



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 6, 2019
AGENDA

BRIEFINGS:	5ES	12:00 p.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:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Sharmilla Gurung-Shrestha

Consent Items:

- (1) **S189-193**
(CC District 2)
An application to replat a 0.728-acre tract of land containing all of Lots 14, 15, 16, 17A and 18A in City Block 1/4624 to create one lot on property located on Denton Drive at Inwood Road, east corner.
Owners: Danoush Khairkhan and Pit Bros #1, Inc.
Surveyor: Eagle Surveying, LLC
Application Filed: May 8, 2019
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S189-194**
(CC District 8)
An application to create one 2.191-acre lot from a tract of land in City Block 8005 on property located on Simpson Stuart Road, east of S. Central Expressway.
Owner: Martin Avila
Surveyor: By-Line Surveying, Inc.
Application Filed: May 8, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-196**
(CC District 6)
- An application to replat a 0.238-acre tract of land containing part of Lots 9 through 11 in City Block 1/8570 to create one 0.126-acre lot and one 0.112-acre lot on property located on Mississippi Avenue at the terminus of Vicksburg Street.
Owner: Prescott Interest, LTD
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: May 8, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-197**
(CC District 12)
- An application to create one 1.729-acre lot from a tract of land in City Block 8725 on property located on Dickerson Street, west of Coit Road.
Owner: Bellar Communications, Inc.
Surveyor: Wimberley Surveying Professionals
Application Filed: May 9, 2019
Zoning: CS, MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-199**
(CC District 14)
- An application to replat a 2.493-acre tract of land in City Block A/963 to create one lot on property bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: May 9, 2019
Zoning: PD 193 (PDS 45)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-201**
(CC District 8)
- An application to create one 0.964-acre lot from a tract of land in City Block 8823 on property located on Greengrove Lane at Beltline Road, north corner.
Owners: Bernardo Rico and Tomacita Rico
Surveyor: Rhodes Surveying
Application Filed: May 9, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S189-203**
(CC District 1)
- An application to replat a 11.063-acre tract of land containing part of Lot 1 in City Block C/5938 to create one lot on property located at terminus of Franklin Street, north of Davis Street.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: May 10, 2019
Zoning: PD 450
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-204**
(CC District 7)
- An application to replat a 1.748-acre tract of land containing part of Lot 1, all of Lots 2 through 11, a 15-foot abandoned alley, and a portion of an abandoned Oak Lane to create one lot on property located on Third Avenue, south of R. L. Thornton Freeway.
Owner: Ash & Third, LLC
Surveyor: Gonzalez & Schneeberg
Application Filed: May 10, 2019
Zoning: PD 595 (RS-I(E) Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-205**
(ETJ)
- An application to create 155 single family lots ranging in size from 4,219 square feet to 9,035 square feet and 4 common areas from a 26.697-acre tract of land on property located on Lake Ray Hubbard Drive, west of FM 740.
Owner: Clements Ranch, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: May 10, 2019
Zoning: ETJ
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S189-206**
(CC District 2)
- An application 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.
Owner: YNS Services, LLC
Surveyor: Salcedo Group, Inc.
Application Filed: May 10, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S189-207**
(CC District 14) An application to replat a 0.214-acre tract of land containing all of Lots 1 and 2 in City Block 22/24 to create one lot on property located on Record Street at Jackson Street, east of Houston Street.
Owner: BMR Garage partners, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: May 10, 2019
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S189-208**
(CC District 9) An application to create one 3.219-acre lot from a tract of land in City Block 8043 on property located on McCree Road, north of Northwest Highway/State Highway Spur No. 244.
Owner: Club Azul, Inc.
Surveyor: Geonav, LLC
Application Filed: May 10, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S189-209**
(CC District 2) An application to replat a 1.426-acre tract of land containing all of Lots 6, 7, 8, and part of Lot 9 in City Block B/776 to create one 0.763-acre lot and one 0.663-acre lot on property located between Bird Street and Junius Street, north of Hill Avenue.
Owner: Criswell Center for Biblical Studies, Inc.
Surveyor: Jones & Carter
Application Filed: May 10, 2019
Zoning: LO-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S189-210**
(CC District 1) An application to replat a 0.60-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create 12-lot Shared Access Development ranging in size from 1,386 square feet to 2,109 square feet and one common area on property located on Lancaster Avenue at Sabine Street, southwest corner.
Owner: GRBK Frisco, LLC
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: May 10, 2019
Zoning: PD 468 (Subdistrict E, Tract 2) (WMU-8)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S189-211**
(CC District 1) An application to replat 8.684-acre tract of land containing part of Lot 1 in City Block C/5938, all of City Block A/5938, tract of land in City Block 5943, and part of a 20-foot to be abandoned alley to create 82-lot Shared Access Development with one amenity area, and 7 common areas on property located on Davis Street at Plymouth Road, northeast corner.
Owner: CND-West Davis II, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: May 10, 2019
Zoning: PD 830 (Subdistrict 6B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S189-212**
(CC District 6) An application to replat a 0.737-acre tract of land containing all of lots 16 through 19 in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner.
Owner: Ouellette and Company
Surveyor: Duenes Land Surveying, LLC
Application Filed: May 13, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (17) **S189-198**
(CC District 13) An application to replat a 0.56-acre tract of land containing all of Lot 1 in City Block B/5481 and a portion of an abandoned tract of land in City Block B/5481 to create one lot on property located on Preston Road at Lupton Drive, northeast corner.
Owners: Shay Mayya and Ashley Mayya
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 9, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (18) **S189-200**
(CC District 13) An application 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.
Owner: Z & A 2018 Irrevocable Trust
Surveyor: Surveying Associates
Application Filed: May 9, 2019
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (19) **S189-202**
(CC District 3) An application to replat a 5.69-acre tract of land containing all of Lots 16 and 18 in City Block 6961 and a portion of an easement to create one lot on property located between Rio Grande Avenue and Lampasas Avenue, south of Kiest Boulevard.
Owner: Church of God of Prophecy
Surveyor: Ernest Hedgcoth Consulting Engineers, Inc.
Application Filed: May 10, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (20) **S189-213**
(CC District 3) An application to replat a 0.739-acre tract of land containing part of Lot 3 and all of Lot 16 in City Block C/6627 to create one lot on property located on Altaire Avenue at Cherry Point Drive, east of R. L. Thornton Freeway.
Owner: Thomas De Leon
Surveyor: Larry Probeck
Application Filed: May 13, 2019
Zoning: RR, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M189-019**
Abraham Martinez
(CC District 11) An application for a minor amendment to a development plan and Specific Use Permit site plan on property zoned Planned Development District No. 137 with Specific Use Permit No. 2309, generally bound by LBJ Freeway (IH 635), Hillcrest Road, and Hillcrest Plaza Drive.
Staff Recommendation: **Approval**.
Applicant: 6820 LBJ I, LLC
Representative: Robert Baldwin; Baldwin Associates

Zoning Cases – Consent:

1. **Z189-162(LC)**
Liz Casso
(CC District 6) An application for an Historic Overlay for Eagle Ford School (1601 Chalk Hill Road) on property zoned an IM Industrial Manufacturing District on the west side of Chalk Hill Road, south of Tom Landry Freeway.
Staff Recommendation: **Approval** subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria and that a statement be added to the Historical Significance section of the Landmark nomination stating that Eagle Ford School is the last surviving structure of the Eagle Ford community, a community that included the workers of Trinity Portland Cement, who also helped to build Dallas.
Applicant: Eagle Ford School Limited Liability Co

2. **Z189-176(PD)**
Pamela Daniel
(CC District 3)
An application for a Planned Development District for R-10(A) Single Family District uses and a public school other than an open-enrollment charter school, on property zoned an R-10(A) Single Family District, generally bounded by Westmoreland Road, Sprague Drive, and Boulder Drive.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: Dallas ISD
Representative: Karl Crawley, Masterplan Consultants

3. **Z189-204(SM)**
Sarah May
(CC District 5)
An application for 1) a D-1 Liquor Control Overlay and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D Neighborhood Services District with a D Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Abdel Hussein
Representative: Rob Baldwin, Baldwin Associates

4. **Z189-230(SM)**
Sarah May
(CC District 4)
An application for a D(A) Duplex District on property zoned a CR Community Retail District on the southwest corner of Woodin Boulevard and Seevers Avenue.
Staff Recommendation: **Approval**.
Applicant: Steven Hillburn
Representative: Peter Kavanagh, Zone Systems

Zoning Cases – Under Advisement:

5. **Z189-182(SM)**
Sarah May
(CC District 13)
An application for a Planned Development District for R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: David Gleeson
Representative: Michel S. Kendall
U/A From: May 16, 2019

6. **Z178-309(SM)**
Sarah May
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of South Fitzhugh Avenue, north of Lagow Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: David Hargrove, Communications Tower Group, LLC
Representative: Peter Kavanagh, Zone Systems, Inc.
U/A From: April 4, 2019
7. **Z167-396(AR)**
Andrew Ruegg
(CC District 13)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 15 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Bus Tour Date: February 21, 2019
U/A From: April 18, 2019

Zoning Cases – Individual:

8. **Z189-114(JM)**
Jennifer Muñoz
(CC District 6)
- An application for a renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.
Staff Recommendation: **Denial.**
Applicant/Representative: Rodolfo R. Flores
9. **Z189-232(PD)**
Pamela Daniel
(CC District 8)
- 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

Development Code Amendment:

- DCA178-007(NW)**
Nathan Warren
(CC District All)
- Consideration of amending Chapter 51A of the Dallas Development Code, Article XIII - Form Districts.
Staff Recommendation: **Approval.**
Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Landmark Commission Appeal:

CD189-006(MP)

Marsha Prior
(CC District 7)

An appeal of the Landmark Commission's denial without prejudice of a Certificate for Demolition or Removal of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) located at 1121 E 9th Street within the Tenth Street Historic District.

Staff Recommendation: **Approval of the Certificate for Demolition or Removal.**

Landmark Commission Recommendation: **Denial without prejudice.**

Other Matters:

Minutes: May 16, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 6, 2019

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, June 6, 2019, City Hall, 1500 Marilla Street, in the Council Chambers, at 10:00 a.m. to consider: (1) **NC189-001** – An application to change the name of Olive Street, between N. Field Street and Victory Avenue to “Nowitzki Way”, (2) **NC189-002** – An application to change the name of Tufts Road, between Rylie Road and Cade Road to “Don Belknap Drive”, (3) Consideration of an ordinance amending 51A-4.411, “Shared Access Development” and Section 51A-4.702, “Planned Development Districts” to modify requirements for shared access developments, and (4) Consideration of an ordinance amending Section 51A-8.403 “Platting Process” to establish notification requirements for the replatting of nonresidential property.

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 6, 2019****FILE NUMBER:** S189-193**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Denton Drive at Inwood Road, east corner**DATE FILED:** May 8, 2019**ZONING:** PD 193 (GR)**PDLINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.728-acre**MAPSCO:** 34Q**OWNERS:** Danoush Khairkhah and Pit Bros #1, Inc.

REQUEST: An application to replat a 0.728-acre tract of land containing all of Lots 14, 15, 16, 17A and 18A in City Block 1/4624 to create one lot on property located on Denton Drive at Inwood Road, east corner.

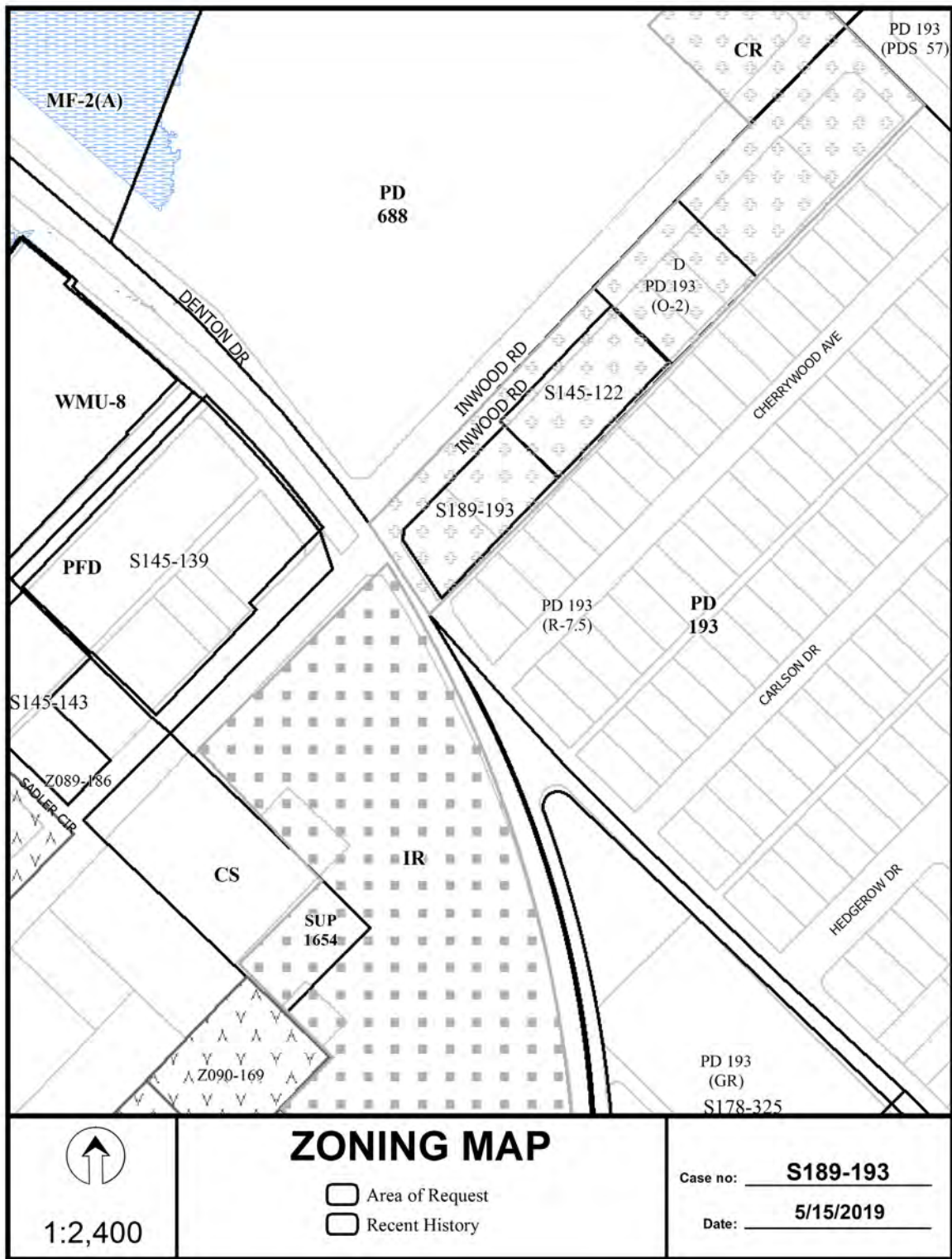
SUBDIVISION HISTORY:

1. S178-325 was a request southeast of the present request to create 4 lots ranging in size from 0.664-acre to 4.715-acre from a 10.439-acre tract of land in City Block 5706 on property bounded by Denton Drive, Hudnull, and Denton Drive Cut-off. The request was approved October 18, 2018 but has not been recorded.
2. S145-143 was a request southwest of the present request to replat a 1.030-acre tract of land containing all of Lots 1, 2, 3, 4, 13 and 14 in City Block A/5709 into one lot on property located on Sadler Circle at Inwood Road, north corner. The request was approved May 7, 2015 but has not been recorded.
3. S145-139 was a request northwest of the present request to replat a 5.8364-acre tract of land containing an abandoned portion of Brown Street, an abandoned 10-foot wide alley right-of-way, an abandoned 12.5-foot wide alley right-of-way, and an abandoned 15-foot alley right-of-way, and all of Lots 5A, 17, 18, 19, 20, 21, and 22A in City Block A/5709 into one 2.8654-acre lot on property located between Sadler Circle and Inwood Road southwest of Denton Drive; and to replat a tract of land containing part of abandoned Brown Street, all of Lots 12, 13, 14, 15, 16, 17, and 18 in City Block B/5710, and all of Lot 19A in City Block C/5710 into one 2.9710-acre lot on property located on Sadler Circle, south of Denton Drive. The request was approved May 7, 2015 and recorded July 24, 2018.
4. S145-122 was a request north of the present request to replat all of Lots 10, 11, 12, and 13 in City Block 1/4624 to create one 0.789-acre lot on property located on Inwood Road between Denton Drive and Cedar Springs Road. The request was approved April 2, 2015 and recorded February 23, 2017.


STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 193 (GR); 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
14. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established centerline of Denton Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established centerline of Inwood Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established centerline of Alley. 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 Denton Drive & Inwood Road. 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 Denton Drive & the alley. Section 51A-8.602(e),
19. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
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 recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
23. Prior to final plat, provide an 8 ½-inch by 11-inch seal and signed survey showing ties dimensions between existing one-story building and alley right-of-way line.
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. On the final plat, identify the property as Lot 14A in City Block 1/4624. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





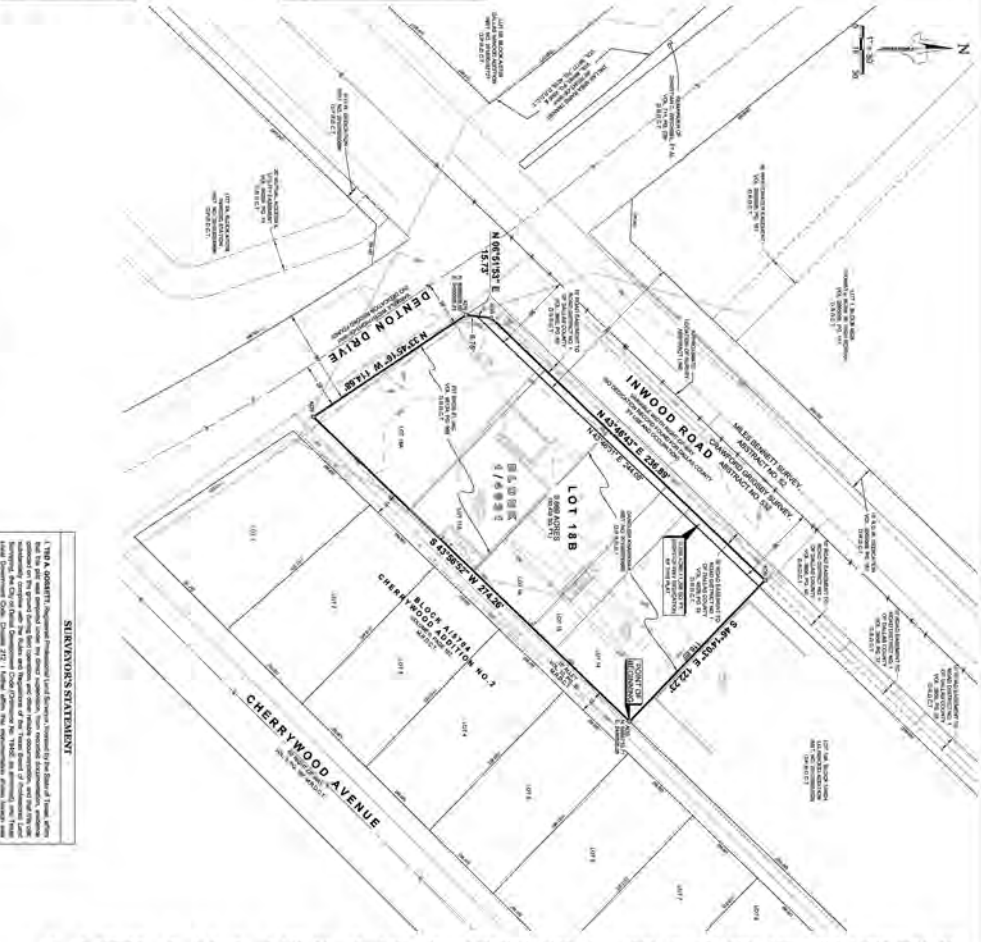
 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-193 </u> Date: <u> 5/15/2019 </u>
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GENERAL NOTES

- The purpose of this plan is to comply with the requirements of the City of Dallas.
- All lot areas are based on the latest available aerial photography and ground survey.
- The lot areas shown on this plan are based on the latest available aerial photography and ground survey.
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LEGEND

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- 83. LOT AREA
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- 85. LOT AREA
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- 95. LOT AREA
- 96. LOT AREA
- 97. LOT AREA
- 98. LOT AREA
- 99. LOT AREA
- 100. LOT AREA



OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render the same misleading or deceptive.

Signature: _____
 Title: _____
 Date: _____

OWNER'S STATEMENT

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render the same misleading or deceptive.

Signature: _____
 Title: _____
 Date: _____

PRELIMINARY PLAT

DENTON-INWOOD ADDITION

LOT 188, BLOCK 14621

A RESUBDIVISION OF THE BLOCKS 14621, 14622, 14623, 14624, 14625, 14626, 14627, 14628, 14629, 14630, 14631, 14632, 14633, 14634, 14635, 14636, 14637, 14638, 14639, 14640, 14641, 14642, 14643, 14644, 14645, 14646, 14647, 14648, 14649, 14650, 14651, 14652, 14653, 14654, 14655, 14656, 14657, 14658, 14659, 14660, 14661, 14662, 14663, 14664, 14665, 14666, 14667, 14668, 14669, 14670, 14671, 14672, 14673, 14674, 14675, 14676, 14677, 14678, 14679, 14680, 14681, 14682, 14683, 14684, 14685, 14686, 14687, 14688, 14689, 14690, 14691, 14692, 14693, 14694, 14695, 14696, 14697, 14698, 14699, 14700, 14701, 14702, 14703, 14704, 14705, 14706, 14707, 14708, 14709, 14710, 14711, 14712, 14713, 14714, 14715, 14716, 14717, 14718, 14719, 14720, 14721, 14722, 14723, 14724, 14725, 14726, 14727, 14728, 14729, 14730, 14731, 14732, 14733, 14734, 14735, 14736, 14737, 14738, 14739, 14740, 14741, 14742, 14743, 14744, 14745, 14746, 14747, 14748, 14749, 14750, 14751, 14752, 14753, 14754, 14755, 14756, 14757, 14758, 14759, 14760, 14761, 14762, 14763, 14764, 14765, 14766, 14767, 14768, 14769, 14770, 14771, 14772, 14773, 14774, 14775, 14776, 14777, 14778, 14779, 14780, 14781, 14782, 14783, 14784, 14785, 14786, 14787, 14788, 14789, 14790, 14791, 14792, 14793, 14794, 14795, 14796, 14797, 14798, 14799, 14800, 14801, 14802, 14803, 14804, 14805, 14806, 14807, 14808, 14809, 14810, 14811, 14812, 14813, 14814, 14815, 14816, 14817, 14818, 14819, 14820, 14821, 14822, 14823, 14824, 14825, 14826, 14827, 14828, 14829, 14830, 14831, 14832, 14833, 14834, 14835, 14836, 14837, 14838, 14839, 14840, 14841, 14842, 14843, 14844, 14845, 14846, 14847, 14848, 14849, 14850, 14851, 14852, 14853, 14854, 14855, 14856, 14857, 14858, 14859, 14860, 14861, 14862, 14863, 14864, 14865, 14866, 14867, 14868, 14869, 14870, 14871, 14872, 14873, 14874, 14875, 14876, 14877, 14878, 14879, 14880, 14881, 14882, 14883, 14884, 14885, 14886, 14887, 14888, 14889, 14890, 14891, 14892, 14893, 14894, 14895, 14896, 14897, 14898, 14899, 14900, 14901, 14902, 14903, 14904, 14905, 14906, 14907, 14908, 14909, 14910, 14911, 14912, 14913, 14914, 14915, 14916, 14917, 14918, 14919, 14920, 14921, 14922, 14923, 14924, 14925, 14926, 14927, 14928, 14929, 14930, 14931, 14932, 14933, 14934, 14935, 14936, 14937, 14938, 14939, 14940, 14941, 14942, 14943, 14944, 14945, 14946, 14947, 14948, 14949, 14950, 14951, 14952, 14953, 14954, 14955, 14956, 14957, 14958, 14959, 14960, 14961, 14962, 14963, 14964, 14965, 14966, 14967, 14968, 14969, 14970, 14971, 14972, 14973, 14974, 14975, 14976, 14977, 14978, 14979, 14980, 14981, 14982, 14983, 14984, 14985, 14986, 14987, 14988, 14989, 14990, 14991, 14992, 14993, 14994, 14995, 14996, 14997, 14998, 14999, 15000.

CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-194**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Simpson Stuart Road, east of South Central Expressway**DATE FILED:** May 8, 2019**ZONING:** IR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.191-acres**MAPSCO:** 67J**OWNER:** Martin Avila

REQUEST: An application to create one 2.191-acre lot from a tract of land in City Block 8005 on property located on Simpson Stuart Road, east of South Central Expressway.

SUBDIVISION HISTORY:

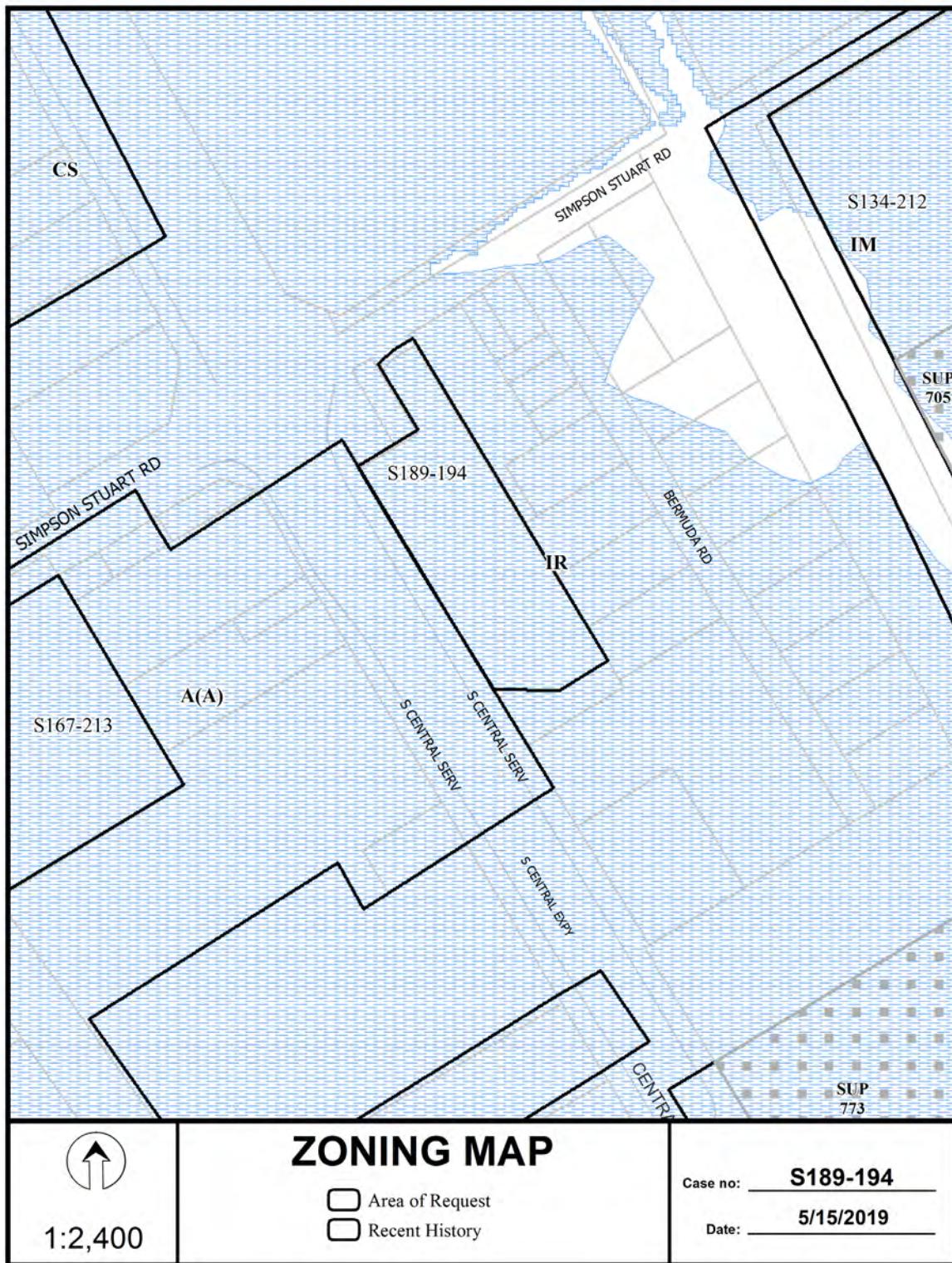
1. S167-213 was a request west of the present request to create one 3.354-acre lot from a tract of land in City Block 8012 on property located at 4814 Simpson Stewart Road, southwest of Central Expressway. The request was approved July 20, 2017 but has not been recorded.
2. S134-212 was a request northeast of the present request to replat a 2,061.616-acre tract of land containing Lot 1 in City Block A/8003 and all of City Block 8003 and portion of City Block 8002 into one lot on property located at 5555 Youngblood Road. The request was approved August 21, 2014 and recorded December 1, 2017.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. On the final plat, determine the 100-year water surface elevation across the plat.
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) DWU Floodplain Management, and 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), DWU Floodplain Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain 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 how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
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. Plat volume 7, Page 303 shows a gas line running in a north westerly direction from Lot 19 & 20. Prior to final plat, verify and confirm if this gas line affects proposed plat property.
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. On the final plat, change “S Central Expressway U.S. Highway No. 75” to “South Central Expressway (F.K.A. U.S. Highway No. 75). Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, identify the property as Lot 2 in City Block 8005. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).




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ZONING MAP

Area of Request
 Recent History

Case no: **S189-194**
 Date: **5/15/2019**



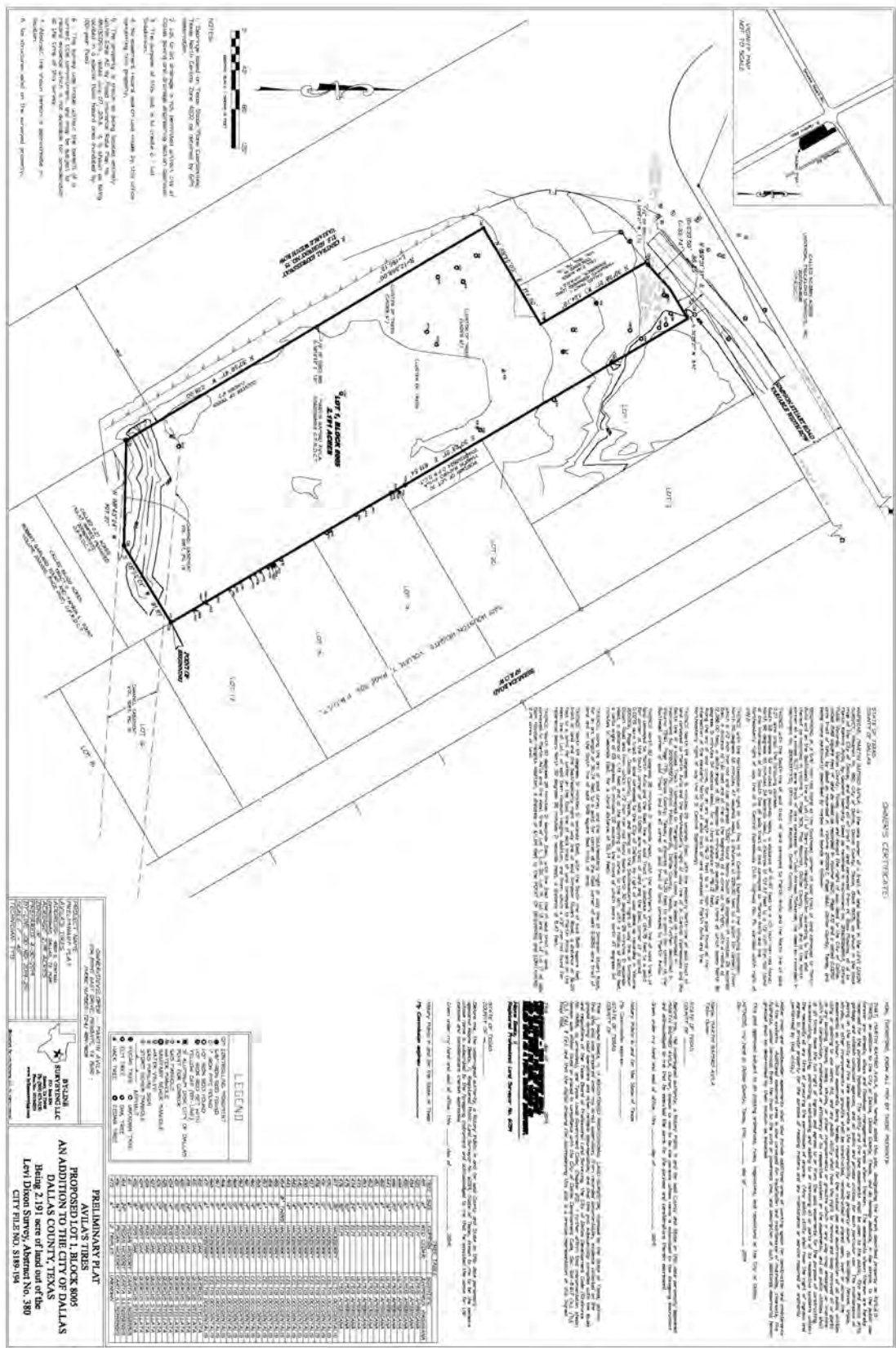
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AERIAL MAP

- Area of Request
- Recent History

Case no: S189-194

Date: 5/15/2019



CITY PLAN COMMISSION

THURSDAY JUNE 6, 2019

FILE NUMBER: S189-196

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Mississippi Avenue at the terminus of Vicksburg Street

DATE FILED: May 8, 2019

ZONING: IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.238-acre

MAPSCO: 44A

OWNER: Prescott Interest, LTD

REQUEST: An application to replat a 0.238-acre tract of land containing part of Lots 9 through 11 in City Block 1/8570 to create one 0.126-acre lot and one 0.112-acre lot on property located on Mississippi Avenue at the terminus of Vicksburg Street.

SUBDIVISION HISTORY:

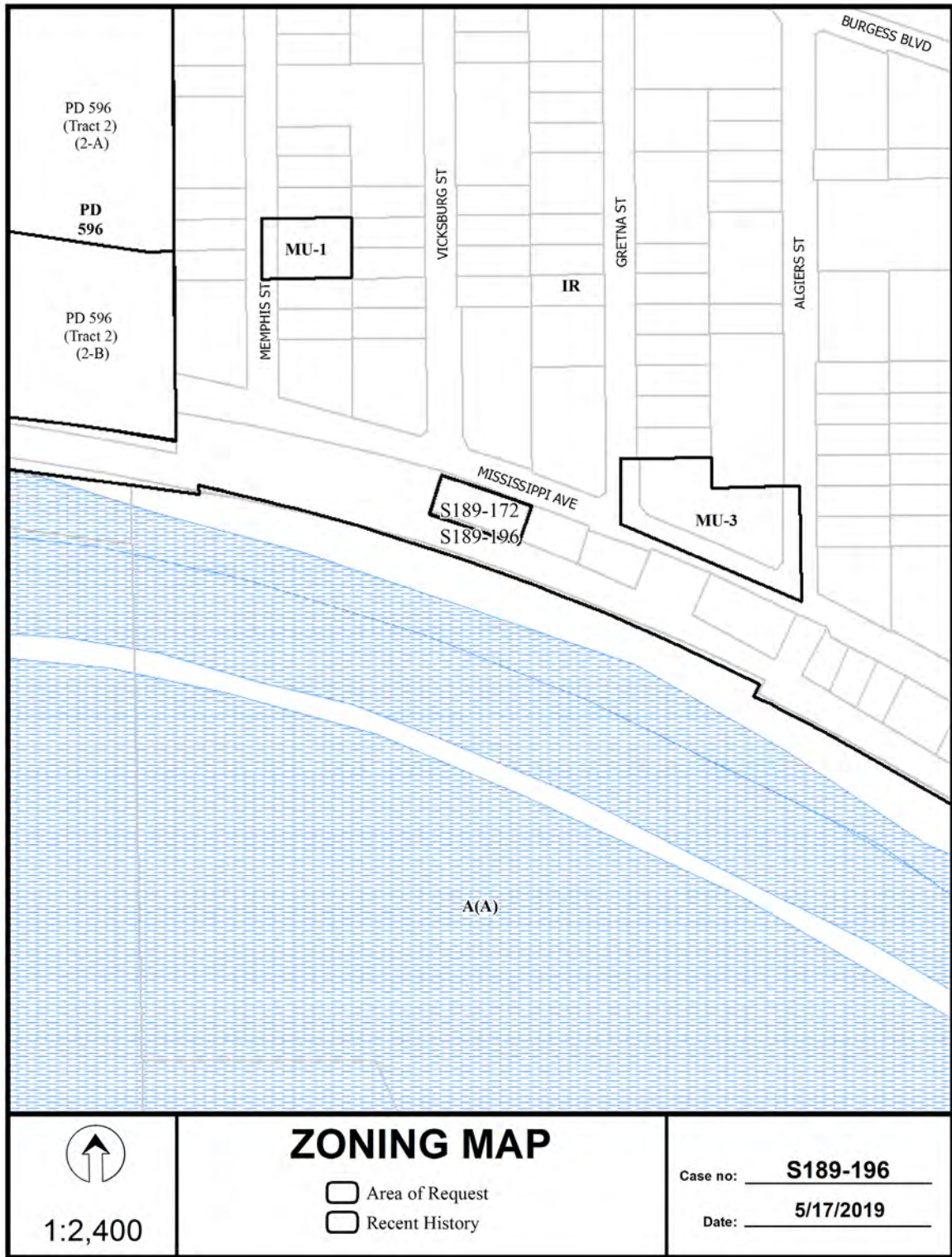
1. S189-172 was a request on the present request to replat a 0.238-acre tract of land containing part of Lots 9 through 11 in City Block 1/8570 to create one lot on property located on Mississippi Avenue at the terminus of Vicksburg Street. The request was withdrawn April 18, 2019.

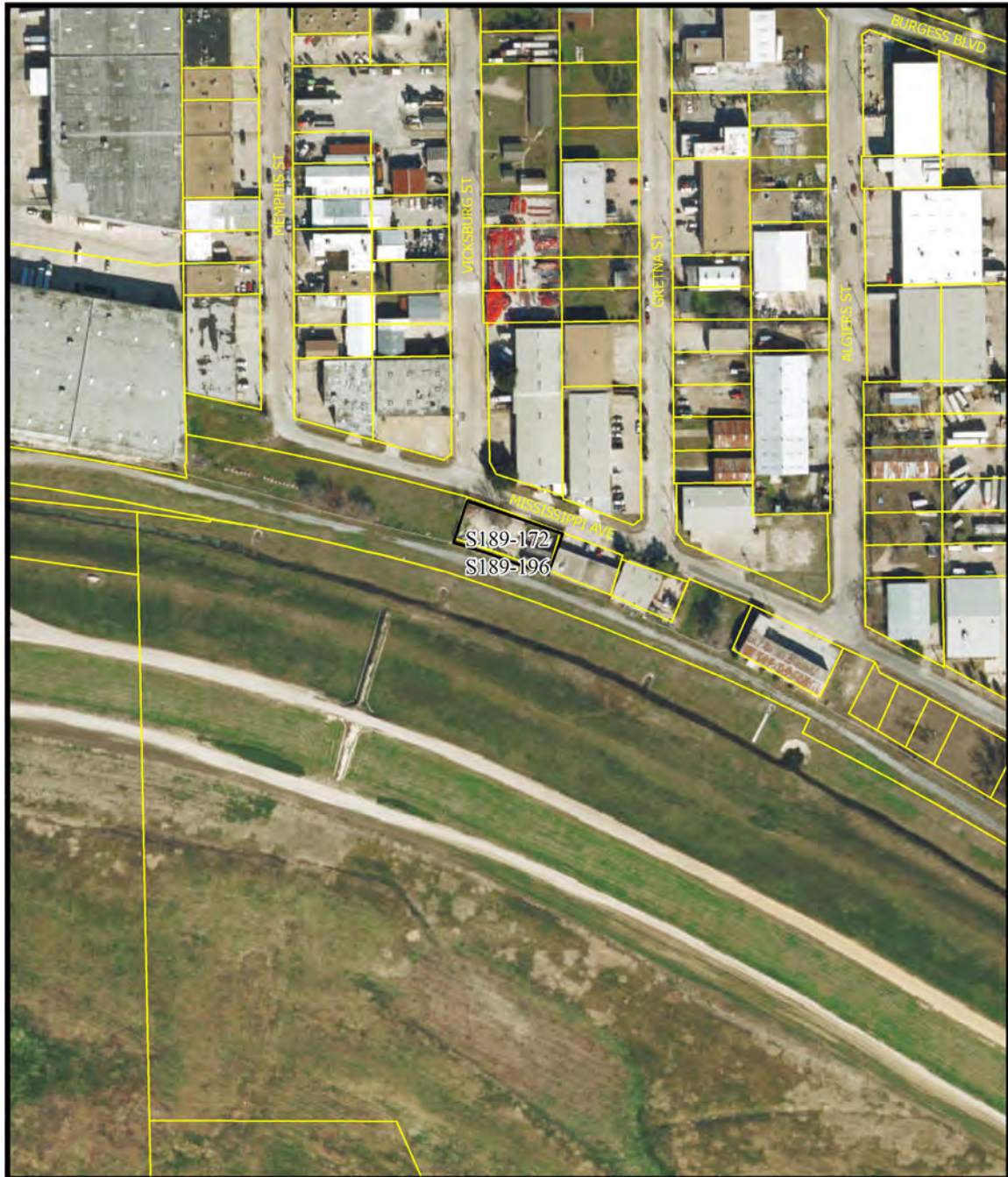
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of IR Industrial Research; therefore, staff recommends approval subject to compliance with the following conditions:

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 full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Mississippi Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. Location is in the Hampton-Oak Lawn Sump. Water Surface Elevation (WSE)= 402.5. 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 DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be established during the process.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Legal description (Exhibit A) is missing from Owner's Warranty Deed. Prior to final plat, may need to record a correct warranty deed to include Exhibit A on final plat.
20. Prior to final plat, confirm if chain link fence shown on plat is on owner's property and not on City of Dallas property or Mississippi Avenue right-of-way.
21. On the final plat, identify the property as Lots 9A and 9B in City Block 1/8570. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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AERIAL MAP

- Area of Request
- Recent History

Case no: S189-196

Date: 5/17/2019



STATE OF TEXAS
COUNTY OF DALLAS

PLAT OF LAND

REPLAT OF PARTS OF LOTS 8, 10 & 11 OF BLOCK A/STO BEB MANFORD & HOSKINS SUBDIVISION A-380, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

COMMISSIONERS:

SECTOR 1 **SECTOR 2**

SECTOR 3 **SECTOR 4**

SECTOR 5 **SECTOR 6**

SECTOR 7 **SECTOR 8**

SECTOR 9 **SECTOR 10**

SECTOR 11 **SECTOR 12**

SECTOR 13 **SECTOR 14**

SECTOR 15 **SECTOR 16**

SECTOR 17 **SECTOR 18**

SECTOR 19 **SECTOR 20**

SECTOR 21 **SECTOR 22**

SECTOR 23 **SECTOR 24**

SECTOR 25 **SECTOR 26**

SECTOR 27 **SECTOR 28**

SECTOR 29 **SECTOR 30**

SECTOR 31 **SECTOR 32**

SECTOR 33 **SECTOR 34**

SECTOR 35 **SECTOR 36**

SECTOR 37 **SECTOR 38**

SECTOR 39 **SECTOR 40**

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SECTOR 95 **SECTOR 96**

SECTOR 97 **SECTOR 98**

SECTOR 99 **SECTOR 100**

STATE OF TEXAS
COUNTY OF DALLAS

PLAT OF LAND

REPLAT OF PARTS OF LOTS 8, 10 & 11 OF BLOCK A/STO BEB MANFORD & HOSKINS SUBDIVISION A-380, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

COMMISSIONERS:

SECTOR 1 **SECTOR 2**

SECTOR 3 **SECTOR 4**

SECTOR 5 **SECTOR 6**

SECTOR 7 **SECTOR 8**

SECTOR 9 **SECTOR 10**

SECTOR 11 **SECTOR 12**

SECTOR 13 **SECTOR 14**

SECTOR 15 **SECTOR 16**

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SECTOR 97 **SECTOR 98**

SECTOR 99 **SECTOR 100**

CITY PLAN COMMISSION

THURSDAY JUNE 6, 2019

FILE NUMBER: S189-197

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Dickerson Street, west of Coit Road

DATE FILED: May 9, 2019

ZONING: CS, MU-1

CITY COUNCIL DISTRICT: 12 **SIZE OF REQUEST:** 1.729-acre

MAPSCO: 6J

OWNER: Bellar Communications, Inc.

REQUEST: An application to create one 1.729-acre lot from a tract of land in City Block 8725 on property located on Dickerson Street, west of Coit Road.

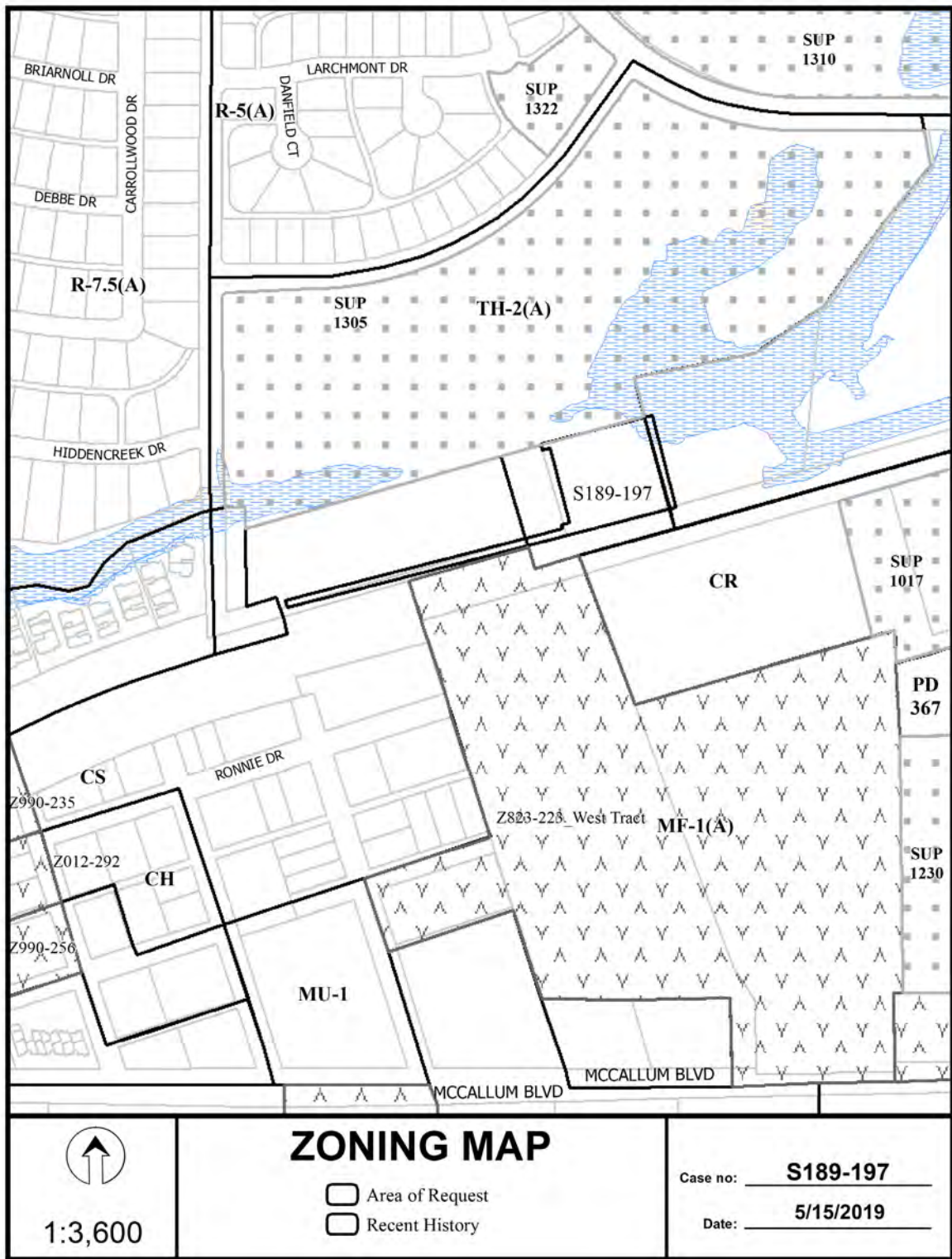
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

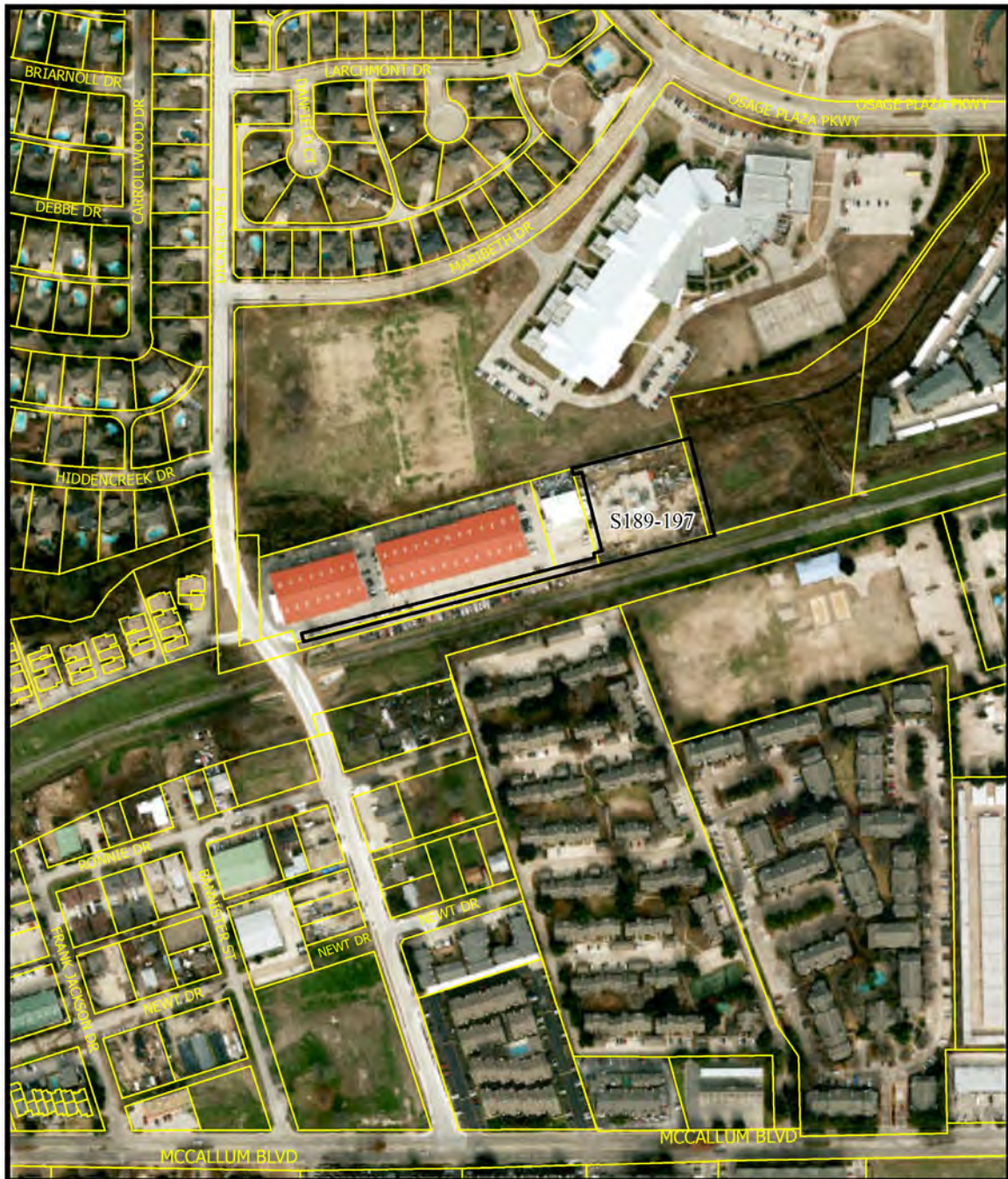
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of CS Commercial Service and MU-1 Mixed Use Districts; therefore, staff recommends approval subject to compliance with the following conditions:


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.

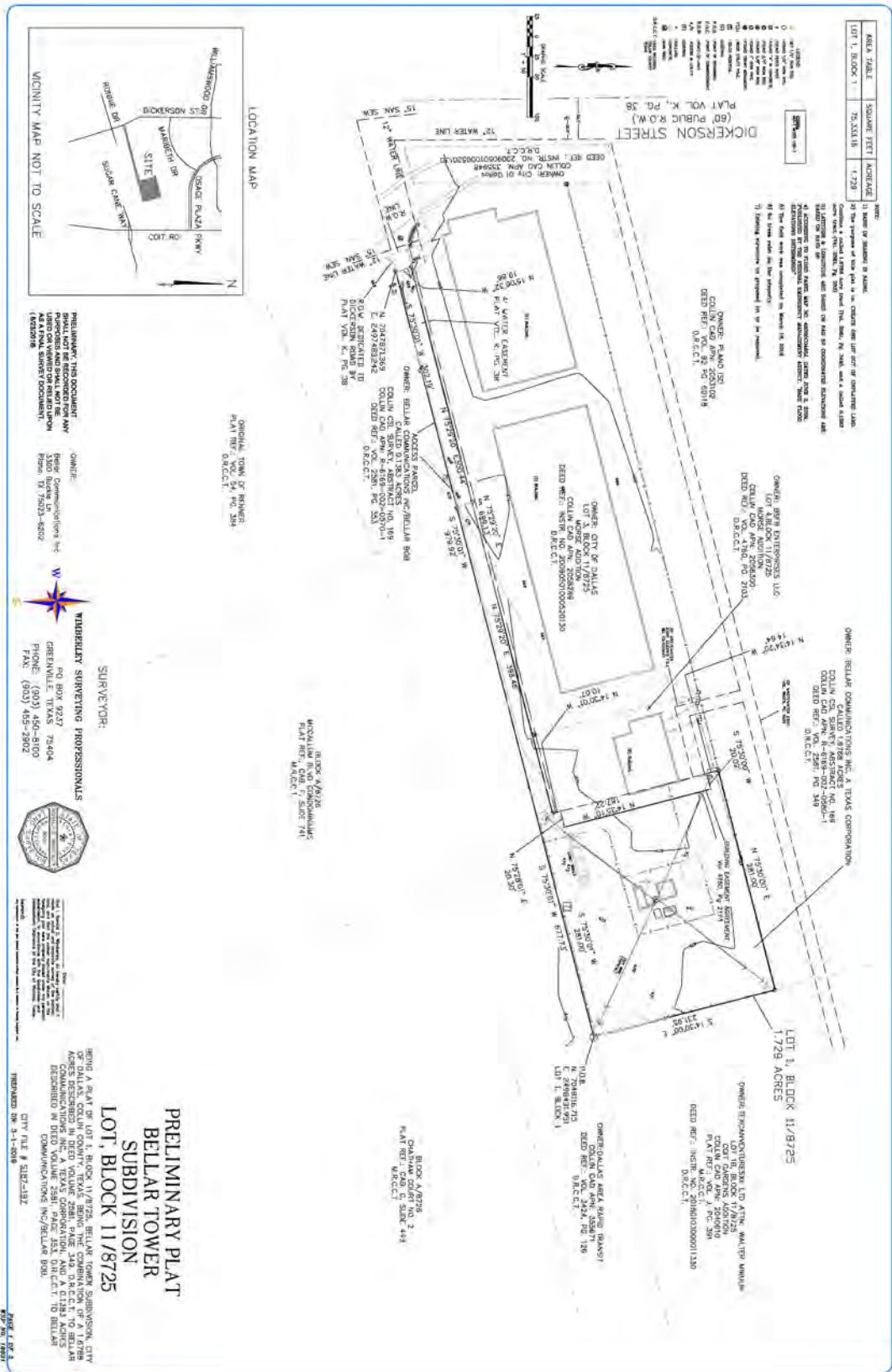
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. On the final plat, determine the 100-year water surface elevation across the plat.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
18. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.

