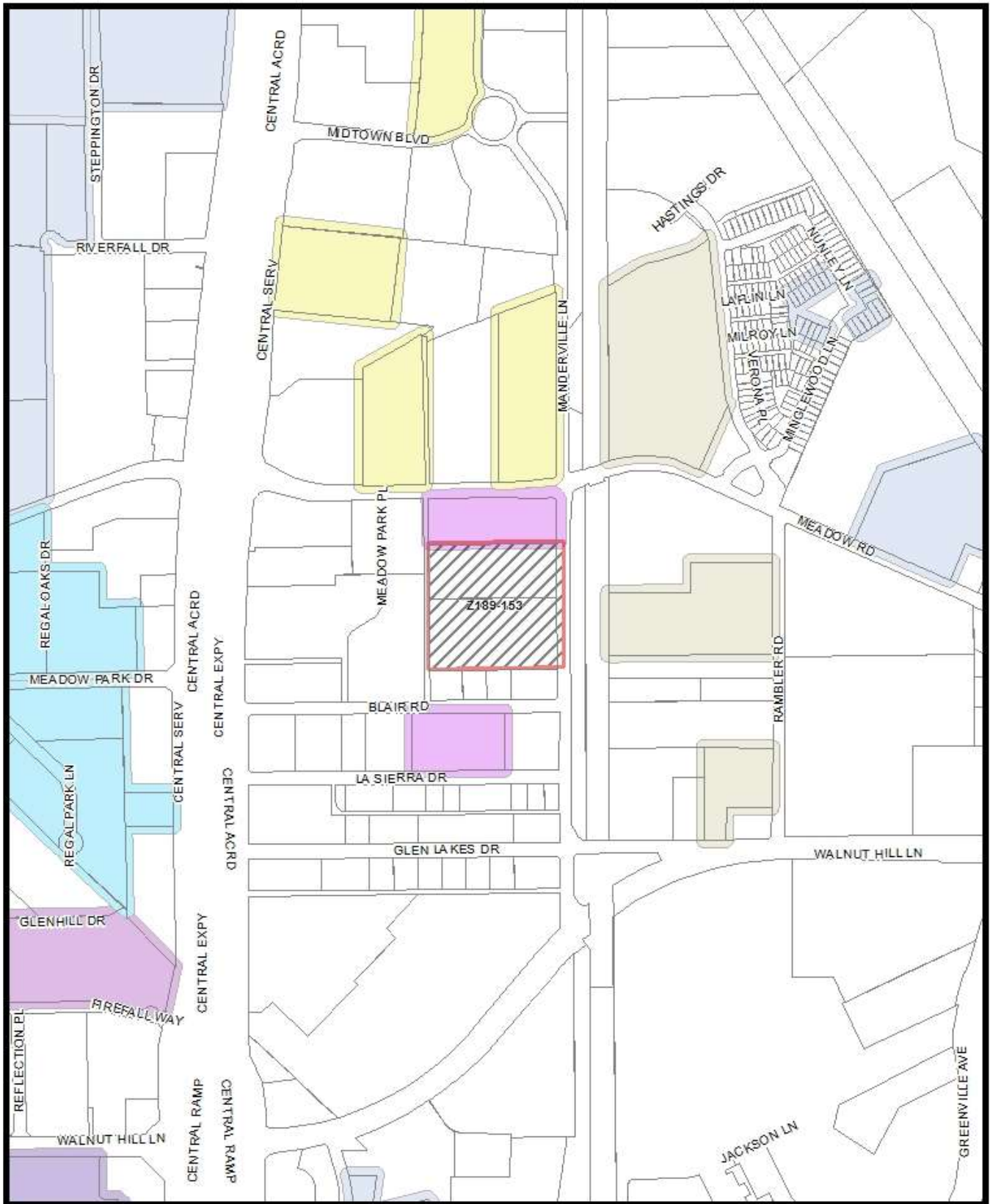
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AERIAL MAP

Case no: Z189-153

Date: 1/16/2019



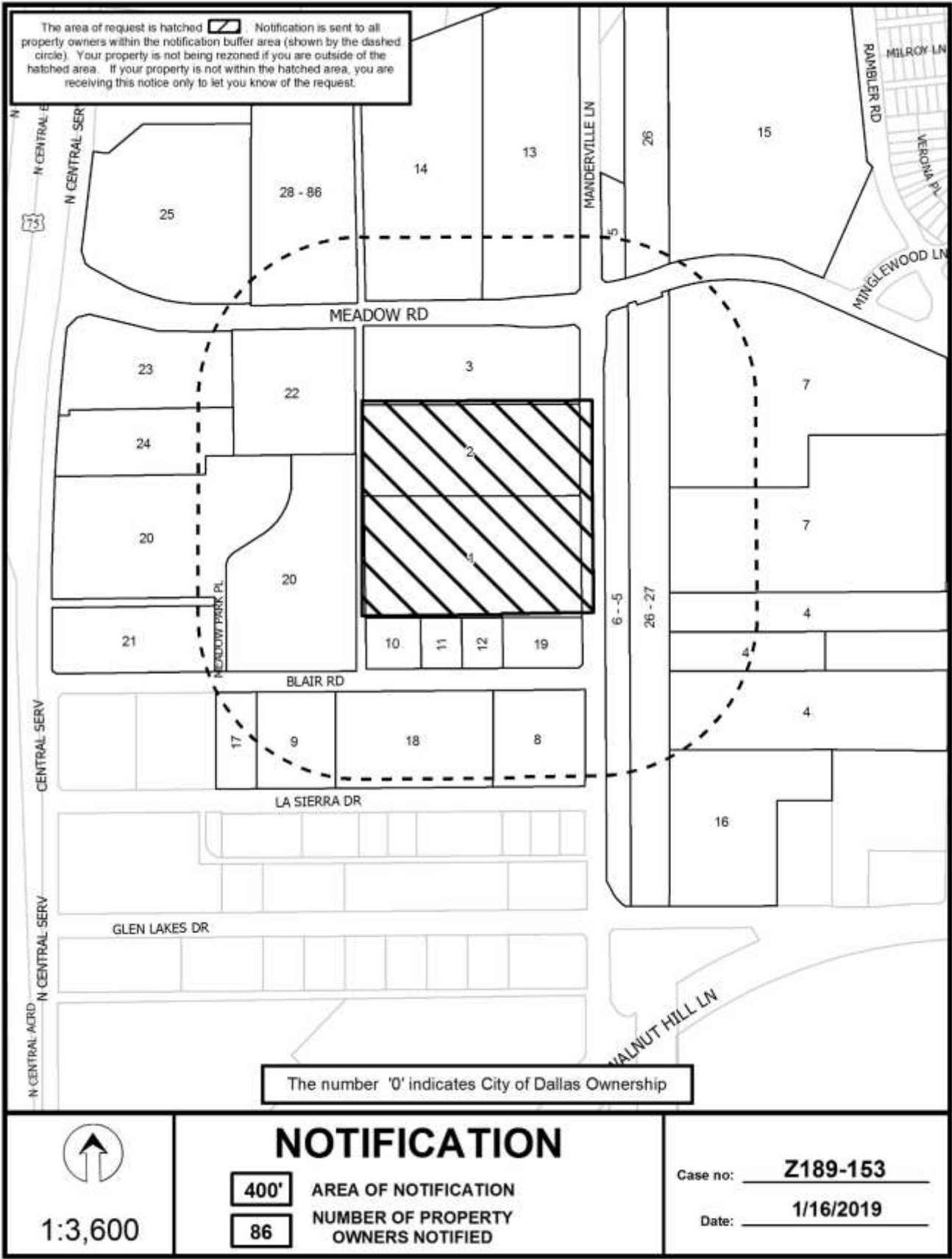


MVA Cluster ■ A ■ B ■ C ■ D ■ E ■ F ■ G ■ H ■ I ■ NA

 1:6,000

Market Value Analysis

Printed Date: 1/25/2019



01/16/2019

Notification List of Property Owners***Z189-153******86 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7735 MANDERVILLE LN	PERSIST INV INC
2	7777 MANDERVILLE LN	PEARL INV INC
3	8130 MEADOW RD	ADORA 9 REALTY
4	7537 RAMBLER RD	RG RAMBLER LLC &
5	7700 GLEN LAKES DR	TEXAS UTILITIES ELEC CO
6	7700 GLEN LAKES DR	TEXAS UTILITIES ELEC CO
7	8250 MEADOW RD	MP DALLAS PROJECT OWNER LLC
8	5459 LA SIERRA DR	MANDERVILLE LANE
9	5445 LA SIERRA DR	DALLAS LA SIERRA GROUP LLC
10	5465 BLAIR RD	WILSON THOMAS G JR
11	5473 BLAIR RD	FN BLAIR ROAD LLC
12	5481 BLAIR RD	LOPO PROPERTIES LLC
13	8175 MEADOW RD	MEADOWS REDEVELOPMENT LTD
14	8111 MEADOW RD	FIRST BAPTIST REALTY LLC
15	8232 MEADOW RD	TKG VALENCIA MIDTOWN LLC
16	5515 GLEN LAKES DR	ASPECT LCS LEASING WP LLC
17	5433 LA SIERRA DR	LASIERRA 5433 LLC
18	5455 LA SIERRA DR	SNH IL PROPERTIES TRUST
19	5489 BLAIR RD	SOUTHWEST TRANSPLANT ALLIANCE INC
20	10300 N CENTRAL EXPY	AREA EY MEADOW CENTRAL LLC
21	10210 N CENTRAL EXPY	NCX 10210 OFFICE LP
22	8050 MEADOW RD	HTA DALLAS LTAC LLC
23	10370 N CENTRAL EXPY	MEADOW HOSPITALITY LP
24	10350 N CENTRAL EXPY	MEADOW TWO HOSPITALITY LP
25	10400 N CENTRAL EXPY	MISI REALTY CC DALLAS LP
26	401 S BUCKNER BLVD	DART

01/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	401 S BUCKNER BLVD	DART
28	8059 MEADOW RD	MESSEYE ABEIR
29	8059 MEADOW RD	TODORA TONY
30	8057 MEADOW RD	MEADOWS NORTH INVESTMENTS LLC
31	8057 MEADOW RD	8057 MEADOW ROAD #201 LAND TRUST
32	8057 MEADOW RD	NEWAY ZEKARIAS
33	8057 MEADOW RD	ABEBE ZUFAN
34	8055 MEADOW RD	COOMER JEFFREY
35	8055 MEADOW RD	CUNNINGHAM SHEREICE
36	8057 MEADOW RD	CUNNINGHAM SHEREICE
37	8055 MEADOW RD	MEADOWS NORTH REALTY LLC
38	8055 MEADOW RD	KEBEDE TAFESECH
39	8065 MEADOW RD	MALLARD WARREN L
40	8065 MEADOW RD	HUEY JOSEPH D & LORI A
41	8067 MEADOW RD	CHILDRESS CAROLYN H
42	8065 MEADOW RD	ZEKARIAS MEBRAHTU T &
43	8065 MEADOW RD	JORDAN JAMES C &
44	8067 MEADOW RD	SHARP ABRAHAM E & SUSAN A
45	8069 MEADOW RD	BENAVIDES OSCAR
46	8069 MEADOW RD	HARTGROVE GRACE T
47	8069 MEADOW RD	ASKY MAZYAR
48	8069 MEADOW RD	PEREYDA MIRANDA
49	8071 MEADOW RD	GARCIA CYNTHIA
50	8071 MEADOW RD	WOLTER DIANE
51	8071 MEADOW RD	MESSEYE ABIER
52	8071 MEADOW RD	YANACEK CANDACE L
53	8075 MEADOW RD	PINNEBOG INVESTMENTS LLC
54	8075 MEADOW RD	NGUYEN LAM P
55	8075 MEADOW RD	SINGLETON PAULA K
56	8075 MEADOW RD	MEDINA JUANA
57	8081 MEADOW RD	MISGINA HAIMANOT BERAK

01/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8081 MEADOW RD	SALCEDO DANNIEL E
59	8081 MEADOW RD	SOLOMON YEMANE KIFLU
60	8081 MEADOW RD	VILLAFUERTE ARMANDO
61	8083 MEADOW RD	MAYO HEDWIG J
62	8083 MEADOW RD	VALDEZ FEDERICO C &
63	8083 MEADOW RD	ARMSTRONG YENY A
64	8083 MEADOW RD	DAN YARON MOSHE MOSSES
65	8085 MEADOW RD	KELSO JOSHUA & TERRY D
66	8085 MEADOW RD	MEADOW 8085#226 LAND TRUST
67	8085 MEADOW RD	MITCHELL LAURENCE
68	8087 MEADOW RD	KIRK CHARLES GLEN
69	8087 MEADOW RD	HOLAN ANTHONY N &
70	8087 MEADOW RD	COKER HOLCOMB LLC
71	8089 MEADOW RD	GLO NITE INC
72	8089 MEADOW RD	JOHNSTON HILLARY
73	8089 MEADOW RD	HAILE TESHOME S
74	8091 MEADOW RD	BENAVIDES OSCAR R JR
75	8091 MEADOW RD	ALEMU HULUMSEW ABEBE
76	8093 MEADOW RD	KENNEDY MATTHEW
77	8093 MEADOW RD	BENEVIDES OSCAR
78	8091 MEADOW RD	SNO RUG HOLDINGS LLC
79	8093 MEADOW RD	FLIGHT 2010 LLC
80	8095 MEADOW RD	MIZU KASSAHUN
81	8095 MEADOW RD	TAN JINI L
82	8095 MEADOW RD	SHEPHERD MARGARET
83	8095 MEADOW RD	SEUBERT SALLY A
84	8095 MEADOW RD	STOKES CATRIONA
85	8095 MEADOW RD	FOSTER CORRIE LEE
86	8079 MEADOW RD	MEADOWS NORTH REALTY LLC

Planner: Sarah May

FILE NUMBER: Z189-213(SM) **DATE FILED:** February 25, 2019
LOCATION: Southeast corner of Royal Lane and Webb Chapel Road
COUNCIL DISTRICT: 13 **MAPSCO:** 23 G
SIZE OF REQUEST: Approx. 3.983 acres **CENSUS TRACT:** 97.02

OWNER/APPLICANT: The Cambridge School

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for an amendment to Planned Development District No. 623.

SUMMARY: The applicant [The Cambridge School] proposes a new landscape plan and to amend a previously approved development plan and traffic management plan for a private school for grades five through 12. The applicant proposes to 1) modify maximum structure height while maintaining residential proximity slope, 2) to increase the maximum allowable floor area of the school from 53,000 to 60,000 square feet, and 3) increase the previously approved projected enrollment of 210 students to 240 students. The applicant also proposes some modifications to the previously approved Traffic Management Plan which includes a request to 1) decrease the access points on Royal Lane from two to one to be used for ninth through 12th grade, 2) close the existing drive approach on Webb Chapel Road, and 3) have all students dropped off and picked up via Royal Lane.

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

PRIOR CPC ACTION: On May 2, 2019, the City Plan Commission held this item under advisement to allow additional time for the applicant to meet with surrounding property owners. This report includes revised conditions and plans that eliminate vehicular ingress and egress on Regent Drive.

PLANNED DEVELOPMENT DISTRICT NO. 623:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20623.pdf>

PLANNED DEVELOPMENT DISTRICT NO. 623 EXHIBITS:
<http://www.dallascityattorney.com/51P/exhibits.html#a623>

BACKGROUND INFORMATION:

- The site is currently undeveloped.
- On September 25, 2002, City Council approved PDD No. 623 for a private school to operate within three structures that total approximately 17,207 square feet, built in 1971 for a church use and a private school.
- On January 25, 2017, City Council approved an amendment to PDD No. 623 so that the applicant could demolish some of the existing structures and to add three new buildings for approximately 45,000 square feet with a maximum proposed floor area for the school of 53,000 square feet. The applicant also proposed to relocate the existing private school that currently serves 105 students in grades sixth to 12th and redevelop the property with 10 middle school classrooms and 10 high school classrooms, with a maximum number of students to be 210.
- On November 21, 2018, an application to demolish all structures was approved and on January 17, 2019, all debris was removed from the subject site.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Royal Lane	Principal Arterial	100 feet
Webb Chapel Road	Principal Arterial	90 feet
Regent Drive	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed increase in enrollment from 210 students to 240 students, the addition of the fifth grade to the proposed campus, the development plan, and Traffic Management Plan and determined that it will not significantly impact the surrounding roadway system.

Comprehensive Plan:

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

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

Urban Design

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 623	Undeveloped
North	R-10(A)	Single Family
East	R-10(A)	Single Family
South	R-10(A)	Single Family
West	R-10(A) & NO(A)	Single Family & office
Northwest	CR	Retail

Land Use Compatibility:

The request site was previously developed with a church use with several structures built in 1971 that totaled approximately 17,207 square feet. The subject site, which is currently undeveloped, is surrounded by single family uses to the north, across Royal Lane, as well as to the east and south; additional single family uses and office uses are located to the west, across Webb Chapel Road; and a gas station and a shopping center is located to the northwest, across the Webb Chapel Road and Royal Lane intersection.

Staff considers the proposed land use of a private school compatible with surrounding land uses because a development plan, landscape plan, and traffic management plan can be used as tools to mitigate potential negative impacts of the proposed school on surrounding properties.

Development Standards:

The applicant requests two modifications to the yard, lot, and space regulations of the existing PDD which refers to the R-10(A) Single Family District, except as modified.

First, the applicant requests to simplify the maximum structure height for private schools to a maximum 37 feet while maintaining compliance with residential proximity slope. Staff supports this request because the underlying zoning, the R-10(A) Single Family District, would allow structures for institutional uses any legal height that is consistent with residential proximity slope¹.

Second, the site is limited to a maximum 53,000 square feet of floor area in the existing PDD and the applicant requests to increase this number to a maximum 63,000 square feet for the proposed new construction. Staff supports this request because it is considered more restrictive than the underlying zoning which does not limit floor area or floor area ratio and would allow up to 60 percent lot coverage for institutional uses in single family districts².

Parking:

Pursuant to the Dallas Development Code, the parking requirement for an elementary, middle, and high school is one and one-half, three and one-half, and nine and one-half parking spaces per classroom, respectively. The school proposes two classrooms per grade (fifth through 12th), which will require 100 parking spaces. The school proposes to provide 135 parking spaces.

Staff recommends two modifications to the parking requirements of the existing planned development district. First, staff proposes an updated condition where private schools are simply required to comply with the minimum parking requirement of the Dallas Development Code as described in the previous paragraph. Second, since the site is considered a residential district, the school would be allowed to construct or maintain a parking lot or garage that has access to a public alley that abuts a residential district in the future. Since staff objects to the possibility of this concept and the applicant has no intentions to access the alley, the applicant has agreed to prohibit access to the alley.

Since parking in the front yards of all three roadways was previously granted to the site, staff does not object to maintaining this condition. However, staff would prefer that parking within the front yard setback of Regent Drive is prohibited to be more consistent with the remainder of the block face. A possible improvement to the site's design could include a swap of the parking within the front yard on Regent Drive and the proposed playfield to the east of the proposed building.

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

² Reference Section 51A-4.407(a)(1) of the Dallas Development Code.

Landscaping:

Instead of compliance with Article X, the applicant requests to have the proposed landscape plan regulate the landscape conditions of the site and to delete the requirement of one large canopy tree for each 30 linear feet within the landscape buffer. The applicant has also provided a comparison of Article X landscape standards to those in the proposed landscape plan on the following page.

Although staff can support the requested modifications for the street trees in order to preserve the existing trees and smaller trees in the buffer strip to not create a conflict with utilities, the proposed narrowed residential perimeter buffer strip and a reduction in parking lot trees, are not seen as an improvement for a site that is intended for new construction.

Therefore, staff recommends approval of a revised landscape plan that would provide a 10-foot wide residential buffer strip and comply with the Article X requirement for parking lot trees.

Further, staff considers the proposed location of the Webb Chapel Road facing facade to be in conflict with the root systems of the existing large canopy trees along Webb Chapel Road that are proposed to be preserved. Therefore, staff recommends either 1) a tree protection plan from a certified arborist be provided to staff for review or 2) that the facade be set farther away from or articulate around the existing trees that are proposed to be preserved to avoid root system damage.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Although the subject site is not depicted as within an MVA cluster, the area of request is abuts a “B” MVA cluster to the south and east and is separated from “D” MVA clusters to the north and west, across Royal Lane and Webb Chapel Road, respectively.

Article X Compliance - Cambridge PD				
Article X Mandatory Requirement	Required	Existing Conditions: Compliant / Non-Compliant	Needed For Compliance	Proposed To Meet Compliance
Site = 173,434 SF / 3.9815 Acres				
Site Trees (1:4,000 sf Site Area)	44 Site Trees	Compliant - Existing Trees = 56 Site Tree Credits (Existing Trees to Remain) + new trees	Compliant	Compliant
Parking Lot / Interior Trees (Tree within 70 ft of Parking Space)	Every parking space must be within 120 ft of a large canopy tree	Non-Compliant	To comply, a minimum of 2 proposed trees are required to be added in the playfield area or parking islands added.	Exception to be made to count non-canopy trees proposed for buffer as adequate tree coverage of parking lot.
Street Trees (1 per 40 ft Frontage)	Royal Lane – 14 Required (543 LF / 40 = 14) Regent Drive – 8 Required (295 LF / 40 = 8)	Compliant , 14 proposed trees and 1 existing tree Compliant , 8 proposed trees	Compliant Compliant	Compliant Compliant
	Webb Chapel Road – 9 Required (348 LF / 40 = 9)	Non-Compliant , 9 Existing Canopy Trees and 6 Proposed Shade Trees	To comply, 6 proposed large canopy / shade trees are required to be planted within 30 ft of curb.	Exception asked to be made to plant 5 new trees instead of 6 in order to preserve 3 large mature trees, which reduce space available to plant.
Residential Buffer Planting where Residential Adjacency Occurs: (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along West Property Line, 230 LF	Non-Compliant	10-Foot Buffer along property line with buffer planting from list.	Exception to be made in PD Amendment to allow for medium / non-canopy trees from list provided on PD to be used for screening with fence due to overhead utilities.
Residential Buffer Planting where Residential Adjacency Occurs: (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along South Property Line, 245 LF	Non-Compliant	10-Foot Buffer along property line with buffer planting from list.	Exception to be made in PD Amendment to allow for medium / non-canopy trees from list provided on PD to be used for screening with fence due to overhead utilities.
Residential Buffer Planting where Residential Adjacency Occurs: (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along Southwest Property Line / Service Drive	Non-Compliant	10-Foot Buffer along property line with buffer planting	Exception to be made in PD Amendment to allow for 2.5-foot buffer and no planting due to limited space. Phil Erwin recommends hardscape or aggregate. I agree. Min. width for reg. spray irrigation is 5' in Texas.
Residential Buffer Planting where Residential Adjacency Occurs: (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along Regent Drive	Compliant	Compliant	Compliant
	Canopy / Shade Trees = 7	Compliant - 7 proposed trees	Compliant	Compliant
	Large Evergreen Shrubs = 21	Compliant - 21 min. proposed shrubs	Compliant	Compliant

List of Officers

The Cambridge School of Dallas

Board of Trustees

Bob Farrow, Chairman

Carrie Williams, Vice-Chairman

Jason Runnels, Treasurer

Carl Bruce, Trustee

Tal Hicks, Trustee

Greg Hosler, Trustee

Laura McBride, Trustee

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John Owens, Trustee

Mark Peterman, Trustee

Michael Richmond, Trustee

Scott Upfield, Trustee

Blake Woodall, Trustee

Paul Wolfe, Ex Officio

Proposed Amendments to:

ARTICLE

623.

PD 623.

SEC. 51P-623.101. LEGISLATIVE HISTORY.

PD 623 was established by Ordinance No. 25033, passed by the Dallas City Council on September 25, 2002. (Ord. 25033)

SEC. 51P-623.102. PROPERTY LOCATION AND SIZE.

PD 623 is established on property located on the southeast corner of the intersection of Webb Chapel Road and Royal Lane. The size of PD 623 is approximately 3.983 acres. (Ord. 25033)

SEC. 51P-623.103. 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. (Ord. 25033)

SEC. 51P-623.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 623A: development plan.
- (2) Exhibit 623B: traffic management plan.
- (3) Exhibit 623C: landscape plan.

SEC. 51P-623.104. 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:

- Private school. (Ord. Nos. 25033; 30332)

SEC. 51P-623.105. ACCESSORY USES.

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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 25033)

SEC. 51P-623.106. DEVELOPMENT PLAN.

(a) For a private school, development and use of the Property must comply with the development plan (Exhibit 623A). 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. (Ord. Nos. 25033; 30332)

SEC. 51P-623.107. 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. 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) Private school.

(1) Floor area. Maximum floor area for all buildings combined is **63,000** [53,000] square feet.

(l) Height.

(A) Except as provided in this section, maximum structure height is 37 feet.

~~[(B) For Building B maximum height is 34 feet.]~~

~~[(C) For Building C maximum height is 18 feet.]~~

(B[e]) 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 Section 51A-4.408(a)(2) 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. (Ord. Nos. 25033; 30332)

SEC. 51P-623.108. 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) Private school.

(1) ~~[Off-street parking and loading must be provided as shown on the development plan.]~~

~~—————(2)]~~ Parking may be provided in the required front yards along Royal Lane, Webb Chapel Road, and Regent Drive as shown on the development plan.

(2) A person shall not construct or maintain a parking lot or garage that has access to a public alley that abuts a residential district.

SEC. 51P-623.108.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of a private school must comply with the traffic management plan (Exhibit 623B).

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

(c) Traffic study.

The Property owner or operator shall prepare a traffic study evaluating the

(1) sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by the one year anniversary of issuance of the certificate of occupancy. After the initial 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.

(b) Amendment process.

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

(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. (Ord. 30332)

SEC. 51P-623.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. Except as provided in this section, see Article VI.

(b) Prohibited light sources. The following light fixtures and sources may not be used if the direct light emitted is visible from adjacent properties:

(1) Low pressure sodium and mercury vapor light sources.

(2) Cobra-head type fixtures having dished or drop lenses or refractors which house other than incandescent sources.

(3) Searchlights and other high intensity narrow-beam fixtures.

(c) Lighting design requirements. Outdoor lighting must primarily be used to provide safety, accent key architectural elements, or emphasize public art or landscape features. All lighting fixtures must meet the following requirements:

(1) Fixture (luminaire).

(A) The light source must be concealed.

(B) In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent properties, all lighting fixtures must be full cutoff fixtures.

(C) Fixtures must be mounted in such a manner that the cone of light is contained on-site and does not cross any property line on the perimeter of the Property.

(D) Lighting fixtures may not exceed 12 feet in height above the parking surface and be shielded in order to direct light towards the parking surface.

(d) Specific lighting standards.

(1) Security lighting.

(A) Building mounted security light fixtures such as wall packs may not project above the roof line of the building and must be shielded.

(B) Security lighting fixtures may not face residential uses adjacent to the Property.

(2) Accent lighting. Only lighting used to accent architectural elements, landscaping, or art may be directed upward, provided that the fixture is located, aimed, or shielded to minimize light spill into the night sky.

(1) Excessive illumination. Lighting must not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers. (Ord. Nos. 25033; 30332)

SEC. 51P-623.110. LANDSCAPING AND TREE PRESERVATION.

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

(b) Private school.

(1) Landscaping must be provided as shown on the landscape plan (Exhibit 623C). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) [(e)] Trees located in the area labeled “Tree Conservation Area,” shown on the development plan must be preserved.

(3) For landscaping purposes, a tree shown on the landscape plan that is removed, must be replaced in the location shown on the landscape plan or the closest location that complies with the tree spacing requirements of 51A-10.104(h).

(c) The landscape buffer shown on the development plan along the easternmost boundary of the Property must contain a minimum of one large canopy tree for each 30 linear feet.

[(d)] Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 25033; 30332)

SEC. 51P-623.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25033)

SEC. 51P-623.111.1. FENCING.

(a) For a private school, required fencing must be provided in the location shown on the development plan.

(b) The maximum height for a fence in the required front yard is six feet.

(c) If the solid fence shown on the development plan is constructed of wood, it must be board-on-board type construction. (Ord. 30332)

SEC. 51P-623.112. ADDITIONAL PROVISIONS.

(a) The entire 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) A private school must comply with the following design standards:

(1) Facade materials. A minimum of 60 percent of each facade facing the Property line (not including those facing an interior courtyard) must be constructed of masonry material such as brick, stone, engineered stone, concrete, stucco, or a combination of these materials. Exterior insulated finish systems (EIFS) is limited to a maximum of 10 percent.

(2) Upper story windows.

(A) When [Windows] facing the Property line, [that are] located on an upper story, [the second floor] and within 100 feet of the property line, windows must: [be either]

(i) Have glazing that is translucent or made of[;] glass block or similar view-obscuring materials, or

(ii) Begin at a minimum height of six feet above [or greater from] the preceding story[below].

(B) When [Any windows] located on an upper story and within 150 feet of an east property line, [the second floor of Building A that face] east-facing windows must: [be either]

(i) Have glazing that is translucent or made of[;] glass block or similar view-obscuring materials, or

(ii) Begin at a minimum height of six feet above [or greater from] the preceding story [below].

(3) Outdoor recreation or playfields. Outdoor recreation or playfields may not be lighted or have sound amplification. Permanent seating at outdoor recreation or playfields is prohibited.

(4) Ingress/egress. Vehicular ingress and egress is prohibited from Regent Drive.

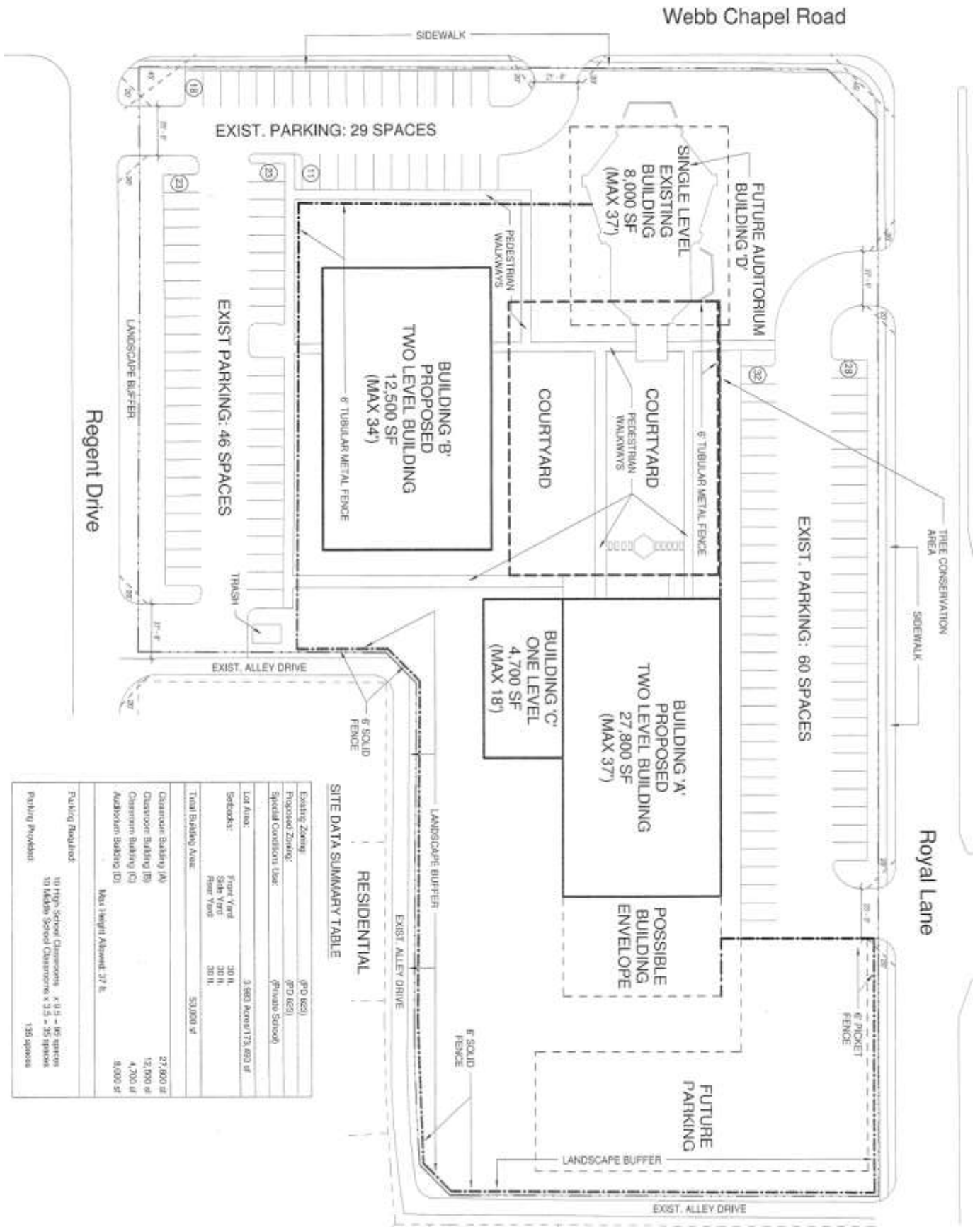
SEC. 51P-623.113.

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 a certificate of occupancy for a use in this district 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. (Ord. Nos. 25033; 26102)

EXISTING DEVELOPMENT PLAN

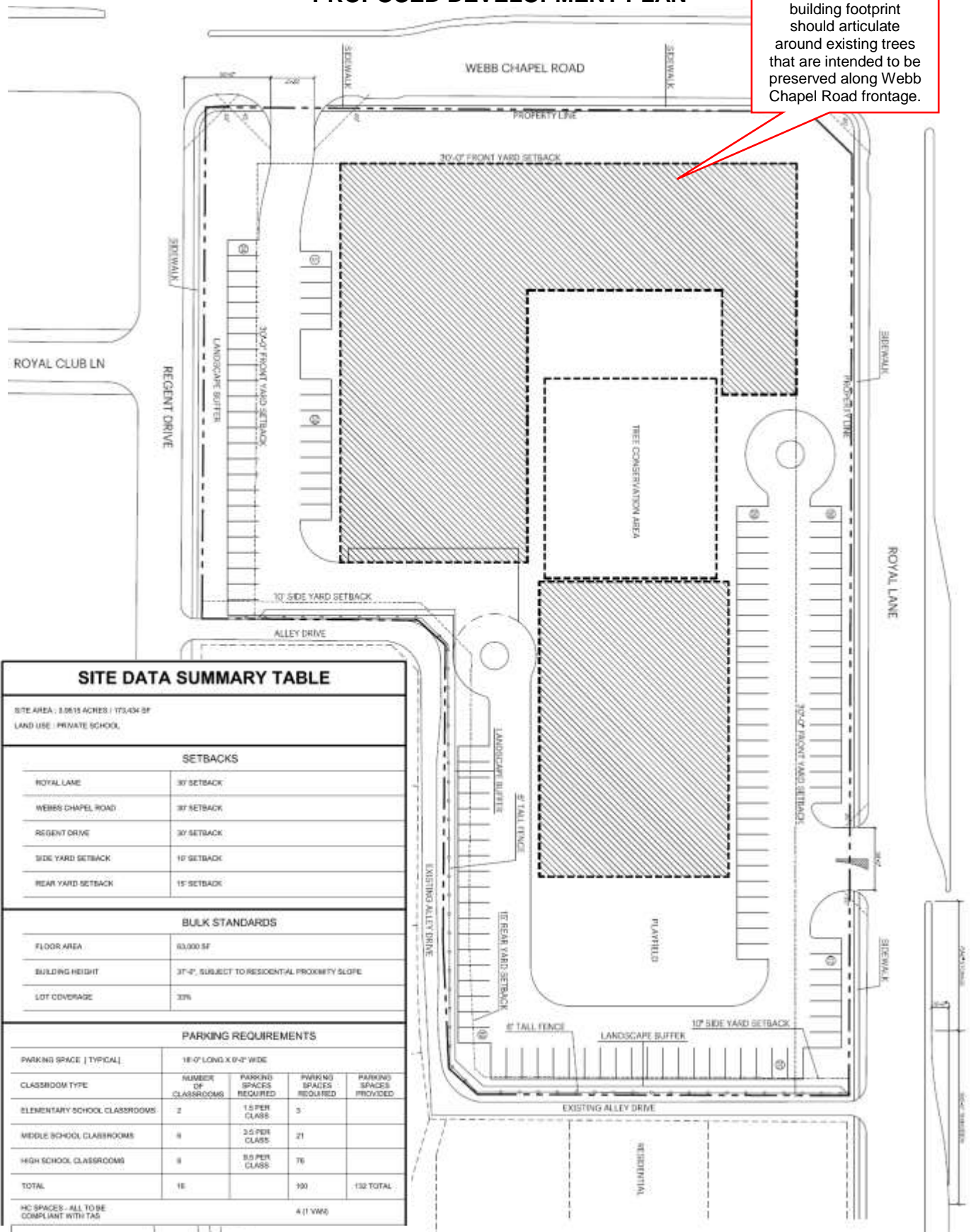


SITE DATA SUMMARY TABLE

Existing Zoning:	gFD (623)
Proposed Zoning:	gFD (623)
Special Conditions Use:	(Private School)
Lot Area:	3,883 Acres/173,650 SF
Setbacks:	Front Yard: 30 ft Side Yard: 30 ft Rear Yard: 30 ft
Total Building Area:	53,000 SF
Classroom Building (A):	27,800 SF
Classroom Building (B):	12,500 SF
Classroom Building (C):	4,700 SF
Auditorium Building (D):	8,000 SF
Max Height Allowed:	37 ft
Parking Required:	30 High School Classrooms x 0.5 = 15 spaces 30 Middle School Classrooms x 0.5 = 15 spaces 135 spaces

PROPOSED DEVELOPMENT PLAN

Staff recommends the building footprint should articulate around existing trees that are intended to be preserved along Webb Chapel Road frontage.



SITE DATA SUMMARY TABLE

SITE AREA : 3.0515 ACRES / 173,434 SF
 LAND USE : PRIVATE SCHOOL

SETBACKS

ROYAL LANE	30' SETBACK
WEBB'S CHAPEL ROAD	30' SETBACK
REGENT DRIVE	30' SETBACK
SIDE YARD SETBACK	10' SETBACK
REAR YARD SETBACK	15' SETBACK

BULK STANDARDS

FLOOR AREA	63,000 SF
BUILDING HEIGHT	37'-0", SUBJECT TO RESIDENTIAL PROXIMITY SLOPE
LOT COVERAGE	33%

PARKING REQUIREMENTS

PARKING SPACE [TYPICAL]	18'-0" LONG X 9'-0" WIDE			
	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
ELEMENTARY SCHOOL CLASSROOMS	2	1.5 PER CLASS	3	
MIDDLE SCHOOL CLASSROOMS	9	2.5 PER CLASS	21	
HIGH SCHOOL CLASSROOMS	9	8.5 PER CLASS	76	
TOTAL	10		100	132 TOTAL
HC SPACES - ALL TO BE COMPLIANT WITH TAS			4 (1 VAN)	

PROPOSED LANDSCAPE PLAN

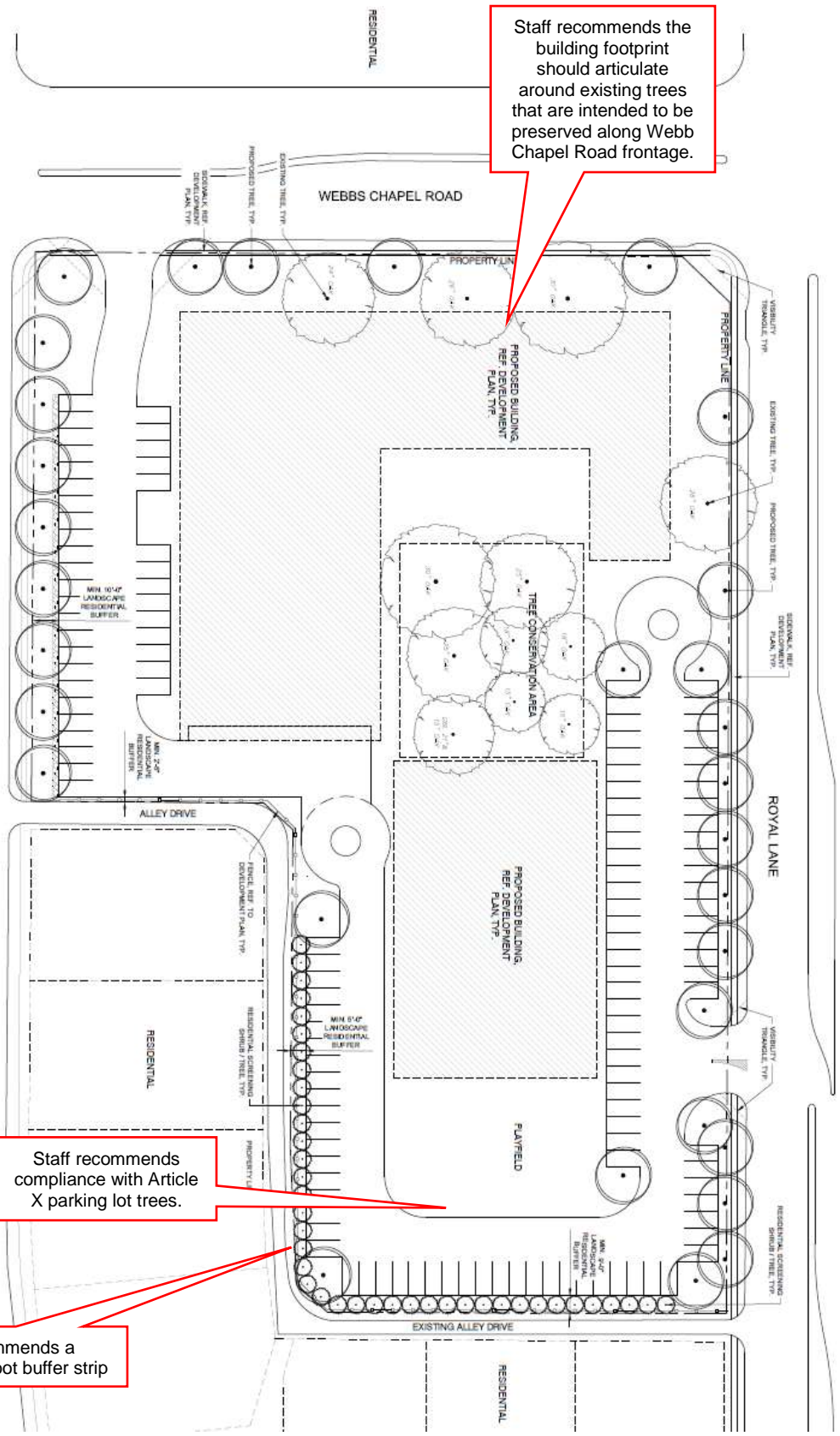
1 CAMBRIDGE SCHOOL - LANDSCAPE PD PLAN
 T1 = 30'-0"



LEGEND

- EXISTING SHADE / CANOPY TREE:**
 TREE CALIPER SIZE AS OF 02/20/19, IF REMOVED, REPLACE WITH ONE 3" CALIPER TREE FROM LIST BELOW
- TEXAS ASH / FRAXINUS TEXENSIS
 - CEDEAR ELM / QUERCUS CAVESPERFOLIA
 - LACEDBARK ELM / QUERCUS PARVIFOLIA
 - BUR OAK / QUERCUS MACROCARPA
 - CHINOQUAIN OAK / QUERCUS MULLENBERGII
 - SHUMARD OAK / QUERCUS SHUMARDII
 - CHINESE BISTACHE / PISTACIA CHINENSIS
 - BLAD OPRESS / TAXODIUM DISTICHUM
- PROPOSED SHADE / CANOPY TREE 3" CALIPER MIN.:**
- TEXAS ASH / FRAXINUS TEXENSIS
 - CEDEAR ELM / QUERCUS CAVESPERFOLIA
 - LACEDBARK ELM / QUERCUS PARVIFOLIA
 - LIVE OAK / QUERCUS VIRGINIANA
 - BUR OAK / QUERCUS MACROCARPA
 - CHINOQUAIN OAK / QUERCUS MULLENBERGII
 - SHUMARD OAK / QUERCUS SHUMARDII
 - CHINESE BISTACHE / PISTACIA CHINENSIS
 - BLAD OPRESS / TAXODIUM DISTICHUM

- PROPOSED RESIDENTIAL BUFFER SCREENING SHRUB:**
 TREE 7' GAL MIN., SPACING 5'-7' BASED ON SCREENING
- JUNIPER / JUNIPERUS SPP.
 - LETOYARD OPRESS / QUERCUS PRANSI LETOYARDII
 - NEELERBENT HOLLY / ILEX CORNUTA
 - NEELERBENT HOLLY / ILEX CORNUTA
 - VALPOM HOLLY / ILEX VOMITORIA
 - HOLLY / ILEX SPP.
 - PHOTINIA / PHOTINIA X FRASERI
 - OTHERS CONFORMING TO ARTICLE X
- PARKING LOT SCREENING SHRUBS:**
 EVERGREEN OR SEMI-EVERGREEN 5 GAL MIN.
- DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDII
 - DEW DROPPING HOLOGRAPHIC AND CV
 - TEXAS SHAG / LEDOCYLLUM FRUTICOSUM AND CV



Staff recommends the building footprint should articulate around existing trees that are intended to be preserved along Webb Chapel Road frontage.

Staff recommends compliance with Article X parking lot trees.

Staff recommends a perimeter 10-foot buffer strip

EXISTING TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN FOR
THE CAMBRIDGE SCHOOL OF DALLAS

IN DALLAS, TEXAS
DESHAZO PROJECT NO. 16066

Z _____

Prepared for:

The Cambridge School of Dallas

PO Box 540186
Dallas, Texas 75354

Prepared by:



Texas Registered Engineering Firm F-3199

400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740

July 26, 2016



Traffic Management Plan for
The Cambridge School of Dallas

– DeShazo Project No. 16066 –

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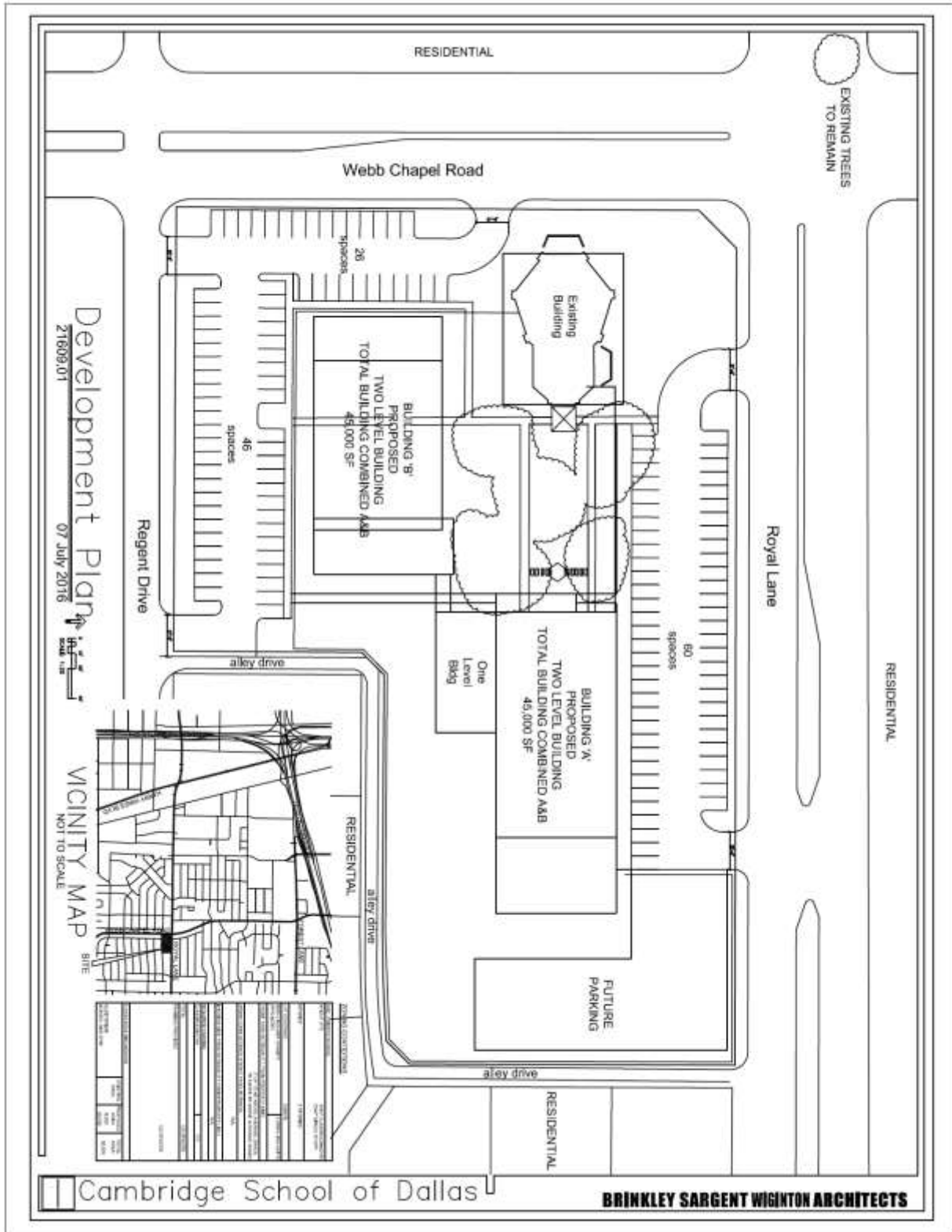
LIST OF TABLES:

Table 1. Proposed School Operational Characteristics

Table 2. Peak On-Site Vehicle Demand during Afternoon Pick-Up Period

LIST OF EXHIBITS:

Exhibit 1. Traffic Management Plan for Peak School Traffic





Technical Memorandum

To: Bob Farrow — The Cambridge School of Dallas
From: David Nevarez, P.E. — DeShazo Group, Inc.
Date: July 26, 2016
Re: Traffic Management Plan for The Cambridge School of Dallas in Dallas, Texas
DeShazo Project Number 16066; Case Number Z _____

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 The Cambridge School of Dallas ("School") to prepare a traffic management plan (TMP) for the proposed relocation of their campus.

The Cambridge School of Dallas is an academic institution currently serving over 105 students in 6th to 12th Grade. The School is currently located at 3877 Walnut Hill in Dallas, Texas. The school administration is planning a relocation of their facilities with the opportunity to provide additional student capacity for a maximum enrollment of 210 students. The proposed new campus is located at 3202 Royal Lane in Dallas, Texas. A preliminary site plan, prepared by BSW Architects, is provided as reference in this report.

The proposed school site is zoned Planned Development (PD) District 623. Zoning provisions permit the development of a private school under specific stipulations of a Specific Use Permit. As part of the approval process, the City of Dallas requires submittal of a TMP as a record of the preferred traffic control strategies and to ensure safe and efficient traffic operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

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 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.

This analysis identifies minimum requirements needed 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.

School Operational Characteristics

Table 1 summarizes the proposed operational characteristics for the School:

Table 1. Proposed School Operational Characteristics

	Existing Conditions	Proposed Conditions
Student Enrollment:	Grades 6–9 th45 Grades 10–12 th60 <i>Total (all grades): 105</i>	Grades 6–9 th 90 Grades 10–12 th120 <i>Total (all grades): 210</i>
School Staff:	28 staff members	38 staff members
Daily Arrival Schedule:	Grades 6–12 th 8:00 AM	Same As Before
Daily Departure Schedule:	Grades 6–12 th 3:00 PM	Same As Before
Students Travelling by Modes Other Than Drop-off/Pick-up:	School/Public Bus, Walk 0% Student Drivers25% Afterschool Activities 45%	Same As Before

NOTE #1: In addition, the school may hold occasional events that generate traffic outside of traditional peak periods. While some measures presented in this report may apply to such cases, this analysis evaluates traffic characteristics associated only with traditional school peak periods.

NOTE #2: Up to 50 students (approximately 25% of the total student population) are anticipated to drive themselves to school. Only students from 10th through 12th grade are currently permitted to park on school campus; this policy will remain in effect in the future.

Site Access and Circulation

During the morning drop-off period, all students must be dropped off in front of the school at the south parking lot. Motorists should enter the school property from Regent Drive and proceed to drop off students at the designated loading zone in the front of the school building. All vehicular traffic should continue along the designated route and exit onto Webb Chapel Road. School administration and faculty staff parking will also be allocated in the south parking lot; student drivers will park at designated areas in the north lot.

Exhibit 1 presents a schematic depiction of site access and circulation during the afternoon pick-up period. The loading zone for 6th to 9th grade students is located in the south parking lot; the loading zone for 10th to 12th grade students is located in the north parking lot. Both lots will operate as one-way facilities during the afternoon pick-up period. The eastern driveway on Regent Drive and eastern driveway on Royal Lane will be inbound-only; the driveway on Webb Chapel Road and western driveway on Royal Lane will be exit-only during school pick-up and drop-off periods.

During the afternoon pick-up periods, passenger vehicles will access their corresponding driveway and directly proceed to form a queue towards the loading/unloading area along the designated route. Traffic circulation may be demarcated by either pavement markings or signs. Once in queue, 6th-9th grade traffic will operate as a double line of vehicles with the opportunity to park before reaching the loading area. Pick-up operations in the north parking lot are not expected to generate considerable queues. Traffic studies at various private academic institutions show a significantly dispersed pick-up operations for higher grades—considerably reduced due to the number of student drivers and after school activities.

NOTE: site access and circulation recommendations also included an evaluation of student population distribution by ZIP Code.

Passenger Unloading/Loading

During morning drop-off periods, vehicular traffic will enter the school site to unload students directly at their designated unloading areas. Alternatively, parents will be permitted to proceed toward the visitor-designated parking and walk students to the building. During afternoon pick-up periods, vehicular traffic will drive into the parking lot and either join the queue line to load passengers or park in a designated visitor parking space to wait for their student(s) to arrive.

The School will enforce a managed loading protocol during the afternoon pick-up periods whereby vehicles enter and circulate through the prescribed route and form a systematic queue. Students will be released from the school *en masse*. School staff will also be positioned at strategic locations ahead of the pick-up areas to relay the sequence of parents’ arrival back to the loading zone. School will potentially load several vehicles simultaneously with the assistance of staff stationed at the loading area. Once loaded, vehicles are cleared by school staff to carefully egress along the designated route.

Vehicle Queuing

The goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property. In lieu of any published, standardized technique for projecting necessary queue lengths, DeShazo developed a proprietary methodology for estimating peak vehicular queue based upon historical studies conducted at various school sites. School observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occurs much more quickly than student pick-up. The projected peak number of vehicles during each dismissal time is provided in

Table 2.