25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
26. The 20-foot proposed lot line that is 14.64 feet from the northwest line needs to be moved to the southeast to clear the anchor cable. It is recommended that said 20-foot line be placed flush/match the most southeast line of 15-foot wastewater easement Instrument No. 93-0110447.
27. On the final plat, the end of the 20-foot strip needs to match/end at the public right-of-way of Dickerson Street.
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. On the final plat, identify the property as Lot 5 in City Block 11/8725. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-197 </u> Date: <u> 5/15/2019 </u>
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CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-199**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue**DATE FILED:** May 9, 2019**ZONING:** PD 193 (PDS 45)**PD LINK:** <http://www.dallascityattorney.com/51P/Supp%2055/Articles/Division%20S-45.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 2.493-acres **MAPSCO:** 45B**OWNER:** Dallas Independent School District

REQUEST: An application to replat a 2.493-acre tract of land in City Block A/963 to create one lot on property bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue.

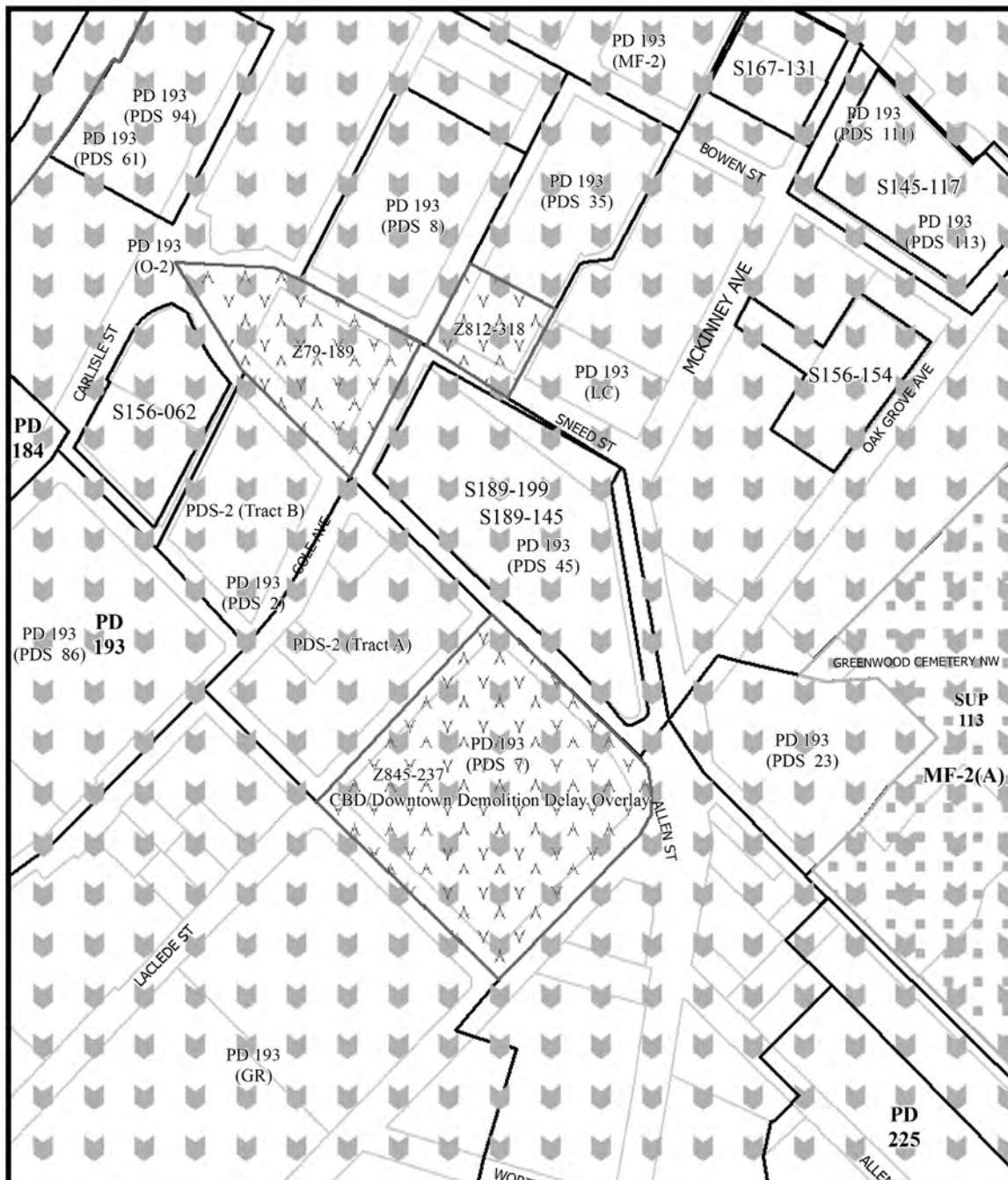
SUBDIVISION HISTORY:




1. S189-145 was a request on the present request to replat a 2.493-acre tract of land in City Block A/963 to create one lot on property bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue. The request was withdrawn April 4, 2019.
2. S167-131 was a request northeast of the present request to replat all of Lot 9A and part of Lots 10 and 11 in City block 12/970 to create one 0.6239-acre lot on property located on McKinney Avenue, north of Bowen Street. The request was approved April 6, 2017 but has not been recorded.
3. S156-154 was a request northeast of the present request to replat a 0.873-acre tract of land containing all of Lots 4 and 17-21 in City Block 2/638 into one 0.553-acre lot, one 0.167-acre lot and one 0.153-acre lot on property with frontage on McKinney Avenue, Bowen Street, and Oak Grove Avenue. The request was approved April 21, 2016 and recorded December 11, 2018.
4. S156-062 was a request west of the present request to replat a 1.008-acre tract of land containing all of Lot 1A in City Block 18/964, all of Lot 3, and part of Lots 4 and 5 in Block 18 of the amended map of Bowser and Lemmon Oak Lawn and North Dallas Addition into one lot on property located on Carlisle Street between Vine Street and Allen Street. The request was approved January 7, 2016 and recorded June 26, 2018.
5. S145-117 was a request northeast of the present request to remove the 10-foot platted building lines along Oak Grove Avenue and Bowen Street and to remove the 15-foot platted building line along McKinney Avenue on a 1.322-acre tract of land containing all of Lot 2C in City Block 1/638 on property bounded by Oak Grove Avenue, Bowen Street, and McKinney Avenue. The request was approved on April 2, 2015 and recorded June 26, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 193 (PDS 45); 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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 30 feet of right-of-way (via fee simple) from the established center line of Allen Street. Section 51A 8.602(c).
15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of McKinney Avenue. Section 51A 8.602(c).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Cole Avenue & Allen Street. 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 McKinney Avenue & Sneed Street. 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 Cole Avenue & Sneed Street. Section 51A 8.602(d)(1).
19. On the final plat, dedicate a 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of McKinney Avenue & Oak Grove Avenue. Section 51A 8.602(d)(1).
20. On the final plat, dedicate a 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Allen Street & Oak Grove Avenue. Section 51A 8.602(d)(1).
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Prior to final plat, contact Real Estate to discuss the encroachments (concrete wall on Cole Avenue and ramp, hand rails, concrete wall, and fence on McKinney Avenue) shown on plat.
26. On the final plat, identify the property as Lot 1 in City Block A/963. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S189-199 Date: 5/15/2019
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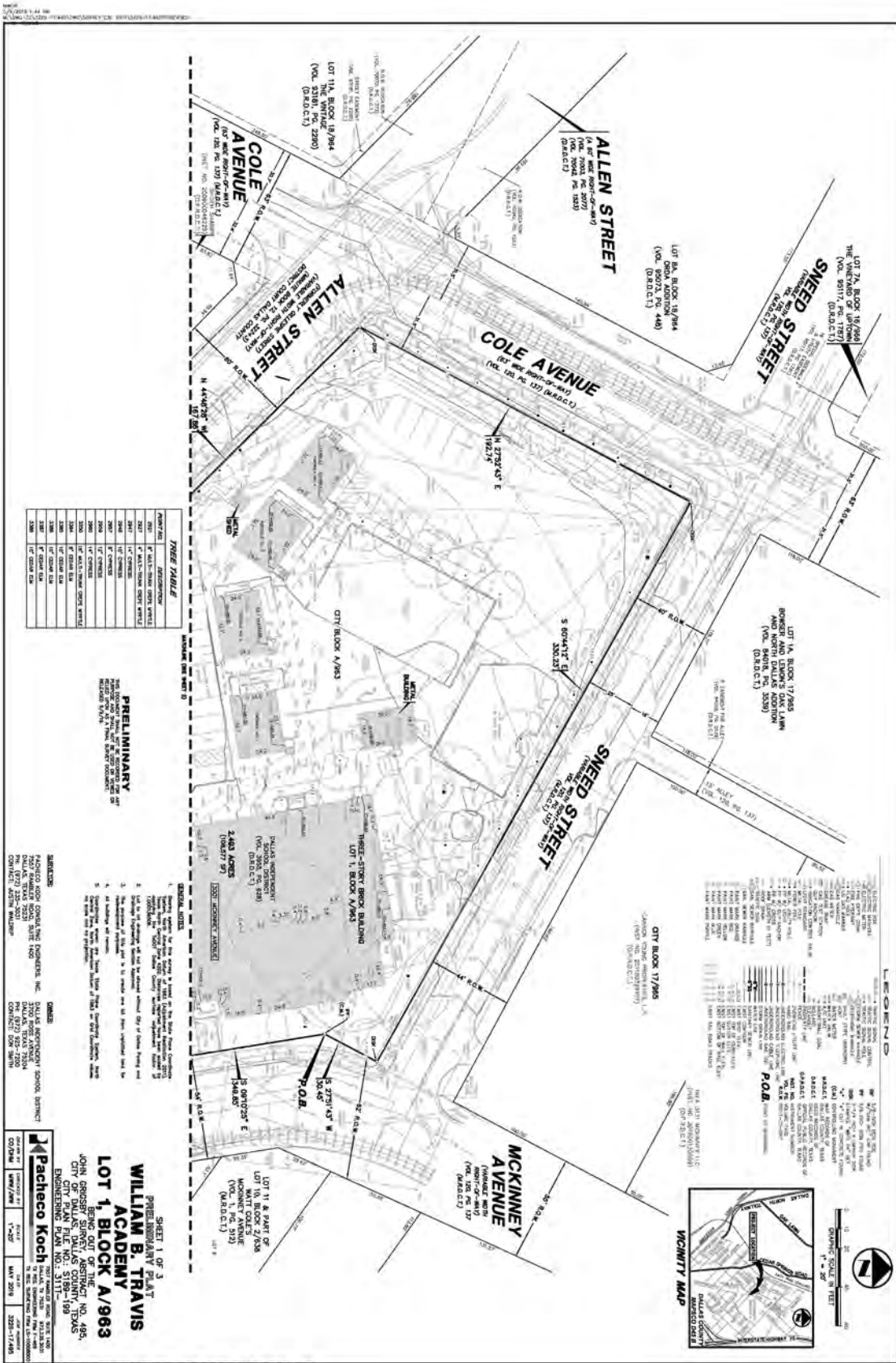
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AERIAL MAP

- Area of Request
- Recent History

Case no: S189-199

Date: 5/15/2019



AREA TABLE

AREA	DESCRIPTION	AREA (SQ. FT.)
1	LOT 1, BLOCK A/963	10,000.00
2	LOT 2, BLOCK A/963	10,000.00
3	LOT 3, BLOCK A/963	10,000.00
4	LOT 4, BLOCK A/963	10,000.00
5	LOT 5, BLOCK A/963	10,000.00
6	LOT 6, BLOCK A/963	10,000.00
7	LOT 7, BLOCK A/963	10,000.00
8	LOT 8, BLOCK A/963	10,000.00
9	LOT 9, BLOCK A/963	10,000.00
10	LOT 10, BLOCK A/963	10,000.00
11	LOT 11, BLOCK A/963	10,000.00
12	LOT 12, BLOCK A/963	10,000.00
13	LOT 13, BLOCK A/963	10,000.00
14	LOT 14, BLOCK A/963	10,000.00
15	LOT 15, BLOCK A/963	10,000.00
16	LOT 16, BLOCK A/963	10,000.00
17	LOT 17, BLOCK A/963	10,000.00
18	LOT 18, BLOCK A/963	10,000.00
19	LOT 19, BLOCK A/963	10,000.00
20	LOT 20, BLOCK A/963	10,000.00
21	LOT 21, BLOCK A/963	10,000.00
22	LOT 22, BLOCK A/963	10,000.00
23	LOT 23, BLOCK A/963	10,000.00
24	LOT 24, BLOCK A/963	10,000.00
25	LOT 25, BLOCK A/963	10,000.00
26	LOT 26, BLOCK A/963	10,000.00
27	LOT 27, BLOCK A/963	10,000.00
28	LOT 28, BLOCK A/963	10,000.00
29	LOT 29, BLOCK A/963	10,000.00
30	LOT 30, BLOCK A/963	10,000.00
31	LOT 31, BLOCK A/963	10,000.00
32	LOT 32, BLOCK A/963	10,000.00
33	LOT 33, BLOCK A/963	10,000.00
34	LOT 34, BLOCK A/963	10,000.00
35	LOT 35, BLOCK A/963	10,000.00
36	LOT 36, BLOCK A/963	10,000.00
37	LOT 37, BLOCK A/963	10,000.00
38	LOT 38, BLOCK A/963	10,000.00
39	LOT 39, BLOCK A/963	10,000.00
40	LOT 40, BLOCK A/963	10,000.00
41	LOT 41, BLOCK A/963	10,000.00
42	LOT 42, BLOCK A/963	10,000.00
43	LOT 43, BLOCK A/963	10,000.00
44	LOT 44, BLOCK A/963	10,000.00
45	LOT 45, BLOCK A/963	10,000.00
46	LOT 46, BLOCK A/963	10,000.00
47	LOT 47, BLOCK A/963	10,000.00
48	LOT 48, BLOCK A/963	10,000.00
49	LOT 49, BLOCK A/963	10,000.00
50	LOT 50, BLOCK A/963	10,000.00
51	LOT 51, BLOCK A/963	10,000.00
52	LOT 52, BLOCK A/963	10,000.00
53	LOT 53, BLOCK A/963	10,000.00
54	LOT 54, BLOCK A/963	10,000.00
55	LOT 55, BLOCK A/963	10,000.00
56	LOT 56, BLOCK A/963	10,000.00
57	LOT 57, BLOCK A/963	10,000.00
58	LOT 58, BLOCK A/963	10,000.00
59	LOT 59, BLOCK A/963	10,000.00
60	LOT 60, BLOCK A/963	10,000.00
61	LOT 61, BLOCK A/963	10,000.00
62	LOT 62, BLOCK A/963	10,000.00
63	LOT 63, BLOCK A/963	10,000.00
64	LOT 64, BLOCK A/963	10,000.00
65	LOT 65, BLOCK A/963	10,000.00
66	LOT 66, BLOCK A/963	10,000.00
67	LOT 67, BLOCK A/963	10,000.00
68	LOT 68, BLOCK A/963	10,000.00
69	LOT 69, BLOCK A/963	10,000.00
70	LOT 70, BLOCK A/963	10,000.00
71	LOT 71, BLOCK A/963	10,000.00
72	LOT 72, BLOCK A/963	10,000.00
73	LOT 73, BLOCK A/963	10,000.00
74	LOT 74, BLOCK A/963	10,000.00
75	LOT 75, BLOCK A/963	10,000.00
76	LOT 76, BLOCK A/963	10,000.00
77	LOT 77, BLOCK A/963	10,000.00
78	LOT 78, BLOCK A/963	10,000.00
79	LOT 79, BLOCK A/963	10,000.00
80	LOT 80, BLOCK A/963	10,000.00
81	LOT 81, BLOCK A/963	10,000.00
82	LOT 82, BLOCK A/963	10,000.00
83	LOT 83, BLOCK A/963	10,000.00
84	LOT 84, BLOCK A/963	10,000.00
85	LOT 85, BLOCK A/963	10,000.00
86	LOT 86, BLOCK A/963	10,000.00
87	LOT 87, BLOCK A/963	10,000.00
88	LOT 88, BLOCK A/963	10,000.00
89	LOT 89, BLOCK A/963	10,000.00
90	LOT 90, BLOCK A/963	10,000.00
91	LOT 91, BLOCK A/963	10,000.00
92	LOT 92, BLOCK A/963	10,000.00
93	LOT 93, BLOCK A/963	10,000.00
94	LOT 94, BLOCK A/963	10,000.00
95	LOT 95, BLOCK A/963	10,000.00
96	LOT 96, BLOCK A/963	10,000.00
97	LOT 97, BLOCK A/963	10,000.00
98	LOT 98, BLOCK A/963	10,000.00
99	LOT 99, BLOCK A/963	10,000.00
100	LOT 100, BLOCK A/963	10,000.00

PRELIMINARY

THIS PRELIMINARY PLAT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A FINAL PLAT. THE FINAL PLAT WILL BE FILED WITH THE COUNTY CLERK OF DALLAS COUNTY, TEXAS, UPON THE COMPLETION OF THE NECESSARY RECORDING PROCEDURES.

- REMARKS:**
1. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 2. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 3. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 4. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 5. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 6. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 7. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 8. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 9. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.
 10. The area shown on this plat is the same as the area shown on the plat filed with the County Clerk of Dallas County, Texas, on 05/11/2011.

OWNER:

WILLIAM B. TRAVIS ACADEMY
 1011 SPRINGFIELD AVENUE, SUITE 100
 DALLAS, TEXAS 75204
 PHONE: (214) 239-2200
 FAX: (214) 239-2200
 EMAIL: WBT@WBTACADEMY.COM

PREPARED BY:

Pacheco Koch
 1011 SPRINGFIELD AVENUE, SUITE 100
 DALLAS, TEXAS 75204
 PHONE: (214) 239-2200
 FAX: (214) 239-2200
 EMAIL: PK@PACHECO-KOCH.COM

PRELIMINARY PLAT - WILLIAM B. TRAVIS ACADEMY, LOT 1, BLOCK A/963

CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-201**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Greengrove Lane at South Beltline Road, north corner**DATE FILED:** May 9, 2019**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.964-acre**MAPSCO:** 70F**OWNERS:** Bernardo Rico and Tomacita Rico**REQUEST:** An application to create one 0.964-acre lot from a tract of land in City Block 8823 on property located on Greengrove Lane at South Beltline Road, north corner.**SUBDIVISION HISTORY:**

1. S189-007 was a request northeast of the present request to create one 2.923-acre lot from a tract of land containing part of City Block 8823 on property located at 625 South Belt Line Road, west of Lawson Road. The request was approved November 1, 2018 but has not been recorded.

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

- The immediate vicinity of the area of the request contains many unplatted tracts of land and a few platted lots. The lots contiguous to the request to the north and east have platted lot widths ranging in size from 6,694 square feet to 8,952 square feet and unplatted tract of land. (*refer to an existing area analysis map*)
- The lots to the south of the request are unplatted tracts of land. (*refer to an existing area analysis map*)
- The lots to the west of the request are mostly unplatted tracts of land. (*refer to an existing area analysis map*)

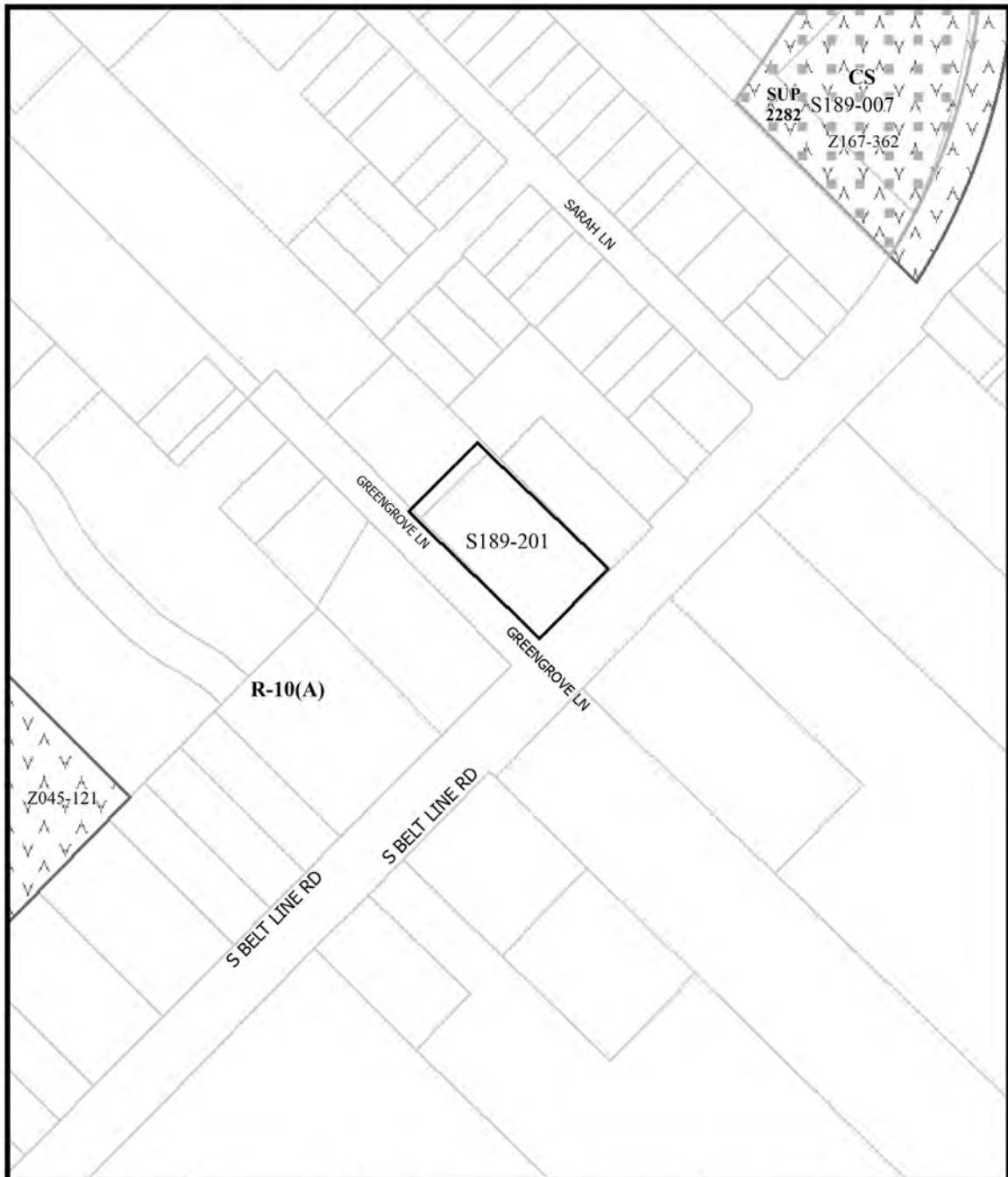
The request is located in R-10(A) Single Family District with a minimum lot area requirement of 10,000 square feet. The request is to create one 0.964-acre (42,000 square feet) lot.


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-10(A) Single Family District: therefore, staff recommends approval of the request subject to compliance with the following conditions:

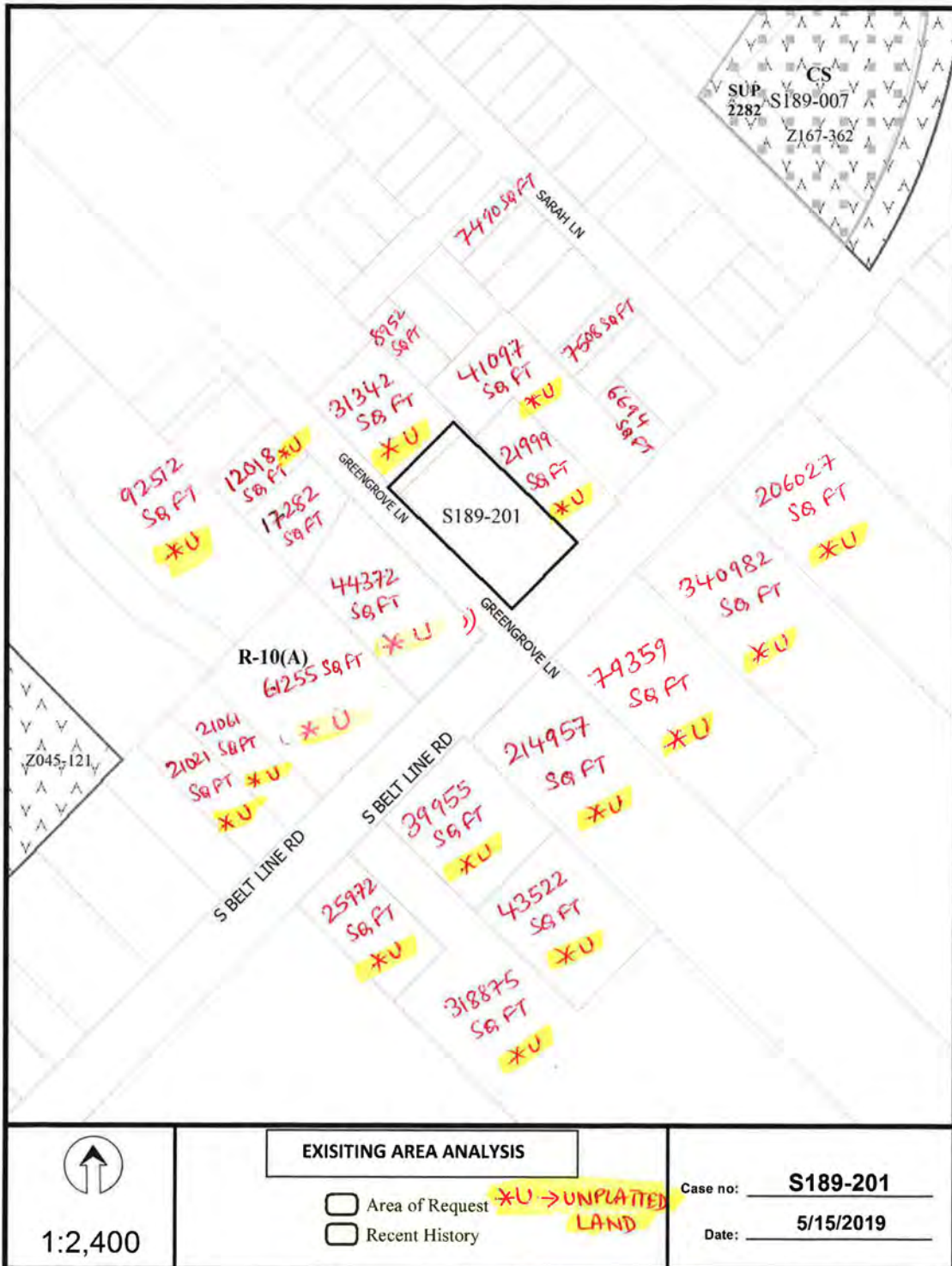
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

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 one.
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
15. On the final plat, dedicate 53.5 feet of right-of-way from the established center line of South Beltline Road. Section 51A 8.602(c).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Beltline Road & Greengrove Lane. Section 51A 8.602(d)(1).


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. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Prior to final plat, contact Real Estate to discuss the wire fence encroachment shown on Beltline Road or remove the fence encroachment and provide a written confirmation of removal and photos to Real Estate.
23. On the final plat, change “S Beltline Road” to “South Beltline Road” per Ordinance 16185. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, change “Greengrove Lane” to “Greengrove Lane (F.K.A. Martin Drive)” per Ordinance 15807. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, adjust street name label positioning so that the labels are legible. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lot 1 in City Block Q/8823. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

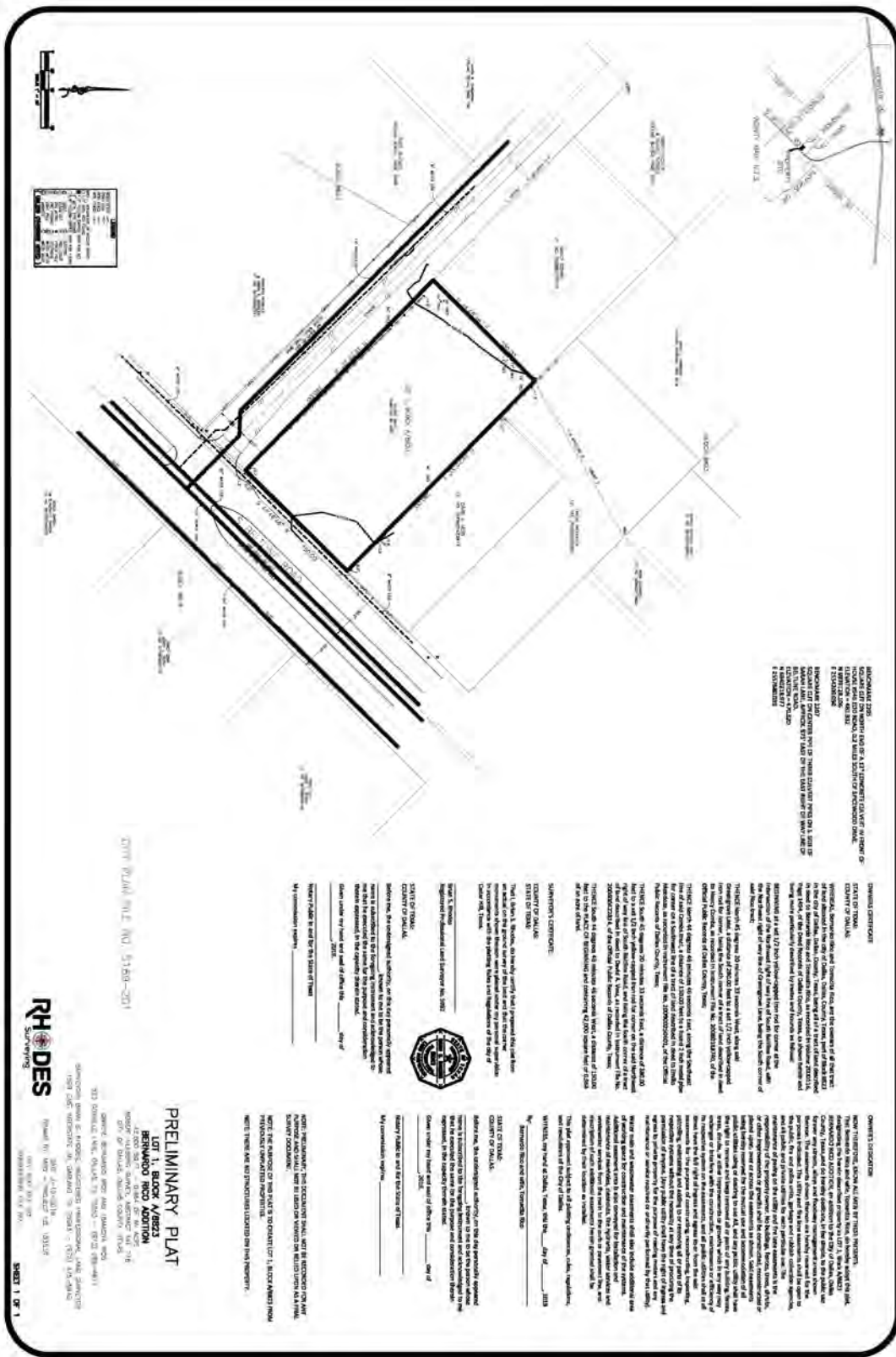


 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-201 </u> Date: <u> 5/15/2019 </u>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-201 </u> Date: <u> 5/15/2019 </u>
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REMARKS:
 1. THE PLAT IS SUBJECT TO THE CITY OF DENVER'S ZONING ORDINANCES AND THE CITY OF DENVER'S SUBDIVISION REGULATIONS.
 2. THE PLAT IS SUBJECT TO THE CITY OF DENVER'S SUBDIVISION REGULATIONS.
 3. THE PLAT IS SUBJECT TO THE CITY OF DENVER'S SUBDIVISION REGULATIONS.
 4. THE PLAT IS SUBJECT TO THE CITY OF DENVER'S SUBDIVISION REGULATIONS.
 5. THE PLAT IS SUBJECT TO THE CITY OF DENVER'S SUBDIVISION REGULATIONS.

OWNER'S CERTIFICATE:
 I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the facts and circumstances of the case.
 Signature: _____
 Date: _____

OWNER'S CERTIFICATE:
 I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the facts and circumstances of the case.
 Signature: _____
 Date: _____

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 Date: _____



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 Signature: _____
 Date: _____

OWNER'S CERTIFICATE:
 I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the facts and circumstances of the case.
 Signature: _____
 Date: _____

PRELIMINARY PLAT
 LOT 1, BLOCK V/8823
 BERNARDO ROAD ADDITION
 CITY OF DENVER, COLORADO

RHODES
 Surveyors
 323 DENVER, CO, 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.RHODESSURVEYORS.COM

CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-203**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** terminus of Franklin Street, north of Davis Street**DATE FILED:** May 10, 2019**ZONING:** PD 450**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20450.pdf>**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 11.063-acres **MAPSCO:** 53D**OWNER:** Dallas Independent School District

REQUEST: An application to replat a 11.063-acre tract of land containing part of Lot 1 in City Block C/5938 to create one lot on property located at terminus of Franklin Street, north of Davis Street.

SUBDIVISION HISTORY:

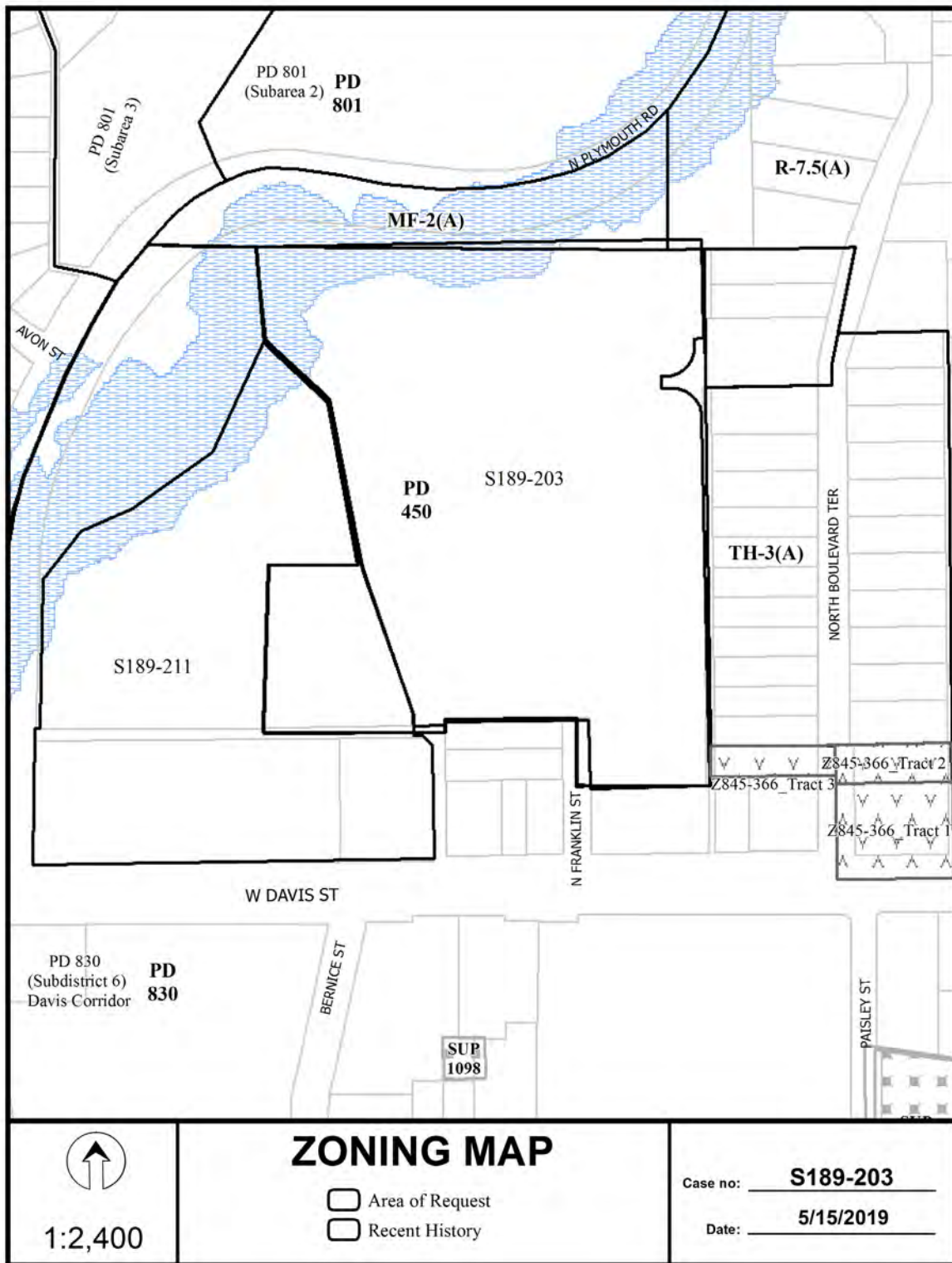
1. S189-211 is a request contiguous to east of the present request to replat 8.684-acre tract of land containing part of Lot 1 in City Block C/5938, all of City Block A/5938, tract of land in City Block 5943, and part of a 20-foot to be abandoned alley to create 82-lot Shared Access Development with one amenity area, and 7 common areas on property located on Davis Street at Plymouth Road, northeast corner. The request is in City Plan Commission Hearing Agenda June 6, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 450; 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley connected to Davis Street. Section 51A 8.602(c).
16. An approval from Transportation Department regarding any traffic modification that is needed will be required.
17. On the final plat, determine the 100-year water surface elevation across the plat.
18. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
19. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
20. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.

21. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
28. Prior to final plat, clarify alley connection with Plymouth road at North.
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. 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.
31. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
32. Prior to final plat, contact Real Estate to discuss if the abandonment of the Floodway Easement is to be pursued.
33. On the final plat, change "West Davis Street" to "Davis Street". Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, change "Franklin Street" to "Franklin Street A.K.A. Franklin Avenue" per Ordinance 4345. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lot 1A in City Block C/5938. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





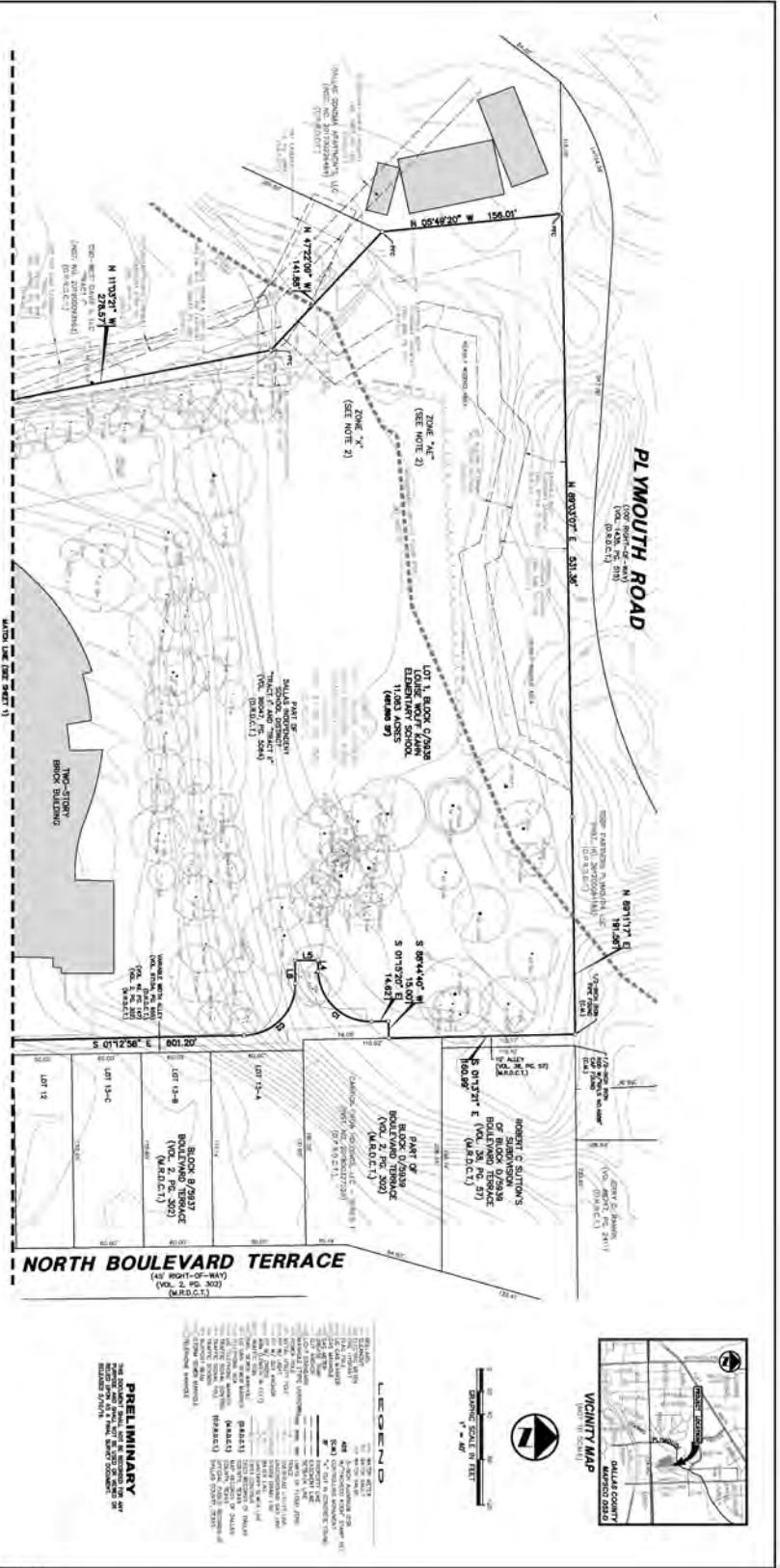
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S189-203

Date: 5/15/2019



- GENERAL NOTES**
1. Showing all items for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (NAD 83), using North Central Zone 10N, 14S, 1000000 Easting, 1600000 Northing, and 16° 00' 00" West Magnetic Declination. The magnetic declination for this area is 1° 00' 00" West. The magnetic declination for this area is 1° 00' 00" West. The magnetic declination for this area is 1° 00' 00" West.
 2. The owner of this land is to build one (1) lot here and one (1) garage lot.
 3. All structures on this subject property are to remain on the site.
 4. All structures on this subject property are to remain on the site.
 5. All structures on this subject property are to remain on the site.
 6. All structures on this subject property are to remain on the site.

CURVE TABLE

CHORD BEARING	CHORD LENGTH	TANGENT CHORD BEARING	CHORD
S 89°14'42" W	14.82'	S 89°14'42" W	14.82'
N 89°11'17" E	155.01'	N 89°11'17" E	155.01'

LINE TABLE

LINE BEARING	LENGTH
S 89°14'42" W	14.82'
N 89°11'17" E	155.01'

PRELIMINARY

THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

PRELIMINARY PLAT
LOUISE WOLFF KAHN
ELEMENTARY SCHOOL
LOT 1
BLOCK C/8938
BEND A DSD 257 LOUISE KAHN
ELEMENTARY SCHOOL ADDITION
ANSON KOSZAKOWSKI SURVEY, DISTRICT NO. 888,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE PLAN NO. 5189-203

SHEET 2 OF 3

Pacheco Koch
 2500 WEST END AVENUE, SUITE 100
 DALLAS, TEXAS 75201
 PHONE: 214-742-2000
 FAX: 214-742-2001
 WWW.PACHECO-KOCH.COM

CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-204**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Third Avenue, south of R. L. Thornton Freeway**DATE FILED:** May 10, 2019**ZONING:** PD 595 (RS-I(E) Tract 1**PD LINK:** <http://www.dallascityattorney.com/51P/Supp%2055/Articles/ARTICLE%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 1.748-acres**MAPSCO:** 46N**OWNER:** Ash & Third, LLC

REQUEST: An application to replat a 1.748-acre tract of land containing part of Lot 1, all of Lots 2 through 11, a 15-foot abandoned alley, and a portion of an abandoned Oak Lane to create one lot on property located on Third Avenue, south of R. L. Thornton Freeway.

SUBDIVISION HISTORY:

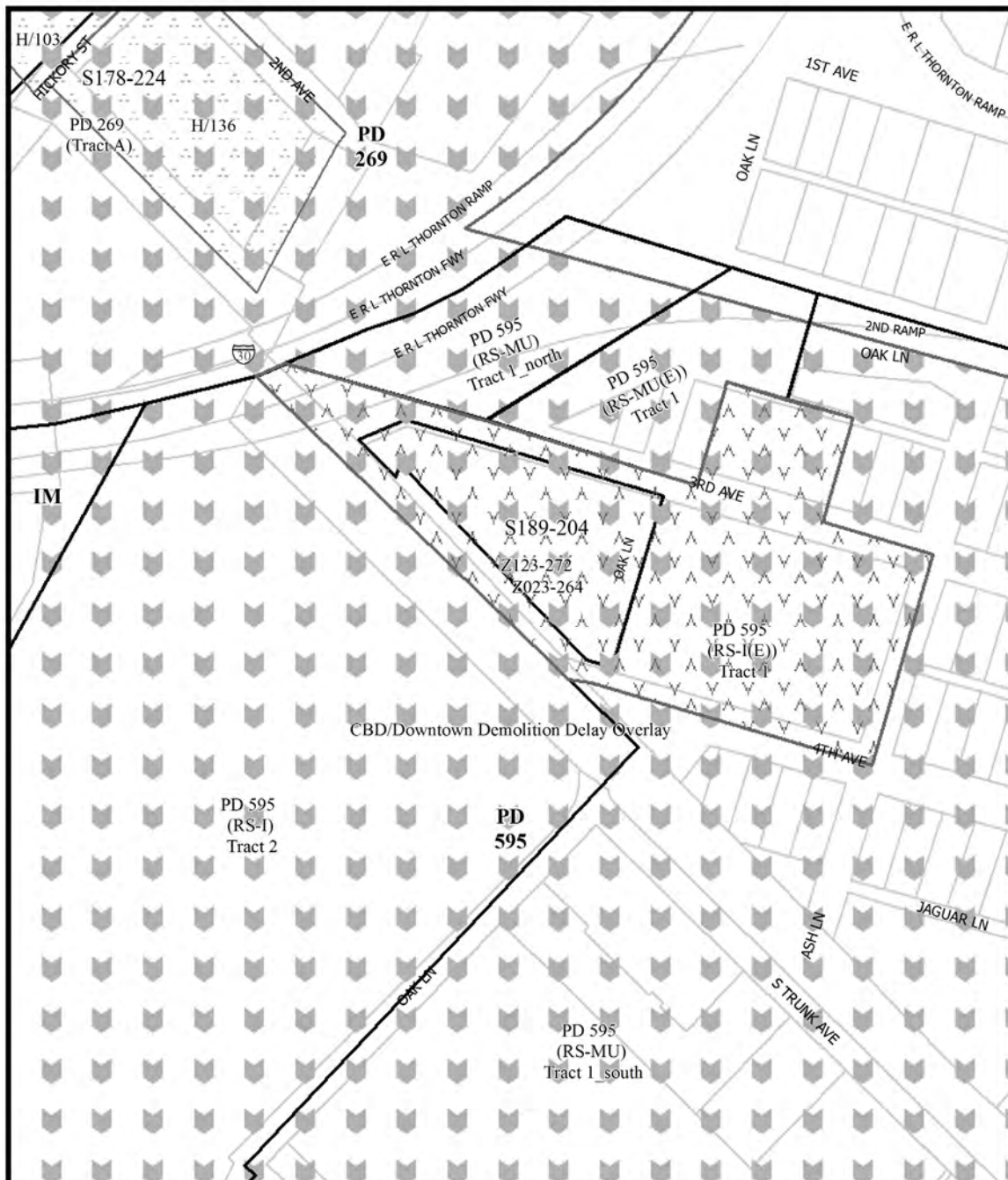
1. S178-224 was a request northwest of the present request to create one 0.493-acre lot and one 2.888-acre lot from a 3.373-acre tract of land in City Block 6/828 on property located on Hickory Street, between Second Avenue and Canton Street. The request was approved July 19, 2018 but has not been recorded.




STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 595 (RS-I(E) Tract 1; 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. Coordination with DART may be required.
17. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
20. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
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 shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

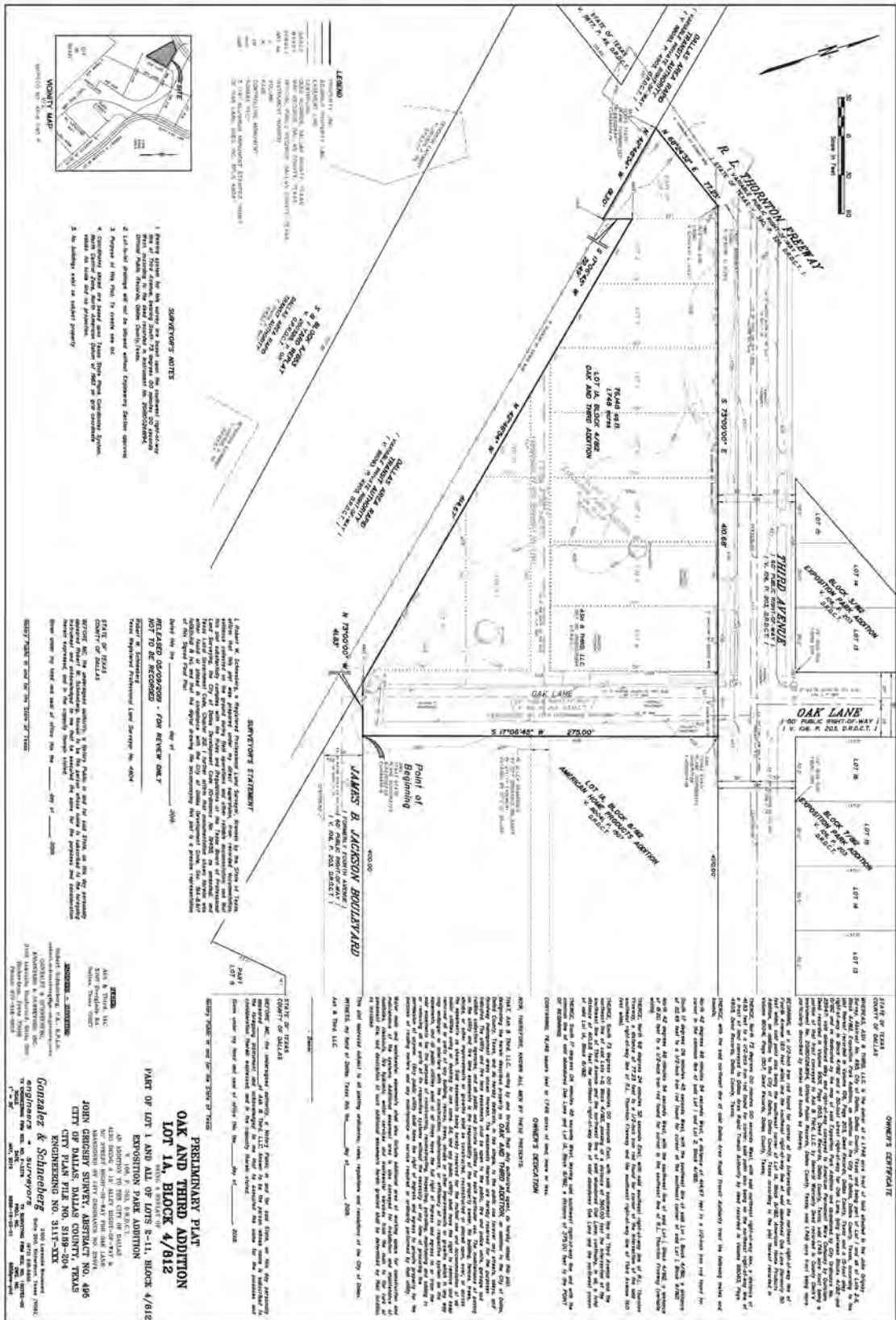
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering 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 Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
26. Prior to final plat, provide the abandonment ordinance and recording information to Real Estate and note abandonments for Oak Lane and two portions of 15-foot alley on plat as “Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____. Utility easement retained.”
27. Prior to recordation of final plat, Real Estate release is required.
28. On the final plat, change “R.L. Thornton Freeway” to “R.L. Thornton Freeway/Interstate Highway No. 30”. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change “James B Jackson Boulevard (formerly Fourth Avenue)” to “Fourth Avenue”. Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lot 1A in City Block 4/812. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S189-204 </u> Date: <u> 5/15/2019 </u>
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 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-204 </u> Date: <u> 5/15/2019 </u>
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- SPLITTER'S NOTES**
1. Existing structures are shown as they exist on the date of the survey. Structures are shown as they exist on the date of the survey. Structures are shown as they exist on the date of the survey.
 2. Easements are shown as they exist on the date of the survey. Easements are shown as they exist on the date of the survey. Easements are shown as they exist on the date of the survey.
 3. Property of the City is shown as it exists on the date of the survey. Property of the City is shown as it exists on the date of the survey. Property of the City is shown as it exists on the date of the survey.
 4. The boundary of the subject property is shown as it exists on the date of the survey. The boundary of the subject property is shown as it exists on the date of the survey. The boundary of the subject property is shown as it exists on the date of the survey.

SPLITTER'S STATEMENT

I, the undersigned, a duly qualified and licensed Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original field notes and other data used in the preparation of this plat, and that the same have been examined and found to be correct and true.

Dated this _____ day of _____, 2019.

 Surveyor

RELEASED ON/2019 - FOR REVIEW ONLY

This plat is hereby released for review only. It is not to be used for any other purpose without the written consent of the Surveyor.

Dated this _____ day of _____, 2019.

 Surveyor

STATE OF ILLINOIS

COUNTY OF DAKE

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 plat, 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 _____ day of _____, 2019.

 Notary Public in and for the State of Illinois

OWNER'S CERTIFICATE

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original field notes and other data used in the preparation of this plat, and that the same have been examined and found to be correct and true.

Dated this _____ day of _____, 2019.

 Owner

PRELIMINARY PLAT

OAK AND THIRD ADDITION

LOT 1A, BLOCK 4/812

EXPOSITION PARK ADDITION

 City Engineer

CONTRACTOR'S CERTIFICATE

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original field notes and other data used in the preparation of this plat, and that the same have been examined and found to be correct and true.

Dated this _____ day of _____, 2019.

 Contractor

CONTRACTOR'S NOTES

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- 2. The contractor shall be responsible for maintaining access to all adjacent properties at all times.
- 3. The contractor shall be responsible for protecting all existing utilities and structures.
- 4. The contractor shall be responsible for restoring the site to its original condition after completion of the work.

CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-205**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lake Ray Hubbard Drive, west of FM 740**DATE FILED:** May 10, 2019**ZONING:** ETJ**CITY COUNCIL DISTRICT:** ETJ **SIZE OF REQUEST:** 26.697-acres **MAPSCO:** 740-741**OWNER:** Clements Ranch, LLC

REQUEST: An application to create 155 single family lots ranging in size from 4,219 square feet to 9,035 square feet and 4 common areas from a 26.697-acre tract of land on property located on Lake Ray Hubbard Drive, west of FM 740.

SUBDIVISION HISTORY:

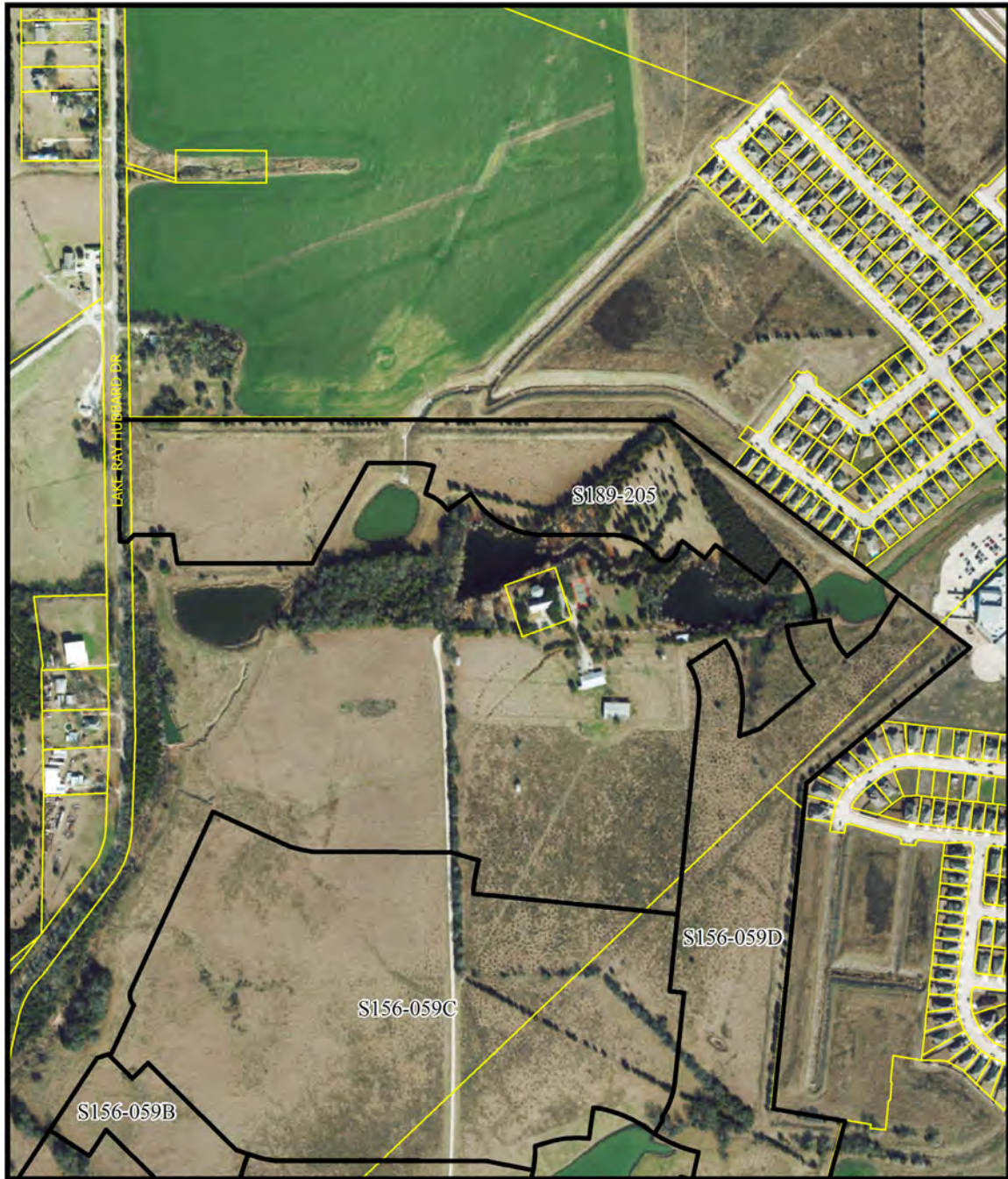
1. S156-059 was a request south of the present request to create a 950-lot single family development with fourteen common areas from a 257.546-acre tract of land on property located in the City of Dallas ETJ in Kaufman County, Texas, on Lake Ray Hubbard Drive, west of FM 740. The request was approved January 7, 2016. S156-059B was submitted as Phase B and recorded August 22, 2017. S156-059C was submitted as Phase C and was recorded November 6, 2018. S156-059D was submitted as Phase C and recorded October 22, 2018.


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

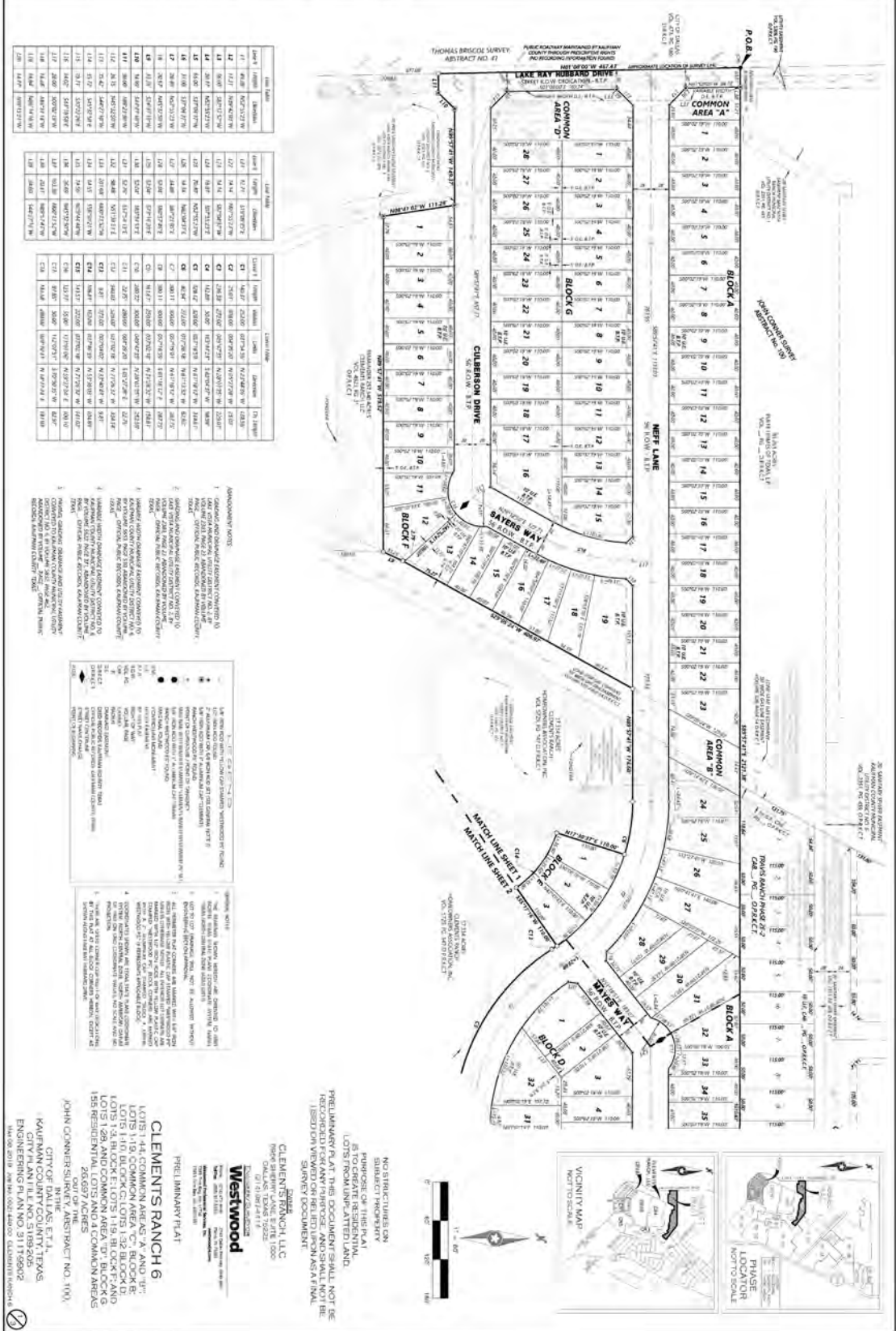
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 155 lots and 4 common areas.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. On the final plat, dedicate a 10-foot by 10-foot corner clip at all interior street intersections. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip at intersections of Lake Ray Hubbard Drive & Culberson Drive. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a 15-foot by 15-foot corner clip at intersections of Lake Ray Hubbard Drive & Neff Lane. Section 51A 8.602(d)(1).
18. On the final plat, determine the 100-year water surface elevation across the plat.
19. 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) DWU Floodplain Management, and Drainage Design Manual Addendum V.
20. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
21. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
22. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.

23. 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).
24. 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).
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
27. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Final plat must comply with Dallas Water Utilities standards for water/wastewater construction in E.T.J.
31. Prior to final plat, contact the Addressing Manager and Kaufman County 9-1-1 Addressing Coordinator for help determining whether the street name and numbers shown are correct. Section 51A-8.403(a)(1)(A)(xii)



 1:6,000	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-205 </u> Date: <u> 5/15/2019 </u>
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CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-206**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Munger Avenue, south of North Prairie Avenue**DATE FILED:** May 10, 2019**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.632-acre**MAPSCO:** 36W**OWNER:** YNS Services, LLC

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S189-139 was a request north 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.
2. S189-112 was a request west of the present request to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue. The request was approved February 21, 2019 but has not been approved.
3. S189-087 was a request southwest of the present request to create a 14-lot Shared Access Development with lots ranging in size from 1,201.51 square feet to 2,371.98 square feet from a 0.48-acre tract of land containing all of Lot 1 in City Block C/667 on property located at Munger Avenue and Annex Avenue, north corner. The request was approved January 17, 2019 but has not been recorded.
4. 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.
5. S178-236 was a request north 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 administrative approved July 2, 2018 but has not been recorded.
6. S178-206 was a request south of the present request to replat a 0.5004-acre tract of land containing part of Lot 3 and all of Lot 4 in City Block C/667 to create a 16-lot shared access development on property located between Munger Avenue and Monarch Street, east of Annex Avenue. The request was approved June 7, 2018 but has not been recorded.

7. S178-205 was a request north 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 administrative approved May 24, 2018 but has not been recorded.
8. S178-160 was a request northeast 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.
9. S178-149 was a request north 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.
10. S178-096 was a request southwest 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. S167-278 was a request southwest of the present request to replat a 0.5004-acre lot containing part of Lot 3 and all of Lot 4 in City Block C/667 to create one lot on property located 4621 and 4625 Munger Avenue, north of Annex Avenue. The request was approved September 28, 2017 and was withdrawn April 26, 2018.
12. S167-205 was a request south of the present request to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue, between San Jacinto Street and Ross Avenue. The request was approved June 22, 2017 but has not been recorded.
13. S167-088 was a request northwest of the present request to 0.3194-acre tract of land containing all of Lots 18, 19 and part of 20 in City Block A/653 to create an 8 lot Shared Access Development on property located between Prairie Avenue and Westburg Avenue, between Capitol Avenue and Ross Avenue. The request was approved February 16, 2017 and recorded October 26, 2017.
14. S156-287 was a request south of the present request to replat a 0.498-acre tract of land containing part of Lots 7 and 8 in City Block B/652 to create one lot on property located on Munger Avenue, northeast of Annex Avenue. The request was approved October 6, 2013 and recorded May 21, 2018.
15. S156-284 was a request southeast of the present request to replat a 0.434-acre tract of land containing part of Lot 1 in City Block 1/700 to create one lot on property located at 4636 Ross Avenue. The request was approved October 6, 2016 and recorded October 30, 2017.

16. S156-268 was a request northwest of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue. The request was approved September 15, 2016 but has not been recorded.
17. S156-027 was a request north of the present request to replat a 5.474-acre tract of land being four tracts of land described as follows: Tract 1 being a 2.486 acre tract of land containing all of Lots 1 through 10 and a 20-foot alley to be abandoned in City Block 2/692 to be replatted into one 2.486-acre lot; Tract 2 being a 0.431 acre tract of land containing all of Lots 4 and 5 in City Block 3/693 to be replatted into one 0.431-acre lot; Tract 3 being a tract of land containing all of Lots 7, 8, 9, 9A, 10, and 10A in City Block 3/693 to be replatted into one 1.142-acre lot; and Tract 4 being a tract of land containing all of Lots 15, 16, 17, 18, 19, 20, and 21 in City Block D/1491 to be replatted into one 1.414-acre lot. The request was approved on December 3, 2015 and recorded January 18, 2018.
18. S145-207 was a request west 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.
19. S145-030 was a request north 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.
20. S134-190 was a request north 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.

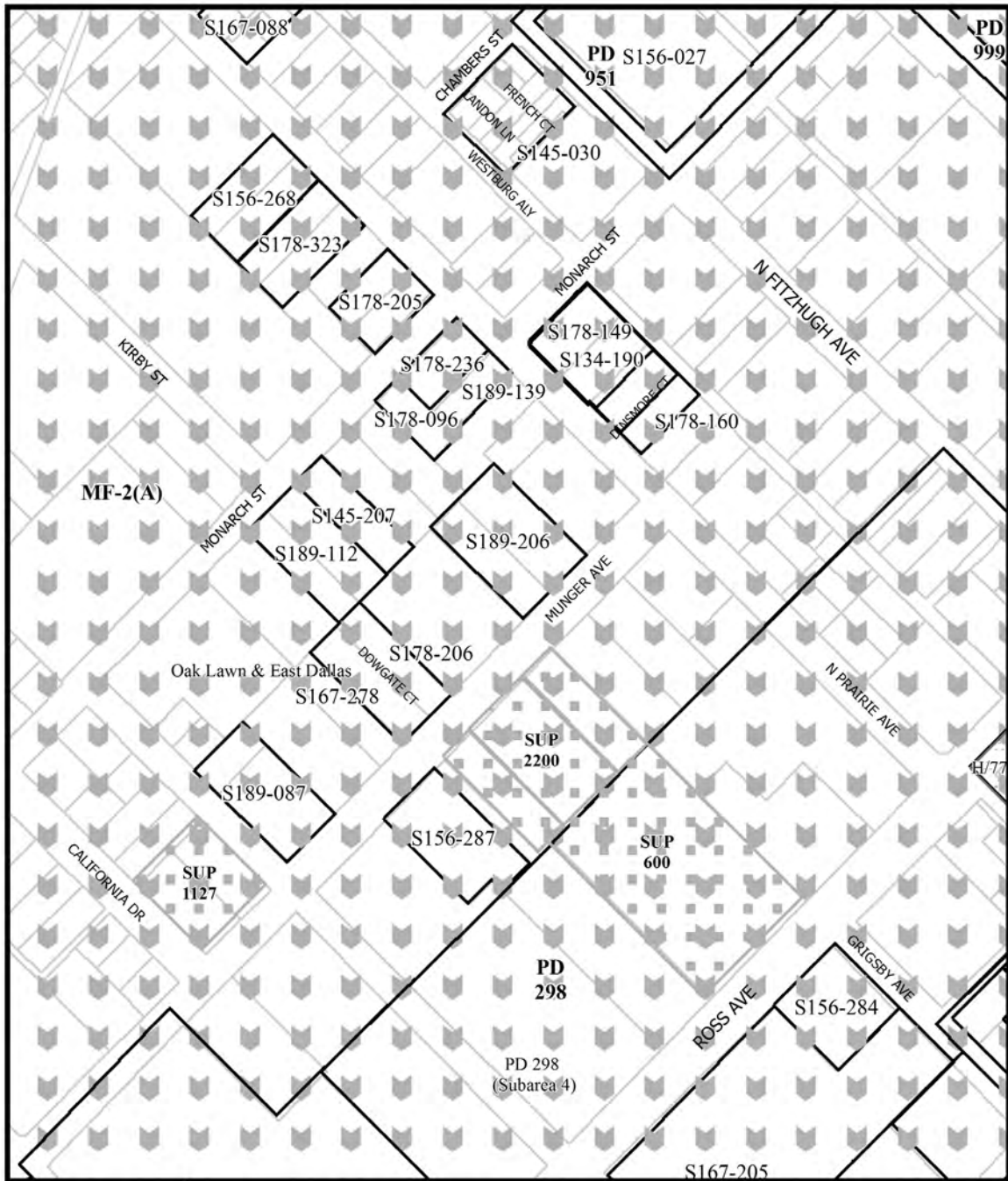
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MF-2(A) Multifamily District; therefore, staff recommends approval subject to compliance with the following conditions:

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 tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering


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

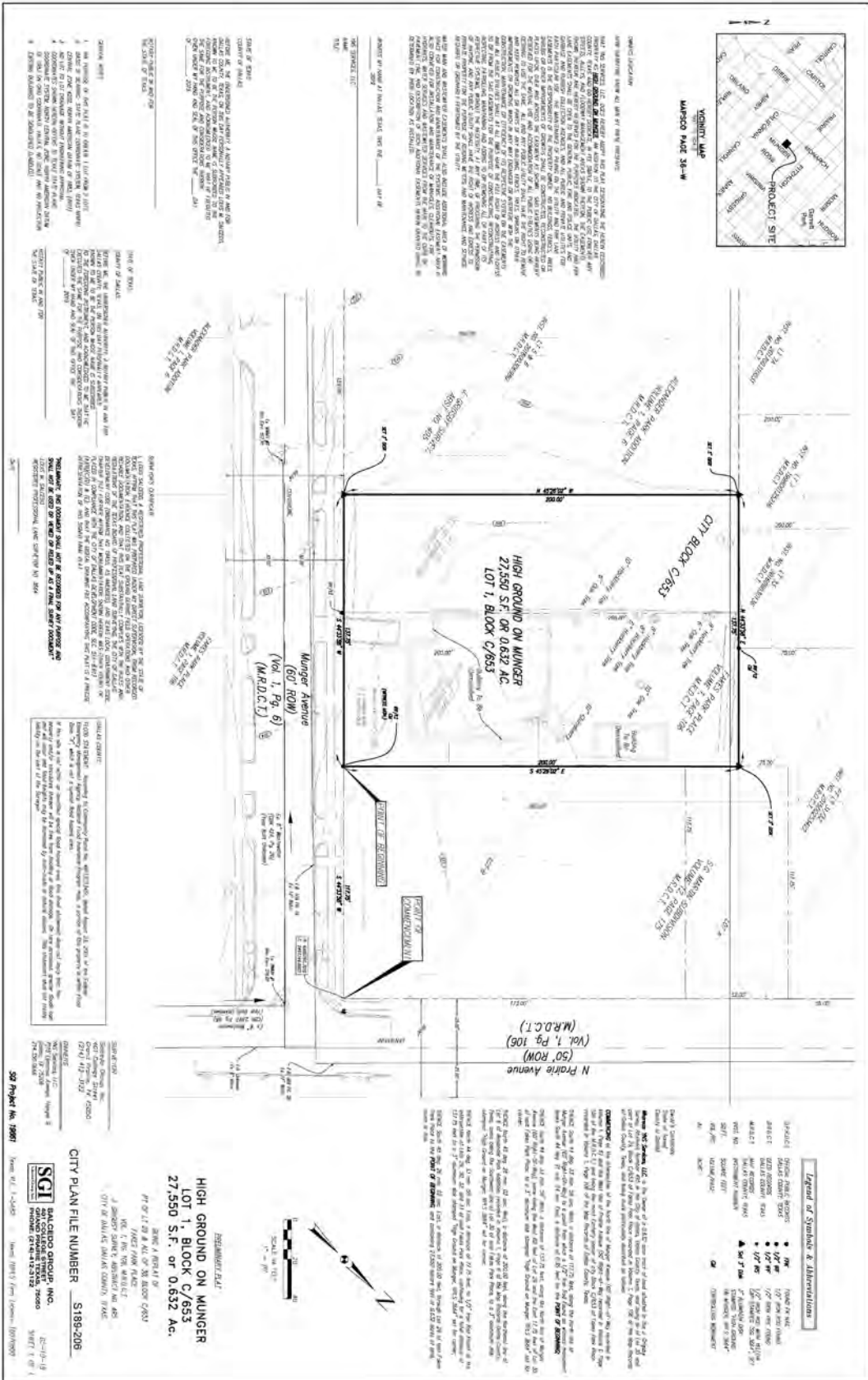
18. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
20. On the final plat, confirm what unlabeled area along rear of property is and identify on plat.
21. On the final plat, change "N Prairie Avenue" to "North Prairie Avenue". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 29A in City Block C/653. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S189-206 Date: 5/15/2019
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 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-206 </u> Date: <u> 5/15/2019 </u>
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CITY PLAN COMMISSION

THURSDAY JUNE 6, 2019

FILE NUMBER: S189-207

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Record Street at Jackson Street, east of Houston Street

DATE FILED: May 10, 2019

ZONING: CA-1(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:**0.214-acre

MAPSCO: 45P

OWNER: BMR Garage partners, LLC

REQUEST: An application to replat a 0.214-acre tract of land containing all of Lots 1 and 2 in City Block 22/24 to create one lot on property located on Record Street at Jackson Street, east of Houston Street.

SUBDIVISION HISTORY:

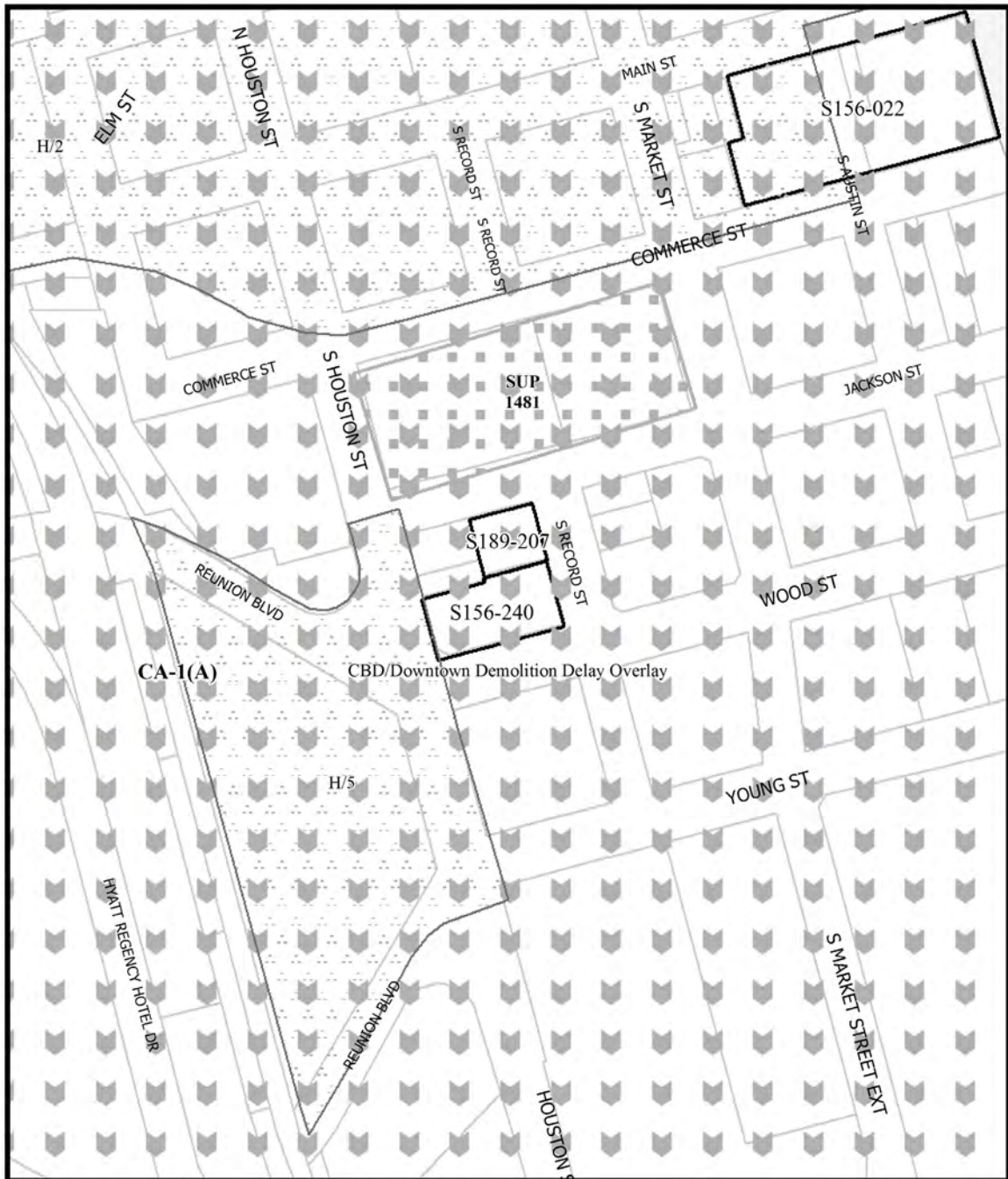
1. S156-240 was a request south of the present request to replat a 0.466-acre tract of land containing all of Lot 5A and a tract of land on property located on Wood Street between Record Street and Houston Street. The request was approved August 4, 2016 and recorded May 5, 2017.
2. S156-022 was a request northeast of the present request to replat a 1.802-acre tract of land containing all of abandoned Austin Street; part of Lot 6 and all of Lots 1, 2, 7, and 8 in City Block 18/4; and all of Lots 1-8 in City Block 33/48 into one lot on property located between Main Street, Lamar Street, Commerce Street, and Market Street. The request was approved on November 19, 2015 but has not been recorded.



STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CA-1(A) Central Area 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Record Street & Jackson Street. Section 51A 8.602(d)(1).
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
17. Prior to final plat, show boundary line encroachment agreement Instrument No. 201800314728.
18. Prior to final plat, provide 8.5 inch by 11 inch signed and sealed drawing showing dimensions between existing buildings and property lines of proposed plat.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

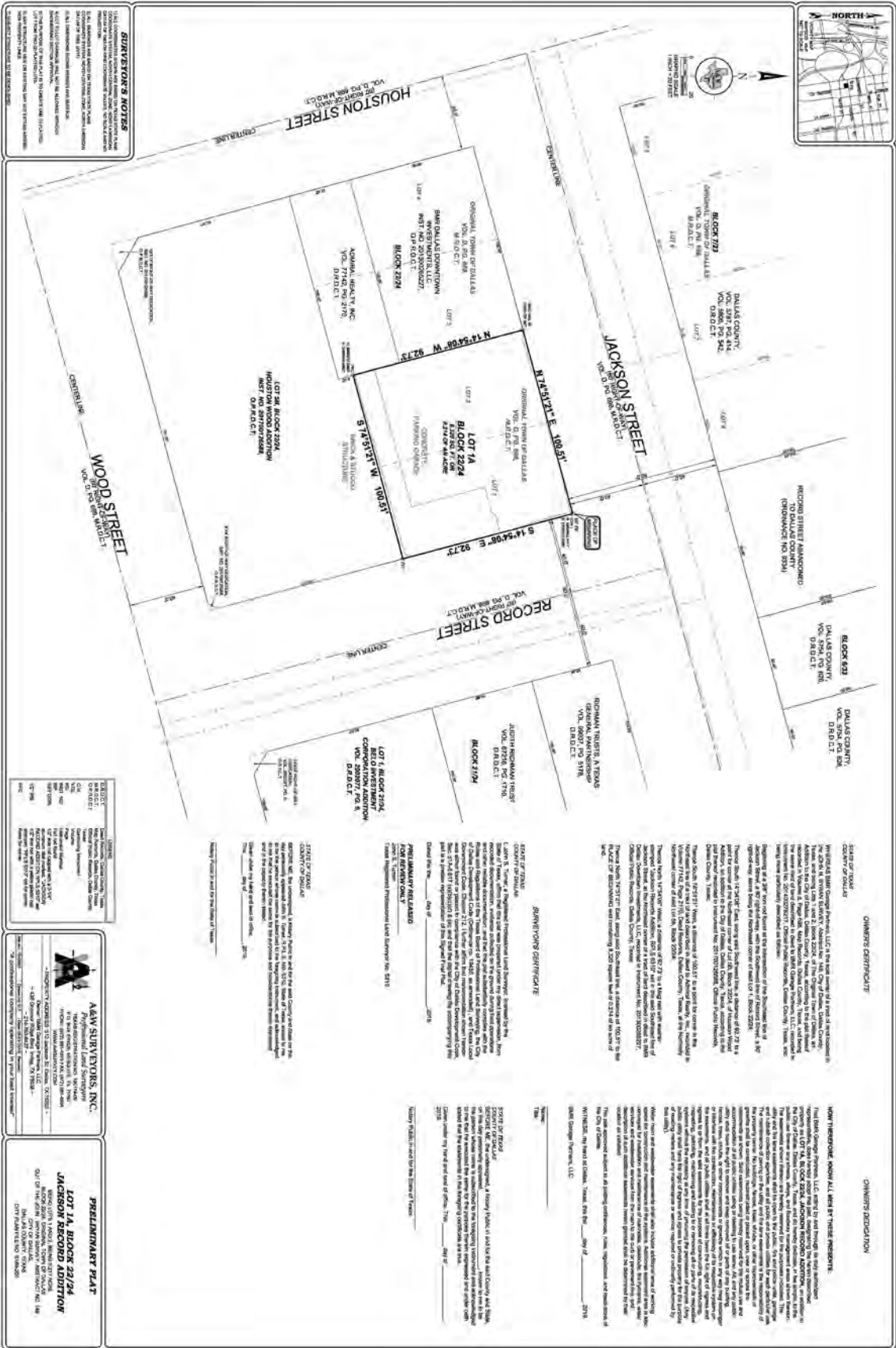
20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Any new services for water/wastewater in Central Business District require engineering and private development contract to install.
22. On the final plat, identify the property as Lot 1A in City Block 22/24. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S189-207 </u> Date: <u> 5/15/2019 </u>
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SURVEYOR'S NOTES

1. THIS PLAT IS A REVISION OF THE PLAT FOR BLOCK 2324, JACOBSON RECORD ADDITION, DALLAS COUNTY, TEXAS, FILED FOR RECORD IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, ON 06/15/2018.

2. THE TOTAL AREA OF THIS PLAT IS 1.14 ACRES, OR 49,100 SQ. FT.

3. THE TOTAL AREA OF THE ORIGINAL PLAT IS 1.14 ACRES, OR 49,100 SQ. FT.

4. THE TOTAL AREA OF THE ORIGINAL PLAT IS 1.14 ACRES, OR 49,100 SQ. FT.

5. THE TOTAL AREA OF THE ORIGINAL PLAT IS 1.14 ACRES, OR 49,100 SQ. FT.

6. THE TOTAL AREA OF THE ORIGINAL PLAT IS 1.14 ACRES, OR 49,100 SQ. FT.

7. THE TOTAL AREA OF THE ORIGINAL PLAT IS 1.14 ACRES, OR 49,100 SQ. FT.

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10. THE TOTAL AREA OF THE ORIGINAL PLAT IS 1.14 ACRES, OR 49,100 SQ. FT.

BLK/LOT	OWNER	ACRES	AREA	PERCENTAGE
BLK 2324	ALL RIGHTS RESERVED	1.14	49,100	100%
LOT 14	LOT 14, BLOCK 2324	0.38	15,500	31%
LOT 15	LOT 15, BLOCK 2324	0.38	15,500	31%
LOT 16	LOT 16, BLOCK 2324	0.38	15,500	31%

A&W SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 4800 WEST LOOP SOUTH, SUITE 1000
 DALLAS, TEXAS 75244
 (214) 343-3333
 www.aandwsurveyors.com

PRELIMINARY PLAT
LOT 1A, BLOCK 2324
JACOBSON RECORD ADDITION
 DALLAS COUNTY, TEXAS
 PREPARED BY: A&W SURVEYORS, INC.
 DATE: 06/15/2018

STATE OF TEXAS
COUNTY OF DALLAS

I, _____, Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor in the State of Texas. I further certify that the above and foregoing plat is a true and correct copy of the original plat as the same appears in my office and that the same has been duly recorded in the Public Records of Dallas County, Texas, in accordance with the provisions of the laws of this State.

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

 Surveyor

BLANKET CERTIFICATE

I, _____, of the County of Dallas, Texas, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor in the State of Texas. I further certify that the above and foregoing plat is a true and correct copy of the original plat as the same appears in my office and that the same has been duly recorded in the Public Records of Dallas County, Texas, in accordance with the provisions of the laws of this State.

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

 Surveyor

OWNER'S CERTIFICATE

I, _____, of the County of Dallas, Texas, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor in the State of Texas. I further certify that the above and foregoing plat is a true and correct copy of the original plat as the same appears in my office and that the same has been duly recorded in the Public Records of Dallas County, Texas, in accordance with the provisions of the laws of this State.

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

 Owner

HOW THESE NOTES KNOW ALL MEN BY THESE PRESENTS:

I, _____, of the County of Dallas, Texas, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor in the State of Texas. I further certify that the above and foregoing plat is a true and correct copy of the original plat as the same appears in my office and that the same has been duly recorded in the Public Records of Dallas County, Texas, in accordance with the provisions of the laws of this State.

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

 Surveyor

CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-208**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** McCree Road, north of Northwest Highway/State Highway Spur No. 244**DATE FILED:** May 10, 2019**ZONING:** CS**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 3.219-acres**MAPSCO:** 28Z**OWNER:** Club Azul, Inc.

REQUEST: An application to create one 3.219-acre lot from a tract of land in City Block 8043 on property located on McCree Road, north of Northwest Highway/State Highway Spur No. 244.

SUBDIVISION HISTORY:

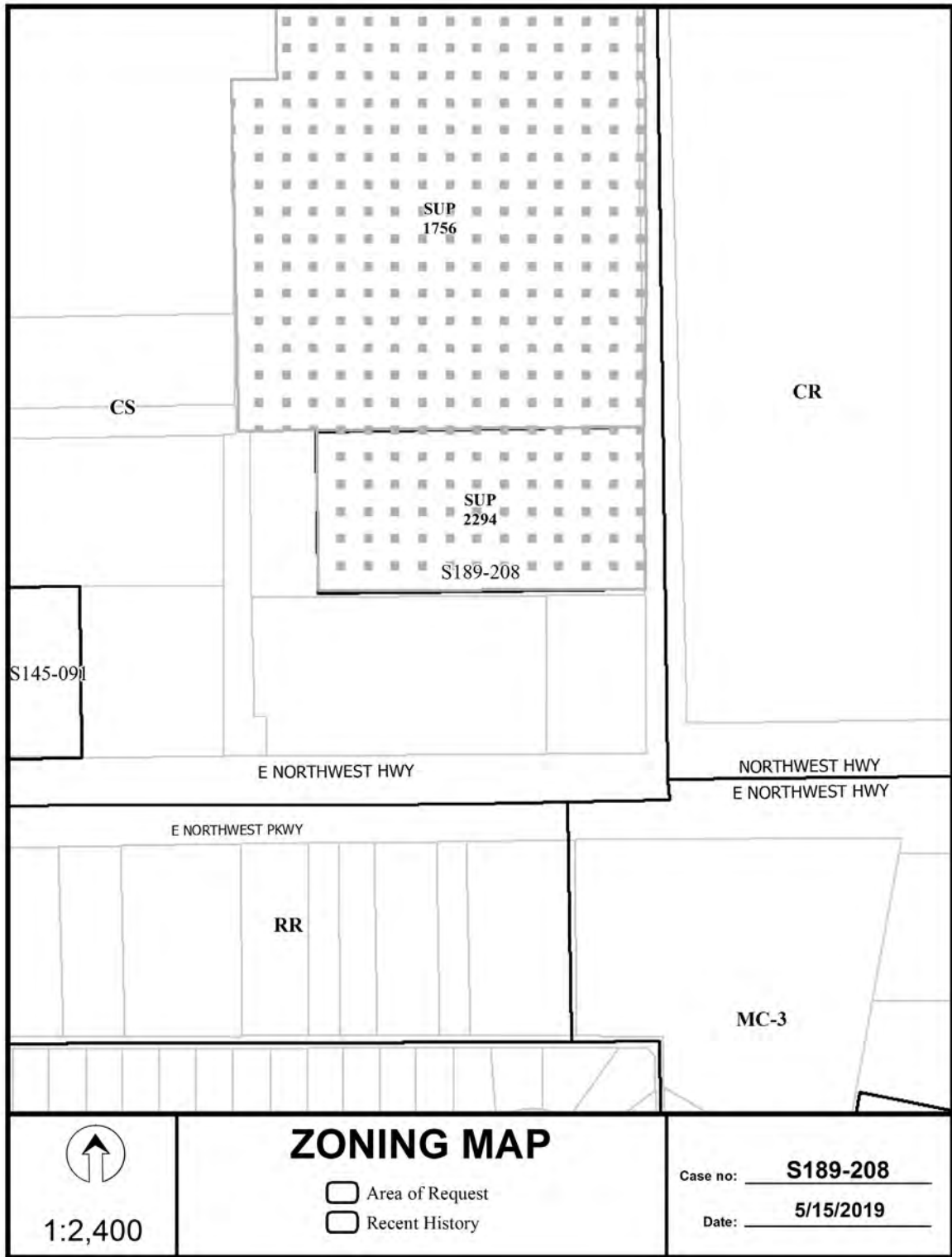
1. S145-091 was a request southwest of the present request to create one 0.836-acre lot from a tract of land in City Block 8043 on property located at 1801 E. Northwest Highway, west of McCree Road. The request was approved March 5, 2015 and recorded August 21, 2017.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CS Commercial Service 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat, change "East Northwest Highway (A.K.A. Spur 244)" to "Northwest Highway/State Highway Spur No. 244". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lot 8 in City Block D/8043. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S189-208 </u> Date: <u> 5/15/2019 </u>
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CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-209**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bird Street and Junius Street, north of Hill Avenue**DATE FILED:** May 10, 2019**ZONING:** LO-3**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.426-acres**MAPSCO:** 46E**OWNER:** Criswell Center for Biblical Studies, Inc.

REQUEST: An application to replat a 1.426-acre tract of land containing all of Lots 6, 7, 8, and part of Lot 9 in City Block B/776 to create one 0.763-acre lot and one 0.663-acre lot on property located between Bird Street and Junius Street, north of Hill Avenue.

SUBDIVISION HISTORY:

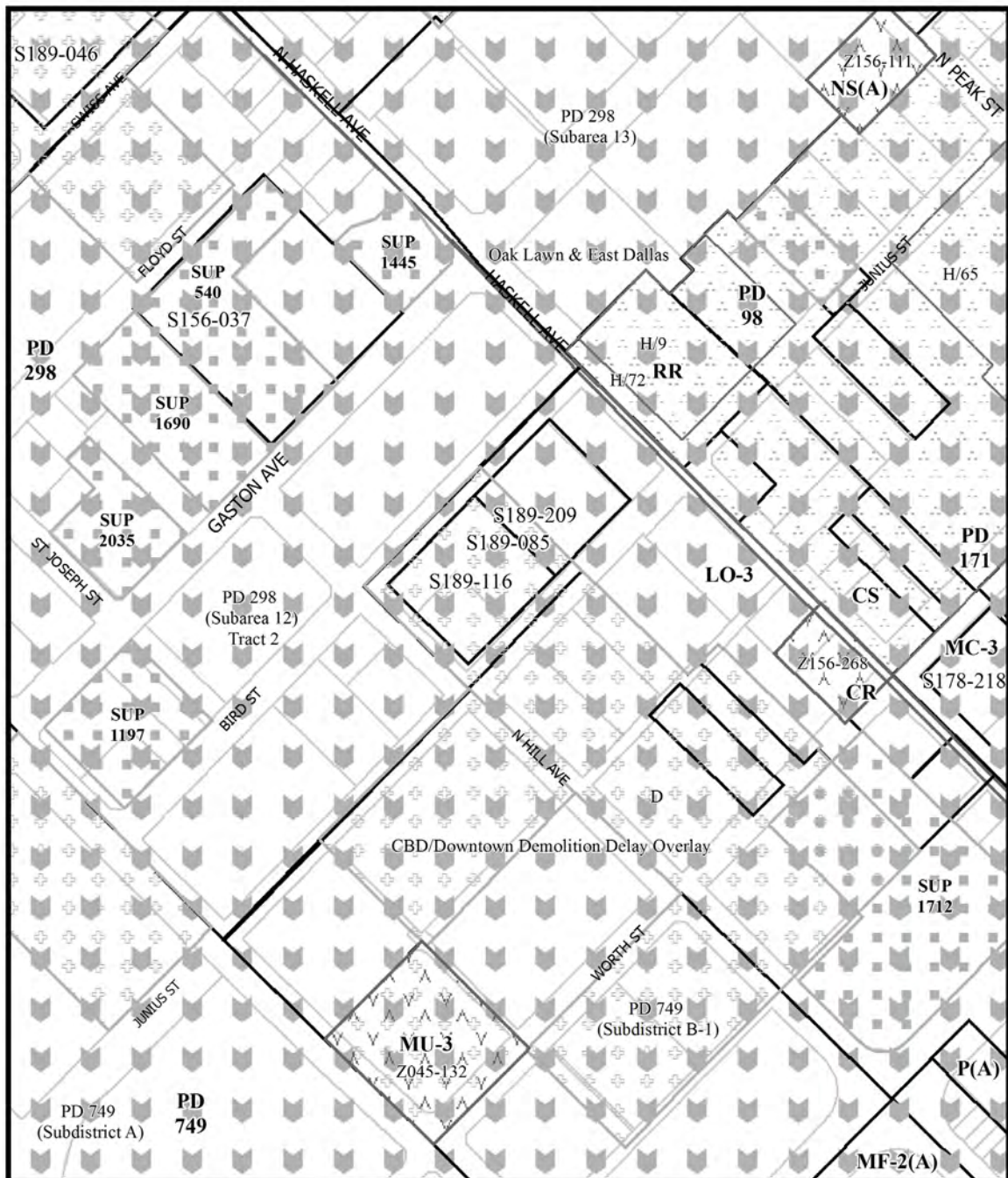
1. S189-116 was a request on the present request to replat a 0.763-acre tract of land containing all of Lots 6 and 7 in City Block B/776 to create one lot on property located on Junius Street at Hill Avenue, north corner. The request was approved March 7, 2019 and was withdrawn May 10, 2019.
2. S189-085 was a request on the present request to replat a 1.426-acre tract of land containing all of Lots 6, 7, and 8 and part of Lot 9 in City Block B/776 to create one lot on property located at North Hill Avenue and Bird Street, east corner. The request was approved January 17, 2019 but has not been recorded.
3. S189-046 was a request northwest of the present request to replat a 4.686-acre tract of land containing part of City Block 1/741 to create one 4.686-acre lot on property bounded by Haskell Avenue, Swiss Avenue, Apple Street, and Live Oak Street. The request was approved December 13, 2018 but has not been recorded.
4. S178-218 was a request east of the present request to replat a 0.895-acre tract of land containing all of Lots 1 through 5 in City Block B/798 on property located on Haskell Avenue at Worth Street, east corner. The request was approved June 21, 2018 and recorded May 7, 2019.
5. S156-037 was a request northwest of the present request to create one 0.996-acre lot and one 0.964-acre lot from a 1.980-acre tract of land in City Blocks 765 and 766 on property located between Floyd Street and Gaston Avenue, southwest of Haskell Avenue. The request was approved December 17, 2015 and recorded May 3, 2019.




STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the LO-3 Light Office District; therefore, staff recommends approval subject to compliance with the following conditions:

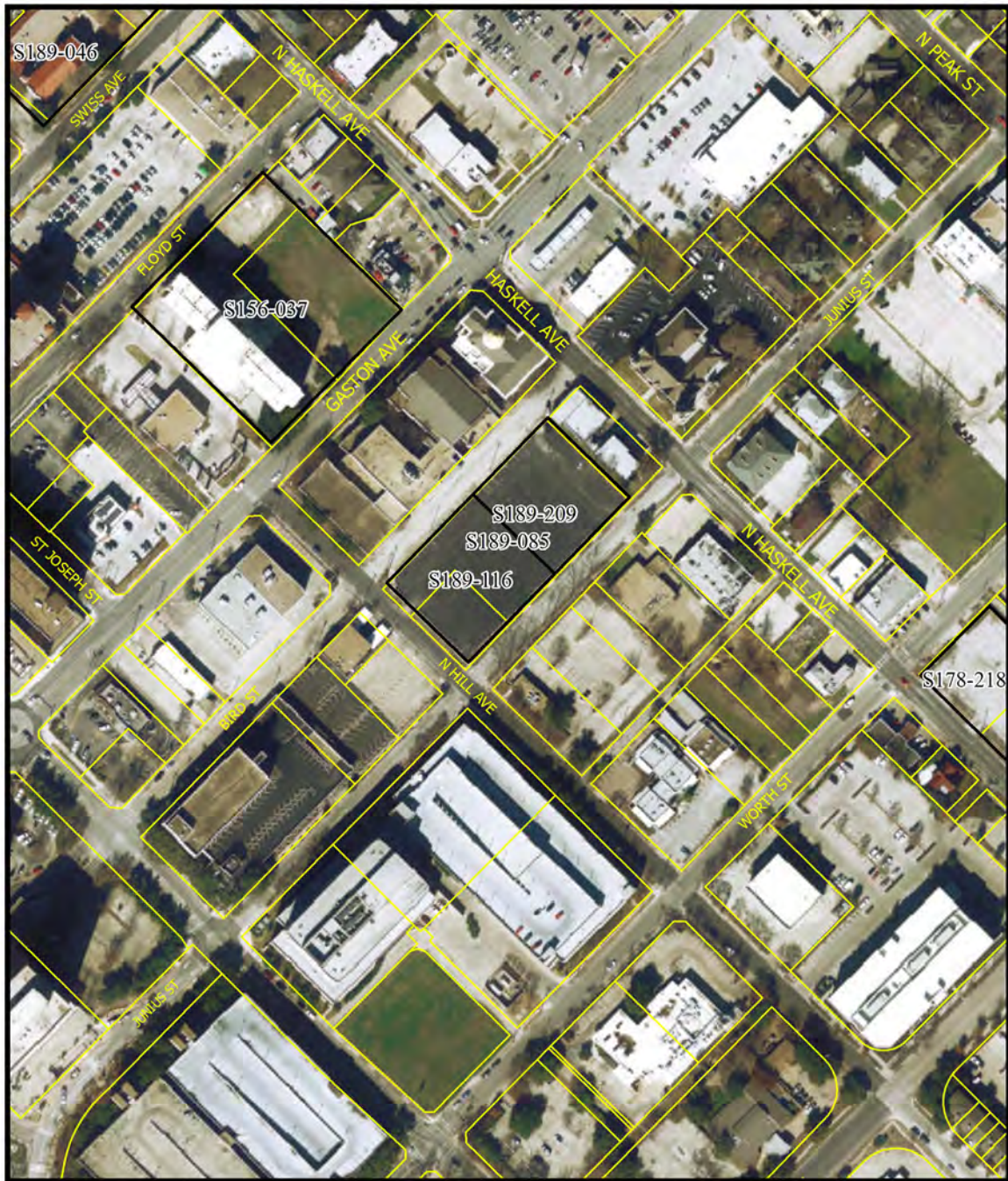
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.


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 full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." 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 Hill Avenue & Junius 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 Hill Avenue & Bird Street. Section 51A 8.602(d)(1).
17. 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.
18. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
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, identify the property as Lots 6A and 8A in City Block B/776. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S189-209 Date: 5/15/2019
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 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-209 </u> Date: <u> 5/15/2019 </u>
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CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-210**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lancaster Avenue at Sabine Street, southwest corner**DATE FILED:** May 10, 2019**ZONING:** PD 468 (Subdistrict E, Tract 2) (WMU-8)**PD LINK:** <http://www.dallascityattorney.com/51P/Supp%2055/Articles/ARTICLE%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.60-acre**MAPSCO:** 45W**OWNER:** GRBK Frisco, LLC

REQUEST: An application to replat a 0.60-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create 12-lot Shared Access Development ranging in size from 1,386 square feet to 2,109 square feet and one common area on property located on Lancaster Avenue at Sabine Street, southwest corner.

SUBDIVISION HISTORY:

1. S189-151 was a request southeast of the present request to replat a 0.88-acre tract of land containing all of Lots 5 and 6 in City Block 61/3042 to create 20-lot Shared Access Development and 3 common areas on property located on Sixth Street at Ewing Avenue, northwest corner. The request was withdrawn May 25, 2019.
2. S134-218 was a request south of the present request to replat a 0.180-acre tract of land containing part of Lot 4 in City Block 71/3052 on property located at 421 North Lancaster Avenue. The request was approved August 21, 2014 but has not been recorded.

STAFF RECOMMENDATION: The request is in PD 468 (Subdistrict E, Tract 2) (WMU-8). The request is to replat to create 12-lot Shared Access Development ranging in size from 1,386 square feet to 2,109 square feet and one common area.

Per Sec.51P-468.106 (b)(5), Subdistrict E must comply with the WMU-8 Walkable Urban Mixed Use 8 District regulations and development standards in Article XIII. The minimum lot area requirement is 12,000 square feet.