Table 2. Peak On-Site Vehicle Demand during Afternoon Pick-Up Period

Student Group:	6 th -9 th Grade	10 th -12 th Grade
Dismissal Time:	3:00 PM	3:00 PM
Student Drivers:	--	50 students
Student pick-up:	90 students	70 students
Peak Number of Vehicles (estimated):	23 vehicles	10 vehicles

SUMMARY & RECOMMENDATIONS

School traffic delays and congestion during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. The following recommendations are provided by DeShazo to the School for the management of traffic specifically generated by the School during the afternoon periods.

1. The School should implement an “Advance Passenger Identification System”. At the beginning of each school term, parents should be issued hangtags with unique identification that pairs them with corresponding student(s). During the pick-up period, hangtags must be on display through the

vehicle's windshield while parents arrive at the pick-up areas. School staff should be positioned at strategic locations ahead of the loading area and relay the sequence of arrivals via hand radio while students are prepped for pick-up. With the assistance of other school staff stationed at the loading area, several vehicles should be loaded simultaneously. After loading, vehicles should be cleared by school staff to carefully exit the queue along the designated route.

2. DeShazo recommends implementation of the traffic circulation plan depicted in **Exhibit 1** based upon a review of the proposed site and the anticipated needs of traffic during peak conditions. This plan was designated to optimize the on-site vehicular circulation and retention of queued vehicles in a manner that promotes safety and operational efficiency. The recommended plan provides a designated route for each queue and its respective loading zone.
 - The loading area for 6th – 9th grade students in the south side of school campus provides 753 linear feet of on-site vehicular queuing or storage for up to 32 vehicles at 23.5 feet per vehicle. This capacity is expected to accommodate the projected vehicle demand for 6-9th grade students of 23 vehicles and provide a surplus of 212 linear feet.
 - The loading area for 10th – 12th grade students in the north side of school campus provides 564 linear feet of on-site vehicular queuing or storage for up to 24 vehicles at 23.5 feet per vehicle. This capacity is expected to accommodate the projected vehicle demand for 10th-12th grade students of 10 vehicles and provide a surplus of 329 linear feet.
3. School should block all vehicular access at the westernmost driveway on Regent Drive. The plan also includes a recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff should be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.
4. Staff directing traffic should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.
5. No person(s) other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way to minimize liabilities.
6. Reserved parking areas should be clearly marked for parents and visitors to identify staff and student parking to optimize traffic operations. The recommended parking assignment shown in **Exhibit 1** is meant to assign school staff (i.e., reserved) to spaces that may potentially be blocked by ingress queue under the assumption that those school staff do not arrive/depart the campus during student pick-up period(s). Likewise, the proposed student parking is intended to be located outside of the queue operations during the 6th-9th grade queue operations.
7. The school should install a temporary EXIT ONLY sign on the western driveway on Royal Lane to enforce a one-way traffic in the north parking lot.

The full cooperation of all school staff members, students, and parents is crucial for the success of this traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. In general, the following practices should also be enforced.

*DeShazo Group, Inc.
July 26, 2016*

Passenger loading and unloading within public right-of-way should be avoided at all times to maximize personal safety. All queuing and parking should be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with City staff responsible for traffic operations in the area should occur so that appropriate mitigation measures can be immediately investigated.

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

END OF MEMO



Deshazo Group, Inc. Job No. 16096 Exhibit Created on 06-13-2016

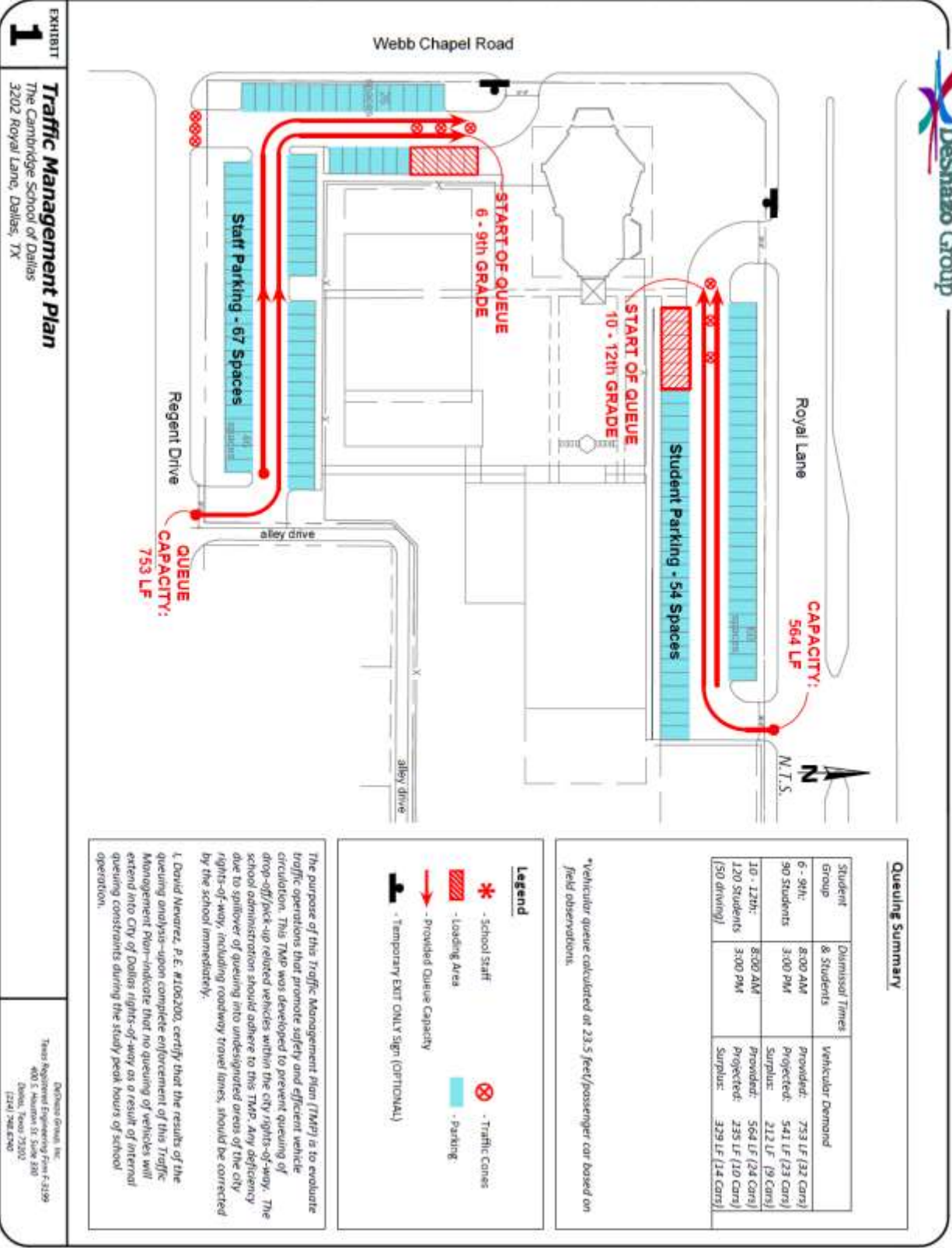


EXHIBIT 1
Traffic Management Plan
 The Cambridge School of Dallas
 3202 Royal Lane, Dallas, TX

Queuing Summary

Student Group	Dismissal Times	Vehicle Demand
6 - 9th:	8:00 AM 3:00 PM	Provided: 753 LF (32 Cars) Projected: 541 LF (23 Cars) Surplus: 212 LF (9 Cars)
10 - 12th:	8:00 AM 3:00 PM	Provided: 564 LF (24 Cars) Projected: 235 LF (10 Cars) Surplus: 329 LF (14 Cars) (50 driving)

*Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

Legend

- * - school staff
- ▨ - Loading Area
- - Provided Queue Capacity
- ⊥ - Temporary EXIT ONLY Sign (OPTIONAL)
- ⊗ - Traffic cones
- - Parking

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undersignured areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, David Newczek, P.E. #106200, certify that the results of the queuing analysis—upon complete enforcement of this Traffic Management Plan—indicate that no queuing of vehicles will extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation.

Deshazo Group, Inc.
 Texas Registered Engineering Firm F-2199
 400 S. Marston St. Suite 300
 Dallas, Texas 75202
 (214) 798-6200

PROPOSED TRAFFIC MANAGEMENT PLAN



Traffic Management Plan

To: Dr. Paul Wolfe
The Cambridge School of Dallas

From: Christy Lambeth, P.E., PTOE
Lambeth Engineering Associates, PLLC
Texas Registered Engineering Firm F-19508

Date: June 6, 2019

Re: TMP for The Cambridge School of Dallas's Planned Location on Royal Lane in Dallas, Texas
(City of Dallas # Z189-213(SM); Lambeth #007DAL)

Introduction

The Cambridge School of Dallas (Cambridge) is currently located at 3877 Walnut Hill Lane in Dallas, Texas. The services of Lambeth Engineering Associates, PLLC (herein Lambeth) were retained to update the traffic management plan (TMP) for Cambridge at their new, proposed location southeast of the Royal Lane/Webb Chapel Road intersection at 3202 Royal Lane in Dallas, Texas.

Cambridge's proposed location is currently zoned PD 623. The School is revising its development plan and PD; therefore, this TMP update is required for the planned Cambridge site.

The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods at the new site. Lambeth communicated and met with Dr. Paul Wolfe and Whitney Messer throughout the process of developing this TMP.

School Description

Cambridge currently has 14 homerooms and 104 students in 5th through 12th grades. The new school location is planned to accommodate 240 students and have 16 classrooms. Once at the new site, the student enrollment is planned to increase gradually over a five-plus-year period to its 240-student capacity.

School begins at 8:00 AM and classes are dismissed at 3:00 PM. Approximately 21% of the students drive, 3% walk and others are transported by parents or ride with sibling drivers. About 55% of the students stay for after-school activities.

Site Access

The new school site on Royal Lane will utilize two access points: one driveway on Royal Lane across from an existing median opening, and one driveway on Webb Chapel Road. The driveway on Webb Chapel Road will be right-in/right-out-only and used by school staff. Royal Lane and Webb Chapel Road are both six-lane, divided roadways and Regent Drive is a two-lane, undivided roadway.



Sidewalks are provided along Regent Drive and a major portion of Earlishire Drive. The school will add new sidewalks on Royal Lane and Webb Chapel Road.

A "NO PARKING FROM HERE TO CORNER" sign is posted on Regent Drive just east of Webb Chapel Road and a "NO PARKING" sign is posted on Webb Chapel Road at Royal Lane.

Traffic Management Plan

Observations

Traffic observations were conducted for the existing site’s 2017 and 2019 TMPs - for a total of eight (8) observations over the last two years. As shown in **Table 1**, the peak observed queue was ten (10) vehicles in 2017 with a student enrollment of 118 students and 12 vehicles in 2019 with a student enrollment of 104 students. Although the peak of 12 vehicles occurred only one time throughout the observations, it is used as the basis for this TMP and represents the worst-case scenario, resulting in a demand of one (1) queued vehicle per nine (9) students. Observation notes are provided in the **Appendix**.

Table 1. TMP Observations

Day Observed	Time Period	Peak Queue
2017 Student Enrollment: 118		
Tuesday, August 29, 2017	PM Dismissal	10 Vehicles
Wednesday, August 30, 2017	AM Arrival	6 Vehicles
Wednesday, August 30, 2017	PM Dismissal	10 Vehicles
Wednesday, September 6, 2017	PM Dismissal	9 Vehicles
2019 Student Enrollment: 104		
Tuesday, January 22, 2019	PM Dismissal	9 Vehicles
Friday, February 1, 2019	AM Arrival	5 Vehicles
Monday, February 4, 2019	AM Arrival	5 Vehicles
Monday, February 4, 2019	PM Dismissal	12 Vehicles

Recommendations

The recommended TMP is shown in **Exhibit 1**. During the mornings, it is recommended that a faculty member monitor the drop-off area. During the afternoon, it is recommended that a faculty member monitor the pick-up area from 3:00 PM until at least 3:20 PM and notify students via walkie-talkie which parents have arrived in the parking lot so that the proper student is at the loading area prior to their parent’s arrival.

Parents and students will enter/exit via Royal Lane. The queue space provided on the site plan provides enough space to accommodate the projected queue and still have nine (9) surplus queue spaces at site buildout.

When the student population reaches 150 students—or the queue reaches the driveway onto Royal Lane, traffic cones should be placed at the front driveway directing inbound motorists to turn right and proceed to queue around the turnaround on the north side of the school building.



To facilitate vehicles leaving the site, all motorists should turn right. Left turns will be prohibited with the modification of a hooded left-turn median that allows left turns into the site, but not out of the site.

School-related vehicles are not permitted to enter/exit the school via Regent Drive, Earlshire Drive or Royal Club Lane.

This TMP includes recommended parking locations for staff, students and visitors. About 75 parking spaces will be needed to satisfy the projected demand for staff/faculty and student drivers. The proposed development plan has 132 parking spaces, which is more than adequate to meet the demand for the projected increase in staff/faculty, students and visitors. The parking lot on Webb Chapel is for staff; parents are not permitted to drop-off or pick-up students in this parking lot.

Cambridge should discuss the circulation plan with parents at student orientations, post the plan on-line, and provide to parents electronically and/or printed.

Summary

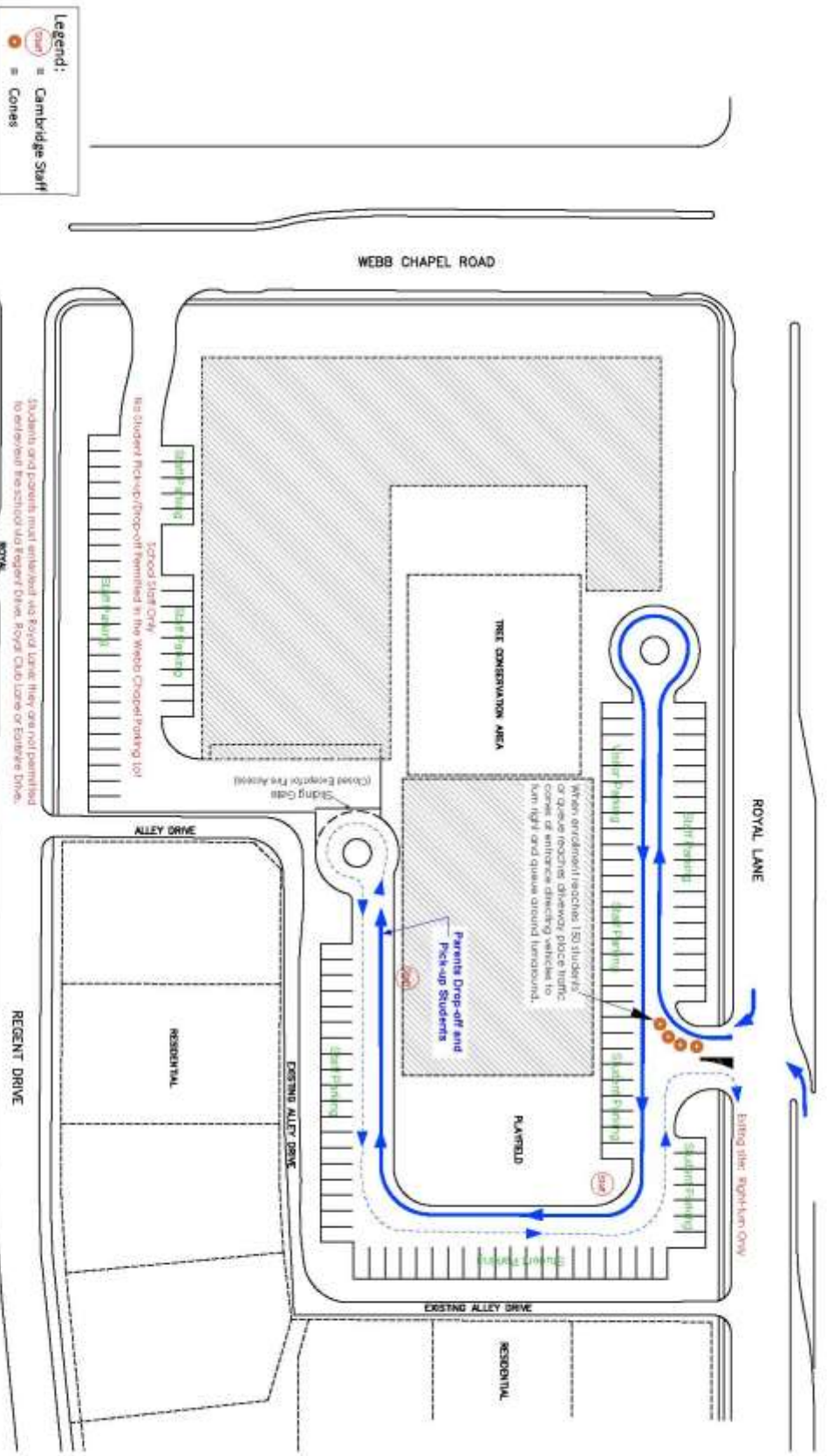
The Cambridge School of Dallas's Traffic Management Plan is designed to provide safe vehicular and pedestrian movement and to accommodate the projected vehicular queues on site with a surplus of nine (9) spaces (as shown on the TMP). The TMP was designed for full site buildout. Cambridge plans to slowly grow the school enrollment over at least a five-year period. This will allow modifications to be made to the TMP, if needed, so that the vehicular queue remains on site.

Parents and students are permitted to access the site via Royal Lane only – not traveling on Regent Drive, Earlshire Drive or Royal Club Lane. The parking lot on Webb Chapel is for staff parking; parents are not permitted to drop-off or pick-up students in this parking lot.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly. If the City or neighbors have concerns with the school's traffic operations, they can contact Whitney Messer, Business and Facilities Manager, at 214-357-2995.

Traffic Management Plan The Cambridge School of Dallas

All students must be picked up and dropped off on school property. Parents may not queue or stop on streets to drop-off or pick-up students.



Legend:
 Cambridge Staff
 Cones

Grade	Students/Grade		School Times	Travel Modes	
	Existing	Planned		Buses	Other
5 th -8 th	29	120	8:00 AM	Parents	~75%
9 th -12 th	75	200	Dismissal: 3:00 PM	Student Drivers	~3%
Total	104	320		Walkers	~21%

Grades Served	Existing Queue (Vehicles)	Projected Queue Demand at Capacity		Provided Queue Space		Surplus Queue Space	
		Vehicles	Feet	Feet	Feet	Feet	Feet
5 th -8 th	12	18	413	39	938	9	848
9 th -12 th	12	12	202	39	938	9	848
Total	12	30	704	78	1876	18	1696



Site plan provided by HKS 05.30.19



REVIEW AND COMMITMENT

The school traffic management plan for **The Cambridge School of Dallas**, on Royal Lane in Dallas, Texas, was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually review and assess the effectiveness of this plan and if warranted, implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Whitney Messer
Signature

04/29/2019
Date

Name: Whitney Messer

Title: Business & Facilities Manager

END

Appendix



THE CAMBRIDGE SCHOOL OF DALLAS
A Christ-Centered, Classical, College Preparatory School

See statement regarding school-related vehicles accessing the school via the residential area.

April 30, 2019

Memorandum of Understanding

The following items reflect the commitments of The Cambridge School of Dallas (Cambridge) to homeowners in the area of 3202 Royal Lane. Cambridge desires to be a part of this community in a manner that enhances the neighborhoods in every way. Central to our philosophy of education is that we exist to prepare young men and women to live lives of virtue, be good citizens, and work for the good of the city. The following commitments reflect a few specific outward ways Cambridge seeks to maintain a positive presence within the community.

- * Student, parent and teacher drivers will be instructed and held accountable to enter the site without going through the neighboring residential area. The only exception to this rule is for students and employees living within Sparkman Estates;
 - * Cambridge will endeavor to meet periodically with the area homeowners;
 - * Cambridge will address traffic and parking rules within its Student/Parent Handbook, which will be available on their webpage;
 - * Cambridge will annually (or sooner as needed) update information on its webpage for emergency contact related to the campus;
 - * A calendar of regular School events which may bring increased traffic to the campus during non-instructional times will be posted on the School's webpage.
 - * Regarding Construction of the New Campus:
 - A 24-hour contact number will be posted on-site and on the School's webpage;
- Cambridge will ensure contractors are aware of and governed by all appropriate City of Dallas regulations, including and/or in addition to the following:
- Access to site for deliveries or employees is limited to Webb Chapel Road or Royal Lane;
 - Work is limited to those times allowed per City of Dallas regulations;
 - Contractor employees are not allowed on neighboring properties except as required to perform work related to the school construction.

2019 Cambridge TMP Observations

TMP Observations



Date: Tuesday, January 22, 2019
 Location: The Cambridge School of Dallas, 3877 Walnut Hill Lane, Dallas, TX
 Description: Private School, 6th - 12th grades
 Observed by: Christy Lambeth and Andrew Nichols
 Project: TMP Update for Cambridge School of Dallas (0100A)

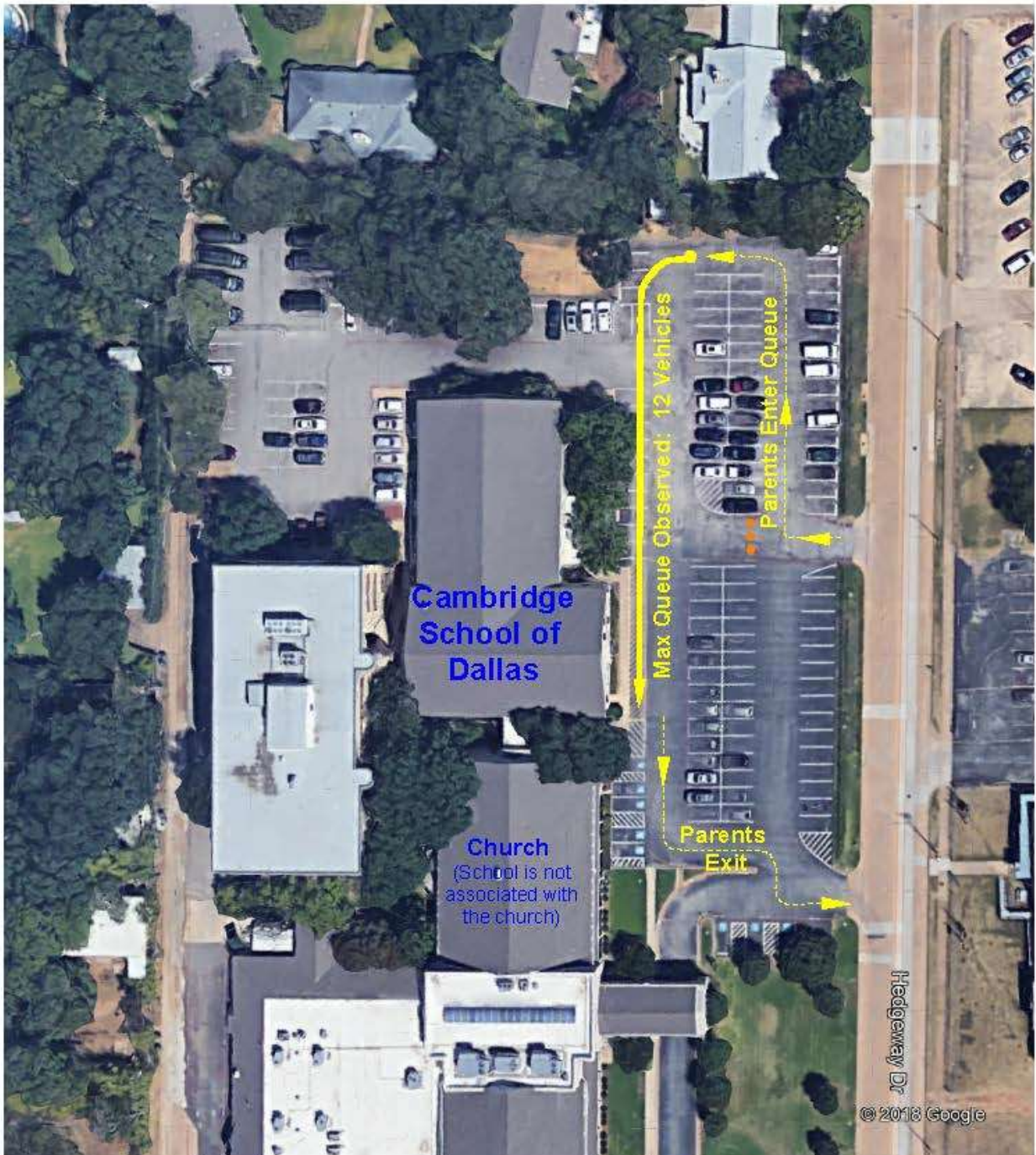
Time	Vehicles Queued		
	Tuesday Jan 22, 2019	Friday Feb 1, 2019	Monday Feb 4, 2019
7:30 AM		2	1
7:35 AM		1	1
7:43 AM		3	2
7:45 AM		2	3
7:50 AM		5	4
7:52 AM		2	2
7:53 AM		3	2
7:55 AM		2	1
7:57 AM		3	2
7:58 AM		1	5
8:00 AM		1	1
2:50 PM	2	--	5
2:55 PM	4	--	6
2:57 PM	7	--	9
3:00 PM	8	--	12
3:02 PM	9		9
3:04 PM	7	--	6
3:05 PM	7	--	8
3:06 PM	8	--	7
3:08 PM	6	--	6
3:10 PM	5	--	5
3:15 PM	5	--	6
3:17 PM	3	--	2
3:20 PM	2	--	2
Peak Queue:	9	5	12



Observation Notes:

- One security guard was present during dismissal.
- One faculty member in parking lot, during PM communicated with walking talkie to faculty that is with students in the student hall.
- Faculty member stays in parking lot from 3:00 PM - 3:30 PM.
- Two to four students walked after school.
- One to five parents parked and walked into the school to pick up students.
- Parents followed TMP circulation plan.
- There is a school zone on Hedgeway Drive.

The Cambridge School of Dallas TMP Observations



Peak Queue: 12 Vehicles observed one time, next peak: 9 vehicles.
Parents followed TMP.
Observed 01.22.19, 02.01.19, 02.04.19

Lambeth #010DAL

2017 Cambridge TMP Observations

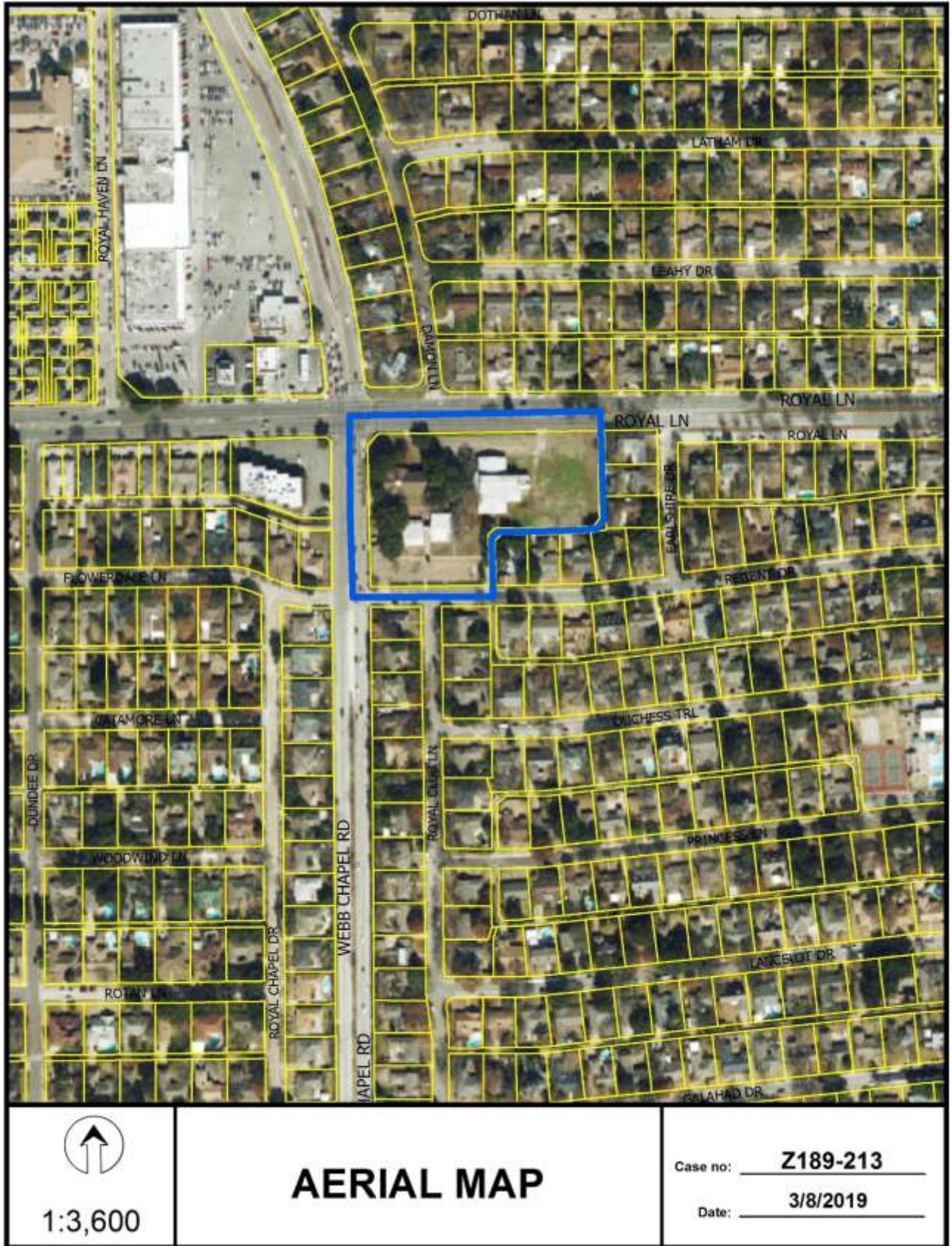
Table 2. Field Observations

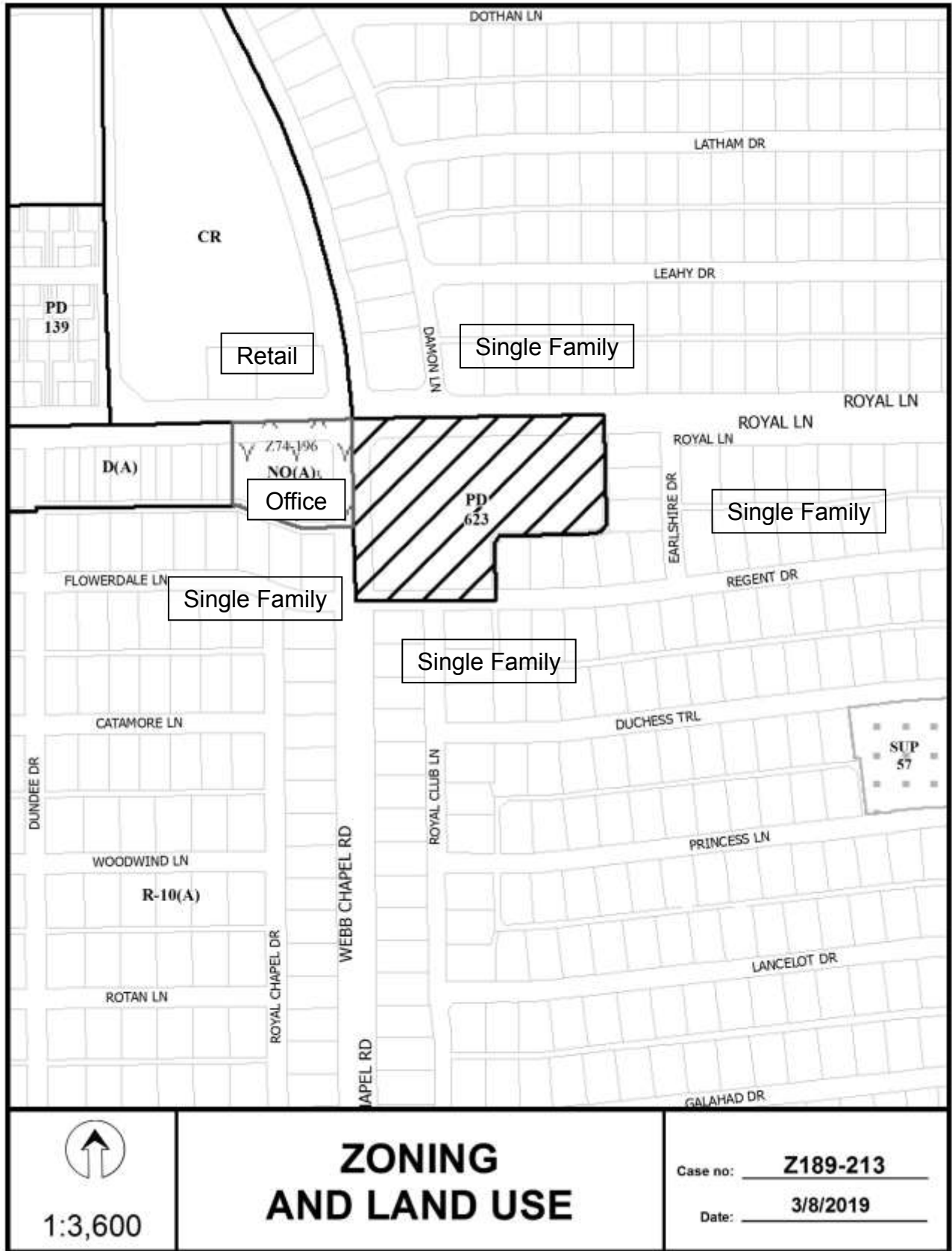
Day, Date Observed	Time Observed	Peak Queue Observed
Tuesday, August 29, 2017	2:45 PM – 3:30 PM	10 Vehicles
Wednesday, August 30, 2017	7:20 AM – 8:15 AM	6 Vehicles
Wednesday, August 30, 2017	2:45 PM – 3:30 PM	10 Vehicles
Wednesday, September 6, 2017	2:45 PM – 3:30 PM	9 Vehicles

2017 Field Observations From:

Lambeth, Christy. "Traffic Management Plan: The Cambridge School of Dallas, in Dallas, TX." 17 October 2017, p. 3.







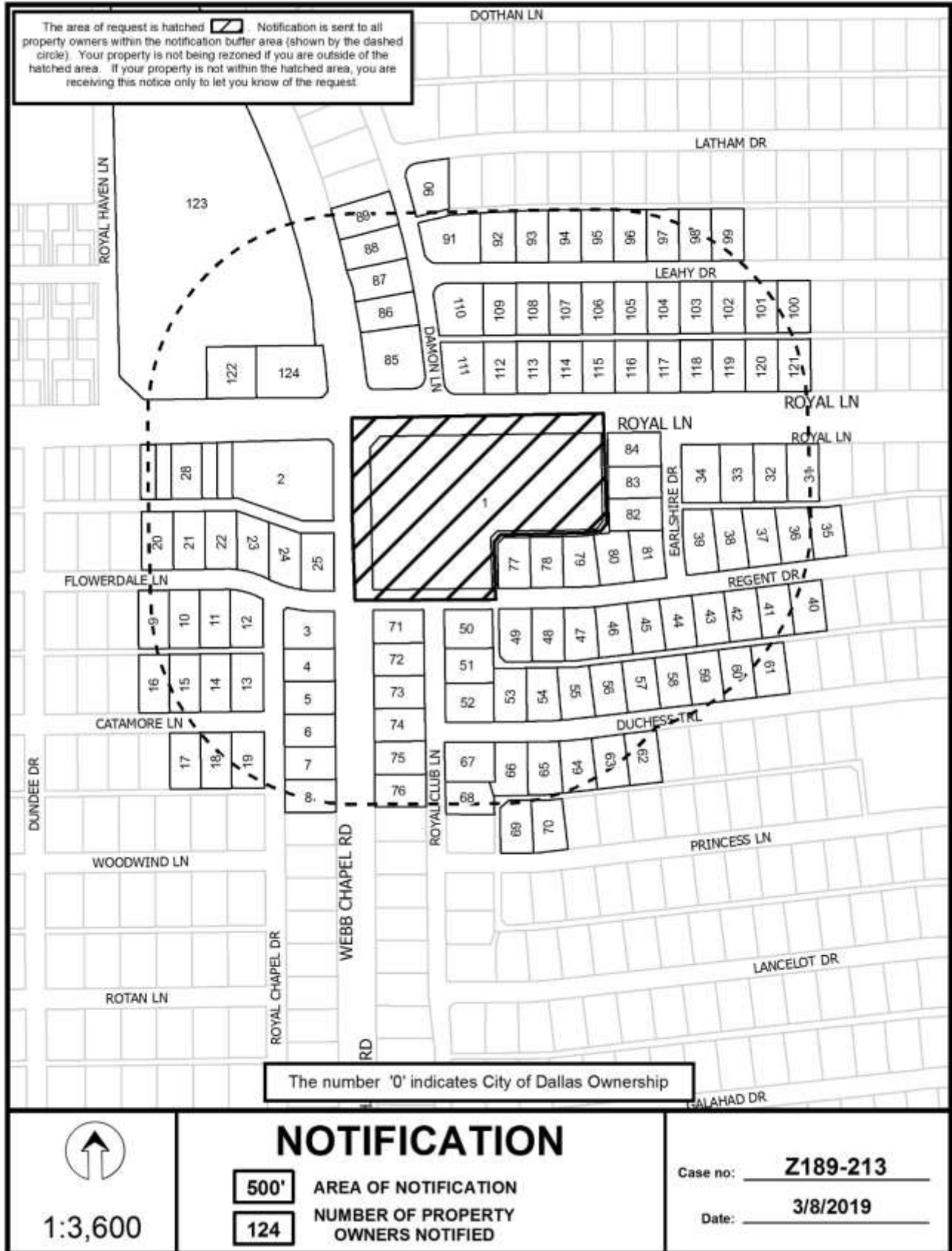


MVA Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 3/8/2019



03/07/2019

Notification List of Property Owners***Z189-213******124 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3202 ROYAL LN	CAMBRIDGE SCHOOL OF DALLAS THE
2	3198 ROYAL LN	PRIDE CHARLEY ENT
3	10636 ROYAL CHAPEL DR	CHISOLM ROBERT & HELEN
4	10632 ROYAL CHAPEL DR	SOLANO BENITA
5	10626 ROYAL CHAPEL DR	DUNLAP CECILE & CHARLES
6	10622 ROYAL CHAPEL DR	GODINEZ GONZALO &
7	10616 ROYAL CHAPEL DR	LOREDO JOHNNY &
8	10612 ROYAL CHAPEL DR	RUSSELL BOYD TAYLOR III
9	3222 FLOWERDALE LN	GRIMES STEVEN
10	3228 FLOWERDALE LN	SCARBROUGH BENJAMIN P &
11	3232 FLOWERDALE LN	BANDA PEDRO &
12	3240 FLOWERDALE LN	LOPEZ ARMANDO & MIRTHALA
13	3237 CATAMORE LN	DUSTIN STEPHEN C & CHERYL
14	3233 CATAMORE LN	HANNAH CHASE & BRITNEY
15	3227 CATAMORE LN	OLMSTED REESE M
16	3221 CATAMORE LN	REBURN JEFFREY
17	3226 CATAMORE LN	PRIEST ROBYN &
18	3232 CATAMORE LN	HAMILTON FREDERICK W
19	3238 CATAMORE LN	BALDWIN ROBERT L &
20	3223 FLOWERDALE LN	FISCHER DONALD C
21	3229 FLOWERDALE LN	OBRIEN BUCKNER T &
22	3235 FLOWERDALE LN	MONTERREY ENTERPRISES LTD
23	3241 FLOWERDALE LN	TAPIA ROBERT
24	3247 FLOWERDALE LN	ORTIZ BRENDA
25	3253 FLOWERDALE LN	ORTIZ JUAN C
26	3174 ROYAL LN	GREEN GORMAN R

03/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3176 ROYAL LN	COKER CLAUDIA G
28	3180 ROYAL LN	OGLE EDITH W
29	3188 ROYAL LN	HOWARD STEVEN C
30	3186 ROYAL LN	HOWARD STEVEN C
31	3316 ROYAL LN	FRANCOIS CAROL V
32	3312 ROYAL LN	3312 ROYAL LANE
33	3308 ROYAL LN	GOOLSBY TRACY LEE
34	3304 ROYAL LN	KING RAYMOND MICHAEL &
35	3333 REGENT DR	KOPPA LANCE D & RACHEL
36	3325 REGENT DR	THOMAS STEPHEN H &
37	3319 REGENT DR	BEATTY DAVID JAMES &
38	3311 REGENT DR	CAMPBELL CHARLES E &
39	3305 REGENT DR	WALKER CAROL
40	3326 REGENT DR	MCCARTAN KYLE & ANDREA GREEN
41	3320 REGENT DR	SMITH KERRIE & JEFFERY TODD
42	3312 REGENT DR	WRIGHT ANN E
43	3306 REGENT DR	BLUE HERON VENTURES LLC
44	3264 REGENT DR	SOSA RONALD R
45	3256 REGENT DR	DUARTE ENEDINA J TRUSTEE
46	3248 REGENT DR	DUKE MARY CATHERINE & KYLE WAYNE
47	3242 REGENT DR	FANG XIAO EN
48	3236 REGENT DR	PFANNENSTIEL DARRIN
49	3228 REGENT DR	BENDER CRAIG ALEXANDER
50	10636 ROYAL CLUB LN	OBRIEN JAMES B &
51	10632 ROYAL CLUB LN	HARRIS JOE DANIEL &
52	10626 ROYAL CLUB LN	KODAT JEFFREY & LAURA
53	3217 DUCHESS TRL	DEBTER CHARLES F &
54	3223 DUCHESS TRL	KEATHLEY DARRELL H
55	3227 DUCHESS TRL	KENNEDY HUNTER &
56	3233 DUCHESS TRL	CREAMER GAYLE F
57	3237 DUCHESS TRL	MUNTZEL MARK JR &

03/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3243 DUCHESS TRL	SCHWALB ORA MAE
59	3247 DUCHESS TRL	LOMONT BART MICHAEL &
60	3305 DUCHESS TRL	STARK DOLLYE L
61	3309 DUCHESS TRL	KEY MELISSA ANN
62	3236 DUCHESS TRL	HOWARTH LAURA & RICHARD
63	3232 DUCHESS TRL	ADR MCCORMICK
64	3226 DUCHESS TRL	MULRY PAULETTE &
65	3222 DUCHESS TRL	DEHAVEN CAROL J LIFE ESTATE
66	3216 DUCHESS TRL	TOOTHAKER BESSIE A
67	10618 ROYAL CLUB LN	BAUER JOSHUA
68	10614 ROYAL CLUB LN	BEASLEY CLARENCE C III & JENNIFER THOMASBEASLEY
69	3215 PRINCESS LN	MOORE ADAM & ANNEKA
70	3221 PRINCESS LN	HAMPEL JUDITH E
71	10637 ROYAL CLUB LN	VILLAVICENCIO REGINALD &
72	10633 ROYAL CLUB LN	LOMBARD CELIA RYNN D
73	10627 ROYAL CLUB LN	CALVER LEWIS C
74	10623 ROYAL CLUB LN	PULLIAM ROBERT
75	10619 ROYAL CLUB LN	PETTY MARY E
76	10615 ROYAL CLUB LN	HUNT BRAIN J &
77	3229 REGENT DR	HAGGARD DAVID II &
78	3237 REGENT DR	FRAHER KAREN ELIZABETH &
79	3243 REGENT DR	MODERN REMODELS LLC
80	3249 REGENT DR	OTTOSEN DONALD CHAD
81	3257 REGENT DR	PROUSE GREG HOWARD &
82	10711 EARLSHIRE DR	HANCOCK JOHN R &
83	10717 EARLSHIRE DR	KIRKHAM RICHARD S & STEPHANIE
84	10723 EARLSHIRE DR	MILLER CASEY A &
85	10811 DAMON LN	WOLOSHEN BRIAN J
86	10817 DAMON LN	CORDOVA CATARINO &
87	10823 DAMON LN	LOPEZ JOSE ALBERTO &
88	10829 DAMON LN	NOVINSKI STEFAN PAUL &

03/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10835 DAMON LN	ELIZONDO JORGE F
90	3208 LATHAM DR	FARMER VALRIE L
91	3207 LEAHY DR	BUHOLZ MARK A & STEPHANIE N
92	3215 LEAHY DR	BANKS SCOTT MITCHELL
93	3221 LEAHY DR	MALLORY JULIE
94	3227 LEAHY DR	SHLANSKY ALAN M
95	3233 LEAHY DR	CAMPBELL AMY M
96	3239 LEAHY DR	A & E REI LLC
97	3245 LEAHY DR	TYLER NANCY E
98	3251 LEAHY DR	ROBERTSON EDWARD A JR &
99	3305 LEAHY DR	LINDOERFER AL JORDAN &
100	3316 LEAHY DR	VANCE CATHERINE ANN
101	3310 LEAHY DR	KYLE REX P & SARA E
102	3304 LEAHY DR	SATTERFIELD FAMILY TRUST
103	3250 LEAHY DR	STRAIN ERIK CHRISTOPHER &
104	3244 LEAHY DR	HILBURN WILLIAM H JR
105	3238 LEAHY DR	WARD RUSTY ALLEN & KATRINA CRENWELGE
106	3232 LEAHY DR	SULLIVAN BAILEY E
107	3226 LEAHY DR	REEMTSMA WILLIAM L &
108	3220 LEAHY DR	JAIMES JONERICK &
109	3214 LEAHY DR	RAINBOW LEARNING UNLIMITED LLC
110	3206 LEAHY DR	LOPEZ CHRISTIAN & RODOLFO
111	3209 ROYAL LN	BENSON BARBARA A
112	3215 ROYAL LN	MITCHELL JOSHUA &
113	3221 ROYAL LN	CAVIGLIA DANIEL
114	3227 ROYAL LN	CAVIGLIA DANIEL L
115	3233 ROYAL LN	VELEZ MARIA A &
116	3239 ROYAL LN	EVR INVESTMENTS LLC
117	3245 ROYAL LN	BAILEY CALVIN M JR
118	3251 ROYAL LN	TAYLOR JAMES A &
119	3305 ROYAL LN	ADAMS LANCASTER FAMILY TR

Z189-213(SM)

03/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3311 ROYAL LN	GROUNDS FRANCES
121	3317 ROYAL LN	FLORES SUZI BEATRIS
122	3195 ROYAL LN	ROYAL LANE LLC
123	10815 WEBB CHAPEL RD	CENTRO NP HOLDINGS 12 SPE LLC
124	10811 WEBB CHAPEL RD	MDC COAST 6 LLC

Planner: Sarah May

FILE NUMBER: Z189-206(SM) **DATE FILED:** February 20, 2019
LOCATION: Northeast corner of Greenville Avenue and Oram Street
COUNCIL DISTRICT: 14 **MAPSCO:** 36 X
SIZE OF REQUEST: 11,100 square feet **CENSUS TRACT:** 11.01

OWNER: Lande Greenville Ave, LLC.

APPLICANT: Gideon Interests, Inc.

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay.

SUMMARY: The applicant proposes to create a new subdistrict to allow for an existing building to be occupied with a mixture of uses with no off-street parking. The mix of uses proposed may include a restaurant with a maximum floor area of 3,000 square feet, hotel with 10 to 60 guest rooms, select retail and personal service uses, and select office uses.

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

PLANNED DEVELOPMENT DISTRICT No. 842:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2054/ARTICLE%20842.pdf>

PLANNED DEVELOPMENT DISTRICT No. 842 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits_cont.html#a842

PRIOR CPC ACTION: On May 16, 2019, the City Plan Commission held this item under advisement to allow the applicant time to hold a neighborhood meeting. This report includes revised conditions that requires a hotel or motel use to obtain an SUP and revised parking reduction requests.

BACKGROUND INFORMATION:

- Dallas Central Appraisal District records indicate that the building was constructed in 1925.
- On October 21, 1987, the City Council created the MD-1 Modified Delta Overlay District in those areas where it was determined that a continued operation of the delta theory is not justified because there is no longer a need to encourage redevelopment and adaptive reuse of existing structures, or a continued application of the delta theory will create traffic congestion and public safety problems and would not be in the public interest.
- The MD-1 Overlay District establishes that the right to carry forward nonconforming parking and loading spaces under the delta theory terminates when a use is discontinued or remains vacant for 12 months or more [Ord. 19726].
- On April 1, 2010, Lula B's Antique Mall vacated 2004 Greenville Avenue, according to a Dallas Observer article.
- On January 26, 2011 City Council approved Planned Development No. 842. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.
- The area of request has no off-street parking provided and is developed with a one-story nonresidential structure with approximately 10,500 square feet of floor area.
 - 2000 Greenville Avenue is currently occupied by a retail store (IBC Design Studio) and contains approximately 3,500 square feet of floor area and has retained 18 delta credits.
 - The remainder of the site, 2004 Greenville Avenue, is currently unoccupied but was previously occupied by another retail store (DBA Lula B's Antique Mall) and is approximately 7,000 square feet in floor area. Since 2004 Greenville Avenue has been vacant for more than 12 months, the MD-1 Overlay prescribes that the 35 delta credits may not be carried forward to the next certificate of occupancy.
- The applicant envisions utilizing the existing building in two ways: 1) to have a mix of restaurant, retail, and office uses or 2) to have a small hotel with up to 60 guest rooms. In either scenario, the applicant is not proposing to acquire off-street parking spaces for the proposed uses.

Zoning History: There have been 17 zoning change requests in the area within the last five years.

1. **Z189-170** On April 24, 2019, the City Council renewed Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 for CR Community Retail District Uses located on the northwest corner of Greenville Avenue and Bell Avenue for a three-year period.
2. **Z145-189** On June 10, 2015, the City Council renewed Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 for CR Community Retail District Uses located on the northwest corner of Greenville Avenue and Bell Avenue for a four-year period.
3. **Z156-217** On June 22, 2016, the City Council renewed Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Prospect Avenue for a five-year period.
4. **Z189-150** On April 10, 2019, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period.
5. **Z167-367** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to a site plan and conditions.
6. **Z178-304** On November 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to conditions.
7. **Z189-124** On March 7, 2019, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive without prejudice.

8. **Z189-126** On March 7, 2019, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Avenue and La Vista Drive without prejudice.
9. **Z189-131** On February 7, 2018, the City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive without prejudice.
10. **Z156-224** On June 22, 2016, the City Council approved Specific Use Permit No. 2230 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period.
11. **Z178-281** On September 26, 2018, the City Council approved amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, located on the northwest corner of Greenville Avenue and Lewis Street, subject to a revised development plan, elevation, and conditions.
12. **Z167-238** On December 13, 2017 the City Council approved an amendment to Planned Development District No. 691, with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion, located on the northwest corner of Greenville Avenue and Lewis Street, subject to conditions.
13. **Z178-387** On January 23, 2019, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a two-year period.
14. **Z167-342** On October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive through service for a one-year period.
15. **Z156-294** On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a bar, lounge or tavern for a three-year period.

- 16. **Z178-272** On October 23, 2018, the City Council approved Subdistrict 1 within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
- 17. **Z156-300** On October 26, 2016, the City Council renewed Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the west line of Greenville Avenue, south of Sears Street for a four-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet
Oram Street	Local	40 feet

Traffic:

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

Comprehensive Plan:

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Modified Delta Overlay No. 1:

In general terms, ‘delta theory’ means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded.

The ‘modified delta’, in effect, limits the scope of delta theory due to an increasing need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which was adopted by the City Council on October 1, 1987. MD-1 consists of three ‘Areas’ in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1.

On June 14, 1995, City Council approved a resolution that provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area and requires parking for public dining areas at a ratio of 1 space per 300 square feet of public dining space. The most recent amendment was approved by City Council on June 28, 1995, which provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50 percent of required parking for a use.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 842, MD-1	Vacant and retail
North	PD No. 842, MD-1, and SUP No. 2272	Restaurants
East	CR, MD-1, and SUP No. 285	Electric Substation
South	PD No. 842, MD-1	Vacant restaurant, retail, and restaurant
West	PD No. 842(Subdistrict 1), MD-1	Vacant

Land Use Compatibility:

The area of request has no off-street parking provided and is developed with a one-story nonresidential structure with approximately 10,500 square feet of floor area that is divided into two suites. The applicant proposes a new subdistrict that is consistent with the permitted and prohibited uses of the site directly to the west, within Subdistrict 1, which is similar to this request, with two exceptions. The applicant proposes to allow a liquor store and a restaurant without drive-in or drive-through service use.

The site is surrounded by the nonresidential uses noted in the table above and residential uses farther away to the east and west. Staff supports the applicant's requested land uses because it is more restrictive than the existing permitted uses and therefore more compatible with the surrounding neighborhood.

Development Standards:

The applicant proposes one change to the existing development standards: limit restaurant floor area to 3,000 square feet. Staff does not object to the applicant's request to limit restaurant uses; however, it is staff's position that any size restaurant use would be compatible with the surrounding properties when off-street parking is provided per code.

Parking:

In general, the delta theory means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded. The Greenville Avenue Modified Delta Overlay District establishes that the right to nonconforming delta parking credits are lost if the use is vacant for 12 months or more.

The area of request has no off-street parking provided and is developed with a one-story nonresidential structure with approximately 10,500 square feet of floor area that is divided into two suites with two addresses. 2000 Greenville Avenue is currently occupied by a retail store (DBA: IBC Design Studio) and contains approximately 3,500 square feet of floor area and has retained 18 delta credits. The remainder of the site, 2004 Greenville Avenue, is currently unoccupied but was previously occupied by another retail store (DBA: Lula B’s Antique Mall) and is approximately 7,000 square feet in floor area. Since the suite addressed at 2004 Greenville Avenue has been vacant for more than 12 months, the MD-1 Overlay prescribes that the 35 delta credits may not be carried forward to the next certificate of occupancy. Therefore, the existing zoning regulations require that any use of 2004 Greenville provide the minimum parking requirements on-site, through a parking agreement, or the Board of Adjustment may approve the reinstatement of the 35 lost delta credits if the applicant can demonstrate that there was not an intent to abandon the use.

The applicant proposes to adaptively reuse the existing structure with two scenarios without providing any parking. One scenario is to have the following mix of uses occupy the existing structure and a second is to repurpose the building for a hotel with 10 to 60 guest rooms without any meeting rooms. The Dallas Development Code requires a minimum number of parking for the below uses at the corresponding ratios and for a hotel, a minimum of one space per guest room plus one space per 200 square feet of meeting room floor area is required.