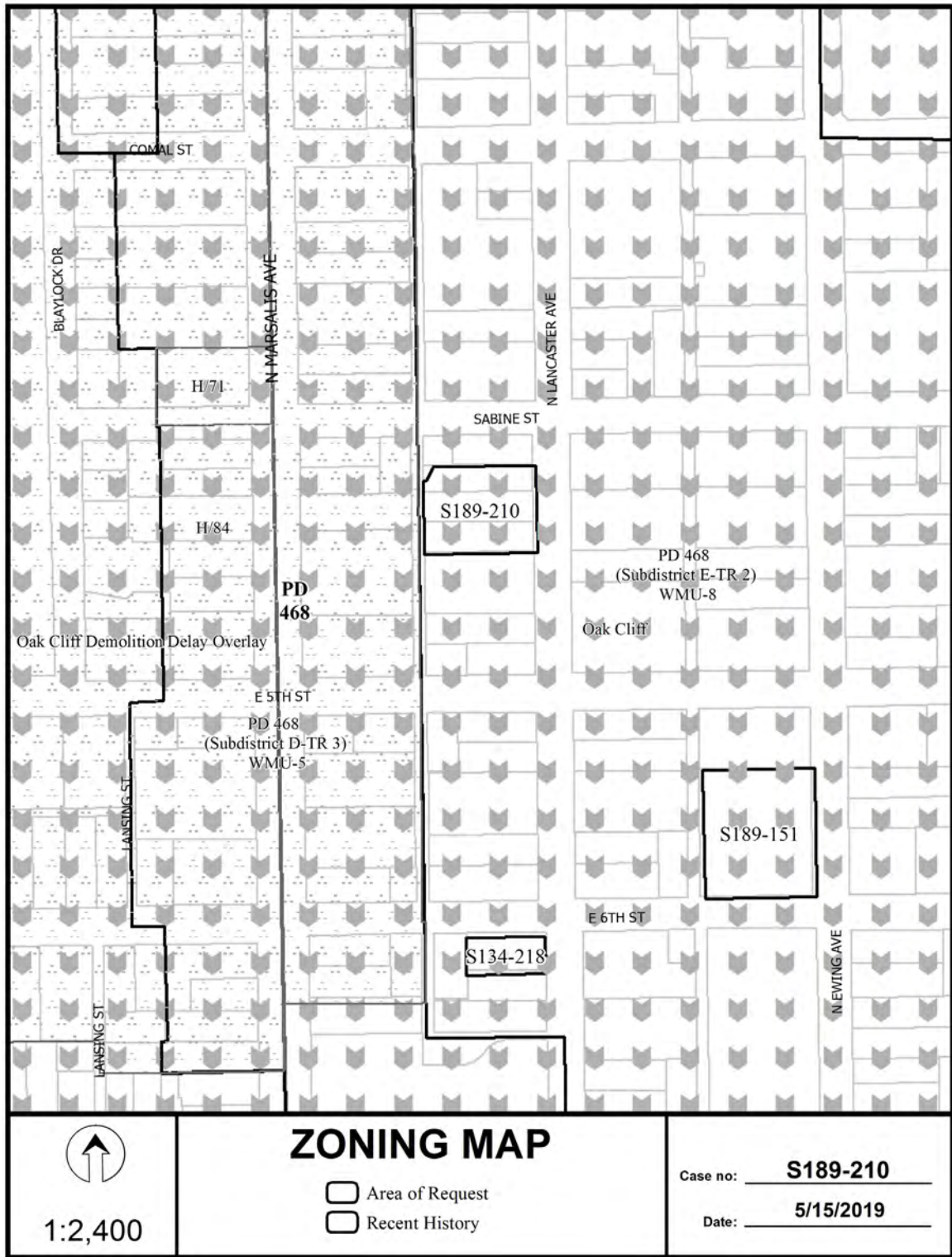
Staff has determined that the request complies with the requirements of PD 468 (Subdistrict E, Tract 2) (WMU-8); therefore, staff recommends approval subject to compliance with the following conditions:

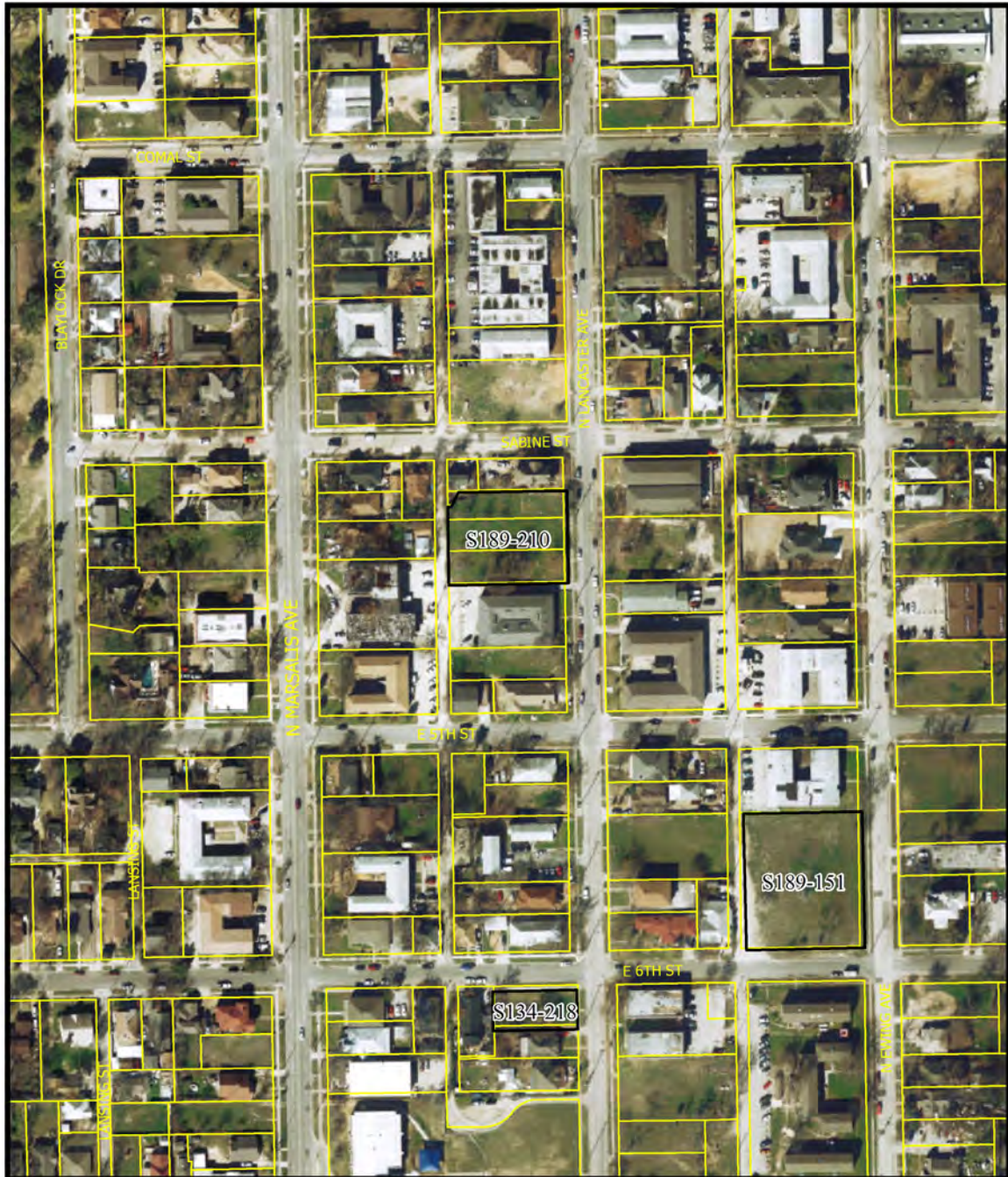
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 12 lots and one common area.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. Final plat must comply with Form base District Article XIII set forth by City Code 51A-13.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

18. On the final plat, place a 3-foot barrier easement between end of shared access easement and alley right-of-way.
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. 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)
23. 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
24. 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 development have been met. Section 51A-4.411(c)(3)
25. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
26. 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)
27. 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)
28. 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)

29. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
30. 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)
31. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
32. 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)
33. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
34. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
35. 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
36. On the final plat, provide standard shared access language in Owner's Dedication.
37. On the final plat, change "N Lancaster Road" to "Lancaster Avenue". Section 51A-8.403.(a)(1)(A)(xii)
38. On the final plat, identify the property as Lots 5A through 5H and Lots 5J through 5M in City Block 55/3036. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-210 </u> Date: <u> 5/15/2019 </u>
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CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-211**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Davis Street at Plymouth Road, northeast corner**DATE FILED:** May 10, 2019**ZONING:** PD 830 (Subdistrict 6B)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf>**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 8.684-acres **MAPSCO:** 53D**OWNER:** CND-West Davis II, LLC

REQUEST: An application to replat 8.684-acre tract of land containing part of Lot 1 in City Block C/5938, all of City Block A/5938, tract of land in City Block 5943, and part of a 20-foot to be abandoned alley to create 82-lot Shared Access Development with one amenity area, and 7 common areas on property located on Davis Street at Plymouth Road, northeast corner.

SUBDIVISION HISTORY:

1. S189-203 is a request contiguous to west of the present request to replat a 11.063-acre tract of land containing part of Lot 1 in City Block C/5938 to create one lot on property located at terminus of Franklin Street, north of Davis Street. The request is in City Plan Commission Hearing Agenda June 6, 2019.

STAFF RECOMMENDATION: The request is in PD 830 (Subdistrict 6B). PD 830 (Subdistrict 6B) was created by Ordinance No. 31161 and approved by City Council on April 10, 2019. Per Section 51P-830.107 (c) "In subdistrict 6B, for single family uses, development and use of the property must comply with the Subdistrict 6B conceptual plan (Exhibit 830E)." The maximum number of dwelling units allowed is 82 in shared access development with no minimum lot size requirement.

The request is to create 82-lot Shared Access Development with one amenity area and 7 common areas. The proposed plat complies with the Conceptual Plan (Exhibit 830E) that was approved by City Plan Commission March 7, 2019.

Staff has determined that the request complies with the requirements of PD 830 (Subdistrict 6B); therefore, staff recommends approval subject to compliance with the following conditions:

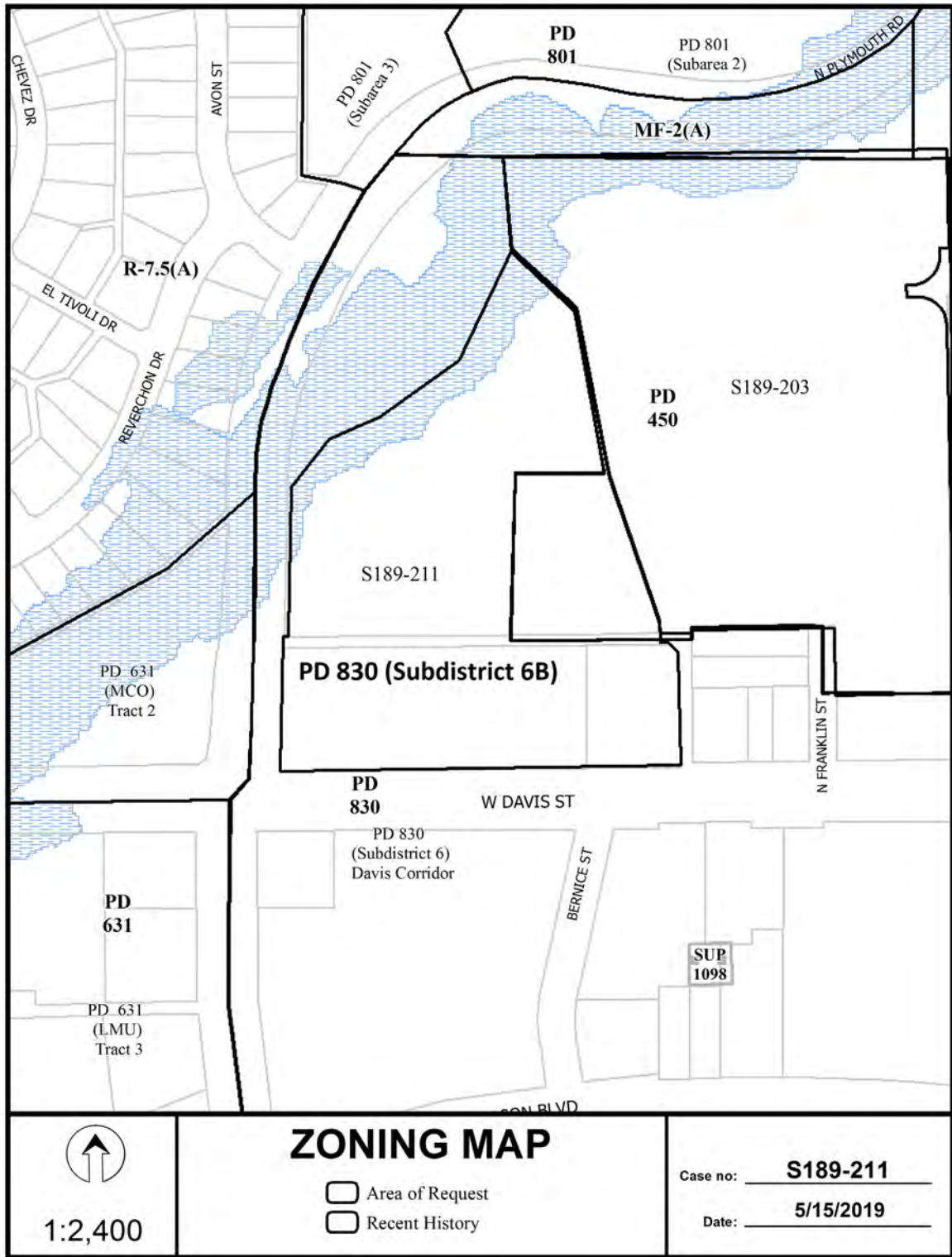
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 82 and 8 common areas.
12. On the final plat, add a label "Amenity Area" for Common Area "H".
13. Prior to final and recordation of the plat, S189-203 must be recorded.
14. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
15. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
16. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple) from the established center line of Plymouth Avenue. Section 51A 8.602(c).
18. On the final plat, dedicate a 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Plymouth Avenue & Davis Street. Section 51A 8.602(d)(1).

19. On the final plat, dedicate a 7-foot by 7-foot corner clip (via fee simple or street easement) at all internal intersection corners. Section 51A 8.602(d)(1).
20. On the final plat, determine the 100-year water surface elevation across the plat.
21. 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) DWU Floodplain Management, and Drainage Design Manual Addendum V.
22. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
23. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
24. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
25. 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).
26. 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).
27. An approval from Transportation Department regarding any traffic modification that is needed will be required.
28. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
31. Addition name cannot start with a number.
32. 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).
33. 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.

34. 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.
35. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
36. Per PD 830 (Subdistrict 6B), minimum number of access points in a shared access development is two. One of the shared access points may serve as an exit only. Section 51P-830.114.2(e)(3)
37. 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
38. 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 development have been met. Section 51A-4.411(c)(3)
39. Prior to submittal of the final plat, the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
40. 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)
41. 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)
42. 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)
43. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
44. 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)

45. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
46. 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)
47. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
48. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
49. 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
50. Prior to final plat, contact Real Estate to discuss abandonments shown on plat for fire lane easements, street easement, utility easement, alley and sanitary sewer easements.
51. On the final plat, label "Abandonments authorized by Ordinance No. _____ and recorded as Instrument No. _____". The street easement should include Utility Easement retained.
52. Prior to final plat, remove fence encroachment in Davis Street, metal fence and gate in 20-foot alley and provide written documentation and photos to Real Estate or contact Real Estate to discuss.
53. Prior to final plat, Real Estate release is required.
54. On the final plat, change "West Davis Street" to "Davis Street". Section 51A-8.403.(a)(1)(A)(xii)
55. On the final plat, identify the property as Lots 1 through 82 and Common Areas CA A through H in City Block A1/5943. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





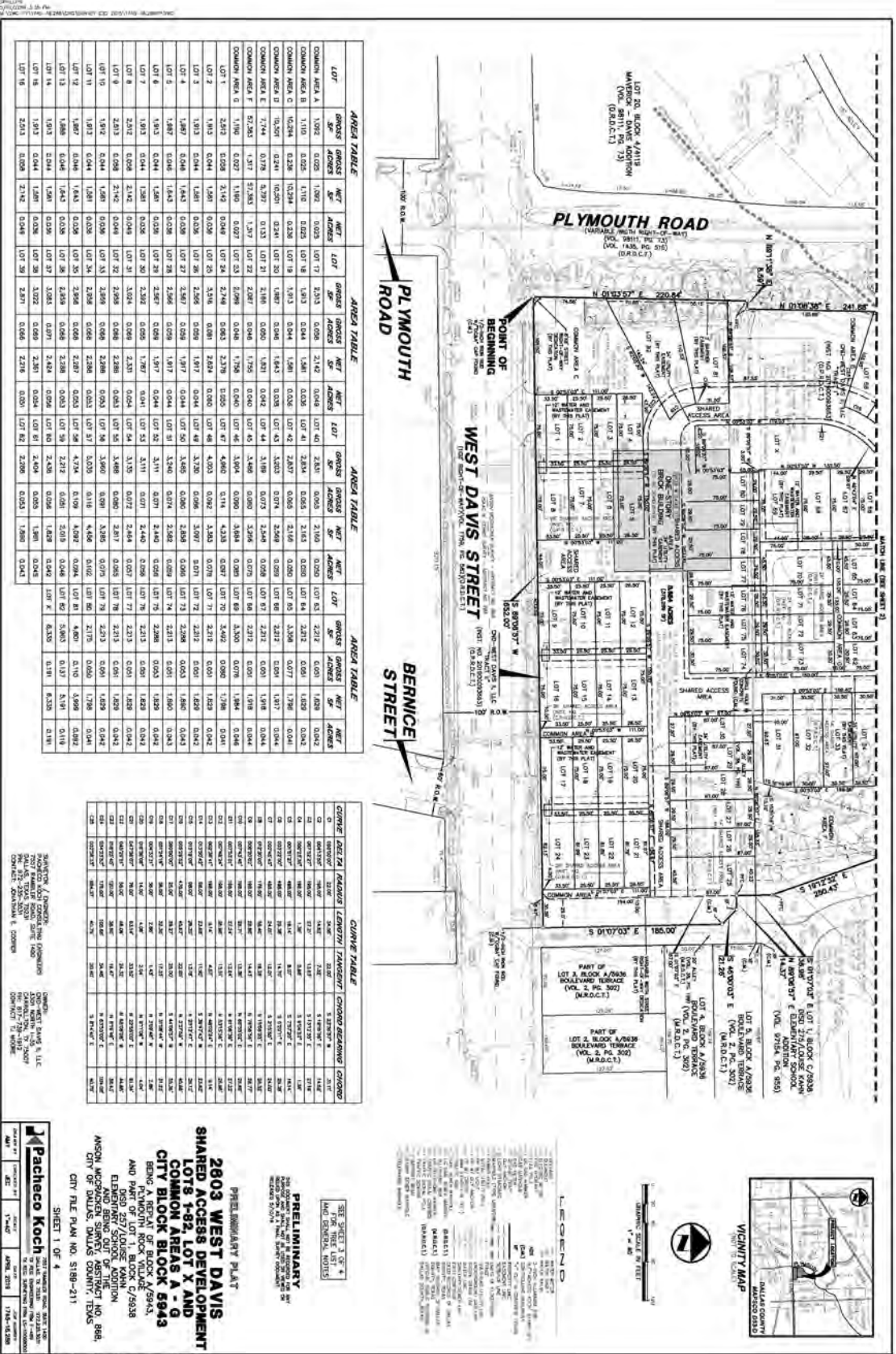
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AERIAL MAP

- Area of Request
- Recent History

Case no: S189-211

Date: 5/15/2019



LOT	AREA TABLE		AREA TABLE		AREA TABLE		AREA TABLE		AREA TABLE	
	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
LOT 1	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 2	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 3	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 4	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 5	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 6	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 7	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 8	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 9	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 10	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 11	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 12	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 13	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 14	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02
LOT 15	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02	1.02	0.02

OWNER	AREA	PERCENT	OWNER	AREA	PERCENT
LOT 1	1.02	0.02	LOT 1	1.02	0.02
LOT 2	1.02	0.02	LOT 2	1.02	0.02
LOT 3	1.02	0.02	LOT 3	1.02	0.02
LOT 4	1.02	0.02	LOT 4	1.02	0.02
LOT 5	1.02	0.02	LOT 5	1.02	0.02
LOT 6	1.02	0.02	LOT 6	1.02	0.02
LOT 7	1.02	0.02	LOT 7	1.02	0.02
LOT 8	1.02	0.02	LOT 8	1.02	0.02
LOT 9	1.02	0.02	LOT 9	1.02	0.02
LOT 10	1.02	0.02	LOT 10	1.02	0.02
LOT 11	1.02	0.02	LOT 11	1.02	0.02
LOT 12	1.02	0.02	LOT 12	1.02	0.02
LOT 13	1.02	0.02	LOT 13	1.02	0.02
LOT 14	1.02	0.02	LOT 14	1.02	0.02
LOT 15	1.02	0.02	LOT 15	1.02	0.02

PRELIMINARY PLAT
2803 WEST DAVIS
SHARED ACCESS DEVELOPMENT
LOTS 1-15, LOT X AND
COMMON AREAS A - G
CITY BLOCK BLOCK 5943

AND PART OF PLYMOUTH ROAD (VOLUME 9/5938)
 ELEMENTARY SCHOOL ADDITION
 BEING A RE-PLAN OF BLOCK 5943
 ANSON WOODRICK SHAW, AGENCY
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Pacheco Koch
 17140-14388

CITY PLAN COMMISSION

THURSDAY JUNE 6, 2019

FILE NUMBER: S189-212

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Iberia Avenue at Burgess Boulevard, southeast corner

DATE FILED: May 13, 2019

ZONING: IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.737-acre

MAPSCO: 44A

OWNER: Ouellette and Company

REQUEST: An application to replat a 0.737-acre tract of land containing all of lots 16 through 19 in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner.

SUBDIVISION HISTORY:

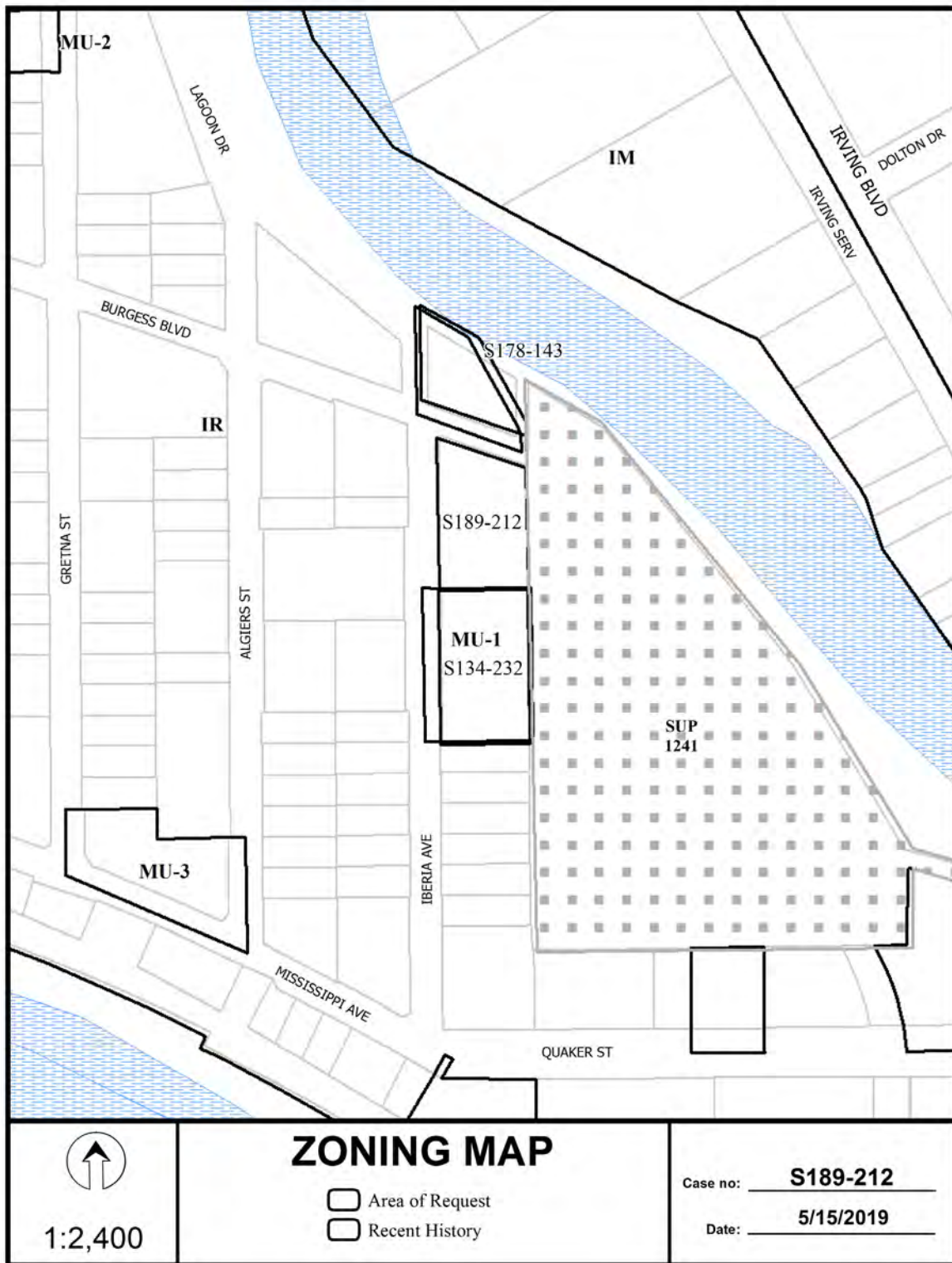
1. S178-143 was a request north of the present request to replat a 0.446-acre tract of land containing part of Lots 1 and 2, and 25 feet of abandoned street in City Block 15/8570 to create one lot on property located on Burgess Boulevard at Iberia Avenue, northeast corner. The request was approved April 5, 2018 but has not been recorded.
2. S134-232 was a request south of the present request to replat a 0.826-acre tract of land containing all of Lots 11-15 in City Block 14/8570 into one lot on property located at 4750 Iberia Avenue. The request was approved September 18, 2014 and recorded May 16, 2017.

STAFF RECOMMENDATION: 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.

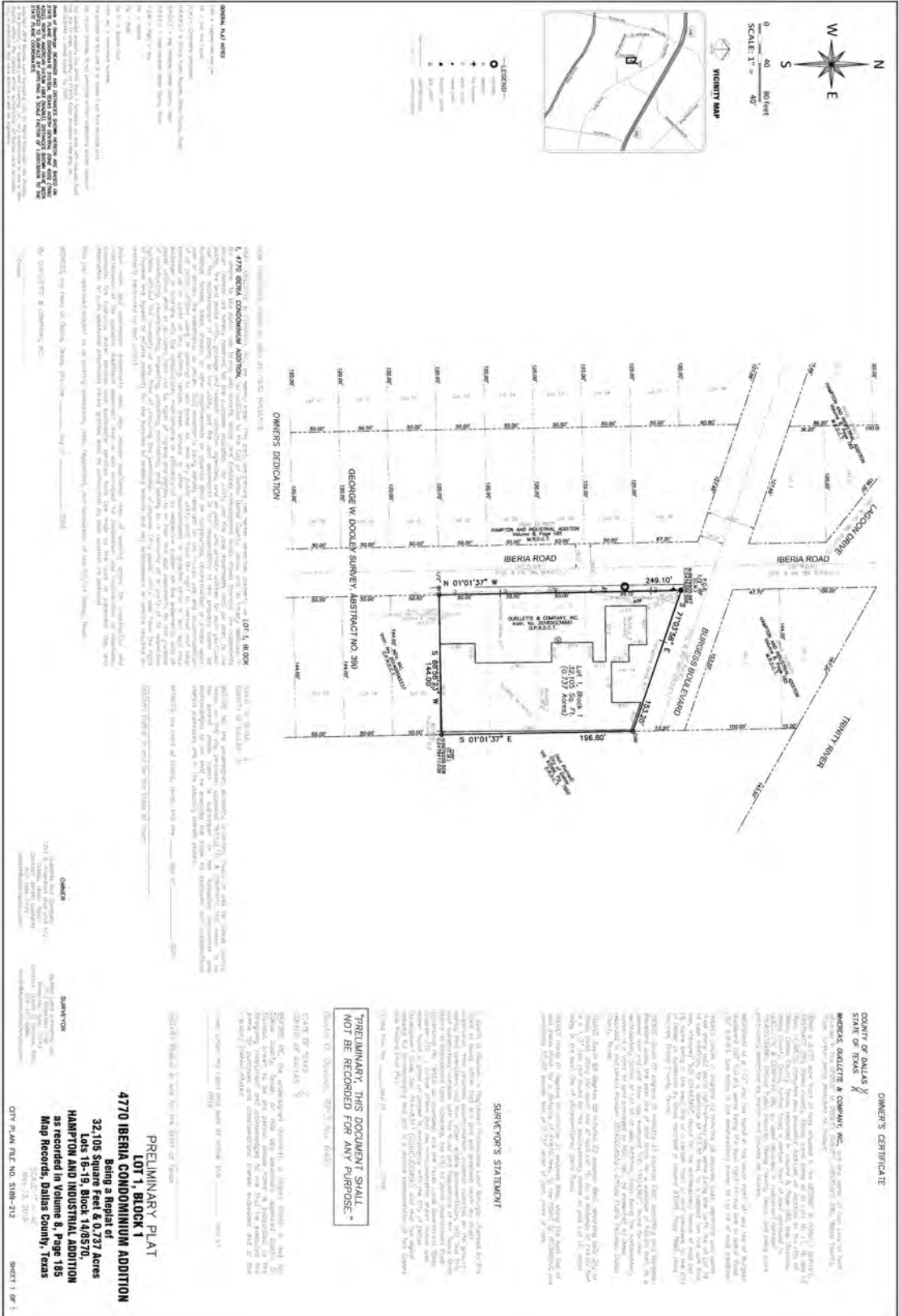
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Iberia Avenue & Burgess Boulevard. 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 Iberia Avenue & Burgess Boulevard. Section 51A 8.602(d)(1).
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, provide 8.5-inch by 11-inch drawing showing extension of building at southeast corner of proposed plat.
21. On the final plat, show topography.

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. Prior to final plat, confirm if chain link fence is encroaching on Iberia Road and if so, provide written confirmation of removal of the encroachment and photos to Real Estate.
24. On the final plat, change “Iberia Road” to “Iberia Avenue”. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lot 16A in City Block 14/8570. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-212 </u> Date: <u> 5/15/2019 </u>
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OWNER'S CERTIFICATE

COUNTY OF DALLAS
 STATE OF TEXAS
 MORGAN DOLITTLE & COMPANY, INC., a corporation organized under the laws of the State of Texas, do hereby certify that the above described premises are the property of the undersigned and that the same are being offered for sale to the public by public auction on the date and at the place hereinabove stated. The undersigned is the owner of the above described premises and is the holder of the title thereto. The undersigned is the owner of the above described premises and is the holder of the title thereto. The undersigned is the owner of the above described premises and is the holder of the title thereto.

SURVEYOR'S STATEMENT

I, the undersigned, being duly sworn, depose and say that I am a duly licensed and qualified surveyor in the State of Texas, and that I am the author of the above and foregoing plat, and that the same is a true and correct representation of the facts as the same exist on the ground, and that I am not aware of any facts or circumstances which would render the same incorrect or misleading. I declare under penalty of perjury that the foregoing is true and correct. Executed on this 15th day of June, 2012, at Dallas, Texas.

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

STATE OF TEXAS
 COUNTY OF DALLAS
 I, the undersigned, being duly sworn, depose and say that I am a duly licensed and qualified surveyor in the State of Texas, and that I am the author of the above and foregoing plat, and that the same is a true and correct representation of the facts as the same exist on the ground, and that I am not aware of any facts or circumstances which would render the same incorrect or misleading. I declare under penalty of perjury that the foregoing is true and correct. Executed on this 15th day of June, 2012, at Dallas, Texas.

**PRELIMINARY PLAT
 LOT 1, BLOCK 1
 4770 IBERIA CONDOMINIUM ADDITION**

Being a Replica of
 32,105 Square Feet & 0.737 Acres
 Lots 16-19, Block 148570,
 HAMPTON AND INDUSTRIAL ADDITION
 as recorded in Volume 8, Page 185
 Map Records, Dallas County, Texas

CITY PLAN FILE NO. S189-212
 SHEET 1 OF 1

CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-198**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Preston Road at Lupton Drive, northeast corner**DATE FILED:** May 9, 2019**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.56-acre**MAPSCO:** 25P**OWNERS:** Shay Mayya & Ashley Mayya

REQUEST: An application to replat a 0.56-acre tract of land containing all of Lot 1 in City Block B/5481 and a portion of an abandoned tract of land in City Block B/5481 to create one lot on property located on Preston Road at Lupton Drive, northeast corner.

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

PROPERTY OWNER NOTIFICATION: On May 20, 2019, 11 notices were sent to property owners within 200 feet of the proposed plat.

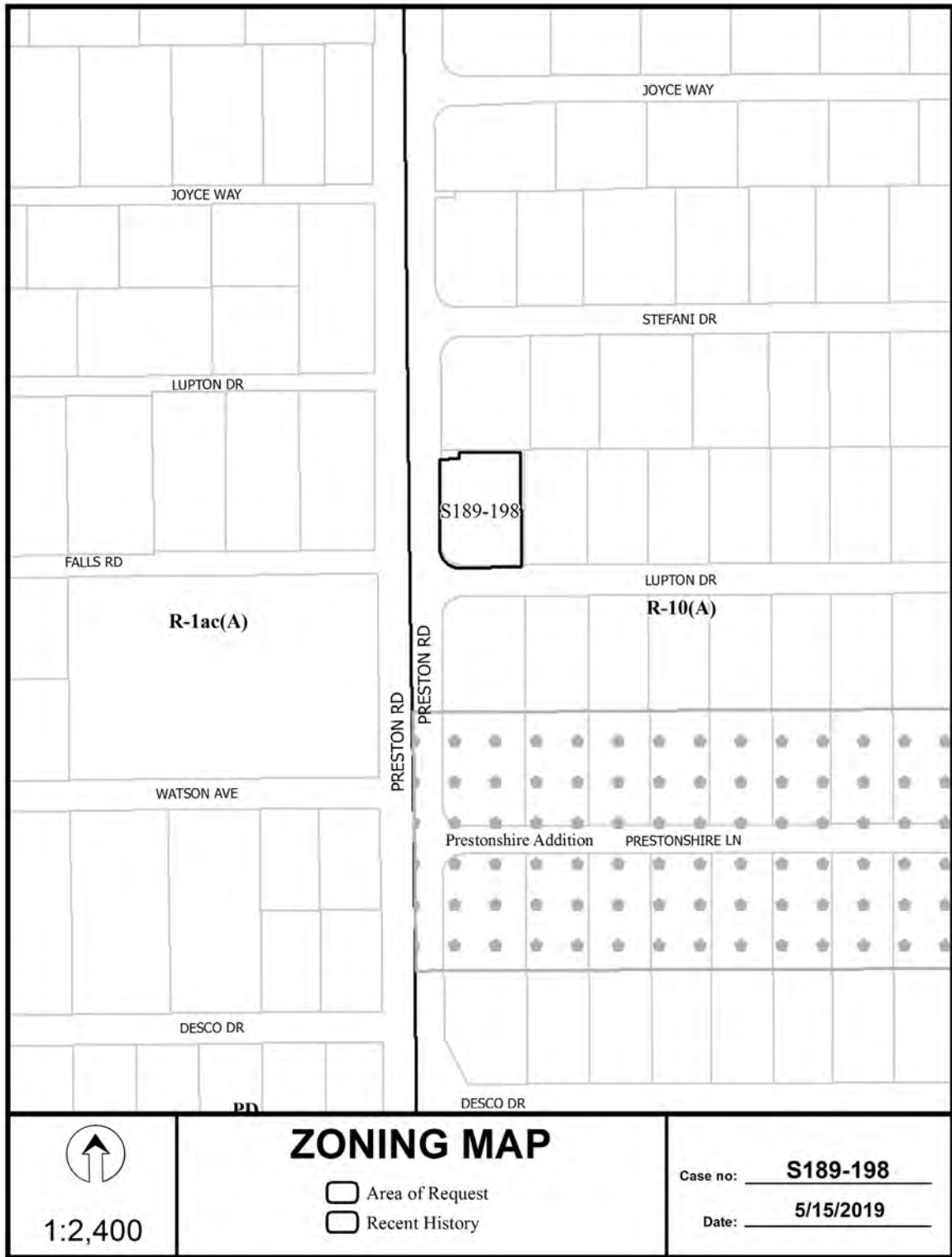
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of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

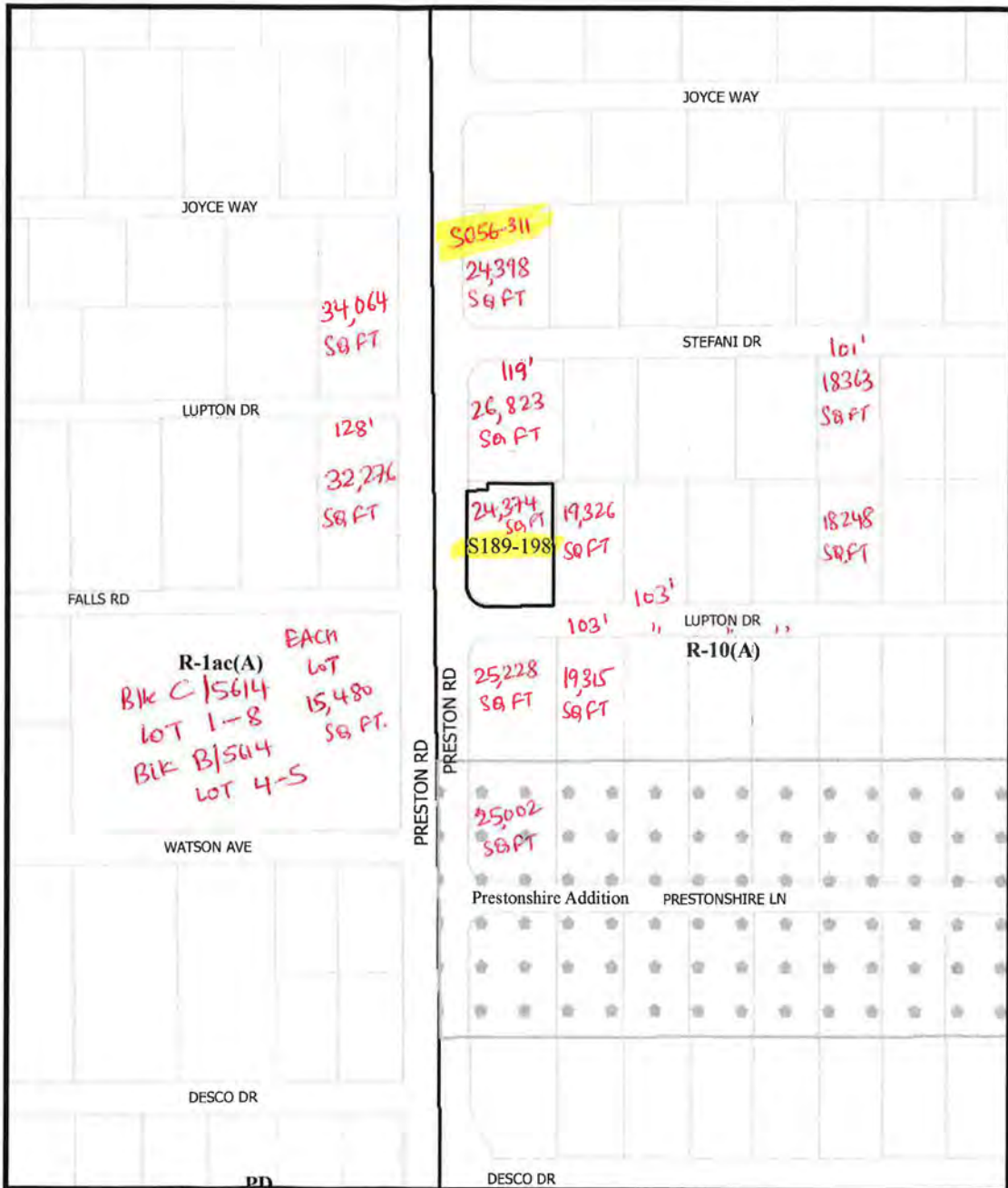
- The request is in R-10(A) Single Family District with minimum lot area requirement of 10,000 square feet. The request is to replat Lot 1 and an abandoned tract of land to create one 0.56-acre (24,374 square feet) lot.
- The lots to the north, east, and south of the request in R-10(A) have a width ranging in size from 101 feet to 119 feet, and area ranging in size from 18,248 square feet to 26,823 square feet. (*refer to an existing area analysis map*)
- The plat (S056-311) to the north of the present request is to replat Lot 1 and an abandoned right-of-way in Block B/5480 to create one 24,944.84 sq. ft. (0.5726 acre) lot at 6007 Stefani Drive. The request was recorded September 13, 2006. (*refer to an existing area analysis map*)
- The lots to the west of the request in R-1ac(A) have a width ranging in size from 94 feet to 128 feet and area ranging in size from 15,480 square feet to 34,064 square feet. (*refer to an existing area analysis map*)


Staff finds that there is an 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-10(A) Single Family District: therefore, staff recommends approval of the request subject to compliance with the following conditions:

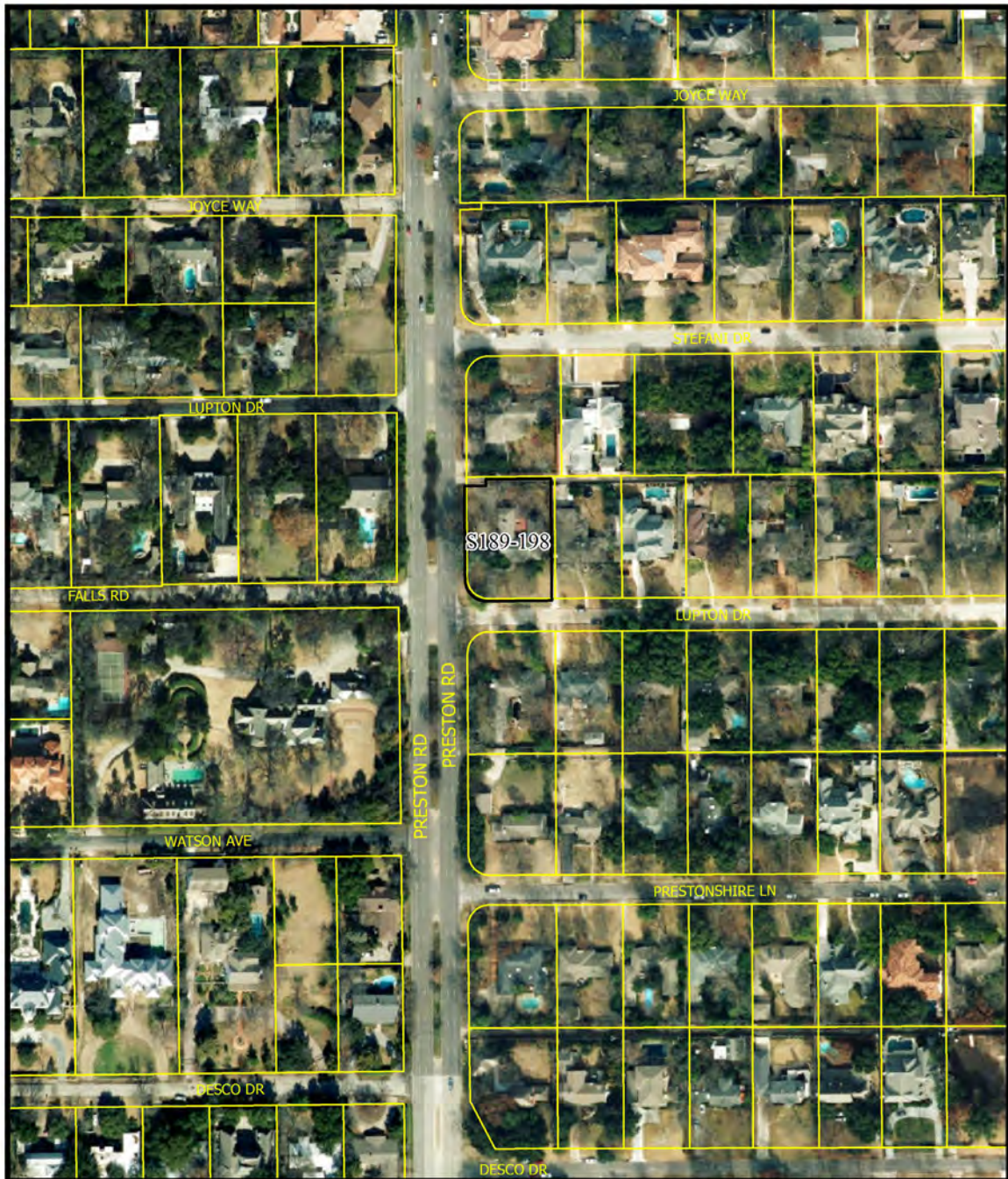
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 one.
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
14. On the final plat, dedicate 7.5 feet of right-of-way from the established center line of Alley. Section 51A 8.602(c).
15. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Preston Road & the alley. Section 51A-8.602(e),


16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Prior to final plat, contact Real Estate to discuss what is meant by "Park Area" as noted in the purpose of the plat.
20. On the final plat, change "Falls Rd" to "Falls Road (F.K.A. Lupton Way)", per Ordinance 3815. Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, change "Lupton Avenue" to "Lupton Drive". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 1A in City Block B/5481. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

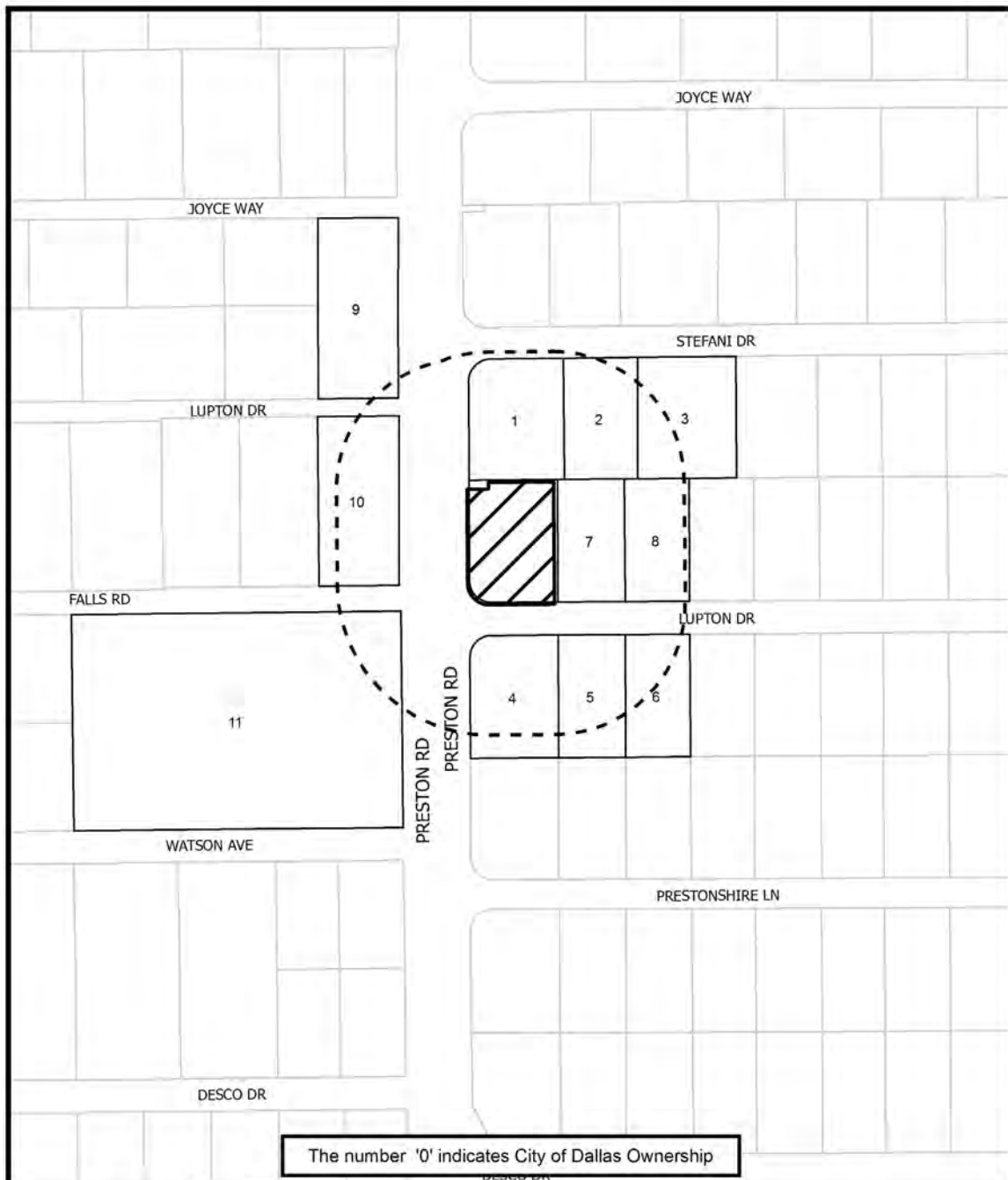




 1:2,400	<p style="text-align: center;">EXISTING AREA ANALYSIS MAP</p> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: S189-198</p> <p>Date: 5/15/2019</p>
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 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S189-198 </u> Date: <u> 5/15/2019 </u>
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The number '0' indicates City of Dallas Ownership

 1:2,400	NOTIFICATION	Case no: S189-198
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">11</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 5/15/2019

05/15/2019

Notification List of Property Owners

S189-198

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6006 STEFANI DR	PUSTEJOVSKY DOROTHY H
2	6014 STEFANI DR	ROMAN JORGE &
3	6030 STEFANI DR	KUHN RONALD
4	6006 LUPTON DR	REYES SOFIA DESCENDANTS TRUST
5	6014 LUPTON DR	PALMER SCOTT & BECKY
6	6022 LUPTON DR	NUMAJIRI AYAKO K
7	6015 LUPTON DR	PALMER ANTHONY & LISA
8	6023 LUPTON DR	KONEN ANDREW A & MONTI K
9	5952 JOYCE WAY	DESINOR GARCIA JR &
10	5950 LUPTON DR	WILBERT JOSEPH P JR
11	9323 PRESTON RD	PACKER MILTON &

CITY PLAN COMMISSION**THURSDAY JUNE 6, 2019****FILE NUMBER:** S189-200**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Audubon Place, north of Park Lane**DATE FILED:** May 9, 2019**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 3.194-acres **MAPSCO:** 24Q**OWNER:** Z & A 2018 Irrevocable Trust

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S189-189 was a request southwest 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.
2. 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.

PROPERTY OWNER NOTIFICATION: On May 20, 2019, 11 notices were sent to property owners within 200 feet of the proposed plat.