Land Use	Area (SF)	Ratio	Required Spaces
Retail	2,438	1/200 SF	12.2
Restaurant	3,000	1/100 SF	30.0
Office	5,062	1/333 SF	15.2
Total	10,500		57.4

The applicant has revised the original request to not require parking for a hotel and now requests that parking requirements for a hotel use be determined through the process of obtaining a Specific Use Permit which staff supports. The applicant has not provided a parking demand analysis or a parking management plan to support the remainder of the requested parking reductions, therefore staff cannot fully support the applicant’s request. However, staff can support a parking exception for uses that would close by 7:00 p.m. thereby activating the building for daytime uses and have parking ratios that would effectively reinstate the 35 delta credits that were lost due to the Modified Delta

Overlay. Staff's rationale for this recommendation is because the Lower Greenville nonresidential area is primarily developed with uses that have parking ratios of one space per 100 square feet of floor area (such as bar, lounge, or tavern, restaurant, and inside commercial amusement uses) with peak parking demand times in the evenings.

Staff can also support the applicant's request to reduce the parking requirement for a restaurant from one space per 100 to 200 square feet of floor area because it would allow a restaurant to explore parking agreements and other parking management options and encourage adaptive reuse of an existing building.

Special Parking:

The Dallas Development Code, as amended, provides alternatives to provide the off-street parking requirements such as remote parking and shared parking. Moreover, the Greenville Avenue Modified Delta Overlay District enhances the availability of these special parking provisions by allowing for the walking distances for the remote parking to be increased from 600 feet to 900 feet and allows for special parking to account for more than 50 percent of the off-street parking required for any use.

Staff can support the applicant's request to allow parking agreements by lease because it has been adopted in many other areas in Dallas, including but not limited to, the Bishop Art's District (PDD No. 830) and Deep Ellum/Near East Side District (PDD No. 269); however, staff would prefer special parking regulations to be consistent throughout the overall planned development district or more globally within the Modified Delta Overlay.

Additionally, the applicant requested that the walking distance for remote parking agreements for the site be extended anywhere within PDD No. 842. This portion of the applicant's request is not eligible to be included in the request because the Modified Delta Overlay extends the Dallas Development Code walking distances and therefore, the PDD cannot alter Modified Delta Overlay regulations. To consider the applicant's request, the Modified Delta Overlay would need to be terminated or amended. Further, staff does not support the concept of the applicant's request because PDD No. 842 extends south of Ross Avenue and north to Belmont Avenue, which extends the walking distance beyond industry-accepted maximums.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Market Value Analysis:

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

Z189-206(SM)

List of Officers

Lande Greenville, LLC

Gail K. Bayer, Director

Sheri R. Vine, Director

Gideon Interests, Inc

Steve Schwartz, President and sole member

PROPOSED CONDITIONS

ARTICLE 842.

PD 842.

SEC. 51P-842.101. LEGISLATIVE HISTORY.

PD 842 was established by Ordinance No. 28109, passed by the Dallas City Council on January 26, 2011. (Ord. 28109)

SEC. 51P-842.102. PROPERTY LOCATION AND SIZE.

PD 842 is established on property located on both sides of Greenville Avenue between Belmont Avenue and Bryan Street. The size of PD 842 is approximately 50.598 acres. (Ord. Nos. 28109; 28825)

SEC. 51P-842.103. PURPOSE.

The purpose of this district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional- serving, late-night venues. (Ord. 28109)

SEC. 51P-842.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds.

(2) LATE-HOURS ESTABLISHMENT means a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. See Section 51P-842.113.

(2.1) LEGACY BUILDING means a building existing within Subdistrict 2 prior to 1926.

(3) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(4) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the

human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment, but does not include permanent makeup application or intradermal cosmetics as a component or service of a duly licensed beauty parlor or salon.

(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 nonresidential zoning district.

SEC. 51P-842.104.1 EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 842A: Subdistrict map.

SEC. 51P-842.104.2 SUBDISTRICT.

This district contains the following subdistricts: Subdistrict 1 and Subdistrict 2 as shown on the subdistrict map (Exhibit 842A).

SEC. 51P-842.105. DEVELOPMENT PLAN.

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. (Ord. 28109)

SEC. 51P-842.106. MAIN USES PERMITTED.

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

(b) The following use is permitted only by SUP:

-- Late-hours establishment. *[See Section 51P-842.113.]*

(c) In Subdistrict 1, the following uses are prohibited.

- Alcoholic beverage establishment.
- Alternative financial establishment.
- Auto service center.

- Bail bond office.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Convenience store with drive-through.
- Late-hours establishment.
- Liquor store.
- Massage establishment.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Tattoo studio.

(d) In Subdistrict 2

(1) The following uses are prohibited.

- Alcoholic beverage establishment.
- Alternative financial establishment.
- Auto service center.
- Bail bond office.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Convenience store with drive-through.
- Late-hours establishment.
- Massage establishment.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Tattoo studio.

SEC. 51P-842.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A- 4.217. (Ord. 28109)

SEC. 51P-842.108. 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 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 CR Community Retail District apply.

(b) Floor area ratio.

(1) In Subdistrict 1, maximum floor total floor area for office and retail and personal service uses combined is 6,000 square feet.

(2) In Subdistrict 2, a restaurant use may not exceed 3,000 square feet.

SEC. 51P-842.109. 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) Subdistrict 1. No off-street parking or loading is required for an office use or a retail and personal service use that only operates between 6:00 a.m. and 7:00 p.m. and has parking ratio of 1:200 or less.

(c) Subdistrict 2.

Staff recommended:

(1) <u>Except for a restaurant without drive-in or drive-through service, no parking or loading is required for office and retail and personal service uses within a legacy building that only operate between 6:00 a.m. and 7:00 p.m. and have parking ratios of 1:200 or less.</u>
--

Applicant requested:

(1) <u>Except for a restaurant without drive-in or drive-through service, no parking or loading is required for office and retail and personal service uses within a legacy building that have parking ratios of 1:200 or less.</u>

(2) A minimum of one space per 200 square feet is required for a restaurant use within a legacy building. Delta credits may not be used to meet this off-street parking requirement.

(3) For a hotel use, the off-street parking requirement may be established in the

ordinance granting a Specific Use Permit.

(4) Except as provided in this subsection, remote parking must be in accordance with 51A-4.320. An agreement authorizing a nonresidential use or a mixed use development to use special parking for nonresidential uses may be based on a lease of the special parking spaces only if the lease:

- (A) is in writing;
- (B) contains legal descriptions of the properties affected;
- (C) specifies the special parking being provided and the hours of operation of any use involved;
- (D) is governed by the laws of the state of Texas;
- (E) is signed by all owners of the properties affected;
- (F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;
- (G) is for a minimum term of three years; and
- (H) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

SEC. 51P-842.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 28109)

SEC. 51P-842.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 28109)

SEC. 51P-842.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 28109)

SEC. 51P-842.113. ADDITIONAL PROVISIONS.

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

(b) Compliance. 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) Late-hours operations.

(1) Except for late-hours establishments operating under a valid specific use permit, all services for the public must be stopped and all customers must be removed from the establishment between 12 a.m. (midnight) and 6 a.m. Any retail and personal service use that offers services to the public or that has customers remaining in the establishment between 12 a.m. (midnight) and 6 a.m. is a late-hours establishment.

(2) No occupancy shall have nonconforming rights to operate between 12 a.m. (midnight) and 6 a.m. All occupancies must come into compliance with this subsection by September 23, 2011.

(d) Traffic impact analysis waiver. A traffic impact analysis is not required in connection with an application for a specific use permit for a late-hours establishment.

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment;
and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

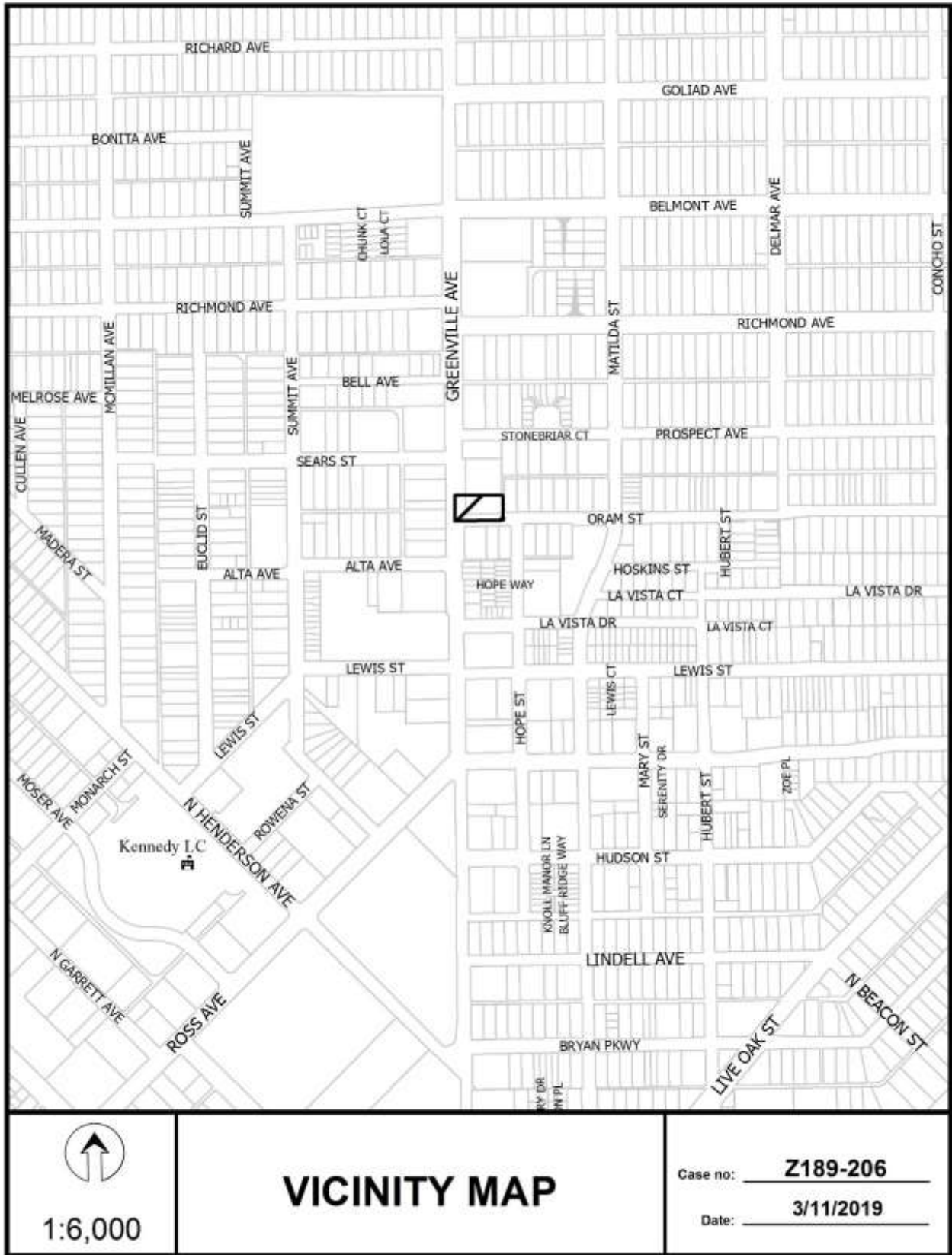
(f) Street improvements. If the city has not begun streetscape enhancements within this district by January 1, 2017, the director shall request that the city plan commission

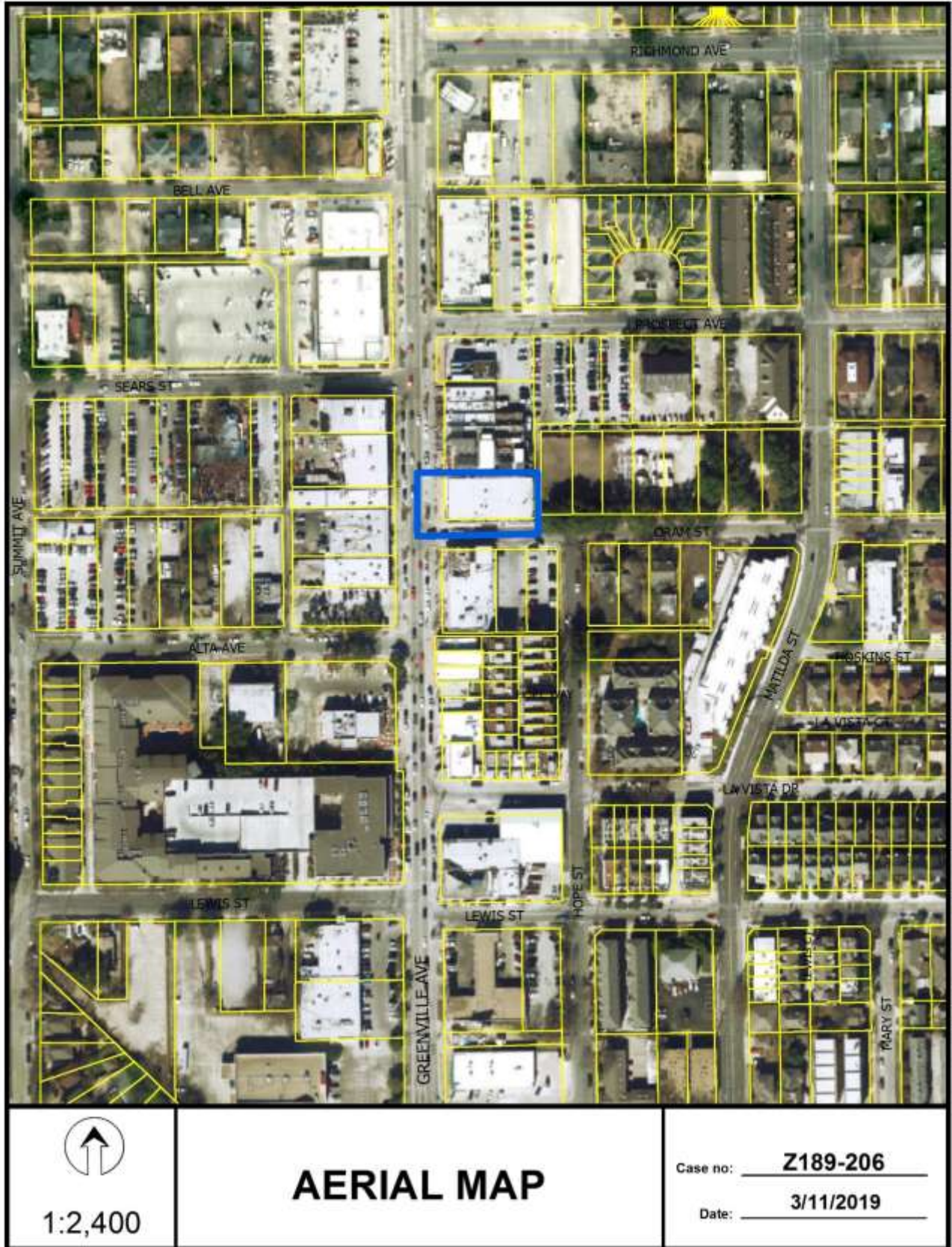
authorize a public hearing to determine proper zoning with consideration given to repeal of this district. For purposes of this subsection, “streetscape enhancements” means improvements to the streetscape such as wider sidewalks, street landscaping, and pedestrian lighting. (Ord. 28109)

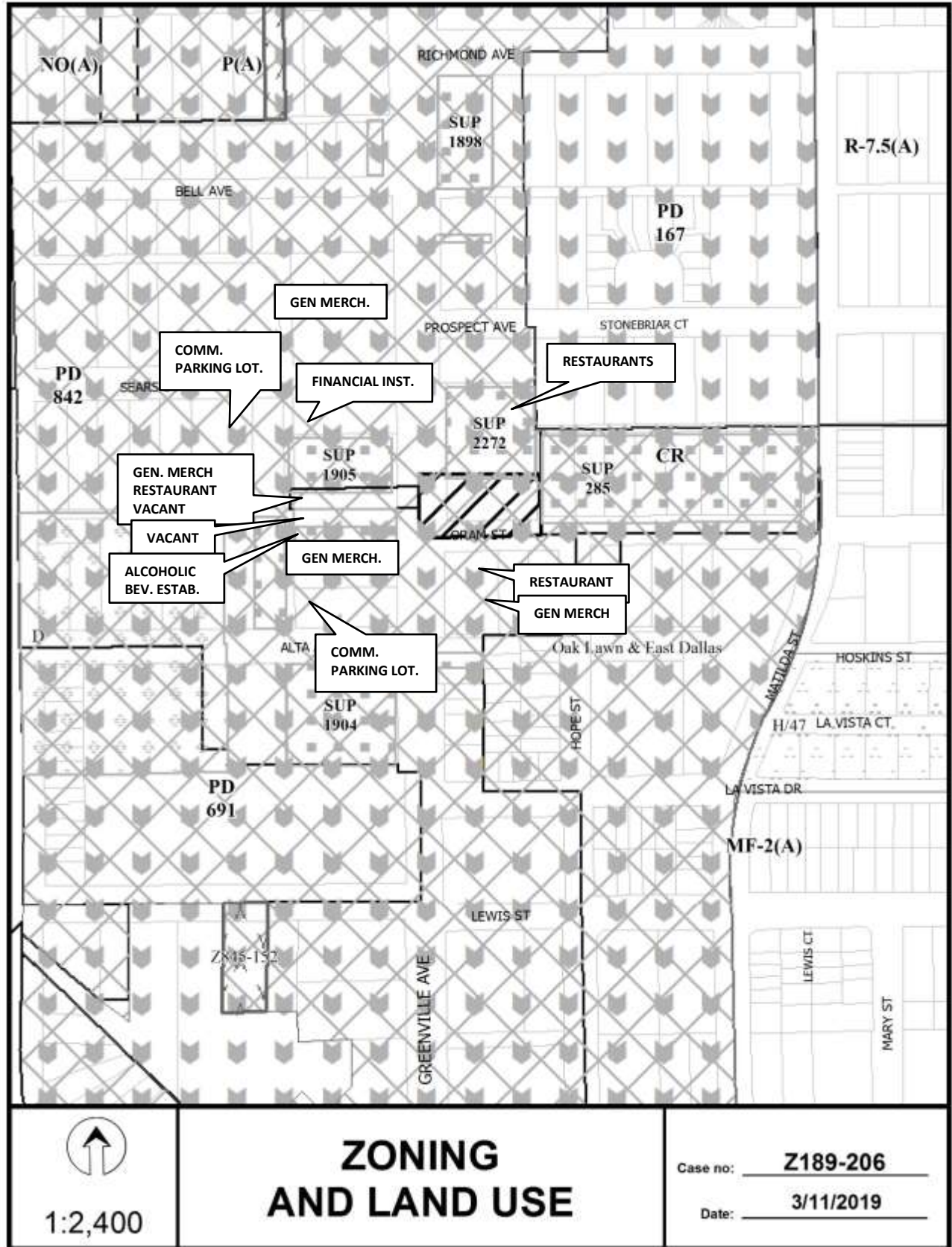
SEC. 51P-842.114. COMPLIANCE WITH CONDITIONS.

(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 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. (Ord. 28109)





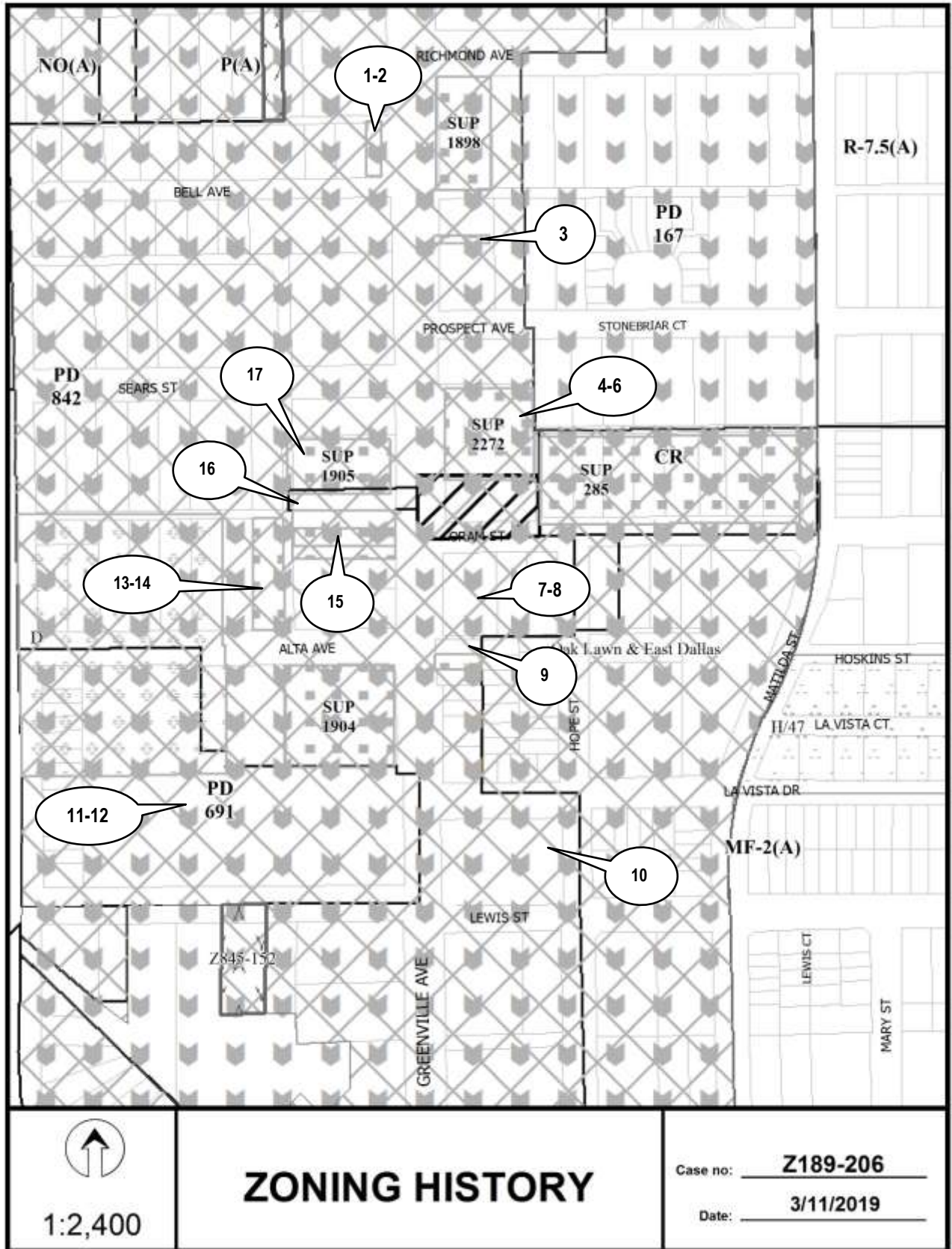


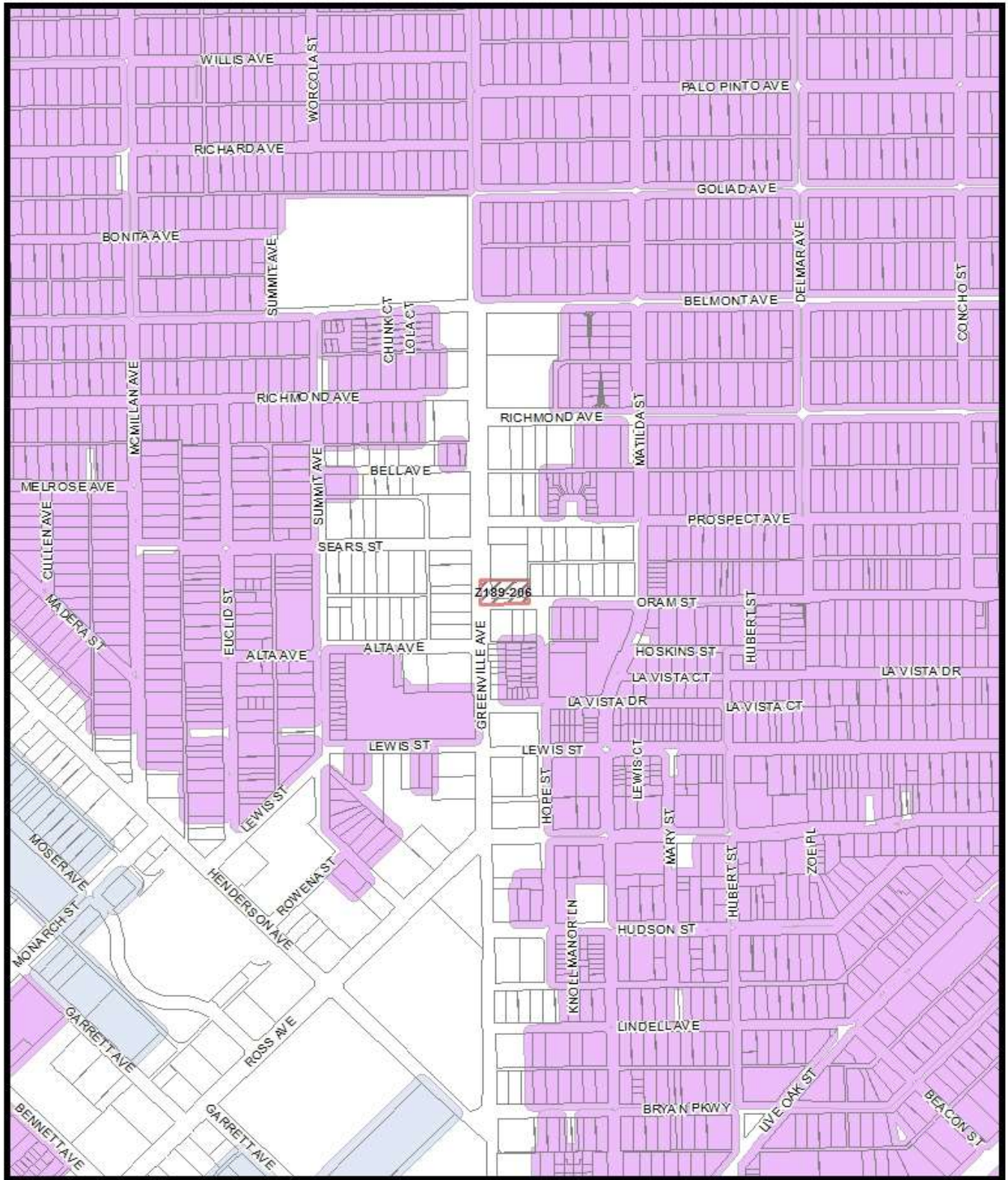
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ZONING AND LAND USE

Case no: **Z189-206**

Date: **3/11/2019**



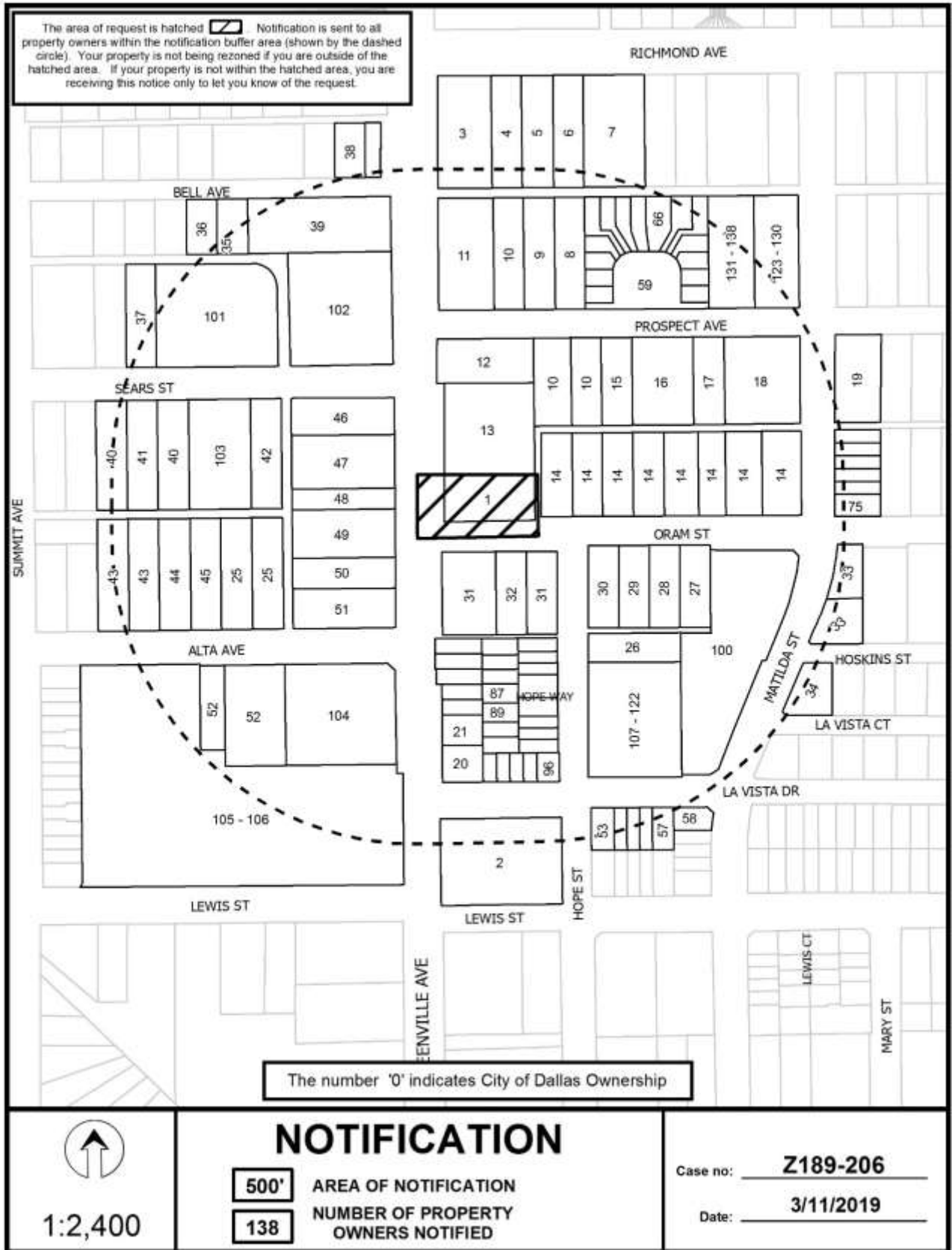


MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 3/11/2019



03/11/2019

Notification List of Property Owners***Z189-206******138 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2000 GREENVILLE AVE	LANDE PAUL &
2	1802 GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
3	5702 RICHMOND AVE	GREENVILLE ROSS PTNR LTD
4	5710 RICHMOND AVE	SANCHEZ FIDENCIO
5	5714 RICHMOND AVE	REESE GRANDCHILDRENS &
6	5716 RICHMOND AVE	REESE GRANDCHILDRENS TRUST NO 1 &
7	5722 RICHMOND AVE	RICHMOND 5700 LLC
8	5719 PROSPECT AVE	MADISON PACIFIC DEV COM
9	5715 PROSPECT AVE	REESE GRANDCHILDRENS
10	5711 PROSPECT AVE	ANDRES FAMILY TRUST
11	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
12	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
13	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
14	5715 ORAM ST	TEXAS UTILITIES ELEC CO
15	5724 PROSPECT AVE	ANDRES FAMILY TRUST
16	5728 PROSPECT AVE	WALL JOHN E JR
17	5736 PROSPECT AVE	BLACK HAWK MGMT INC
18	5740 PROSPECT AVE	BLACK HAWK MGMT INC
19	5800 PROSPECT AVE	LUFESA INVESTMENT PROPERTIES LLC
20	1900 GREENVILLE AVE	TRUST REAL ESTATE
21	1904 GREENVILLE AVE	GREENVILLE PARKS LP
22	1908 GREENVILLE AVE	GREENVILLE PARKS LP
23	1910 GREENVILLE AVE	MORENO RICHARD
24	1912 GREENVILLE AVE	CAMPBELL OLIVER
25	1914 GREENVILLE AVE	LOWGREEN PS LTD
26	1916 HOPE ST	1916 HOPE LLC

03/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5734 ORAM ST	SUBDIVISIONS REALTY LLC
28	5730 ORAM ST	SOUZA DIANA FAYE
29	5726 ORAM ST	TARL CABOT LLC &
30	5722 ORAM ST	MCKINNEY FEARGAL &
31	5712 ORAM ST	LOWGREEN PS
32	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
33	5800 ORAM ST	JOUNEGHANI FATINA GHASSEMI
34	5749 LA VISTA CT	MEEHAN COLIN RYDER
35	5626 BELL ST	FOREMOST PROPERTY HOLDINGS LLC
36	5622 BELL ST	BELL AVENUE HOLDINGS II LLC
37	5615 SEARS ST	RUNGRUANGPHOL VEERACHAI &
38	5643 BELL ST	BELL AVENUE HOLDINGS LLC
39	2101 GREENVILLE AVE	2001 GREENVILLE VENTURE
40	5610 SEARS ST	GREENVILLE HOLDINGS CO
41	5614 SEARS ST	GREENVILLE HOLDINGS INC
42	5628 SEARS ST	ANDRES FAMILY TRUSTS
43	5611 ALTA AVE	THACKER RICHARD E
44	5619 ALTA AVE	THACKER RICHARD E JR
45	5623 ALTA AVE	GREENWAYSEARS LP
46	1931 GREENVILLE AVE	GREENWAY SEARS LP
47	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
48	1917 GREENVILLE AVE	SEB GROUP LLC
49	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
50	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
51	1903 GREENVILLE AVE	LOWGREEN PS
52	5626 ALTA AVE	LATORRE ROBERT INC
53	5702 LA VISTA DR	JOHNSON C RYAN
54	5704 LA VISTA DR	BIERING JOSH D
55	5706 LA VISTA DR	KRAUS SUSANNE S REVOCABLE
56	5708 LA VISTA DR	MCLEOD ALEXANDER W &
57	5710 LA VISTA DR	REED JASON

03/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1811 MATILDA ST	RUCKDESCHER CALEB A &
59	2100 STONEBRIAR CT	STONEBRIAR CT H O A
60	15 STONEBRIAR CT	PARRA JUAN P
61	14 STONEBRIAR CT	SCHRENKEISEN FRANK S
62	13 STONEBRIAR CT	BLACKLEDGE KATHRYN & EFREN
63	12 STONEBRIAR CT	HOSEK HERVE &
64	11 STONEBRIAR CT	MA QUIGGANG
65	10 STONEBRIAR CT	MITTS CALVIN S
66	9 STONEBRIAR CT	KORZENIEWSKI KERI
67	8 STONEBRIAR CT	KORZENIEWSKI DREW A & KERI
68	7 STONEBRIAR CT	LEE BRANDON D
69	6 STONEBRIAR CT	KELLEY STEPHANIE C &
70	5 STONEBRIAR CT	WHITELEY ANDREW
71	4 STONEBRIAR CT	STOKES ROBERT CHARLES
72	3 STONEBRIAR CT	MATTHEW JOHN W &
73	2 STONEBRIAR CT	GERDES ANDREW KIRK
74	1 STONEBRIAR CT	HOOPER NICOLE E
75	2002 MATILDA ST	TURMAN KYLE
76	2004 MATILDA ST	GREENSPAN MICHAEL THE
77	2006 MATILDA ST	HAWORTH KEVIN
78	2008 MATILDA ST	VAYNER BRIAN JAMES & RYAN
79	2010 MATILDA ST	POINDEXTER BRIAN R &
80	2012 MATILDA ST	WHALEY MATTHEW
81	1919 HOPE WAY	NGUYEN NGOC DIEP
82	1922 HOPE WAY	ELGUEA CARLOS &
83	1917 HOPE WAY	MCFALL JAMES
84	1920 HOPE WAY	ISAACSON CHRISTOPHER M
85	1918 HOPE WAY	MARCH SEAN
86	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
87	1913 HOPE WAY	HERNDON LINDSEY
88	1916 HOPE WAY	OTOOLE TIMOTHY

03/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1911 HOPE WAY	NIEHUUS MICHAEL
90	1912 HOPE WAY	SHUCH MATTHEW T &
91	1910 HOPE WAY	DANISH DAVID
92	1909 HOPE WAY	JOHNSON RONALD L
93	1908 HOPE WAY	GANDHI ANUPAMA K
94	1907 HOPE WAY	WEINER ERIC DAVID
95	1906 HOPE WAY	ABOUJAOUDE DORY
96	5715 LA VISTA DR	CATHCART DAVID
97	5713 LA VISTA DR	JACOBSON TYLER B &
98	5711 LA VISTA DR	WHITE JULIUS
99	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
100	1965 MATILDA ST	1965 MATILDA LLC
101	5623 SEARS ST	2001 GREENVILLE VENTURE LTD
102	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD
103	5622 SEARS ST	5624 SEARS STREET LTD
104	1827 GREENVILLE AVE	LOWGREEN PS
105	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
106	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
107	1910 HOPE ST	MOJICA EDWARD
108	1910 HOPE ST	KEELING THOMAS
109	1910 HOPE ST	CALVERT DAVID
110	1910 HOPE ST	KUPERMAN YELENA
111	1910 HOPE ST	CROUCH EDIE D
112	1910 HOPE ST	HANLON WILLIAM R &
113	1910 HOPE ST	BEAHM CYNTHIA DIANE
114	1910 HOPE ST	RADIGAN MEGAN M
115	1910 HOPE ST	UTKOV GARY S & CAROL C
116	1910 HOPE ST	KOBAYASHI AARON S &
117	1910 HOPE ST	MERZ RYAN E
118	1910 HOPE ST	HOPE STREET RENTAL COMPANY LLC
119	1910 HOPE ST	ANKERSEN KRISTEN A

03/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1910 HOPE ST	DROUILLARD SUZETTE M
121	1910 HOPE ST	VITALE JOSEPH K & ANNE
122	1910 HOPE ST	BREWSTER LLOYD R & DANA L
123	5747 PROSPECT AVE	SALVATO ANTHONY III
124	5747 PROSPECT AVE	COLLINSWORTH ASHLEY WALKER
125	5747 PROSPECT AVE	
126	5747 PROSPECT AVE	HALL TYLER & BRITTNEY
127	5747 PROSPECT AVE	STOCKIN TAMARA MICHELLE
128	5747 PROSPECT AVE	LIN ANDREW EUGENE
129	5747 PROSPECT AVE	WITTE NATHAN
130	5747 PROSPECT AVE	SANDRIDGE STEFANI LYNN
131	5743 PROSPECT AVE	COOPER SAMANTHA &
132	5743 PROSPECT AVE	DUNCAN NEAL C
133	5743 PROSPECT AVE	APPLEGATE LANDON
134	5743 PROSPECT AVE	THOMAS MITCHEM HUGH &
135	5743 PROSPECT AVE	SCOTTI STEPHEN
136	5743 PROSPECT AVE	TABER RICHARD A
137	5743 PROSPECT AVE	ASSAR PRATAP N
138	5743 PROSPECT AVE	BUSHEY SARAH

Planner: Sarah May

FILE NUMBER: Z189-210(SM) **DATE FILED:** February 22, 2019
LOCATION: North line of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane
COUNCIL DISTRICT: 11 **MAPSCO:** 15 Q
SIZE OF REQUEST: Approx. 4.815 acres **CENSUS TRACT:** 136.08

OWNER: King of Glory Lutheran Church

APPLICANT: Michael Weir

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

REQUEST: An application for an amendment to Planned Development District No. 880.

SUMMARY: The purpose of the request is to allow for modified signage regulations for an existing church (King of Glory Lutheran Church), which include the following proposed changes: 1) increase the effective area of an attached sign from 40 to 55 square feet; 2) increase the effective area of a detached sign from 50 to 65 square feet; 3) decrease the setback from the highway from 20 to five feet; 4) increase the effective area for movement control signs from two to six square feet; and, 5) allow temporary special event signs with a maximum effective area of 40 square feet, four times per year for 10 days each.

STAFF RECOMMENDATION: Approval, subject to staff’s recommended conditions.

PLANNED DEVELOPMENT DISTRICT NO. 880:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2031/ARTICLE%20880.pdf>

PLANNED DEVELOPMENT DISTRICT NO. 880 EXHIBITS:

http://www.dallascityattorney.com/51P/exhibits_cont.html#a880

PRIOR CPC ACTION: On May 2 and 16, 2019, the City Plan Commission held this item under advisement to allow the applicant to conduct a neighborhood meeting.

BACKGROUND INFORMATION:

- On March 27, 2013, City Council approved Planned Development District No. 880 to allow for the existing church to construct a surface parking lot to accommodate 113 parking spaces on approximately 1.04 acres of land which previously consisted of four existing single family dwellings. The purpose of the original request was because the Texas Department of Transportation acquired additional right-of-way along the Lyndon B. Johnson Freeway and as a result of the right-of-way acquisition, a portion of the church parking was eliminated.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
LBJ Freeway Frontage	Expressway	Variable lane widths

Traffic:

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

Comprehensive Plan:

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

There are no goals or policies supporting or opposing the request.

STAFF ANALYSIS:

Land Use Compatibility:

The site consists of an existing church and surface parking lot. The site abuts the LBJ Freeway access road on the south and abuts single family neighborhoods to the north, east, and west. Staff considers a church compatible with the surrounding land uses.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 880	Church
North	PDD No. 78	Single Family
South	LO-1, NO(A)	LBJ Freeway
East	R-16(A)	Single Family
West	PDD No. 78	Undeveloped, Single Family

Landscaping:

Landscaping of any development will be in accordance with the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.

Signs:

The applicant requests five modifications to the existing Article VII nonbusiness sign regulations with the purpose of gaining visibility to vehicles on the LBJ access road.

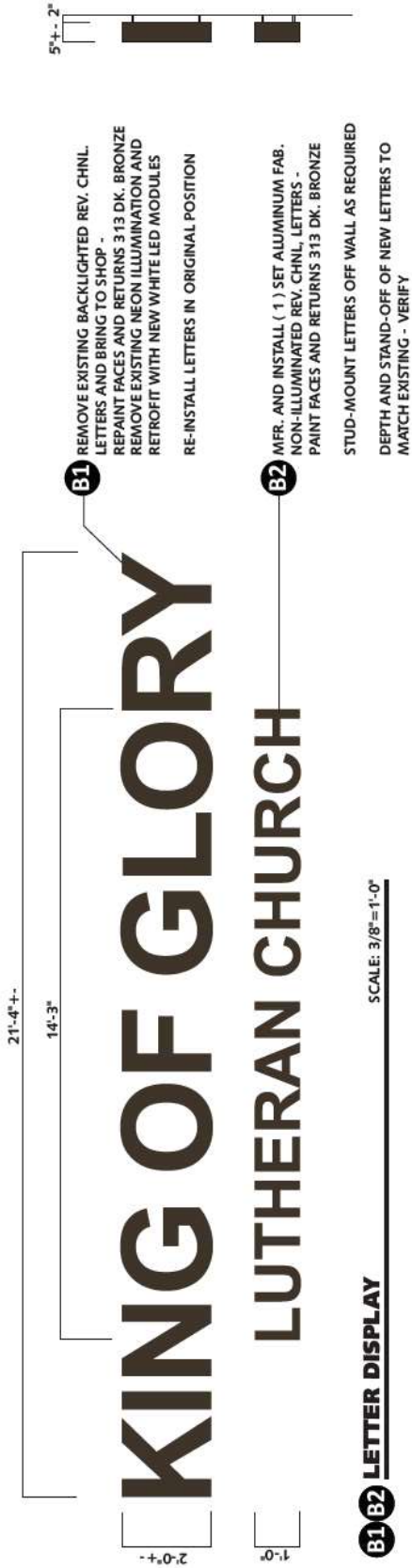
Attached signs:

The applicant requests one modification to the existing attached sign regulations with the purpose of adding “Lutheran Church” in one-foot tall letters below the existing “King of Glory” attached sign on the front of the building. The proposed amendment to increase the effective area¹ of an attached sign from 40 to 55 square feet is depicted in the image on the following page and was provided by the applicant. Staff supports this request because effective area of attached signs in business districts is limited to 25 percent the facade area, which is much greater than the request.

¹ EFFECTIVE AREA means the following:

(A) For a detached sign, the area within a minimum imaginary rectangle of vertical and horizontal lines that fully contains all extremities of the sign, excluding its supports. This rectangle is calculated from an orthographic projection of the sign viewed horizontally. The viewpoint for this projection that produces the largest rectangle must be used. If elements of the sign are movable or flexible, such as a flag or a string of lights, the measurement is taken when the elements are fully extended and parallel to the plane of view.

(B) For an attached sign, the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. If a design, outline, illustration, or interior illumination surrounds or attracts attention to a word, then it is included in the calculation of effective area.



EXISTING



PROPOSED

Detached signs:

The applicant also requests two modifications to detached sign regulations to increase the effective area from 50 to 65 square feet of one detached sign with a maximum height of 15 feet above grade and decrease the setback from an expressway from 20 to five feet. The applicant's request for these amendments is depicted in the below image and was provided by the applicant.

Staff supports the increase in effective area of one detached sign that will contain a static sign and a changeable message sign (e.g. the digital sign) because the changeable message portion of the sign will be regulated by Section 51A-7.216 which has standards for brightness levels, how frequent the message may change, and limits the display to 50 square feet. Staff also supports the decrease in the setback of the sign because a 20-foot setback would place the sign in the middle of the existing parking lot driveway shown to the right of the below image that was provided by the applicant.



Movement control signs:

The applicant also requests an increase in the effective area for three movement control signs² from two to six square feet. Specifically, the applicant noted the intent for this amendment is to convey a message of welcome or salutation (e.g. “Go in peace”). Staff notes that movement control signs traditionally communicate where vehicles and pedestrians are to enter and exit the property and where facilities are located and therefore, the applicant would still be allowed to communicate these kinds of messages with the proposed amendment.

Special purpose signs:

Finally, the applicant requests to allow special purpose signs³ with an effective area of 40 square feet, four times per year for 10 days each. Council removed provisions for special purpose signs via a code amendment circa 2007 thereby making them unlawful to erect unless special permissions were granted through a special purpose sign district or planned development district. Therefore, because historically, enforcement of special purpose signs were historically so difficult to enforce, staff does not support this portion of the applicant’s request.

Market Value Analysis

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

² MOVEMENT CONTROL SIGN means a sign that directs vehicular or pedestrian movement within or onto the premise on which the movement control sign is located.

³ SPECIAL PURPOSE SIGN means a sign temporarily supplementing the permanent signs on a premise.

LIST OF OFFICERS
King of Glory

- Cindy Brissman, President
- Brian Thomas, Vice President
- Ashley Hanks, Secretary
- Michael Weir, Treasurer

PROPOSED PDD AMENDMENTS

ARTICLE 880.

PD 880.

SEC. 51P-880.101. LEGISLATIVE HISTORY.

PD 880 was established by Ordinance No. 28943, passed by the Dallas City Council on March 27, 2013. (Ord. 28943)

SEC. 51P-880.102. PROPERTY LOCATION AND SIZE.

PD 880 is established on property located on the north side of Lyndon B. Johnson Freeway between Ridgeview Circle and Hughes Lane. The size of PD 880 is approximately 4.815 acres. (Ord. 28943)

SEC. 51P-880.103. 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. (Ord. 28943)

SEC. 51P-880.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 880A: development/landscape plan. (Ord. 28943)

SEC. 51P-880.105. DEVELOPMENT PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the development/landscape plan (Exhibit 880A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(b) For residential 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. (Ord. 28943)

SEC. 51P-880.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- Church.

Z189-210(SM)

- Handicapped group dwelling unit.
- Single family *[Each dwelling unit must be detached from other dwelling units.]*
- Surface parking.

(Ord. 28943)

SEC. 51P-880.107. ACCESSORY USES.

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

(b) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(Ord. 28943)

SEC. 51P-880.108. 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 Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply.

(b) Front yard.

(1) Except as provided in this subsection, minimum front yard is 25 feet.

(2) For a church use, parking is permitted in the front yard.

(3) For a church use, a fence with a minimum height of four feet and a maximum height of eight feet, is permitted in the front yard in the location shown on the development/landscape plan. Materials for this fence must consist of wrought iron, masonry, or brick

(c) Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 10 feet.

(d) Height. Maximum structure height is 24 feet.

(e) Lot coverage.

- (1) Maximum lot coverage is:
 - (A) 45 percent for residential structures; and
 - (B) 25 percent for nonresidential structures.
- (2) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (f) Lot size. Minimum lot size is 8,600 square feet.
- (g) Stories. No maximum number of stories. (Ord. 28943)

SEC. 51P-880.109. OFF-STREET PARKING AND LOADING.

- (a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Ingress and egress for off-street parking and loading from residential streets is prohibited. (Ord. 28943)

SEC. 51P-880.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 28943)

SEC. 51P-880.111. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided as shown on the development/landscape plan (Exhibit 880A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.
- (b) For residential uses, landscaping must be provided in accordance with Article X.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord. 28943)

SEC. 51P-880.112. SIGNS.

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

(b) Church.

(1) A maximum of one attached sign may be erected with a maximum effective area of 55 square feet.

(2) A maximum of one detached sign may be erected with a maximum effective area of 65 square feet and 15 feet in height.

(3) For a detached sign that is within seven and one-half feet and 15 feet in height, the minimum setback is five feet.

(4) In addition to the regulations for movement control signs in Section 51A-4.7205, a maximum of three movement control signs may be erected with a maximum effective area between two and six square feet.

Staff recommended:

Denial of subparagraph (b)(5). Special purpose signs were removed from the sign regulations circa 2007 because they are difficult to track and enforce.

Applicant requested:

(5) One special purpose sign is allowed up to four times per year subject to the following restrictions.

(A) The maximum effective area is 40 square feet and must be erected at ground level.

(B) The special purpose sign must be removed within 10 days after the event.

SEC. 51P-880.113.

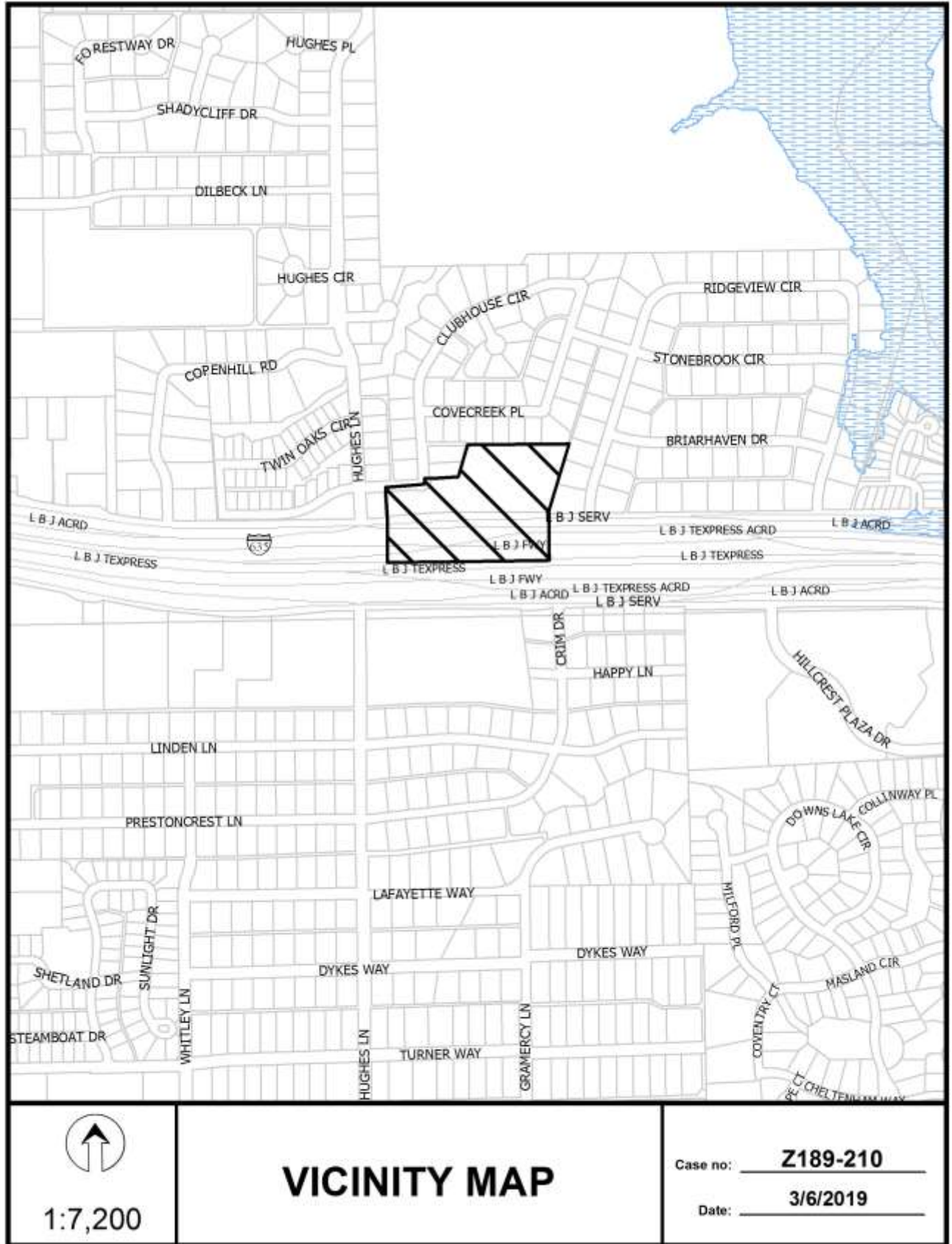
ADDITIONAL PROVISIONS.

- (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. (Ord. 28943)

SEC. 51P-880.114.

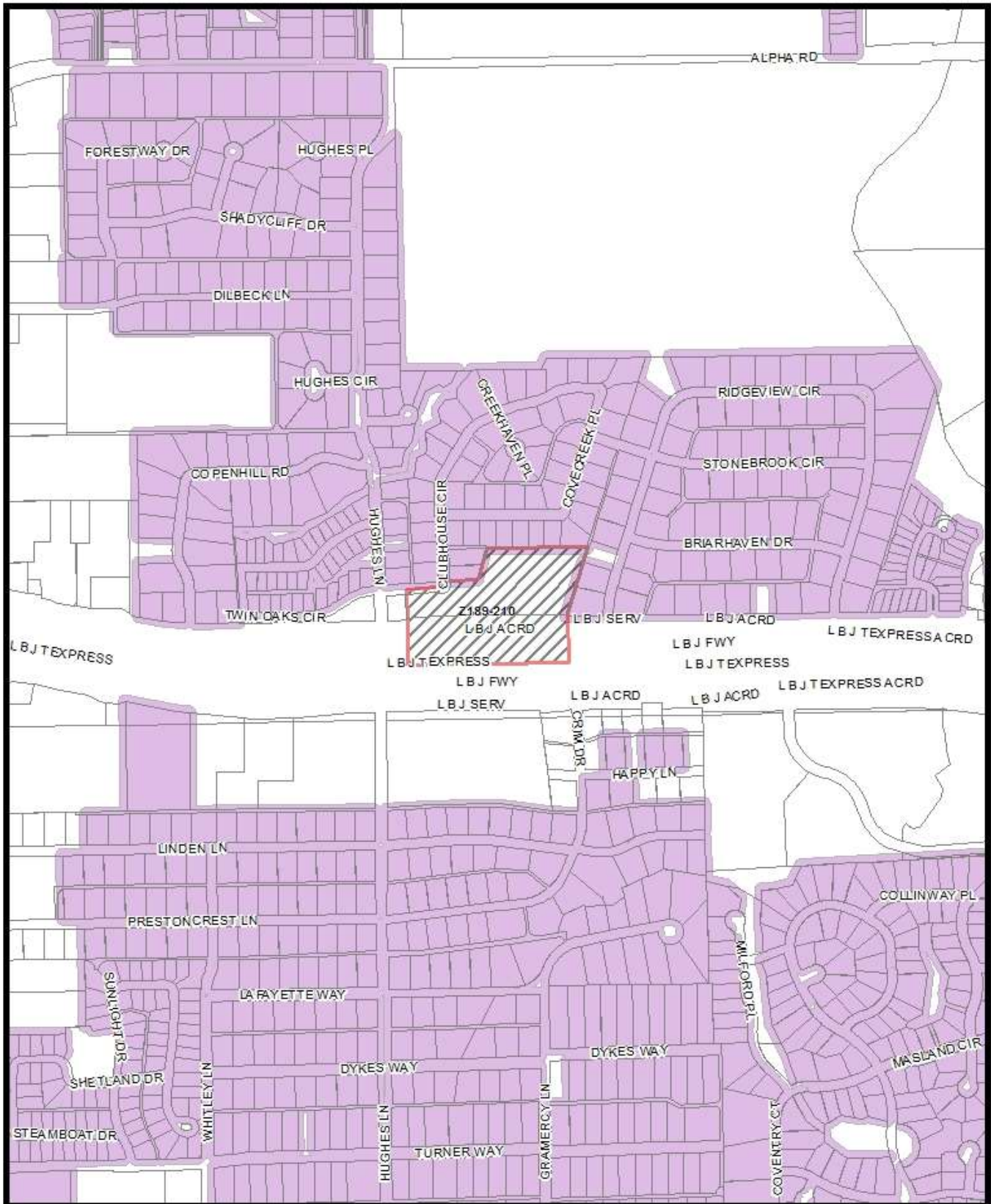
COMPLIANCE WITH CONDITIONS.

- (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 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. (Ord. 28943)









MVA Cluster A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 3/6/2019



03/06/2019

Notification List of Property Owners***Z189-210******95 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6507 RIDGEVIEW CIR	KING OF GLORY LUTHERN CH
2	6406 CLUBHOUSE CIR	KING OF GLORY LUTHERAN CHURCH
3	6410 COVECREEK PL	DUE JUDY WINGER
4	6414 COVECREEK PL	BROOKS JAMES & BARBARA
5	6418 COVECREEK PL	ASHMORE KIMBERLY
6	6422 COVECREEK PL	ALGHAFRY MAJED
7	6426 COVECREEK PL	ARNSTEIN BARBARA J TR &
8	6502 COVECREEK PL	20183 TX 101 LLC
9	6411 LBJ FWY	KING OF GLORY LUTHERAN
10	6515 RIDGEVIEW CIR	SPEER WALTER B &
11	6523 RIDGEVIEW CIR	KING OF GLORY LUTHERAN CH
12	6531 RIDGEVIEW CIR	STEAKLEY FAMILY LIVING TR
13	6539 RIDGEVIEW CIR	MUIRHEID TRACI & DARREN
14	6547 RIDGEVIEW CIR	ENGLISH DANA HARDIN
15	6555 RIDGEVIEW CIR	POWELL RICHARD A
16	6522 RIDGEVIEW CIR	DIRKS LEONARD F JR
17	6516 BRIARHAVEN DR	OFFER PAUL J JR
18	6524 BRIARHAVEN DR	MELKS FAMILY TRUST
19	6545 LBJ FWY	STEVENSON DINO
20	6537 LBJ FWY	SHAHI SAVITA GAIND &
21	6508 RIDGEVIEW CIR	SAUCEDA JAVIER G &
22	6554 RIDGEVIEW CIR	WALKINGTON KEVIN
23	6517 BRIARHAVEN DR	PAULEY STEPHEN & DIANE
24	6538 RIDGEVIEW CIR	BEDDINGFIELD ROBERT W &
25	6546 RIDGEVIEW CIR	BROWN W DOUGLAS JR TR&
26	6302 CLUBHOUSE CIR	SHULTS CONNI &

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6402 COVECREEK PL	DUVALL SARA A
28	6406 COVECREEK PL	REGALADO JUAN & WANDA E
29	6506 COVECREEK PL	LUBBE WILHELM
30	6510 COVECREEK PL	FREEFIELD JERRY Y &
31	6514 COVECREEK PL	PUGH JOEL A & LISA A
32	6518 COVECREEK PL	KOTAMARTI VENKAT &
33	6518 CLUBHOUSE CIR	JOHNSTON KENNETH M &
34	6510 CLUBHOUSE CIR	JONES KAY
35	6403 COVECREEK PL	SULZBACH FRANK C &
36	6407 COVECREEK PL	KAISER DOUGLAS S &
37	6411 COVECREEK PL	TOSTADO GLORIA B
38	6415 COVECREEK PL	KALIDAS VASANTI
39	6419 COVECREEK PL	CANNON JACK
40	6501 COVECREEK PL	RIDER PAULA C
41	6505 COVECREEK PL	AZIZ MAHSOOMA
42	6509 COVECREEK PL	SHANG HONGLU & JING XIAO
43	6515 COVECREEK PL	CHAILLET BRIAN S & SHIRLEE STEWART
44	6408 CREEKHAVEN PL	TROMBLEY WANWISA & DJANGO
45	6524 CLUBHOUSE CIR	CAVE THOMAS A & TAMI K
46	6515 CLUBHOUSE CIR	COHEN DOUGLAS O
47	6511 CLUBHOUSE CIR	LANG ARIEL M
48	6507 CLUBHOUSE CIR	ROBISON SALLY & SCOTT
49	6501 CLUBHOUSE CIR	SMOLLAR REED ALLEN &
50	6411 CLUBHOUSE CIR	DRAIN LEE & LYNETT C
51	6407 CLUBHOUSE CIR	TRAFTON KRIS R
52	6403 CLUBHOUSE CIR	KARNI CATHERINE
53	13016 HUGHES LN	BAKER WANDA
54	13020 HUGHES LN	HICKS ROBERT B
55	13024 HUGHES LN	ALCHORBACHI RIAD
56	13028 HUGHES LN	MOUNCE HAROLD JAY &
57	13032 HUGHES LN	ZIMMERMANN BETTY

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	13036 HUGHES LN	WINFIELD RENA GOODSON
59	13031 HUGHES LN	ARBELAEZ FAVIAN
60	6243 TWIN OAKS CIR	MARY LOU AVERA MGMT TRUST
61	6239 TWIN OAKS CIR	BARNETT WILLIAMS BRADLEY &
62	6235 TWIN OAKS CIR	NEWMANHAAS RYLAN &
63	6231 TWIN OAKS CIR	ALEXANDER A ANN
64	6227 TWIN OAKS CIR	SUSMAN JOAN R
65	6250 TWIN OAKS CIR	RIDNOUR STUART D
66	6246 TWIN OAKS CIR	STEVENSON KENNETH
67	6242 TWIN OAKS CIR	FAUVEAU ALEXANDER &
68	6238 TWIN OAKS CIR	ALVEN ROBERT & HANNEKE
69	6234 TWIN OAKS CIR	SMITHEY PAM J & LESLIE M
70	6226 TWIN OAKS CIR	BOWER LOU ANN
71	6127 TWIN OAKS CIR	QUISENBERRY JAMES R & SHERIDAN
72	6123 TWIN OAKS CIR	FRANKLIN MARLENE Z &
73	6117 TWIN OAKS CIR	DAVIS MICHAEL ROBERT
74	6111 TWIN OAKS CIR	SKULLY NICHOLAS RAYMOND
75	6107 TWIN OAKS CIR	ROMO MARIVEL
76	6103 TWIN OAKS CIR	FISHER ROBERTA
77	900001 HUGHES LN	COTERIE HOMEOWNERS ASSN
78	6250 LBJ FWY	TUESDAY MORNING INC
79	6250 LBJ FWY	TUESDAY MORNING INC
80	6441 HAPPY LN	HAPPY LANE LP LLLP
81	6525 HAPPY LN	HAPPY LANES LP
82	6510 LBJ FWY	CRIM STREET INVESTMENTS LP
83	6510 LBJ FWY	CRIM STREET INVESMENTS LP
84	6518 LBJ FWY	THE KNOCHE LTD PS
85	6526 LBJ FWY	THE KNOCHE LIMITED
86	6526 LBJ FWY	KNOCHE LIMITED
87	6532 LBJ FWY	TM PLAZA LLC
88	6404 CREEKHAVEN PL	NAXON ADAM & ELLA

Z189-210(SM)

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6405 CREEKHAVEN PL	ROSEN BARRY M & JAN A
90	6409 CREEKHAVEN PL	MCLEOD PAUL G
91	6251 TWIN OAKS CIR	KESZLER ELLEN U
92	6247 TWIN OAKS CIR	STOUT JOE W &
93	6446 LBJ FWY	CAAWA INVESTMENT PPTIES LLC
94	6310 LBJ FWY	LBJ CONCOURSE OFFICE LP
95	6310 LBJ FWY	LBJ CONCOURSE OFFICE LP

FILE NUMBER: Z189-224(CY) **DATE FILED:** March 14, 2019
LOCATION: South side of Fouraker Street, between North Vernon Avenue and North Van Buren Avenue.
COUNCIL DISTRICT: 1 **MAPSCO:** 54 C
SIZE OF REQUEST: Approx. 0.98 acres **CENSUS TRACT:** 42.01

OWNER/APPLICANT: Bishop/Davis Urban, LLC

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

REQUEST: An application for the termination of existing deed restrictions [Z778-181] on property zoned Subdistrict 6 within Planned Development District No. 830.

SUMMARY: The purpose of the request is to terminate the existing deed restrictions which 1) limit the allowable uses of the property to warehouse, an office, a loading dock and a parking lot, all as defined in Chapter 51 of the Dallas City Code, as amended; 2) limit the maximum height of the warehouse use to 14 feet; 3) prohibit outside storage; 4) require a one-foot retaining wall to be provided along the south line of Fouraker Street, three feet from the sidewalk and with an eight-foot solid concrete screening fence atop of said retaining wall; 5) require eight-foot solid concrete screening fences along Vernon Avenue and Van Buren Avenue, including chain link gates for access; and 6) require landscaping to be provided along Fouraker Street, between the retaining wall and the sidewalk. The applicant proposes to develop the site in accordance with the existing zoning regulations.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On May 16, 2019, the City Plan Commission held this item under advisement.

PLANNED DEVELOPMENT DISTRICT No. 830:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf>

BACKGROUND INFORMATION:

- The 0.98-acre area of request is zoned Subdistrict 6 within PD No. 830 with existing deed restrictions and is currently undeveloped.
- Planned Development District No. 830 was established by City Council on August 11, 2010, and comprises approximately 290.5 acres divided into 13 subdistricts.
- The existing deed restrictions, which the applicant is proposing to terminate, were volunteered in conjunction with a request for Heavy Commercial zoning which was approved by City Council on July 19, 1978.
- The property is impressed with the following deed restrictions:
 1. The uses of the property shall be limited to a warehouse, an office, a loading dock, and a parking lot, all as defined in Chapter 51 of the Dallas City Code, as amended.
 2. The warehouse shall extend in height to a maximum of fourteen feet above average grade level.
 3. There shall be no outside storage except for vehicles used in conjunction with the main use.
 4. A retaining wall shall be constructed along the south line of Fouraker Street, from Vernon Avenue to Van Buren Avenue. Said wall is to be three feet south of the concrete sidewalk running parallel to Fouraker Street, with an average height above grade of one foot.
 5. An eight-foot high solid concrete screening fence shall be constructed on top of the retaining wall referenced in paragraph (4) above.
 6. An eight-foot high solid concrete screening fence shall be constructed along the east line of Vernon Avenue and the northwest line of Van Buren Avenue, with the exception of any visibility corner clips that may be required to provide access to and use of the parking area and loading dock facilities. The height of the screening fence is to be measured from existing grade.
 7. The gates referenced in paragraph (6) above shall be of chain link fencing.
 8. Landscaping shall be provided along Fouraker Street between the retaining wall referenced in paragraph (4) above and the sidewalk. The planting material is to be suitable to cover the retaining wall at the time of planting and shall be maintained in a healthy, growing condition at all times.
- The existing deed restrictions limit the use of the property to a warehouse use and its incidental uses such as office, loading dock and parking lot. According to the existing zoning regulations, warehouse is not an allowed use.
- The applicant requests to remove the existing deed restrictions to allow for the redevelopment of the property with a mixed-use development in accordance with the regulations of Subdistrict 6 within PD No.830.

Zoning History: There has been one zoning change and one Board of Adjustment request in the vicinity during the last five years.

1. **BDA189-044** On April 16, 2019, the Board of Adjustment granted a special exception to the visual obstruction regulations on property on the northeast corner of North Tyler Street and West Davis Street, west of the area of request.
2. **Z178-185** On April 25, 2018, City Council approved a Demolition Delay Overlay for nearby properties to the south of the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
North Vernon Avenue	Minor Arterial	60 feet	60 feet
Fouraker Street	Minor Arterial	50 feet	60 feet
North Van Buren Avenue	Minor Arterial	60 feet	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and recommended reducing or limiting the number of dwelling units and compliance with the corresponding off-street parking requirements.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

BISHOP-DAVIS LAND USE STUDY (2010)

The Bishop-Davis Land Use Study was created in 2009 and revised in 2010 and provided recommendations that were later taken into consideration to create Planned Development District No. 830, the Davis Street Special Purpose District. Section 51P-830.107 indicates that this study should be consulted for goals and recommendations for development of this district.

The goals of this land use study focused on the desired results envisioned for the area, which among other aspects included: stimulating reinvestment in the area, encourage density (in the right places), create incentives to increase open space and provide public art and to create a set of land uses for each subarea.

The Bishop-Davis Land Use Study identified the area of request within Subarea 6 and established characteristics and objectives that included the beautification and rehabilitation of Davis Street streetscape, creating a desirable pedestrian experience and a pleasant walkable environment, street trees, sidewalks and other amenities. The study also proposed for this subarea uses that included a mix of residential and light to medium density commercial uses which are consistent with the uses allowed in the existing Subdistrict 6 within PD No. 830.

The study includes a mixed-use prototype site plan that envisions the area of request and the property to the south, as a mixed use development incorporating ground-floor retail and office uses and upper-floor residential uses. With the existing deed restrictions, a development of this type would not be allowed.

Land Use:

	Zoning	Land Use
Site	Subdistrict 6 within PD No.830	Undeveloped land
North	PD No. 160	Single family
East	Subdistrict 6 within PD No.830	Multifamily
South	Subdistrict 6 within PD No.830	Undeveloped land
West	Subdistrict 6 within PD No.830	Undeveloped land, single family.

Land Use Compatibility:

The approximate 0.98-acre area of request is zoned Subdistrict 6 within Planned Development District No. 830 and is currently undeveloped; however, according to Building Inspections' records, the site previously contained a one-story, approximately 1,800-square-foot warehouse building that was constructed in 1979, and later demolished in 1998.

The existing deed restrictions were volunteered in conjunction with a request for a Heavy Commercial zoning district which was approved by City Council on July 19, 1978. These restrictions include 1) limit the allowable uses of the property to warehouse, an office, a loading dock and a parking lot, all as defined in Chapter 51 of the Dallas City Code, as amended; 2) limit the maximum height of the warehouse use to 14 feet; 3) prohibit outside storage; 4) require a one-foot retaining wall to be provided along the south line of Fouraker Street, three feet from the sidewalk and with an eight-foot solid concrete screening fence atop of said retaining wall; 5) require eight-foot solid concrete screening fences along Vernon Avenue and Van Buren Avenue, including chain link gates for access; and 6) require landscaping to be provided along Fouraker Street, between the retaining wall and the sidewalk.

The existing deed restrictions limit the use of the property to a warehouse use and its incidental uses such as office, loading dock and parking lot. According to the existing zoning regulations, warehouse is not allowed an allowed use.

The applicant proposes to terminate the deed restrictions to be able to develop the site in accordance with the regulations established for the existing zoning. According to the applicant, the plan is to construct a mixed-use project containing retail uses at ground level and multifamily use in the upper floors.

The properties to the west of the area of request include one tract of land developed with a single family use and two other tracts of land that are currently undeveloped. To the northwest and to the north, across Fouraker Street, the properties are developed with traditional detached single family dwellings. To the east, across North Van Buren Avenue, there is a multifamily and to the southeast an undeveloped tract of land. The property directly adjacent to the site to the south [which is part of the same tax plat] is currently undeveloped; however, the properties further south, across West Davis Street, contain a mix of commercial uses including personal service, general merchandise, warehouse, an industrial use for light manufacturing, and office uses.

Staff supports the applicant's request to terminate the existing deed restrictions to allow for the development of the property in accordance with the existing zoning regulations, which are also applicable to the surrounding properties to the west, south and east. These regulations allow for a mix of commercial and residential uses, establish landscape provisions, as well as architectural design standards, and street and sidewalk standards that apply to new construction particularly of buildings with multifamily, mixed-use or non-residential uses. Staff considers that the development standards provided in the existing zoning are intended to preserve the character of the Davis Corridor while allowing

compatible new construction that respect the corridor’s historical, cultural, and architectural significance.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	RPS	Lot Coverage	Lot Size	PRIMARY Uses
	Front	Side/Rear						
Existing: PD No. 830 Subdistrict 6	Min 0’, Max 10’ if fronting Davis Other Min. 10’	No minimum.	No maximum.	75’ *	Yes (for structures over 30-feet) **	100%	No minimum	***Commercial and Residential.

*no more than 80 percent of any building footprint may exceed 60 feet in height.

**The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6 with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre.

*** The existing deed restrictions do not allow for this mix of uses.

Market Value Analysis

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

Parking:

The current deed restrictions do not restrict parking and therefore the termination of the existing deed restrictions will not change the site’s parking requirements, as stipulated in PD No. 830.

Landscaping:

Landscaping must be provided in accordance with the Landscape regulations for subdistrict 6 within Planned Development District No. 830

Z189-224(CY)

LIST OF PARTNERS / PRINCIPALS / OFFICERS

Rick Garza
Bishop Davis Urban, LLC
General Partner for Davis Street Market, LP.

EXISTING DEED RESTRICTIONS

782558

RESTRICTIONS

SEP-20-78 704127 30-A 7.00

DEED RESTRICTIONS

DEED RECORD

THE STATE OF TEXAS)
COUNTY OF DALLAS) KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, W. B. Sewell, Jr., is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the T. H. Campbells Addition, City Block 3196, City of Dallas, Dallas County, Texas, and being part of that same tract of land conveyed to W. B. Sewell, Jr. by T. H. Campbell Realty Corporation by deed dated November 1, 1973, and recorded in Volume 73247, Page 420 in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Fouraker St with the East line of Vernon Ave, said beginning point being the Northwest corner of said Lot 1

THENCE East, along the South line of Fouraker St, 441.0 ft to its intersection with the Northwest line of Van Buren Ave, the Northeast corner of said Lot 6

THENCE S 27° 00' W, along the Northwest line of Van Buren Ave, 115.6 ft to the Southeast corner of said Lot 6, the NEC of the Thomas LeMaster tract (Same being the North line LeMaster Tract)

THENCE West, along the South line of Lots 6, 5, 4, 3, 2 and 1 of Block 3196, a distance of 388.56 ft. to the East line of Vernon Ave.

THENCE North, along the East line of Vernon Ave., 103.0 ft. to the POINT OF BEGINNING and containing 42,720 sq. ft. of land.

That the undersigned, W. B. Sewell, Jr., does hereby impress all of the above described property with the following deed restrictions, to-wit:

(1) The uses of the property shall be limited to a warehouse, an office, a loading dock, and a parking lot, all as defined in Chapter 51 of the Dallas City Code as amended.

(2) The warehouse shall extend in height to a maximum of fourteen (14) feet above average grade level.



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(3) There shall be no outside storage except for vehicles used in conjunction with main use.

(4) A retaining wall shall be constructed along the south line of Fouraker Street, from Vernon Avenue to Van Buren Avenue. Said wall is to be three feet south of the concrete sidewalk running parallel to Fouraker Street, with an average height above grade of one foot.

(5) An eight (8) foot high solid concrete screening fence shall be constructed on top of the retaining wall referenced in paragraph (4) above.

(6) An eight (8) foot high solid concrete screening fence shall be constructed along the east line of Vernon Avenue and the northwest line of Van Buren Avenue, with the exception of any visibility corner clips that may be required by the City of Dallas, and such gates as may be required to provide access to and use of the parking area and loading dock facilities. The height of the screening fence is to be measured from existing grade.

(7) The gates referenced in paragraph (6) above shall be of chain-link fencing.

(8) Landscaping shall be provided along Fouraker Street between the retaining wall referenced in paragraph (4) above and the sidewalk. The planting material is to be suitable to cover the retaining wall at the time of planting and shall be maintained in a healthy, growing condition at all times.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the



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right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 11 day of April, 1978.

W. B. Sewell, Jr.
W. B. SEWELL, JR.

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared W. B. Sewell, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed,

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th

day of May, 1978.



Commission Expires:

2/27/80

M. J. Gordon Egkcl
NOTARY PUBLIC in and for
Dallas County, Texas
M. J. Gordon Egkcl



Approved as to form:
LEE E. HOLT, City Attorney

By Charles M. [Signature]
Assistant City Attorney

RECEIVED
MAY 18 1978
ZONING OFFICE

RETURN TO
City Secretary
City Hall
1500 MARILLA
DALLAS TX 75201

BY CLERK
I hereby certify that the
date on the date and time stated
by me and are duly recorded in the
and page of the record records of Dallas
County, Texas as stamped herein by me.

SEP 20 1978



L. E. Murdoch

CLERK, Dallas County, Texas

III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

(1) The uses of the property shall be limited to a warehouse, an office, a loading dock, and a parking lot, all as defined in Chapter 51 of the Dallas City Code as amended.

(2) The warehouse shall extend in height to a maximum of fourteen (14) feet above average grade level.

(3) There shall be no outside storage except for vehicles used in conjunction with main use.

(4) A retaining wall shall be constructed along the south line of Fouraker Street, from Vernon Avenue to Van Buren Avenue. Said wall is to be three feet south of the concrete sidewalk running parallel to Fouraker Street, with an average height above grade of one foot.

(5) An eight (8) foot high solid concrete screening fence shall be constructed on top of the retaining wall referenced in paragraph (4) above.

(6) An eight (8) foot high solid concrete screening fence shall be constructed along the east line of Vernon Avenue and the northwest line of Van Buren Avenue, with the exception of any visibility corner clips that may be required by the City of Dallas, and such gates as may be required to provide access to and use of the parking area and loading dock facilities. The height of the screening fence is to be measured from existing grade.

(7) The gates referenced in paragraph (6) above shall be of chain-link fencing.

(8) Landscaping shall be provided along Fouraker Street between the retaining wall referenced in paragraph (4) above and the sidewalk. The planting material is to be suitable to cover the retaining wall at the time of planting and shall be maintained in a healthy, growing condition at all times.

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

V.

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

VI.

THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THIS TERMINATION.

VII.

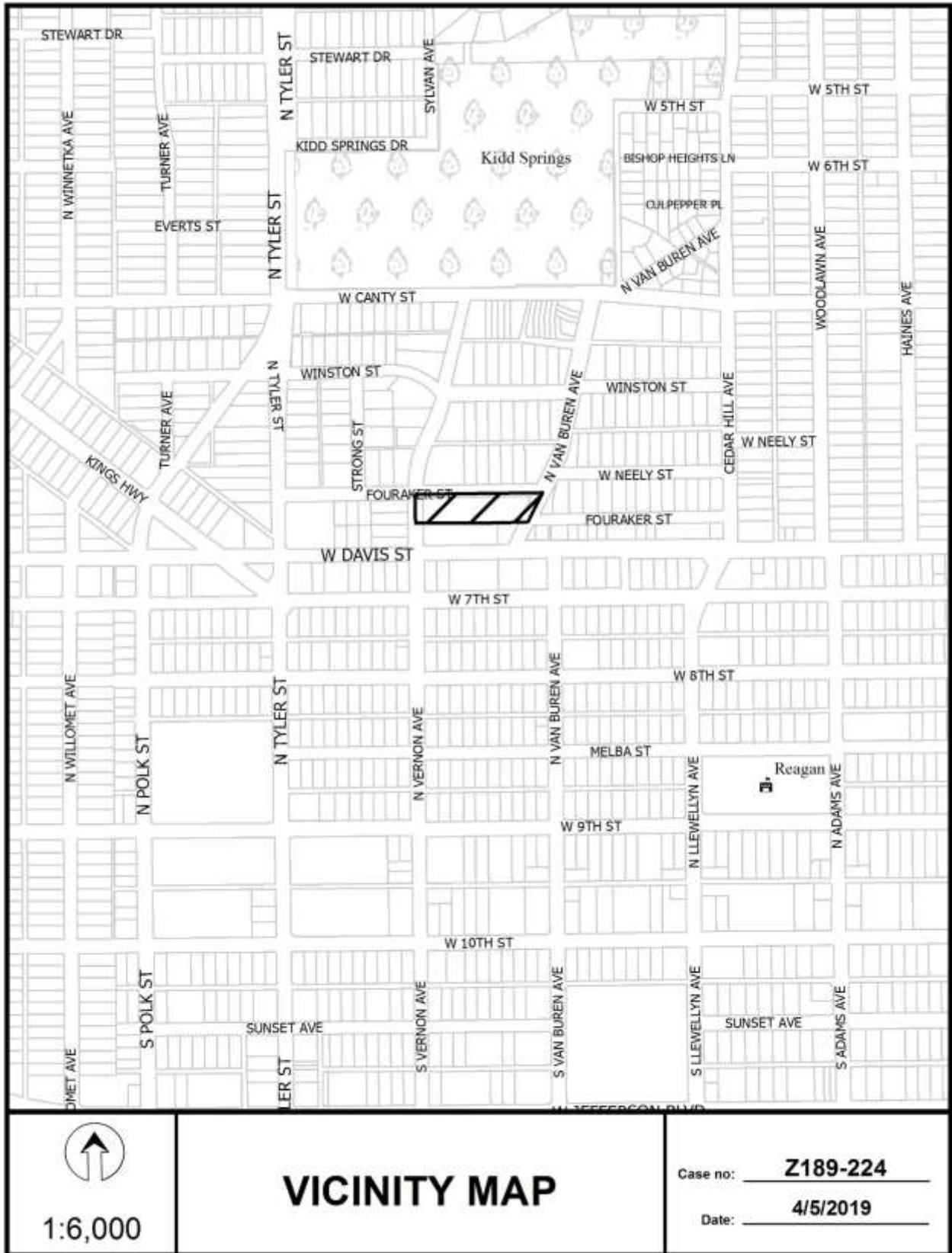
Unless stated otherwise in this instrument, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this instrument as if recited in this instrument.

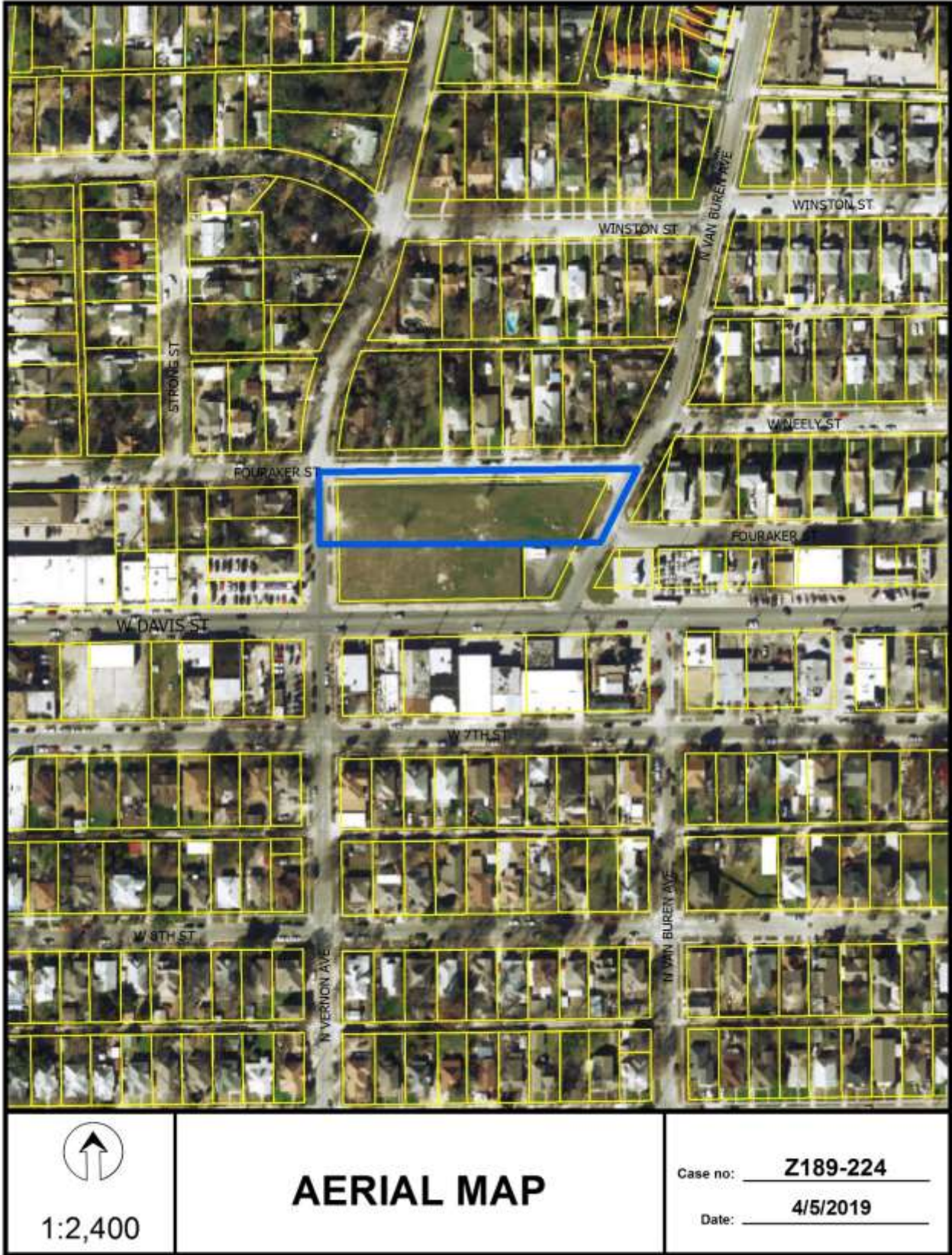
VIII.

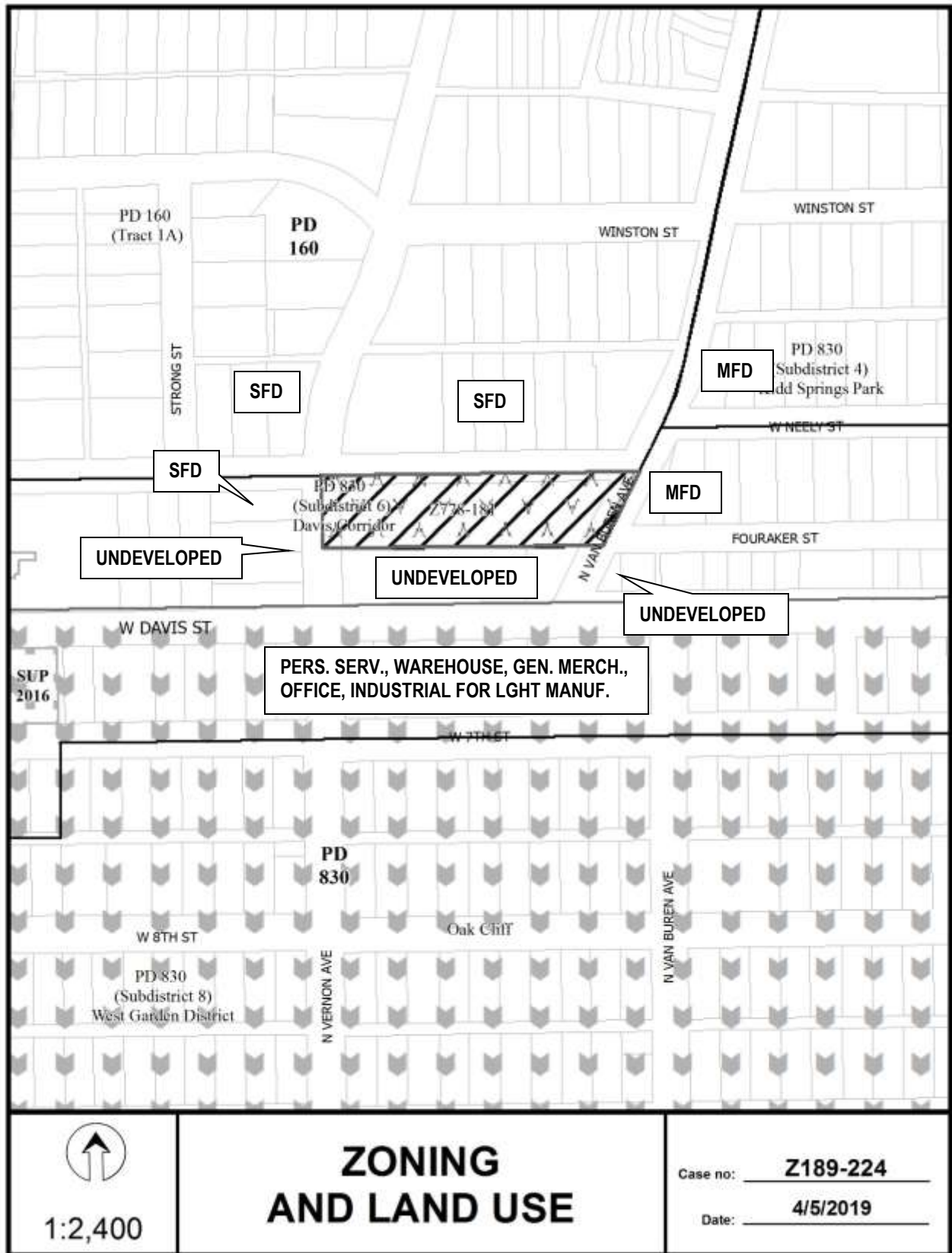
The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

IX.

The invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.





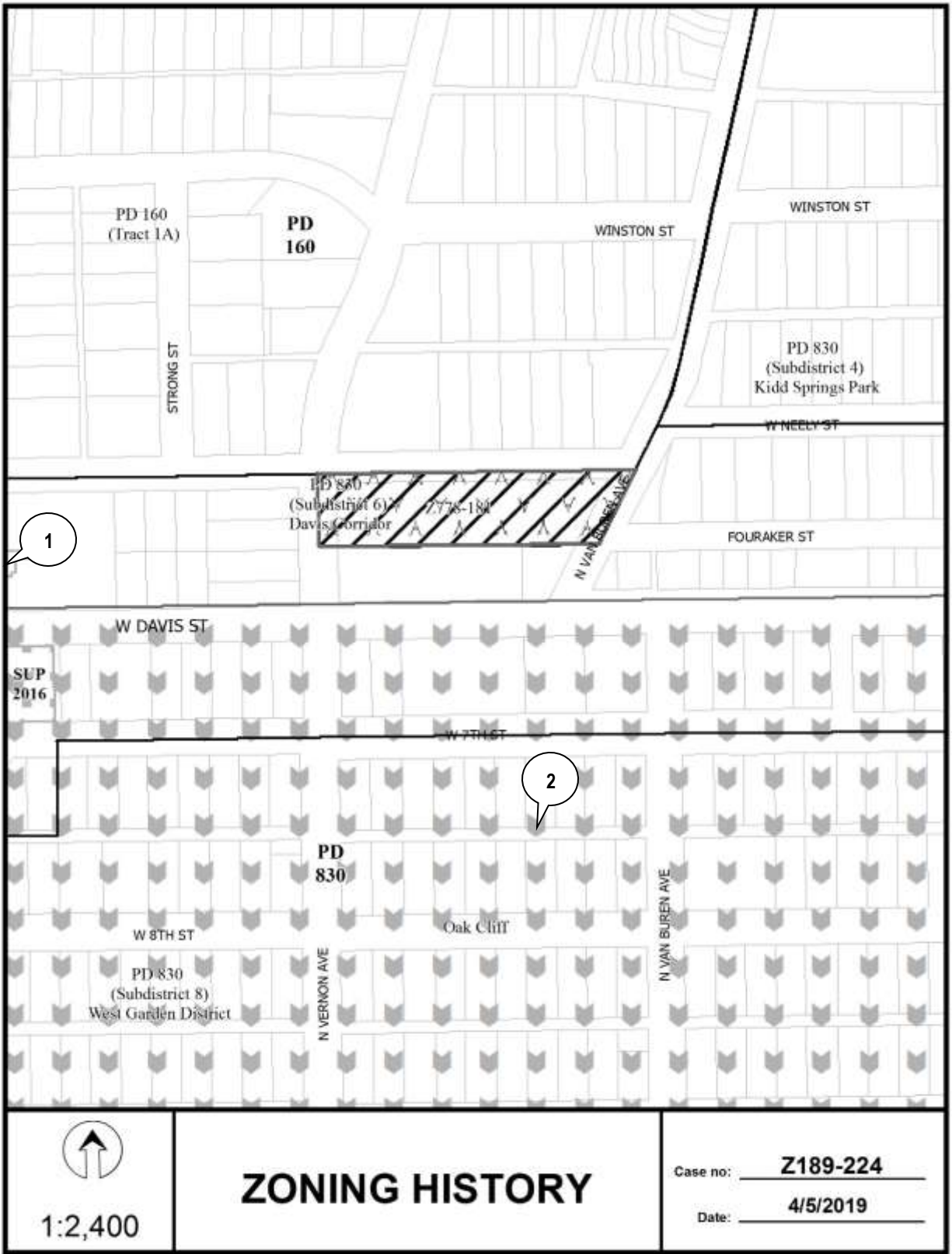


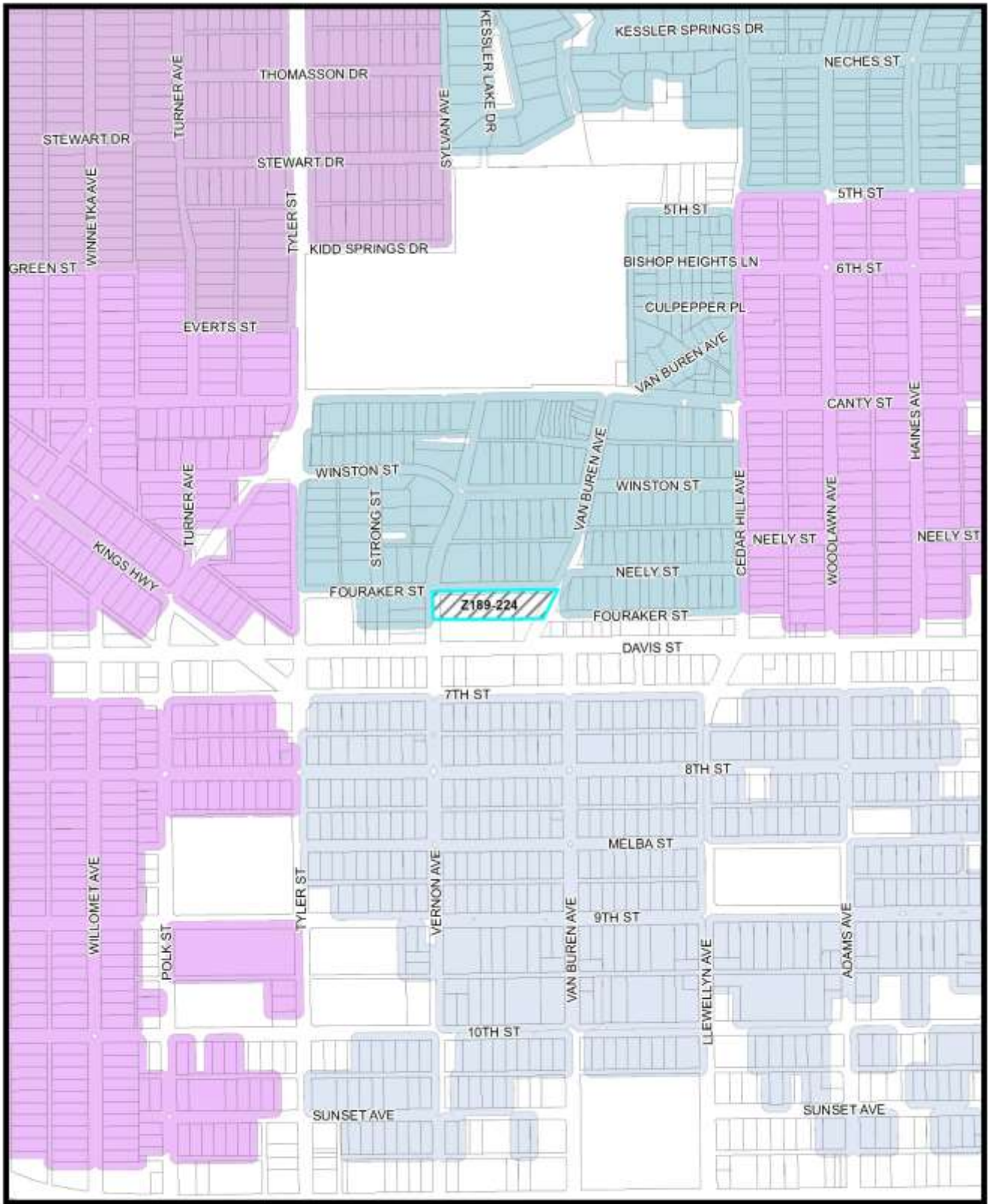
1:2,400

ZONING AND LAND USE

Case no: Z189-224

Date: 4/5/2019



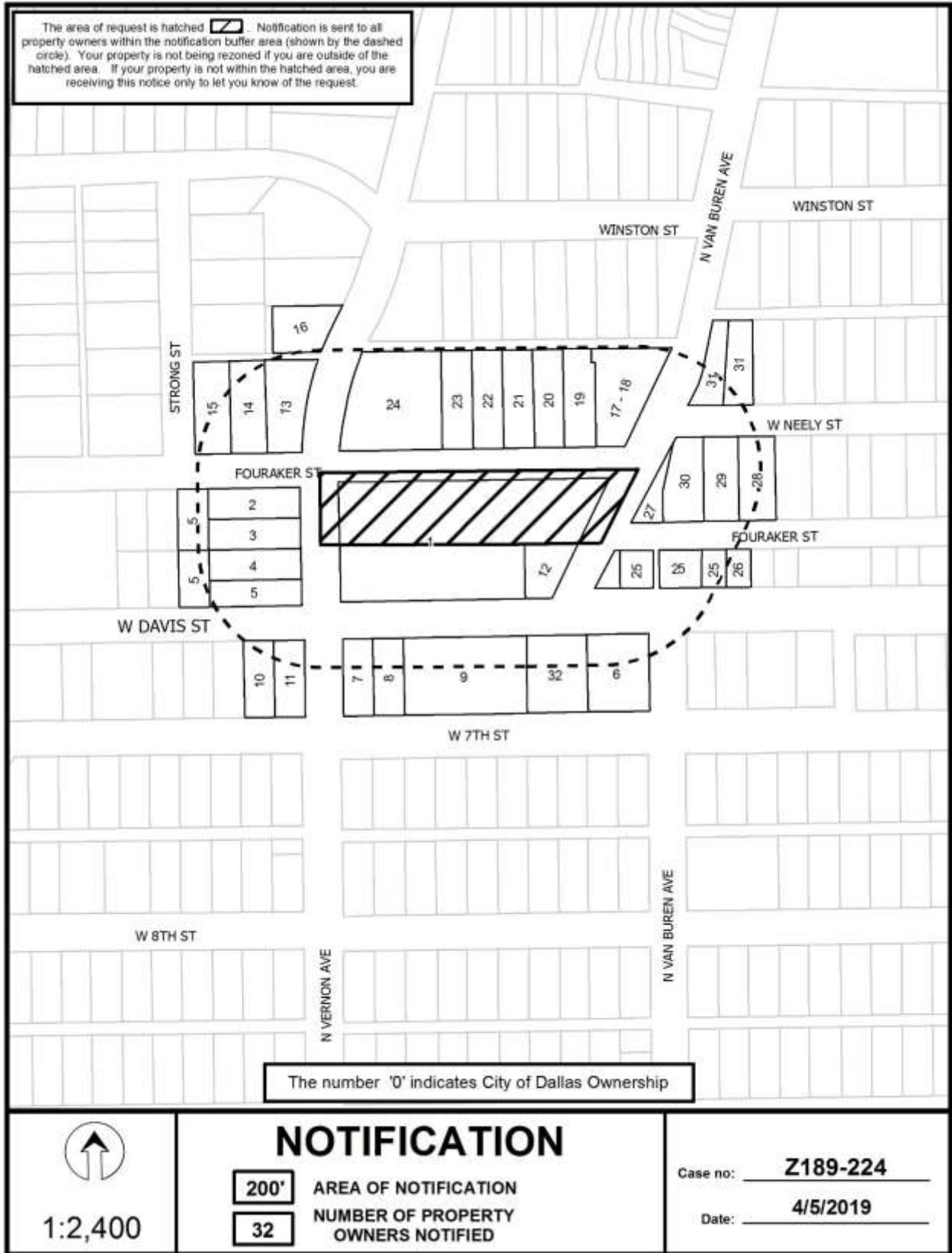


MVAC Cluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 4/5/2019



04/03/2019

Notification List of Property Owners***Z189-224******32 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	715 W DAVIS ST	BISHOP/DAVIS URBAN LLC
2	613 N VERNON AVE	ROSAS CONNIE
3	609 N VERNON AVE	ANGEL 11 11 LLC
4	605 N VERNON AVE	ANGEL 11 11 LLC
5	803 W DAVIS ST	ANGEL 11 11 LLC
6	700 W DAVIS ST	AUSBROOKE LLC
7	738 W DAVIS ST	SWEET 200 LLC
8	732 W DAVIS ST	COOPER L DEWAYNE
9	722 W DAVIS ST	D MC LEASING INC
10	805 W 7TH ST	J & PD LLC
11	800 W DAVIS ST	SOLIS JOSE & MARIA
12	701 W DAVIS ST	GARZA RICHARD P
13	621 N VERNON AVE	ROSAS JOSE & MARCELINA
14	807 FOURAKER ST	GUZMAN JUAN M
15	813 FOURAKER ST	GUZMAN GUADALUPE
16	633 N VERNON AVE	COLEMAN GUILLERMO &
17	631 N VAN BUREN AVE	BRYSON JOHN MICHAEL
18	629 N VAN BUREN AVE	BRYSON INVESTMENTS INC
19	705 FOURAKER ST	MUNOZ LETICIA MOTA
20	711 FOURAKER ST	VASQUEZ JUAN JOSE
21	713 FOURAKER ST	MALDONADO HECTOR
22	717 FOURAKER ST	REEVES EDDIE WAYNE &
23	721 FOURAKER ST	JC LEASING LLP
24	624 N VERNON AVE	DIAZ FERNANDO &
25	667 W DAVIS ST	PENNY LANE PROPERTIES LLC
26	649 W DAVIS ST	PENNY LANE PROPERTIES LLC

Z189-224(CY)

04/03/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	654 W NEELY ST	RAMIREZ MARIA JESUS
28	640 W NEELY ST	GARCIA ROBERTO &
29	646 W NEELY ST	JENNIFER OWENS LLC
30	650 W NEELY ST	RAMIREZ MARIA J
31	645 W NEELY ST	RAMIREZ RIGOBERTO ET AL
32	714 W DAVIS ST	D MC LEASING

FILE NUMBER: Z178-223(CY) **DATE AUTHORIZED:** March 22, 2018

LOCATION: East and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east.

COUNCIL DISTRICT: 2 & 14 **MAPSCO:** 35 Y, 45 C; D

SIZE OF REQUEST: Approx. 116.62 acres. **CENSUS TRACT:** 16.00, 8.00 & 7.01

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; with consideration being given to amending the allowed square footage for nonresidential uses.

SUMMARY: The purpose of this authorized hearing is to eliminate the existing restrictions on the maximum allowable floor area for all nonresidential uses combined. The maximum floor area allowed is proposed to be regulated only by the floor area ratio (FAR) established for each subdistrict or subarea. Due to the limited number of items to be considered, an interested party, Urban Smart Growth LP, initiated and paid for the authorized hearing.

STAFF RECOMMENDATION: Approval of the amendments.

PLANNED DEVELOPMENT DISTRICT No. 305

<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20305.pdf>

PRIOR CPC ACTION: On March 7, March 21, and April 4, 2019, the City Plan Commission held this item under advisement. On May 16, 2019, the City Plan Commission held this item under advisement and instructed staff to re-advertise the application.

BACKGROUND INFORMATION:

- Planned Development District No. 305, Cityplace, was established by City Council on January 10, 1990 and is comprised of approximately 168.83 acres.
- The District is divided into two zones, four subzones, 13 subdistricts and nine subareas. The authorized hearing area comprises approximately 116.62 acres and includes the subareas and subdistricts within the West Mixed-Use Subzone and the East Mixed-Use Subzone within the West and East Zones, respectively.
- On March 22, 2018, City Plan Commission authorized a public hearing for one change in the mixed-use subdistricts and subareas within PD No. 305.
- The only regulation for consideration in this authorized hearing is the non-residential density. More specifically, consideration is being given to the maximum allowable floor area for all non-residential uses combined which is currently limited to 7,715,114 square feet.
- Due to the limited number of items to be considered, an interested party [Urban Smart Growth, LP.] paid the fee for the authorized hearing. The case was proposed as a hybrid of a zoning case and an authorized hearing.
- On September 13, 2018, a community meeting was hosted by the City to present an overview of the proposed change to the community within the area of the authorized hearing. Afterwards, staff waited for the proposed amendments from the interested party.

Zoning History: There have been five zoning changes in the vicinity of the authorized hearing area during the last five years, two of them being within the authorized hearing area:

1. **Z145-164** On March 25, 2015, City Council approved an amendment to Subarea D-3 within Subdistrict D, West Mixed-Use Subzone, West Zone of Planned Development District No. 305, Cityplace on property bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue within the area of this authorized hearing.
2. **Z156-333** On January 11, 2017, City Council approved a zoning change from Subdisrict B-1 within the West Residential Subzone within Planned Development District No. 305, City Place, to a WR-20 Walkable Urban Residential District with an HM-5 Height Map Overlay on property bounded by Blackburn Street, Cole Avenue, Travis Street and Lemmon Avenue East; northwest of the authorized hearing area.
3. **Z178-186** On April 25, 2018, the City Council created a Demolition Delay Overlay for nearby properties that also included the area of this authorized hearing. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.

4. **Z178-270** On October 24, 2018, the City Council approved an amendment to Subdistrict B, Tract I within Planned Development District No. 375 to allow additional nonresidential floor area ratio on property bounded by Lemmon Avenue East, Oak Grove Avenue, Cityplace West Boulevard and Howell Street, south of the authorized hearing area.
5. **Z189-141** On May 2, 2019, the City Plan Commission recommended approval of an amendment to and an expansion of Planned Development district No. 372 on property zoned Planned Development District No. 372 and Planned Development Subdistrict No. 6 within Planned Development District, generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south, west of the authorized hearing area. [Pending Council hearing on June 12, 2019]

Thoroughfares:

Thoroughfare	Type	Required ROW
Cole Avenue	Major Arterial	80 feet
McKinney Avenue	Major Arterial	80 feet
Blackburn Street	Community Collector	80 feet
North Haskell Avenue	Community Collector	160 feet
Lemmon Avenue East	Principal Arterial	Existing
Lemmon Avenue	Principal Arterial	100 feet
North Central Expressway	U.S. Highway	Variable

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.7: Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2: Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

	Zoning	Land Use
Site	West Mixed-Use Subzone, East Mixed-Use Subzone within West and East Zones within PD No. 305	Multifamily, retail, personal service, office, storage, school.
North	PD No. 193 with H/111 and SUP No. 893; PD No. 889; CS; PD No. 698 with H/76	School, church, undeveloped land.
East	PD No. 277; O-2 with D Liquor Control Overlay; Subdistricts I and J-1 within the East Residential Subzone within PD No. 305; and MU-1	Multifamily, office
South	PD No. 193; PD No. 372; PD No. 201, PD No. 375, PD No. 183; MF-2(A); PD No. 225, PD No. 594; Subdistrict I within the East Residential Subzone within PD No. 305	Retail and personal service, restaurant, office, cemetery, multifamily, public park
West	PD No. 193, WR-5; and Subdistricts B and B-1 within the West Residential Subzone within PD No. 305	Multifamily

Land Use Compatibility:

Planned Development District No. 305 is divided into two zones: The East Zone, and the West Zone which are divided into four subzones: The West Residential Subzone, West Mixed Use Subzone, East Residential Subzone and East Mixed Use Subzone. Each one of these subzones is divided into subdistricts some of which are divided into subareas.

The authorized hearing area includes only the nonresidential subdistricts and subareas existing within the East and West Mixed Use Subzones as indicated below:

East Mixed Use Subzone:

- Subdistrict E
- Subdistrict E-1
- Subdistrict E-2
- Subdistrict F
- Subdistrict G
- Subdistrict H
- Subdistrict H-1

West Mixed Use Subzone:

- Subdistrict C
 - Subarea C-1
- Subdistrict D
 - Subareas D-1, D-2, D-3, D-4 and D-5

From the creation of PD No. 305 in 1990, maximum densities were established to ensure that the development in the district was compatible with the surrounding areas and could be supported by the infrastructure existing and proposed at the time of the creation of the PD. These maximum densities are established for both nonresidential and residential uses in all subdistricts within residential subzones and mixed use subzones.

Currently, the maximum nonresidential density allowed in PD No. 305 is regulated by the maximum floor area ratio established for each subdistrict and subarea; but it is also limited to an overall maximum floor area of 7,715,114 square feet allowed for all nonresidential uses combined. More specifically, the PD conditions establish that the maximum floor area for retail and personal service uses allowed on the property cannot exceed 640,000 square feet; and further limit this amount to a maximum of 450,000 square feet of floor area for either side of North Central Expressway.

The PD conditions establish that prior to the issuance of a building permit or a certificate of occupancy, a detailed development plan must be approved by the City Plan Commission and that this development plan must include sufficient information to verify compliance with the maximum floor area requirements.

According to the cumulative table presented with the development plan last approved by the City Plan Commission on December 3, 2015 [D145-035], the total amount of floor area for retail and personal service uses developed within the district is 638,590 square

feet. Of that amount, 292,195 square feet have been developed within the West Zone, and 346,395 square feet have been developed within the East Zone.