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

- The request is in R-1ac(A) Single Family District with minimum lot area requirement of 1.00 acre (43,560 square feet). The request is to replat Lot 11A to create two lots of area 1.31 acre and 1.889 acre.
- The lots in the immediate vicinity of the request vary in width, depth, and area. The lots to the north of the request have widths ranging in size from 175 feet to 398 feet and areas ranging in size from 67,284 square feet to 176,836 square feet. (*refer Existing area analysis map*)
- The lots on the south line of the Audubon Place have widths ranging in size from 193 feet to 357 feet and areas ranging in size from 43,465 square feet to 91,236 square feet. (*refer Existing area analysis map*)

- The lots to the west and south of the request have widths ranging in size from 315 feet to 464 feet and areas ranging in size from 68,378 square feet to 218,055 square feet. (*refer Existing area analysis map*)

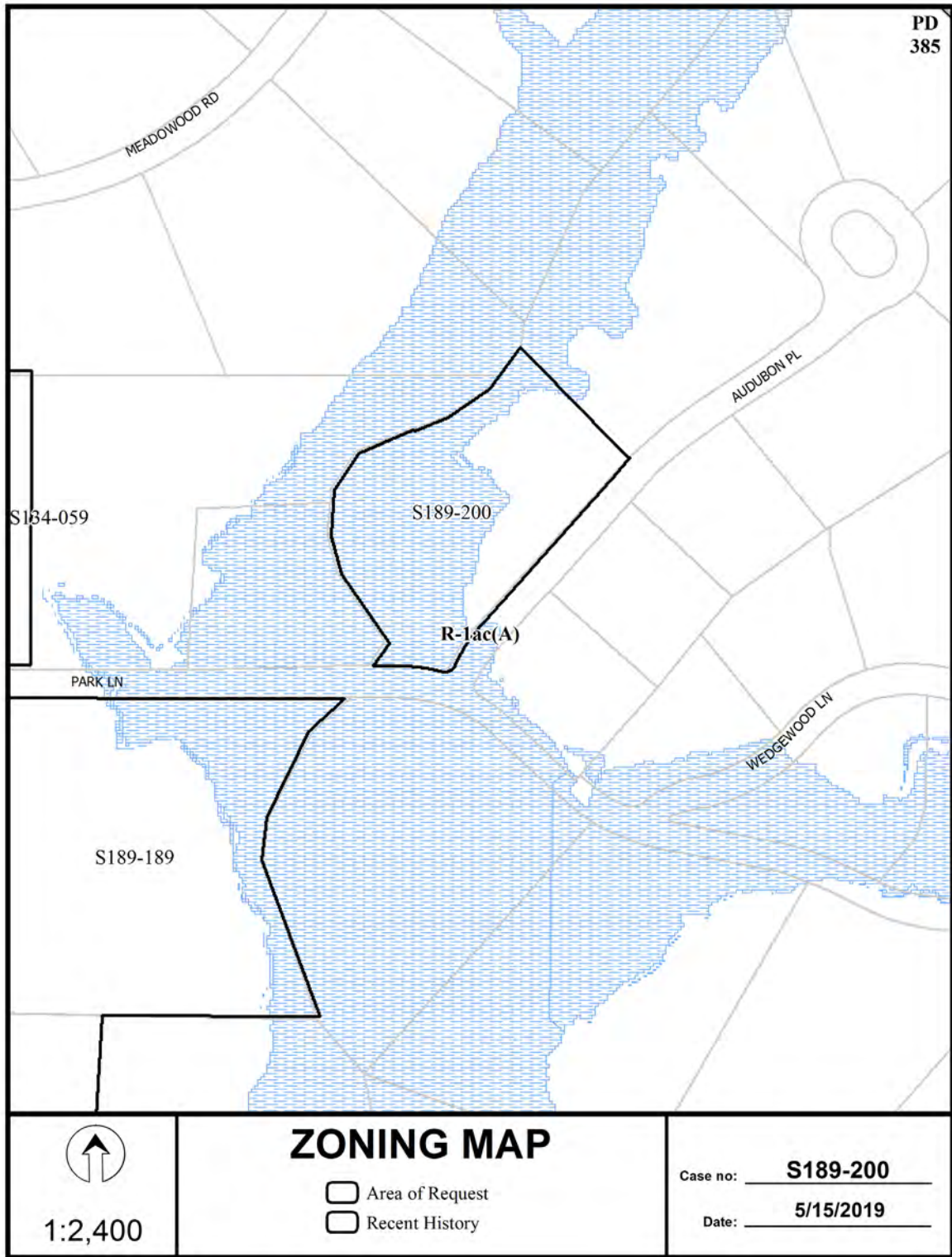
Staff finds that there is no established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the R-1ac(A) Single Family District: therefore, staff recommends approval of the request subject to compliance with the following conditions:

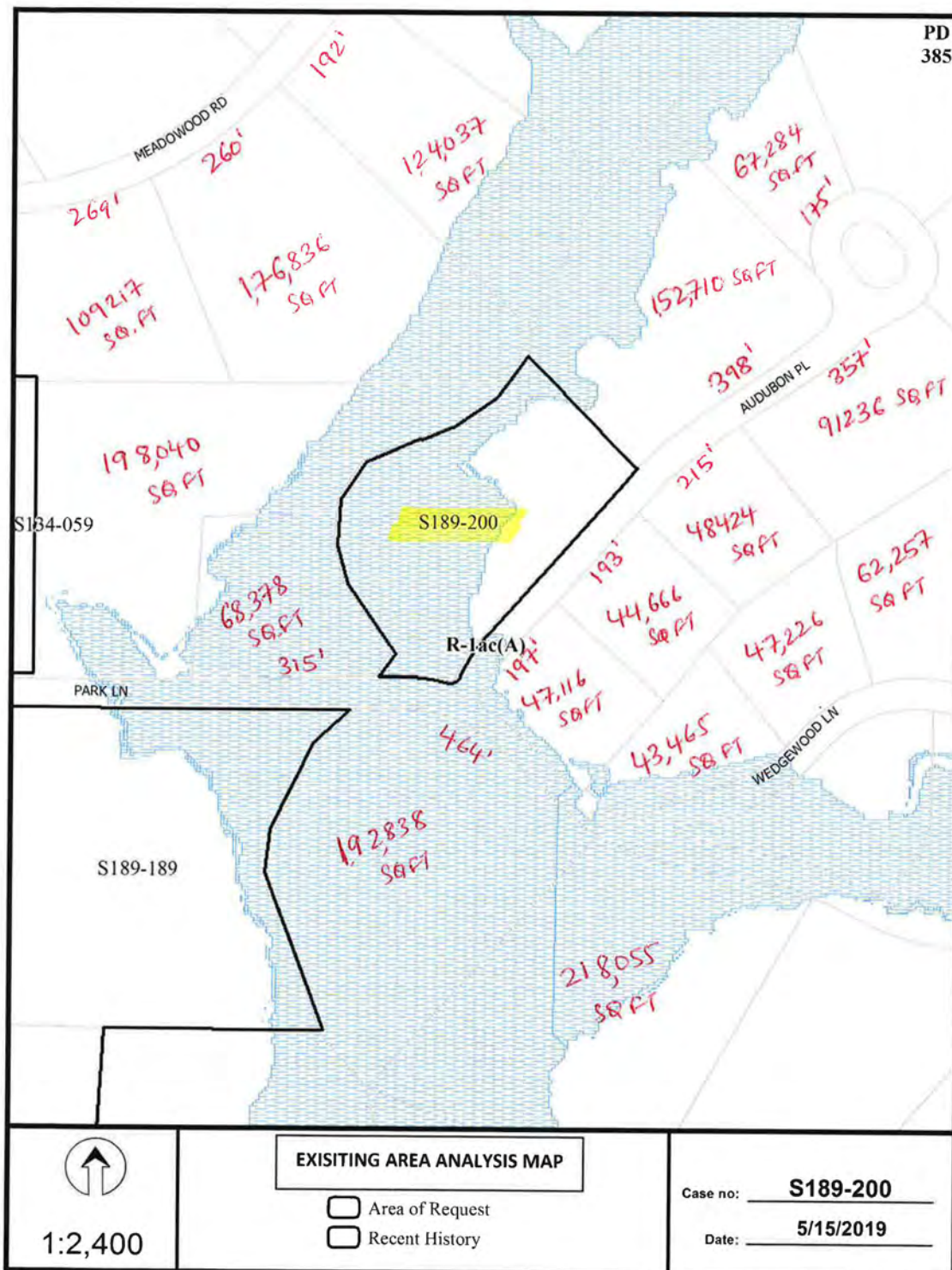
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts

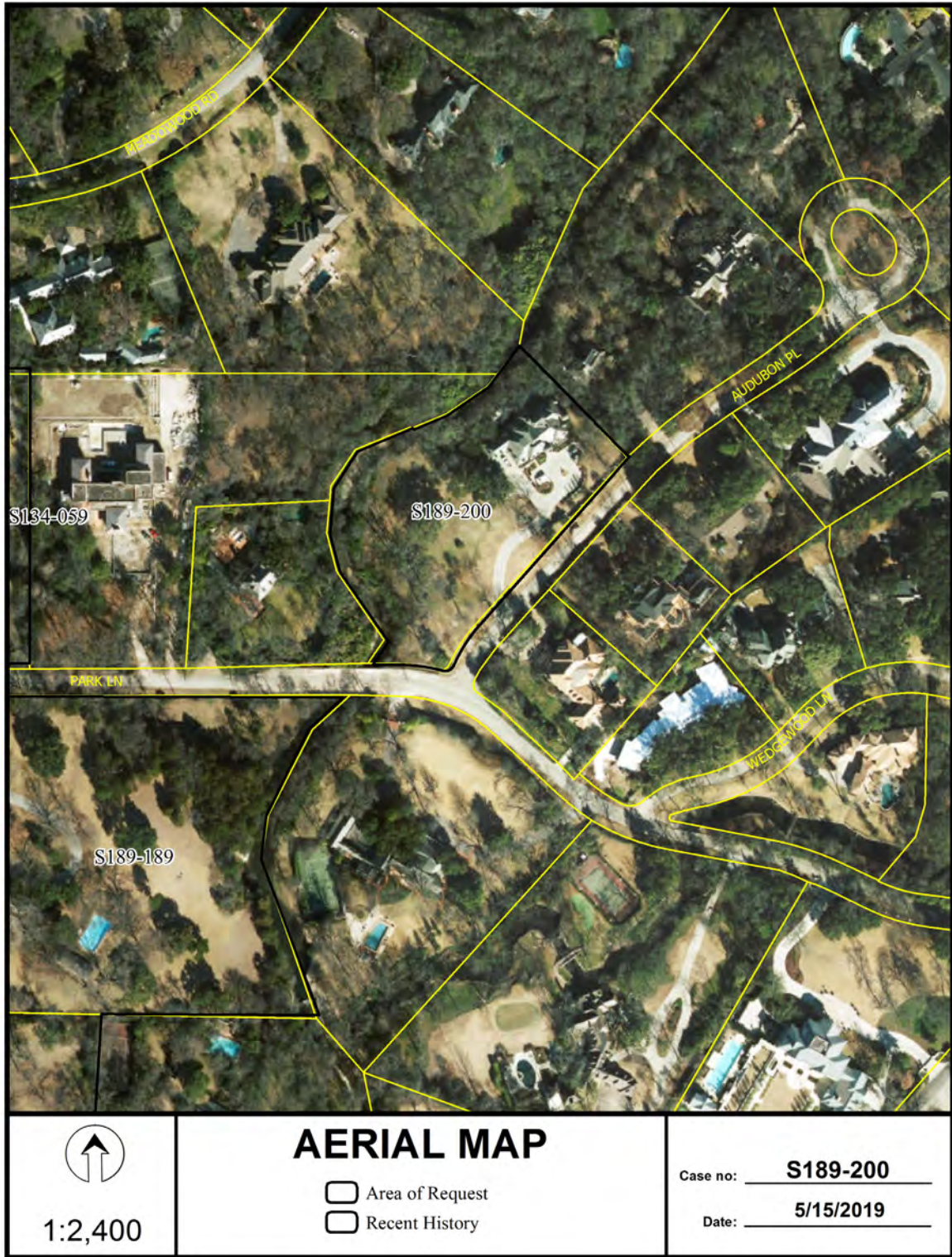
- with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Place a note on the final plat stating “Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval.” Section 51A-8.611(e).
 14. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. 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 Park lane & Audubon Place. Section 51A-8.602(d)(1).
 16. On the final plat, determine the 100-year water surface elevation across the plat.
 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) DWU Floodplain Management, and 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), DWU Floodplain Management; Drainage Manual, Article V.
 19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
 20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain 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 how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
 24. On the final plat, show recording information on all existing easements within 150 feet of the property.
 25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
 26. On the final plat, owner’s deed information needs to be shown on preamble of metes and bound description.
 27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

28. On the final plat, identify the property as Lots 11B and 11C in City Block 14/5587. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









The number '0' indicates City of Dallas Ownership

 <p>1:3,600</p>	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">11</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED	<p>Case no: <u> S189-200 </u></p> <p>Date: <u> 5/17/2019 </u></p>
200'	AREA OF NOTIFICATION					
11	NUMBER OF PROPERTY OWNERS NOTIFIED					

05/16/2019

Notification List of Property Owners

S189-200

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9769 AUDUBON PL	MITCHELL LEE ROY &
2	9727 AUDUBON PL	NAROSOV SEMYON
3	4717 PARK LN	CROW HOWARD D 1999
4	4644 PARK LN	HAEMISEGGER DAVID J & NANCY A NASHER
5	4800 PARK LN	CARSON ROYAL W & DEBORAH D
6	9700 AUDUBON PL	WOOLEY ROBERT E &
7	9720 AUDUBON PL	PARSONS LARRY DALE & AMAL MALOUF
8	9746 AUDUBON PL	PEACOCK ROBERT B TR ET AL
9	4642 MEADOWOOD RD	RAYMOND LEE R &
10	4636 MEADOWOOD RD	MCCUTCHIN RONALD &
11	9762 AUDUBON PL	BEST RANDY & NANCY K

CITY PLAN COMMISSION

THURSDAY JUNE 6, 2019

FILE NUMBER: S189-202

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Rio Grande Avenue and Lampasas Avenue, south of Kiest Boulevard

DATE FILED: May 10, 2019

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 5.69-acres

MAPSCO: 63A

OWNER: Church of God of Prophecy

REQUEST: An application to replat a 5.69-acre tract of land containing all of Lots 16 and 18 in City Block 6961 and a portion of an easement to create one lot on property located between Rio Grande Avenue and Lampasas Avenue, south of Kiest Boulevard.

SUBDIVISION HISTORY:

1. S167-144 was a request northeast of the present request to create 35 lots ranging in size from 10,072 square feet in size to 13,885 square feet in size from a 10.000-acre tract of land in City Block 6957 on property located on Kiest Boulevard at Rio Grande Avenue, southeast corner. The request was approved April 27, 2017 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On May 20, 2019, 31 notices were sent to property owners within 200 feet of the proposed plat.

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

- The request is in R-10(A) Single Family District with minimum lot area requirement of 10,000 square feet. The request is to create one 247,747-square foot lot.
- The lots in the immediate vicinity of the request vary in width, depth and area. The lots to the north and the west of the request have widths ranging in size from 213 feet to 697 feet and areas ranging in size from 130,822 square feet to 306,469 square feet. (*refer to an existing area analysis map*)
- The lots to the southwest of the request have widths ranging in size from 62 feet to 217 feet and areas ranging in size from 59,572 square feet to 129,319 square feet. (*refer to an existing area analysis map*)
- To the immediate south and east of the request are residential subdivisions that average 10,043 square foot lot sizes. (*refer to an existing area analysis map*)

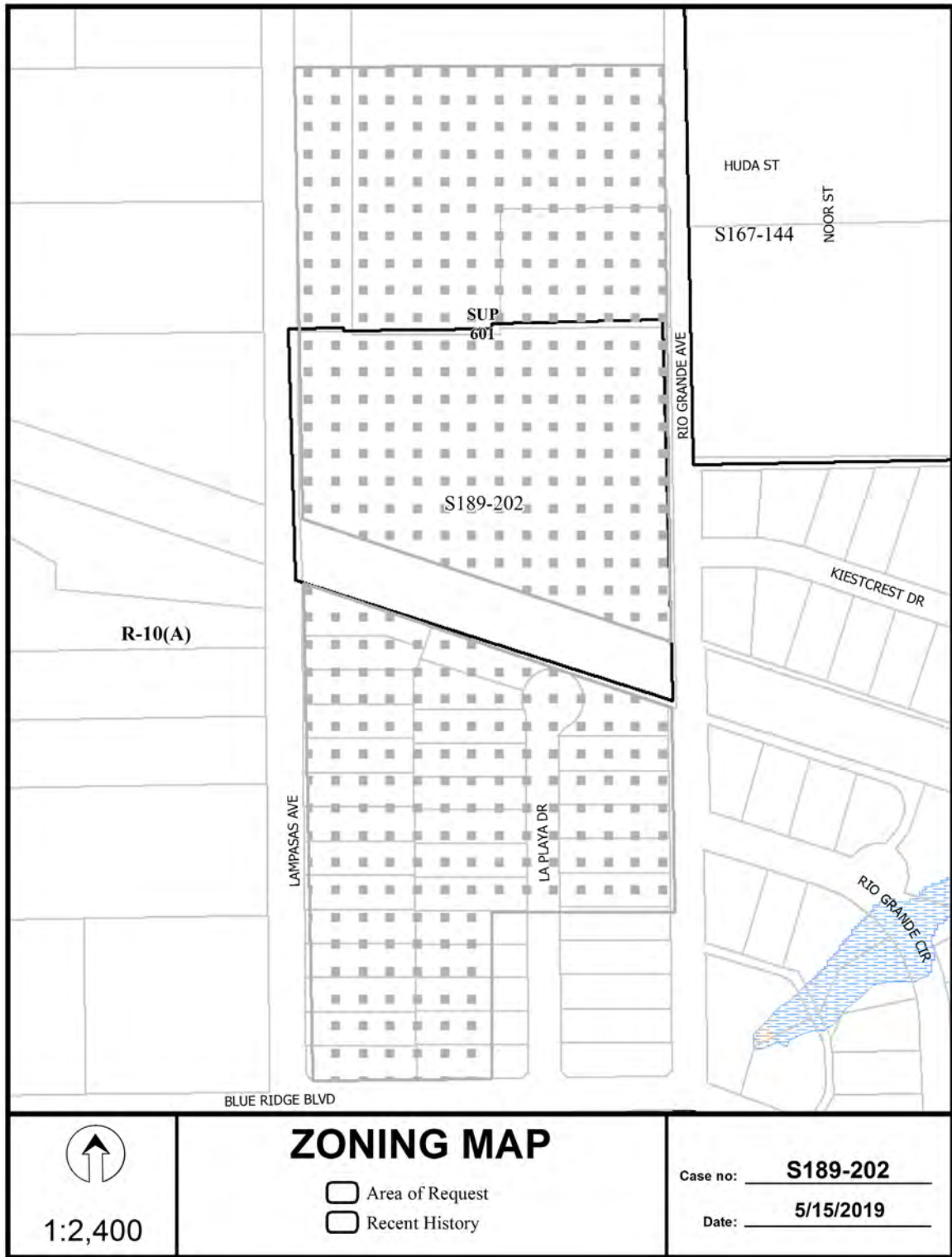
Staff finds that there is no established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the R-

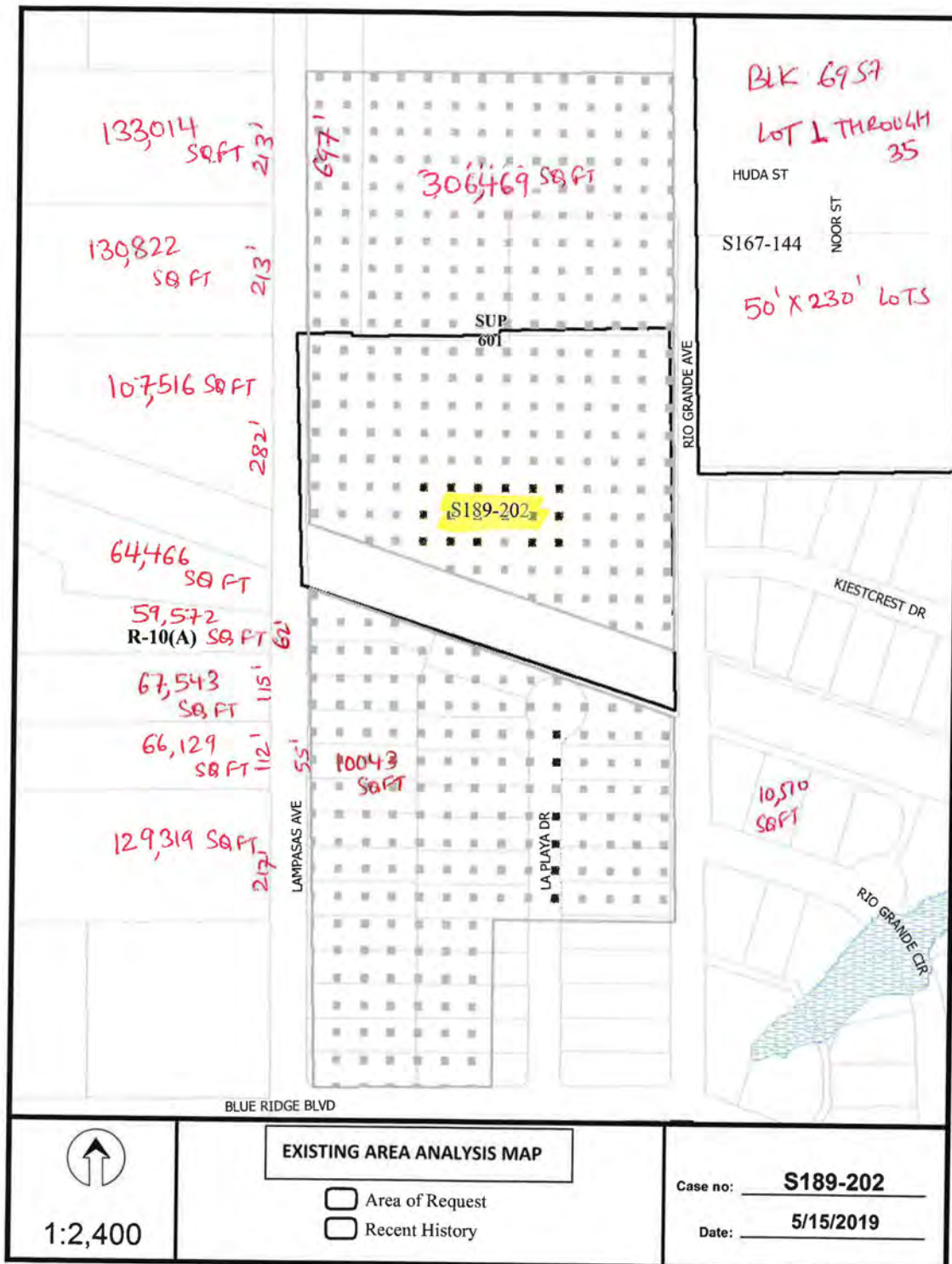
10(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

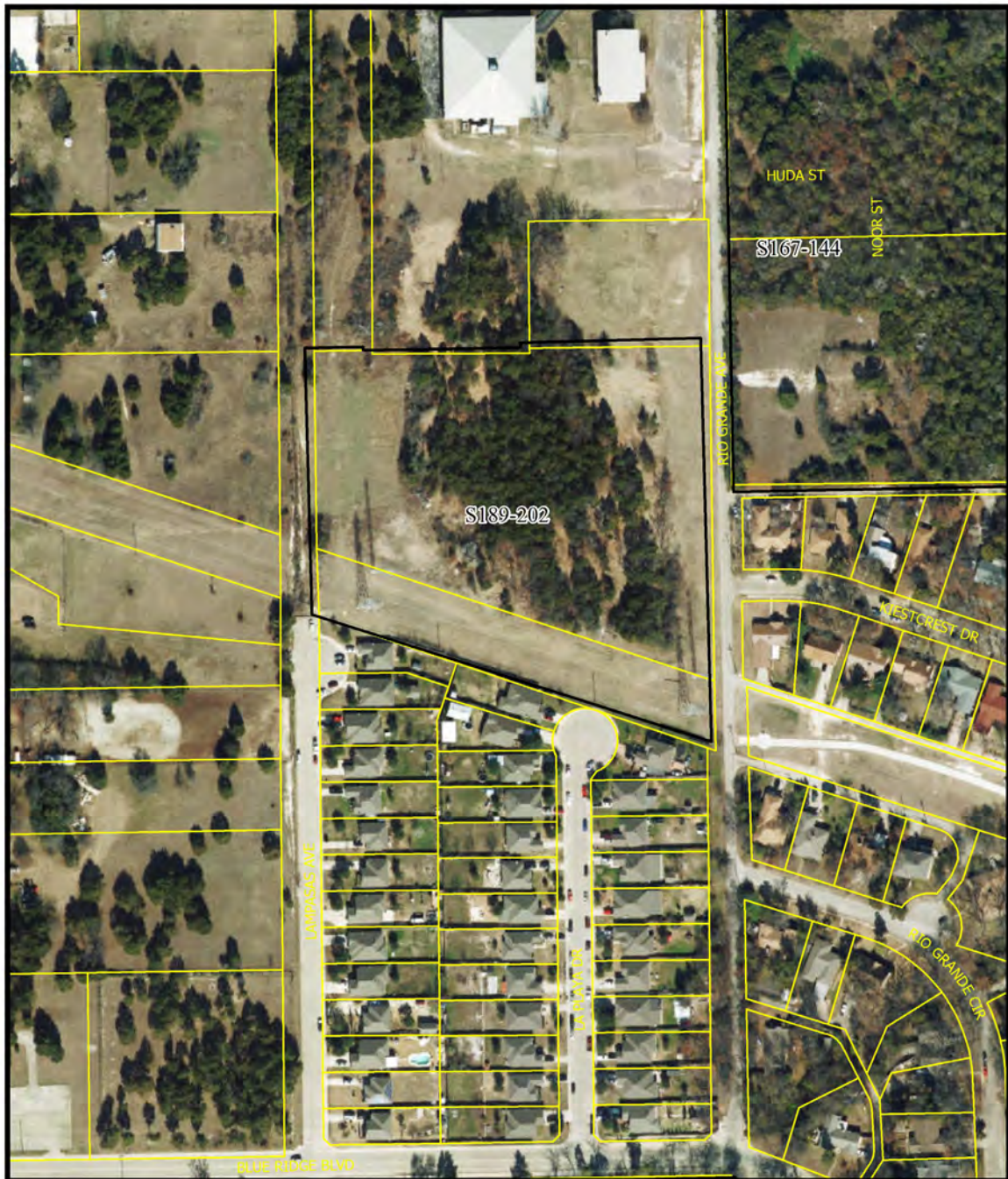
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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." Section 51A-8.611(e).

14. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via street easement or fee simple) from the established centerline of Rio Grande Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 28 feet of right-of-way (via street easement or fee simple) from the established centerline of Lampasas Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. Construct 20 feet all weather condition roadway along Lampasas Avenue.
18. Prior to final plat, provide 3-foot barrier easement either on Lampasas Avenue or Rio Grande Avenue.
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 distances/width across all adjoining right-of-way. Platting Guidelines.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. 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).
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. 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.
26. Transportation and Department of Sustainable Development need to coordinate with the property owner regarding driveways.
27. On the final plat change “Lampasas Ave” to “Lampasas Avenue”. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, change “LA Playa Dr” to “La Playa Drive”. Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change “Rio Grande Ave” to “Rio Grande Avenue”. Section 51A-8.403(a)(1)(A)(xii)

30. On the final plat, change "Kiestcrest Dr" to "Kiestcrest Drive". Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, identify the property as Lot 16A in City Block 6961. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







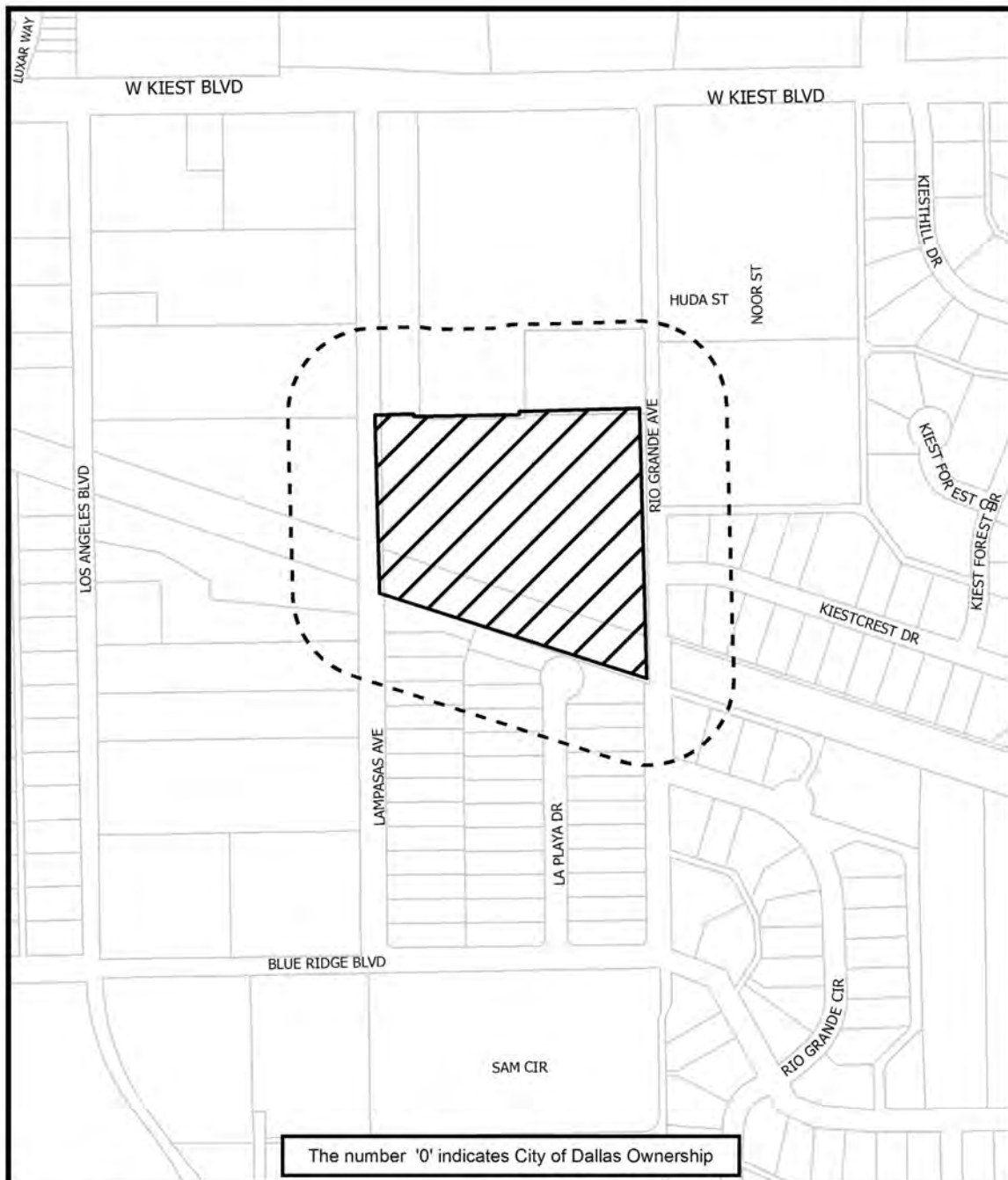
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S189-202

Date: 5/15/2019



The number '0' indicates City of Dallas Ownership

 1:3,600	NOTIFICATION	Case no: S189-202			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">0</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	0	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
0	NUMBER OF PROPERTY OWNERS NOTIFIED				

05/15/2019

Notification List of Property Owners

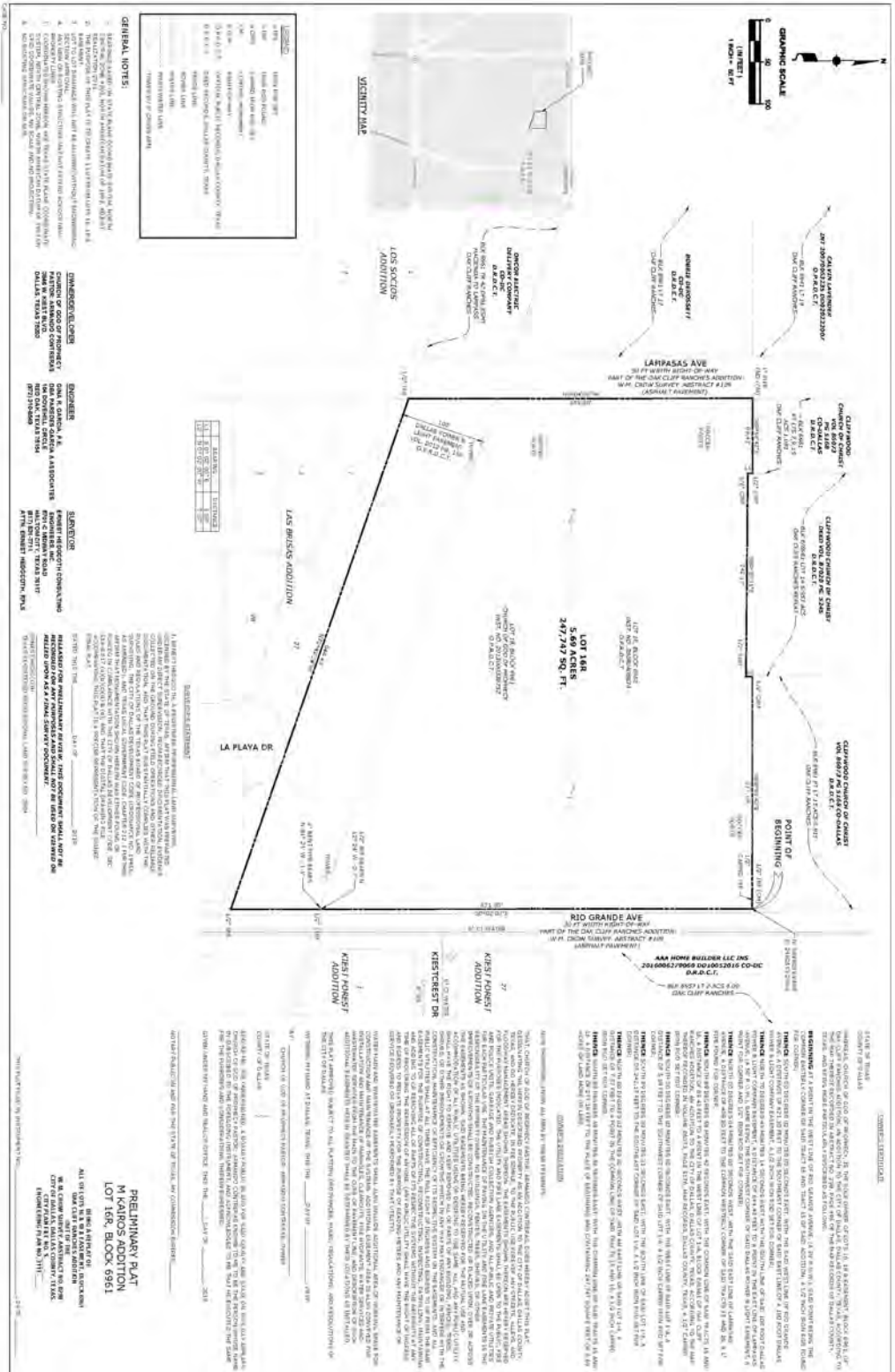
S189-202

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3846 W KIEST BLVD	CHURCH OF GOD OF PROPHECY
2	3846 W KIEST BLVD	CLIFFWOOD CHURCH CHRIST
3	3822 W KIEST BLVD	CLIFFWOOD CHURCH CHRIST
4	3700 W KIEST BLVD	AAA HOME BUILDER LLC
5	3400 S WESTMORELAND RD	TEXAS UTILITIES ELEC CO
6	3741 KIESTCREST DR	REYES JUAN I & MARISOL
7	3747 KIESTCREST DR	EDWARDS LINDA
8	3746 KIESTCREST DR	FOLEY GERALD & ROSALIND
9	3740 KIESTCREST DR	ORCHARD ELIZABETH F
10	3504 RIO GRANDE CIR	GONZALES MARTIN &
11	3508 RIO GRANDE CIR	ARZOLA ELOY R & MARIA D
12	3300 LOS ANGELES BLVD	TEXAS UTILITIES ELEC CO
13	3314 LOS ANGELES BLVD	LAVENDER CALVIN
14	3320 LOS ANGELES BLVD	DEROSSETT BOBBIE
15	3426 LOS ANGELES BLVD	NARVAEZ JUAN
16	3418 LAMPASAS AVE	DIAZ CARLOS B
17	3422 LAMPASAS AVE	GOMEZ JIMMY
18	3426 LAMPASAS AVE	SANCHEZ JOSE H
19	3430 LAMPASAS AVE	SANCHEZ VALERIA PATRICIA
20	3434 LAMPASAS AVE	CAMPOS DIANA &
21	3515 LA PLAYA DR	VILLATORO ARMANDO & BLANCA R
22	3437 LA PLAYA DR	RIVERA ROXANNA & ALVARO
23	3433 LA PLAYA DR	GALVAN ANDRES
24	3429 LA PLAYA DR	GARZA MARCO A & GRISELDA
25	3425 LA PLAYA DR	RODRIGUEZ NANCY C &
26	3518 LA PLAYA DR	PORTILLO KARLA I

05/15/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3514 LA PLAYA DR	PESINA ROLANDO C
28	3428 LA PLAYA DR	VEGA ADOLFO & JENETT
29	3424 LA PLAYA DR	DELGADO LAURA A
30	3406 LOS ANGELES BLVD	GARCIA DAVID & HILDA
31	3414 LOS ANGELES BLVD	SIGALA JESUS



CITY PLAN COMMISSION

THURSDAY JUNE 6, 2019

FILE NUMBER: S189-213

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Altaire Avenue at Cherry Point Drive, east of R. L. Thornton Freeway

DATE FILED: May 13, 2019

ZONING: RR, R-7.5(A)

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 0.739-acre

MAPSCO: 64V

OWNER: Thomas De Leon

REQUEST: An application to replat a 0.739-acre tract of land containing part of Lot 3 and all of Lot 16 in City Block C/6627 to create one lot on property located on Altaire Avenue at Cherry Point Drive, east of R. L. Thornton Freeway.

SUBDIVISION HISTORY:

1. S178-291 was a request north of the present request to replat a 1.038-acre lot containing part of Lots 4 and 14A and all of Lots 5B and 15 in City Block B/6627 on property located on Altaire Avenue and Terminus of Acme Street, east of R. L. Thornton Freeway (Interstate Highway No. 35). The request was approved September 6, 2018 but has not been recorded.
2. S145-198 was a request west of the present request to create one lot from an 18.882-acre tract of land in City Block A/6636 on property located north of Camp Wisdom Road and west of South R.L. Thornton Freeway (IH 35E). The request was approved June 18, 2015 and recorded September 12, 2017.

PROPERTY OWNER NOTIFICATION: On May 20, 2019, 11 notices were sent to property owners within 200 feet of the proposed plat.

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

- The request is in the RR Regional Retail District and the R-7.5(A) Single Family District. The minimum lot size requirement is 7,500 square feet in R-7.5(A) District and there is no minimum lot size requirement in the RR District. The request is to replat part of Lot 3 and all of Lot 16 to create one 0.739-acre (32,190.68 square feet) lot.
- The lots on the east line of Altaire Avenue (east of the request) are zoned R-7.5(A) Single Family District with widths ranging in size from 58 feet to 210 feet and areas ranging in size from 6,650 square feet to 40,197 square feet. (*refer to an existing area analysis map*)
- The lots to the north of the request are zoned RR Regional Retail District and R-7.5(A) Single Family District. The lots have widths ranging in size from 51 feet to

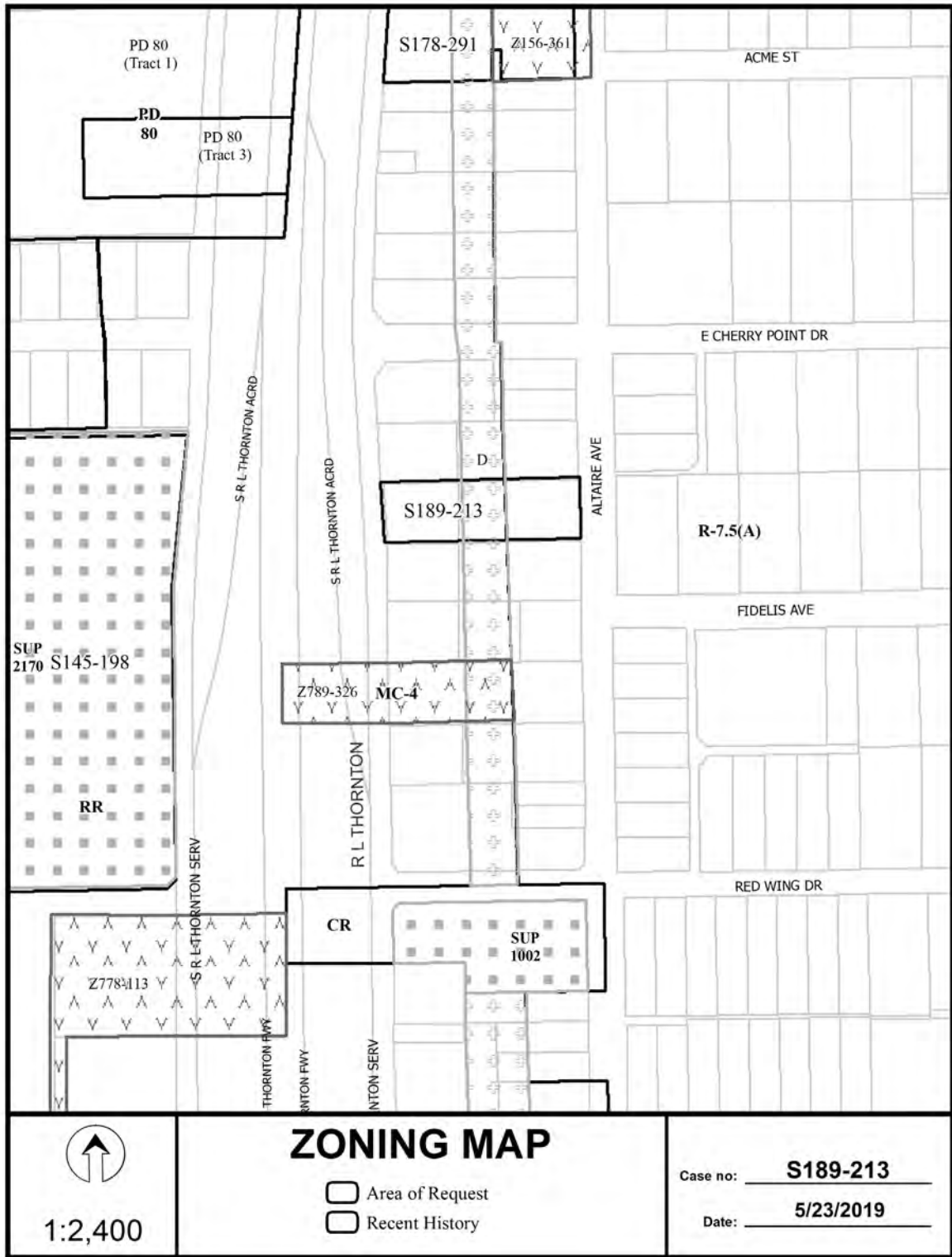
93 feet and areas ranging in size from 5,984 feet to 19,283 feet. (*refer to an existing area analysis map*)

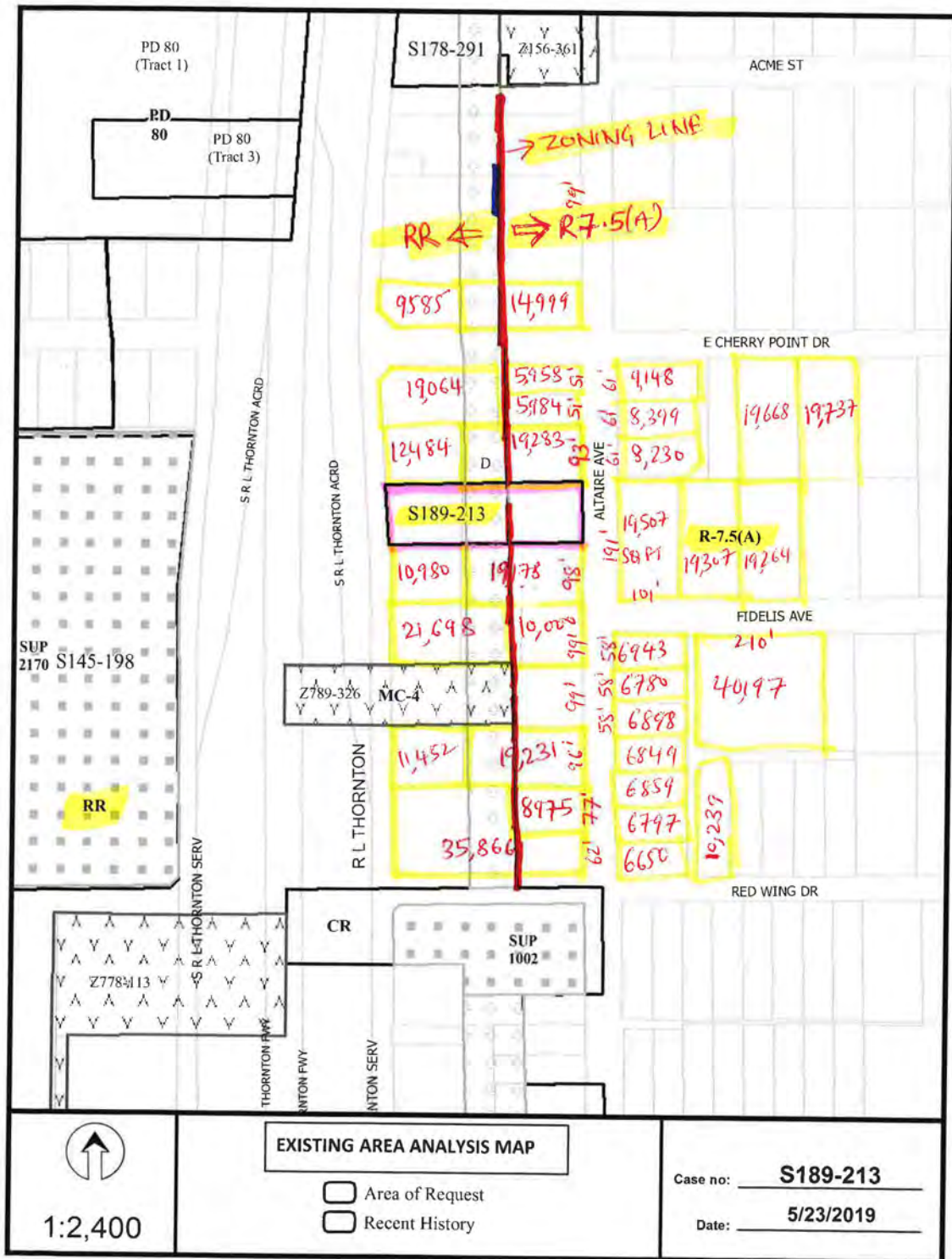
- The lots to the south of the request are zoned RR Regional Retail and R-7.5(A) Single Family District. The lots have widths ranging in size from 62 feet to 99 feet and areas ranging in size from 8,975 square feet to 35,866 square feet. (*refer to an existing area analysis map*)

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 and the RR Regional Retail 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 one.

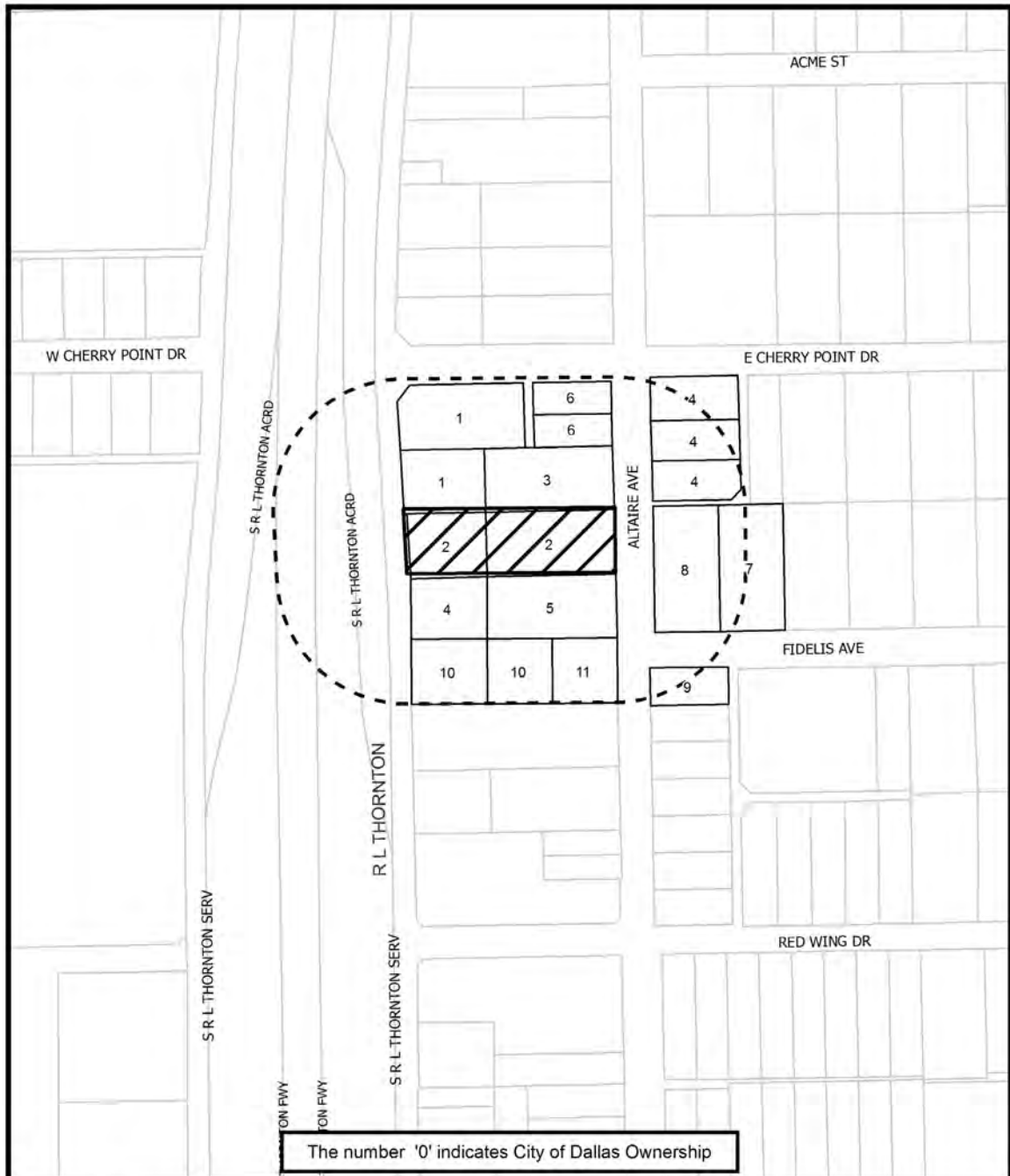
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development 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.” Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet of right-of-way (via fee simple) from the established centerline of Altaire Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, add the note: “TxDOT approval may be required for any driveway modification or new access point(s).” No citation.
16. On the final plat, 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. 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. On the final plat change “Cherry Point Road” to “Cherry Point Drive”. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change “U.S. Interstate Highway No. 35 (South R.L. Thornton Frwy)” to “R.L. Thornton Fwy/Interstate Highway No. 35E”. Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, change “Altaire Avenue” to “Altaire Avenue (F.K.A. Ramsey Avenue)” per Ordinance 5392. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 3A in City Block C/6627. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: <u> S189-213 </u></p> <p>Date: <u> 5/23/2019 </u></p>
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 1:2,400	<h2>NOTIFICATION</h2>	Case no: S189-213
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">11</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 5/23/2019

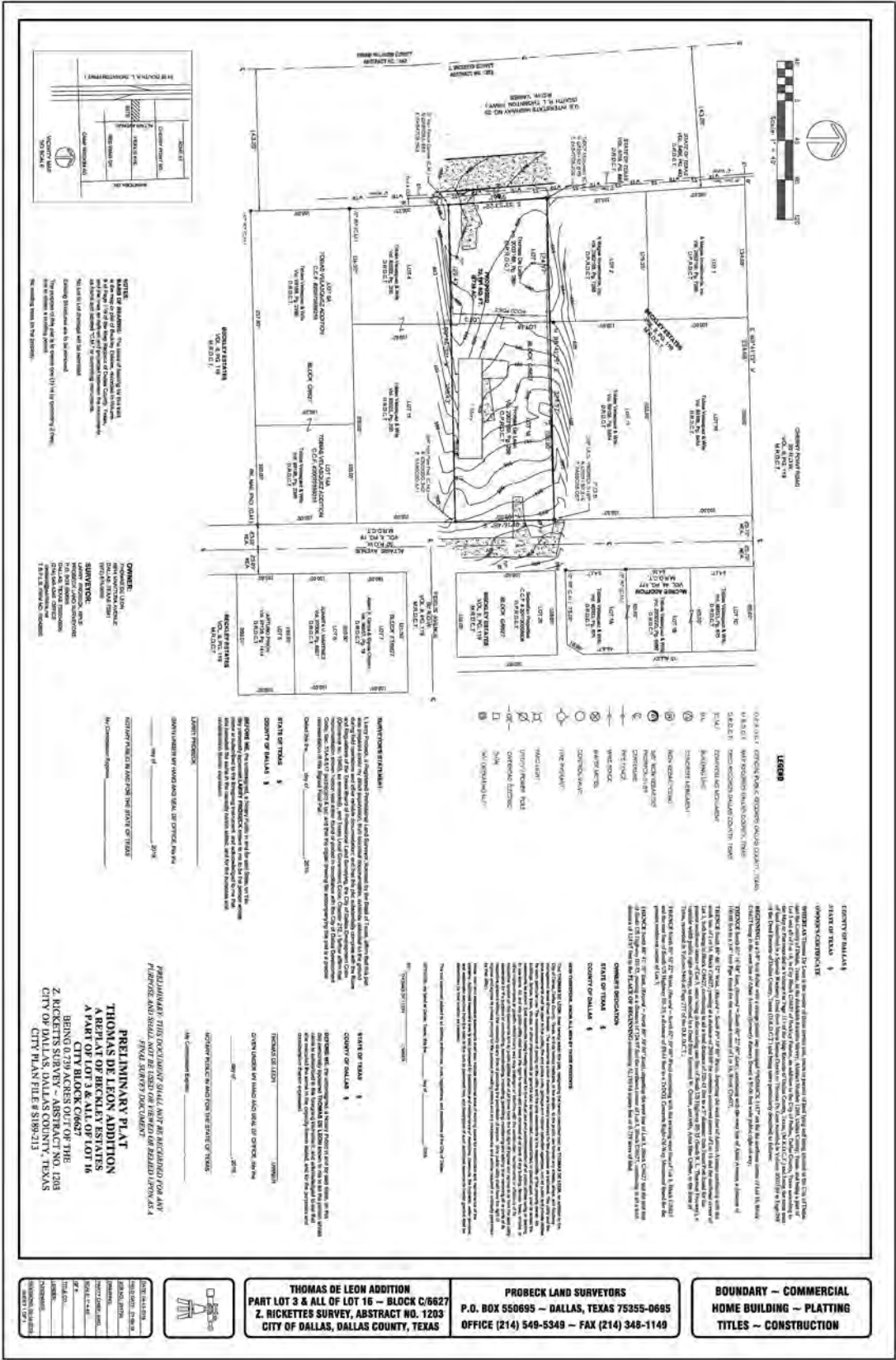
05/16/2019

Notification List of Property Owners

S189-213

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6802 S R L THORNTON FWY	MAGEE A INV INC
2	6822 S R L THORNTON FWY	DELEON THOMAS
3	6815 ALTAIRE AVE	VELASQUEZ TOBIAS ETUX
4	6830 S R L THORNTON FWY	VELASQUEZ TOBIAS &
5	6831 ALTAIRE AVE	VELASQUEZ TOBIAS &
6	6807 ALTAIRE AVE	MAGEE A INV INC
7	205 FIDELIS AVE	LOVE FELLOWSHIP CHURCH
8	207 FIDELIS AVE	SEBASTIAN PROPERTIES
9	6906 ALTAIRE AVE	GARZA ADAM X &
10	6906 S R L THORNTON FWY	VELASQUEZ TOBIAS & ABELINA
11	6907 ALTAIRE AVE	VELASQUEZ TOBIAS & ABELINA



NOTICE: The plat of the above described land is subject to the provisions of the Texas Subdivided Land Act, Chapter 251, Texas Property Code, and the provisions of the Texas Subdivided Land Act, Chapter 252, Texas Property Code, which require the plat to be recorded in the public records of the county in which the land is located.

OWNER: THOMAS DE LEON ADDITION
 A BEHALF OF BRECKLEY ASSVATES
 A BEHALF OF CITY BLOCK C/6627
 BEING 0.739 ACRES OUT OF THE
 Z. RICKETTS SURVEY - ABSTRACT NO. 1283
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE # 8189-213

PRELIMINARY PLAT
 THOMAS DE LEON ADDITION
 A BEHALF OF BRECKLEY ASSVATES
 A BEHALF OF CITY BLOCK C/6627
 BEING 0.739 ACRES OUT OF THE
 Z. RICKETTS SURVEY - ABSTRACT NO. 1283
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE # 8189-213

PROBECK LAND SURVEYORS
 P.O. BOX 550695 - DALLAS, TEXAS 75255-0695
 OFFICE (214) 549-5348 - FAX (214) 348-1149

BOUNDARY - COMMERCIAL HOME BUILDING - PLATTING TITLES - CONSTRUCTION

FILE NUMBER: M189-019

DATE FILED: March 18, 2019

LOCATION: Generally bound by LBJ Freeway (IH 635), Hillcrest Road, and Hillcrest Plaza Drive

COUNCIL DISTRICT: 11

MAPSCO: 15 V

SIZE OF REQUEST: ± 7.8 acres

CENSUS TRACT: 132.00

OWNER/APPLICANT: 6820 LBJ I, LLC

REPRESENTATIVE: Robert Baldwin; Baldwin Associates

REQUEST: An application for a minor amendment to a development plan and Specific Use Permit site plan on property zoned Planned Development District No. 137 with Specific Use Permit No. 2309.

SUMMARY: On February 2, 1982, the Dallas City Council established Planned Development District No. 137 by Ordinance No. 17283. On December 15, 2018, the Dallas City Council approved Specific Use Permit No. 2309 for a utility or government installation other than listed limited to government offices and courtrooms by Ordinance No. 31071.

The applicant proposes to amend the existing development plan and SUP site plan to include a new canopy and loading dock walls on the existing Building I for pedestrian cover, and to expand the parking lot between Building I and Building II by adding 17 vehicle stalls.