As a result, only an additional 1,410 square feet remains for future development of any retail and personal service uses within the entire district.

The purpose of this authorized hearing is to eliminate the restriction in the maximum square feet of floor area for all nonresidential uses combined within the district. This amendment would allow for density in future developments to be regulated by the existing maximum floor area ratios along with the maximum height and maximum lot coverage allowed in each subdistrict and subarea.

The authorization of this public hearing was the initiative of an interested party [Urban Smart Growth, LP] to process this case as a hybrid with a zoning case. The amendments proposed with the authorized hearing were deemed necessary by this interested party in order for their request of a zoning change for an increase in the floor area ratio in to allow for the future development of a mixed-use project on property within the East Mixed Use Subzone.

The purpose statement in PD No. 305 indicates that applications having the overall effect of increasing the maximum densities should be denied in the absence of changed conditions. However, it is noticeable that since the creation of the district, development in the area has increased as a result of changes in the market conditions and also as a result of the initiative of developers and City efforts to promote growth in the area.

On November 11, 1992, the City Council approved the Cityplace Area Tax Increment Financing District (TIF) that includes properties within PD No. 305. The Cityplace TIF District funded a series of private and public improvements to encourage development in the area. The district ceased collecting increment four years earlier, after collecting its full intended budget, in 2008, and was retired on time in 2012.

The final report of the Cityplace Area TIF district indicates that the public infrastructure improvements planned to be funded and designed to fully meet the long term circulation, lighting, utility and physical amenity needs of the area, have been completed.

Additionally, as a result of an agreement between the Dallas Area Rapid Transit (DART) and the owner of property in Planned Development No. 183 [Cityplace Tower]; The Cityplace DART rail station, a tri-level subway station with escalators to boarding platforms 10 stories below North Central Expressway, opened on December 18, 2000, as the first public subway station in the area.

As a result of these efforts and incentives to promote development, the Cityplace area has transitioned from a largely undeveloped area in the 1990's, to a vibrant mixed-use walkable neighborhood that includes a mix of residential and nonresidential uses in close proximity.

This development of mixed-use projects containing nonresidential uses in the ground floor and multifamily uses in the upper stories, are found primarily developed in the West Mixed Use Subzone. Properties on the East Mixed Use Subzone are largely developed with office, restaurant, and retail uses with a few multifamily uses scattered throughout.

The areas directly adjacent to West Mixed Use Subzone, contain multifamily uses to the northwest; a public school [North Dallas Highschool], a church and single family uses are to the north; multifamily uses are also found to the west of this subzone. Retail, restaurant and office uses are located adjacent to the south boundary of this portion of the authorized hearing area.

On the east side of North Central Expressway, properties adjacent to the north of the East Mixed use Subzone contain undeveloped land, office, personal service and a public school [Alex Spence Jr. Highschool]. Generally to the east, are office, and multifamily uses. To the south there is also a public school and additional multifamily uses.

While there are no undeveloped tracts of land left within the East and West Mixed Use Subzones, it is staff's opinion that removing the cap on the allowable floor area for nonresidential uses will encourage redevelopment particularly on the East Mixed Use Subzone and will allow for additional mixed-use projects to promote pedestrian-friendly developments, active community retail, and a live/work environment that also engages the surrounding residential neighborhoods. By promoting this type of development, the vision of urban-mixed use neighborhoods established in the *forwardDallas!* Comprehensive Plan for these areas can be achieved.

Floor area ratio.

The table below shows the existing floor area ratio (FAR) for each subdistrict and subarea within the authorized hearing area. The table also includes the land area in acres and in square feet for each subdistrict and subarea, and the calculation of maximum floor area that would be allowed based on the existing floor area ratios.

As indicated in the table, the sum of the maximum allowable floor area for non-residential uses after multiplying each FAR by the land area¹, adds up to 7,343,798.26 square feet, which is 371,315.74 square feet below the current cap of 7,715,114 square feet.

With the removal of the cap currently existing, development in the area would be limited to the allowable floor area resulting from the floor area ratio. It is staff's opinion that any concerns regarding increases in density and the impact in the area, can be analyzed in a case-by-case basis with any future applications requesting an increase in the FAR of any of the subdistricts or subareas which is the practice in other districts.

¹ Land area in acres taken from Exhibit 205A *Conceptual Plan* (Ord. No. 29210), then converted to square feet.

WEST MIXED-USE SUBZONE								
SUBDISTRICT / SUBAREA	FAR NON-RES.	FAR RESIDENTIAL	HEIGHT	LAND AREA (AC)	LAND AREA (S.F)	ALLOWABLE FLOOR AREA NON-RES	ALLOWABLE FLOOR AREA RES.	LOT COVERAGE
SD-C	1.5	1.5	90	8.64	376,358.40	564,537.60	564,537.60	80%
SD-C1	1.5	1.5	90	0.34	14,810.40	22,215.60	22,215.60	84%
SUBDISTRICT / SUBAREA	FAR NON-RES.	FAR RESIDENTIAL	HEIGHT	LAND AREA (AC)	LAND AREA (S.F)	ALLOWABLE FLOOR AREA NON-RES	ALLOWABLE FLOOR AREA RES.	LOT COVERAGE
SA-D-1*	2.83	2.83	240	10.177	443,310.12	1,254,567.64	1,254,567.64	90%
SA-D-2	4.0	4.0	240	3.084	134,339.04	537,356.16	537,356.16	90%
SA-D-3	4.0	4.0	240**	2.562	111,600.72	446,402.88	446,402.88	90%
SA-D-4	2.5	2.5	240	2.705	117,829.80	294,574.50	294,574.50	90%
SA-D-5	2.5	2.5	240	2.33	101,494.80	253,737.00	253,737.00	90%
EAST MIXED-USE SUBZONE								
SUBDISTRICT / SUBAREA	FAR NON-RES.	FAR RESIDENTIAL	HEIGHT	LAND AREA (AC)	LAND AREA (S.F)	ALLOWABLE FLOOR AREA NON-RES	ALLOWABLE FLOOR AREA RES.	LOT COVERAGE
SD-E	2.5	1.5	270	0.97	42,253.20	105,633.00	63,379.80	80%
SD-E1	2.0	1.75	135	9.93	432,550.80	865,101.60	756,963.90	85%
SD-E2	2.5	1.5	270	10.59	461,300.40	1,153,251.00	691,950.60	80%
SD-F	1.2	1.5	180	5.10	222,156.00	266,587.20	333,234.00	80%
SD-G	1.2	1.5	270	15.66	682,149.60	818,579.52	1,023,224.40	80%
SD-H	1.6	1.5	180	9.70	422,532.00	676,051.20	633,798.00	80%
SD-H1	1.2	1.5	60	1.63	71,002.80	85,203.36	106,504.20	80%
TOTAL				83.418	3,633,688.08	7,343,798.26	6,982,446.28	
*Any area of Subarea D-1 dedicated for street purposes shall be included as lot area in order to calculate the maximum residential FAR of Subarea D-1.								
** must comply with structure height plan (Exhibit 305L)								

Market Value Analysis

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

Parking:

No changes to the parking regulations are being considered with this authorized hearing.

Z178-223(CY)

Landscaping:

No changes to the landscape regulations are proposed to be made with this authorized hearing.

ARTICLE 305.

PD 305.

Cityplace

SEC. 51P-305.101. LEGISLATIVE HISTORY.

PD 305 was established by Ordinance No. 20546, passed by the Dallas City Council on January 10, 1990. Ordinance No. 20546 amended Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20546 was amended by Ordinance No. 21479, passed by the Dallas City Council on November 11, 1992; Ordinance No. 21508, passed by the Dallas City Council on December 9, 1992; Ordinance No. 22687, passed by the Dallas City Council on February 28, 1996; Ordinance No. 23572, passed by the Dallas City Council on June 24, 1998; Ordinance No. 23905, passed by the Dallas City Council on June 9, 1999; and Ordinance No. 24102, passed by the Dallas City Council on November 10, 1999. (Ord. Nos. 10962; 19455; 20546; 21479; 21508; 22687; 23572; 23905; 24102; 24826)

SEC. 51P-305.102. PROPERTY LOCATION AND SIZE.

PD 305 is established on property generally located on both sides of North Central Expressway between the area south of Carroll Avenue on the north and Thomas Avenue on the south. The size of PD 305 is approximately 168.83 acres. (Ord. Nos. 23905; 24826; 24830; 24896; 29019; 30306)

SEC. 51P-305.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls. Unless the context clearly indicates otherwise, in this article:

(1) BAR AND RESTAURANT USES means the following uses defined in Section 51A-4.210:

- (A) Bar, lounge, or tavern.
- (B) Restaurant without drive-in or drive-through service.
- (C) Restaurant with drive-in or drive-through service.

(1.1) DATA CENTER means a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations.

(2) DIR means "development impact review." (See Division 51A-4.800 in the Dallas Development Code.)

(3) DIRECTOR means the director or the director's authorized representative.

(4) FAR means floor area ratio. (Note: A 1:1 FAR is stated as "1.0"; 2:1 is stated as "2.0"; 2.5:1 is stated as "2.5"; etc.)

Z178-223(CY)

(5) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

(6) GARBAGE STORAGE AREA means a place outdoors where a container, such as a dumpster or a grease collector, for the deposit of garbage and other waste is regularly kept.

(7) LANDSCAPE ARCHITECT means a person licensed to use the title of "landscape architect" in the state of Texas pursuant to state law.

(8) LIF DWELLING UNIT means "lower income family dwelling unit" as defined in Section 51P-305.120 of this article.

(9) NONPERMEABLE COVERAGE means any coverage that is not permeable pavement as defined in this section.

(10) NONRESIDENTIAL FAR means the ratio of the combined floor areas of all nonresidential uses on a lot to the lot area.

(11) NONRESIDENTIAL USE means any use not listed in Section 51A-4.209.

(12) OAK LAWN ORDINANCE means Ordinance No. 21416, passed by the Dallas City Council on September 9, 1992, including any amendments thereto.

(13) OFFICE USES means the following uses defined in Section 51A-4.207:

(A) Financial institution without drive-in window.

(B) Financial institution with drive-in window.

(C) Office.

(14) OWNER means the owner or owners, from time to time, of property in this district.

(15) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)".

(16) PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.

(17) PD 183 means the planned development district established by Ordinance No. 18578, passed by the Dallas City Council on February 6, 1985, as amended. (Commonly known as "Cityplace Center.")

(18) PD 193 means the Oak Lawn Special Purpose District established by the Oak Lawn Ordinance.

(19) PD 375 means Planned Development District No. 375, approved by the Dallas City Council on November 11, 1992.

(20) PERMEABLE PAVEMENT means a paving material that permits water penetration to a soil depth of 18 inches or more. Examples of permeable pavement are:

(A) nonporous surface materials poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area; and

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(B) loosely laid materials such as crushed stone or gravel.

(21) PERMITTED BY RIGHT means that the use is allowed and no specific use permit is required.

(22) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(23) RESIDENTIAL ADJACENCY REVIEW ("RAR") means that, if the use is on a lot that has a residential adjacency as defined herein, a site plan must be submitted and approved in accordance with Section 51A-4.803. For purposes of this definition, a lot has a residential adjacency when:

(A) the lot is adjacent to or directly across:

(i) a street 64 feet or less in width; or

(ii) an alley;

from a single family, duplex, townhouse, or CH district; or

(B) an existing or proposed building or structure on the lot is within 330 feet of a lot in a single family, duplex, townhouse, or CH district.

(24) RESIDENTIAL FAR means the ratio of the combined floor areas of all residential uses on a lot to the lot area.

(25) RESIDENTIAL USES means the following uses defined in Section 51A-4.209:

(A) Duplex.

(B) Handicapped group dwelling unit.

(C) Multifamily.

(D) Retirement housing.

(E) Single family.

(26) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.

(27) SECTION means a section of this article or a section in Chapter 51A.

(28) SUBDISTRICT means one of the subdistricts in this district, or if used with reference to PD 193, a subdistrict of PD 193 defined in the Oak Lawn Ordinance. The subzones in this district contain several subdistricts.

(29) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also called a subparagraph.

(30) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(31) SUBZONE means one of the subzones in this district.

(32) THIS DISTRICT means the entire planned development district created by Ordinance No. 20546, as amended.

(33) VISITOR PARKING means off-street parking spaces provided for and accessory to residential uses when such spaces are unassigned and available for use by visitors and residents.

(b) Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A.

(c) The interpretations in Chapter 51A, including Section 51A-2.101, "Interpretations," apply to this article.

(d) If there is an irreconcilable conflict between an exhibit referenced in this article and the text of this article, the text of this article controls.

(e) The phrase "the main uses allowed in the ... [Subzone(s)] are the same as those allowed in the ... [District or Subdistrict]" means that an SUP is required for a main use in the applicable subzone(s) if an SUP is required for that use in the referenced district or subdistrict. As a general rule, DIR and RAR do not apply to uses in this district. [See Section 51P-305.112, "Detailed Development Plan."]

(f) In the event that PD 193 ever ceases to exist, all references in this article to uses and development standards in PD 193 shall mean those uses and development standards as they last were in that district. (Ord. Nos. 21508; 24826; 24830; 29020)

SEC. 51P-305.103.1.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 305A: conceptual plan.
- (2) Exhibit 305B: mixed use development parking chart.
- (3) Exhibit 305B-1: Subarea D-3 mixed use development parking chart.
- (4) Exhibit 305C: development plan.
- (5) Exhibit 305D: detailed development plan.
- (6) Exhibit 305E-1: phasing of development.
- (7) Exhibit 305E-2: street improvements.
- (8) Exhibit 305E-3: traffic signal improvements.
- (9) Exhibit 305F: landscape plan.
- (10) Exhibit 305G: landscape master plan.
- (11) Exhibit 305H: development/landscape plan.

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- (12) Exhibit 305I: detailed development plan.
- (13) Exhibit 305J: landscape development plan.
- (14) Exhibit 305K: conceptual plan.
- (15) Exhibit 305L: structure height plan. (Ord. 29693)

SEC. 51P-305.104. ZONING CLASSIFICATION CHANGE.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 23905 to Planned Development District No. 305, as amended, to be known as "Cityplace." (Ord. Nos. 21508; 23905; 24826)

SEC. 51P-305.105. PURPOSE.

(a) Maximum densities are established in this article to ensure that development is compatible with the densities of the surrounding neighborhood and is adequately served by the infrastructure existing or proposed in this article. It is the opinion of the city council that the maximum ~~densities floor area~~ and dwelling unit regulations established in this article are appropriate, and that future applications having the overall effect of increasing those maximums should be denied in the absence of changed conditions. It is the responsibility of prospective purchasers of property in this district to evaluate approved detailed development plans or other sources of information in order to determine ~~the amount of floor area~~ and the number of dwelling units still available for development.

(b) Provisions for lower income family housing are included in this article to address destruction of lower income family housing within this district that may result from the new development authorized by this article, and to assure a mixture of housing types. Empirical studies conducted by the department of housing and neighborhood services and the department of planning and development demonstrate the following:

- (1) There is a shortage of approximately 45,000 very-low income family dwelling units in the city.
- (2) In 1980, there were approximately 240 very-low and lower income family dwelling units located within the boundaries of this district.
- (3) These units have been or are planned to be demolished if the development authorized in this district is approved.
- (4) Replacement of 200 of these units would impose only a minimal burden on the owners of the property in this district, in view of the fact that a total of over 5,700 dwelling units are permitted in this district.
- (5) Provision of lower income family dwelling units in this district will enhance the mix of housing, create a market for lower income family residents, and benefit office and retail development in this district by allowing lower income workers to reside near the jobs created for them in this district. (Ord. Nos. 21508; 24826; 26102)

SEC. 51P-305.106. CREATION OF SEPARATE ZONES, SUBZONES, SUBDISTRICTS, AND SUBAREAS.

(a) In general. This district is divided into a series of separate zones, subzones, subdistricts, and subareas as described in this section. The boundaries of all zones, subzones, subdistricts, and subareas are shown on the map comprising Exhibit 305A.

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the West Zone and the East Zone (consisting of Tracts A and B, respectively, as described in Exhibit A of Ordinance Nos. 24896 and 24830, respectively).

(c) Subzones.

(1) The West Zone is divided into two "subzones": the West Residential Subzone and the West Mixed Use Subzone.

(2) The East Zone is divided into two "subzones": the East Residential Subzone and the East Mixed Use Subzone.

(d) Subdistricts.

(1) The West Residential Subzone is divided into three subdistricts: A, B, and B1.

(2) The West Mixed Use Subzone is divided into two subdistricts: C and D.

(3) The East Residential Subzone is divided into two subdistricts: I and J.

(4) The East Mixed Use Subzone is divided into six subdistricts: E, E1, E2, F, G, H, and H1.

(e) Subareas.

(1) Subdistrict D is divided into five subareas: Subareas D-1, D-2, D-3, D-4, and D-5.

(2) Subdistrict J is divided into three subareas: Subareas J-1, J-2, and J-3.

(3) Subdistrict C contains one subarea: Subarea C-1. (Ord. Nos. 23905; 24826; 24830; 24896; 26078; 27077; 29020)

SEC. 51P-305.107. USE REGULATIONS.

(a) Residential subzones.

(1) West Residential Subzone. Except as otherwise provided in Paragraph (3), the main uses allowed in the West Residential Subzone are the same as those allowed in the MF-2 Subdistrict of PD 193.

(2) East Residential Subzone.

(A) Except as otherwise provided in Subparagraph (B) and Paragraph (3), the main uses allowed in Subdistrict I of the East Residential Subzone are the same as those allowed in the MF-

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3(A) Multifamily District, and the main uses permitted in Subdistrict J of the East Residential Subzone are the same as those allowed in the MF-2(A) Multifamily District.

(B) The following uses are prohibited in the East Residential Subzone:

- Accessory private stable.
- Cemetery or mausoleum.
- College dormitory, fraternity, or sorority house.
- Commercial parking lot or garage.
- Country club with private membership.
- Crop production.
- Foster home.
- Group residential facility.
- Hospital.

(3) Uses permitted by right. Notwithstanding Paragraphs (1) and (2), the following main and accessory uses are permitted by right in the West and East Residential Subzones:

- Institution for special education (including the school for the visually impaired located on Office Parkway).
- Public or private school.
- Public park, playground, or golf course.
- Retirement housing.
- Private street or alley. *[Must be shown on an approved development plan and comply with city design specifications.]*

(b) Mixed use subzones.

(1) In general.

(A) Except as otherwise provided in this subsection, the main uses allowed in the West and East Mixed Use Subzones are the same as those allowed in the city's MU-3 Mixed Use District.

(B) Except as otherwise provided in this paragraph, the following main uses are prohibited in the West and East Mixed Use Subzones:

- Cemetery or mausoleum.
- Except in Subdistrict D, commercial parking lot or garage. *[The commercial parking lot or garage use is permitted in Subdistrict D, subject to the same conditions applicable in the MU-3 Mixed Use District.]*
- Crop production.
- Foster home.
- General merchandise or food store 100,000 square feet or more. *[Prohibited in Subarea D-3 only.]*
- Group residential facility.
- Heliport.
- Mortuary, funeral home, or commercial wedding chapel.
- Pawn shop.
- Swap or buy shop.
- Tool or equipment rental.

(C) Notwithstanding Subparagraphs (A) and (B), the following main uses are

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permitted by right in the West and East Mixed Use Subzones:

- Institution for special education.
- Job or lithographic printing.
- Public park, playground, or golf course.
- Required parking for PD 183.
- In Subdistrict D, required parking for PD 375.
- Outside commercial amusement.
- Mechanical plant.
- Data center [*Permitted in Subdistrict E2 only.*]

(2) Provisions of special applicability.

(A) In the West Mixed Use Subzone, the "financial institution with drive-in window" and "restaurant with drive-in or drive-through service" uses are permitted by specific use permit only.

(B) In the East Mixed Use Subzone, residential adjacency review ("RAR") is required before the issuance of a building permit for the "financial institution with drive-in window" and "restaurant with drive-in or drive-through service" uses.

(c) Nonconforming uses.

(1) Nonconforming uses in this district are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming use terminates if the use is discontinued for six months or more. When the owner is actively attempting to lease the building, the use shall not be considered discontinued unless it remains vacant for two years or more.

(3) Except as otherwise provided in this subsection, Section 51A-4.704 applies to all nonconforming uses in this district. (Ord. Nos. 23905; 24826; 24830; 29020; 29693)

SEC. 51P-305.108.

YARD, LOT, AND SPACE REGULATIONS.

(a) Minimum setbacks.

(1) West Mixed Use Subzone.

(A) Except as otherwise provided in this paragraph, the minimum front, side, and rear yard setbacks in the West Mixed Use Subzone are 10 feet.

(B) In Subdistrict D, the minimum setback from any portion of a corner clip is six feet. In no event may a structure be located in a visibility triangle. See Section 51A-4.602.

(C) Except as further restricted in Subparagraph (B) of this paragraph, the minimum setback along McKinney Avenue for Subarea D-4 is three feet.

(D) Except as provided in Subparagraph (E), if a building in the West Mixed Use Subzone fronts on McKinney Avenue south of Haskell Avenue, off-street parking is prohibited within 30 feet of the front lot line between grade and 12 feet above grade.

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(E) In Subarea C-1, the minimum setbacks for a public school other than an open enrollment charter school are as shown on the development/landscape plan for Subarea C-1 (Exhibit 305H). Required off-street parking is allowed within 30 feet of McKinney Avenue for a public school other than an open enrollment charter school in Subarea C-1.

(F) Subarea D-3.

(i) Balconies, porte cocheres, awnings, canopies, signs, and entryways affixed to a building or part of a foundation may be located in the required front yard and must have a minimum height clearance of eight feet above a sidewalk.

(ii) Subject to the minimum unobstructed sidewalk regulations in Section 51P-305.117(g)(2)(B), cantilevered roof eaves and bay windows may project a maximum of five feet into the required front yard,

(iii) If a chimney does not exceed 12 square feet in area, and complies with unobstructed sidewalk the minimum unobstructed sidewalk regulations in Section 51P-305.117(g)(2)(B), a chimney may project a maximum of two feet into the required front yard,

(iv) Subject to the minimum unobstructed sidewalk regulations in Section 51P-305.117(g)(2)(B), planting areas, outdoor eating areas, patio/outdoor retail display areas with canopies, steps, handrails a maximum of four feet in height, retaining walls with maximum of four feet in height, and planter walls with a maximum of four feet in height are allowed in the required front yard.

(v) Ordinary projections of window sills, belt courses, cornices, and other architectural features may project a maximum of 12 inches into the required front yard.

(2) West Residential Subzone.

(A) The minimum front, side, and rear yard setbacks in the West Residential Subzone are the same as those in the MF-2(A) Multifamily District, except as noted in Section 51P-305.108(a)(2)(A) and Section 51P-305.108(a)(2)(B). A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(B) In Subdistrict A of the West Residential Subzone, the minimum front yard setback is two feet from the street easement along Blackburn Street. There is no minimum front yard setback along the private access easement.

(C) In Subdistrict A of the West Residential Subzone, the minimum side and rear yard setback is five feet.

(3) East Mixed Use Subzone.

(A) Except as provided in this paragraph, the minimum front, side, and rear yard setbacks in the East Mixed Use Subzone are the same as those in the MU-3 Mixed Use District.

(B) A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(C) In Subdistrict E1, the minimum front yard setback on Haskell Avenue is 15 feet, the minimum front yard setback on Peak Street and Capitol Avenue is 10 feet, and the minimum side and rear yard setback along the perimeter of the subdistrict is 10 feet. No setbacks are required between lots within Subdistrict E1.

(4) East Residential Subzone. The front, side, and rear yard setbacks in Subdistrict I of the East Residential Subzone are the same as those in the MF-3(A) Multifamily District. The front, side, and rear yard setbacks in Subdistrict J of the East Residential Subzone are the same as those in the MF-2(A) Multifamily District. A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(b) Non-residential density.

(1) The maximum FAR for each building site varies depending on which subdistrict the site is in. The column entitled “FAR” shows the maximum FAR for non-residential uses. The maximum FAR shown in the chart below may be further limited by the phasing requirements of Section 51P-305.113. The FAR’s for a Mixed Use Subdistrict, as shown on Exhibit 305A, are pursuant to Section 51A-4.125 of Chapter 51A.

MAXIMUM NONRESIDENTIAL FAR’S IN THE MIXED USE SUBZONES

SUBDISTRICT/SUBAREA	FAR
C	1.5
D-1	2.83*
D-2	4.0
D-3	4.0
D-4	2.5
D-5	2.5
E	2.5
E1	2.0
E2	2.5
F	1.2
G	1.2
H	1.6
H1	1.2

*Any area of Subarea D-1 dedicated for street purposes shall be included as lot area in order to calculate the maximum nonresidential FAR of Subarea D-1.

~~(2) The maximum allowable floor area for retail and personal service uses allowed on the Property is 640,000 square feet which is further limited to a maximum of 450,000 square feet of floor area for either side of North Central Expressway.~~

~~(3) The maximum allowable floor area for all nonresidential uses combined is 7,715,114 square feet.~~

(c) Residential density in mixed use subzones.

(1) West Mixed Use Subzone. Except as provided in Paragraph (3), the maximum residential density permitted in the West Mixed Use Subzones is:

- (A) 1.5 FAR for Subdistrict C;
- (B) 2.83* FAR for Subarea D-1;
- (C) 4.0 FAR for Subareas D-2 and D-3; and
- (D) 2.5 FAR for Subareas D-4 and D-5.

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*Any area of Subarea D-1 dedicated for street purposes shall be included as lot area in order to calculate the maximum residential FAR of Subarea D-1.

(2) East Mixed Use Subzone. Except as provided in Paragraph (3), the maximum residential density permitted in the Subdistricts is 1.5 FAR for Subdistrict E and E2; 1.75 FAR for Subdistrict E1; 1.5 FAR for Subdistricts F and G; and 1.5 FAR for Subdistricts H and H1.

(3) Phasing. The maximum residential density may be further limited by the phasing requirements of Section 51P-305.113.

(d) Amount and distribution of development in residential subzones/maximum residential densities in residential subzones. The maximum number of dwelling units permitted per acre in the West and East Residential Subzones is:

- (1) 15 dwelling units per acre in Subdistrict A;
- (2) 54 dwelling units per acres in Subdistricts B and B1; and
- (3) 54 dwelling units per acre in Subdistricts I and J.

(e) Maximum structure height.

(1) If any portion of a structure in this district is over 36 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. The maximum structure heights in Paragraph (2) are subject to the height restrictions in this paragraph. For more information regarding the residential proximity slope applicable to structures in this district, see Section 51P-305.109 of this article.

(2) The maximum structure heights in this district are as follows:

- (A) In Subdistrict A, 43 feet.
- (B) In Subdistrict B, 48 feet.
- (C) In Subdistrict B1, 60 feet.
- (D) In Subdistrict C, 90 feet.
- (E) In Subdistrict D,
 - (i) for Subareas D-1, D-2, D-4, and D-5, 240 feet.

(ii) for Subarea D-3, except as provided in this subparagraph, maximum height must comply with the structure height plan (Exhibit 305L). The following may project a maximum of 12 feet above the maximum structure height zones as shown on the structure height plan:

- (aa) Amateur communications tower.
- (bb) Chimney and vent stacks.
- (cc) Clerestory.

- (dd) Cooling tower.
- (ee) Elevator penthouse or bulkhead.
- (ff) Mechanical equipment room.
- (gg) Ornamental cupola or dome.
- (hh) Parapet wall, limited to a height of four feet.
- (ii) Skylights.
- (jj) Tank designed to hold liquids.
- (kk) Visual screens which surround roof mounted mechanical equipment.

- (F) In Subdistricts E, E2 and G, 270 feet.
- (G) In Subdistrict E1, 135 feet.
- (H) In Subdistrict F, 180 feet.
- (I) In Subdistrict H, 180 feet.
- (J) In Subdistrict H1, 60 feet.
- (K) In Subdistrict I, 60 feet.
- (L) In Subdistrict J, 36 feet.

(f) Maximum lot coverage.

(1) Except as provided in this paragraph, the maximum lot coverage for building sites in the West and East Mixed Use Subzones is 80 percent. In Subdistrict D, the maximum lot coverage for building sites is 90 percent. In Subarea C-1, the maximum lot coverage is 84 percent. In Subdistrict E1, the maximum lot coverage for building sites is 85 percent.

(2) The maximum lot coverage for building sites in the West and East Residential Subzones is 75 percent, except that in Subdistrict A of the West Residential Subzone the maximum lot coverage is 50 percent.

(3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Minimum lot size. The minimum lot size for single family residential lots in Subdistrict A of the West Residential Subzone is 1,650 square feet.

(h) Single family structure spacing. In Subdistrict A of the West Residential Subzone, a minimum of five feet between each group of five single family structures must be provided by plat. (Ord. Nos. 24102; 24826; 24830; 26078; 27077; 29020; 29693)

SEC. 51P-305.109. RESIDENTIAL PROXIMITY SLOPE.

(a) Definitions. In this section:

(1) PRIVATE PROPERTY means any property not dedicated to public use, except that "private property" does not include the following:

(A) A private street or alley.

(B) Property on which a utility and public service use listed in Section 51A-4.212 is being conducted as a main use.

(C) A railroad right-of-way.

(D) A cemetery or mausoleum.

(2) RESTRICTED BUILDING OR STRUCTURE means the building or structure whose height is restricted by a residential proximity slope.

(3) SITE OF ORIGINATION means any private property in the city's MF-2(A) Multifamily District, or in the MF-2 Multiple Family Subdistrict in PD 193, except that property within the PD is not included as sites of origination.

(b) Residential proximity slope defined. The residential proximity slope is a plane projected upward and outward from every site of origination as defined in Subsection (a). Specifically, the slope is projected from the line formed by the intersection of:

(1) the vertical plane extending through the boundary line of the site of origination;

and

(2) the grade of the restricted building or structure.

(c) Angle and extent of projection. The angle of the residential proximity slope is 45° (1 to 1 slope). The extent of projection terminates at a horizontal distance of 50 feet from the site of origination.

(d) Calculation of height restrictions. The horizontal distances used to calculate the height restrictions imposed by the residential proximity slope may be determined by using the lot, block, and right-of-way dimensions as shown on the official plat or zoning maps of the city, or by scale measurement of the distances on such official maps. All dimensions and methodology used in determining the distance measurement are subject to the approval of the building official.

(e) Exceptions to the residential proximity slope. Subdistrict A of the West Residential Subzone is exempt from the residential proximity slope requirement in conjunction with the approved development plan. Termination of the approved development plan reinstates the residential proximity slope as a requirement within Subdistrict A of the West Residential Subzone. (Ord. Nos. 24102; 24826)

SEC. 51P-305.110. OFF-STREET PARKING, OFF-STREET LOADING, AND BICYCLE PARKING REQUIREMENTS.

(a) The following off-street parking, off-street loading, and bicycle parking requirements

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apply in this district.

(1) Office uses. Except as provided in this subsection, the maximum off-street parking requirement for an office use, as defined in this article, is one space for each 366 square feet of floor area. In Subdistrict D, the standard minimum off-street parking requirement for an office use is one space for each 366 square feet of floor area.

(2) Retail and personal service uses. Except as otherwise provided in this subsection, the standard minimum off-street parking requirement for a retail and personal service use, as defined in this article, is one space for each 200 square feet of floor area. In Subdistrict G of the East Mixed Use Subzone, the standard minimum off-street parking requirement for retail uses is one space for each 220 square feet of floor area.

(3) Multifamily uses. The standard minimum off-street parking requirement for a multifamily use is one space for each dwelling unit, which includes .25 space for each dwelling unit for visitors.

(4) Single family uses. The standard minimum off-street parking requirement for each single family dwelling unit is two spaces for each dwelling unit. Additionally, in Subdistrict A of the West Residential Subzone, eight unassigned off-street parking spaces must be provided as shown on the development plan.

(4.1) Public school other than open enrollment charter school. For a public school other than an open enrollment charter school in Subarea C-1, a minimum of 96 parking spaces must be provided within Subarea C-1 and Planned Development Subdistrict No. 65 within Planned Development District No. 193, in the location shown on Exhibit 305H.

(4.2) Data center. For a data center, one off-street parking space for each 2,000 square feet of floor area is required.

(5) Off-street parking reduction options.

(A) In general.

(i) A property owner may reduce the standard off-street parking requirement for certain uses in this district by exercising one or more of the following reduction options:

(aa) Making a payment into the Cityplace Transit Fund in accordance with Paragraph (5)(B) of this section.

(bb) Filing an approved traffic management plan (TMP) agreement in accordance with Paragraph (5)(C) of this section.

(cc) Calculating an adjusted standard off-street parking requirement for a mixed use development in accordance with Paragraph (5)(D) of this section.

(ii) The reduction options in Paragraph (5)(A)(i) of this section may be used in any combination subject to the restrictions in Paragraphs (5)(B), (5)(C), and (5)(D) of this section.

(B) Payment into Cityplace Transit Fund.

(i) In general. A property owner may reduce the standard off-street

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parking requirement for an office-related or retail-related use up to 10 percent by making a payment into a special city account, to be known as the Cityplace Transit Fund, for development and operation of a shuttle transit system for this district. The amount of the payment required is calculated by taking 30 percent of the cost of constructing a parking garage space [See Subparagraph (B)(ii) below] and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. In order for the reduction to be considered in cases involving work for which a permit is required, the entire payment must be made to the building official before issuance of the permit. The city council may transfer moneys from the Cityplace Transit Fund to the Cityplace Parking Fund provided for in Paragraph (5)(C) of this section when, in the opinion of the council, such a transfer would be in the best interest of the city.

(ii) Cost of constructing a parking garage space. Until January 2, 1993, the cost of constructing a parking garage space for purposes of this section is \$6,774.65. On January 1, 1993, and on January 2 of each odd-numbered year thereafter, the director of planning and development shall determine a new cost of constructing a parking garage space by using the following formula:

$$\frac{\text{National Median Cost} \times 320 \text{ sq. ft.} \times \text{Dallas Cost Index}}{\text{Sq. Ft.}}$$

where National Median Cost/Sq.Ft. is the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq.Ft. and the Dallas Cost Index must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another publication is designated by the director of planning and development.

(C) Traffic management plan (TMP) agreement.

(i) In general. A property owner may reduce the standard off-street parking requirement for an office or retail and personal service use up to 10 percent by entering into a written traffic management plan (TMP) agreement for the implementation of traffic mitigation measures to reduce the total number of vehicle trips and, thus, the need for a specified number of required off-street parking spaces. The agreement must be approved by the director of public works and transportation, approved as to form by the city attorney, and filed in the deed records of the county where the property is located. In order for the reduction to be considered in cases for which a permit is required, the agreement must be signed, approved, and filed pursuant to this subsection before issuance of the permit.

(ii) TMP agreement requisites. All TMP agreements must satisfy the following minimum requirements:

(aa) The agreement must adequately set forth the name of the owners of the property involved, the location of the property, and the number of off-street parking spaces currently required for the property by this article.

(bb) The agreement must contain a detailed plan for the mitigation of traffic. This plan must spell out the specific traffic mitigation measures proposed, e.g. car and van pooling, bus pass subsidy, subscription transit, and bicycling programs.

(cc) The agreement must state the number and percentage of required off-street parking spaces that should no longer be needed as a result of implementation of the plan. All data and evidence relied on in reaching this conclusion must be attached to the agreement.

(dd) As part of the agreement, the property owner must commit to achievement of the proposed vehicle trip reduction within two years of the date of issuance shown on a

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certificate of occupancy for any buildings for which the parking is required. If the director of public works and transportation determines that the property owner has failed to achieve the proposed vehicle trip reduction at the end of the two-year period or at any time thereafter, the agreement must require the property owner to make cash in lieu payments for any off-street parking spaces required under this article still needed but not provided. The amount of the payment must be equal to two times the full cost of constructing a parking garage space multiplied by the number of required parking spaces still needed but not provided. The cost of a parking garage space for purposes of this subsection is that cost stated in or determined pursuant to Paragraph (5)(B)(ii) of this section.

(ee) The agreement must require the property owner to make periodic reports on the effectiveness of the proposed traffic management plan. All data and evidence relied on in reaching conclusions or findings as to the effectiveness of the plan must be attached to the reports.

(ff) All payments in lieu of required parking made pursuant to the terms of the agreement must be kept in a special city account, to be known as the Cityplace Parking Fund, for financing the acquisition of sites for and the construction and operation of parking facilities in this district; however, the city council may transfer moneys from the Cityplace Parking Fund to the Cityplace Transit Fund when, in the opinion of the council, such a transfer would be in the best interest of the city.

(gg) The agreement must be signed by or on behalf of all of the owners of the property involved. In addition, the agreement must be approved by the director of public works and transportation and approved as to form by the city attorney.

(hh) A true and correct copy of the approved agreement must be filed in the deed records of the county where the property involved is located. No agreement shall be effective until it is properly filed in the deed records in accordance with this subsection.

(ii) The requirements in this section for execution, approval, and filing of a TMP agreement also apply to amending and terminating instruments.

(iii) TMP agreement review procedure. All proposed TMP agreements must be submitted to the director of public works and transportation for review. In reviewing a proposed TMP agreement, the director of public works and transportation shall carefully evaluate the proposed traffic mitigation measures to be employed and verify to his or her satisfaction that the measures will reduce the total number of vehicle trips so that the specified number of required off-street parking spaces will no longer be needed. In reviewing the proposed agreement, the director may require the property owner to submit additional evidence to support conclusions or assumptions made by the property owner. If the director is not satisfied that the proposed traffic mitigation measures will eliminate the need for the specified number of required off-street parking spaces for the property when the plan is fully implemented, the director shall not sign the agreement. The refusal by the director of public works and transportation to sign a proposed TMP agreement submitted pursuant to this subsection may be appealed to the board in the same manner that appeals are made from decisions of the building official.

(D) Mixed use development option.

(i) In general. A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart (Exhibit 305B) or, for Subarea D-3, the Subarea D-3 mixed use development parking chart (Exhibit 305B-1) to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used in combination with the other reduction options available under Paragraphs (5)(B) and (5)(C) of this section to reduce the standard requirement for the development up to 30 percent. In no event may the standard requirement for a mixed use development be reduced by more than 30 percent.

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(ii) Calculation of adjusted standard off-street parking requirement.

An adjusted standard off-street parking requirement for a mixed use development is calculated as follows:

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

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

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

(iii) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

(iv) Visitor parking required. If a property owner uses the mixed use development reduction option, a number of parking spaces equal to or greater than the difference between the aggregate standard and aggregate adjusted standard off-street parking requirement for the development must be available for use by visitors.

(6) Off-street-parking location restrictions.

(A) In general. Required off-street parking must be:

- (i) on the same lot as the main use; or
- (ii) on a separate lot that is:

(aa) the subject of an approved parking agreement filed in the deed records of the county where the property involved is located;

(bb) in a nonresidential subdistrict; and

(cc) within 300 feet (including streets and alleys) of the lot where the main use is located, or within 600 feet (including streets and alleys) of the lot where the main use is located if the main use has frontage on a special retail street as defined in PD 193, or within the distance required by the director of public works and transportation pursuant to the remote parking regulations contained in Chapter 51A. The distance measured is the shortest distance between the lots.

(B) Parking agreement requisites. All parking agreements must satisfy the following minimum requirements:

(i) The agreement must adequately set forth the names of the owners of the property involved, the location of the property, and a specified number of off-street parking spaces proposed to be provided on the separate lot for the benefit of the main use.

(ii) As part of the agreement, the owner of the separate lot must commit to providing the specified number of off-street parking spaces on the separate lot for the benefit of

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the main use as long as the agreement is in effect.

(iii) The agreement must contain a provision stating that it may be amended or terminated only by an instrument signed by the building official and approved as to form by the city attorney, and further stating that, if the building official determines that an amendment or termination of the agreement will result in less than the required number of off-street parking spaces being provided for the main use, the building official shall not sign the amending or terminating instrument unless a payment has been made for all required off-street parking spaces that will still be needed but not provided as a result of the proposed amendment or termination of the agreement. The amount and disposition of the payment must be the same as that required upon failure to achieve a proposed vehicle trip reduction under a TMP agreement.

(iv) The agreement must be signed by or on behalf of:

(aa) all of the owners of the property involved; and

(bb) the building official. In addition, the agreement must be approved as to form by the city attorney.

(v) A true and correct copy of the approved agreement must be filed in the deed records of the county where the property involved is located. No agreement shall be effective until it is properly filed in the deed records in accordance with this subsection.

(7) The requirements in this section for execution, approval, and filing of a parking agreement also apply to amending and terminating instruments. If the building official determines that a proposed amendment or termination of the agreement will not result in less than the required number of off-street parking spaces being provided for the main use, and if the amending or terminating instrument conforms to the other requirements of this section and has been approved as to form by the city attorney, the building official shall sign the amending or terminating instrument. Special parking regulations. Except as modified by this article, the special parking regulations contained in Chapter 51A apply to this district.

(A) Required parking serving uses in this district must be located in this district, in PD 183, or PD 375.

(B) Remote required parking serving uses in PD 183 and PD 375 are not subject to any maximum established in this article.

(8) Off-street loading requirements.

(A) Except as provided below, off-street loading spaces must be provided for all uses in this district in accordance with Section 51A-4.303.

(B) If adjacent building sites are designed to share a loading facility on an approved detailed development plan, the aggregate floor area of all buildings served by the shared loading facility must be used to calculate the loading space requirements.

(C) Loading spaces for a building site may be provided off-site if located in an underground truck terminal that has underground service connections to the building site. An underground truck terminal must be approved as to size, design, and location by the director of public works and transportation.

(D) In Subdistrict D, each off-street loading space must be designed with a

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reasonable means of access to and from the street or alley in a manner that least interferes with traffic movement. Each off-street loading space must be independently accessible so that no loading space obstructs another loading space. No trash removal facility or other structure may obstruct a loading space. The design of the ingress and egress to the loading space, and the maneuvering area for the loading space, must be approved by the director of public works and transportation in accordance with the provisions of this subparagraph.

(9) Bicycle parking. Parking for bicycles must be provided for buildings constructed after such time that the city council approves a parking requirement for bicycles.

(10) Fees may be charged for parking. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking in this district.

(b) Any off-street parking and loading regulations not specifically modified or addressed in this article are governed by Chapter 51A. (Ord. Nos. 24102; 24826; 24845; 26078; 29020; 29683)

SEC. 51P-305.111. CONCEPTUAL PLAN.

Development of all property in this district must comply with the conceptual plan (Exhibit 305A). Development in Subdistrict E1 must also comply with the Subdistrict E1 conceptual plan (Exhibit 305K).

SEC. 51P-305.112. DETAILED DEVELOPMENT PLAN.

(a) When required under this subsection, an applicant for a permit or certificate of occupancy for work or a use on a building site in this district shall obtain approval of a new or amended detailed development plan as a prerequisite to issuance of the permit or certificate of occupancy. In the case of a building or structure already existing on the effective date of Ordinance No. 21508, a new or amended detailed development plan is required for any building site where the proposed work or use will increase the number of off-street parking spaces required to be located on that site. In Subdistrict E-2, a new or amended detailed development plan is not required for work or a use on a building site that will increase the number of required off-street parking spaces by two or less.

(b) A detailed development plan that included the property in Subdistrict E1 was approved by the city plan commission on January 12, 1995 for a theater use. If the theatre use is demolished, the city plan commission is authorized to approve a new detailed development plan for Subdistrict E1 that complies with the conceptual plan.

(c) Detailed development plans must comply with the requirements for a development plan listed in Section 51A-4.702. The submittal of a detailed development plan must also include the following:

(1) ~~A cumulative floor area and~~ dwelling unit total by use category for:

(A) the building site;

(B) the subdistrict, subzone, and zone in which the building site is located; and

(C) this district as a whole.

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

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(3) Identification of the street improvements required by this article and source of the required percentage of funding for those improvements approved by the director of public works and transportation.

(d) Except as required in Section 51P-305.107, development impact review and residential adjacency review are not required for any use in this district. However, if a building site in a detailed development plan is adjacent to or directly across a street or alley from a single family, duplex, or multifamily district in the city or a single family, duplex, or multiple family subdistrict in PD 193, the residential adjacency standards contained in Section 51A-4.803 must be used as a guide in the review of that detailed development plan.

(e) The director of planning and development may approve minor amendments to a detailed development plan to reflect a new off-street parking configuration on a building site. This subsection does not authorize the director to approve an amendment involving the erection or expansion of a building, nor does it authorize the director to change the parking requirements themselves.

(f) A development plan for Subdistrict A was approved by the Dallas City Council on November 10, 1999 (Exhibit 305C). A development plan for Subdistrict G was approved by the Dallas City Council on February 13, 2002 (Exhibit 305D). A development plan for Subarea D-1 of Subdistrict D was approved by the Dallas City Council on November 12, 2007 (Exhibit 305I).

(g) For a public school other than an open-enrollment charter school in Subarea C-1, development and use of the Property must comply with Exhibit 305H. In the event of a conflict between the provisions of this article and Exhibit 305H, the provisions of this article control. (Ord. Nos. 21508; 22687; 24102; 24826; 24845; 26078; 27000; 27077; 29365)

SEC. 51P-305.113.

PHASING OF DEVELOPMENT.

(a) The Cityplace Tax Increment Financing ("TIF") Reinvestment Zone No. 2 (known as the "Cityplace TIF District"), approved by the Dallas City Council on November 11, 1992, will be the funding source for the infrastructure that is the subject of the phasing requirements in this section, to the extent provided in the reinvestment zone project plan and financing plan for the Cityplace TIF. Both plans, and the terms and conditions thereof, and any development agreement with the city related thereto, shall be subject to city council approval in accordance with state law. In the event the Cityplace TIF ceases to exist, or funds from the TIF are insufficient to pay for the total cost of the improvements provided in the TIF plans and subject to these phasing regulations, funding for the improvements may be provided from another source.

(b) No building permit may be issued to authorize work that would cause the total floor area within any subarea to exceed the base floor area of the subarea as shown in Table 1 of Exhibit 305E until:

(1) the street improvements described in Table 2 in Exhibit 305E are completed;

(2) the traffic signals:

(A) described in Table 3 in Exhibit 305E; and

(B) determined to be necessary in accordance with Section 51P-305.114 are installed and operational; and

(3) the construction is completed or the funding is in place for a minimum of 50 percent of the cost of constructing a new Lemmon Avenue bridge over Central Expressway and a new Haskell Avenue/Blackburn Street bridge over Central Expressway. The amount of funding required for

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construction of the bridges shall be determined by the director of public works and transportation, based upon the estimated cost of constructing the bridges in accordance with the Texas Department of Transportation design criteria and specifications. The decision of the director of public works and transportation may be appealed to and will be heard by the city council. The final design of the bridges must comply with Texas Department of Transportation design criteria and specifications. (Ord. Nos. 21508; 24826)

SEC. 51P-305.114. TRAFFIC SIGNAL INSTALLATION.

The traffic signals described in Table 3 of Exhibit 305E must be installed at the time the associated street improvements described in Exhibit 305E are constructed if the director of public works and transportation determines that such installation is necessary for safe circulation within this district or for safe ingress and egress to and from property in this district. (Ord. Nos. 21508; 24826)

SEC. 51P-305.114.1. SUBAREA D-3 STREET INTERSECTION IMPROVEMENTS.

(a) Before the issuance of a certificate of occupancy, the following improvements must be provided:

(1) Installation of all-way stop signs at the intersection of City Place West Boulevard and Noble Avenue.

(2) Installation of all-way stop signs at the intersection of City Place West Boulevard and Oak Grove.

(b) Final design and installation of the all-way stop signs must be approved by the Department of Street Services. (Ord. 29693)

SEC. 51P-305.115. CORNER CLIP REQUIREMENTS.

(a) Except as provided in this section, the provisions of Section 51A-8.602(d) apply.

(b) In Tract I, the maximum size of a corner clip is that of a triangle with the legs along the edges of the street rights-of-way equaling 10 feet. A smaller corner clip may be required where conditions exist that permit the city to provide an adequate turning radius, or to maintain public appurtenances, within that reduced area. (Ord. Nos. 23905; 24826)

SEC. 51P-305.116. PRIVATE ACCESS EASEMENT.

(a) In general. This section applies to Subdistrict A of the West Residential Subzone.

(b) Frontage. Single family lots may front on a private access easement.

(c) Size. The minimum pavement width of the private access drive is 24 feet.

(d) Visibility triangles.

(1) The minimum visibility triangles for the intersection of the private access easement and Blackburn Street is 20 feet by 20 feet.

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- (2) The minimum visibility triangle for the intersection of the private access easement and Buena Vista Street is 20 feet by 10 feet.
- (3) There is no visibility triangle requirement for the internal private access easement.
- (e) Restricted access. Restricted access control devices and gates are allowed and must be provided as shown on the detailed development plan for Subdistrict A. (Ord. Nos. 24102; 24826)

SEC. 51P-305.117. LANDSCAPING REQUIREMENTS.

(a) Plan approval required and applicability of section.

(1) Except as provided in this subsection, a landscape plan for each building site must be submitted to and approved by the city plan commission. The landscape plan must be submitted to the commission with the detailed development plan for that building site. This section does not apply to single family and duplex uses in detached structures or single family attached structures in Subdistrict A of the West Residential Subzone except as noted in Section 51P-305.117(a)(6), or public schools other than open enrollment charter schools in Subarea C-1 except as noted in Section 51P-305.117(a)(7). This section shall become applicable to all other uses on an individual lot when work on the lot is performed that increases the existing building height; floor area ratio; nonpermeable coverage of the lot; or in Subdistrict E-2, when the floor area is increases by more than 200 square feet, unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind.

(2) Once this section becomes applicable to a lot, its requirements are binding on all current and subsequent owners of the lot.

(3) If a specific site plan containing landscaping requirements was approved by the city plan commission or city council prior to February 9, 1985, and if the site plan is made part of an ordinance or a deed restriction running with the land to which the city is a party, the landscaping requirements of this section do not apply to the property that is the subject of the approved site plan as long as the site plan remains in effect.

(4) The board may grant a special exception to the landscaping requirements of this section, if in the opinion of the board, the special exception will not compromise the spirit and intent of this section. When feasible, the board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting a special exception under this subsection.

(5) Except as otherwise provided in this article, the landscape regulations in Article X apply. The sole landscape regulations for Subdistrict D are the landscaping regulations contained in this section (the landscaping regulations contained in Article X do not apply to property in Subdistrict D).

(6) The following rules apply in Subdistrict A of the West Residential Subzone:

- (A) Landscaping and fountains must be provided on the landscape plan.
- (B) Landscaping and fountains may be placed within utility easements.
- (C) The building official may issue a tree removal permit prior to the issuance of a building permit for a single family dwelling unit.
- (D) Replacement of trees planted as mitigation for tree preservation

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requirements may be planted within the adjacent Katy Trail area upon approval of the director of park and recreation and/or other governing entity.

(E) All landscaping must be provided in accordance with Article X.

(F) For purposes of issuing a tree removal permit, Subdistrict A of the West Residential Subzone may be treated as a single lot.

(7) For a public school other than an open enrollment charter school in Subarea C-1, landscaping must be provided as shown on Exhibit 305H.

(b) Landscaping requirements in general.

(1) Designated landscape areas.

(A) In general.

(i) Each property owner is required to designate portions of the lot and parkway in the front, side, or rear yard for landscaping purposes. These designations must be shown on the landscape plan required by this section. The first required designation is that of the "landscape site area." The landscape site area may consist of one large contiguous area or several smaller non-contiguous areas.

(ii) The second required designation is that of the "general planting area." The general planting area is a subarea of the landscape site area. Like the landscape site area, it may consist of one large contiguous area or several smaller non-contiguous areas.

(iii) The third required designation is that of the "special planting area." The special planting area is a subarea of the general planting area. Again, the special planting area may consist of one contiguous area or several non-contiguous areas.

(iv) The fourth required designation is that of the "parkway planting area," which, like the other areas, may consist of one contiguous area or several non-contiguous areas. The parkway planting area designation requirement does not apply to property located in Subdistrict D.

(B) Pavement restrictions. No pavement other than pavement for pedestrians and non-motorized vehicles is permitted in the designated landscape site area, except that permeable pavement for motor vehicles is allowed in multifamily subdistricts only. No pavement of any kind is allowed in the designated general planting, special planting, and parkway planting areas.

(C) Soil depth requirements. There are no minimum soil depth requirements for portions of the landscape site area that are outside of the general planting area. The minimum soil depth requirement for the parkway planting area and portions of the general planting area that are outside of the special planting area is 18 inches. The minimum soil depth requirement for the special planting area is 24 inches.

(D) Minimum planting requirements. The minimum planting requirements for designated landscape areas are as follows:

(i) Landscape site area. There are no minimum planting requirements for portions of the landscape site area that are outside of the general planting area.

(ii) General planting area. The general planting area must contain

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living trees, shrubs, vines, flowers, or ground cover vegetation. All plants in this area must be recommended for local area use by the director of park and recreation.

(iii) Special planting area. The special planting area must contain living trees, shrubs, or vines that are recommended for local area use by the director of park and recreation. Turf grass and ground cover are not counted toward meeting these minimum planting requirements. Initial plantings must be calculated to cover a minimum of 75 percent of this area at a minimum height of 24 inches within a three-year period. There must be at least one plant for each four square feet of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the minimum coverage requirement for this area.

(iv) Parkway planting area. The parkway planting area must contain living trees, turf grass, flowers, or ground cover vegetation that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 75 percent of this area within a three-year period.

(2) Irrigation and drainage systems. All landscaping required under this section must be irrigated and drained by automatic irrigation and permanent drainage systems installed to comply with industry standards.

(3) Off-street parking and screening requirements.

(A) Surface parking screening. All surface parking must be screened from the street and residentially zoned property by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(i) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(ii) Solid wood or masonry fence or wall.

(iii) Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. This subsection supplements any other applicable screening provisions for off-street parking.

(B) Surface parking screening with single family or duplex adjacency. The three methods of providing screening listed above in Subsection (b)(3)(A) of this section may be used to provide screening to separate a surface parking area from an adjacent single family or duplex subdistrict if the screening barrier is at least six feet in height. This subsection supplements any other applicable screening provisions for off-street parking.

(C) Off-street loading and garbage storage area screening.

(i) All off-street loading spaces and garbage storage areas must be screened from:

(aa) a public street that is adjacent to the lot; and

(bb) property in a residential district that is adjacent to or directly across an alley from the lot. This subparagraph modifies Section 51A-4.602(b)(6).

(ii) Screening required by this subparagraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(iii) Required screening must be constructed of:

(aa) for off-street loading spaces, any of the materials described in Paragraph (3)(A) to separately or collectively attain the minimum height of six feet; and

(bb) for garbage storage areas, a solid wood or masonry fence or wall.

(iv) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(v) No loading spaces or garbage storage areas may be erected or established in this district in violation of this subparagraph. All existing loading spaces and garbage storage areas in this district must be in full compliance with this subparagraph by September 13, 1994. No person shall have a nonconforming right to maintain a loading space or garbage storage area that does not fully comply with this subparagraph after September 13, 1994. (See Exhibit D-11 attached to PD 193.)

(4) Trees.

(A) Tree planting zone. For purposes of this section, the "tree planting zone" is that area parallel to and between two and one-half and five feet from the back of the projected street curb. [If the tree planting zone is in the parkway, the property owner must apply for a landscape permit before any required trees may be planted in the parkway. See Subsection (d) of this section for more details regarding parkway landscaping.] In Subdistrict D, if a tree cannot be located in the tree planting zone due to a conflict with underground or aboveground utility lines, the tree may be located outside of the designated tree planting zone as long as it is located as near as practicable to the tree planting zone.

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

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

(D) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within the following distance of another required tree:

(i) In residential subdistricts, 40 feet.

- (ii) In mixed use subdistricts, 60 feet.

(E) Minimum clearance above pavement. The property owner shall maintain all trees to comply with the following minimum vertical height clearances over street and sidewalk pavements:

- (i) Thirteen and one-half feet above street pavement.
- (ii) Eight feet above a public sidewalk or the sidewalk required under

Subsection (g) of this section.

(F) Tree grates required near sidewalks. Tree grates conforming to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth must be provided for all trees whose trunks are within 18 inches of the sidewalk required under Subsection (g) of this section.

(6) Landscape permit required. Unless an exemption in Subsection (a) of this section applies, an application for a landscape permit must be submitted to and approved by the building official before performing any work that will increase the existing building height, floor area ratio, or nonpermeable coverage of the lot. To obtain a landscape permit, a landscape plan must be submitted. Landscape plans required under this section must contain the following information:

(A) The date, scale, north point, and the names and addresses of both the property owner and the person preparing the plan.

(B) The location of existing boundary lines and dimensions of the lot, and the zoning classification of the property.

(C) The approximate center line of existing water courses; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, and sidewalks in the parkway and on or adjacent to the lot.

(D) The location and size of landscape and planting area required to be designated under this section and the location, size, and species (common or botanical name) of proposed landscaping in these areas.

(E) Information necessary for verifying whether the required minimum percentages of landscape and planting areas have been designated pursuant to this section.

(F) An indication of how the property owner plans to protect existing trees, which are proposed to be retained, from damage during construction.

(G) The location of the required irrigation system.

(H) The location of all existing and proposed loading and garbage storage areas.

(7) When landscaping must be completed. Except as otherwise provided in this paragraph, if a landscape plan is required under this section, all landscaping must be completed in accordance with the approved landscape plan before the final inspection of any structure on the lot or, if no

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final inspection is required, within 120 days of the date of issuance of the landscape permit. In Subdistrict D, if a landscape plan is required under this section, all landscaping must be completed in accordance with the approved landscape plan before the final inspection of the last structure on the lot, or within six months of the approval of final inspection if the property owner provides the building official with documented assurance as defined in Article X.

(8) General maintenance.

(A) All required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for the regular weeding, mowing of grass, irrigating, fertilizing, pruning, or other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within six months after notification by the city. A required tree that dies after its original planting must be replaced by another living tree having a minimum height of 14 feet and a minimum trunk caliper of four inches measured at a point 12 inches above the root ball.

(B) Any damage to utility lines resulting from the negligence of the property owner, his agents, or employees in the installation and maintenance of required landscaping in the public right-of-way is the responsibility of the property owner. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If nonetheless some plant materials die, it is the obligation of the property owner to replace the plant materials.

(9) Garbage storage area landscaping. Where a garbage storage area is in the required front yard, a landscape planting area must be established and maintained between the required screening wall for the garbage storage area and the front lot line. The landscape planting must be at least three feet wide and have a minimum soil depth of 24 inches. No pavement of any kind is allowed in this area. This area must contain living evergreen shrubs or vines that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 30 percent of the total wall area facing the street within a three-year period. Shrubs for vines must be planted 24 inches on center over the entire length of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the 30 percent minimum coverage requirement. All landscaping required by this paragraph must be in place by September 13, 1994. (See Exhibit D-12 attached to PD 193.)

(c) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this section. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with the Dallas Building Code. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(d) Parkway landscaping.

(1) Upon receipt of an application to locate trees, landscaping, or pavement (other than for the sidewalk required under Subsection (g) of this section) in the parkway and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, that official shall issue a landscape permit to the property owner; otherwise, that official shall deny the permit.

(2) A property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's denial of a landscape permit.

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

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

(e) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that they conflict with the visual obstruction regulations in Section 51A-4.602(d). In the event of a conflict between this section and the visual obstruction regulations, the visual obstruction regulations control.

(f) Area designation and privacy fencing requirements. The following specific requirements apply to all building sites in this district.

(1) Landscape site area designation.

(A) Except as provided in this paragraph, at least 20 percent of a lot, including at least one-half of the required front yard, must be designated by the property owner as landscape site area.

(B) For lots in Subdistrict H containing a nonresidential use, at least 10 percent of the lot, including at least 60 percent of the required front yard, must be designated by the property owner as landscape site area.

(C) For Subdistrict D, at least 10 percent of a lot, including at least 60 percent of the required front yard, must be designated by the property owner as landscape site area.

(D) For Subdistrict E1, at least 15 percent of a lot, including at least 50 percent of the required front yard, must be designated by the property owner as landscape site area.

(2) General planting area designation. Except as provided in this paragraph, at least one-half of the landscape site area, including at least 25 percent of the required front yard, must be designated by the property owner as general planting area. In Subdistrict D, at least 12 percent of the required front yard must be designated by the property owner as general planting area.

(3) Special planting area designation. Except as provided in this paragraph, at least 20 percent of the general planting area, including at least five percent of the required front yard, must be designated by the property owner as special planting area. In Subdistrict D, at least six percent of the required front yard must be designated by the property owner as special planting area.

(4) Parkway planting area designation. Except as provided in this paragraph, at least 20 percent of the parkway must be designated by the property owner as parkway planting area. In Subdistrict D, there is no parkway planting area requirement.

(5) Front yard privacy fencing. A fence or wall with an average height of seven feet and a maximum height of nine feet above the top of the nearest street curb may be located in the required

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front yard if:

- (A) the main building does not exceed 36 feet in height;
- (B) there are no front street curb cuts, front yard driveways, or front entryways to garages or parking;
- (C) a minimum setback of 12 feet is provided between the fence and the projected street curb; and
- (D) all portions of the fence exceeding four feet in height are set back at least two feet from the lot line.

(6) Privacy fencing planting area designation. If a front yard privacy fence or wall is constructed or maintained in accordance with Subsection (f)(5) of this section, at least 80 percent of the required two-foot setback area from the lot line must be designated by the property owner as privacy fencing planting area. This area may consist of one contiguous area or several smaller noncontiguous areas. No pavement of any kind is allowed in this area. The minimum soil depth requirement for this area is 24 inches. This area must contain living evergreen shrubs or vines that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 30 percent of the total fence or wall area facing the street within a three-year period. Shrubs or vines must be planted 24 inches on center over the entire length of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the minimum coverage requirement for the fence or wall. (See Exhibit D-13 attached to PD 193.)

(g) Sidewalks required.

(1) Sidewalk construction is required along all public and private streets. All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the city.

(2) No certificate of occupancy may be issued for new construction until hard surface sidewalks are provided on that building site in accordance with the following standards:

(A) Mixed Use Subzones C, E, E1, E2, F, G, H, and H1. A minimum unobstructed width of eight feet must be provided.

(B) Mixed Use Subzone D.

(i) Except as provided in this subparagraph, a minimum unobstructed width of eight feet must be provided.

(ii) Along Noble Street and Oak Grove Avenue, as shown on Exhibit 305A, and all other future streets located within Subzone D, a minimum unobstructed width of seven feet must be provided.

(iii) Along Lemmon Avenue East, a minimum unobstructed width of five feet must be provided.

(C) Residential Subzones A, B, B1, and I. A minimum unobstructed width of six feet must be provided.

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(3) Sidewalks provided to comply with this subsection may be located in the public right-of-way. An existing sidewalk may not be used to comply with this subsection unless it meets the construction standards and minimum unobstructed widths specified above. New sidewalks provided to comply with this subsection must meet the unobstructed width standards specified above.

(h) Landscape plan for Subdistrict A. A landscape plan for Subdistrict A was approved by the Dallas City Council on November 10, 1999 (Exhibit 305F).

(i) Additional landscaping provisions for Subareas J-1, J-2, and J-3.

(1) For landscaping requirements, Subareas J-1, J-2, and J-3 may each be considered as a single lot.

(2) One site tree must be provided for every 4,000 square feet in each of these subareas. At least 50 percent of the site trees in each subarea must be planted within the rear 50 percent of the subarea. Every site tree must have a planting area of at least 25 square feet. The trunk of each site tree must be located more than two and one-half feet from any pavement.

(3) One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees per subarea. These trees must be located within the parkway.

(4) A minimum of 20 percent of each subarea must be designated as landscape site area. Permeable pavement for motor vehicles does not count as part of the landscape site area.

(5) Fences in front yards and corner side yards may not exceed four feet in height if the fence is solid. Fences in front yards and corner side yards may not exceed six feet in height if the fence is a minimum of 50 percent open. In all other cases, fences may not exceed nine feet in height. In this paragraph, the term corner side yard means the portion of the front yard on a corner lot governed by side yard regulations.

(j) Landscape plan for Subdistrict G. Landscaping in Subdistrict G must be provided as shown on Exhibit 305G.

(k) Landscape plan for Subarea D-1 of Subdistrict D. A landscape plan for Subarea D-1 of Subdistrict D was approved by the Dallas City Council on November 12, 2007 (Exhibit 305J). (Ord. Nos. 24102; 24826; 24830; 24845; 26078; 26102; 27000; 27077; 29020; 29365)

SEC. 51P-305.118.

STRUCTURE FACADE STANDARDS.

(a) Off-street parking structures. All permanent parking structures must be either underground or concealed in a building with a facade that is similar in appearance to the facade of the main non-parking building to which the parking is accessory. At least 12 percent of the parking structure facade must be covered with the same material used predominantly on the first 24 feet of height of the main non-parking building. (The facade area is calculated by including openings, if any.) Openings in the parking structure facade must not exceed 52 percent of the total facade area.

(b) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 21508; 24826)

SEC. 51P-305.119. COMMUNITY FACILITIES REQUIRED.

(a) No building permit may be issued to authorize the construction of more than 1,000 dwelling units (total) in the West Residential Subzone until the owner irrevocably dedicates to the city either 5,000 contiguous square feet of land area, or, at the owner's option, 10,000 contiguous square feet of ground level floor area, for the purpose of providing a needed community facility in this district. The property dedicated must be located in this district. Ground level floor area in a building may be "dedicated" for purposes of this subsection through the granting of a 99 year lease. For purposes of this subsection, "needed community facility" means any facility housing city services, including but not limited to police, fire, or park and recreation department services, that will substantially and directly benefit the residents of this district. The director of planning and development shall determine whether a proposed facility is a "needed community facility."

(b) Land or floor area dedicated pursuant to Subsection (a) must be furnished at a location selected by the owner that is approved by the director of planning and development. Dedicated land area must be provided at no cost to the city, and dedicated floor area must be provided at no cost to the city other than the cost of routine operating expenses such as taxes, insurance, utilities, maintenance, and the cost of constructing any improvements in the floor area. The city shall be responsible for complying with all zoning requirements related to the operation of needed community facilities.

(c) If land area is dedicated and the city chooses to construct a structure on that land, the city shall design a structure that conforms to the general architectural guidelines in effect for this district.

(d) Any instrument dedicating land or floor area pursuant to this subsection must be approved as to form by the city attorney and filed in the deed record of Dallas County by the owner making the dedication. (Ord. Nos. 21508; 24826; 26102)

SEC. 51P-305.120. LOWER INCOME FAMILY HOUSING REQUIREMENTS.

(a) In this section:

(1) DWELLING UNIT OF ADEQUATE SIZE means:

(A) an efficiency or larger unit for a family consisting of one person;

(B) a one-bedroom or larger unit for a family consisting of two persons;

(C) a two-bedroom or larger unit for a family consisting of three or four persons; and

(D) a three-bedroom or larger unit for a family consisting of more than four persons.

(2) FAMILY means one or more individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

(3) LIF DWELLING UNIT means lower income family dwelling unit.

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(4) LIF RENTAL RATE means an amount equal to or less than 30 percent of the tenant's gross annual family income divided by 12, except that in no event shall the LIF rental rate be less than the fair market rental for existing housing for the Dallas Primary Statistical Area established by the Secretary of Housing and Urban Development periodically but not less than annually, adjusted to be effective on October 1 of each year, and published in the Federal Register as required by Section 8(c)(1) of the United States Housing Act of 1937, as amended [42 U.S.C.A. § 1437f, Subsection (c)(1)].

(5) LOWER INCOME FAMILY means a family whose income does not exceed 80 percent of the medial income for the Dallas Primary Statistical Area, as determined by the Secretary of Housing and Urban Development, with adjustments for smaller and larger families in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended [42 U.S.C.A. § 1437a, Subsection (b)(2)].

(6) LOWER INCOME FAMILY ("LIF") DWELLING UNIT means a dwelling unit of adequate size:

(A) leased or offered for lease to a lower income family for an amount equal to or less than the utility-adjusted LIF rental rate¹; or

(B) determined by the appropriate federal or state governmental authority to satisfy all necessary criteria for lower (or very-low) income family occupancy to qualify a project for federal or state tax relief or other housing or financial assistance under a program established by and administered in accordance with federal or state law for the purpose of aiding lower (or very-low) income families in obtaining a decent place to live.

(7) UTILITY-ADJUSTED LIF RENTAL RATE means the LIF rental rate minus a 10 percent adjustment for utilities, or, in other words, 90 percent of the LIF rental rate.

(b) Two hundred LIF dwelling units must be provided in this district. One hundred of the units must be leased or offered for lease before a building permit may be issued that would authorize the construction of more than 1,168 dwelling units (total) in this district. The remaining 100 units must be leased or offered for lease before a building permit may be issued that would authorize the construction of more than 2,337 dwelling units (total) in this district.

(c) Each owner providing LIF dwelling units for purposes of this section must enter into a housing agreement approved by the director of housing and neighborhood services. Each approved housing agreement must:

(1) contain a covenant running with the land stating that the property involved must be used to provide a stated number of LIF dwelling units;

(2) expressly provide that it may be enforced by the city;

(3) be approved as to form by the city attorney; and

(4) be filed by the owner in the deed records of Dallas County, Texas.

(d) Each owner of property subject to a recorded housing agreement shall submit an annual report to the director of housing and neighborhood services demonstrating continued compliance with the

¹ The utility-adjusted rental rate incorporates a deduction for the reasonable cost of utilities. Accordingly, it should be understood that this rate does not include utilities or telephone.

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agreement and this article. All annual reports shall be due on June 30 of each year. Each annual report must include the following:

- (1) A list of the LIF dwelling units currently leased including the names and family incomes of the tenants.
- (2) A list of the LIF dwelling units currently offered for lease.
- (3) The total number of dwelling units (LIF or otherwise) currently offered for lease.
- (4) A list of all lower income families currently seeking to lease one or more of the LIF dwelling units.
- (5) Any other reasonable and pertinent information the director determines to be necessary to demonstrate compliance with the recorded housing agreement and this article.

(e) A recorded housing agreement may be terminated or amended to reduce the number of LIF dwelling units on one building site if a corresponding number of LIF dwelling units are provided on one or more other building sites in this district in accordance with this section. An instrument terminating or amending a recorded housing agreement must be:

- (1) approved by the director of housing and neighborhood services as to compliance with this article;
- (2) approved as to form by the city attorney; and
- (3) filed by the owner in the deed records of Dallas County, Texas.

The director shall not approve a termination or amendment that would cause the total number of LIF dwelling units to be reduced below the number required under this section, or that would otherwise cause this article to be violated.

(f) No owner who is not a party to a recorded housing agreement shall be liable for the failure of another owner to comply with that agreement.

(g) The director of housing and neighborhood services shall randomly, regularly, and periodically select a sample of families occupying LIF dwelling units for the purpose of income verification. Any information received pursuant to this subsection shall remain confidential and shall be used only for the purpose of verifying income in order to determine eligibility for occupation of the LIF dwelling units. All prospective tenants of an LIF dwelling unit must agree to provide or to allow the director to obtain sufficient information to enable income verification as contemplated in this subsection as a condition to leasing the unit. A person commits an offense if he or she, with the intent to lease or occupy an LIF dwelling unit, misrepresents the family income of its tenant or prospective tenant to the lessor or the city with knowledge of its falsity. A person who commits the offense described in the preceding sentence shall be guilty of a separate offense for each day or portion of a day that the unit is leased or occupied based on the misrepresentation.

(h) An LIF dwelling unit originally leased to a qualified applicant shall automatically lose its status as an LIF dwelling unit if the tenant no longer qualifies as a lower income family at the end of the primary term of the lease. When this occurs, the next vacated dwelling unit must be offered for lease as an LIF dwelling unit until the required number of LIF dwelling units are provided.

(i) The board of adjustment may grant a special exception to authorize a reduction in the number of LIF dwelling units required under Subsection (b) of this section if the board finds, after a

public hearing, that:

- (1) the units have remained vacant for six months or more; and
- (2) the owner has made good faith efforts to lease the units to lower income families during the period of vacancy.

In granting a special exception under this subsection, the board shall establish a termination date for the special exception, which shall be not later than one year after the date of the board's decision. This provision does not preclude the granting of additional special exceptions establishing new termination dates in accordance with this subsection. (Ord. Nos. 21508; 24826; 26102)

SEC. 51P-305.121. SIGNS.

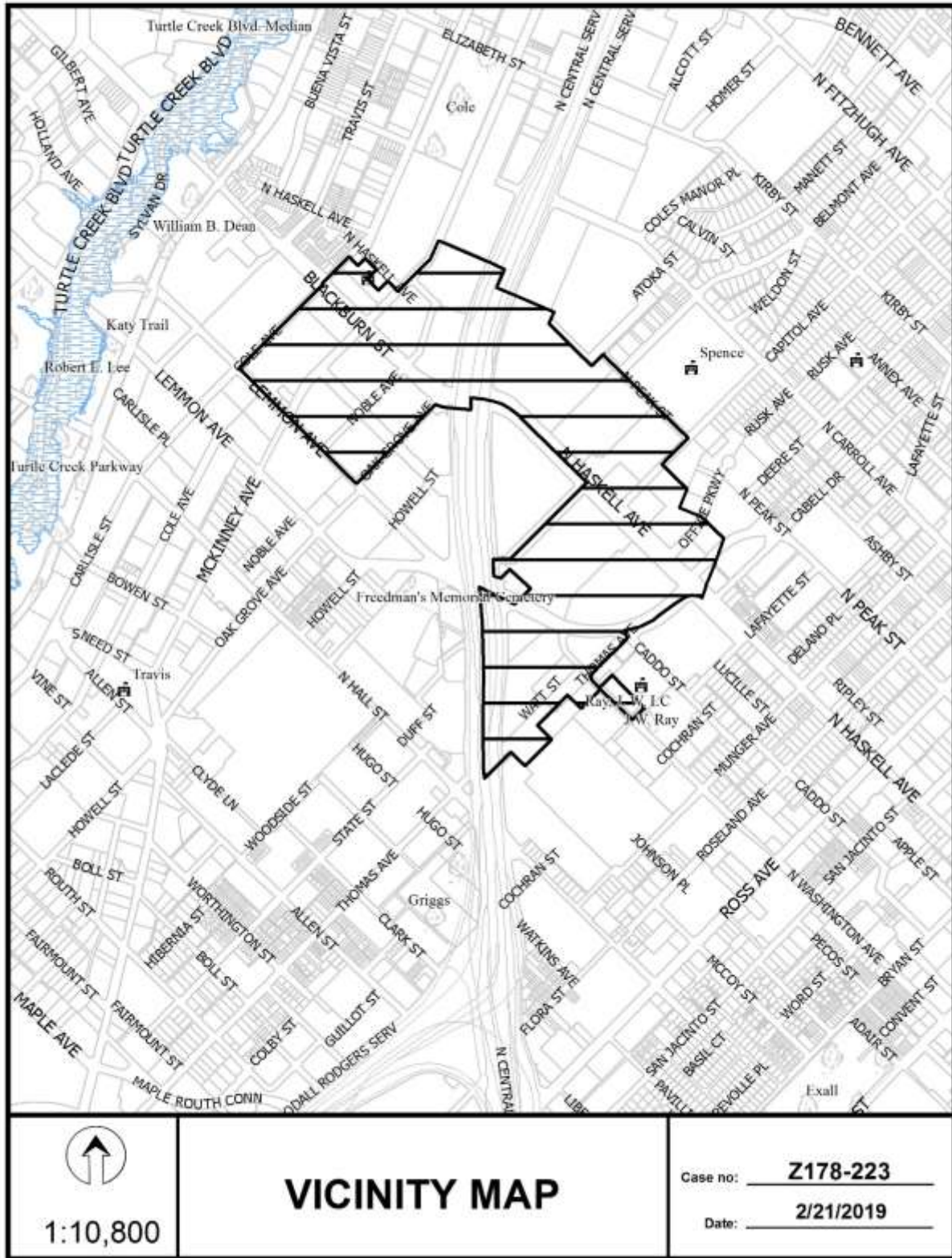
Signs located in the West and East Mixed Use Subzones must meet the requirements for business zoning districts contained in the Dallas Development Code, as amended. Signs located in the West and East Residential Subzones must meet the requirements for non-business zoning districts contained in the Dallas Development Code, as amended. (Ord. Nos. 21508; 24826)

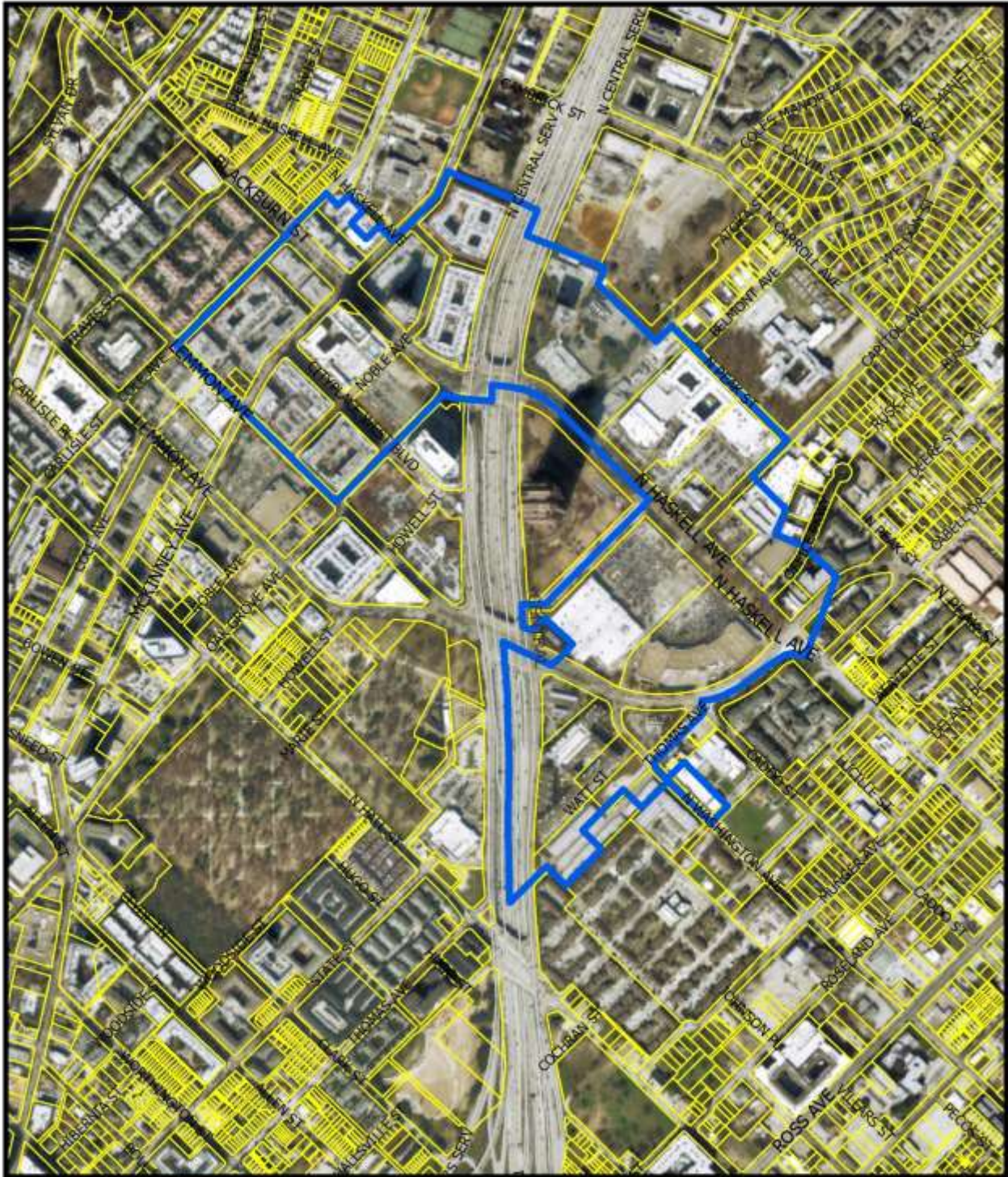
SEC. 51P-305.122. GENERAL REQUIREMENTS.

- (a) Development of all property in this district must comply with all applicable federal and state laws and regulations and with all applicable ordinances, rules, and regulations of the city.
- (b) 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. (Ord. Nos. 21508; 24102; 24826; 26102)

SEC. 51P-305.123. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district 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. (Ord. Nos. 24102; 24826; 26102)



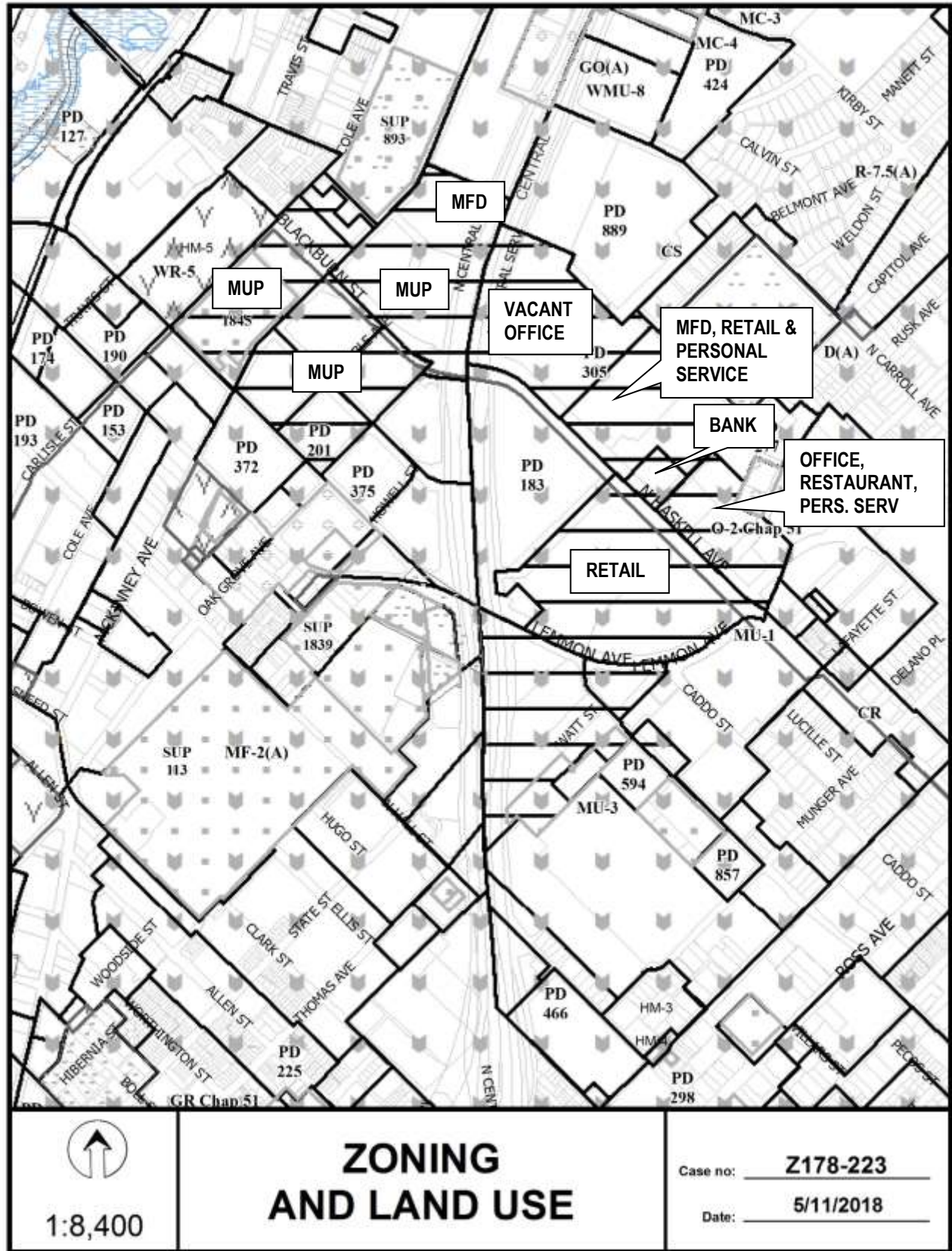


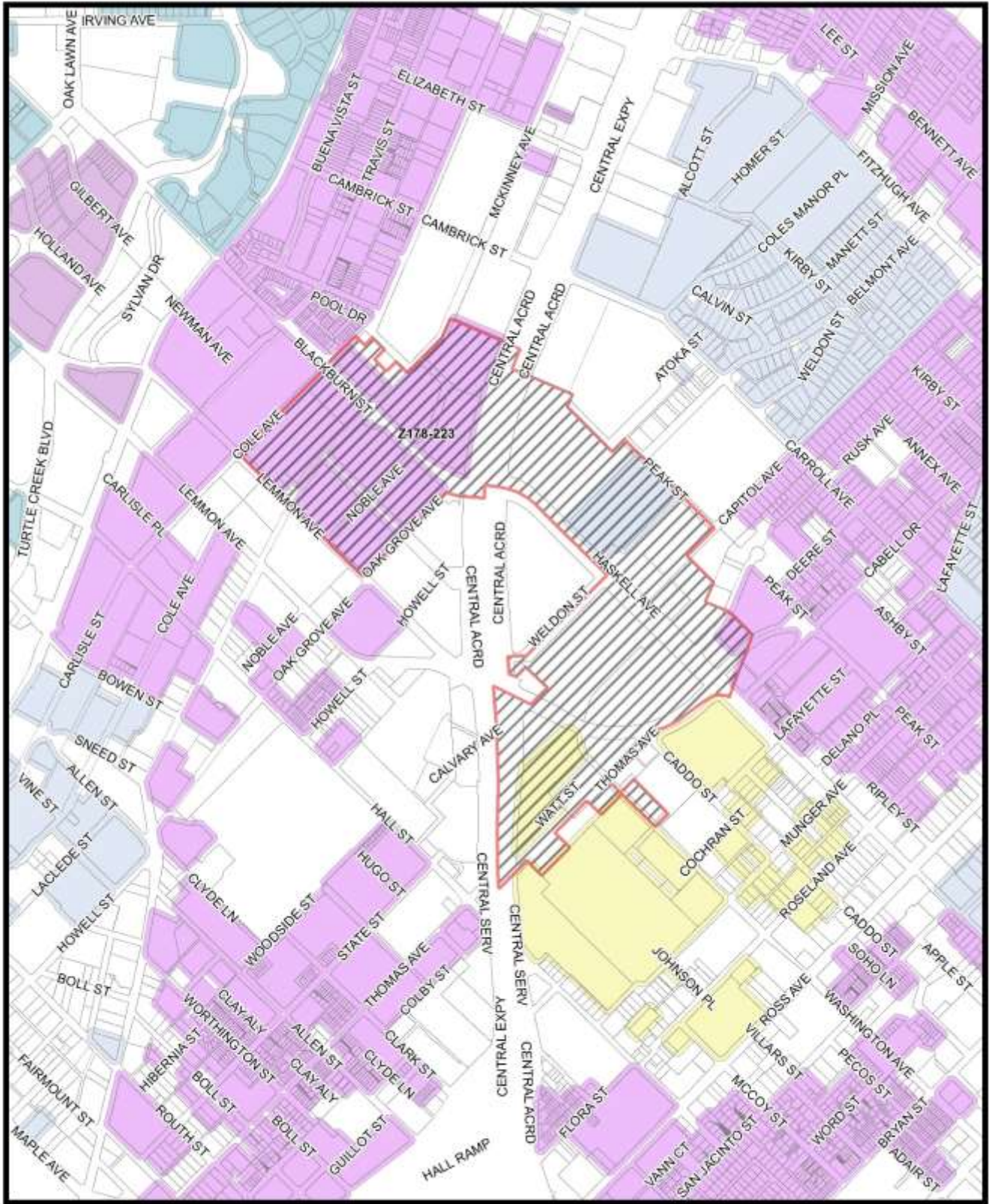
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AERIAL MAP

Case no: Z178-223

Date: 2/21/2019



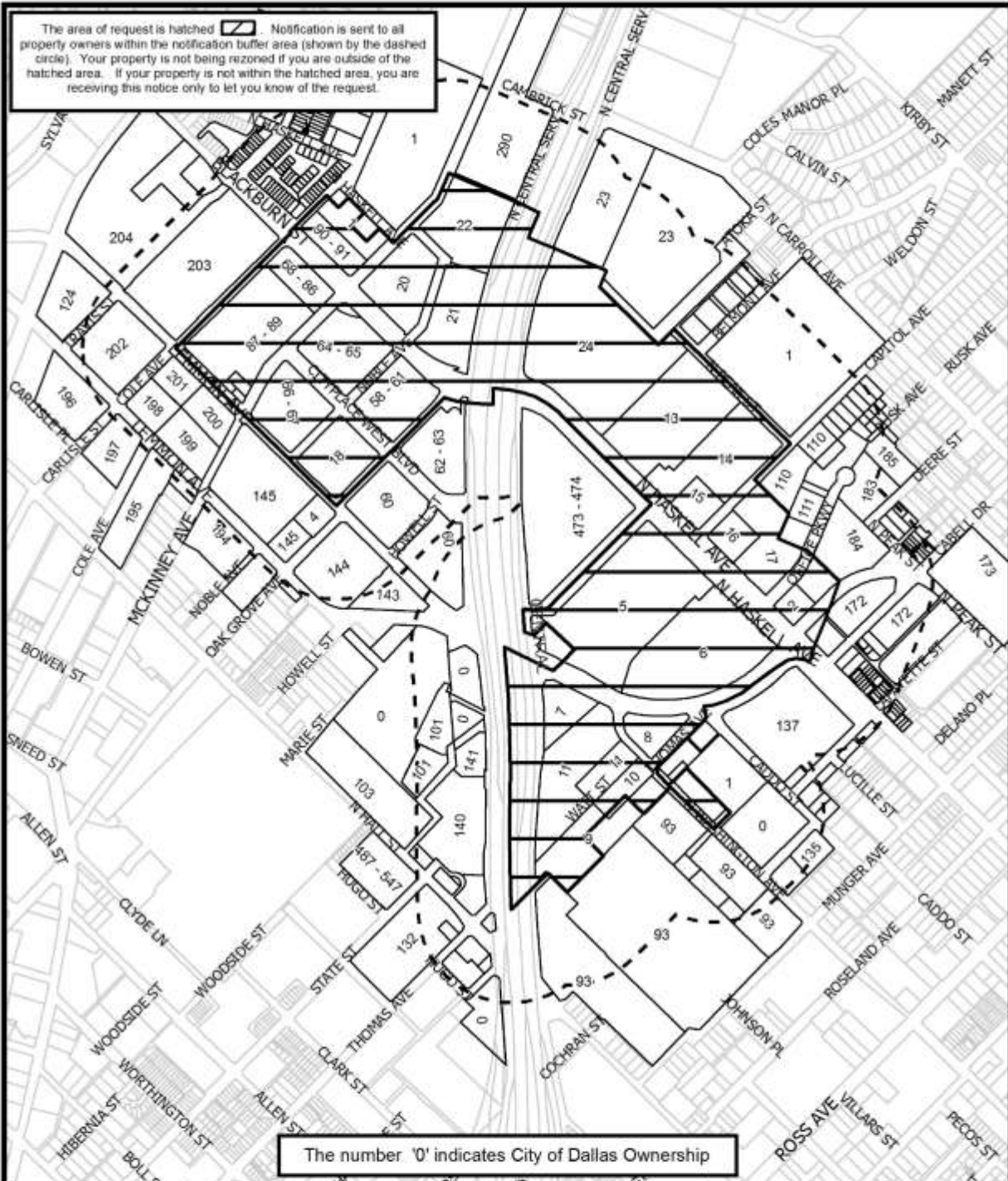


MVACluster A B C D E F G H I NA

1:10,000

Market Value Analysis

Printed Date: 2/21/2019



 1:8,400	<h2>NOTIFICATION</h2>	Case no: Z178-223
	500' AREA OF NOTIFICATION 547 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 2/21/2019

02/21/2019

Notification List of Property Owners***Z178-223******547 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2211 CADDO ST	Dallas ISD
2	4106 OFFICE PKWY	GRAND SKY VENTURES LLC
3	3128 LEMMON AVE	BLACKBURN CTRL HLDG LP
4	3605 MCKINNEY AVE	MESSINA MARIO L
5	2417 N HASKELL AVE	DAYTON HUDSON CORP
6	2415 N HASKELL AVE	KIR CITYPLACE MARKET L P
7	2503 LEMMON AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
8	2404 N WASHINGTON AVE	TACO BELL OF AMERICA INC
9	2320 N CENTRAL EXPY	PS LPT PROPERTIES INVESTORS
10	2301 N WASHINGTON AVE	TEXAS UTILITIES ELECTRIC COMPANY
11	2403 N WASHINGTON AVE	DALLAS CITYPLACE MF PARTNERS LLC
12	4100 LEMMON AVE	OAK CREEK PARTNERS LTD
13	2660 N HASKELL AVE	GATEWAY CITYVILLE INC
14	2600 N HASKELL AVE	KROGER TEXAS LP
15	2500 N HASKELL AVE	SCHMIDT 1980 DECEDENTS TRUST
16	2428 N HASKELL AVE	WHATABURGER INC
17	2420 N HASKELL AVE	SHURGARD FREMONT PTNRH
18	2901 W CITY PLACE BLVD	BRYSON NOBLE LLC
19	3700 MCKINNEY AVE	BLACKBURN CENTRAL
20	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
21	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
22	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP
23	999 N CARROLL AVE	TC CENTRAL ASSOCIATES LLC
24	3972 N CENTRAL EXPY	URBAN SMART GROWTH LP
25	11111 COLE AVE	CITY PLACE - DALLAS TIF 920
26	4108 OFFICE PKWY	GARBUZ GREGORY

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4108 OFFICE PKWY	ALBERTO GEOFFREY
28	4108 OFFICE PKWY	SENR CHARLES DAVID & JANE MARIE
29	4108 OFFICE PKWY	AF CASTLE ROCK LLC
30	4108 OFFICE PKWY	NGUYEN NAM X
31	4108 OFFICE PKWY	POZO JOSE MANUEL
32	4108 OFFICE PKWY	KANE EDWARD CHARLES
33	4108 OFFICE PKWY	ALBORZ KIARASH
34	4108 OFFICE PKWY	JUSTUS JASON & MONICA
35	4108 OFFICE PKWY	DORMAN ROBERT PHILIP
36	4108 OFFICE PKWY	BRECHT THOMAS
37	4108 OFFICE PKWY	WONG JAMES C &
38	4108 OFFICE PKWY	GUTIERREZ ALEXANDER
39	4108 OFFICE PKWY	HACKETT MICHAEL
40	4108 OFFICE PKWY	SERGEY'S TRUST
41	4108 OFFICE PKWY	WILLBERG NATALIE R.
42	4108 OFFICE PKWY	SEPID LLC
43	4108 OFFICE PKWY	MODJBAFAN JAVAD
44	4108 OFFICE PKWY	STOCK IAN
45	4108 OFFICE PKWY	RODRIGUEZ ISSAC L
46	4108 OFFICE PKWY	POITEVENT JOHN
47	4108 OFFICE PKWY	POTTS ZACHARY A
48	4108 OFFICE PKWY	SHINE THEODIS JR
49	4108 OFFICE PKWY	TANGELLAMUDI DHRUVA TEJA
50	4108 OFFICE PKWY	GRAY HEATHER &
51	4108 OFFICE PKWY	BELL CORAL ALICE
52	4108 OFFICE PKWY	ROSS STEPHENIE SHAE
53	4108 OFFICE PKWY	YASIN PETRA
54	4108 OFFICE PKWY	CHOULRAMOUNTRY PHONEPHASITH
55	4108 OFFICE PKWY	PJ COASTAL PROPERTIES LLC
56	4108 OFFICE PKWY	BILLS CHRISTOPHER & TONYA
57	4108 OFFICE PKWY	CASTLE CARY A

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2901 BLACKBURN	CITYPLACE HOTEL REALTY LP
59	2901 BLACKBURN	FC 2901 BLACKBURN LLC
60	2889 W CITYPLACE BLVD	BLACKBURN CENTRAL
61	2901 BLACKBURN	7B SOUTH RETAIL PARTNERS LP
62	2801 N CENTRAL EXPY	SBR REAL ESTATE HOLDINGS LP
63	2801 N CENTRAL EXPY	TOWER WEST PARTNERS LP
64	3700 MCKINNEY AVE	FC 3700 MCKINNEY OWNER LLC
65	3700 MCKINNEY AVE	3700 MCKINNEY LTD
66	3636 MCKINNEY AVE	CPI POLLACK WEST VILLAGE 3636 OWNER LP
67	3600 MCKINNEY AVE	3600 MCKINNEY LTD PS
68	3699 MCKINNEY AVE	WEST VILLAGE 2004 PO LTD
69	3699 MCKINNEY AVE	WILLIAMSON ANA
70	3699 MCKINNEY AVE	KAPORIS HELEN
71	3699 MCKINNEY AVE	WILLIAMSON ANA R
72	3699 MCKINNEY AVE	SAVAGE TAMARA ANN
73	3699 MCKINNEY AVE	JONES MIRANDA
74	3699 MCKINNEY AVE	GROUND GAVIN ANTHONY &
75	3699 MCKINNEY AVE	SHERWOOD STEVEN TRUST
76	3699 MCKINNEY AVE	BRADSHAW RACHEL
77	3699 MCKINNEY AVE	SCHULZE MARK
78	3699 MCKINNEY AVE	JOHNSON GLENN
79	3699 MCKINNEY AVE	LIVINGSTON WILLIAM C &
80	3699 MCKINNEY AVE	LEMMA YONATAN SOLOMON
81	3699 MCKINNEY AVE	PHILZACH LLC
82	3699 MCKINNEY AVE	REBELLO EUPHRASON G
83	3699 MCKINNEY AVE	YOUNG FREDERICK C
84	3699 MCKINNEY AVE	KHEMCHANDANI RAJESH RATAN
85	3699 MCKINNEY AVE	ALIBHAI HUSEIN F
86	3699 MCKINNEY AVE	SHAH SUMMIT J &
87	3699 MCKINNEY AVE	3700 COLE AVE LLC
88	3699 MCKINNEY AVE	SOUTH ALLEY LOFT LLC

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3699 MCKINNEY AVE	MILLER ANGELA AMHADI
90	3839 MCKINNEY AVE	CPI POLLACK WEST VILLAGE 3839 OWNER LP
91	3839 MCKINNEY AVE	WV77 LP
92	2107 N CENTRAL EXPY	CLEAR CHANNEL OUTDOOR INC
93	3535 MUNGER AVE	DALLAS HOUSING AUTHORITY
94	2014 CADDO ST	4 GOLDEN PROPERTIES LLC
95	2004 CADDO ST	RAGAN BRIAN R
96	2000 CADDO ST	RANSOM BILLIE DEWEY III
97	2013 LUCILLE ST	TING SIMON & SING TOH
98	2014 LUCILLE ST	MORRIS BRENDA LIFE ESTATE
99	2100 CADDO ST	ALCALA LUIS
100	2226 N WASHINGTON AVE	TEXAS STATE OF
101	3400 CAMPBELL ST	TEMPLE EMANUEL CONGREGATION
102	2700 LEMMON AVE	TEMPLE EMANU EL
103	2400 N HALL ST	CALVARY HILL CEMETERY
104	3420 OAK GROVE AVE	ANTONETTI & VEGA LTD LP
105	2120 N HASKELL AVE	BELLAMY JOHN H
106	2116 N HASKELL AVE	MEARA JAMES F JR
107	4312 DEERE ST	JOHNSON JUSTIN M
108	4310 DEERE ST	LIES SHELBY R
109	4304 DEERE ST	BSISO MAHER
110	4306 CAPITOL AVE	DALLAS COUNTY ASSN FOR
111	4225 OFFICE PKWY	HOUZZ VENTURES LLC
112	4241 OFFICE PKWY	DALLAS CO ASSN FOR
113	4141 OFFICE PKWY	4141 OFFICE PARKWAY LLC
114	4334 RUSK AVE	VASQUEZ RUBEN
115	4406 CAPITOL AVE	DALLAS SUNDOWN PROPERTY
116	4402 CAPITOL AVE	KARGER REAL PROPERTIES LLC
117	4330 CAPITOL AVE	IPENEMA INVESTMENTS LTF
118	4326 CAPITOL AVE	MORRIS DAVID M &
119	4322 CAPITOL AVE	MORRIS DAVID M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4318 CAPITOL AVE	MALDANADO AUGUSTIN & ANA
121	4314 CAPITOL AVE	HOUGHTELING THOMAS W
122	3103 LEMMON AVE	AJM LEMMON LLC
123	3210 N HASKELL AVE	COLE FLOYD O JR
124	3535 TRAVIS ST	KATY TRAIL PLACE INC
125	4301 BELMONT AVE	BELMONT OFFICES LLC
126	4311 BELMONT AVE	MARCELOREED PROPERTIES LLC
127	4319 BELMONT AVE	BELMONT STUDIOS LLC
128	4325 BELMONT AVE	OWEN MALLOY INVESTMENTS LLC
129	4329 BELMONT AVE	BRAYNE VENTURES LLC
130	4331 BELMONT AVE	PARK JONAS J
131	4405 BELMONT AVE	REDTAIL COMMERCIAL LLC
132	3108 STATE ST	3010 STATE ST LP
133	3209 THOMAS AVE	RAR2-3209 THOMAS AVE LLC
134	3200 THOMAS AVE	THOMAS LP
135	1913 CADDO ST	HOUSING AUTHORITY OF THE
136	1950 N WASHINGTON AVE	CHURCH OF THE INCARNATION
137	2101 N HASKELL AVE	CARLETON CITYPLACE
138	2200 N CENTRAL EXPY	WAL MART STORES TEXAS LP
139	2404 N HALL ST	ANN & STEVE KIM LLC
140	2305 N CENTRAL EXPY	WALMART REAL ESTATE
141	2400 N CENTRAL EXPY	WALMART REAL ESTATE BUSINESS TRUST
142	2500 N HALL ST	SWAIN BEVERLY TONEY GST NONEXEMPT TRUST
143	2727 E LEMMON AVE	HC 2727 E LEMMON AVENUE LLC
144	3515 HOWELL ST	NORTHWESTERN MUTUAL LIFE
145	3524 MCKINNEY AVE	PAN COASTAL LIMITED PS
146	4106 LAFAYETTE ST	SIEKER JUSTIN D
147	4108 LAFAYETTE ST	WISSNER ROSS H
148	4110 LAFAYETTE ST	SAFFIAN JONATHAN D
149	4112 LAFAYETTE ST	WATSON JAMES W
150	2016 N HASKELL AVE	NAJJAR ELIAS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2018 N HASKELL AVE	CROCKETT MATTHEW
152	2020 N HASKELL AVE	TODD JOHN M & ABBIE N
153	2112 N HASKELL AVE	BRITTINGHAM JEREMIAH D &
154	2110 N HASKELL AVE	ELLIS CHRISTOPHER AARON
155	4125 LAFAYETTE ST	HAINES LESLIE
156	4123 LAFAYETTE ST	HOPFINGER KATHERINE CECILIA
157	2108 N HASKELL AVE	FLANAGAN THOMAS E
158	2106 N HASKELL AVE	PATEL SNEHA
159	2104 N HASKELL AVE	BASS JASON ALLEN
160	4119 LAFAYETTE ST	WHITELEY SHAUN ARTHUR
161	4117 LAFAYETTE ST	PANKRATZ CARL WESTON III
162	2102 N HASKELL AVE	CONNOLLY CORY J
163	4115 LAFAYETTE ST	PILLAIPAKKAM PREETHI
164	4105 LAFAYETTE ST	HOUSER KIRK S
165	4107 LAFAYETTE ST	LU XING ER
166	4109 LAFAYETTE ST	HENVEY JOHN S
167	4111 LAFAYETTE ST	HAMED ADAM O
168	4113 LAFAYETTE ST	DICK KARLA R
169	4204 CABELL DR	LING ALEXANDER G &
170	4202 CABELL DR	RODRIGUEZ NICHOLAS K &
171	4200 CABELL DR	SIEKS KEITH
172	4203 LAFAYETTE ST	FRONTLINE PARK GATES LP
173	2110 PEAK ST	BEL LOFT ROW LLC
174	2200 N PEAK ST	FUKUDA YOSUKE
175	2202 N PEAK ST	DAO TRANG THUY
176	2204 N PEAK ST	OXFORD IKE & SARA ABRAHAM OXFORD
177	2206 N PEAK ST	MARTS JACK P & MARY E
178	4307 CABELL DR	KEELER MARGO PERSON
179	4305 CABELL DR	ROSEN MATT
180	4303 CABELL DR	MARION KENNETH &
181	4301 CABELL DR	MCCALLON DARREN M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4309 CABELL DR	BAUMANN JAMES J
183	4242 OFFICE PKWY	DALLAS SERVICES
184	4144 OFFICE PKWY	CARLETON CITYPLACE II LTD
185	4319 DEERE ST	CENTRAL DALLAS COMMUNITY
186	2322 RUSK PL	OLIVEIRA PETERSON S
187	2325 RUSK PL	JOHNSON ANTHONY W
188	2323 RUSK PL	DREXLER LAUREN MICHELE
189	2318 RUSK CT	COBURN KYLE ANDREW
190	2320 RUSK CT	NWAMADI FERDIE JAY
191	2319 RUSK CT	KERR LISA G
192	2321 RUSK CT	HUTCHISON CHASE A
193	3411 OAK GROVE AVE	LG LEMMON OAK GROVE LLC
194	3418 MCKINNEY AVE	WALGREEN CO
195	3402 COLE AVE	POST APARTMENT HOMES LP
196	3223 LEMMON AVE	POST KATY TRAIL LLC
197	3400 CARLISLE ST	HC CARLISLE BUILDING LLC
198	3130 LEMMON AVE	LEMMON & COLE PARTNERS LP
199	3501 MCKINNEY AVE	3501 MCKINNEY LTD
200	3133 LEMMON AVE	RP TOWN & COUNTRY SC &
201	3522 COLE AVE	RP TOWN & COUNTRY SC
202	3530 TRAVIS ST	CONNELL RIVIERA LLC
203	3711 COLE AVE	LG CITYPLACE LP
204	3377 BLACKBURN ST	TC BLACKBURN
205	3201 HASKELL AVE	BLVD BLDRS/VALENCIA LP
206	3810 TRAVIS ST	SANDERS ANGELA L
207	3808 TRAVIS ST	BARNETT ROBERT TRACY
208	3806 TRAVIS ST	METZLER JONATHAN
209	3804 TRAVIS ST	MCKENDRY PATRICIA & MATTHEW
210	3802 TRAVIS ST	CURLEY BRINDA HOLT
211	3224 BLACKBURN DR	DELPINO CARLOS M & DEBORAH A
212	3222 BLACKBURN DR	DOUD BRIAN &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3220 BLACKBURN DR	BARRETT JOHN & LISA
214	3218 BLACKBURN DR	MORTENSON TIMOTHY & KATHLEEN
215	3216 BLACKBURN DR	DUNN JOHN R
216	3214 BLACKBURN DR	TURNBULL JULIE & DERRICK J
217	3212 BLACKBURN DR	LATHAM VAN & LYNN
218	3210 BLACKBURN DR	FL DALLAS LLC
219	3208 BLACKBURN DR	KUMAR RAJESWARI V
220	3206 BLACKBURN DR	EDGERTON JAMES & LINDA L
221	3223 POOL DR	HOA OF VALENCIA TOWNHOMES
222	3839 COLE AVE	WOOMING GEORGE
223	3837 COLE AVE	KOBETT PATRICK
224	3835 COLE AVE	HARRIS DARRIUN & KRISTINA HARRIS
225	3833 COLE AVE	BOATNER PRENTIS LEE III
226	3831 COLE AVE	HOFF NANCY A
227	3829 COLE AVE	PARKER RONALD C
228	3825 COLE AVE	OZBILEK LEVENT & ZEYNEP BURCU
229	3823 COLE AVE	MINARYJOLANDAN MAJID &
230	3821 COLE AVE	DEHAAN KAMERON
231	3819 COLE AVE	DOAN DUC H
232	3817 COLE AVE	BRYANT DAVID B
233	3815 COLE AVE	CHRISTOPHERSON AARON M
234	3811 COLE AVE	DOAN DUC
235	3815 HASKELL DR	PRITCHARD JEFFREY M &
236	3817 HASKELL DR	CULLEN JOHN M & CONSTANCE L
237	3819 HASKELL DR	WEIDE MARK
238	3821 HASKELL DR	WALLACE CHRIS
239	3823 HASKELL DR	HAUSER THOMAS M JR
240	3825 HASKELL DR	BALL JOHN G
241	3820 HASKELL CT	VICK MICHAEL M & GRETCHEN G P
242	3818 HASKELL CT	CONNERS CHRISTOPHER
243	3816 HASKELL CT	MAH JEFFERY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3814 HASKELL CT	TRUST PAM
245	3812 HASKELL CT	ETHRIDGE JACOB J & AMANDA B
246	3812 TRAVIS ST	SMITH TOBIAS
247	3814 TRAVIS ST	KAMINSKI ANDRZEJ S
248	3816 TRAVIS ST	ASINOF PAULA
249	3818 TRAVIS ST	RICHARDSON MARK D
250	3820 TRAVIS ST	HEPFER MAXINE
251	3822 TRAVIS ST	ABERNETHY JULIE
252	3824 TRAVIS ST	MASON ASHLEY L
253	3231 HASKELL AVE	OZBILEK LEVENT & ZEYNEP B
254	3227 HASKELL AVE	VELING MARIA C
255	3223 HASKELL AVE	BOLDRICK DAVID B & SUSAN B
256	3219 HASKELL AVE	MESCIOGLU KUTLAY
257	3215 HASKELL AVE	HAMMETT DENNIS R
258	3230 BLACKBURN DR	MAZUR ORLY & LEONARD
259	3232 BLACKBURN DR	ROY IAN & BEVERLY DIANE
260	3234 BLACKBURN DR	FARROW PAUL
261	3900 TRAVIS ST	SHRI SONYA LIMITED PS
262	3902 TRAVIS ST	NIDUMOLU VIJAY
263	3904 TRAVIS ST	BLANKENSHIP MONICA L & LARRY D
264	3238 N HASKELL AVE	OCONNOR JESSICA L
265	3234 N HASKELL AVE	ARBOUR PAOLA M
266	3230 N HASKELL AVE	RAUPERS GREGORY D
267	3906 TRAVIS ST	NIREN LESLIE
268	3908 TRAVIS ST	BONDS DOROTHEA
269	3910 TRAVIS ST	POURCHOT GEORGIA BELL
270	3250 N HASKELL AVE	KAVANAGH MARK ANTHONY
271	3246 N HASKELL AVE	MAGSTADT BRYAN MICHAEL &
272	3242 N HASKELL AVE	HUGHES DOUGLAS E & STEFANIE N
273	3912 TRAVIS ST	WILLIAMS GARY REVOCABLE TRUST THE
274	3914 TRAVIS ST	MURAKAMI CAROL S