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%207/Article%20137.pdf>

STAFF RECOMMENDATION: Approval

List of Officers

6820 LBJ I, LLC

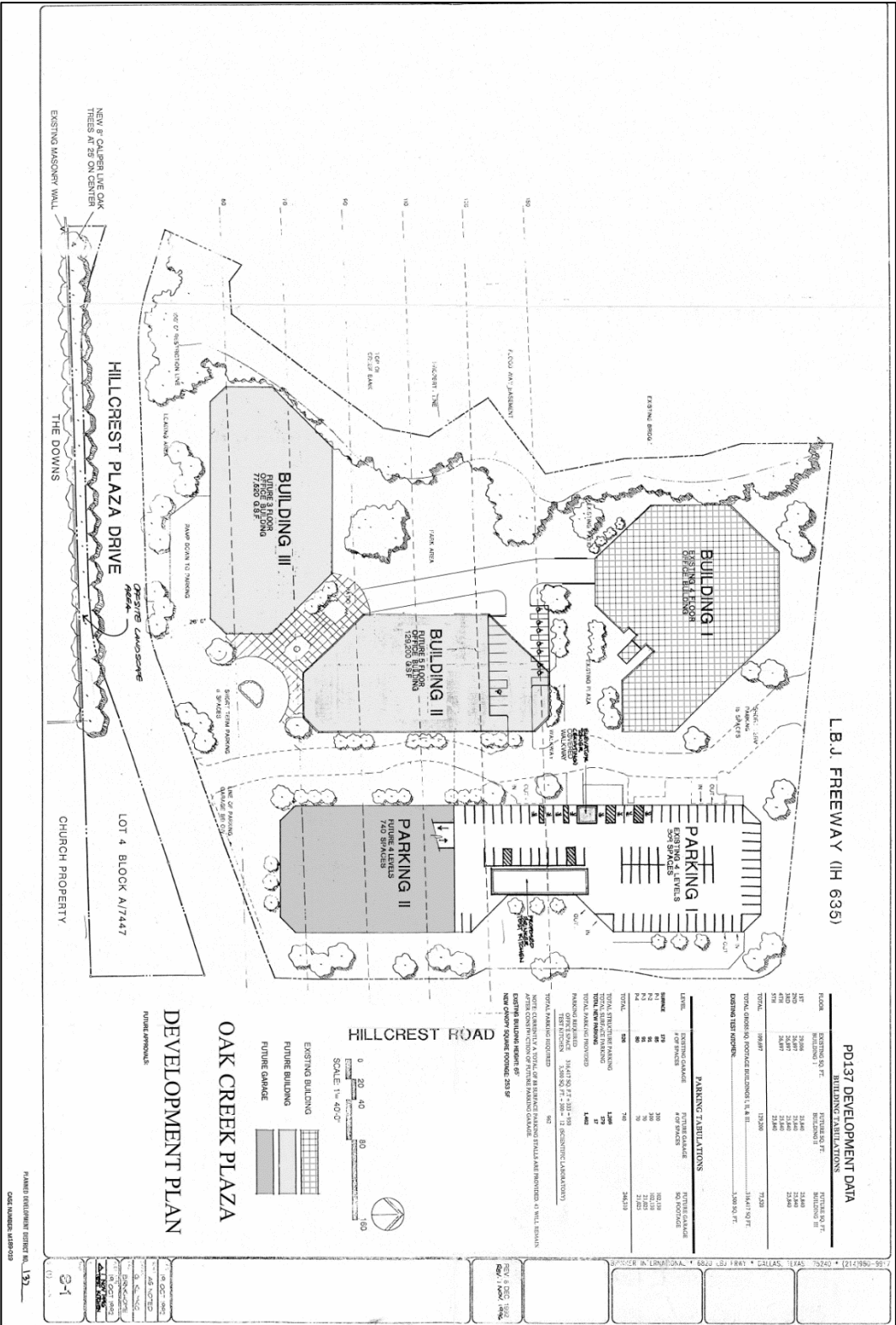
R.D. Kelly - Director

Steve Perry – Director

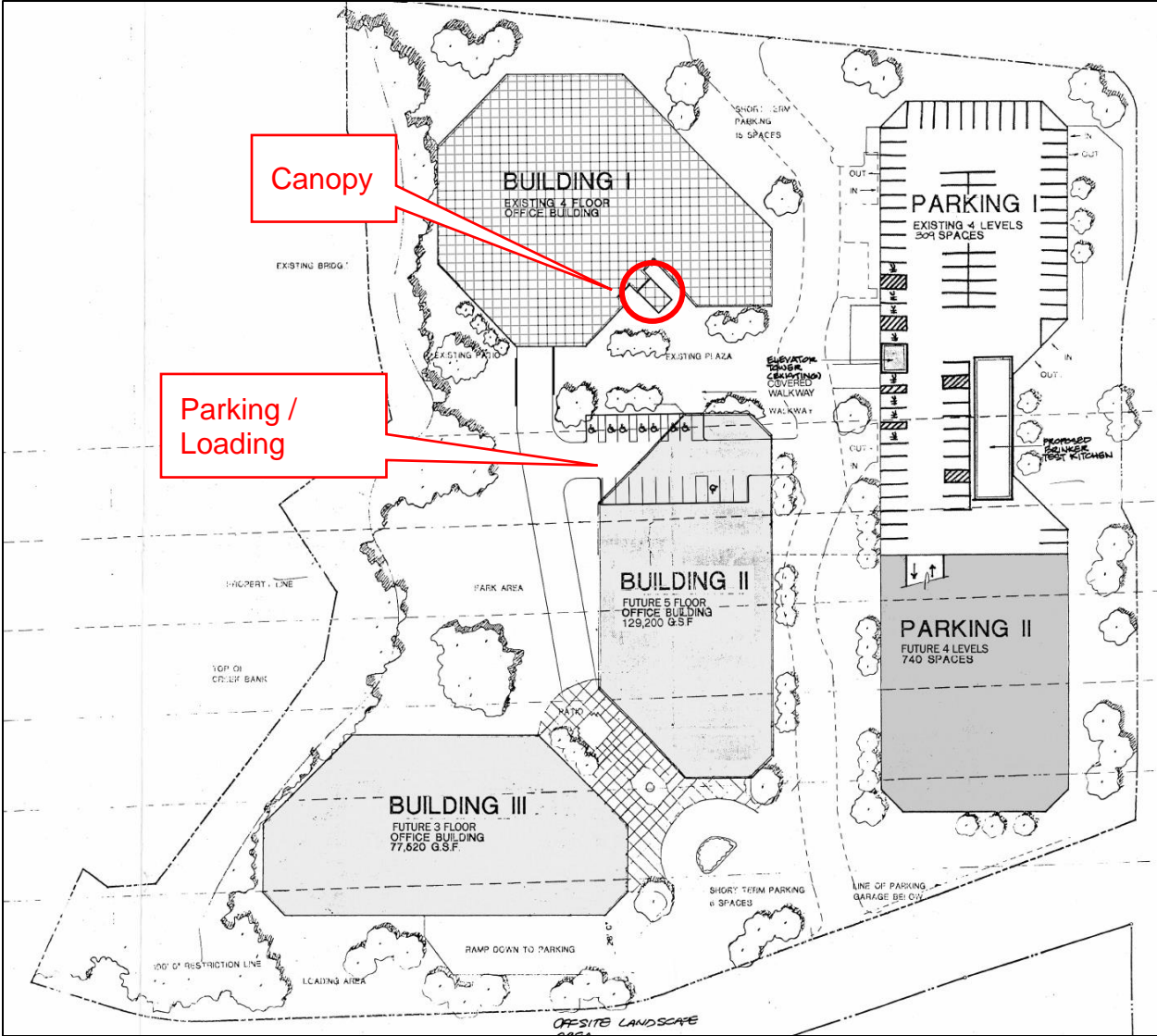
Michael Lessel - Director

Michelle Dreyer - Director

Proposed Development Plan and SUP Site Plan - Enlarged



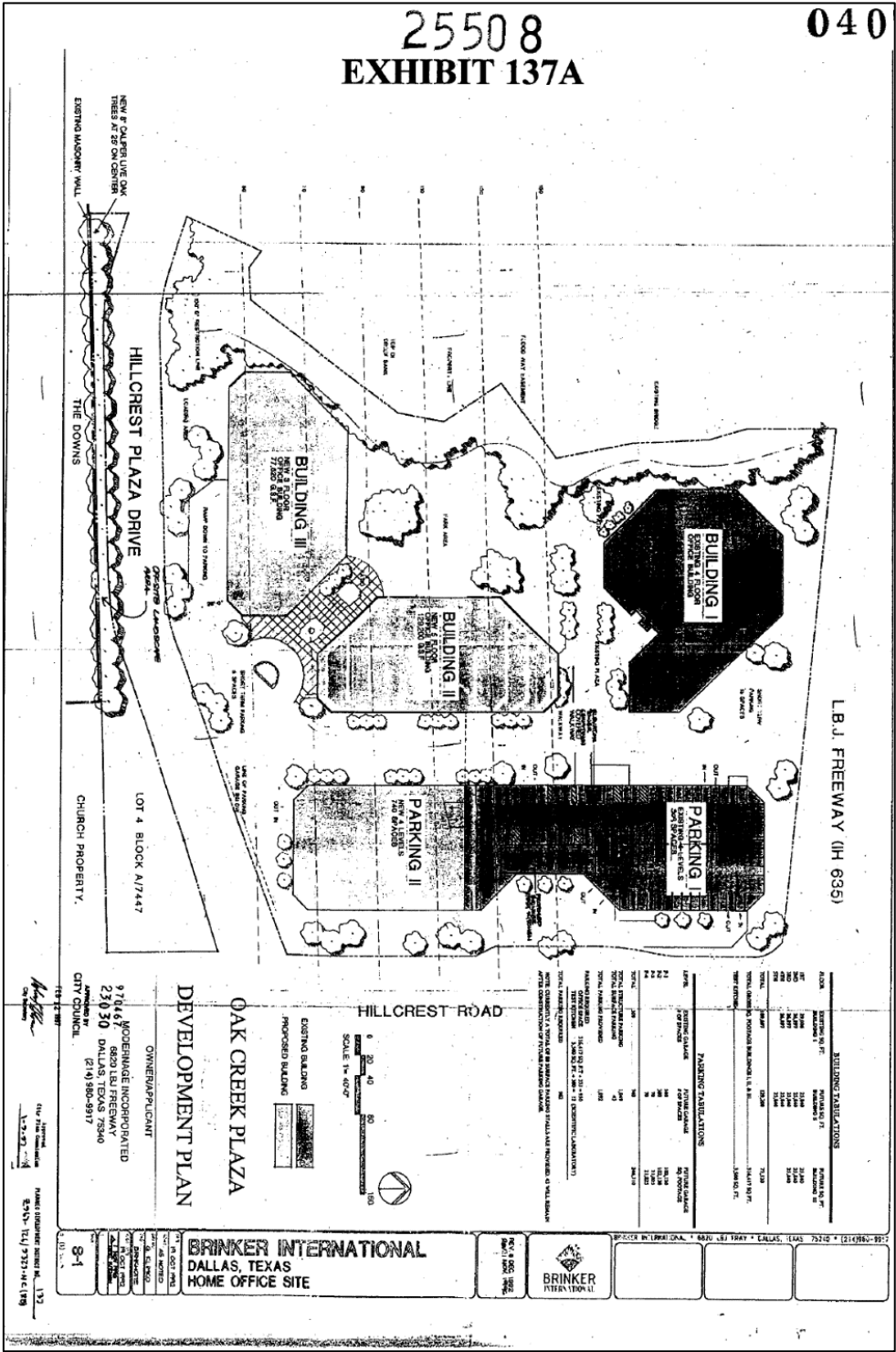
Proposed Development Plan and SUP Site Plan - Enlarged



Existing Development Plan

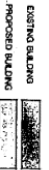
2550 8
EXHIBIT 137A

040



OWNER/APPLICANT
NOGEMANDE INCORPORATED
23030 DALLAS, TEXAS 75240
(214) 380-8917
CITY COUNCIL

OAK CREEK PLAZA
DEVELOPMENT PLAN



HILLCREST ROAD
SCALE 1" = 40'
SCALE 1" = 80'

BUILDING TABLETATIONS			
BLDG.	NO. OF FLOORS	NO. OF STORIES	NO. OF STORIES
BUILDING I	1	1	1
BUILDING II	1	1	1
BUILDING III	1	1	1
PARKING I	1	1	1
PARKING II	1	1	1
TOTAL	5	5	5

LANDING TABLETATIONS			
LANDING	NO. OF FLOORS	NO. OF STORIES	NO. OF STORIES
LANDING I	1	1	1
LANDING II	1	1	1
LANDING III	1	1	1
TOTAL	3	3	3

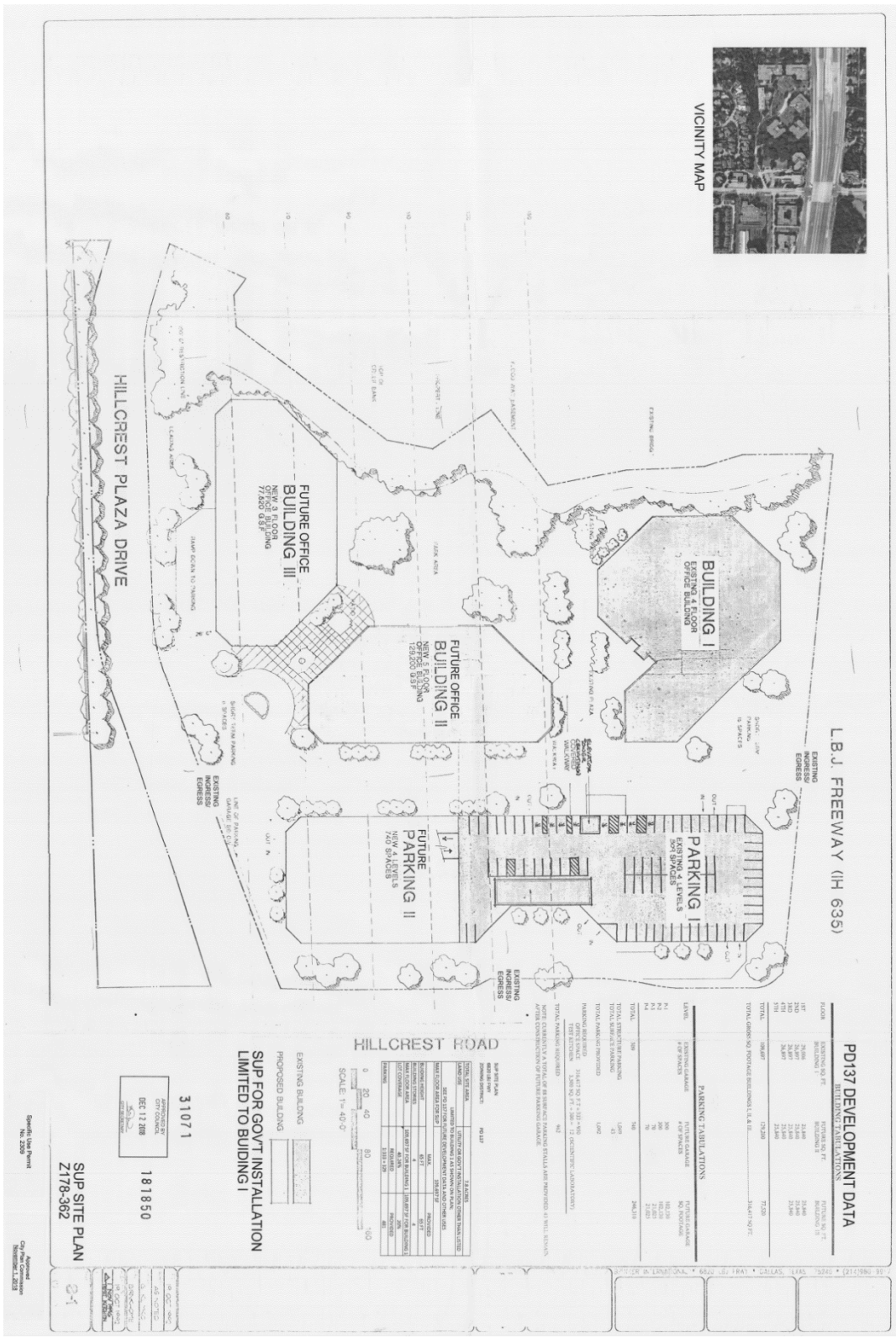
BRINKER INTERNATIONAL
DALLAS, TEXAS
HOME OFFICE SITE

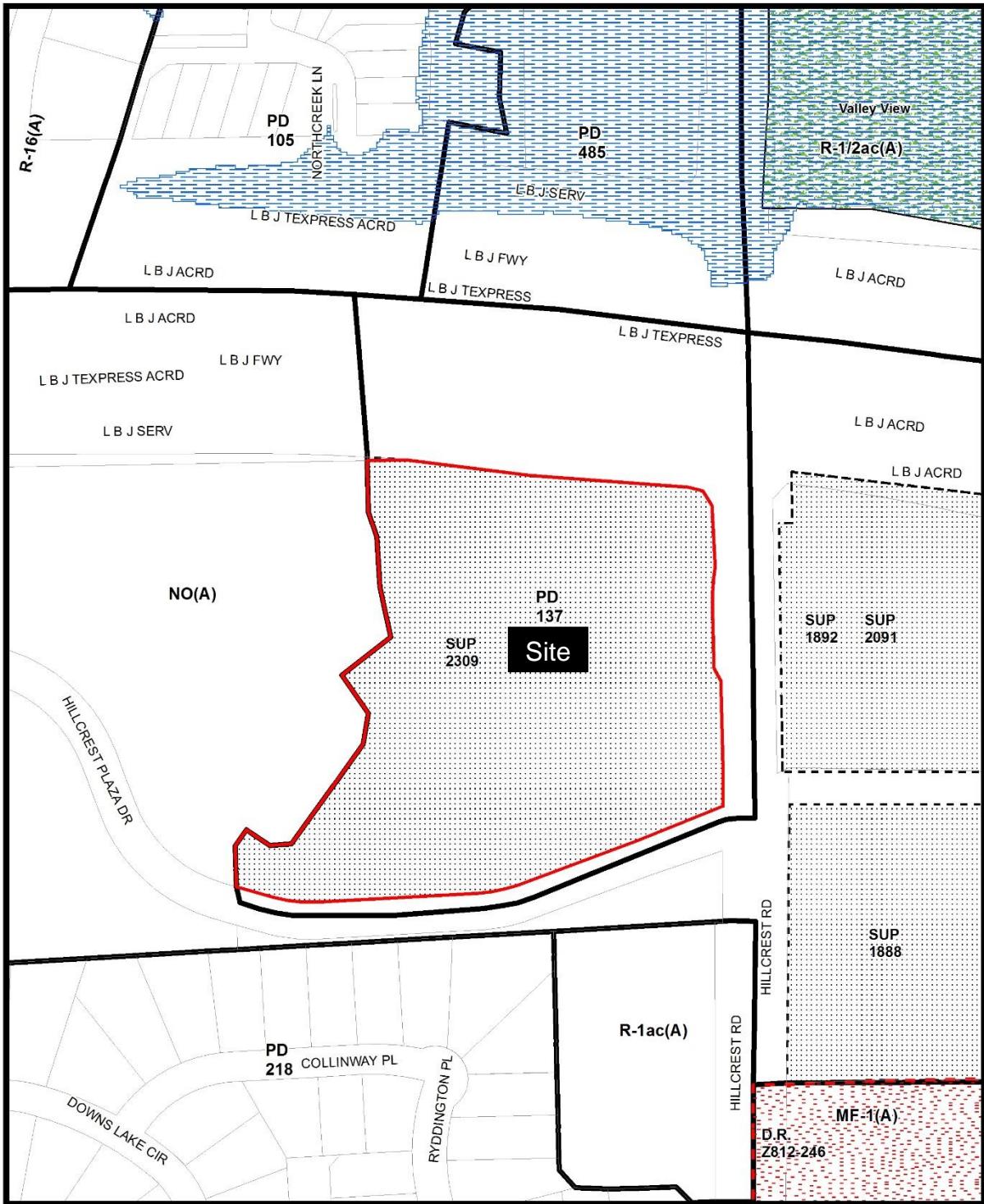
NO. 8 200 1982
NO. 11 200 1982

BRINKER
INTERNATIONAL

BRINKER INTERNATIONAL • 8400 LBJ Fwy • DALLAS, TEXAS 75242 • (214) 380-8917

Existing SUP Site Plan

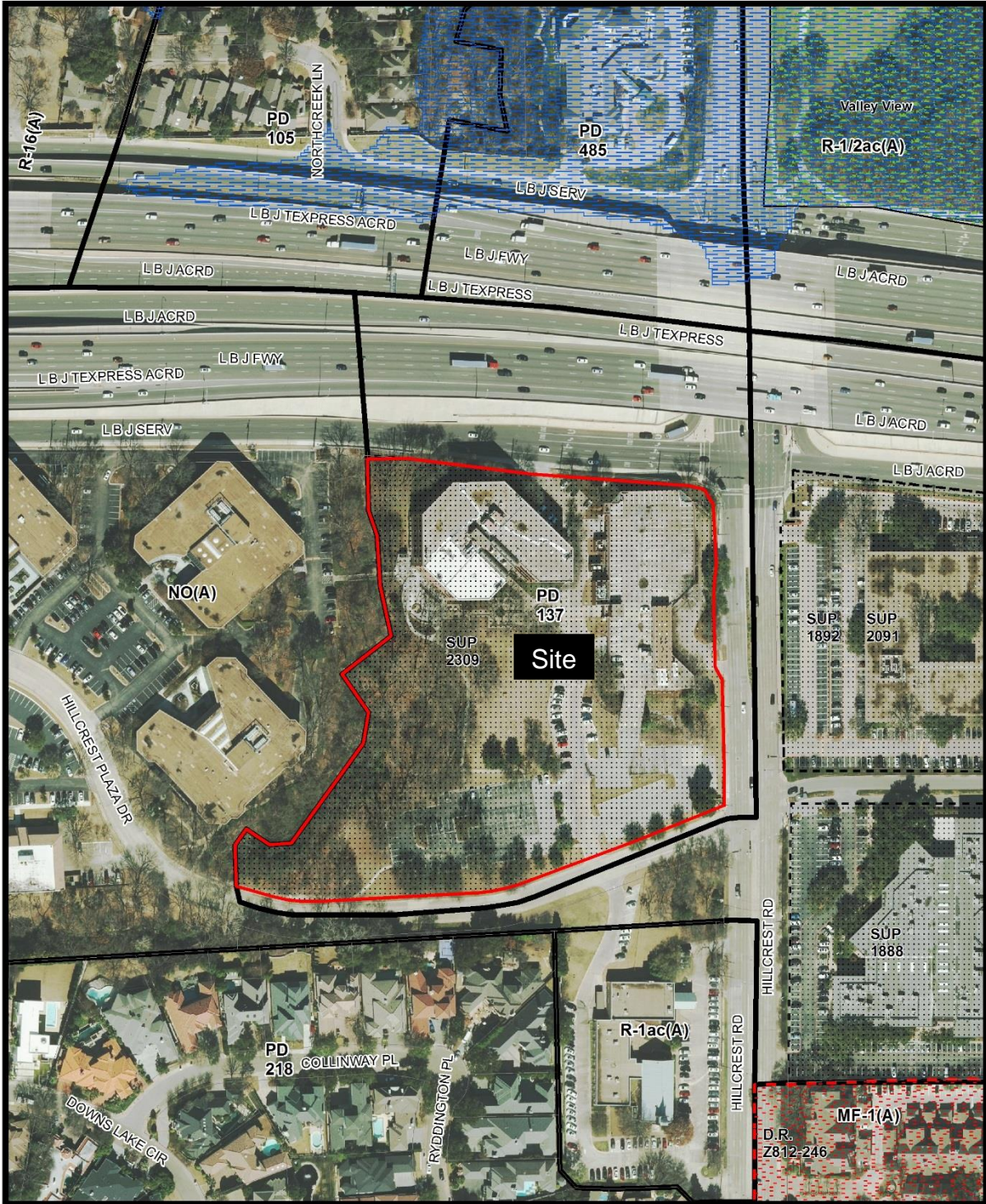




 1:2,200

Zoning Map

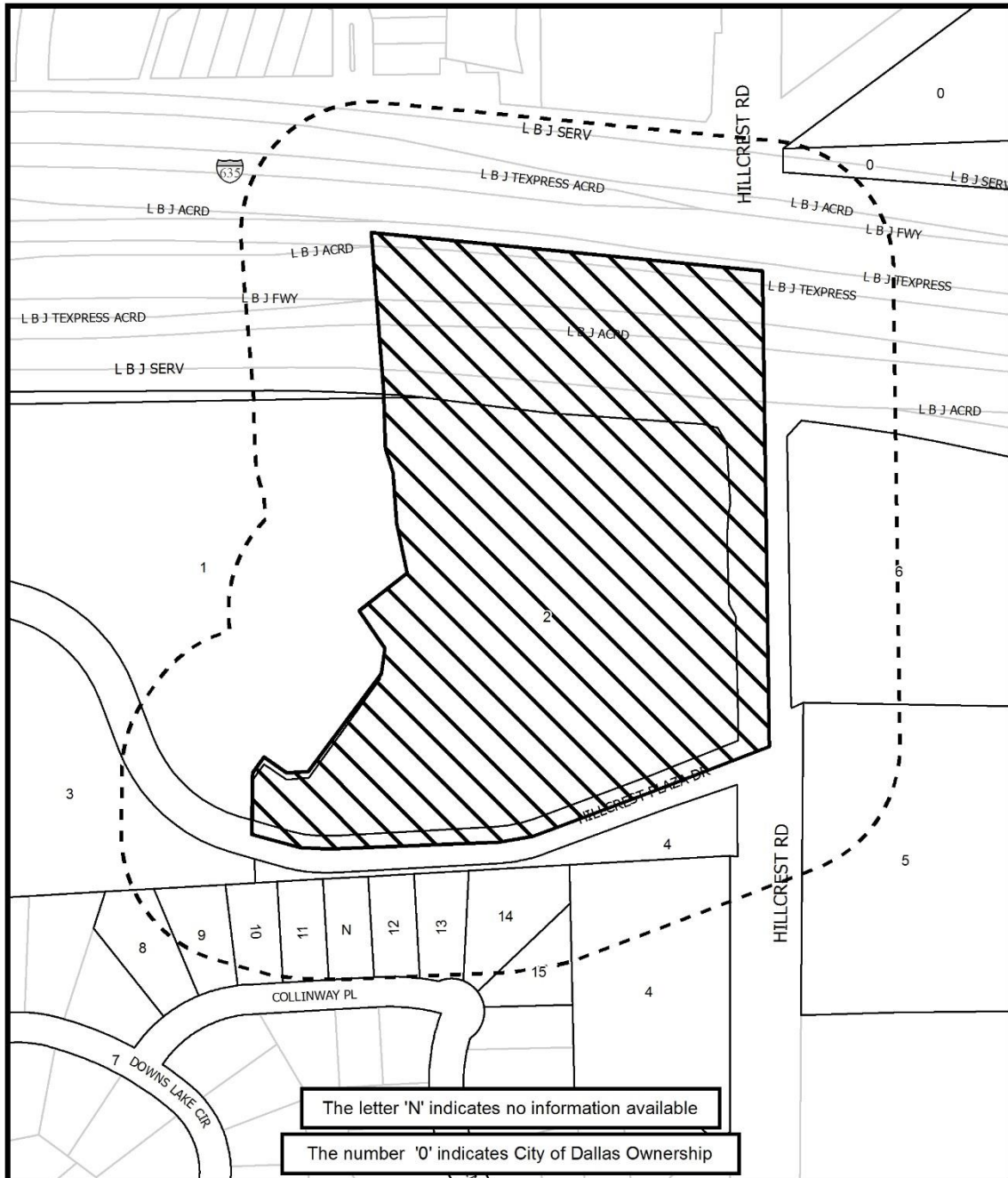
Printed Date: 5/3/2019



 1:2,200

Aerial Map

Printed Date: 5/3/2019



 1:2,400	NOTIFICATION		Case no: M189-019
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 4/16/2019	

04/16/2019

Notification List of Property Owners

M189-019

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6700 LBJ FWY	DB TRIPLE DIPPER HQ LLC
2	6820 LBJ FWY	BRINKER INTERNATIONAL
3	6750 HILLCREST PLAZA DR	HIBBS FINANCIAL CENTER
4	6700 LBJ FWY	CORPORATION OF EPISCOPAL
5	12700 HILLCREST RD	ONE HILLCREST PARTNERS LTD
6	12800 HILLCREST RD	HARTMAN HILLCREST LLC
7	6800 CHURCHILL WAY	DOWNNS OF HILLCREST
8	3 COLLINWAY PL	GOLDFARB ELAINE O & BEN A
9	5 COLLINWAY PL	STRAND JAMES B & LINDA K
10	7 COLLINWAY PL	EMANUELSON JENNIFER S
11	9 COLLINWAY PL	HANSON GENE D & JO V
12	13 COLLINWAY PL	KANABAR BEEJESH J & JOSHKA B
13	15 COLLINWAY PL	WALLACE CHARLES
14	17 COLLINWAY PL	EHLERS MELVILLE V &
15	2 RYDDINGTON PL	THOMAS BILL E TRUSTEE

FILE NUMBER: Z189-162(LC)

DATE FILED: February 6, 2017

LOCATION: On the west side of Chalk Hill Road, south of Tom Landry Freeway

COUNCIL DISTRICT: 6

MAPSCO: 42 Y

SIZE OF REQUEST: 0.38 acres

CENSUS TRACT: 107.01

APPLICANT/OWNER: Eagle Ford School Limited Liability Co

REPRESENTATIVE: None

REQUEST: An application for an Historic Overlay for Eagle Ford School (1601 Chalk Hill Road) on property zoned IM Industrial Manufacturing District.

SUMMARY: Eagle Ford School is located at 1601 Chalk Hill Road in west Dallas. The Landmark Commission initiated the historic designation of this historic school building as a City of Dallas Landmark. The designation is supported by the current property owner. A City of Dallas Landmark property must meet 3 of 10 designation criteria. This property has been determined to meet 6.

STAFF RECOMMENDATION: Approval, subject to preservation criteria.

LANDMARK COMMISSION RECOMMENDATION: Approval, subject to preservation criteria and that a statement be added to the Historical Significance section of the Landmark nomination stating that Eagle Ford School is the last surviving structure of the Eagle Ford community, a community that included the workers of Trinity Portland Cement, who also helped to build Dallas.

BACKGROUND INFORMATION:

- Eagle Ford School is a Gothic Revival Style school building constructed in 1923-1924 by the residents of the Trinity Portland Cement Company's housing village, who were also employees of the company and parents of the children that would attend the school.
- The structural system consists of cast-in-place, reinforced concrete columns, floors, beams, roof and foundation walls (14-16 inches thick). Hand formed concrete blocks, laid in a running bond pattern provide infill walls. Trinity Portland Cement Company supplied the raw building materials for the construction of the school.
- The school served children from Trinity Portland Cement's company village, the southern areas of Eagle Ford, Arcadia Park, and surrounding rural areas. Bonnie Parker allegedly attended Eagle Ford School in the 1920s.
- The building was used as a school until 1965. It was used for storage by a private property owner from 1965 to 1987. From 1987 to the mid 2000s it was used as an office. The building remained vacant for many years until purchased in 2017 by the and current owner, who has also restored the building and given it a new use of event space on the main floor, and office/storage space for the basement.
- Eagle Ford School is the only remaining building associated with the Eagle Ford community.
- After the Landmark Commission authorized the public hearing on February 6, 2017, the Designation Committee of the Landmark Commission met one time to work on the landmark nomination form and preservation criteria.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and preservation criteria, on October 17, 2018.
- The Landmark Commission approved the designation on April 1, 2019 with a request that a statement be added to the Historical Significance section of the Landmark nomination stating that Eagle Ford School is the last surviving structure of the Eagle Ford community, a community that included the workers of Trinity Portland Cement, who also helped to build Dallas. .
- The requested statement from Landmark Commission's April 1st motion was added to the first paragraph in the Historical Significance section of the Eagle Ford School Landmark nomination, as well as the concluding paragraph in the Summary section.
- The historic landmark designation will not change the land use.

STAFF ANALYSIS:

Comprehensive Plan:

The historic overlay is consistent with the Land Use Element of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas' unique character. Preservation of open spaces that are historically and environmentally significant creates a direct, visual link to the past, contributing to a "sense of place."

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.

GOAL 1.2 Promote Desired Development

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.5 Foster a City of Great Neighborhoods

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

Z189-162(LC)

LANDMARK COMMISSION ACTION: (April 1, 2019)

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to preservation criteria and that a statement be added to the Historical Significance section of the Landmark nomination stating that Eagle Ford School is the last surviving structure of the Eagle Ford community, a community that included the workers of Trinity Portland Cement, who also helped to build Dallas.

Maker: Amonett

Second: Hinojosa

Results: 13/0

Ayes: *Allender, Amonett, De La Harpe,
Flabiano, Hinojosa, Montgomery,
Payton, Richter, Seale, Slade, Strickland,
Swann, Williams

Against: None

Absent: Peach, Spellicy

Vacancies: District 3

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

Historic: Eagle Ford School
and/or common: n/a
Date: 1924

2. Location

Address: 1601 Chalk Hill Road
Location/neighborhood: Dallas, 75212
Block and lot: Block 7192, tract 2 *land survey:* n/a *tract size:* 0.852 Acres

3. Current Zoning

current zoning: Regional Retail (RR)

4. Classification

<i>Category</i>	<i>Ownership</i>	<i>Status</i>	<i>Present Use</i>	<i>_____ museum</i>
<i>_____ district</i>	<i>_____ public</i>	<i>_____ occupied</i>	<i>_____ agricultural</i>	<i>_____ park</i>
<i><u>1</u> building(s)</i>	<i><u>x</u> private</i>	<i><u>x</u> unoccupied</i>	<i>_____ commercial</i>	<i>_____ residence</i>
<i>_____ structure</i>	<i>_____ both</i>	<i>_____ work in progress</i>	<i>_____ educational</i>	<i>_____ religious</i>
<i>_____ site</i>	<i>Public</i>	<i>Accessibility</i>	<i>_____ entertainment</i>	<i>_____ scientific</i>
<i>_____ object</i>	<i>Acquisition</i>	<i>_____ yes: restricted</i>	<i>_____ government</i>	<i>_____ transportation</i>
	<i>_____ in progress</i>	<i>_____ yes: unrestricted</i>	<i>_____ industrial</i>	<i><u>x</u> other, vacant</i>
	<i>_____ being consider'd</i>	<i><u>x</u> no</i>	<i>_____ military</i>	<i>_____</i>

5. Ownership

Current Owner: Eagle Ford School Limited Liability Company
Contact: Larry Moser
Address: 1601 Chalk Hill Road, Dallas TX 75212-5804

6. Form Preparation

Date: January 4, 2017 (revised March 19, 2019)
Name & Title: Marcel Quimby, FAIA, Quimby McCoy Preservation Architecture, LLP; consultant
Organization: Dallas Mexican American Historical League
Contact: Marcel Quimby

7. Representation on Existing Surveys

Alexander Survey (citywide): local state national
 National Register no
 H.P.L. Survey (CBD) A B C D Recorded Texas Historic Landmark
 Oak Cliff Texas Antiquities Landmark
 Victorian Survey
 Dallas Historic Resources Survey, Phase _____ high _____ medium _____ low

For Office Use Only

Date Rec'd: _____ *Survey Verified: Y N* by: _____ *Field Check by:* _____ *Petitions Needed: Y N*
Nomination: *Archaeological* *Site* *Structure(s)* *Structure & Site* *District*

8. Historic Ownership

Original owner: Eagle Ford School District (Dallas County Schools)
Significant later owner(s): Dallas Public Schools, Dallas Independent School District (DISD)

9. Construction Dates

Original: 1923 - 1924
Alterations/additions: n/a

10. Architect

Original construction: n/a
Alterations/additions: n/a

11. Site Features

Eagle Ford School is located at 1601 Chalk Hill Road and sited at the top of a ridge that runs north-south, approximately one mile south of the Eagle Ford community and six miles west of downtown Dallas, in Dallas County. The school sits near the center of the relatively level 0.8-acre site with a grass front lawn facing Chalk Hill Road, with open yard at its north and west (rear) sides; the north side yard is gravel and used for parking. A chain link fence is located at the south, west and north property lines.

Road improvements by the City of Dallas at Chalk Hill Road in 2017-2019 have adversely affected the front lawn and the school's relationship to this public street. The construction project increases Chalk Hill Road from a 2-lane road to a divided 4-lane road, with a drop in grade at the road, leaving the historic school building and its front yard now elevated 8' higher than the adjacent road. The school building is now only partially visible from the street. Construction is still underway at the time of this document, with a tall (8'+) concrete wall under construction at the front property line. A wide driveway facing Chalk Hill Road near the southern edge of the site leads up a steep slope to the site's parking lot for vehicular and pedestrian access to the site.

Construction at the school and site is almost completed; much of the vegetation has been removed and is to be replaced. A concrete deck, stairs and a ramp have been added at the west (rear) side of the building, allowing pedestrian access to a new entry at this façade; the ramp will provide access to the building for those with disabilities. A small building and tall telecommunications tower is located at the south side of the school and is surrounded by a chain link fence. The historic concrete steps at the front façade remain in place. There are no other site features or paved areas at the site.

The surrounding property was largely agricultural until industrial and commercial development began in the late 1990s; the adjacent property to the north and west are large warehouses and parking lots. The shopping center at Pinnacle Park is east of the subject property and faces Interstate 30, with service access from Chalk Hill Road. Property to the south and east of the site (south of the shopping center) has recently changed from agricultural to commercial uses, with new, large warehouses built in the last several years.



Aerial view of Eagle Ford School, looking west; this photograph is prior to recent construction at Chalk Hill Road and school.
Courtesy www.texashideout.tripod.com/aerial_school.jpg, accessed March 19, 2016



Current aerial view of Eagle Ford School site, showing road construction at Chalk Hill Road currently underway.
Courtesy of Google Earth accessed January 28, 2019

12. Physical Description

<i>Condition check one:</i>			<i>Check one:</i>		
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> <i>deteriorated</i>	<input type="checkbox"/> <i>unaltered</i>	<input checked="" type="checkbox"/> <i>original site</i>		
<input type="checkbox"/> good	<input type="checkbox"/> <i>ruins</i>	<input checked="" type="checkbox"/> <i>altered</i>	<input type="checkbox"/> <i>Moved (date _____)</i>		
<input type="checkbox"/> fair	<input type="checkbox"/> <i>unexposed</i>				

The two-story Eagle Ford School building served the communities of Eagle Ford, Arcadia Park, Trinity Portland Cement Company's housing villages and surrounding rural areas. The school was part of the Eagle Ford Common School District, within the Dallas County School District. Construction for the new school was partially funded by Dallas County School District, with bonds sold by the county in June 1923.¹ As the school served the students of Trinity Portland Cement Company's residential villages, the company supplied materials for the concrete blocks for the masonry school building; these blocks were then made and installed by the village residents - many of whom were parents of the children who would attend the new school. Located in what is now North Oak Cliff, the school building is a two-story rectangular building facing Chalk Hill Road. The school's main entrance facing Chalk Hill Road is accessed by the original wide concrete steps flanked by a masonry wall that leads to a recessed entry.

Gothic Revival Architectural Style and Building Type

With its projecting center section and slightly shorter and subordinate flanking units, the school is considered a central block with wings commercial type.² This building type has its origin in 16th-century Italian villas and since then has been widely used in larger American houses, public and institutional buildings including banks and schools in the early 20th century. The school is Gothic Revival architectural style, which was based on the medieval Gothic style developed and used in Europe in the 12th through the 16th centuries, typically for cathedrals, churches and castles. This style was revived and known as 'Gothic Revival' in the mid-19th century in Europe and America, and used on churches, larger homes and castles and frequently used in collegiate and public school buildings until the early 20th century. Typical Gothic Revival features at the Eagle Ford School include pointed arches, battlements, window hood molds and stucco finish.

Building Plan and Construction

The building plan is quite simple - a north-south corridor divides the building into two halves with stairs located at the two terminuses of this corridor at the center of the north and south facades. Entrances for students are located at the mid-level stair landing, with a half-flight of stairs up to the upper floor or down to the lower floor. These two separate entrances served the boys (north entrance) and girls (south entrance). Separate entrances for male and female students was common in late nineteenth and early twentieth century schools; these entrances were often adjacent to mud rooms/coat closets for each gender. The Dallas Morning News, in a July 20, 2015 article about the school states there were three classrooms at the upper floor and two at the lower floor.

The upper floor is raised half a floor level above grade with the lower floor semi-recessed; this lower floor has a ceiling height of approximately 8' to 9' while the upper floor has taller ceilings. The building's structural system consists of cast-in-place reinforced concrete columns, concrete floors, beams, roof and foundation walls. Hand-formed concrete blocks, approx. 8" x 12" in size, laid in a running bond pattern provide infill walls. Heritage Oak Cliff's website about Eagle Ford School notes the exterior walls are "14" to 16" thick made from two layers of cement bricks and 6" of cement layered in between" and also noted the floors were 5" thick reinforced concrete.³ The building had large, paired window openings at the east and west facades which provided abundant natural light into the classrooms and interior spaces.

East (Front) Facade

¹ 'Eagle Ford School Bonds Sold Thursday Afternoon', Dallas Morning News, July 20, 1923; page 2.

² Longstreth, Richard W. *The Buildings of Main Street: A Guide to American Commercial Architecture*, Updated ed. 2000. Walnut Creek, California, Alta Mira Press. (c) 1987. pp 116-117.

³ Heritage Oak Cliff, website, <http://heritageoakcliff>, article on Eagle Ford School. Accessed October 5, 2014.

The front facade of the school faces Chalk Hill Road with its main entrance in the center bay accessed from wide stairs that lead to a recessed porch with a large opening with Gothic arch. This center entrance bay protrudes slightly from the plane of the two flanking sections and is painted taupe with quoins and trim painted white. A pair of wood doors at the porch led into the school building. Smaller slightly flattened Gothic (or three-pointed arch) windows with hood molds were located on each side. A large concrete sign is inset above this entry - EAGLE FORD DISTRICT 49 - the school's name and its Dallas County School District number. Another Gothic Revival feature is the battlement at the top of this center section.

The two flanking sections of this facade feature a horizontal water course separating the upper and lower floors; this is concrete and painted white. A more detailed horizontal belt course is located slightly above the upper floor windows, with a parapet with concrete coping, painted white. The exterior walls at the lower floor level have a heavily textured cementitious stucco finish, painted taupe. The exterior walls at the upper level are a relatively smooth stucco finish, as is the finish of the concrete quoins at the exterior corners and painted white.

When originally constructed, each of the two side sections of the upper floor had three window openings with pairs of six-over-six double-hung wood windows. The lower floor also had three window openings with a pair of six-over-six, double-hung wood windows at its two side sections; these lower floor windows aligned with the windows above. The earliest known historic photograph of the building dates from the 1940s and shows these wood windows, water table and original recessed entrance porch. This photograph also shows the lower level with a darker color and upper level painted a slightly lighter color. A slightly later photograph from 1946-1947 clearly shows the heavy stucco texture of the exterior wall and a lighter color. Later changes to the front facade include removal of the infilled windows and replaced with new windows, new decorative metal doors at the front facade. The stucco finish at the walls had been painted red and salmon, with the horizontal water table, belt course, quoins and hood molds painted white; the base (lower level) of the building was gray. The battlements and coping remain in place.

The current construction includes repainting the exterior lower level walls taupe, with the upper walls painted white. The central, entry bay is also taupe, with the horizontal belt course, quoins and coping at the battlements, concrete school sign and window trim painted the off-white. This color scheme highlights the building's decorative features. New nine-over-one aluminum windows reflect the character of the historic windows and contribute greatly to the building's historic appearance.

North and South (Side) facades

The side facades have the same features as the front facade but are simpler in design. These facades have a narrow center section that protrudes slightly from the facade with similar Gothic Revival features as the front facade - a pointed arched opening at the student entrance entry, large, recessed solid brick panels, signs over the doors and quoins at the outside corners. The two flanking sections are similar to the side sections of the front facade - with a horizontal water course separating the upper level and lower level, horizontal belt course and a parapet with concrete block coping and heavily textured cementitious, stucco finish. The inset concrete signs of 'BOYS ENTRANCE' at the north facade and 'GIRLS ENTRANCE' at the south facade remain in place above these entrances. Like the front facade, the lower levels have a heavily textured stucco finish, the upper level wall surfaces and quoins have a relatively smooth stucco finish and the inset panels at the upper level also have a heavily textured stucco finish. The color scheme of this façade follows that of the east façade with white and taupe colors.

West (Rear) facade

The rear facade has the same features as the front facade but is simpler in design with large window openings, quoins at the outside corners, water course and a detailed horizontal belt course and a parapet with coping. There are eight masonry openings at the upper floor, with one as an entrance into the building and the remaining openings windows. Like the other facades, the lower level of this facade has a heavily textured stucco finish and the upper level wall surfaces and quoins have a relatively smooth stucco finish also painted off-white and taupe. A new set of stairs and accessible ramp lead to a new deck at the upper level, providing access to the building with those with disabilities at a new entrance to the upper level.

Building Interior

The original plan of the building remains largely intact with each floor having a north-south corridor, with girls and boys coatrooms and toilets at the lower level. The upper level accommodated an office and classrooms. The walls and ceilings are a plaster finish.

The current construction, designed to accommodate special events, has combined the classrooms at the first floor to form a large space that is now open to the corridor. New toilets and an office are also provided at this floor. The lower level will provide offices and a mechanical room.

Historic Photographs



Photograph of Eagle Ford School, c. 1940s; this is the earliest known photograph of the school. Courtesy of Dallas Mexican American Historical League.



Photograph of Eagle Ford School, third grade, c. 1946 - 47. Courtesy of Dina Mitchell and the Dallas Mexican American Historical League.



Photograph of Eagle Ford School prior to recent rehabilitation, August 14, 2014.

Current Photographs



East façade at Chalk Hill Road, looking west. This shows the new concrete retaining wall at cut into the site in conjunction with construction at Chalk Hill Road. January 28, 2019.



East façade at Chalk Hill Road, looking west. January 28, 2019.



Enlarged view of the front entry, looking west. January 28, 2019. Original sign over entrance refers to Dallas County School District.



North façade at left, original boy's entrance. January 28, 2019.



West (rear) façade, with new stairs, accessible ramp and porch at new rear door. January 22, 2018.



South façade with 'GIRLS ENTRANCE' sign. January 28, 2019



Detail of inset concrete 'GIRLS ENTRANCE' sign at south facade. January 28, 2019.

13. Construction

No record of an architect or contractor has been found for Eagle Ford School. Trinity Portland Cement Company supplied materials to build the school's concrete blocks, which were fabricated and installed by the residents of the Trinity Portland Cement Company's housing village, who were parents of the children who would attend the school.

14. Historical Significance

The historic significance of the Eagle Ford School is twofold with the first being its direct association with several historic communities in western Dallas County that the school served - the Eagle Ford community, Trinity Portland Cement Company's company town, Arcadia Park (an unincorporated community) and rural residents in this area of Dallas County. Second, Eagle Ford School is the only remaining building associated with the Eagle Ford community and the Trinity Portland Cement Company - the largest manufacturer of portland cement and other cement products in Dallas County from 1909 until 1970. This company, the employees who worked for it and the raw materials and product they produced helped to build the City of Dallas.

The Eagle Ford community (1844 - 1956)

Early Development of the Eagle Ford Community

Enoch Horton (1871-1851), a Peters Colony settler, moved from Missouri to Dallas County in 1844 with his wife Martha and ten children and settled six miles west of what would become the city of Dallas.⁴ Horton received 640 acres of land (tract 610) on the south side of the West Fork of the Trinity River; several family members also received land grants nearby. A ford (low water crossing with a stone bottom) was located nearby; Horton found an eagles nest at the ford and named the crossing Eagle Ford.^{5, 6} His son James (1816-1876) established the Eagle Ford Grist Mill in 1857 and operated this until his death; James also donated land for the Horton Cemetery and for the Texas and Pacific Railway right-of-way and depot.^{7, 8} The small community of Eagle Ford centered around its general store and in 1858, a post office.⁹ The residents were largely farmers and included the Santerres, John F. Girard, John Laupot, B. Lavois and Horton and Cockrell families - many of whom were originally from La Reunion.¹⁰ The community of Eagle Ford and James's grist mill are shown on Sams' Map of Dallas, 1900.

Eagle Ford as a Cattle Town, 1872 - 1878

The Texas and Pacific Railroad came into Dallas in 1872 and was to extend west towards Fort Worth until the depression of 1873 caused the expansion of the railroad to stop at Eagle Ford, making the small town the western terminus of the railroad. Cattle holding facilities were needed to accommodate the cattle driven in from the west waiting to be shipped north on the railroads and were quickly built. With this stock trade, Eagle Ford became a major cattle-shipping point between Dallas and Fort Worth, resulting in the growth of the community with fifty new businesses including a number of saloons, a 2-story hotel, railway station, a newspaper (the 'Weekly Eagle') a cotton gin, flour mill, two schools, a general store and numerous residences; the community had a population of

⁴ Mathew Haves Nail, Eagle Ford, Texas, The Handbook of Texas <http://www.tshaonline.org/handbook/online/articles/hte02>. Published by the Texas State Historical Association. Accessed March 18, 2015.

⁵ Ibid.

⁶ Horton Family Cemetery, <http://www.cemeteries-of-tx.com/etx/dallas/cemetery/Hortonfamily.htm>. Retrieved March 22, 2015.

⁷ Horton Family Cemetery, <http://www.cemeteries-of-tx.com/etx/dallas/cemetery/Hortonfamily.htm>. Retrieved March 22, 2015.

⁸ Eagle Ford, Texas. http://en.wikipedia.org/wiki/Eagle_Ford_Dallas. Accessed October 5, 2014.

⁹ Mathew Hayes Nail, 'Eagle Ford, Texas', handbook of Texas Online. <http://www.tshaonline.org/handbook/online/articles>. Published by the Texas State Historical Association. Accessed October 5, 2014.

¹⁰ Sam Acheson, 'Eagle Ford was a Bustling City', Dallas Morning News, Accessed September 1, 1966.

several thousand people in the early to mid-1870s.¹¹ The community gained a notorious reputation for its saloons and wild ways that were typical of other cattle towns of the late nineteenth century. In 1876 construction resumed on the railroad and it was extended to Fort Worth in 1878 - bringing an end to the cattle-shipping industry in Eagle Ford. The community's population declined, and it evolved into a regional agricultural shipping point. The community decreased in size to about 200 in 1882 and by 1890 had only 75 residents as its base remained largely agricultural.¹²

The Cement Industry in Eagle Ford

An early settler in the area was Emile Remond, a former La Reunion (1855 - 1857) colonist who arrived from France in 1856. In the 1880s Remond purchased land north of the failed colony and began a brick-making business. With an interest in geology and chemistry, Remond experimented with the rich deposits of limestone, caliche and shale from the Trinity River. By the late 1880s Remond was proficient in making bricks and cement and started a local Portland Cement plant.¹³ Working with another former colonist, Philip Frichot, Remond exhibited examples of his cement and brick making at the State Fair of Texas.^{14, 15}

Texas Portland Cement and Lime Company / Texas Portland Cement Company / Lone Star Cement Company / Lone Star Industries and Cement City (1900 - 1979)

In 1900 a group of Galveston investors, led by Jens Moller, purchased Remond's plant and started the Texas Portland Cement & Lime Company - the first cement company in North Texas.¹⁶ In 1903, Iola Portland Cement Company of Texas purchased Texas Portland Cement and Lime Company; Iola then operated the plant for five years.¹⁷

In 1908 Texas Portland Cement and Lime Company acquired the plant back from Iola, and announced plans to expand the manufacturing plant and create a town for its employees. This privately owned town was named **Cement City** and was incorporated as a town on April 28, 1908.^{18, 19} A post office had opened in 1907, and the town soon would have telephone connections, a physician, grocery, drug and general stores; in the mid-1930s the town had fourteen businesses.²⁰ Houses were built and owned by Texas Portland Cement Company with separate housing villages for Mexican Americans and Anglos. Cement City's first mayor, W. H. Green, was elected in 1908.

¹¹ Eagle Ford, Texas. http://en.wikipedia.org/w/index.php?title=Eagle_Ford_Dallas&oldid=618911175". Accessed March 21, 2015.

¹² Sam Acheson, 'Eagle Ford was a Bustling City', Dallas Morning News, Accessed September 1, 1966.

¹³ Lisa Lisa C. Maxwell, 'Cement, TX,' The Handbook of Texas Online, Published by the Texas State Historical Association. Texas State Historic Archives; <http://www.tshaonline.org/handbook/online/articles/hrc36>. Accessed February 18, 2016.

¹⁴ Cement City Collection, Texas/Dallas History and Archives, Dallas Public Library. Accessed October 5, 2014.

¹⁵ Cement City Collection, Texas/Dallas History and Archives, Dallas Public Library. Accessed October 10, 2018.

¹⁶ Bianca Mercado, 2008. *With Their Hearts in Their Hands: Founding a Mexican Community in Dallas, 1900-1925*.

¹⁷ Cement City Collection, Texas/Dallas History and Archives, Dallas Public Library. Accessed October 5, 2014.

¹⁸ Lisa C. Maxwell, "Cement, TX," Handbook of Texas Online, Published by the Texas State Historical Association. Texas State Historic Archives; <http://www.tshaonline.org/handbook/online/articles/hrc36>. Accessed February 18, 2016.

¹⁹ Cement City Collection, Texas/Dallas History & Archives Division, Dallas Public Library, MA 04-9.

²⁰ Lisa C. Maxwell, "Cement, TX," Handbook of Texas Online, Published by the Texas State Historical Association. Texas State Historic Archives; <http://www.tshaonline.org/handbook/online/articles/hrc36>. Accessed March 14, 2019.

By 1910 the company was known as Texas Portland Cement Company and located in Cement, Texas in the Association of American Portland Cement Manufacturers' list of cement manufacturers in the United States.²¹ Cement City's population was approximately 500 in 1915. In 1931 Cement's City's residential population was 609, 878 in 1920, but later declined to 249 residents in the early 1940s. This decline was largely due to the Depression and labor disputes; however the population had increased to 450 in the 1960 census.^{22, 23} In the 1930s there were labor disputes in the cement industry in Texas but as Portland Cement agreed to arbitration and did not block the unions, this plant was less impacted than other plants. The Mexican American residential housing area of Cement City was commonly referred to as 'Cemento Chico' by its residents - reflecting its association with the smaller of the cement companies in the Eagle Ford area (Trinity Portland Cement Company was the larger company). The children who lived in Cement City attended the nearby Cement City School, one of the larger schools in the area; the school provided first grade thru high school. This school would become part of Dallas Public Schools in 1928. The town of Cement City was unincorporated by 1951.²⁴

The Texas Portland Cement Company was purchased in 1935 by Lone Star Cement Corp, which was part of Lone Star Industries, Inc. In the 1950s Lone Star Industries greatly expanded operations and the company enjoyed a brief boon.²⁵ By 1970 the limestone ran out and the plant closed. Lone Star Properties, Inc., the real estate arm of Lone Star Industries, began developing Lone Star Business Park at the site in 1979, with the one remaining smokestack from the cement plant as the business park's centerpiece.²⁶

Southwestern States Portland Cement Company / Trinity Portland Cement Company / General Portland Cement Company / General Portland Industries / Lafarge Corporation

In 1909, William Foster Cowham and Associates of Jackson, Mississippi acquired 500 acres of limestone and schist deposits southeast of Eagle Ford and founded Southwestern States Portland Cement Company; this land included some of James Horton's original holdings.²⁷ Cowham was known as an industrial engineer who designed and built cement plants. Upon his death in 1913, his son-in-law John Lawson Senior succeeded him as owner and also formed Cowham Engineering Company in Chicago. The company name was changed to Trinity Portland Cement Company in 1915, named for the nearby Trinity River. In addition to cements used in construction, the Trinity Portland Cement Company developed specialized cements for other uses, including oilfield cement (known as Trinity Inferno) for use under high temperatures in oil wells, and in 1940 Trinity White Portland, made from oyster shells dredged from Galveston Bay. These new products were used in the East Texas Oil Boom of the 1930s and 1940s.²⁸ By 1933 the company had cement plants in Dallas, Fort Worth, and Houston.