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3262 N HASKELL AVE	SHAKOURIAN NIKKI
276	3258 N HASKELL AVE	NYSEWANDER BEN
277	3254 N HASKELL AVE	WOODARD RACHEL
278	3803 TRAVIS ST	HENRY LAUREY
279	3805 TRAVIS ST	BERRY ROBERT E &
280	3807 TRAVIS ST	STAIGER GARY
281	3809 TRAVIS ST	DO TUAN & THUY LAM
282	3811 TRAVIS ST	QUDAH FAIGA J
283	3817 TRAVIS ST	CORREA ANDRES & CLAUDIA VARGAS
284	3819 TRAVIS ST	MAGNESS SUE ANN
285	3821 TRAVIS ST	KENNEDY LESLIE A
286	3823 TRAVIS ST	BERMAN GEORGE &
287	3825 TRAVIS ST	BREVELLE JOHNALAIN ALMARIA
288	3827 TRAVIS ST	DEAN GAIL L SURVIVORS TRUST
289	3300 BLACKBURN ST	PORTOBELLO LTD
290	3966 MCKINNEY AVE	CHURCH OF INCARNATION
291	3919 COLE AVE	ROBEY SCOTT
292	3919 COLE AVE	COLE AVE 3919 102 LAND TR
293	3919 COLE AVE	BOGARD KERRY BRYAN
294	3919 COLE AVE	GORDON LAINEY ELIZABETH
295	3919 COLE AVE	CARMICHAEL WILLIAM JAMES JR
296	3919 COLE AVE	MOUTON ANDREW JAMES
297	3311 BLACKBURN ST	GEOFFRION TRACY R
298	3311 BLACKBURN ST	CHANDY AMY
299	3311 BLACKBURN ST	THI DIEP KIEU T
300	3311 BLACKBURN ST	SYAU SHENGYAU &
301	3311 BLACKBURN ST	SULIT MARIO A
302	3311 BLACKBURN ST	KATEB MEDHI
303	3311 BLACKBURN ST	TRAN JOHN
304	3311 BLACKBURN ST	DUNN CHANELLE L
305	3311 BLACKBURN ST	BARLOW ERIN MARIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3311 BLACKBURN ST	BREUNER PEYTON ALEXIS
307	3311 BLACKBURN ST	BOYLE JAMILA J
308	3311 BLACKBURN ST	YU KEVIN K
309	3311 BLACKBURN ST	DANE EUGENE
310	3311 BLACKBURN ST	COOKE CARRIE A
311	3311 BLACKBURN ST	PANDYA AMIT & REEMA SHAH
312	3311 BLACKBURN ST	NUNEZ CARLOS A
313	3311 BLACKBURN ST	WILSON DEBORAH &
314	3311 BLACKBURN ST	WEBB RONALD J
315	3311 BLACKBURN ST	SMITH BRADFORD W
316	3311 BLACKBURN ST	CASH ERIN TIFFANY
317	3311 BLACKBURN ST	TRINH FAMILY LIVING TRUST
318	3311 BLACKBURN ST	BRESLIN ALYSON L
319	3311 BLACKBURN ST	MEADOR KIRSTEN M
320	3311 BLACKBURN ST	ELLIS RYAN WINSTON
321	3311 BLACKBURN ST	TCHEN DEXTER & GRACE CHENG
322	3311 BLACKBURN ST	BUKOLT MARK & CAROLINE
323	3311 BLACKBURN ST	JI XIUMING
324	3311 BLACKBURN ST	SNYDER ANA
325	3311 BLACKBURN ST	DOTRINH FAMILY TRUST
326	3311 BLACKBURN ST	MOTLAGH AL &
327	3311 BLACKBURN ST	ROBERTS DIANA
328	3311 BLACKBURN ST	RUNNELS CASEY
329	3311 BLACKBURN ST	TORRES DULCE
330	3311 BLACKBURN ST	NGO HONGVIEN
331	3311 BLACKBURN ST	CULPEPPER SUSAN
332	3311 BLACKBURN ST	GREEN PHILLIP WISTER
333	3311 BLACKBURN ST	TORRES DULCE M
334	3311 BLACKBURN ST	HERNANDEZ DANIELLE
335	3311 BLACKBURN ST	J & J LEE COMPANY LLC
336	3311 BLACKBURN ST	HABERER STEFAN M & ELIZABETH

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3311 BLACKBURN ST	NOLAN LEAH S & CLAYTON E
338	3311 BLACKBURN ST	MAYBEN MICHAEL PAUL
339	3311 BLACKBURN ST	WONG DEBBY HOI YEE
340	3311 BLACKBURN ST	SPENSIERI AUTUMN &
341	3311 BLACKBURN ST	LAROCCA ASHLEY
342	3311 BLACKBURN ST	GUEST KIM
343	3311 BLACKBURN ST	FRANK ROBERT EDWARD
344	3311 BLACKBURN ST	REYES GARY & FAITH
345	3311 BLACKBURN ST	MCKINLEY SHARON RUTH
346	3311 BLACKBURN ST	KROCHESKI MATTHEW J
347	3311 BLACKBURN ST	FOLEY NICHOLAS & MANJULA
348	3311 BLACKBURN ST	GAMINI ARSHIN &
349	3311 BLACKBURN ST	HERRERA MARIA S
350	3311 BLACKBURN ST	TIMMS RYAN
351	3311 BLACKBURN ST	GARRIGUES LINDA JEAN
352	3915 COLE AVE	UNIVERSITY CONSTRUCTION
353	3915 COLE AVE	DOYLE ROBERT
354	3915 COLE AVE	COLE FLOYD
355	4302 DEERE ST	WALTERS RUPERT MATTHEW
356	4302 DEERE ST	KLOMPUS NANCY
357	4302 DEERE ST	STEWART JORDAN P
358	3303 BLACKBURN ST	PELLETIER BRENT A & MARY A
359	3303 BLACKBURN ST	STRADTMAN CAROL C
360	3303 BLACKBURN ST	ABBOTT LUIS
361	3303 BLACKBURN ST	RANDALL WESLEY SPENCER & ANGELA M
362	3303 BLACKBURN ST	THOMAS ATTICUS H &
363	3303 BLACKBURN ST	DEAN GLENN MITCHELL JR
364	3303 BLACKBURN ST	JOHNSON CAMERON T & JAMIRA V
365	3303 BLACKBURN ST	DIETZ MARGARET M
366	3303 BLACKBURN ST	GREEN WILLIAM H & SUE ANN
367	3303 BLACKBURN ST	LEOPOLDI ROBERT & DEBRA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3303 BLACKBURN ST	RODRIGUEZ MARIA E F
369	3303 BLACKBURN ST	KURIVILLA MERIN ELIZABETH
370	3303 BLACKBURN ST	NORRIS ELIZABETH KOBE
371	3303 BLACKBURN ST	WHEELER JOHN T
372	3303 BLACKBURN ST	ALBRITTON JANE DEHART &
373	3303 BLACKBURN ST	MULLEN JOHN M & JANE A
374	3303 BLACKBURN ST	ESTES STEVEN E &
375	3303 BLACKBURN ST	BHA LLC
376	3303 BLACKBURN ST	MOU JAMES & PAMELA
377	3303 BLACKBURN ST	PELFREY PATRIZIA
378	3303 BLACKBURN ST	MORVAY LEON C & GAIL R
379	3303 BLACKBURN ST	KEGLEVIC PAUL & KAREN
380	3303 BLACKBURN ST	TOUCHSTONE SCOTT MICHAEL
381	3303 BLACKBURN ST	SCOTT CAROL
382	3303 BLACKBURN ST	BAUDENDISTEL MICHAEL
383	3303 BLACKBURN ST	FARRAR DIANE E &
384	3303 BLACKBURN ST	BROWN DAVID & ANGIE
385	3303 BLACKBURN ST	ANDREI SILVIU & ANAMARIA
386	3901 COLE AVE	MELENDEZ MYRNA GEORGINA
387	3901 COLE AVE	HANSON KURT & PATRICA
388	3901 COLE AVE	TUCKER THOMAS A
389	3901 COLE AVE	FERGUSON ELIZABETH
390	3901 COLE AVE	ROWLAND COLIN
391	3901 COLE AVE	ROWLAND COLIN
392	3901 COLE AVE	BREWER EMILY M
393	3901 COLE AVE	SOKOLOVIC BENJAMIN S
394	3901 TRAVIS ST	SIERS SCOTT A
395	3901 TRAVIS ST	GARCIA RYAN
396	3901 TRAVIS ST	HENNINGSSEN JOSEPH H JR
397	3901 TRAVIS ST	GILLETTE KRISTINE
398	3901 TRAVIS ST	JEON TINA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	3901 TRAVIS ST	KISSANE ERIN
400	3901 TRAVIS ST	WEINBERG ELANDRA B
401	3901 TRAVIS ST	GILG TERRANCE L
402	3901 TRAVIS ST	TSAI ROGER W & MARGARET S C
403	3901 TRAVIS ST	MCMANUS SEAN
404	3901 TRAVIS ST	BAKER JONATHAN A
405	3901 TRAVIS ST	GAMPPER CLOYD JOSEPH
406	3901 TRAVIS ST	CCCC PROPERTY MGMT LLC
407	3901 TRAVIS ST	SULLIVAN JOHN P REVOCABLE TRUST
408	3901 TRAVIS ST	DOTLINK LLC
409	3901 TRAVIS ST	SHERIDAN THOMAS M
410	3901 TRAVIS ST	SHADLE KATHERINE A &
411	3901 TRAVIS ST	FRIEDMAN JASON
412	3901 TRAVIS ST	CAMERON AMANDA
413	3901 TRAVIS ST	CUARTELON ADELE S
414	3901 TRAVIS ST	WEEDMAN JONATHAN
415	3901 TRAVIS ST	TSAI TAI CHUN
416	3901 TRAVIS ST	WRIGHT KYLIE N
417	3901 TRAVIS ST	THOMAS DARIUS & FALLYN
418	3901 TRAVIS ST	HALAYDA STEPHEN J
419	3901 TRAVIS ST	PLEITEZ CLAUDIA
420	3901 TRAVIS ST	CCCC PPTY MGMT LLC
421	3901 TRAVIS ST	SENROR CHARLES DAVID & JANE ALLEN
422	3901 TRAVIS ST	ROUSSON GEORGE & BEATA
423	3901 TRAVIS ST	WOOD CHARLES MARK
424	3901 TRAVIS ST	MCALEAVEY DAVID J
425	3901 TRAVIS ST	REYES JOSHUA P
426	3901 TRAVIS ST	FULLER WILLIAM T
427	3901 TRAVIS ST	JOHNSON CARRIE L
428	3901 TRAVIS ST	SMITH SCOTT N & ALYSSA L
429	3901 TRAVIS ST	MELCHER MARIAH B

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	3901 TRAVIS ST	LUPTON CHAD ARTHUR &
431	3901 TRAVIS ST	COWICK JEFFERY DUANE & CARMEN
432	3901 TRAVIS ST	BURNLEY ROBERT
433	3901 TRAVIS ST	KAISER KASS
434	3901 TRAVIS ST	WESTBROOK ASHLY
435	3901 TRAVIS ST	BITENCOURT NICOLE
436	3901 TRAVIS ST	MICHAEL RACHEL L
437	3901 TRAVIS ST	SANCHEZ VICTOR G
438	3901 TRAVIS ST	IVCHENKO NATALIA A
439	3901 TRAVIS ST	CHEN SHYHDAH &
440	3901 TRAVIS ST	GOMEZ MARK D
441	3901 TRAVIS ST	MUNS CHRISTINE AMANDA
442	3901 TRAVIS ST	FACCA THOMAS PAUL &
443	3901 TRAVIS ST	MILLER LINDSEY R
444	3901 TRAVIS ST	LOVATO CHRISTOPHER J
445	3901 TRAVIS ST	BEARIST GROUP LLC
446	3901 TRAVIS ST	TATUM JOHN & MARGARET
447	3901 TRAVIS ST	MARTIN COLE R &
448	3901 TRAVIS ST	BUIE THOMAS M & CAROLINE P
449	3922 TRAVIS ST	FLAD JORDAN ELIZABETH
450	3922 TRAVIS ST	PATEL RAJAN P
451	3922 TRAVIS ST	STAFIRA JOHN
452	3922 TRAVIS ST	MURREY MATTHEW LYNN & HEATHER FOX
453	3922 TRAVIS ST	BURNS NICHOLS L
454	3922 TRAVIS ST	WIGGS BRUCE
455	3920 TRAVIS ST	KIM ERNEST YOON
456	3920 TRAVIS ST	CASSADY KAREN
457	3920 TRAVIS ST	BOYD TRACY J
458	3920 TRAVIS ST	CORPACO 1 LP
459	3920 TRAVIS ST	WENNING CONNOR
460	3920 TRAVIS ST	DAVIS LANE C & VIVIAN O

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	3920 TRAVIS ST	WINSTON NANCY A
462	3920 TRAVIS ST	GLENNON JASON NICHOLAS
463	3920 TRAVIS ST	FIROOZBAKHT BOBACK F
464	3920 TRAVIS ST	RODRIGUEZ HILDA M
465	3920 TRAVIS ST	MOUSEL MICHAEL A
466	3922 TRAVIS ST	SCHOENFELD BRENDA
467	3922 TRAVIS ST	JAMES RICHARD D & RONALD S
468	3920 TRAVIS ST	GLENN GAYLE
469	3920 TRAVIS ST	KING CLAUDINE
470	3920 TRAVIS ST	FARVARDIN ANOOSH
471	3920 TRAVIS ST	WILCHER JACQUELINE K
472	3920 TRAVIS ST	HOMSEY ANNA L
473	2711 N HASKELL AVE	UPTOWN CITYPLACE LLC
474	2711 N HASKELL AVE	UPTOWN TRS LLC
475	3907 COLE AVE	HAMM PHILIP
476	3907 COLE AVE	ANDERL RICHARD M
477	3907 COLE AVE	SUTHERLAND SCOTT R &
478	3907 COLE AVE	HAEGELE JOSHUA S & SARAH J SPECK
479	3907 COLE AVE	SEARFOSS RALPH
480	3907 COLE AVE	CULBERTSON DAVID EVAN
481	3907 COLE AVE	STHRC REAL ESTATE TRUST
482	3907 COLE AVE	REINHEIMER MARK &
483	3907 COLE AVE	ABATE MATTHEW & ESTHER
484	3907 COLE AVE	SHAH JHEEL H
485	3907 COLE AVE	MASEK GEORGE E &
486	3907 COLE AVE	FENNEMA RICHARD E & MARIA E
487	3205 STATE ST	ABISLEIMAN RABIH N
488	3205 STATE ST	CUADROS ALEJANDRO
489	3205 STATE ST	UPTON MICHAEL
490	3205 STATE ST	BAKER DANIEL W
491	3205 STATE ST	BATES BRIAN THOMAS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	3205 STATE ST	ORDONEZSANCHEZ JOSE CAMILO
493	3205 STATE ST	POWELL JEFFREY A & MELISSA P
494	3205 STATE ST	PATEL REKHABEN J & JITENDRA C
495	3205 STATE ST	GHATTAS PAUL JOHN
496	3205 STATE ST	SINGH GURPAL GILL &
497	3205 STATE ST	MITCHELL JOHN ANTHONY
498	2411 HALL ST	CROCKETT BRANDEN
499	2411 HALL ST	HAMMOND JEFFREY M
500	2411 HALL ST	MORIGI MICHAEL D
501	2411 HALL ST	LEUNG DAN & OLGA
502	2411 HALL ST	MACKENZIE KEVIN & TARA LIVING TRUST
503	2411 HALL ST	HARDESTY BRADLEY & STUTEE AMIN
504	2411 HALL ST	PHILLIPS CHAD D
505	2411 HALL ST	KELFER ADAM M
506	2411 HALL ST	HART COLBY RYAN VANOSSENBRUGGEN
507	2411 HALL ST	JUAREZ JORDAN
508	2411 HALL ST	COOK JOSHUA
509	2411 HALL ST	JOHNSON MATTHEW L
510	2411 HALL ST	CARRILLO MIGUEL
511	2411 HALL ST	CHANG JEREMY
512	2411 HALL ST	GRIFFITH MATTHEW
513	2411 HALL ST	COHEN GARY R
514	2411 HALL ST	HAUSMAN AARON &
515	2411 HALL ST	MILLER ROBERT DON
516	2411 HALL ST	KIRCHHOFF SCOTT
517	2411 HALL ST	IP AARON
518	2411 HALL ST	HOKE RICHARD STUART JR
519	2411 HALL ST	MCVEY JOHN
520	2411 HALL ST	SINGERLE BRIAN
521	2411 HALL ST	RIEMAN JAY J & ANNE M
522	2411 HALL ST	DUGONI BRIAN W

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	2411 HALL ST	TENNISON TAYLOR EATON
524	2411 HALL ST	ONEIL JAMES & MARGOT
525	2411 HALL ST	WASSEM DANIEL R
526	2411 HALL ST	GREER GERALD KEITH JR
527	2411 HALL ST	HANEY JOEY III & JORDAN
528	2411 HALL ST	MICHNA MAGDA
529	2411 HALL ST	LISTROM STEPHEN J
530	2411 HALL ST	TREVINO DEAVON R
531	2411 HALL ST	BARSOITI MARGARET I
532	2411 HALL ST	FULLER STEWART D
533	2411 HALL ST	CARTER JOHN A JR
534	2411 HALL ST	SALEHOUN DARIUS TRUST
535	2411 HALL ST	SELBO CHRISTOPHER S
536	2411 HALL ST	REILLY WILLIAM & MARCIA
537	2420 HUGO ST	KEAY STUART E
538	2420 HUGO ST	GUSTAFSON RICARD B &
539	2420 HUGO ST	OHANESSIAN SEEREL S &
540	2420 HUGO ST	ZELLERS KEVIN
541	2420 HUGO ST	BOTTENFIELD JASON LIVING TRUST THE
542	2420 HUGO ST	HITE CURTIS A
543	2420 HUGO ST	SHETTY ASHVAT SHIVARAM
544	2420 HUGO ST	MCCRADY RICK
545	2420 HUGO ST	JACKSON RACHEL ANNE
546	2420 HUGO ST	LITTLE BIG WINGS LLC
547	2420 HUGO ST	MANDERS TRACY M

FILE NUMBER: Z189-238(CY) **DATE FILED:** April 9, 2019
LOCATION: South side of Falls Drive and north side of Wright Street, east
of South Franklin Street.
COUNCIL DISTRICT: 1 **MAPSCO:** 53 R
SIZE OF REQUEST: Approx. 1.37 acres **CENSUS TRACT:** 64.01

OWNER /APPLICANT: William M. Velasco, sole owner.

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to develop the site with a shared access development with up to 12 single family dwellings.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently undeveloped.
- The applicant proposes to develop the site with a shared access development with a maximum of 12 single family dwellings.
- The townhouse districts are established in an effort to provide a denser single family residential character by providing minimum standards for lot area, yards, lot coverage and lot frontage.

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

1. **Z145-158** On May 5, 2015, an automatic renewal of Specific Use Permit No. 1801 for an open-enrollment charter school was approved for an additional five-year period on property located on the west line of South Hampton Road, between Falls Drive and Wright Street, east of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Falls Drive	Minor arterial	50 ft.	50 ft.
Wright Street	Minor Arterial	60 ft.	56 ft.

Traffic:

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

An evaluation of sight distance at the intersection of any proposed drive with Wright Avenue will be required at the time of plan review for permitting.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request does not comply with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS.

Policy 2.5.1 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single family District.	Undeveloped land
North	R-7.5(A) Single family District.	Single family
East	R-7.5(A) Single Family District, SUP No.1801 and SUP No. 506	Church, open enrollment charter school.
South	R-7.5(A) Single Family District, PD No. 419	DART rail line, public school
West	R-7.5(A) Single family District.	Single family

Land Use Compatibility:

The approximate 1.37-acre site is zoned R-7.5(A) Single Family District and is currently undeveloped. Historical aerial images from 1952 and subsequent years show the area of request undeveloped with no indication of any past construction.

The area of request is surrounded by traditional detached single family uses to the north, across Falls Drive, and directly adjacent to the west in a neighborhood that extends for several blocks in both directions. To the east, there is a church use abutting the site, followed by a charter school further west. To the southeast, at the corner of South Hampton Road and Wright Street, there is the Dallas Area Rapid Transit (DART) Hampton Rail Station. To the south of the subject site, and across the rail lines, there is a public school use followed by additional nonresidential uses extending further south along South Hampton Road. Additional single family uses are to the southwest.

The purpose of requesting a TH-2(A) Townhouse District, is to allow for the site to be developed with a shared access development with up to 12 units. The Dallas Development Code, as amended, provides for three Townhouse Districts that are established in an effort to provide a denser single family residential character by providing minimum standards for lot area, yards, lot coverage and lot frontage. Each one of these districts have the same development standards, except for the maximum allowable dwelling density that increases from six units per acre in the TH-1(A) district, to 12 units per acre in TH-3(A).

With a maximum density of nine units per acre, the proposed TH-2(A) district would allow for the development of the 1.37-acre area of request with the proposed 12-unit shared access development¹. While staff acknowledges that the deed restrictions volunteered by the applicant to limit the maximum height to 30 feet instead of the allowed 36 feet in the proposed townhouse district, and to require the unit fronting on Falls Drive to provide a front porch facing this right-of-way, offers a development more consistent with the surrounding zoning, the proposed increase in density does not provide for an adequate transition from the existing single family neighborhood that extends to the north and west, to a desirable more dense area approaching the nonresidential corridor established along South Hampton Road.

In general, staff is in support of an increase in density in this area that is designated in the Comprehensive Plan as an urban neighborhood. The proximity of the site to the Hampton Rail Station, which is served by the Oak Cliff Segment of the DART Rail Red Line with connection to bus routes, also promotes density in the area; however, staff considers that the transition to an increase in dwelling units must be consistent with the already established single family uses that surrounds the area of request.

While understanding that the long and narrow shape of the area of request may limit its development under the existing zoning, it is staff's opinion that restricting the shared access development to a maximum of ten units, in addition to the other volunteered deed restrictions, could provide for a development more consistent with the surrounding neighborhood, particularly with the single family uses abutting the site to the west. Staff would be in support of the request for a TH-2(A) district in this instance.

Additionally, it is staff's opinion that reducing the number of units would allow the development to provide for adequate shared access area width, sufficient landscape areas, sufficient separation between units, and lot sizes more consistent with the R-7.5(A) District.

Staff discussed with the applicant the possibility of the reduction in the allowable density to a maximum of ten units to receive staff's full support of the request; however, the applicant was not amenable to including this reduction in the deed restrictions.

Development Standards

The table below is a comparative chart between the development standards in the existing single family district and those in the proposed townhouse district.

While the proposed zoning provides for minimum standards for lot area yards, lot coverage and lot frontage, due to the location of the site, the proposed shared access development will be required to provide standards more consistent with the existing R-7.5(A) Single Family District.

Regarding the front yard regulations, though the proposed TH-2(A) Townhouse District does not require a minimum front yard, the proposed development will have to maintain

¹ 1.37 acres x 9 units/acre = 12.33 units

the block face continuity along Falls Drive and Wright Street and provide a minimum of 25-foot setback on both frontages.

In a similar way, and due to the site being surrounded by the R-7.5(A) Single Family District that requires a greater side yard than the one required for single family structures in the proposed TH-2(A) District, all proposed structures will require a minimum five-foot side yard along the east and west property boundaries.

These regulations, in addition to the height restriction in the volunteered deed restrictions, allow for the proposed shared access development to be more consistent with the existing zoning.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Minimum Lot Size	Special Standards	PRIMARY Uses
	Front	Side/Rear						
Existing R-7.5(A)	25'	5' for SFD, 10' side for other, 15' rear for other	No maximum	30'	45% for res, 25% for nonres	7,500 sf	Electrical Service for SFD	Single Family
Proposed TH-2(A)	No min.	No min for SFD, 10' for other; 5' side for duplex, 10' rear for duplex*	9 units /acre	36'**	60% for res. 25% other	2,000 sf for SFD, 6,000 for duplex	SFD spacing***	Single Family.

* If abutting a district with greater side yard requirement, the most restrictive side yard setback applies.

** Restricted to 30 feet in the volunteered deed restrictions.

*** Min. 15' between each group of 8 units must be provided by plat

Market Value Analysis

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

Parking:

The Dallas Development Code, as amended, requires that for single family uses in a TH district, one off-street parking space be provided for each dwelling unit [Sec. 51A-

Z189-238(CY)

4.209(b)(6)(C)]. Per this requirement, a total of 12 parking spaces would be required for the proposed 12 units.

In addition to this requirement, the development code also requires that shared access developments provide 0.25 unassigned spaces for each dwelling unit available for use by visitors and residents. This adds 3 off-street parking spaces to the overall requirement for the development for a total of 15 spaces.

Landscaping:

Landscaping will be required to be provided in accordance with Article X, as amended.

Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

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

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PROVISIONS OF THIS DOCUMENT.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

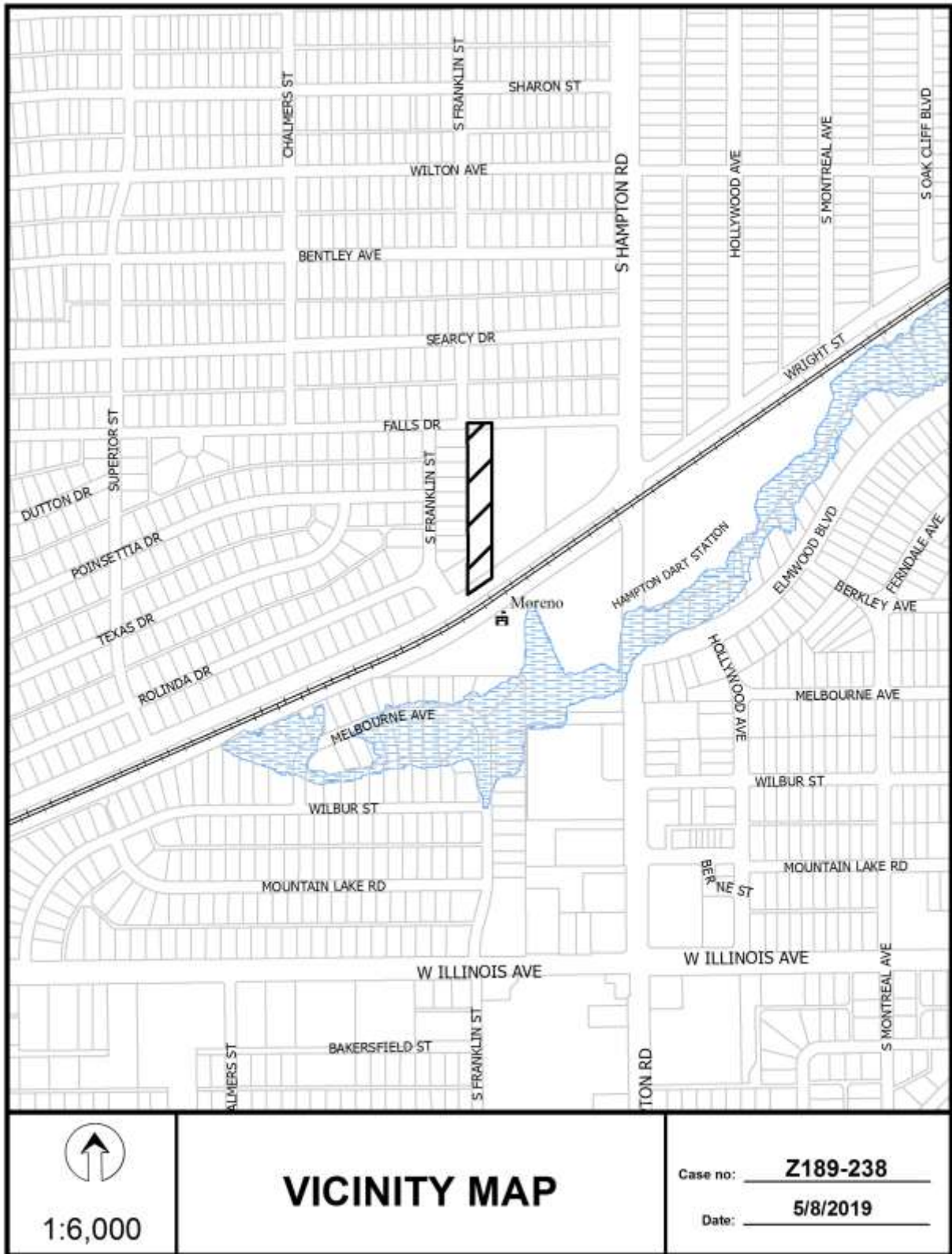
The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

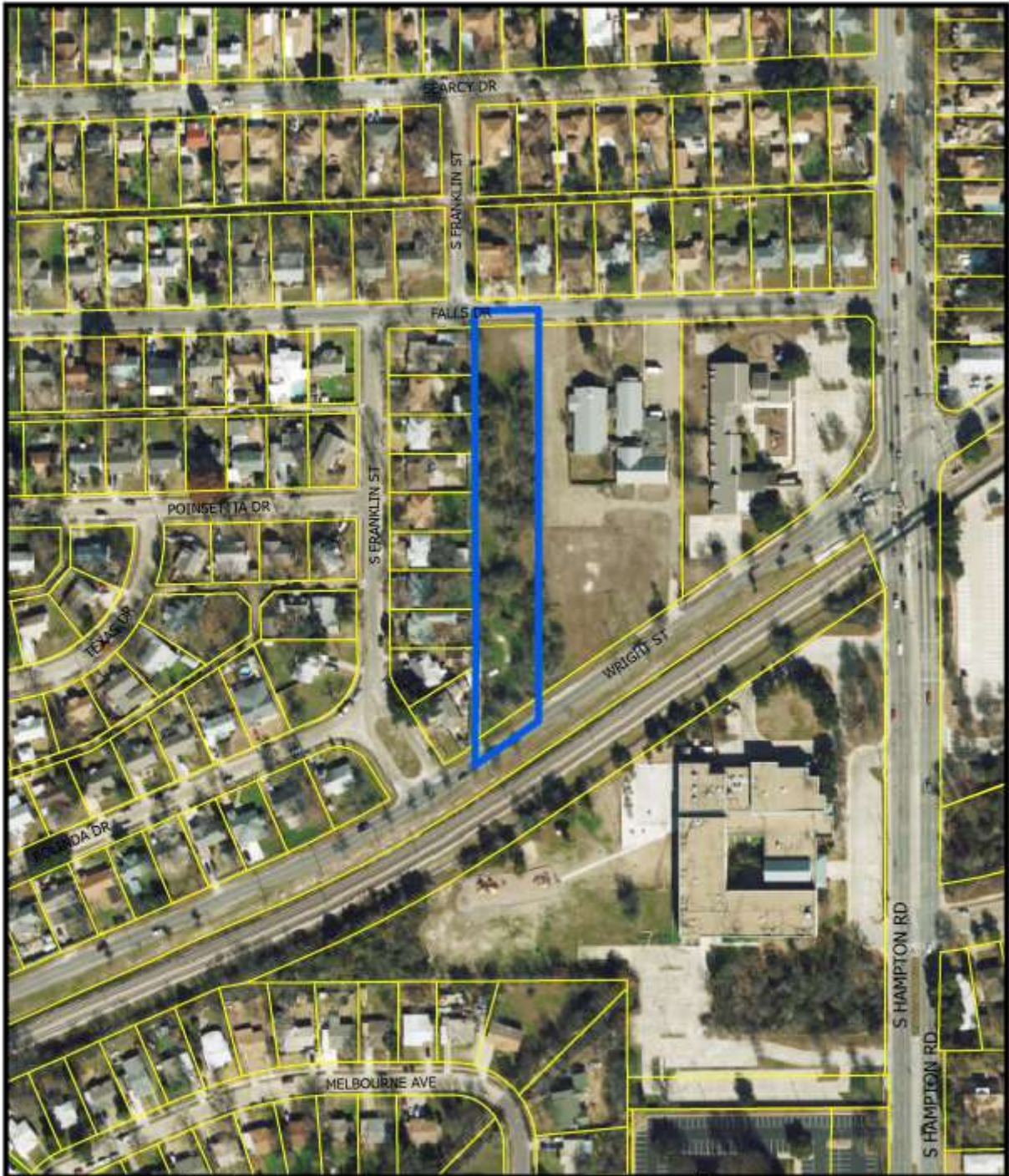
EXECUTED this the _____ day of _____, 2019.

By: _____
William M. Velasco II

APPROVED AS TO FORM:
CHRISTOPHER J CASO, Interim City Attorney

By: _____
Assistant City Attorney



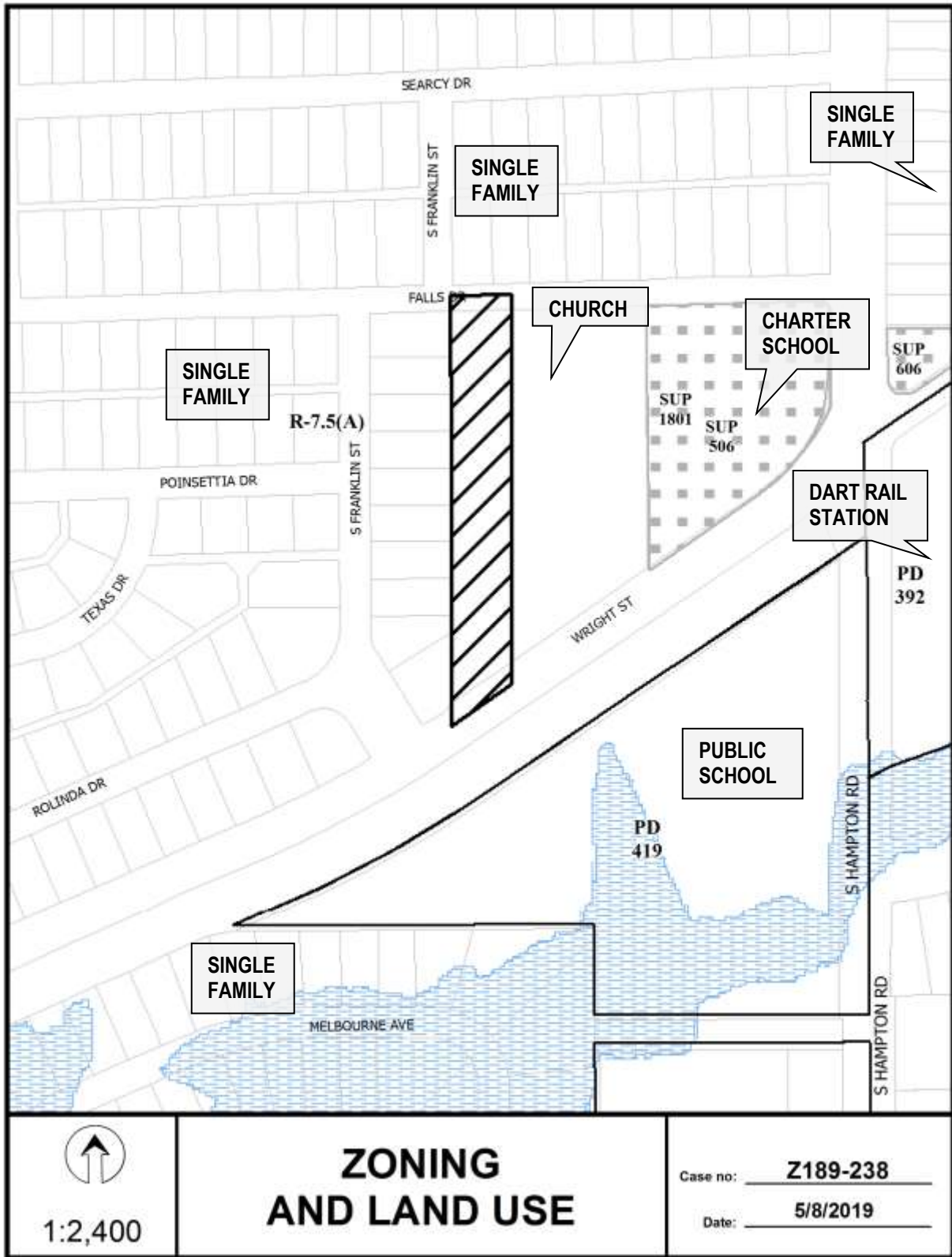


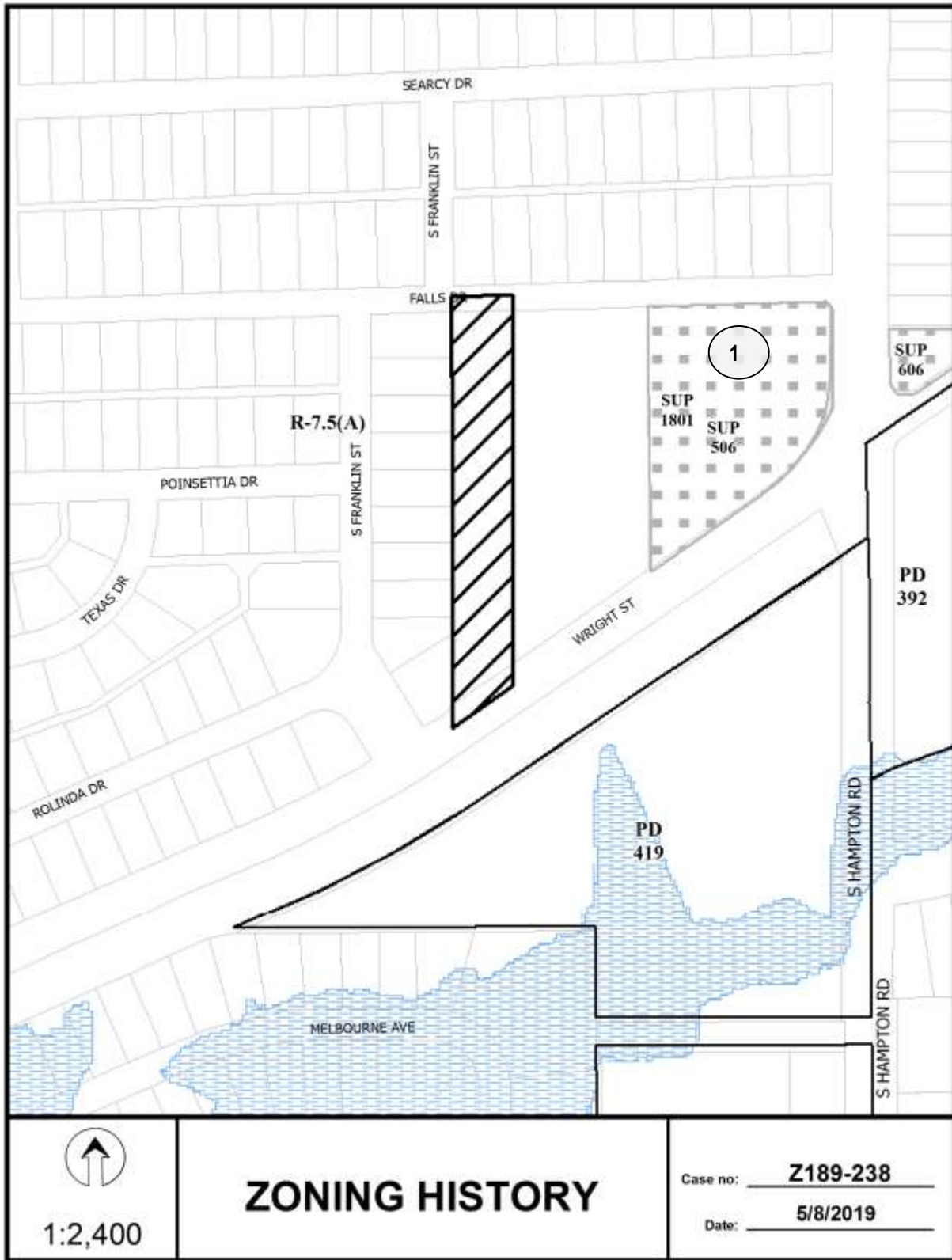
1:2,400

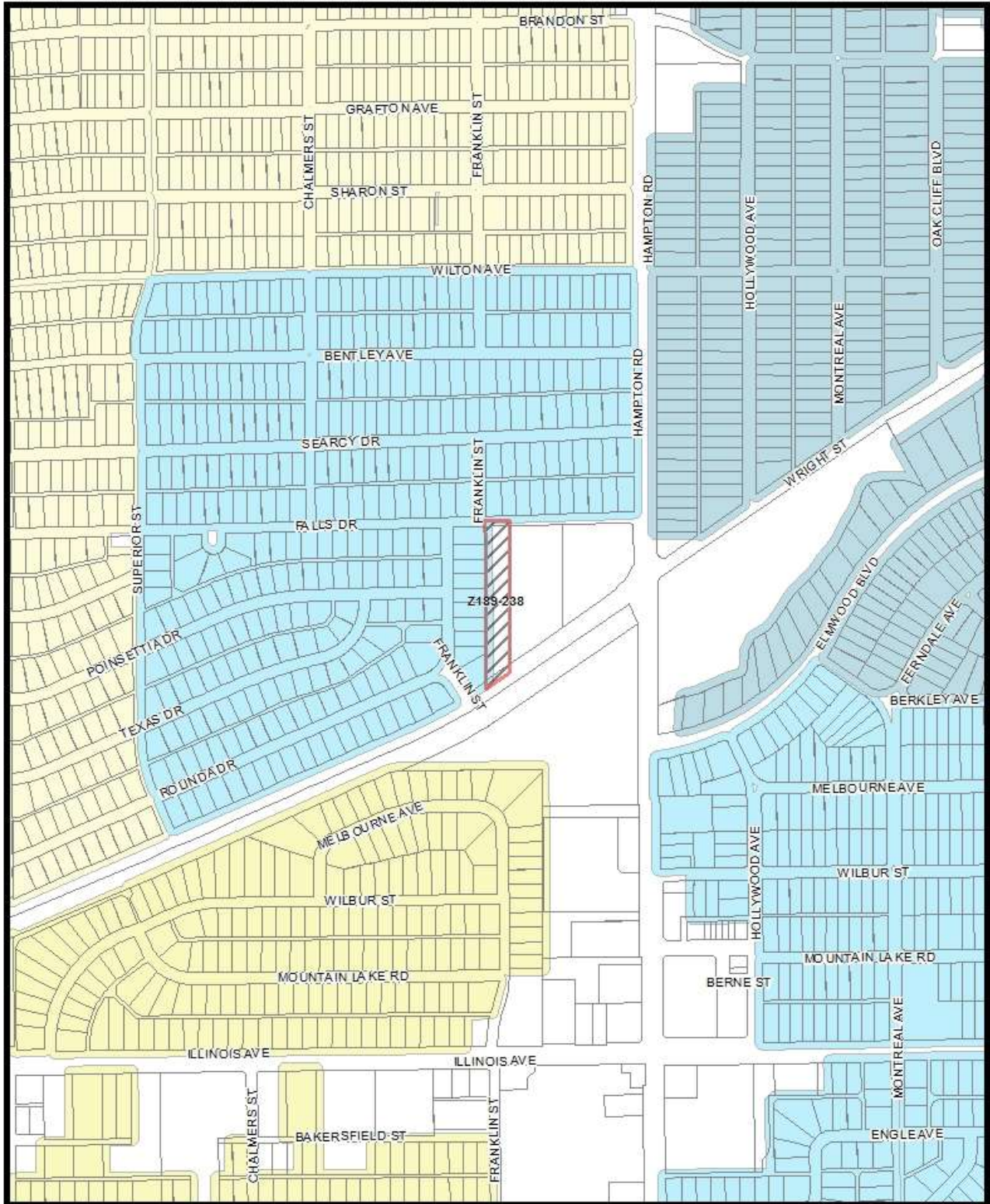
AERIAL MAP

Case no: Z189-238

Date: 5/8/2019





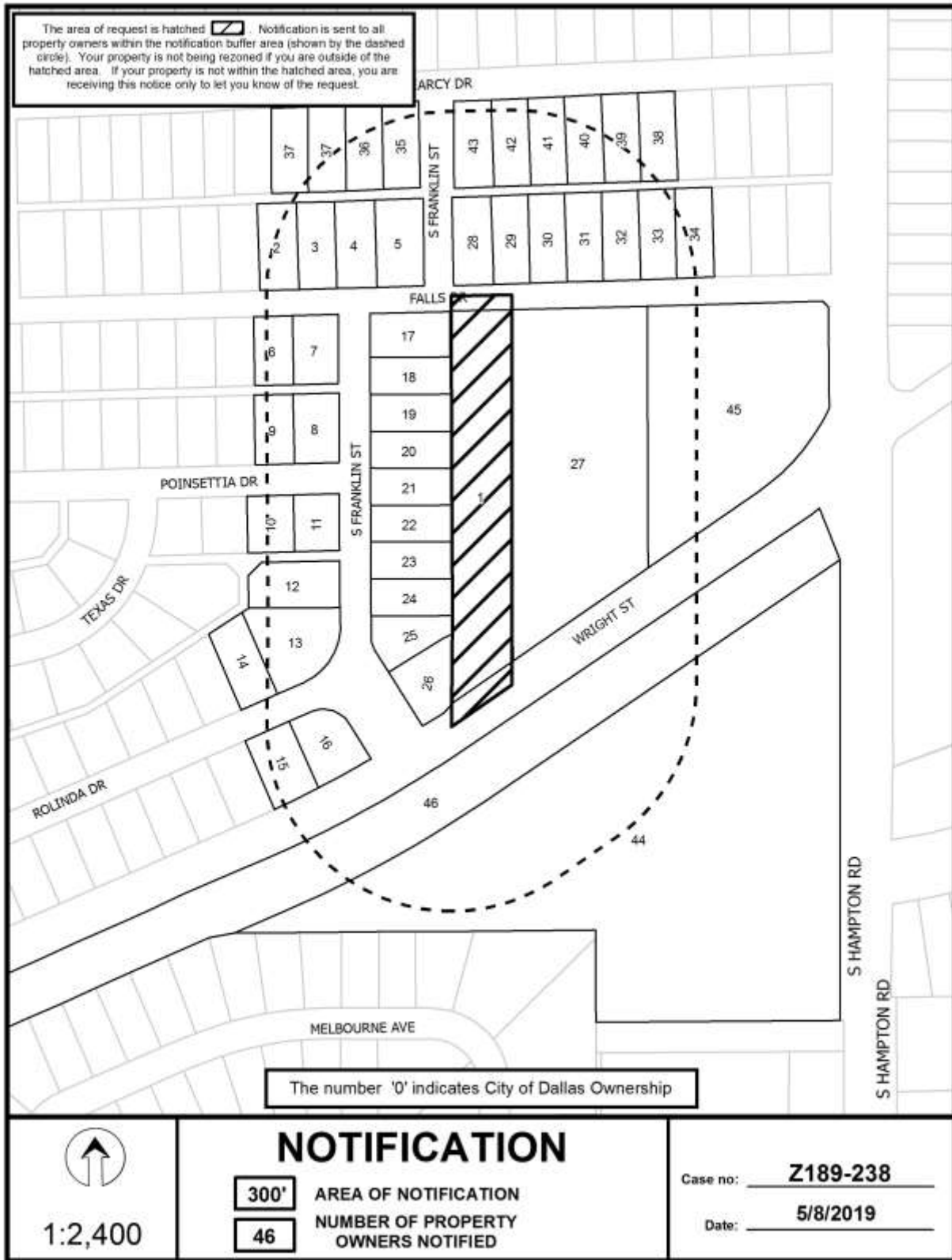


MVA Cluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 5/8/2019



05/08/2019

Notification List of Property Owners***Z189-238******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2438 FALLS DR	VELASCO WILLIAM M II
2	2519 FALLS DR	TOLIVER PAUL ALAN
3	2515 FALLS DR	FLORES ROGER J & ERICA
4	2509 FALLS DR	BARRON JOEL ETAL
5	2505 FALLS DR	VEGA JAMES & AMANDA
6	2508 FALLS DR	TURNER MARGARITA
7	2504 FALLS DR	PORCHE ANTIGUO PROPERTIES LLC
8	2505 POINSETTIA DR	HARDY RYAN
9	2509 POINSETTIA DR	MARTINEZ YOLANDA
10	2510 POINSETTIA DR	KINGSBURY MARILEE E
11	2504 POINSETTIA DR	LAUREANO DANIEL &
12	1915 S FRANKLIN ST	DELUNA ALICE
13	2505 ROLINDA DR	FERNANDEZ FELIPE J &
14	2509 ROLINDA DR	MARTINEZ MELITON
15	2510 ROLINDA DR	JAUREGUI JOSHUA A
16	2504 ROLINDA DR	BARRON VELMA
17	1804 S FRANKLIN ST	ORTIZ JOSE L & MARIA E L
18	1808 S FRANKLIN ST	FERNANDEZ RODOLFO
19	1814 S FRANKLIN ST	PARRA ALFREDO
20	1818 S FRANKLIN ST	GONZALES ANTIOCO ARTURO
21	1824 S FRANKLIN ST	ALANIZ ABEL RUIZ
22	1902 S FRANKLIN ST	PINO ADDY BEATRIZ &
23	1906 S FRANKLIN ST	HUNDLEY RONALD LEE &
24	1912 S FRANKLIN ST	RANGEL MARGARITO & TRINIDAD &
25	2020 S FRANKLIN ST	MORALES ADRIANA
26	2006 S FRANKLIN ST	WHITE BILLY JACK

05/08/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2428 FALLS DR	CHURCH OF PENTECOSTES OF JESUCRISTO INC
28	2445 FALLS DR	JUAREZ NICOLAS & ELISIA
29	2441 FALLS DR	VALDERAS TRAVIS RYAN & ESMERALDA
30	2437 FALLS DR	DIAS ROGELIA
31	2433 FALLS DR	CASTILLO JOEL ANDRES
32	2429 FALLS DR	SANDERS MAX O
33	2423 FALLS DR	GARCIA OCTAVIO
34	2419 FALLS DR	LUNA ALEJANDRO &
35	2502 SEARCY DR	CARDENAS RICHARD & AMELIA
36	2506 SEARCY DR	VILLANUEVA JORGE A
37	2514 SEARCY DR	VERA FAMILY TRUST
38	2418 SEARCY DR	HERNANDEZ LETICIA
39	2422 SEARCY DR	GORROSTIETA SANTOS
40	2426 SEARCY DR	RIZO JUVENTINO &
41	2430 SEARCY DR	MUNOZ JOSE & MARIA
42	2434 SEARCY DR	DELGADO TERESITA I
43	2438 SEARCY DR	RAMIREZ FELICIA A
44	2115 S HAMPTON RD	Dallas ISD
45	1811 S HAMPTON RD	LA ACADEMIA DE ESTELLAS
46	401 S BUCKNER BLVD	DART

FILE NUMBER: Z178-355(CY)

DATE FILED: September 5, 2018

LOCATION: Southwest corner of West 7th street and North Beckley Avenue.

COUNCIL DISTRICT: 1

MAPSCO: 54 D

SIZE OF REQUEST: 0.37 acres

CENSUS TRACT: 47.00

APPLICANT/OWNER: Bishop Arts Dallas MKEG, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

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

SUMMARY: The applicant proposes to renovate the existing buildings and occupy them with a hotel and a restaurant use. The purpose of creating a new Planned Development District is to allow for the establishment of one of the existing buildings as a legacy building and relieve it of parking requirements for the hotel use, reduce the parking requirement for the restaurant use, and to allow for the existing landscaping to serve as the required landscaping. The proposed Planned Development District will be subject to a development plan and a landscape plan.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The 0.37-acre site is currently developed with a 5,160-square foot two-story vacant multi-tenant building and a one-story approximately 1,250-square foot vacant automotive service building.
- Dallas Central Appraisal District records indicate that the two-story building was built in 1923 and the one-story building was constructed in 1969.
- The applicant proposes to renovate the two-story building to be used as a boutique hotel and to renovate the one-story building, expand its floor area with an 898-square foot addition and convert its use to restaurant without drive-in or drive through service.
- The proposed Planned Development District will allow for:
 - 1) The two-story building to be established as a legacy building and be used for a boutique hotel.
 - 2) The legacy building to be relieved of off-street parking requirements.
 - 3) Reduce the parking requirement for the restaurant use.
 - 4) Provide landscaping per an approved Landscape Plan.

Zoning History: There have been four zoning changes in the area in the past five years including the area of request.

1. **Z145-341** On November 10, 2015, City Council approved the Oak Cliff Demolition Delay Overlay for nearby properties to the west of the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
2. **Z156-222** On September 14, 2016, City Council approved Subdistrict K (WMU-8), a Walkable Mixed Use Subdistrict within Planned Development District No. 468 and the removal of a portion of the Shopfront Overlay No. 7 on property located on the north side of East Davis Street, between Zang Boulevard and North Beckley Avenue, north of the area of request.
3. **Z167-300** On November 8, 2017, City Council approved Subdistrict L (WMU-3), a Walkable Mixed Use Subdistrict within Planned Development District No. 468 on property located on the southwest corner of North Zang Boulevard and West Neely Street, northwest of the area of request.
4. **Z178-185** On April 25, 2018, City Council approved a Demolition Delay overlay for nearby properties including the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West 7 th Street	Minor Arterial	60 feet	60 feet
North Beckley Street	Principal Arterial	60 feet	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the off-street parking the applicant proposes to provide for the development is not sufficient for the anticipated demand.