²¹ *Concrete in the County*, Bulletin #26, Published by the Association of American Portland Cement Manufacturers, Land Title Building, Philadelphia, (c) 1910. https://books.google.com/books?id=aZ9BAAAAIAAJ&pg=PA114&lpg=PA114&dq=Texas+Portland+Cement+and+Lime+Company&source=bl&ots=TzuLK8kXit&sig=QdMi9EVsMYaTU4_0pDRs4SHKVyM&hl=en&sa=X&ved=0ahUKEwiDpoutpLjLahVqmIMKHTIdBJ4Q6AEIQDAl#v=onepage&q=Texas%20Portland%20Cement%20and%20Lime%20Company&f=false. Accessed March 10, 2016.

²² Lisa C. Maxwell, "Cement City, TX," Handbook of Texas Online. Published by the Texas State Historical Association. Texas State Historic Archives; <http://www.tshaonline.org/handbook/online/articles/hrc36>. Accessed February 18, 2016.

²³ Cement City Collection, Texas/Dallas History & Archives Division, Dallas Public Library, MA 04-9.

²⁴ Lisa C. Maxwell, "Cement City, TX," Handbook of Texas Online. Published by the Texas State Historical Association. Texas State Historic Archives; <http://www.tshaonline.org/handbook/online/articles/hrc36>. Accessed March 13, 2019.

²⁵ Cement City Collection, Texas/Dallas History & Archives Division, Dallas Public Library, MA 04-9.

²⁶ Cement City Collection, Texas/Dallas History & Archives Division, Dallas Public Library, MA 04-9.

²⁷ James, Frances and James, Barney C. Jones. *History of Eagle Ford Community, Trinity Portland Cement Company, Cemento Grande Company Village and Eagle Ford School*. Unpublished manuscript compiled from written narrative of Sidney A. Davidson, Jr., resident at the Trinity Portland Cement Company Town.

²⁸ Diana J. Kleiner, *Lafarge Corporation*, Handbook of Texas Online, <http://www.tshaonline.org/handbook/online/articles/dql01>. Accessed March 11, 2016.

In the mid to late 1930s Trinity Portland Cement Company and its Eagle Ford plant were affected by several issues - the depression reduced the market for cement and the company was embroiled in labor disputes and also embroiled in allegations from the Texas Attorney General over price fixing. The cement industry was among the county's most demanding and low paid jobs; a 1929 study of 102 Portland cement plants across the country noted male workers in Texas worked an average of 67.9 hours a week - the highest number in the study, and at the lowest average annual hourly wage.²⁹ Eagle Ford's plant operated 24 hours/day, requiring workers to work 11-hour shifts during the day, and 13-hour shifts during the night. Not surprisingly the cement industry had the highest work-related accident rates in the country, with recovery from accidents the responsibility of the employee, without compensation or time off. Other illnesses and operations that resulted in an inability to work resulted in loss of wages. Having refused to recognize rights of its employees to join trade unions, Trinity's labor issues continued until 1939 when the company finally recognized the union. The Texas Attorney General filed an anti-trust suit against Trinity and other cement companies in the state in response to allegations by the state highway department of high cement prices and collusion in bidding practices within the industry; this would also be resolved in 1939.³⁰ The impact of these events were disastrous for the workers at Trinity's Eagle Ford plant which was already running at less than half its capacity due to lack of construction projects during the depression.

Following John Lawson Senior's death in 1946, Trinity merged with two other Cowham companies to form General Portland Cement Company, which headquartered in Chicago and became the nation's fifth largest company.³¹ The company was involved in the construction of DFW Airport and in 1967, the corporate offices moved to Dallas. General Portland continued to diversify and grow and changed its name to General Portland Industries. In 1951 they opened a second plant and in 1957 the original plant, constructed in 1909 by Cowham, was closed.

General Portland Industries was acquired by Lafarge Coppee Group, a major French cement producer in 1981, and two years later General Portland became an operating subsidiary of Lafarge Corporation. In the 1980s the company was the county's third-largest cement producer with 2,500 workers employed at ten cement plants.³² However this growth did not continue at the Eagle Ford plant as the shale and limestone resources were expended and the plant closed in 1987.

Morning Park, Inc. a development firm, purchased the site from Lafarge North America in 1994, and developed remediation plans for the environmental cleanup of the plant site and developed plans for the Pinnacle Park redevelopment. This was followed by the development of the Pinnacle business and industrial park.

Trinity Portland Cement Company's company owned villages (early 1910s – 1959)

Due to the plant's remote location from West Dallas and Dallas, lack of housing in the surrounding smaller communities and rural areas surrounding the plant, lack of transportation for their workers to travel to work, and the workers long workday (11 hour day shift and 13 hour night shift), Trinity Portland Cement Company provided houses which could be rented by its employees. Like other industries in the early 1900s, many of the company's employees were Mexican immigrants who came to North Texas to escape the Mexican Revolution. Separate housing villages for its Mexican American and Anglo employees were provided; Negro families also lived in the Mexican American village. Each of the two villages contained 24 to 30 houses each; the company maintained the houses. Houses in the Mexican American village were mostly 'shotgun' style with five to six

²⁹ Andrews, Gregg. *Unionizing Dallas Workers in the Portland Cement Industry in the 1930s*. Unpublished paper given at the Texas State Historical Association, Accessed March 6, 2003.

³⁰ Andrews, Gregg. *Unionizing Dallas Workers in the Portland Cement Industry in the 1930s*. Unpublished paper given at the Texas State Historical Association, Accessed March 6, 2003.

³¹ Kleiner, Diana J, *Lafarge Corporation*, Handbook of Texas Online. Published by the Texas State Historical Association. www.tshaonline.org/handbook/online/articles. Accessed March 12, 2016.

³² Kleiner, Diana, *ibid*.

rooms and front porches and were without bathrooms; streets were unpaved.³³ The Mexican American village contrasted with the larger homes with indoor plumbing, paved streets, sidewalks and well-kept lawns in the Anglo village.³⁴ These two residential villages and businesses were owned by the Trinity Portland Cement Company as an unincorporated community and run by the company, with no input from the workers who lived there.

The Mexican American and Anglo children from these two Trinity Portland Cement Company villages attended school together at Eagle Ford School for over forty years. Negro children attended the Eagle Ford Negro School. The company's Mexican American housing village was commonly referred to as 'Cemento Grande', reflecting its association with the larger of the two cement plants in the Eagle Ford area. To provide recreation opportunities for the residents, a regulation size baseball diamond with bleachers was built; this became a popular place for families to picnic and watch baseball games played by the younger employees. There was also a golf course and driving range, and tennis courts.³⁵ While Trinity considered the community as an expression of the company's goodwill and concern for their employees, there were underlying forms of paternalism and autocratic control.³⁶ During the Depression, the company issued company food coupons to its employees as a protection against hunger but these could only be used at the company grocery store and meat market, and further increased employees' indebtedness and dependence on the company. During the labor unrests in the 1930s, this dependence and fear of eviction from their housing served to stifle the employees' voices and limit labor agitation.³⁷

In 1959 General Portland Industries closed down the company housing; many of the homes were sold to employees and to newer residents in Eagle Ford, Ledbetter Gardens and other nearby areas. The last family to move from Cemento Grande was that of Filberto Martinez, whose father was one of the original Cemento Grande workers.³⁸

Summary and Clarification of the company owned villages of Texas Portland Cement Company and Trinity Portland Cement Company.

There were two distinct company-owned residential communities near Eagle Ford - Cement City at the Texas Portland Cement Company, and the villages at the Trinity Portland Cement Company plant. Although both were 'company towns', their commercial and residential areas were very different. Cement City was an incorporated town, privately owned by Texas Portland Cement Company. Cement City included several private stores (located in spaces rented from the town), a doctor's office, a post office and two separate, residential villages for the company's Anglo and Mexican American workers and their families. As an incorporated town, it had an elected mayor and with more businesses and residents, was the larger of these two company towns. A public school – Cement City School – was located nearby on Eagle Ford Road (now Singleton Road).

³³ James, Frances and James, Barney C. Jones. *History of Eagle Ford Community, Trinity Portland Cement Company, Cemento Grande Company Village and Eagle Ford School*. Unpublished manuscript compiled from written narrative of Sidney A. Davidson, Jr., resident at the Trinity Portland Cement Company Town.

³⁴ Ibid

³⁵ James, Frances and James, Barney C. Jones. *History of Eagle Ford Community, Trinity Portland Cement Company, Cemento Grande Company Village and Eagle Ford School*. Unpublished manuscript compiled from written narrative of Sidney A. Davidson, Jr., resident at the Trinity Portland Cement Company Town.

³⁶ Andrews, Gregg. *Unionizing Dallas Workers in the Portland Cement Industry in the 1930s*. Unpublished paper given at the Texas State Historical Association, Accessed March 6, 2003.

³⁷ Andrews, Gregg. *Unionizing Dallas Workers in the Portland Cement Industry in the 1930s*. Unpublished paper given at the Texas State Historical Association, Accessed March 6, 2003.

³⁸ Narrative of Henry and Filberto Martinez, Courtesy of Dallas Mexican American Historic League.

Trinity Portland Cement Company was located at about three miles west of Texas Portland Cement Company and Cement City. While this plant was the larger of the two cement plants, it had smaller company-owned residential villages - Anglo and Mexican-American - as well as a just a few company owned stores. These residential villages were over a mile-and-a-half to Eagle Ford, the nearest community with businesses, and approximately three miles to Cement City.

Although these two company towns were physically separated (approximately three miles apart) and under separate ownership, they have often been incorrectly and collectively referred to as 'Cement City' as if this was one housing town under a single ownership. To clarify, each of these two company-owned towns -Cement City, owned by Texas Portland Cement Company, and Trinity Portland Cement Company's residential villages - were physically separated and had distinct villages (neighborhoods) for Anglo and Mexican American workers - for a total of four (4) distinct residential 'villages' within these two company-owned plants. Many references in various publications over the last half-century have erroneously referred to both, collectively as 'Cement City' instead of identifying the two separate company towns (and residential villages) that existed for the workers of these two separate companies. This clarification is intended to provide correct information about these two historic companies and their communities.

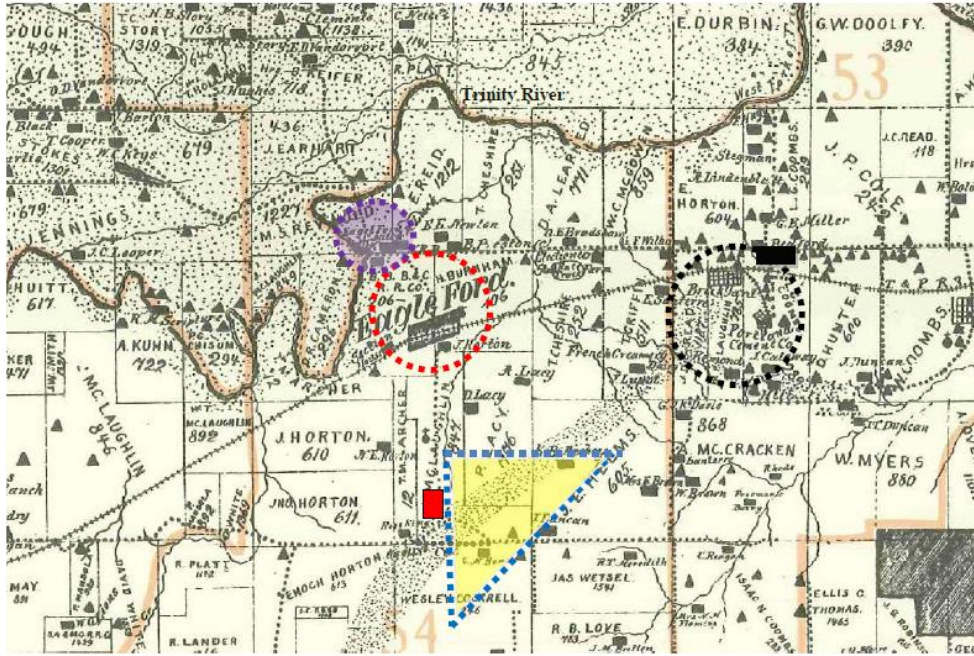
El Camposanto de Cemento Grande De La Compañía Trinity Portland (Trinity Portland Cement Company Cemetery)

Trinity Portland Cement Company donated land for a cemetery near its housing villages in 1918; it is thought the first burials were victims of the 1918 influenza epidemic, including many children. A number of Trinity's Mexican American workers and their family members were interred here, and the cemetery was cared for by residents of the company town. The last burial was Eladio R. Martinez (1921 - 1945), who was killed in action in the Pacific during World War II. The Trinity Portland Cement Company Cemetery remains and is now known as El Camposanto de Cemento Grande De La Compañía Trinity Portland. Although the company housing was removed from this area by 1959, this cemetery remains as a reminder of the residential village for the workers at Trinity Portland Cement Company which once occupied this area. The small cemetery is thought to hold around 30 - 40 gravesites, with the potential of an additional 200 unmarked gravesites within the cemetery and in surrounding property. The cemetery received a Texas Historical Commission subject marker in 1992.³⁹



Sam Street's Map, c. 1900 - showing Eagle Ford and city of Dallas (red circle) and approximate location of the Eagle Ford School (red rectangle). Courtesy of Friends of Dallas Public Library.

³⁹ Texas Historical Commission Atlas website. [www. http://atlas.thc.state.tx.us/Details/5113006903](http://atlas.thc.state.tx.us/Details/5113006903). Accessed June 16, 2016



Enlarged copy of Sam Street's Map, c. 1900. Courtesy of Friends of Dallas Public Library

Locations of 1900-era and later historic sites are indicated, including the Eagle Ford mill at the Trinity River (purple circle and shading), the approximate location of Eagle Ford School (red rectangle), Cement City school/current Thomas Edison school (black rectangle) and general locations of the two cement plants and their housing villages - Trinity Portland Cement Company (blue triangle with yellow shading) and Remonde's property and brickyard and the adjacent Texas Portland Cement Company (noted as 'Portland Cement Co.', black circle). Please note that both cement plants are near the Texas and Pacific Railroad line. This map also reflects the Trinity River's original location.

Trinity River Realignment (1929 - 1931)

Eagle Ford community was located on the Trinity River and the realignment of the river in 1929 - 1931 greatly affected the community. This realignment moved the main channel of the river to the north and levees were constructed between the river and the Eagle Ford community. The western, rural area of Eagle Ford had long been associated with Irving and the realignment moved the Trinity River to the east of this rural area, separating its residents from the community of Eagle Ford; the levees and wider flood plain served to reinforce their closer relationship with Irving. This resulted in the children living in this western area of Eagle Ford attending schools in Irving School District. In 1951, this area was annexed by the City of Irving.

Eagle Ford - World War II, growth in the 1950s and Annexation by the City of Dallas (1956)

In 1941 Eagle Ford's population had increased to about 150. However, during WWII housing in the Dallas area was scarce for workers in the defense and related industries that supported the war effort. Following the war, returning servicemen were looking for suburban or semi-rural places to live with their families. Eagle Ford and its surrounding areas attracted these families and new residential development occurred as well as industrial growth and infrastructure development including a steel-fabrication plant, new schools and roads. Many of the new residents were Mexican American, some of which had grown up in the area and others who moved to the

Dallas area for jobs, the opportunity to purchase a house and land, or both. Dallas schools struggled with this growth as the schools in this area, many of which were new, could not accommodate this growth.

In August 1946, residents of the unincorporated community of Eagle Ford voted to incorporate and the newly incorporated city of Eagle Ford swore in city officials on September 4, 1946.⁴⁰ By November, a group of dissatisfied citizens brought a petition for the dissolution of the new city to the voters. A second election was then held and a majority of the voters supported to dis-incorporate new city.⁴¹ The legality of the second election was questioned, appealed to District Court and ultimately to the Texas Supreme Court in November 1951. The Texas Supreme Court ruled that the second election was invalid making Eagle Ford, once again, an incorporated city.

While these legal issues were ongoing, previously elected officials and community leaders held conversations with the City of Dallas regarding annexation. However, the City of Dallas' initial reaction was not to support annexation due to the large costs associated in improving the infrastructure of roads, water and sewer in the area. Simultaneously, Eagle Ford residents were discussing the need (and costs) of a sewer and water works program that would meet Texas Health Department requirements. Such improvements would include two artesian wells, a water system and sewer disposal plant. A proposed bond program for \$1.75 million for these infrastructure improvements was rejected by Eagle Ford residents in 1951.⁴²

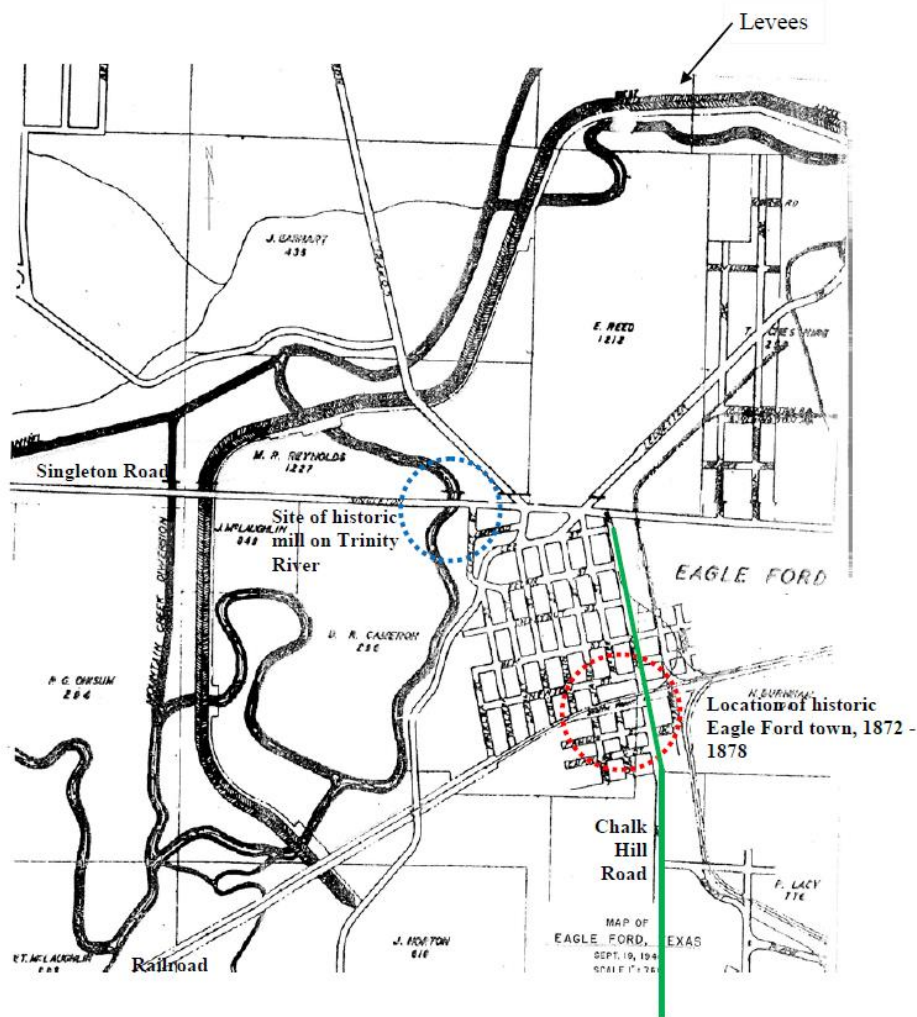
In 1956, the town of Eagle Ford, with its population of 4,678, agreed to be annexed by the City of Dallas as a way to provide growth opportunities for the community as well as necessary infrastructure improvements.⁴³

⁴⁰ Texas' Top Court Asked for Eagle Ford Decision, Dallas Morning News. Accessed June 30, 1951.

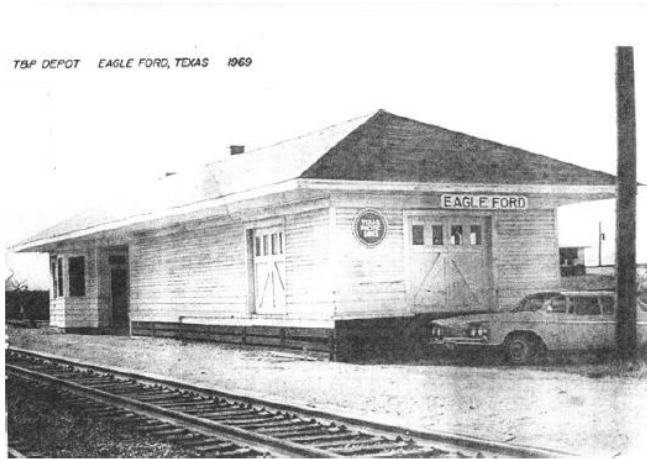
⁴¹ Ibid.

⁴² Dallas Morning News

⁴³ Dallas Morning News



Map of Eagle Ford, 1946. Note relocation of the Trinity River to north, away from original Eagle Ford town, the ford and the site of the historic mill on the Trinity River. This map shows the levees of the realigned Trinity River as well as the remnants of the original river that remain. Location of Eagle Ford School is south on Chalk Hill Road, below map graphic. Eagle Ford Road which led from Dallas to Grand Prairie and Fort Worth had been renamed Singleton Road by this time, in honor of Dallas County Commissioner Vernon Singleton.



Eagle Ford railroad depot, c. 1969 (demolished). Courtesy of Henry Martinez, Dallas Mexican American Historical League.



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Aerial view of Eagle Ford community and surrounding cement and rock quarries, courtesy of Texas/Dallas History and Archives Division, Dallas Public Library.



Aerial view of Eagle Ford and surrounding cement and rock quarries, courtesy of Texas/Dallas History and Archives Division, Dallas Public Library. West Dallas and Trinity Portland Cement Company; the company housing is visible at the right.

Eagle Ford Schools / Eagle Ford Common School District, 1887 - 1928

According to a Dallas Morning News article in 1955⁴⁴, the first school in Eagle Ford was established in the 1870s and was described as a log and frame building. Randy Dumse, previous owner of the school has stated that Horton Ranch deeded acreage to Dallas County for a school in 1887;⁴⁵ this is thought to have been the first school in Eagle Ford.

Dallas County School records in 1889 indicate that the Eagle Ford Common School District, also known as Dallas County School District 49, consisted of two schools - the Eagle Ford School and Eagle Ford Colored School. Both schools received annual funding from Dallas County School Fund of \$180.06 and \$100.80 respectively that year. In 1892 these schools received \$273.00 and \$63.00 from the county.⁴⁶

The original Eagle Ford School is thought to have been constructed of wood framing and was replaced by another structure in 1910; no information about this second Eagle Ford School building or its location has been found.

⁴⁴ Dallas Morning News. Accessed July 20, 1955

⁴⁵ James, Frances and James, Barney C. Jones. *History of Eagle Ford Community, Trinity Portland Cement Company, Cemento Grande Company Village and Eagle Ford School*. Unpublished manuscript compiled from written narrative of Sidney A. Davidson, Jr., resident at the Trinity Portland Cement Company Town. No date.

⁴⁶ Jim Wheat's Dallas County Texas Archives: [www//freepages.history.rootsweb.ancestry.com/jwheat.schools/html](http://www.freepages.history.rootsweb.ancestry.com/jwheat.schools/html). Accessed July 20, 2015.

In June 1923, Dallas County Schools made plans for a \$15,000 bond program for Eagle Ford Schools, with newspaper articles also referring to a planned new brick school at Arcadia Park and a new frame school for negroes in the district (Eagle Ford Negro School).⁴⁷ The bond program passed on June 23, 1923, and by September the bonds had been sent to a bonding company in St. Louis, from whom Breg, Garrett & Company of Dallas purchased them, and the funds were then available to the school board.⁴⁸ A September 1923 Dallas Morning News article stated that a brick school house was being constructed - and it is assumed this was the subject Eagle Ford School.⁴⁹

While the Eagle Ford and Arcadia Park School Districts had been separate districts, they were consolidated in 1923, resulting in confusion in the future name of this school.⁵⁰ By January 1, 1924, construction on the new school building had begun but had not yet been completed; a newspaper article implied the school 'will include an auditorium'.⁵¹ An article from the following month noted that construction on the new Arcadia Park common school district No. 49 was progressing, and that it would be a modern four-room building with indoor lavatories and chemical toilets, electric lights, current for which will be obtained from the high voltage transmission line.⁵² However when the new school opened, the sign over the front entrance identified the school as 'Eagle Ford' and District 49'.⁵³

The new school served Anglo and Mexican American children from the southern areas of Eagle Ford, Trinity Portland Cement Company's Anglo and Mexican American (Cemento Grande) residential villages, Arcadia Park (to the west) and surrounding rural areas. The school was located west of the Trinity Portland Cement Company plant and its residential villages; students from these villages walked to the school. Trinity Portland Cement Company supplied the materials for the cement blocks used in the two-story concrete structure while plant employees and residents in company's housing villages contributed their labor to make these cement blocks and were also thought to have built the school their children would attend.⁵³

The new Eagle Ford Negro School was completed by the end of 1923. This school was located at 5590 Chippewa Street and has since been demolished.⁵⁴

In 1924 Dallas County Schools had 15,441 students with a majority (9,224) being in 24 independent school districts; this did not include the separate Dallas Public School system students).⁵⁵ The remaining 6,217 students attended schools in 55 'common school districts' with the largest common district being Bonnie View (362 students).⁵⁶ Eagle Ford School had 222 students in its two schools that year, with four teachers and two principals.⁵⁷ Mrs. Roy Bosse (later known as Mrs. Edythe Bosse) was one of four teachers in the Eagle Ford School District in 1924; she would continue teaching at Eagle Ford School, serving as Principal from 1945 until her retirement in 1959.⁵⁸ In 1933, S. R. Phipps was Teacher in Charge of Eagle Ford School.⁵⁹

Eagle Ford School typically provided elementary and middle school education, which was typical for most smaller school districts and Dallas County Schools during this time. However Mrs. Bosse, noted in a later interview with the Dallas Morning News that prior to annexation by Dallas Public Schools in 1928, Eagle Ford

⁴⁷ Local News, Dallas Morning News, June 22, 1923. p. 5.

⁴⁸ Eagle Ford School Bonds Receive Approval, Dallas Morning News, Accessed September 19, 1923, p. 19.

⁴⁹ Ibid, pg. 19.

⁵⁰ County Schools Widely Improved. Dallas Morning News, Accessed January 1, 1924, p. 21.

⁵¹ County Schools Widely Improved. Dallas Morning News, Accessed January 1, 1924, p. 21.

⁵² Arcadia Park to have new school. Dallas Morning News, Accessed February 19, 1924. p. 13.

⁵³ James, Frances, and Barney C. Jones, The History of Eagle Ford Community, Trinity Portland Company, Cemento Grande Company Village and Eagle Ford Village; Dallas, undated.

⁵⁴ County Schools Widely Improved. Dallas Morning News, Accessed January 1, 1924, p. 21.

⁵⁵ Attendance Larger in County Schools. Dallas Morning News, Accessed June 14, 1924, p. 7.

⁵⁶ Attendance Larger in County Schools. Dallas Morning News, Accessed June 14, 1924, p. 7.

⁵⁷ Attendance Larger in County Schools. Dallas Morning News, Accessed June 14, 1924, p. 7.

⁵⁸ New Assignments set for 1956-57. Dallas Morning News, Accessed August 5, 1957. p. 13.

⁵⁹ Teachers Get Assignments for New Term. Dallas Morning News, Accessed September 3, 1933.

School provided a high school department.⁶⁰ Students who wished to pursue high school could attend the nearby Cement City High School or a Dallas Public School high school - Dallas High School in downtown, or Oak Cliff High School (renamed Adamson High School in 1935).

Bonnie Parker is thought to have attended Eagle Ford School in the 1920s.⁶¹ Born in 1910 in Rowena, Texas, Bonnie, her mother and two siblings moved to Dallas County upon the death of her father in 1914. The family lived with her maternal grandparents, Frank and Mary Krause in a rural area adjacent to the Trinity Portland Cement Company plant.⁶² It is possible that Bonnie did attend Eagle Ford School (the second or existing building) during elementary or middle school while living nearby at her grandparent's home. She later attended Cement City School High School but dropped out in the summer following her sophomore year and married Roy Thornton on September 25, 1926 (several days before her 16th birthday).

Eagle Ford School Annexed by Dallas Public School system (later Dallas Independent School District), 1928 - 1965⁶³

The first public school system that served students in the City of Dallas was the Dallas Public School system, which was founded in 1884 and operated by City of Dallas' municipal government. In 1904, Oak Cliff schools became part of the Dallas Public School system following its annexation by the City of Dallas in 1903. The jurisdiction of the Dallas Public School system originally aligned with the City of Dallas limits but by the 1920s, the school district '*annexed to Dallas for school purposes*' areas beyond Dallas City limits including West Dallas in 1927. Eagle Ford and Cement City school districts became part of Dallas Public School system in 1928 (including two schools in Eagle Ford and the single school in Cement City).⁶⁴

After its annexation 1928, Eagle Ford School provided kindergarten thru 8th grades until 1955, and first through fifth grades from 1955 - 1965.

After WWII, Dallas Public Schools began a period of intense growth and construction of new schools with 97 new schools constructed between 1946 and 1966. This included several schools west of Dallas which had been underserved prior to WWII and were experiencing large growth in population after the war. The communities of Eagle Ford and Arcadia would be affected by this growth.⁶⁵

In 1947 Dallas Schools found Eagle Ford Elementary school to be unfit for remodeling to handle the growing population of the area, and the school district decided to move students to a proposed new school that would replace the aging Eagle Ford School.⁶⁶ Following protests by parents, Eagle Ford School was retained. However by 1949, due to overcrowding at Eagle Ford School, the sixth and seventh grades were transferred to the new Thomas Edison Elementary School on Singleton Road (at the site of the historic Cement City School) which had opened in 1948.⁶⁷ This was beyond walking distance for most of the affected students, and as the school district did not offer bus transportation, they noted that like other district schools, students could utilize public bus transportation at half fare.⁶⁸ The new Gabe P. Allen Elementary School opened in 1955 in the Eagle Ford

⁶⁰ Eagle Ford Historic Background, Dallas Morning News, Accessed January 1, 1955.

⁶¹ Gary Cartwright, The Whole Shooting Match, Texas Monthly, February 2001. www.texasmonthly.com/contents/wholeshootingmatch.com. Accessed October 5, 2014.

⁶² In Search of Bonnie and Clyde, A History of Dallas, Texas. http://www.watermelon-kid.com/history/dallas/features/bandc/Bonnie_and_Clyde.htm#west. Accessed March 10, 2016.

⁶³ Largely based on Johnson, Bob; Glenn Straus and Marcel Quimby, ed. 'Oak Cliff High School Dallas Landmark Nomination', September 15, 2009, pgs 14 - 15.

⁶⁴ Walter J. E. Schiebel, Ed.D. (1966) *Education in Dallas: Ninety-two Years of History 1874-1966*. Dallas: Dallas Independent School District. pgs. 253 - 256.

⁶⁵ Wikipedia, Dallas Independent School District; https://en.wikipedia.org/wiki/Dallas_Independent_School_District. Accessed July 20, 2015.

⁶⁶ Eagle Ford School to be Abandoned, Dallas Morning News June 22, 1947, p. 5.

⁶⁷ Parents Protest Shift in Eagle Ford Students, Dallas Morning News, September 23, 1949, p. 24.

⁶⁸ Ibid.

community; Eagle Ford School students were allowed to transfer to the new school in an effort to reduce overcrowding at the existing school. Eagle Ford School continued to serve around 100 students in first through fourth grades until Dallas Public Schools permanently closed Eagle Ford School in the summer of 1965. The closure of the school ended eighty-eight years of history with a public school that served the community of Eagle Ford, and reflected the community's name (1887 – 1965) as well as over forty years serving the children of Trinity Portland Cement Company's residential villages – whose employees provide the labor and materials to build the school that their children later attended.

The elementary school students who had attended Eagle Ford School then attended Thomas Edison Elementary from fall 1965 until it was changed to a junior high school in 1967, and then attended Gabe P. Allen Elementary School. Following completion of elementary school, students then attended Thomas Edison Junior High (beginning in 1967) and Crozier Tech High School in downtown Dallas⁶⁹

Eagle Ford School under private ownership, 1965 - 2019

Following Eagle Ford School's closure, Dallas School Board sold the Eagle Ford School and site in October 1965 for \$4,507.11 to R. H. Henderson, president of a school furniture firm and the school building was used for storage.⁷⁰ In 1987, the school building and site was purchased by Randy Dumse, owner of New Micros Inc., a computer tech company. New Micros occupied the building for many years; the company moved out of the building in the mid-2000s and the building stood empty for several years. In November 2017 the property was purchased by Eagle Ford School Limited Liability Company, owned by Larry Moser. The new owners have recently completed a rehabilitation of the building and it is now open as a special events venue.

Cement City School (1911 - 1948)

Another local school that served the Eagle Ford community and children in Texas Portland Cement Company's residential village (including Cemento Chico) was the Cement City School. Cement City Independent School District was formed in 1911 and served Cement City, residents of the eastern portions of the community of Eagle Ford and surrounding rural areas. The district had one school, the Cement City School, which served first grade through high school. In 1916 a modern, 3-story brick building replaced the first school building and included a new high school; this new school was located on Eagle Ford Road (later renamed Singleton Boulevard).⁷¹ In 1923 the school had a principal and 12 teachers.⁷²

In 1928 Cement City school district was also annexed *'for school purposes only'* by Dallas Public Schools; the school had 250 students, of which 37 were high school students.⁷³ Parents of the high school students disputed the annexation based on Dallas Public School's plans to send the high school students to Dallas High School (later renamed Crozier Technical High School) in downtown Dallas. A compromise was reached, and the school retained its high school department but high school students had the option of attending Dallas Technical High School.⁷⁴ The schools' population remained at around 300 in 1930 and 390 in 1940.⁷⁵ Following WWII, the school's population increased as returning servicemen moved to the Eagle Ford area. By 1946, the school's population had increased to 600 and to 874 in 1947.^{76,77}

⁶⁹ Thomas Edison Middle School was closed by DISD due to poor performance in the summer of 2018. These middle school students now attend the new Pinkston Junior High School, within the nearby Pinkston High School campus

⁷⁰ Board will Sell School Property', Dallas Morning News, Accessed October 14, 1965. P. 12.

⁷¹ Cement City School Opens. Dallas Morning News, Accessed September 19, 1916, p. 5.

⁷² Teachers Assigned in Dallas County Schools. Dallas Morning News, Accessed January 1, 1924.

⁷³ Name of article, Dallas Morning News, Accessed September 2, 1929. P. 9.

⁷⁴ Seniors Remain at Cement City School. Dallas Morning News, Accessed October 30, 1929.

⁷⁵ Its Years Later When School Feels War and Depression. Dallas Morning News, Accessed September 20, 1948. p. 1.

⁷⁶ Its Years Later When School Feels War and Depression. Dallas Morning News, Accessed September 20, 1948. p. 1.

Dallas School Board struggled to address similar increases across the school district and planned several new schools to accommodate these changing attendance patterns. A replacement school for Cement City was built on the same site; this new two-story Thomas Edison Elementary School opened in 1948 and accommodated 700 white students. This new school incorporated the historic Cement City school building and it was used for non-academic uses. Attendance at Edison Elementary continued to increase and the new school became over crowded. The historic Cement City school building was planned to be demolished in 1952 but was reactivated to house classrooms for 200 students for the next several years.⁷⁸ Thomas Edison School was desegregated in 1961, and was converted to a middle school in 1967. The historic Cement City School was later demolished as building expansions occurred at the school.

The history of Cement City School, the community of Eagle Ford and Eagle Ford School are intertwined, thus their inclusion of the former in this nomination. Many of the students at these two schools came from the residential villages of the 'company towns' with the Trinity Portland Cement Company and Texas Portland Cement Company— thought to be the last two company towns in Dallas County. Those students from these two schools share the distinction of being among the last children to live in a company town and attend public schools in the City of Dallas.

Summary

While the community of Eagle Ford is now part of the City of Dallas, its early history as a cattle shipping point, agricultural background and its cement plants (which were among the largest in Texas) and the community's combination of Mexican American and Anglo heritage is remarkable. The Eagle Ford School is associated with the historic communities of Eagle Ford, Arcadia and the 'company town' of the Trinity Portland Cement Company - whose children attended the school.

Eagle Ford School remains as the only physical reminder of these communities in what is now the City of Dallas. It is rare that an almost 100-year old building in a rural setting still retains such strong, diverse associations today. It is also thought that this is the only remaining school building in Dallas whose students included children who grew up and lived in a 'company town'. This community, most especially the workers of the Trinity Portland Cement Company, helped to shape and build the City of Dallas we know today.

⁷⁷ Cement City's Doomed School Has Served Well Since 1911. Dallas Morning News, Accessed February 10, 1946. p. 13.

⁷⁸ Abandoned 2 Schools put to use. Dallas Morning News, Accessed September 14, 1952. p. 22.

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15. Attachments

- | | | |
|---|--------------------------|--|
| <i>District or Site Map</i> | <input type="checkbox"/> | <i>Additional descriptive material</i> |
| <i>Site Plan</i> | <input type="checkbox"/> | <i>Footnotes</i> |
| <input checked="" type="checkbox"/> <i>Photographs (historic & current)</i> | <input type="checkbox"/> | <i>Other: _____</i> |

16. Designation Criteria

History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

Historic event: Location of or association with the site of a significant historic event.

Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

Unique visual feature: Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

National and state recognition: Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

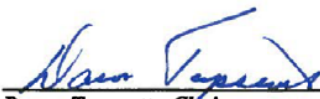
Historic education: Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

Recommendation

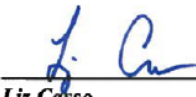
The Designation Committee requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Development Services.

Date: October 17, 2018



Daron Tapscott - Chair
Designation Committee



Liz Casso
Historic Preservation Planner

6-6-19

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING a lot, tract or parcel of land situated in the James McLaughlin Survey, Abstract No. 847, and being in Block Number 7192, City of Dallas, Dallas County, Texas; and containing 16,415 square feet;

by establishing Historic Overlay District No. _____ (Eagle Ford School); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the Property described in this ordinance; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. _____ on the property described in Exhibit A (“the Property”), which is attached to and made a part of this ordinance.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit B.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY CASTRO, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT A
Eagle Ford School

BEING a 16,415 square foot tract situated in the James McLaughlin Survey, Abstract No. 847, City of Dallas, Dallas County, Texas, being in City of Dallas Block Number 7192 and being a part of that same tract of land described in General Warranty Deed to Eagle Ford School Limited Liability Company, as recorded in Instrument Number 201700347020 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, being the (northern most) southeast corner of Lot 1 in Block A/7192 at the intersection with the northeast corner of said Eagle Ford School tract and lying on the west right-of-way line of Chalk Hill Road (variable width right-of-way), from which a 5/8 inch iron rod found bears South 83 degrees 14 minutes 20 seconds East, a distance of 0.73 feet;

THENCE South 01 degrees 58 minutes 51 seconds East, along the west right-of-way line of said Chalk Hill Road and the east line of said Eagle Ford School tract, a distance of 230.81 feet to a point for corner;

THENCE North 88 degrees 55 minutes 06 seconds West, along the south line of said Eagle Ford School tract, passing at 5.75 feet a 5/8 inch iron rod found being the southerly northeast corner of Stewart & Stevenson Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2001174, Page 15 of the Map Records of Dallas County, Texas, and continuing a total distance of 44.01 feet to a point for corner lying on the south line of said Eagle Ford School tract;

THENCE, traversing said Eagle Ford School tract, the following bearings and distances:

North 01 degrees 24 minutes 12 seconds West, a distance of 31.73 feet to a point for corner;

North 53 degrees 59 minutes 27 seconds West, a distance of 68.24 feet to a point for corner;

North 01 degrees 24 minutes 12 seconds West, a distance of 78.80 feet to a point for corner;

North 49 degrees 51 minutes 15 seconds East, a distance of 69.49 feet to a point for corner;

North 01 degrees 24 minutes 12 seconds West, a distance of 33.60 feet to a point for corner lying on the north line of aforementioned Eagle Ford School tract and an interior line of aforementioned Stewart & Stevenson Addition;

THENCE North 88 degrees 50 minutes 59 seconds East, along the north line of said Eagle Ford School tract and with said Stewart & Stevenson Addition, a distance of 41.65 feet to the POINT OF BEGINNING and containing 0.38 if an acre of land.

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**EXHIBIT B
PRESERVATION CRITERIA
EAGLE FORD SCHOOL
1601 CHALK HILL ROAD**

1. GENERAL.

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
 - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
 - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
 - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
 - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or on the National Park Service website.

- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1923 to 1955.

2. DEFINITIONS.

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 DIRECTOR means the Director of the Department of Sustainable Development and Construction or the Director's representative.
- 2.5 DISTRICT means Historic Overlay District No. _____, the Eagle Ford School Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B.
- 2.6 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.7 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.8 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.9 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.10 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.11 MAIN BUILDING means the historic school building, as shown on Exhibit C.

- 2.12 MONUMENT SIGN means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence.
- 2.13 NO-BUILD ZONE means that part of the lot in which no new construction may take place, as shown on Exhibit C.
- 2.14 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.15 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING.

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit C.
- 3.2 The main building is protected.
- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, crushed stone or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Circular driveways and parking areas are not permitted in a front yard.
- 3.5 Any new mechanical equipment may be erected in the side or rear yards, and must be screened.
- 3.6 Landscaping.
 - a. Outdoor lighting, although not an historical feature, must be appropriate and enhance the structure. Reasonable security lighting is permitted. Temporary/seasonal festive lighting may be installed without Certificate of Appropriateness.
 - b. The placement and removal of landscaping may be reviewed and approved under the routine maintenance procedure in the Certificate of Appropriateness process prior to commencement of work.
 - c. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.

- d. Landscaping shall be of native regional plants. In-kind replacement of landscaping in existing planting beds may occur without a Certificate of Appropriateness.
- e. Existing trees are protected, except that unhealthy or damaged trees may be removed.
- f. New trees are prohibited from being planted in the front yard area where they might obscure significant views of the historic school.

3.7 Fences.

- a. Fences are permitted in the front yard and must be 75% open, not obscure the visibility of the protected building, and not exceed six feet in height.
- b. Interior side fences must be 70% open and not exceed six feet in height.
- c. Fences must be constructed of brick, cast stone, iron, steel, stone, wood, a combination of these materials, or other appropriate materials. Chain link fencing is not permitted. However, wood framed wire fencing to match the historic fencing may be replicated based on research and photographic evidence.

4. FACADES.

4.1 Protected facades.

- a. The facades shown on Exhibit C are protected.
- b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size as much as practical.
- c. Historic solid-to-void ratios of protected facades must be maintained.
- d. Cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.

4.2 Reconstruction, renovation, repair, maintenance, or alteration of nonprotected facades may be reviewed and approved under the routine maintenance procedure in the Certificate of Appropriateness process prior to commencement of work.

- 4.3 Concrete, cast stone, and stucco siding, trim, and detailing must be restored wherever practical.
- 4.4 All exposed wood must be painted, stained, or otherwise preserved.
- 4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library and on the National Park Service website, before refinishing.
- 4.7 Aluminum siding, wood siding, exterior insulation and finish system (EIFS), and vinyl cladding are not permitted.
- 4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 4.9 Exposing and restoring historic finish materials is recommended.
- 4.10 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library and on the National Park Service website. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS.

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.
- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.

- 5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades, except that the existing ironwork over the front entry may remain and be repaired in-kind. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.8 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library and on the National Park Service website, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS.

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: built-up, metal, single-ply membrane, or other appropriate roofing.
- 6.3 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.
- 6.4 Mechanical equipment, cell equipment and antennas, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 6.5 Construction of a roof deck that is not visible from any adjacent right-of-way is permitted.

7. PORCHES AND BALCONIES.

- 7.1 Historic porches and steps on protected facades are protected.
- 7.2 Porches on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.
- 7.3 Historic detailing, railings, and trim on porches are protected.

- 7.4 Porch floors must be concrete. Concrete porch floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.

8. EMBELLISHMENTS AND DETAILING.

- 8.1 The following architectural elements are considered important features and are protected:
 - a. Quoins
 - b. Crenelated parapet
 - c. Gothic arched openings
 - d. Historic cast stone signage.
 - e. Decorative string course

9. NEW CONSTRUCTION AND ADDITIONS.

- 9.1 Stand-alone new construction is not permitted.
- 9.2 Vertical additions are not permitted, except that a roof deck, not visible from any adjacent public right-of-way may be constructed.
- 9.3 Horizontal additions to the main building are not permitted on protected facades, as shown on Exhibit C.
- 9.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 9.6 The height of new construction and additions must not exceed the height of the historic structure.
- 9.7 Aluminum siding exterior insulation and finish system (EIFS), and vinyl cladding are not permitted.
- 9.8 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic

structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10. SIGNS.

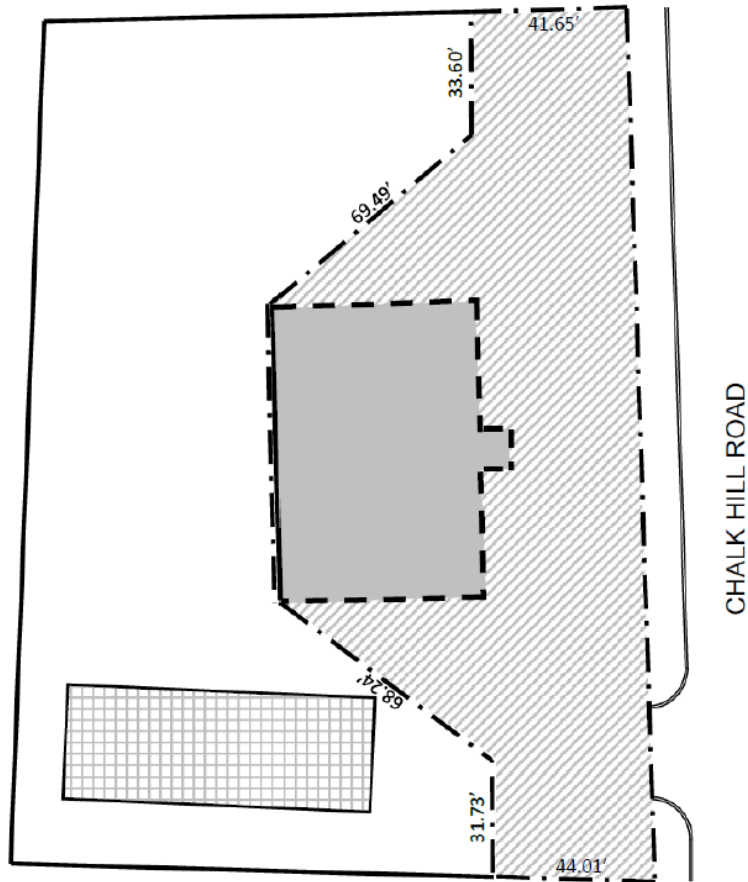
- 10.1 Signs may be erected if appropriate. Building/site identification signs, security signs, interpretive signs and historical markers, and directional signs are permitted and must be sensitive and compatible with the district.
- 10.2 Monument signs are permitted in the no build zone.
- 10.3 The historic cast stone signage on the front and side facades are protected.
- 10.4 All signs must comply with the provisions of the Dallas City Code, as amended.
- 10.5 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.



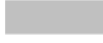


11. ENFORCEMENT.

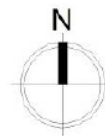
- 11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 11.2 A person is criminally responsible for a violation of these preservation criteria if:
 - a. the person knowingly commits the violation or assists in the commission of the violation;
 - b. the person owns part or all of the property and knowingly allows the violation to exist;
 - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or
 - d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.

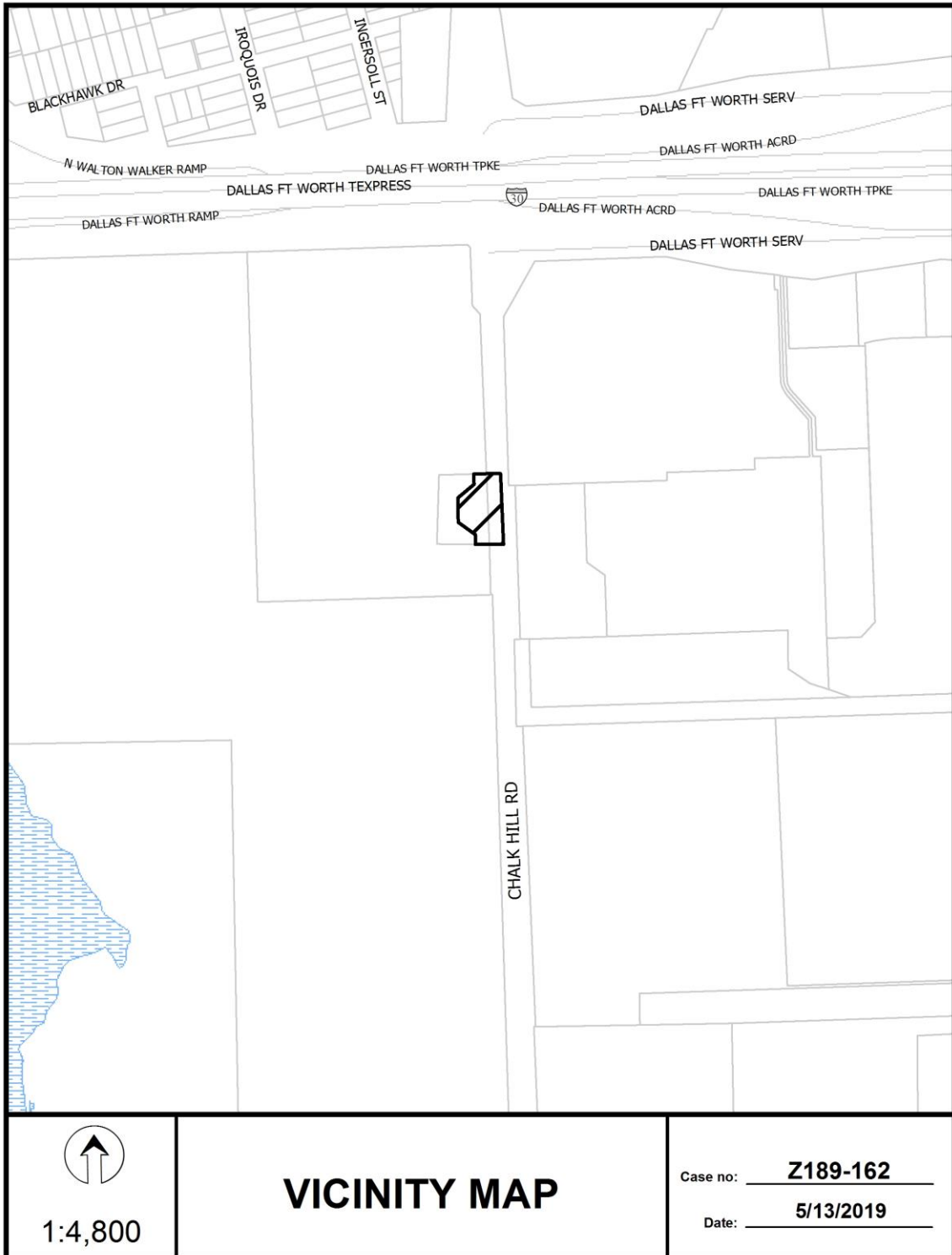
- 11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

Exhibit C
Eagle Ford School
1601 Chalk Hill Road
Dallas, Texas 75212



- LEGEND**
-  Limits of Designation
 -  Protected Facade
 -  Main Building
 -  No Build Zone
 -  Cell Tower Lease Area





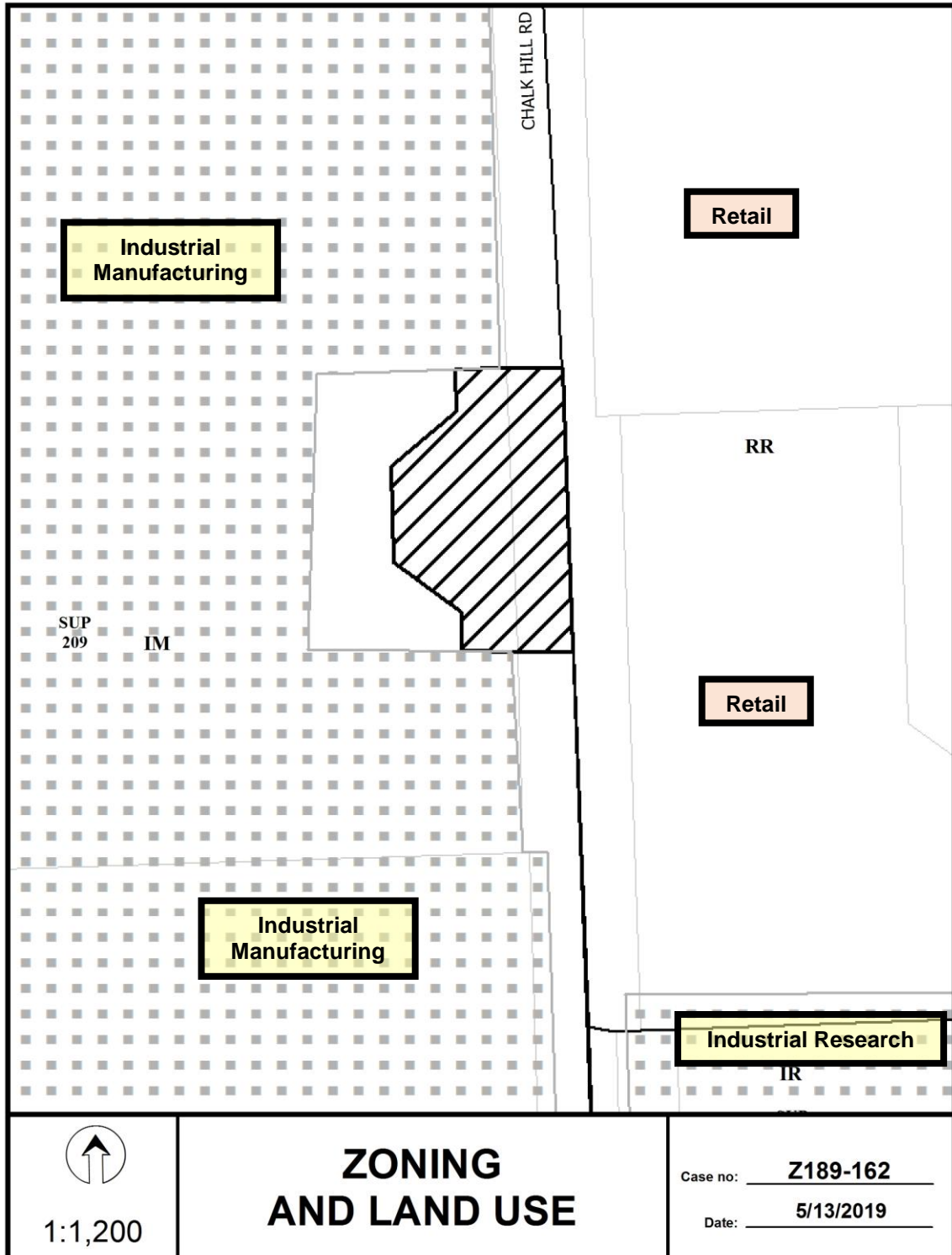


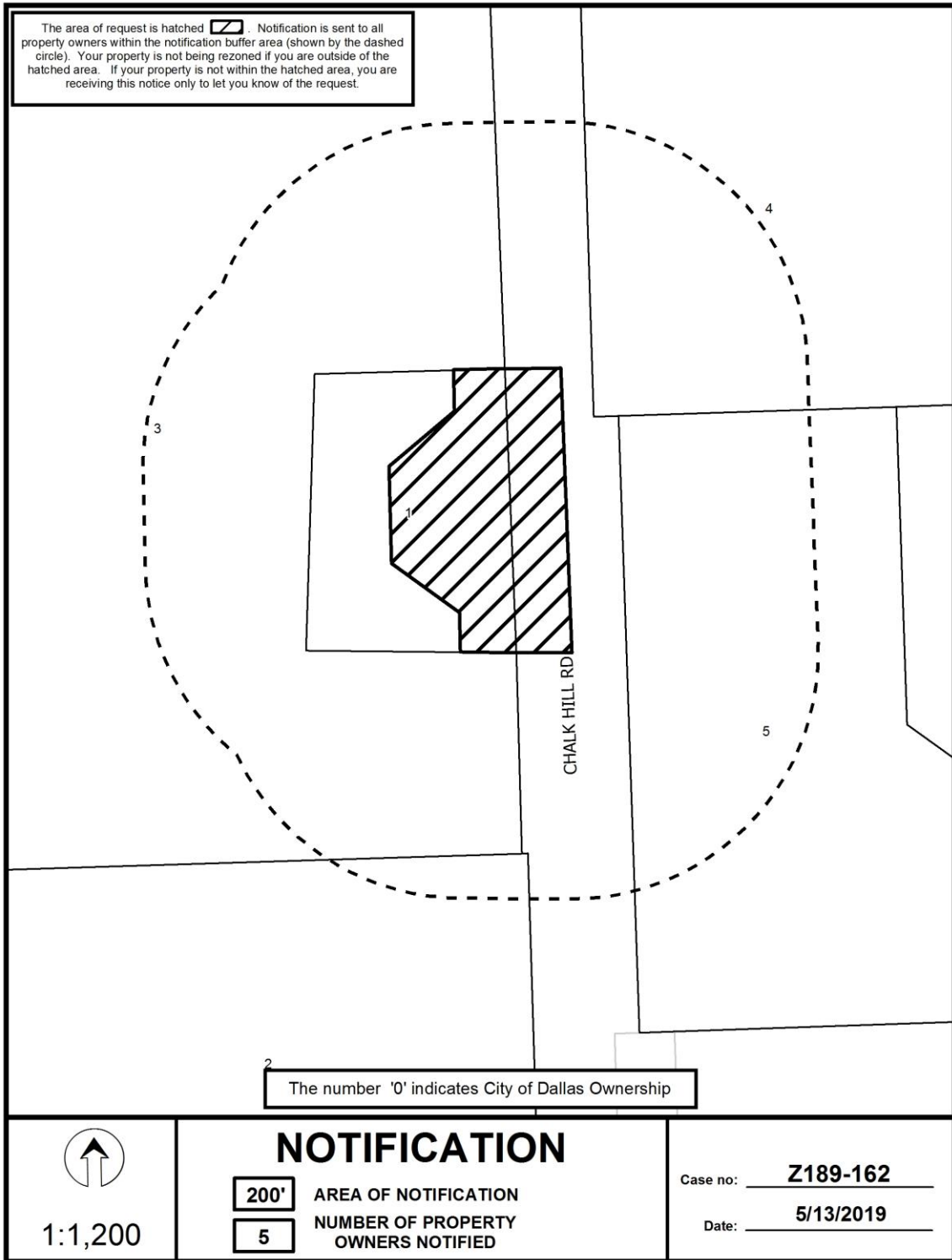
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AERIAL MAP

Case no: Z189-162

Date: 5/13/2019





Z189-162(LC)

05/13/2019

Notification List of Property Owners

Z189-162

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1601 CHALK HILL RD	EAGLE FORD SCHOOL LIMITED LIABILITY CO
2	1247 CHALK HILL RD	TXI OPERATIONS LP
3	1631 CHALK HILL RD	STEWART & STEVENSON POWER
4	1710 CHALK HILL RD	LOWES HOMES CENTERS INC
5	1700 CHALK HILL DR	ZEN ESTATES LLC

FILE NUMBER: Z189-176(PD) **DATE FILED:** January 22, 2019

LOCATION: Generally bounded by Westmoreland Road, Sprague Drive, and Boulder Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 63 B

SIZE OF REQUEST: ± 16.515 acres **CENSUS TRACT:** 108.03

APPLICANT/OWNER: Dallas ISD

REPRESENTATIVE: Karl Crawley, Masterplan Consultants

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

SUMMARY: The applicant [Dallas ISD] proposes to construct a 22,750-square-foot addition to Kimball High School to accommodate a new administration area, kitchen, athletic facilities additional classrooms, and a storm shelter.