Staff requested a study including a parking demand analysis based on actual data and mix of proposed uses, as well as a description of proposed traffic operations. However, the applicant did not submit the study and requested the application to move forward without staff's support.

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant's request does not comply with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 5.1.3 Establish clear and objective standards for land use planning.

The applicant's request to create a new Planned Development District to seek relief from parking requirements was not supported with a parking study. Staff is unable to determine objective standards for the proposed district without having reliable data.

Land Use:

	Zoning	Land Use
Site	CR Community Retail	Vacant Building
North	CR Community Retail	General Merchandise
Northeast	Subdistrict E (WMU-8) within PD No. 468.	Auto service center, car wash.
East	CR Community Retail	Fire Station
South	MU-1 Mixed-Use	Auto Service Center, single family
West	CR Community Retail	Auto Service Center, laundry store

Land Use Compatibility:

The 0.37-acre area of request is zoned CR Community Retail and is developed with a one-story building and a two-story building with a rooftop deck. Both structures are currently vacant but according to Building Inspections’ records, the one-story building contained an auto service center use and the two-story building included three suites occupied with personal service uses.

Dallas Central Appraisal District’s records indicate that the two-story building was constructed in 1923 and the one-story building was built in 1969.

The applicant proposes to renovate the approximately 5,160-square-foot, two-story building and occupy it with a boutique hotel¹ use with up to 12 guest rooms. The rooftop deck will remain and will be used for hotel guests as an amenity deck. The approximately 1,250-square-foot, one-story building will also be renovated and expanded with an approximately 898-square-foot building addition for a total of 2,148 square feet of floor area. A proposed uncovered patio of approximately 1,000 square foot footprint is proposed; however, it is not calculated in the floor area total. The one-story building is proposed to be occupied with a restaurant without drive-in or drive-through use.

The proposed Planned Development District will allow for the boutique hotel as an allowed use by right and for the establishment of the two-story building containing the hotel as a legacy building, subject to certain criteria. With the establishment of the two-story building as a legacy building, the applicant also proposes to relieve the proposed 12-room hotel use from any off-street parking requirements.

¹ BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

Additionally, the applicant proposes a parking reduction in the requirement for the restaurant use and to allow for on-street parking to be counted in the calculations of the required off-street parking.

Lastly, the applicant proposes that the existing landscaping serve as the required landscape.

Uses surrounding the area of request include a general merchandise or food store to the north and across West 7th Street; an auto service center and carwash are to the northeast; a fire station is to the east, across North Beckley Avenue. To the south, across an existing alley, there is a vacant auto service center use and a single family use. Adjacent to the site and to the west, along West 7th Street, is an auto service center followed by a dry clean or laundry store use.

In general, the proposed hotel and restaurant uses are compatible with the area that shows clear indication of rapidly transitioning to a more urban neighborhood, particularly along Zang Boulevard, located west of the area of request. In terms of land use, staff does not foresee the proposed boutique hotel and restaurant uses having a negative impact in the area.

Staff is in support of the designation of the legacy building because it aligns with the preservation intent of the existing Demolition Delay Overlay; however, the parking reduction of 100 percent of the parking requirement for the hotel use in a legacy building cannot be supported. While staff acknowledges the site is amid an urban-mixed area containing residential and non-residential uses in close proximity to each other which promotes walkability, staff does not support the applicant's request primarily due to the lack of a parking study to justify the off-street parking reductions requested. Moreover, it is staff's opinion that the Dallas Development Code offers alternatives to provide for off-street parking requirements, such as parking agreements.

Additionally, even though the area of request it is also in relative proximity to other Planned Development Districts that allow for parking reductions [PD No 468, to the north and to the northeast, and PD No. 830 to the west], the approximately 51 percent off-street parking reduction proposed for this development, is not consistent with the allowed reductions for developments in those surrounding districts.

A further analysis of the parking requirements is provided in the parking section of this report.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: CR	15'	20' when adjacent to residential, other no minimum	No Maximum	54' with RPS	60%	Retail & personal service, office.
Proposed: PD for CR District Uses	0'	0'	No change	No change	No change	Retail & personal service, office, boutique hotel

Market Value Analysis

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

Parking:

According to the existing zoning regulations, off-street parking for a hotel use is required at a ratio of one space per unit (guest room) for units 1 to 250; ¾ space for each unit 251 to 500; ½ space for all units over 500; plus, one space per 200 square feet of meeting room area. Applying this ratio to the proposed boutique hotel, a total of 12 off-street parking spaces would be required.

For the proposed 2,148-square-foot restaurant use, the current zoning regulations would require a total of 21 off-street parking spaces [1 space per 100 square feet of floor area, 2,148/100= 21.48 spaces].

The overall requirement for both uses under the existing zoning regulations equates to 33 off-street parking spaces.

The applicant proposes that for a boutique hotel in a legacy building, no off-street parking be required and that for a restaurant use, off-street parking be provided at a ratio of one space for every 125 square feet of floor area.

With the proposed parking ratios, a total of 17 parking spaces would be required for the proposed development. This represents an overall reduction of 51 percent from the current regulations.

As shown on the proposed development plan, of the 17 spaces required, only 11 spaces are being provided as off-street parking. In addition to the reduction in the parking ratios, the applicant also requests to allow for on-street parking to be counted in the calculations of the required off-street parking and proposes to provide four on-street head-in parking spaces along North Beckley Avenue, and three parallel on-street parking spaces along West 7th Street for a total of 18 spaces provided. It is important to note that at time of permitting, on-street parking will require engineering approval.

While other Planned Development Districts in the surrounding area, such as PD No. 468, the Oak Cliff Gateway Special Purpose District, and PD No. 830, provide for parking reductions, there are limitations as to the maximum cumulative parking reduction allowed, which in some cases does not exceed 50 percent of the overall requirement by using a combination of different reduction methods.

Staff acknowledges that the site is in proximity to the Dallas Area Rapid Transit (DART) Streetcar which provides service between the Bishop Arts area and Downtown [Union Station]; however, staff has no verifiable data to support a parking reduction based on access to transit stations. Furthermore, considering the parking reductions the neighboring Planned Development Districts provide for projects with access to transit stations, a maximum reduction of 25 percent seems to be the standard in both PD Districts. This parking reduction is exceeded in the proposed subdistrict. If this reduction method was applied to the proposed development, a minimum of 25 spaces would be required. [33 spaces required overall minus 25 percent = 25 spaces].

Staff also recognizes that the adaptive reuse of existing buildings should be encouraged and allowing parking reductions for uses in existing buildings designated as legacy buildings is frequently found in other Planned Development Districts. However, without the substantiating data of a parking study, staff cannot support a reduction of 100 percent of the requirement for the hotel use. Furthermore, it is staff's opinion that the proposed reduction for a hotel use in a legacy building is not consistent with the uses eligible for parking reductions in legacy buildings on properties in the surrounding zoning districts. In comparison with the nearby PD Districts, uses with a parking reduction for up to 100 percent of the parking requirements when in a legacy building, include retail-related [not including restaurant] and office uses, while lodging uses have been excluded from this allowable reduction.

With regard to allowing on-street parking to count towards the parking requirements for the proposed uses, staff has concerns particularly with the head-in parking spaces along North Beckley Avenue. While these spaces are existing, they may be lost due to the expansion of North Beckley Avenue that per the City of Dallas Thoroughfare Plan, requires 100-foot right-of-way. An amendment to the Thoroughfare Plan would be required to retain these parking spaces.

Additionally, Section 43-62 of the Dallas City Code indicates that no indented parking [on-street parking] is allowed except as approved with this section. The criteria to approve indented parking includes the following:

- (1) the speed limit for the portion of the public roadway required for maneuvering into or out of the proposed indented parking space or spaces is 35 miles per hour or less;
- (2) the director determines that the proposed indented parking would not constitute a traffic hazard; and
- (3) the application is not required to be denied on the basis of property owner objections under Subsection (e)².

All the proposed on-street parking spaces are subject to this review process and if at the time of permitting, it is found that the proposed spaces do not meet the above criteria, all these on-street spaces could be lost, leaving the development with only the 11 off-street spaces provided on site.

As previously mentioned, the applicant did not provide for a parking study to justify the request for the proposed parking reductions for the development; therefore, staff is unable to support the request and recommends denial.

Landscaping:

The request was reviewed by the District Arborist and determined that the proposed landscape plan is adequate and meets the intent of Article X.

² Sec 43-62(e) After receiving a notice, a property owner has 14 days from the date the notice is mailed to file an objection to the indented parking proposal with the director. If any property owner notified timely files an objection with the director, then the director shall deny the application for indented parking.

List of Officers

Bishop Arts Dallas MKEG, LLC

- Steve Lichter Manager
- Timothy P. Matthews Member

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 on the southwest corner of Beckley Avenue and 7th Street. The size of PD ____ is approximately 0.37 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,

(1) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(2) LEGACY BUILDING means a building constructed on or before 1923 that has:

(A) all original street-facing facades remaining;

(B) a primary street-facing facade located within 15 feet of the right-of-way line of Beckley Avenue;

(C) a main entrance facing Beckley Avenue; and

(D) window and door openings that total a minimum of 20 percent of the street-facing facade area along Beckley Avenue.

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article:

- (1) Exhibit A: development
- (2) Exhibit ____B: landscape plan

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

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

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

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

(b) The following use is permitted by right:

- Boutique hotel.

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

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

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.

- (b) Front yard. No minimum front yard is required.
- (c) Side and rear yard. No minimum side or rear yard is required.

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

(a) Except as provided, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) For a boutique hotel use, one parking space is required for each unit, except that if the use is within a legacy building, no parking is required for units 1 to 12.

(c) For a restaurant without drive-in or drive-through service use, a minimum of one space per 125 square feet of floor area is required.

(d) Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction of 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. To be counted as a reduction of the off-street parking requirement, on-street parking must be approved in accordance with Chapter 43-62 of the Dallas City Code.

(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.

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

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

See Article VI.

SEC. 51P- _____.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) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .113. SIGNS.

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

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

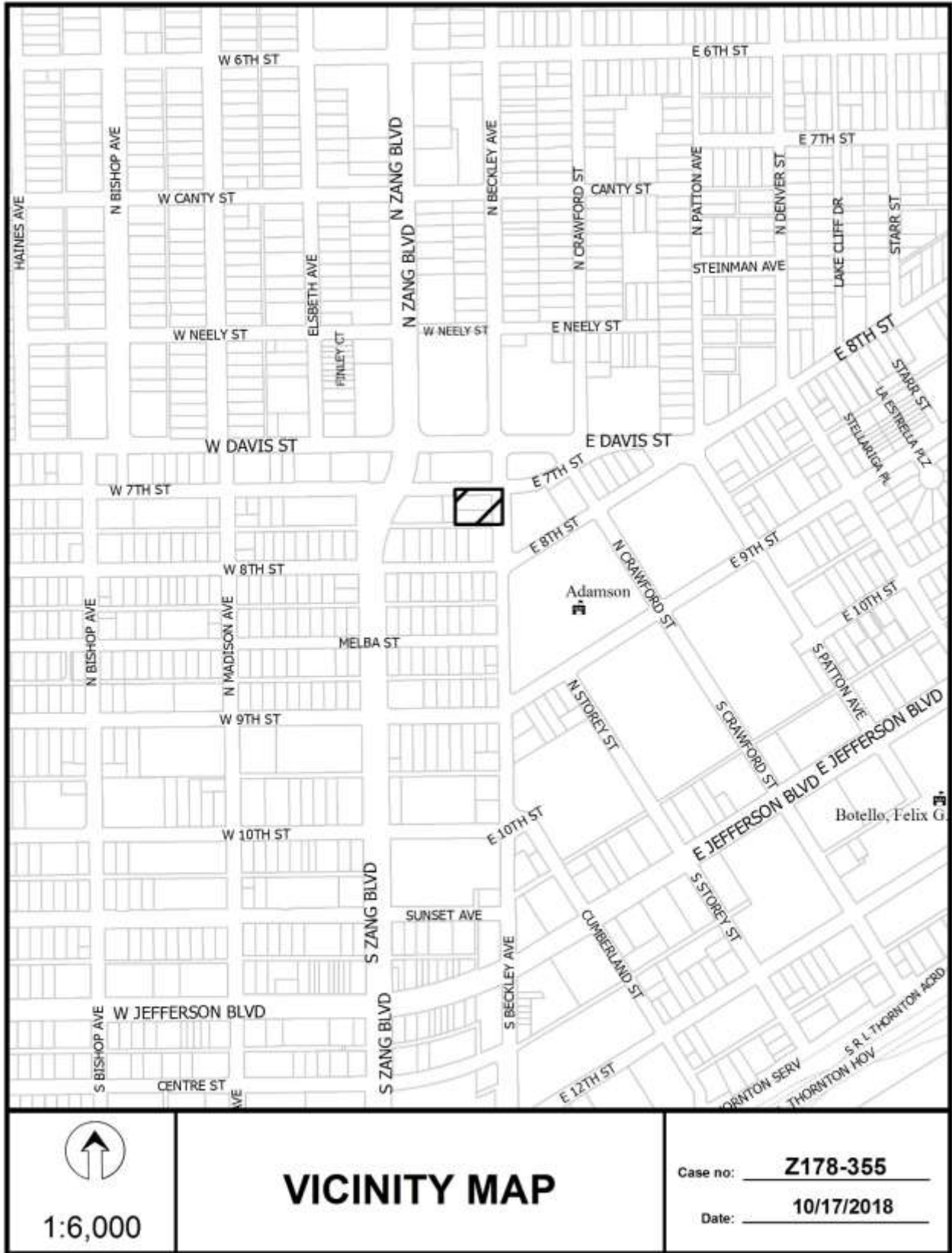
(a) The Property must be properly maintained in a state of good repair and neat appearance.

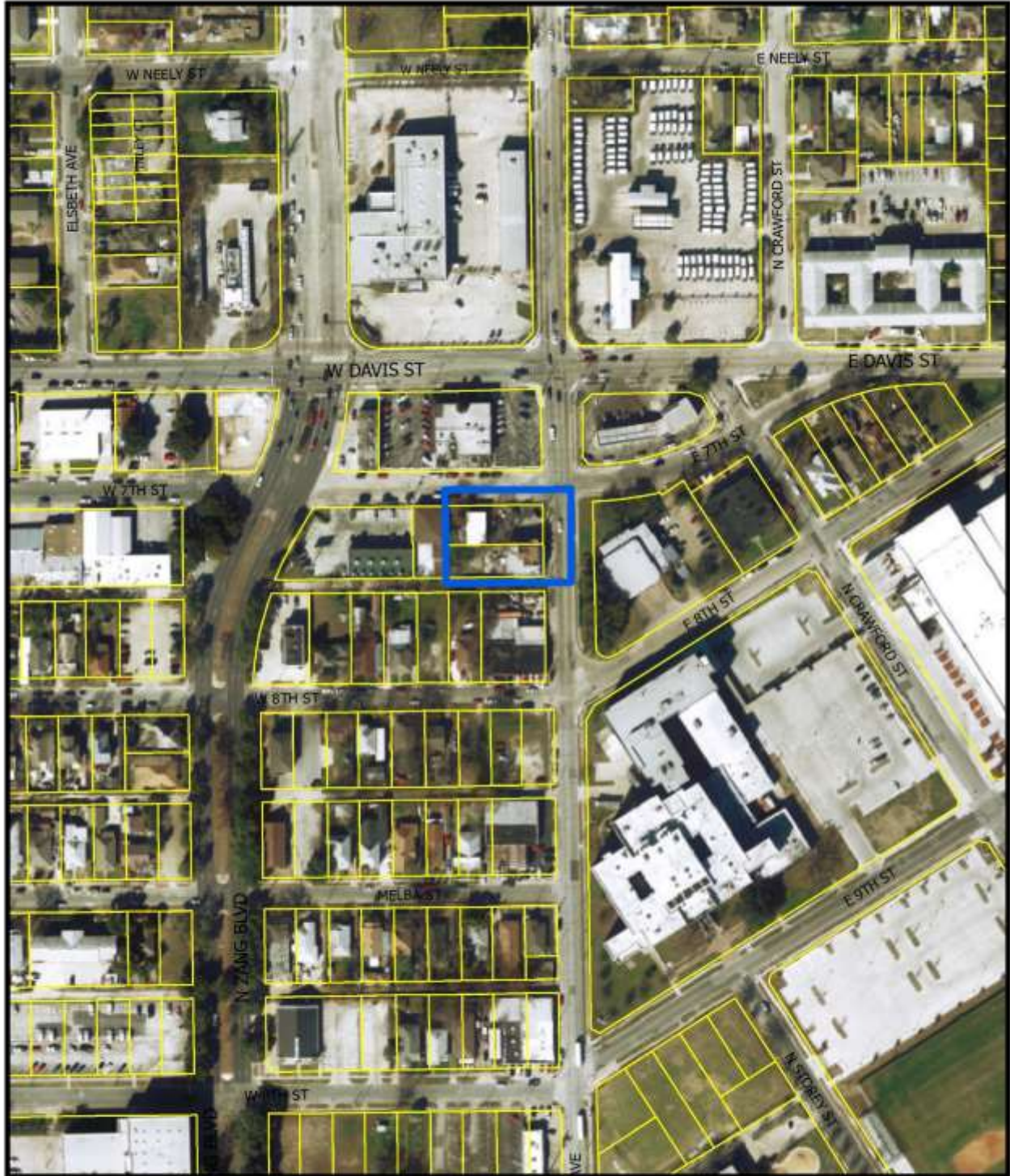
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

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

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



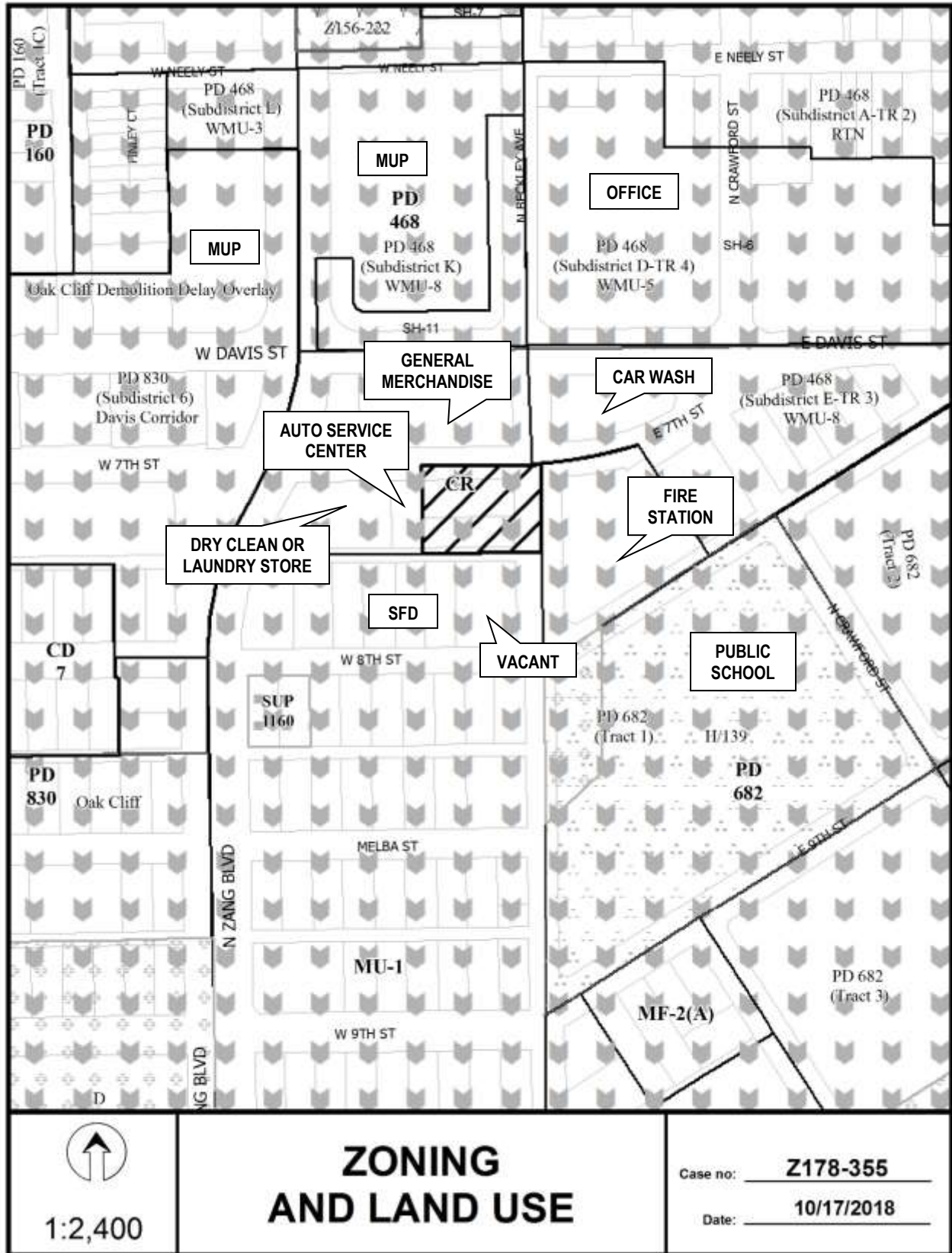


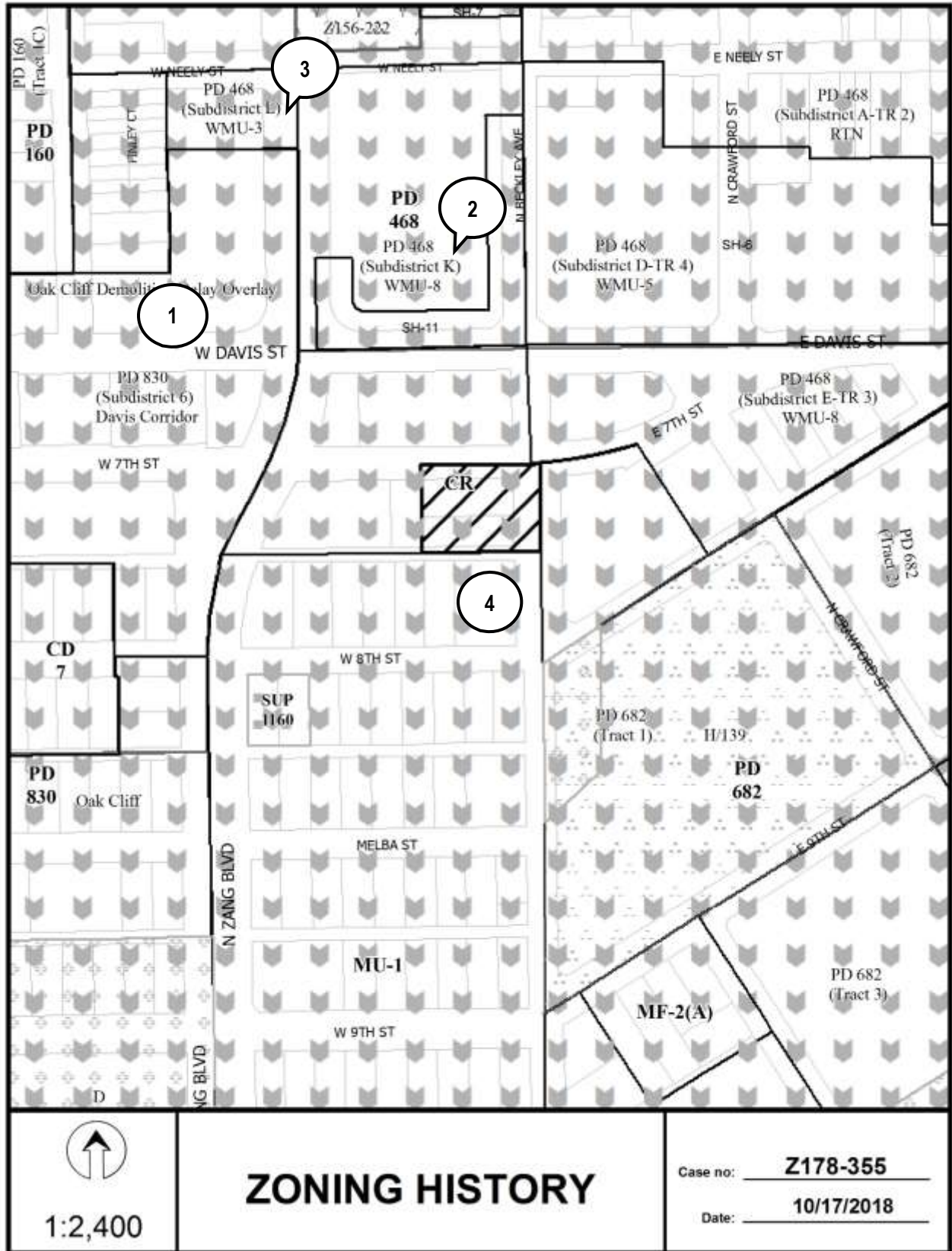
1:2,400

AERIAL MAP

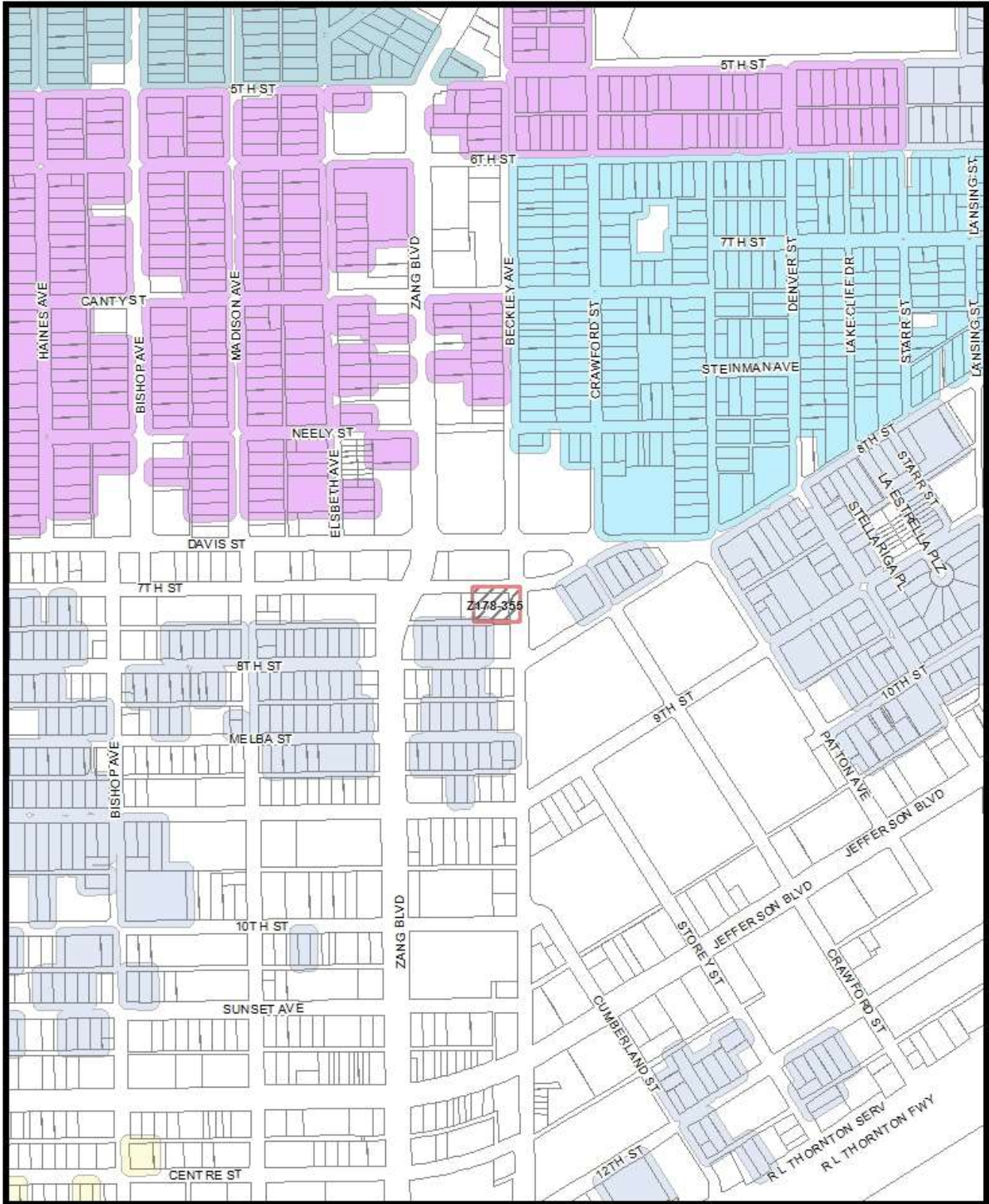
Case no: Z178-355

Date: 10/17/2018





Z178-355(CY)

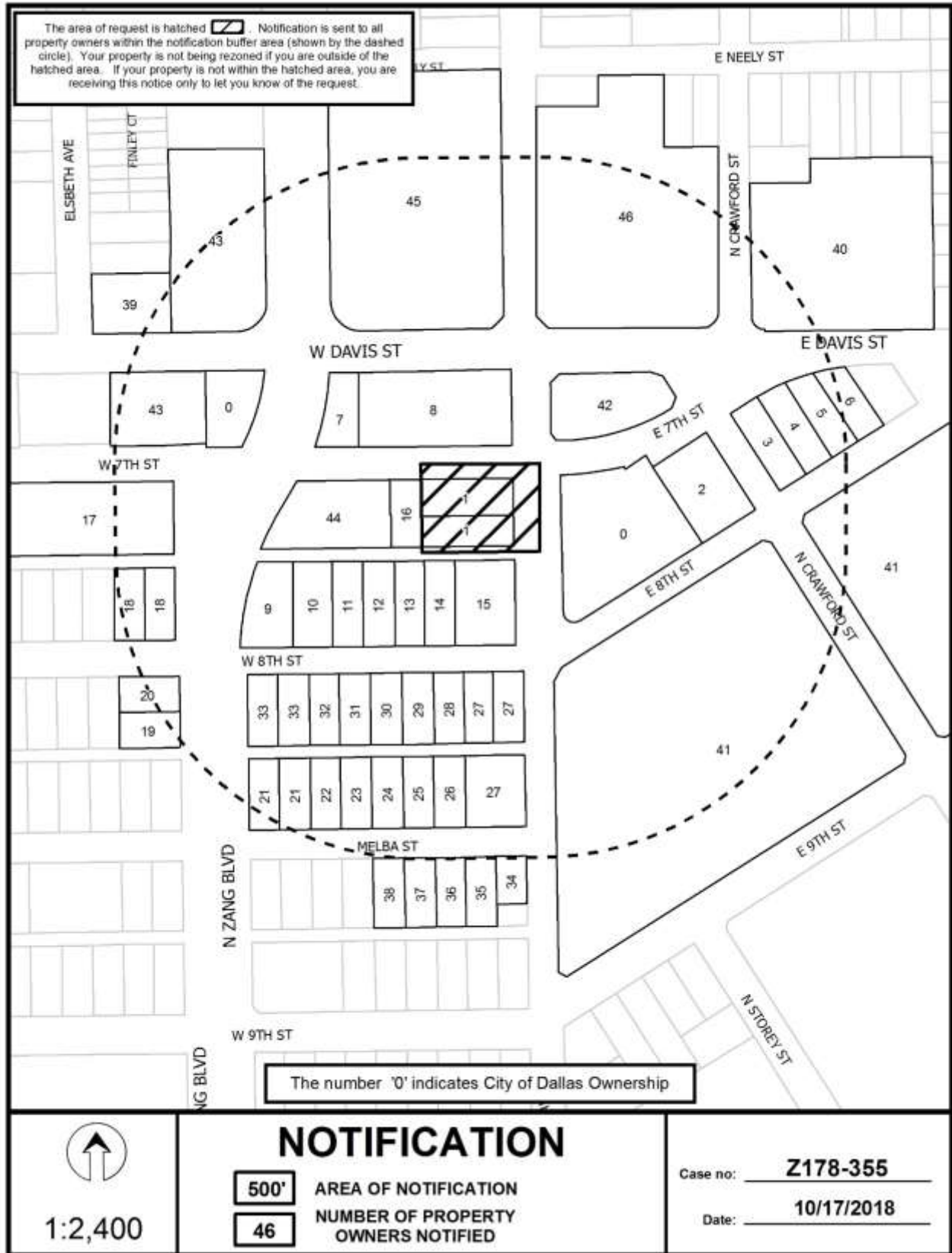


MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 10/17/2018



10/17/2018

Notification List of Property Owners***Z178-355******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	423 N BECKLEY AVE	BISHOP ARTS DALLAS MKEG LLC
2	125 E 8TH ST	SALA GARRY W
3	201 E 8TH ST	GOMEZ JOHN M &
4	207 E 8TH ST	GOMEZ JOHN MARTIN
5	215 E 8TH ST	RUIZ RAMON & BERTHA A
6	211 E 8TH ST	TORRES MARIA
7	510 N ZANG BLVD	ORANGE BISHOP ARTS LLC
8	108 W DAVIS ST	ORANGE BISHOP ATRS LLC
9	400 N ZANG BLVD	SRK PROPERTIES LLC
10	125 W 8TH ST	MORIEL BENITO
11	119 W 8TH ST	SERRANO JESUS R & LUCIA
12	117 W 8TH ST	BECKLEY AVE INVESTMENTS LLC
13	115 W 8TH ST	CALMIA KATHY & GARY
14	111 W 8TH ST	LAMAS PRIMITIVO &
15	105 W 8TH ST	WILSON ED
16	114 W 7TH ST	RUIZ MANUEL SNS
17	409 N ZANG BLVD	ALAMO MANHATTAN BAD LLC
18	209 W 8TH ST	216 W 7TH LLC
19	317 N ZANG BLVD	BARREIRO CRISEIDA M &
20	321 N ZANG BLVD	228 POOL LLC
21	135 MELBA ST	BEISER NED E
22	127 MELBA ST	ORTIZ MANUEL &
23	123 MELBA ST	ACEVEDO FELIPE &
24	117 MELBA ST	SOTO CARMEN
25	115 MELBA ST	BARELAS BERTHA & BERNABE
26	111 MELBA ST	BARELAS BERTHA & RENE

Z178-355(CY)

10/17/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	305 N BECKLEY AVE	BECKLEY AVE INVESTMENTS LLC
28	110 W 8TH ST	IGBOKWE OBI E
29	112 W 8TH ST	MONTOYA JOSE & MARTHA
30	118 W 8TH ST	LANDEROS JAVIER R
31	122 W 8TH ST	WILLIAMS ANDY E
32	126 W 8TH ST	GIRLS INCORPORATED OF METROPOLITAN DALLAS
33	130 W 8TH ST	GIRLS INC OF METROPOLITAN
34	102 MELBA ST	HURTADO WILLIAM N ETAL
35	106 MELBA ST	BURCIAGA INOCENCIA
36	110 MELBA ST	LOPEZ ALEXIS DAVID &
37	114 MELBA ST	QUINONEZ MORENA C
38	118 MELBA ST	VILLARREAL MARIA
39	600 ELSBETH ST	ALIGN LP
40	205 E DAVIS ST	CFS 1 LTD
41	309 E 9TH ST	Dallas ISD
42	150 E DAVIS ST	GARNER BRIAN S
43	202 W DAVIS ST	ALAMO MANHATTAN BISHOP
44	122 W 7TH ST	Z WASH LTD
45	612 N ZANG BLVD	PR II CRESCENT BISHOP ARTS LP
46	111 E DAVIS ST	HEB GROCERY COMPANY LP

FILE NUMBER: DCA189-002

DATE INITIATED: April 4, 2018

TOPIC: Historic Designation and Appeal Process

COUNCIL DISTRICT: All

CENSUS TRACT: All

PROPOSAL: Consideration of an amendment to Chapters 51 and 51A, Dallas Development Code, Divisions 51-4.500 and 51A-4.500 to amend existing language for historic designation initiation, designation, and appeal processes and procedures.

SUMMARY: The purpose of the amendment to the current initiation of historic designation and appeal of initiation designation is to add more due process for the owner(s). The proposed amendments extend the initiation notice periods by five days; include an and the option for a Community Meeting for new districts and expansion of existing districts; provide more information; education options, and the platform for the neighborhood to voice options at the Community Meetings; add five days to the appeal of an initiation; and reduce by half the number of days to get an appeal to Council; and require specific information for Council to consider in an appeal.

Staff is requesting the item be held to the July 11, 2019, CPC hearing to allow the City Attorney's Office to incorporate language from recently approved State law regarding designation of historic structures and districts over owner objection.

CPC AD HOC COMMITTEE RECOMMENDATION: Approve with conditions

LANDMARK COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Hold under advisement until July 11, 2019 .

BACKGROUND INFORMATION:

- On April 4, 2018, as part of the City Council review of the Lake Cliff historic district appeals, Council directed the Landmark Commission to return within six months to Mobility Solutions, Infrastructure, and Sustainability and Quality of Life, Arts and Culture Council Committees with proposed changes to the initiation of historic designation and initiation appeal processes and procedures.
- The Landmark Commission Chair appointed a committee of five Landmark Commissioners to begin reviewing the current processes and procedures and make recommendations for improvement.
- The Historic Designation and Appeal Process Committee met six times in 2018: May 16, May 30, June 13, June 27, July 11, and July 25. In addition to the Committee members, other Landmark Commissioners, Designation Committee members, and interested citizens, including property owners within the proposed Lake Cliff expansion area, also attended the meetings to listen and give feedback to the Committee.
- On August 6, 2018, the Landmark Commission was briefed on the Committee's recommendations and received public feedback about the proposed recommendations.
- September 4, 2018 the Landmark Commission recommended proposed changes to be presented to the respective Council committees.
- Mobility Solutions, Infrastructure and Sustainability and Quality of Life Council Committees were briefed on the recommendations during separate meetings on October 22, 2018 and moved to have the proposed amendments follow the appropriate process for adoption.
- On March 4, 2019, the Landmark Commission reviewed the draft changes to the enabling ordinance and recommended approval of with proposed changes. (The City Plan Commission suspended their rules to allow LMC to make a recommendation on the Code Amendment in lieu of the Zoning Ordinance Advisory Committee).
- On April 18, /2019, City Plan Commission considered the code amendments. Three people spoke during the public hearing, with one in support and two in opposition. CPC held the item under advisement to June 20, 2019 and suggested the Chair appoint an Ad-Hoc Committee to review the points of contention.
- The CPC Ad Hoc Historic Designation and Appeal Process Committee met three times in 2019: May 21, May 28, and June 4. In addition to the Committee members, other Landmark Commissioners, Designation Committee members, and interested citizens, also attended the meetings to listen.

STAFF ANALYSIS:

The goal of the revisions to the historic designation initiation and appeal processes is to provide greater community engagement, especially for the creation of new or expansion of existing historic districts and provide longer time periods for both notification of initiations and initiation appeals.

The current historic designation process is initiated by either property owners submitting a zoning change or one (1) Landmark Commissioner, three (3) City Plan Commissioners, or five (5) City Council members requesting an item be placed on the agenda for considering of authorization of a public hearing of the requesting body. A notification letter is sent to the property owner(s) at least ten days prior to the public hearing to initiate.

The proposed change would be the historic designation process initiated by property owners submitting a zoning change or one (1) Landmark Commissioner for an individual structure or three (3) Landmark Commissioners for a district or expansion of an existing district, three (3) City Plan Commissioners, or five (5) City Council members requesting an item be placed on the agenda for considering of authorization of a public hearing of the requesting body. A notification letter is sent to the property owner(s) at least 15 days prior to the public hearing to initiate. In addition, for the expansion of a district, the notification letter will be sent to the entire historic district proposed for expansion.

As part of this step, a notice of intent for historic designation, which provides the justification of action under consideration, will be generated for those properties or districts initiated by Landmark Commission, City Plan Commission, or City Council. The notice of intent will be presented at the first meeting of the respective body and must contain: the list of criteria that the building, site, district, or expansion meet; a brief history of the proposed location or district; and intention of designation.

For an individual structure or site, if the Landmark Commission, City Plan Commission, or City Council feel that sufficient information has been presented in the Notice of Intent for Historic Designation, the property shall be initiated for historic designation at the respective body meeting. For a new district or expansion of an existing district, a Community Meeting may be called to discuss the potential initiation.

The Community Meeting, organized at a location within the neighborhood, will have the Notice of Intent for Historic Designation presented by the proposing body members, potential impacts of historic preservation, and neighborhood planning concerns and goals. Opportunity for public comment and discussion will be provided.

After the Community Meeting, if necessary, a revised Notice of Intent for Historic Designation is presented to the Landmark Commission, City Plan Commission, or City Council before the vote to initiate the district, subdistrict, or expansion. The revised Notice of Intent will include the original notice information and may also include; benefits and incentives of preservation, additional neighborhood planning goals, concepts for additional development incentives paired with historic preservation, summary of

concerns from the neighborhood, a transcript of the Community Meeting, and a summary of city, state, and national economic incentives available.

For district expansions, Staff believes that a history and timeline of the existing district designation process and information on why the expansion area was not originally included with the initial designation should be included with the revised Statement of Intent. Landmark Commission removed the requirement for proposed district expansions. Staff supported language reads “For district expansions, a statement including the history and timeline of the existing district designation process and information on why the expansion area was not originally included with the initial district designation.” Landmark Commission recommended to remove “and information on why the expansion area was not originally included with the initial district designations, ending statement at “process.” During both the Council appeal for Lake Cliff and subsequent Committee meetings where Lake Cliff residents were present, it was stressed the importance of understanding why the area(s) for district expansions were not included in the original district. While Landmark Commission believes that information will automatically be included with the language as they’ve approved it, Staff would like to specifically codify that requirement so that nothing is assumed during the information gathering process. Staff is supportive of the other Landmark Commission revisions

Currently the property owner(s) may appeal the initiation to City Council by sending a written notice to the director within 10 days after the action of the respective body that initiated. Staff has 180 days after the appeal is filed to prepare and present a designation report to the City Council. Council’s sole issue on appeal is to make a determination whether Landmark Commission or City Plan Commission erred in evaluating the significance of the property based on the respective criteria.

The proposed changes to appeal of initiation process will remain the same in regards to the property owner(s) sending a written notice to the director, however they will be allowed 15 days to do so. In addition, Staff will have 90 days to present the ‘Notice of Intent for Historic Designation’ to the City Council, not the dull designation report as currently required. The same issue will remain of whether Landmark Commission or City Plan Commission erred in evaluating the significance of the property based on the criteria.

Staff believes these revisions address the Council directives by adding more due process for the owner(s) with extended notice periods by five days and the option for a Community Meeting for new districts and expansion of existing districts, providing more information, education options, and the platform for the neighborhood to voice options at the Community Meetings, adding five days to the appeal of initiation, and reducing by half the number of days Council will review the appeals and require less information for Council to consider.

CPC AD HOC HISTORIC DESIGNATION AND APPEAL PROCESS COMMITTEE:

On April 18, 2019, City Plan Commission considered the code amendments. Three people spoke during the public hearing, with one in support and two in opposition. CPC

held the item under advisement and suggested the Chair appoint an Ad-Hoc Committee to review the points of contention. The Chair appointed two CPC Commissioners, the current Chair of the Landmark Commission, three property owners in the Lake Cliff historic district (two who spoke in opposition at the public hearing and the other representing the neighborhood association), and the Executive Director of Preservation Dallas.

The CPC Ad Hoc Historic Designation and Appeal Process Committee met three times in 2019: May 21, May 28, and June 4. In addition to the Committee members, other Landmark Commissioners, Designation Committee members, and interested citizens, also attended the meetings to listen.

The items the committee focused on included: determining the number of Landmark Commissioners required to initiate historic designation, clarification of deadline calculation for property owner notice of initiation and filing of appeals, development of the full Designation Report versus a simpler Statement of Intent presented to Council for appeals, ensuring that Property owner consent/support identified initially in the process, consideration of property owners rights and support and whether that should be given more weight during the CPC and Council public hearings, and clarification of permitting allowed during initiation and appeals process.

The Committee decided on a split vote that one Landmark Commissioner was sufficient to initiate an individual property, with the word 'property' replacing the original 'structure or site.' Three Landmark Commissioners for a district or expansion of an existing district, three City Plan Commissioners, or five City Council members requesting an item be placed on the agenda for considering of authorization of a public hearing of the requesting body was determined to be sufficient as originally proposed.

To address concerns about providing as much information to the property owner(s) at the onset of the initiation process, the statement of intent must be provided to the property owner(s) at the time of the agenda of the initial meeting of the respective body is posted. Another change was the revision of 'a statement of intention for the initiation to be changed to purpose of the proposed designation. The Committee thought this was a clearer interpretation of a component of the "Statement of Intent.'

At the request of the Committee Chair, language was included that requires at least one public hearing of the initiating body to discuss the proposed process for individual properties. This inclusion provides the same information as described for the creation of new districts or expansions of existing districts.

Another way the Committee addressed the concern of property owners having more voice in the overall process is to explicitly state property owner's position as part of the 'revised' Statement of Intent. The opinion of the affected property owners was implied in the original language, but this outlines it distinctly.

On a split vote the Ad Hoc Committee agreed with Staff for instances of district expansions to codify a history and timeline of the existing district designation process

and information on why the expansion area was not originally included with the initial designation.

The last major change involved adding an additional 90-day period to the originally allotted 90-day time frame for Staff to present the Statement of Intent for appeals to City Council. The Committee agreed to allow an additional 90-day for property owners appealing as long as the request is made within the initial 45-day period after the appeal is submitted. Staff is not supportive of this particular change and believe the 90-day time period is sufficient for staff and the individuals appealing to assemble relevant materials for the Council appeal.

To address the concern about confusion over computation of time for both the initial notice and the appeal, a section regarding the computation of time as outlined in the Dallas City Code was included.

**Landmark Commission Action:
March 4, 2019**

Discussion and consideration of City of Dallas historic designation initiation, designation and appeals procedures.

Motion

Approve with conditions:

1. Sec. 51A – 4.501 (c)(2)(A)(i) (dd) – remove “and information... district designations, ending statement at “process”
2. Sec. 51A-4.501 (c)(2)(A)(ii) (bb) – replace “may” with “must also include the following as applicable”
3. Sec. 51A-4.501 (c)(3) – add “the director, along with the chair of the Landmark Commission, shall...”

Maker:	Spellicy				
Second:	Flabiano				
Results:	15/0				
		Ayes:	-	15	Amonett, Childers, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Peach, Richter, Seale, Slade, Spellicy, Strickland, Swann, Williams
		Against:	-	0	
		Absent:	-	0	
		Vacancies:	-	1	Dist. 3

SEC. 51A-4.501. HISTORIC OVERLAY DISTRICT.

(c) Historic designation procedure and predesignation moratorium.

(1) Purpose. Temporary preservation of the status quo upon initiation of the historic designation procedure is necessary to allow time to evaluate each proposed historic overlay district, to consider appropriate preservation criteria, and to prevent circumvention of the purposes of this section. Relief from the predesignation moratorium may be obtained by applying for a predesignation certificate of appropriateness or certificate for demolition or removal.

(2) Initiation of historic designation procedure.

(A) The procedure for adopting an ordinance to establish or amend a historic overlay district may be initiated by five members of the city council, three members of the city plan commission, one member of the landmark commission for an individual structure or site and three members of the landmark commission for an expansion of an existing district or creation of a new district, or by the owner(s) of the property.

CPC Ad Hoc Committee Recommendation:

(A) The procedure for adopting an ordinance to establish or amend a historic overlay district may be initiated by five members of the city council, three members of the city plan commission, one member of the landmark commission for an individual property and three members of the landmark commission for an expansion of an existing district or creation of a new district, or by the owner(s) of the property.

(i) Statement of Intent for Historic Designation. The five city council members, three city plan commissioners, or one landmark commissioner if it is an individual structure or site, or three landmark commissioners if it is an expansion of an existing district or creation of a new district, must prepare and present a statement of intent for historic designation at the public hearing to initiate the historic designation procedure. The purpose of the statement of intent for historic designation is to provide justification of the action under consideration. The statement of intent of historic designation must contain the following:

CPC Ad Hoc Committee Recommendation:

(i) Statement of Intent for Historic Designation. The five city council members, three city plan commissioners, or one landmark commissioner if it is an individual property, or three landmark commissioners if it is an expansion of an existing district or creation of a new district, must prepare and present a statement of intent for historic designation at the public hearing to initiate the historic designation procedure. The purpose of the statement of intent for historic designation is to provide justification of the action under consideration. The statement of intent must be provided to the property owner(s) at the time the agenda for the meeting is posted. The statement of intent of historic designation must contain the following:

(aa) List of characteristics on which the initiation is based;

(bb) A brief description of the historical significance of the potential building, site, district or expansion;

(cc) A statement of intention for the initiation; and

CPC Ad Hoc Committee Recommendation:

(cc) Purpose of the proposed designation;

Landmark’s Recommendation:

(dd) For district expansions, a statement including the history and timeline of the existing district designation process.

Staff’s Recommendation and CPC Ad Hoc Committee Recommendation:

(dd) For district expansions, a statement including the history and timeline of the existing district designation process and information on why the expansion area was not originally included with the initial district designation.

CPC Ad Hoc Committee Recommendation:

(ii) Procedure for individual properties. The procedure to designate an individual property requires a minimum of one public hearing of the initiating body. The purpose of the hearing is to determine whether sufficient information is presented to initiate the historic designation procedure.

(iii) Procedures for expansions and new districts.

(aa) The procedure to expand an existing district or create a new district involves a minimum of two public hearings and a community meeting. The purpose of the first public hearing is to determine whether enough information is presented to consider a historic designation. This first public hearing does not initiate the historic designation procedure. If the city council, the city plan commission, or the landmark commission determines that sufficient information has been presented in the statement of intent for historic designation for consideration, the department shall conduct a community meeting. The purpose of the community meeting is for the proposing commissioners or city council members to present the statement of intent for historic designation to the property owners, neighbors, and interested parties to the proposed initiation, and to provide an opportunity for public comment. The meeting must be held at a facility open to the public within the neighborhood of the proposed historic district. The information presented must include the following:

(I) Statement of intent for historic designation;

(II) List of potential impacts of historic preservation;

(III) List of neighborhood planning concerns and goals; and

(IV) Any other information that may be relevant.

(bb) Prior to the second public hearing to initiate the historic designation procedure, the proposing commissioners or city council members must revise the statement of the intent for historic designation. The revised statement of intent must include the following, as applicable:

- (I) original statement of intent;
- (II) transcription of the community meeting;
- (III) benefits and incentives of preservation;
- (IV) additional neighborhood planning goals;
- (V) concepts for additional development incentives paired with historic preservation;
- (VI) summary of concerns; or
- (VII) summary of economic incentives available to the property owners such as city of Dallas historic tax exemption, tax increment financial districts, and federal or state opportunities.

CPC Ad Hoc Committee Recommendation:

<u>(VIII) statement reflecting the property owner(s) position, if available.</u>
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The purpose of the second public hearing is to review the revised statement of intent and determine whether sufficient information is presented to initiate the historic designation procedure.

(B) The director shall provide property owners with notice of a public hearing to initiate the historic designation procedure and information about the process at least 15 [10] days before the date set for the initial hearing using the procedure outlined in Section 51A-4.701(a)(1).

(C) No permits to alter or demolish the property may be issued after provision of this notice until action is taken at that hearing by the city council, city plan commission, or landmark commission.

CPC Ad Hoc Committee Recommendation:

<u>(C)</u> No permits to alter or demolish the property may be issued after provision of this notice until action is taken at that <u>initial</u> hearing by the city council, city plan commission, or landmark commission.
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(D) The historic designation procedure is considered to be initiated immediately when the city council, the city plan commission, or the landmark commission votes to initiate it or, in the case of initiation by the property owner(s), when the zoning change application is filed with the director.

(3) Appeal. If the historic designation procedure is initiated by the landmark commission or the city plan commission, the property owner may appeal the initiation to the city council by filing a written notice with the director within 15 [40] days after the action of the landmark commission or city plan commission. The written notice must include why the property owner thinks the criteria used to justify the initiation does not apply. Within 90 [180] days after the filing of the appeal, the director and the chair of the Landmark Commission shall present the statement of intent for historic designation if it is an individual property, or the revised statement of intent for historic designation if it is an expansion or new district [prepare, and the landmark commission shall adopt, a designation report and submit it] to the city council. After submission of the statement of intent for historic designation if it is an individual property, or revised statement of intent for historic designation if it is an expansion or new district [designation report], the city council shall hold a public hearing on the appeal. The sole issue on appeal is whether the landmark commission or city plan commission erred in evaluating the significance of the property based on the characteristics listed in Section 51A-4.501(b). Appeal to the city council constitutes the final administrative remedy.

CPC Ad Hoc Committee Recommendation:

(3) Appeal. If the historic designation procedure is initiated by the landmark commission or the city plan commission, the property owner may appeal the initiation to the city council by filing a written notice with the director within 15 [40] days after the action of the landmark commission or city plan commission. The written notice must include why the property owner thinks the criteria used to justify the initiation does not apply. Within 90 [180] days after the filing of the appeal or 180 days after filing the appeal, if a 90 day extension is requested by the property owner within 45 days of filing the initial written notice of appeal with the director, the director and the chair of the Landmark Commission shall present the statement of intent for historic designation if it is an individual property, or the revised statement of intent for historic designation if it is an expansion or new district [prepare, and the landmark commission shall adopt, a designation report and submit it] to the city council. After submission of the statement of intent for historic designation if it is an individual property, or revised statement of intent for historic designation if it is an expansion or new district [designation report], the city council shall hold a public hearing on the appeal. The sole issue on appeal is whether the landmark commission or city plan commission erred in evaluating the significance of the property based on the characteristics listed in Section 51A-4.501(b). Appeal to the city council constitutes the final administrative remedy.

(4) Enforcement. Upon initiation of the historic designation procedure, the historic preservation officer shall immediately notify the building official. The building official shall not accept any application for a permit to alter, demolish, or remove the structure or site subject to the predesignation moratorium, unless a predesignation certificate of appropriateness or certificate for demolition or removal has been issued.

(B) The day after the city council, in an appeal from an initiation by the city plan commission or landmark commission, votes to terminate the historic designation procedure.

(C) In the case of initiation by the property owner(s), the day after the zoning change application is withdrawn.

(D) If the proposed historic overlay district zoning change is approved, the effective date of the ordinance establishing the historic overlay district.

(E) If the proposed historic overlay district zoning change is denied, the day after either the city council makes its final decision denying the change or the expiration of the time period for appeal to the city council from a city plan commission recommendation of denial.

(F) Two years after the date the historic designation procedure was initiated, regardless of who initiated the procedure.