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

BACKGROUND INFORMATION:

- The request site is currently developed with Kimball High School, Browne Middle School, and Sprague Stadium.
- The request seeks to expand the maximum floor area by 22,750 square feet for a total of 241,750 square feet. It also seeks to increase the maximum height to 60 feet and allow structures such as steps, handrails, light poles and off-street parking to encroach into the front yard setbacks. The proposed additions are being sought to accommodate a new administration area, kitchen, athletic facilities, additional classrooms, and a storm shelter.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Westmoreland Road	Principal Arterial	90 feet
Sprague Drive	Local	24 feet
Boulder Drive	Local	24 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 request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

NEIGHBORHOOD PLUS

Policy 4.2 SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.

Action 4.2.2 Engage DISD and charter school organizations in the super-neighborhood structure to support neighborhood based education improvement efforts through school choice programs.

Land Uses:

	Zoning	Land Use
Site	R-10(A)	Public Schools, Stadium
North	R-10(A)	Single Family
East	R-10(A)	Single Family & Church
South	R-10(A)	Public School, Single Family
West	R-10(A)	Church

Land Use Compatibility:

The 16.515-acre request site is zoned R-10(A) Single Family District with a public school other than an open-enrollment charter school use [Kimball High School, Browne Middle School, and Sprague Stadium].

The existing school was built in 1958 according to Dallas County Appraisal District, DCAD and consists of approximately 219,000 square feet. The proposed expansion is approximately 22,750 square feet and will facilitate additions for the administration area, kitchen, athletic facilities, new classrooms, and a storm shelter for a total of 241,750 square feet.

While the request does not provide a landscape plan, the Planned Development District is sought to deviate from the landscape requirements for the existing parking lot provisions of Article X, as amended, and the off-street parking requirements. These requests are made to remedy the requirement of three large or medium trees per lot with a minimum of two trees in the front yard, the proximity of the center of the trunk at grade from pavement, and the loss of 123 off-street parking spaces to accommodate all queueing operations on-site.

The school currently has 82 classrooms including six portable buildings. There is not an expected increase in enrollment from the total of 1,514 students. Thus, the classroom addition serves to replace the existing portable buildings which will be removed and will not result in a net increase in the number of classrooms. Additionally, the request seeks to increase the maximum height from 30 feet to 60 feet and allow the encroachment of structures such as steps, handrails, light poles and off-street parking into the front yard setbacks.

Surrounding land uses include single family uses to the north, a church and single family uses to the east, a public school use and single family to the south, and church uses to the west.

Staff supports the request because many of the encroachments into the required front yard currently exist and modifying the zoning allows the opportunity to rectify these encroachments. Additionally, the school has operated within the community for a substantial period and the use is compatible with the surrounding single-family neighborhood.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-10(A)	30'	6'/6 single family 10'/15' others	30'	45% res. 25% nonres.	RPS	Single Family
Proposed: PD	15' w/encroachments	6'/6 single family 10'/15' others	60'	45% res. 25% nonres.	RPS	Public school & R-10(A) 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 area of request is not within an identifiable MVA category; however, it is in proximity to an “E” MVA cluster to the west and an “F” MVA cluster to the north and east.

Parking:

According to the information provided, the proposed addition will allow for a total of 82 high school classes. The Dallas Development Code requires nine and a half parking spaces per classroom for a high school use. Therefore, the use is required to provide 779 parking spaces. While only 395 spaces currently exist, the request seeks a further reduction of 123 parking spaces to accommodate queuing operations on-site. The proposed reduction will result in a total of 272 parking spaces, thereby providing a deficit of 507 spaces. Nevertheless, staff supports the further reduction in parking because the parking requirement for the school use has never complied with the off-street parking requirement due to the confines of the request site, the proximity of Sprague Athletic Complex which contains a parking lot that could be used for student parking, as well as the relatively low number (30 to 40) of student drivers. Therefore, staff believes the 272 spaces provided can support the parking demand for the school use.

Landscaping:

The new development on the property will require landscaping per Article X of the Dallas Development Code, as amended; however, the site cannot comply with the landscape requirement for the parking lot. Therefore, the Arborist has elected to ensure compliance by allowing a landscape architect to develop an artificial lot for the use that does not include the parking lots and complies with Article X, as amended. Under the 2018 Article X amendments, the artificial lot includes the areas of new construction and renovation of the surrounding space in relative proximity with nearby streets or other lot frontage. For this reason, only the Westmoreland Road frontage is affected while other internal additions are included and no other property frontages around the campus apply. Certain practical landscape amenities (like the athletic field) and internal used spaces are included. The overall area which will apply under permit is less than the 50% maximum area for an artificial lot.

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores, President
District 2	Dustin Marshall
District 3	Dan Micciche, 1 st Vice President
District 4	(vacant)
District 5	Maxie Johnson
District 6	Joyce Foreman, 2 nd Vice President
District 7	Ben Mackey
District 8	Miguel Solis
District 9	Justin Henry, Board Secretary

Proposed Conditions

“ARTICLE _____.

PD _____.

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

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

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

PD ____ is established on property generally located on Westmoreland Road. The size of PD ____ is approximately 16.515 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. (Ord. 27296)

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.

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

- (a) For a public school other than an open enrollment charter school development and use of the Property must comply with the development plan (Exhibits ____A). If there is a conflict between the text of this article and the development plans, the text of this article controls.
- (b) For all other permitted uses, Paragraph 51A.4.702(c)2 through Subsection 51A4.702(j), governing the requirements for a site plan, a development plan, and amendments to a development plan, do not apply.

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

(a) Except as provided in below, all 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 the Dallas Development Code, as amended. For example, a use permitted in the R-10(A) Single Family District by specific use permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this planned development district, etc.

(b) Public school, other than an open enrollment charter school, is allowed by right.

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

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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

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 51A4.400, this section controls.)

(a) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 241,750 square feet.

(b) Height: Maximum height for a public school other than an open enrollment charter school is 60 feet. Light poles are allowed a maximum height of 30 feet.

(c) Setbacks: Steps, handrails and light poles are allowed in the required setbacks. Parking for a public school other than an open enrollment charter school is allowed in the required yard.

SEC. 51P-___.109. OFF STREET PARKING AND LOADING.

- (a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq.
- (b) Parking lot and or loading screening is not required.
- (c) Parking for a public school other than an open enrollment charter school to be used as a high school with up to 82 classrooms a minimum of 272 parking spaces must be provided. For a public school other than an open enrollment charter to be used as a high school must be provided as shown on the development plan and by using any surplus parking spaces at Sprague Field stadium east of the Property.

SEC. 51P-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X with the exception of those provisions associated with surface parking lots, which are not required.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-___.112. SIGNS.

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

SEC. 51P-___.113. ADDITIONAL PROVISIONS.

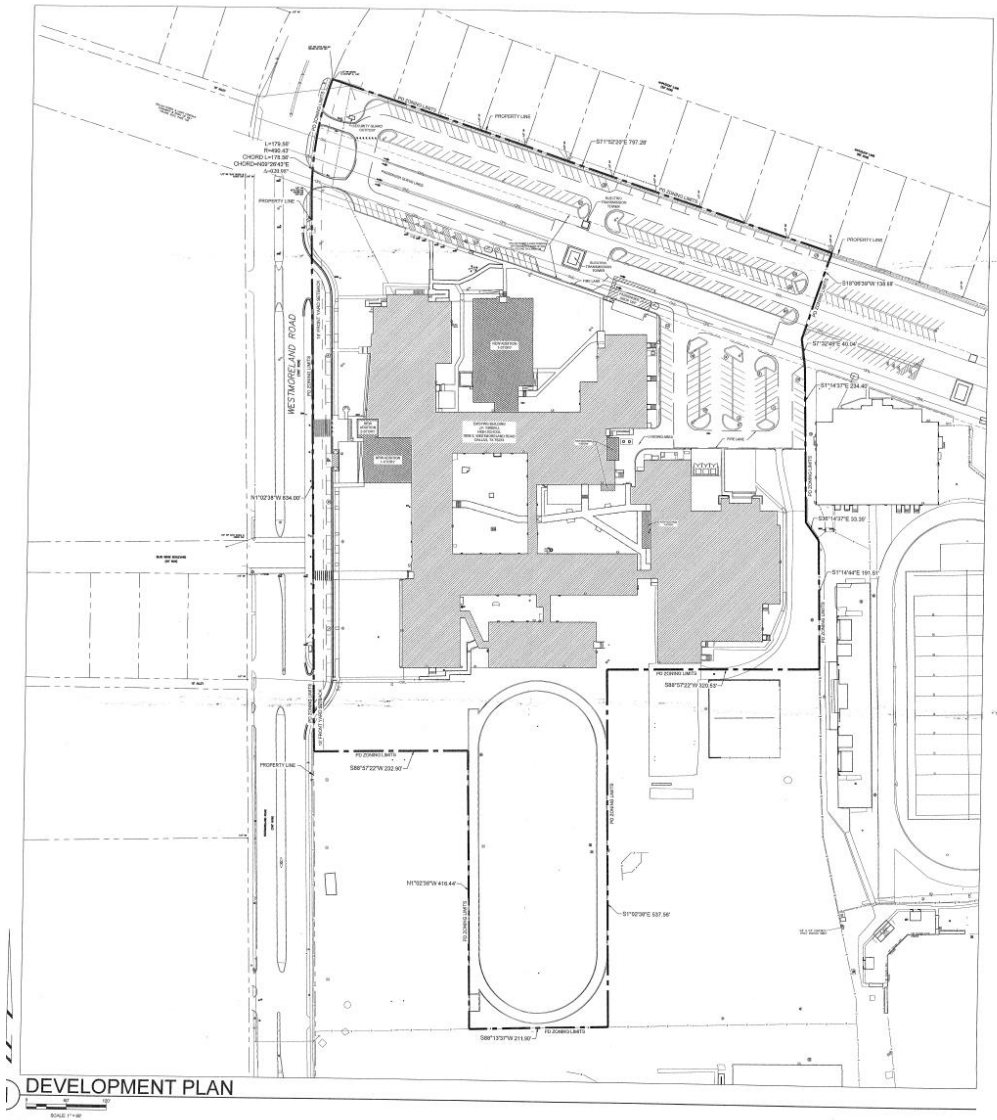
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Fencing and playground equipment. For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of six feet. Baseball backstops with a maximum height of 20 feet are allowed in the required setback.

SEC. 51P-___.114

COMPLIANCE WITH CONDITIONS.

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

Proposed Development Plan



SITE SUMMARY

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TX 75204

PROPERTY:
LOT AREA: 49.013 ACRES
LOT COVERAGE: 83.1%
PD PROJECT AREA: 19.515 ACRES
15' FRONT YARD SETBACK

BUILDING AREA
EXISTING: 219,000 SF
NEW ADMIN ADDITION: 6,500 SF
NEW KITCHEN ADDITION: 750 SF
NEW ATHLETIC ADDITION: 1,000 SF
NEW CLASSROOM/STORM SHELTER ADDITION: 14,500 SF
TOTAL FLOOR AREA: 241,750 SF

CLASSROOMS
EXISTING: 82
NEW TOTAL: 82

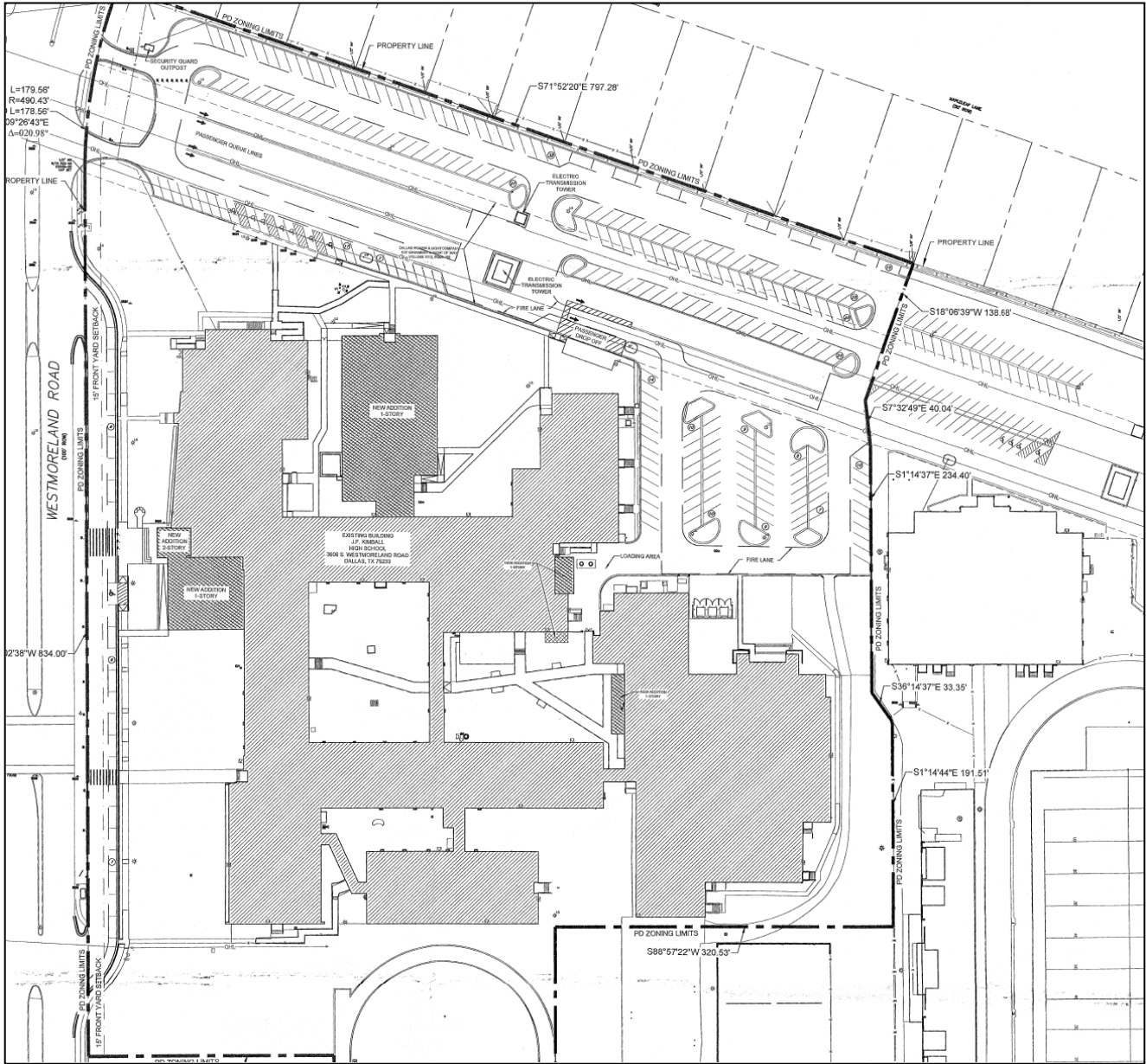
PARKING
EXISTING: 397
6 - HANDICAP ACCESSIBLE
391 - STANDARD

REVISED TOTAL: 272
8 - HANDICAP ACCESSIBLE
264 - STANDARD

4,500
750
14,500
22,750

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Enlarged Development Plan



Traffic Management Plan



Technical Memorandum

To: Mr. Karl Crawley – Masterplan
From: DeShazo Group, Inc.
Date: December 4, 2018
Re: Traffic Management Plan for Justin F. Kimball High School, Dallas, Texas
DeShazo Project Number 18078

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas, providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by Masterplan to provide a traffic management plan (TMP) for Justin F. Kimball High School (Kimball High School) located at 3606 S Westmoreland Road in Dallas, Texas.

The school site will be undergoing renovations as well as the addition of administration space. The student enrollment is anticipated to remain the same and no new classrooms will be added. As part of the approval process, the City of Dallas requires a TMP as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient 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. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including pedestrian traffic—will also inherently improve and the operational impact on the public street system should also be minimized. This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it should be used as a tool to facilitate a safer and more efficient environment.

School Operational Characteristics

DeShazo observed on-site traffic on five different occasions at the following times:

- Friday, May 25, 2018; during student arrival
Wednesday, May 30, 2018; during student dismissal
Thursday, May 31, 2018; during student arrival
Thursday, May 31, 2018; during student dismissal
Wednesday, September 5, 2018; during student dismissal

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Field observations indicate that current practices during the morning drop-off period do not present significant obstruction of vehicular traffic compared to afternoon dismissal. Arrival of vehicles in the morning is also notably more sporadic than any traffic generated during the afternoon pick-up period. In general, vehicular traffic near the vicinity of the school operates without any major traffic delays or congestion during the morning drop-off period. **Table 1** summarizes the school’s operational characteristics assumed in this analysis.

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment (by grade):	9 th Grade: ≈ 432 Students 10 th Grade: ≈ 361 Students 11 th Grade: ≈ 304 Students 12 th Grade: ≈ 269 Students Special Education (SPED): ≈ 148 Students <i>Total: ≈ 1,514 Students</i>	No significant change
Daily Start/End Schedule	All Grades: >Start: 9:05 AM >End: 4:20 PM	No significant change
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: ≈ 30% By Self-Driving: < 1%	No significant changes

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

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

EXISTING TRAFFIC CONDITIONS

Site Access

The school is bordered by S Westmoreland Road to the west and Boulder Dr to the east. The school currently provides a parking lot on the north side of the school for staff/faculty and students. The parking lot is accessible from both S Westmoreland Rd and Boulder Drive. In addition, there is a pull up area (i.e motor court) on the west side of the school off of S Westmoreland Road which includes visitor and handicapped parallel parking only.

Passenger Unloading/Loading and Vehicle Queuing

During the morning arrival and afternoon pick-up period, nine large buses enter the parking lot either from S Westmoreland Rd or Boulder Dr and proceed to the “horseshoe area.” Once buses reach the “horseshoe area” they form in a clockwise direction around the horseshoe to unload/load. In addition, there are three small buses that proceed to the northernmost point of the motor court to unload/load SPED students.

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Kimball High School employs an unmanaged protocol during the morning arrival and afternoon pick-up periods for parent vehicles. Parents park and wait anywhere in the parking lot with approximately 80% arriving from S Westmoreland Rd and 20% arriving from Boulder Dr. Parents also park and wait in the front motor court. Once the motor court reaches capacity parents park on S Westmoreland Rd and on Blue Ridge Blvd disrupting thru traffic, especially on S Westmoreland Rd. Observations indicated during the peak dismissal period there are about 50 parent vehicles in the main parking lot, 20 parent vehicles in the front motor court, and 59 parent vehicles parked on S Westmoreland and Blue Ridge Blvd. Once students are dismissed they find their parents wherever they are parked.

Vehicular Queue Lengths

Kimball High School should accommodate morning arrival and afternoon dismissal traffic operations in accordance with **Exhibit 1**. School staff should try to maximize efficiency of student loading operations at all times. Maximum accumulation of vehicles is subject to both the rate of arrival traffic and the rate at which the school staff is able to load/unload students into their corresponding cars; any delay or inadequacy in the loading/unloading operations results in unwarranted accumulation of traffic.

Off-Street Parking

Main Parking Lot

The main parking lot will lose approximately 123 parking spaces to accommodate all queueing operations on-site. However, this does not include the parking on the east side of the existing fence.

DeShazo conducted a parking accumulation study on a typical school day at 1:30 PM and found that the school provides ample parking. Observations indicated that the parking lot, not including the area to the east of the fence, was approximately 40% occupied. The parking area to the east of the fence had zero parked vehicles during this time.

Student Parking

As indicated by school staff, there are 25-30 students drivers. Parking for student drivers should be located as depicted in **Exhibit 1**. This parking supply should reflect the number of students who have purchased a parking pass for the school year and should be adjusted accordingly.

RECOMMENDATIONS

The school administration should implement an active management of student loading to expedite queueing operations and reduce the maximum accumulation of traffic. Queue pick-up participation is a challenge that schools face constantly. Despite the anticipated practices and operational characteristics at Kimball High School, full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff on the duties and expectations pertaining to this plan is recommended. Sufficient communication at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. DeShazo recommends consideration of the following recommendations to optimize queue operations:

Traffic Queue Operations

- Implementation of an "Advance Passenger Identification System" to expedite queue operations. This system uses hangtags displayed through the windshield of arriving vehicles to identify arriving vehicles with the name(s) of corresponding student(s).

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- Use of apps or software (e.g., Driveline Dispatch®) to expedite queue operations. This software efficiently displays family names of upcoming vehicles on indoor screens and provides students and school staff with a chart of vehicles approaching the loading zone.
- Staff participating in student drop-off/pick-up operations should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages "STOP" and "SLOW". Optional additional equipment for staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to gain the attention of motorists.
- The School should investigate the use of apps or software (e.g., Driveline Dispatch®) to expedite queue operations. This software efficiently displays family names of upcoming vehicles on indoor screens and provides students and school staff with a chart of vehicles approaching the loading zone.
- Morning arrival and afternoon dismissal traffic operations should be managed in accordance with the traffic circulation, loading zones, depicted in **Exhibit 1**. The plan includes the 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 shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan. Parents who enter the parking lot from S Westmoreland Rd should begin queueing in the southernmost aisle and continue to form queues in the aisles to the north.
- As depicted in **Exhibit 1**, all unloading/loading operations should occur in the main parking lot with the exception of SPED/accessible student unloading/loading. These students are recommended to utilize the motor court. The motor court provides one accessible vehicle parking space with a passenger loading zone. This designated parking space should be prohibited to all other vehicles; thus, vehicle queueing should not occur within this area.

Bus Unloading/Loading

- The small school buses unloading/loading SPED/accessible students should proceed to the northernmost point of the motor court.
- All other buses should proceed to the "horseshoe area" of the parking lot and form in a clockwise direction around the horseshoe to unload/load. Buses that arrive after parent queueing operations has begun should access the parking lot from Boulder Dr and proceed to the "horseshoe area."

Student Safety

- Student safety should remain paramount at all times. School administration should continuously remind students, parents and staff of their expectations relative to this traffic management plan throughout the school year.
- School administration should review traffic operations and address any problems concerning this traffic management plan and identify solutions in the interest of student safety.
- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

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SUMMARY

This TMP should be used by Kimball High School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school within the site at peak traffic periods. School administration should review details of this TMP on a regular basis to confirm its effectiveness.

END OF MEMO

SCHOOL REVIEW AND COMMITMENT

This plan was developed for Kimball High School with the intent of optimizing safety and efficiency related to vehicular traffic generated by the school during peak traffic periods. A concerted effort and full participation by the school administration, staff, students and parents are essential to maintain safe and efficient traffic operations.

The School has reviewed the Traffic Management Plan and is in support of the strategies presented herein.

The School is committed to continually reviewing and assessing the effectiveness of the TMP and if warranted, will implement changes in the interest of increasing safety, efficiency and minimizing impacts on the surrounded community.

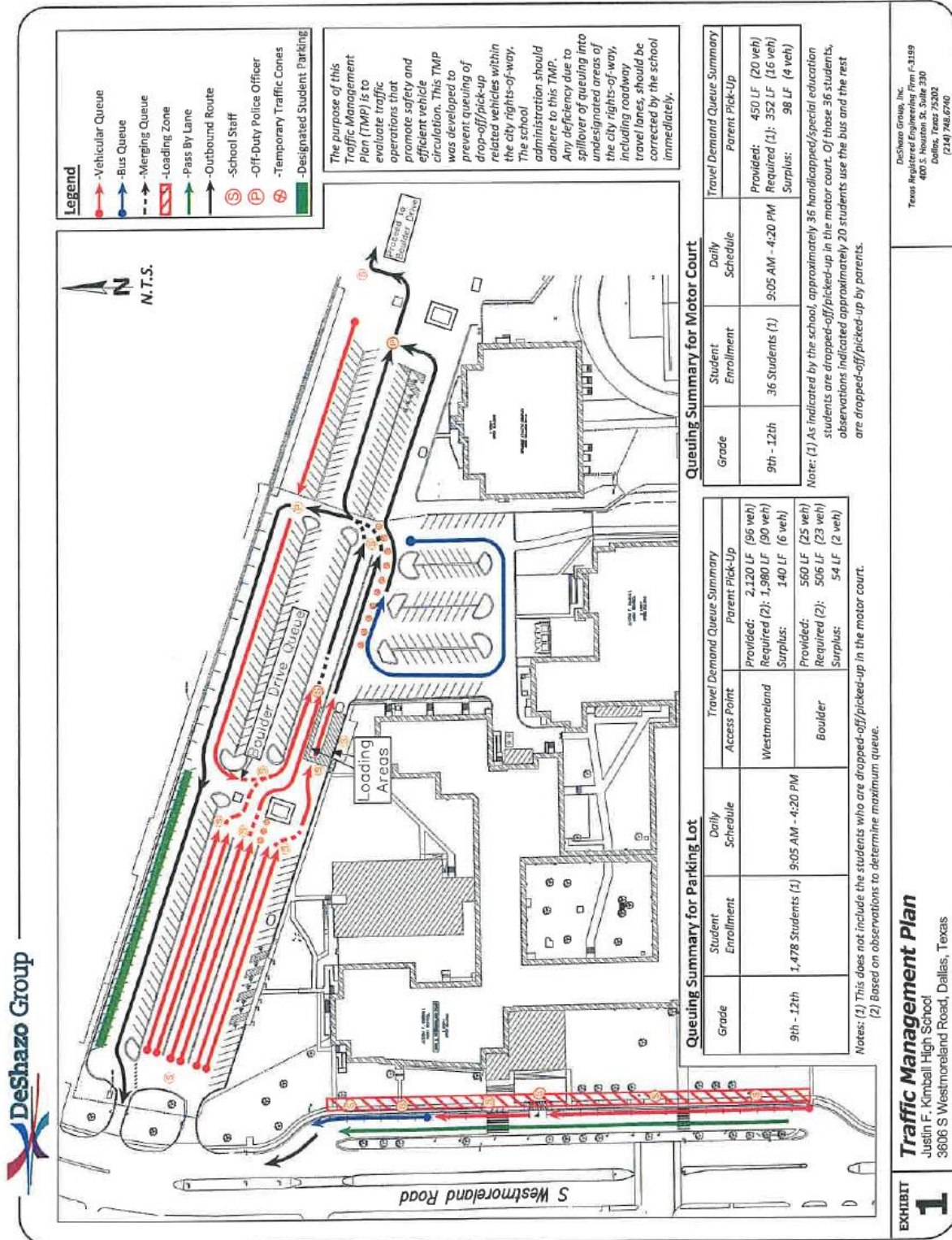


Llewellyn Smith, Principal
Justin F. Kimball High School

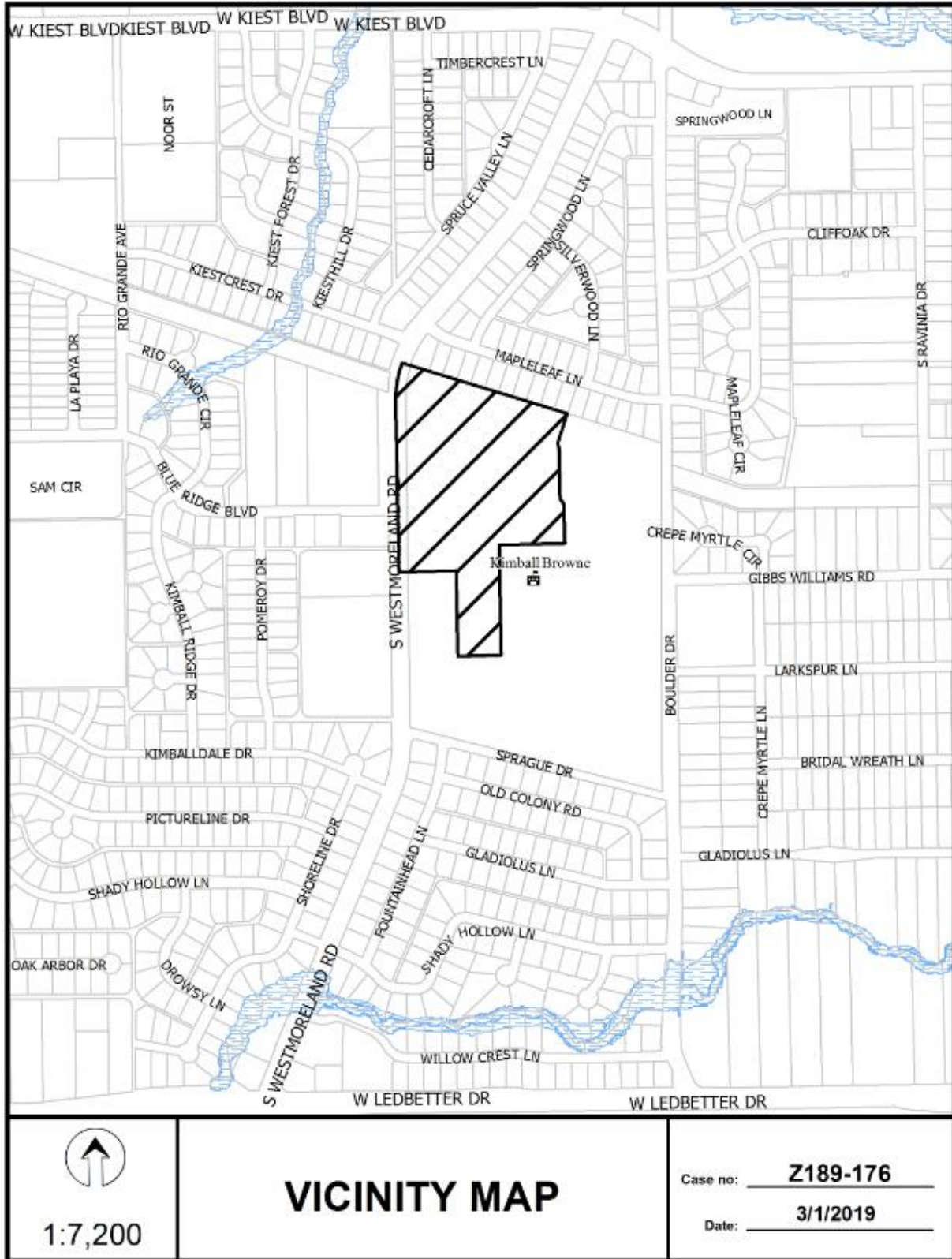
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Date

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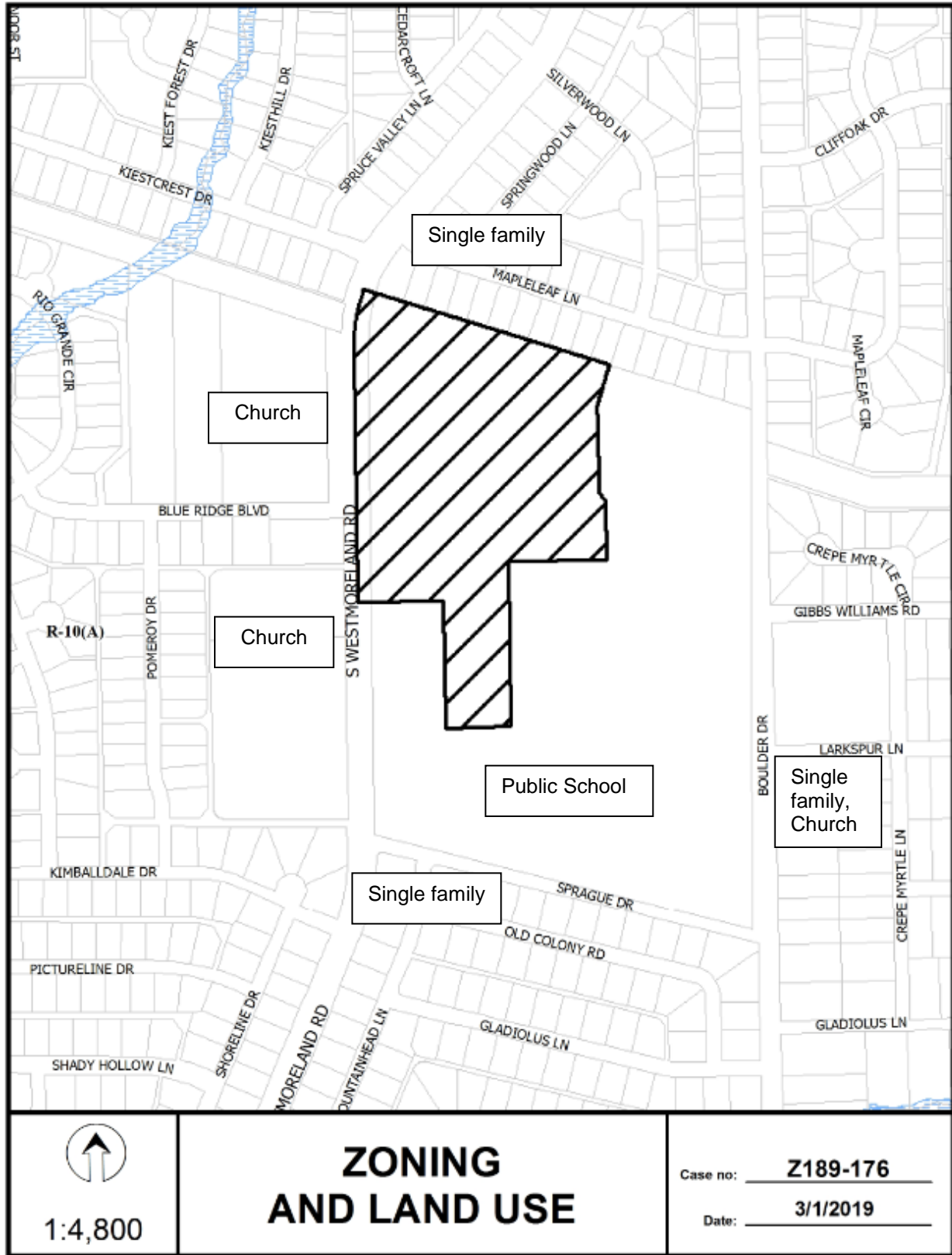


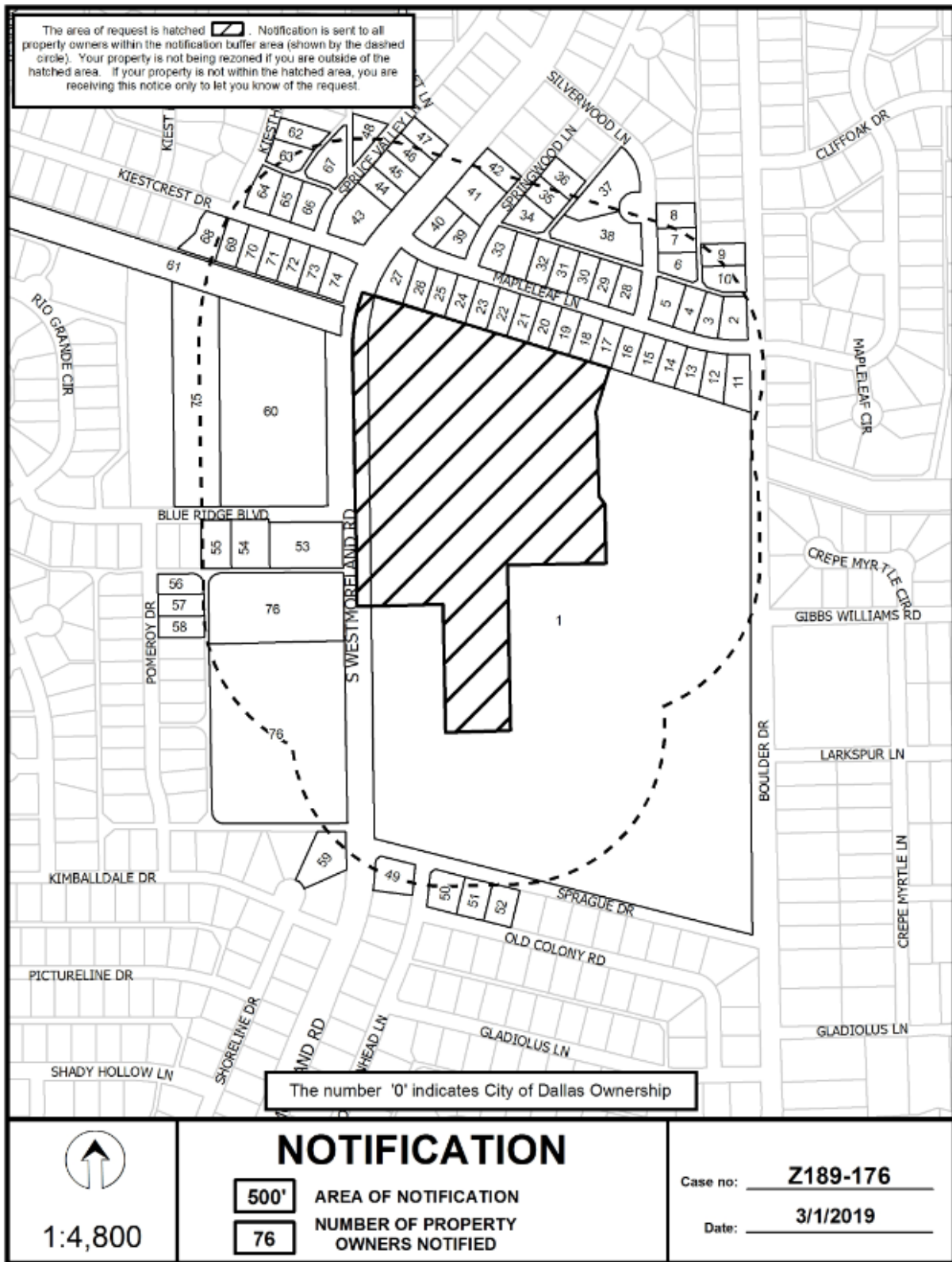
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 1:4,800	<h1>AERIAL MAP</h1>	Case no: <u> Z189-176 </u> Date: <u> 3/1/2019 </u>
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03/01/2019

Notification List of Property Owners***Z189-176******76 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3606 S WESTMORELAND RD	Dallas ISD
2	3307 MAPLELEAF LN	REED AMY M
3	3315 MAPLELEAF LN	JOLLY JOHN J &
4	3323 MAPLELEAF LN	CROSS ALISON D
5	3333 MAPLELEAF LN	BEASLEY ANITA R
6	3452 SILVERWOOD LN	CALDERON ALEXANDER & IRIS Y
7	3446 SILVERWOOD LN	WICKS BRITTNEY LLC
8	3440 SILVERWOOD LN	WHITE GIDGET & FREDERICK
9	3441 BOULDER DR	GOREE TERRY
10	3447 BOULDER DR	FINLEY LEROY V & EDNA
11	3306 MAPLELEAF LN	NEWSOME CHARLES
12	3312 MAPLELEAF LN	SHIELDS SARAH
13	3318 MAPLELEAF LN	SANDERS JAMES & MARCIA
14	3324 MAPLELEAF LN	GONZALEZ MARTA M
15	3330 MAPLELEAF LN	AYALA MAXIMINA
16	3336 MAPLELEAF LN	ESPARZA ADAN
17	3342 MAPLELEAF LN	HERRERA SAUL JR
18	3348 MAPLELEAF LN	NEESE J HARREL
19	3354 MAPLELEAF LN	GREEN MARVIN L
20	3408 MAPLELEAF LN	JIMENEZ DELFINO S &
21	3414 MAPLELEAF LN	BYRD CEDRICK J
22	3420 MAPLELEAF LN	CSH 2016 2 BORROWER LLC
23	3426 MAPLELEAF LN	QUEST IRA &
24	3432 MAPLELEAF LN	SEIDLER DARRELL JR
25	3438 MAPLELEAF LN	MCMILLAN DONYA M
26	3444 MAPLELEAF LN	BALDERAS HONORIO

03/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3450 MAPLELEAF LN	HALL TOMMY L
28	3341 MAPLELEAF LN	JACKSON JACQUELINE
29	3347 MAPLELEAF LN	ROSE JEAN
30	3353 MAPLELEAF LN	ESCALANTE OSCAR &
31	3405 MAPLELEAF LN	WALKER CORA HENERY
32	3411 MAPLELEAF LN	JACKSON SIMON III &
33	3425 MAPLELEAF LN	WILSON SAMMIE JR
34	3432 SPRINGWOOD LN	BOWENS BOBBIE
35	3424 SPRINGWOOD LN	THOMAS DUWANDA D
36	3418 SPRINGWOOD LN	CHAMP JAMES E
37	3433 SILVERWOOD PL	BANNICK LINDA JOY
38	3445 SILVERWOOD PL	JACKSON WILLARD
39	3437 MAPLELEAF LN	DOWLING BARBARA JEAN
40	3445 MAPLELEAF LN	CYRUS MCKINLEY
41	3435 SPRINGWOOD LN	BECKLES MELVA D
42	3429 SPRINGWOOD LN	MORRIS JOHN A
43	3432 SPRUCE VALLEY LN	SANDERS ANGA L
44	3426 SPRUCE VALLEY LN	ALONZO ARMANDO &
45	3422 SPRUCE VALLEY LN	AYALA ZOILA
46	3414 SPRUCE VALLEY LN	MIRA ALFREDO MARTINEZ
47	3410 SPRUCE VALLEY LN	FLANAGAN BETTY
48	3419 SPRUCE VALLEY LN	CLARK TRACY NICHOLAS
49	3907 FOUNTAINHEAD LN	DAVIS LEO JR
50	3437 OLD COLONY RD	CALDWELL BETTY J
51	3431 OLD COLONY RD	CALDWELL BETTY J
52	3427 OLD COLONY RD	PALMER WAYNE MICHAEL
53	3607 S WESTMORELAND RD	FELLOWSHIP BAPTIST CHURCH
54	3504 BLUE RIDGE BLVD	BOLDEN ADLINE
55	3614 BLUE RIDGE BLVD	RODRIQUEZ NASARIO
56	3612 POMEROY DR	HUGHES HENRY LANE
57	3618 POMEROY DR	NORMAN BENJAMIN T

03/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3624 POMEROY DR	JEFFERSON PATRICIA ANN
59	3611 KIMBALLDALE DR	COLUNGA JORGE A
60	3535 S WESTMORELAND RD	CENTRO DE ADORACION
61	3400 S WESTMORELAND RD	TEXAS UTILITIES ELEC CO
62	3418 KIESTHILL DR	JOHNSON MILDRED CLARK
63	3424 KIESTHILL DR	TORRES RODRIGO
64	3527 KIESTCREST DR	MCGRIFF MELANIE M
65	3521 KIESTCREST DR	CONTRERAS HILARIO
66	3517 KIESTCREST DR	MOORE MARGIE TRUSTEE
67	3429 SPRUCE VALLEY LN	DAVIS CHARLIE R &ETAL
68	3604 KIESTCREST DR	VILLARREAL ANTONIO R
69	3530 KIESTCREST DR	LARNEY BRIAN D
70	3526 KIESTCREST DR	LAO HO &
71	3520 KIESTCREST DR	OLIVARES JOSE L
72	3516 KIESTCREST DR	KUEHNE ERWIN
73	3510 KIESTCREST DR	SLEVKOV JOHN
74	3506 KIESTCREST DR	AMMONS LELAND I
75	3615 BLUE RIDGE BLVD	MIRACLE CENTER CHURCH OF
76	3701 S WESTMORELAND RD	FREEDOM MISSIONARY

Planner: Sarah May

FILE NUMBER: Z189-204(SM) **DATE FILED:** February 20, 2019
LOCATION: Southeast corner of Elam Road and Pleasant Drive
COUNCIL DISTRICT: 5 **MAPSCO:** 58 U
SIZE OF REQUEST: Approx. 0.45 acre **CENSUS TRACT:** 117.01

APPLICANT/OWNER: Abdel Hussein

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for 1) a D-1 Liquor Control Overlay and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D Neighborhood Services District with a D Liquor Control Overlay.

SUMMARY: The property is developed with a retail store with an overall size of 5,000 square feet which will be divided into two retail suites. The proposed suite for alcohol sales will be a convenience-type retail store within the easternmost suite and will not exceed 3,200 square feet in floor area.

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

BACKGROUND INFORMATION:

- On October 17, 2018, a permit to construct an approximate 5,000-square foot retail shell building was completed.
- The suite that is proposed to sell alcohol is within the eastern portion of the existing shell building and the alcohol spacing survey submitted shows that the proposed location of the front door of this suite is 472 feet from the closest public entry of the church to the east, which meets the Texas Alcoholic Beverage Commission’s minimum spacing requirement for an establishment to sell alcohol.
- At the time of writing this report, no Certificate of Occupancy for any suite within the shell building has been submitted to the Building Inspection Division.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Elam Road	Principal Arterial	Minimum-6 lanes-Divided; 100 feet
Pleasant Drive	Local	60 feet

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. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *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	NS(A)-D	Retail shell building
North	R-7.5(A)	Single family
East	NS(A)-D with SUP No. 168	Undeveloped, formerly a nursing or convalescent home
South	R-7.5(A)	Single Family
West	R-7.5(A)	Church

Land Use Compatibility:

The area of request is currently developed with a one-story retail shell building. Surrounding uses include an undeveloped property to the east of the site that was developed with a nursing or convalescent home and demolished in 1981, a church is located west of the site, across Pleasant Drive; and the remainder of the surrounding area is developed with single family uses in all directions.

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 a new retail store should not be a detriment to the adjacent properties because the store will have to comply with the Convenience Store registration and inspection processes with the Dallas Police Department and 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.

Landscaping:

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

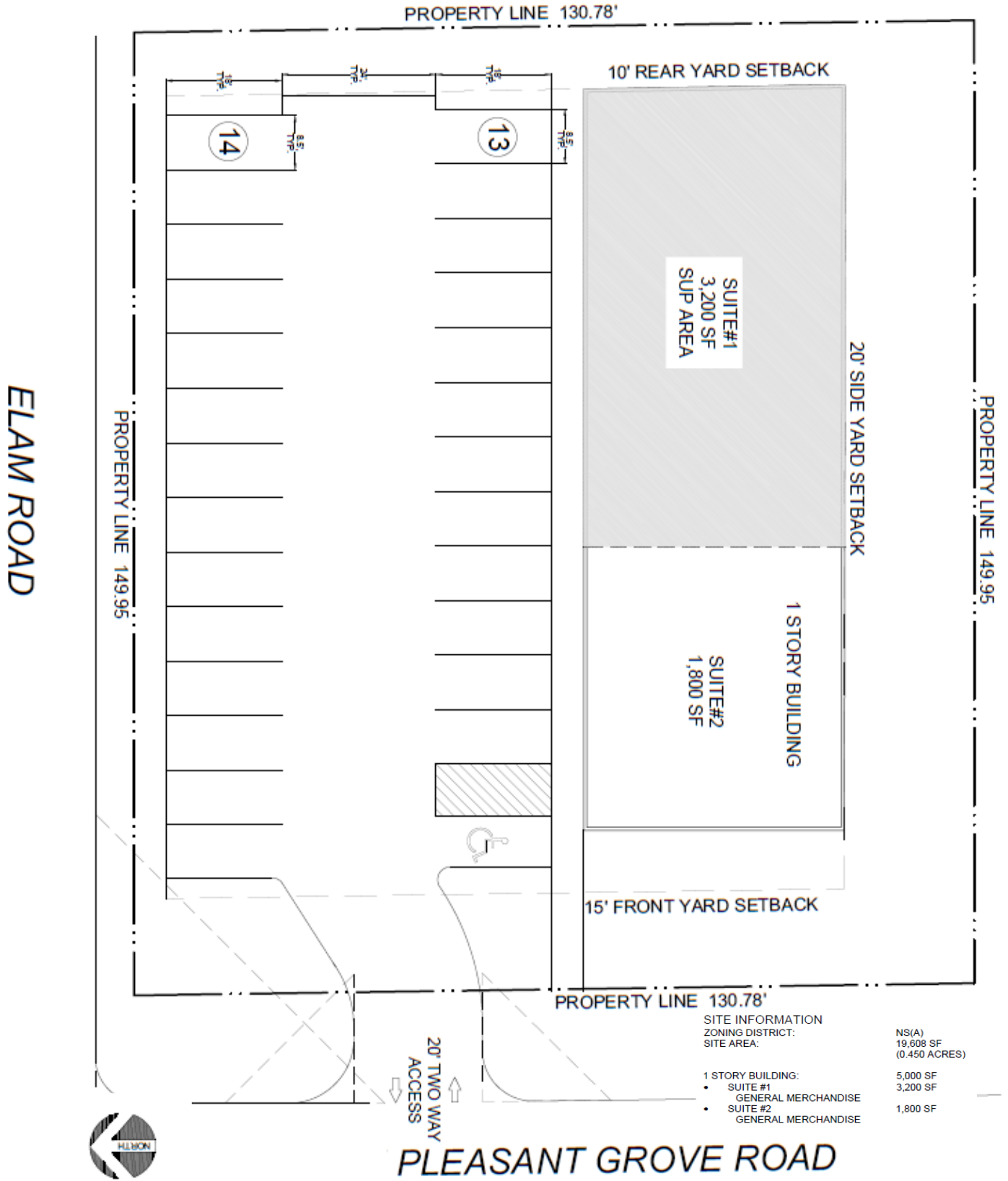
Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for all proposed uses within the 5,000-square-foot shopping center is 25 and 27 parking spaces are provided on site.

Market Value Analysis

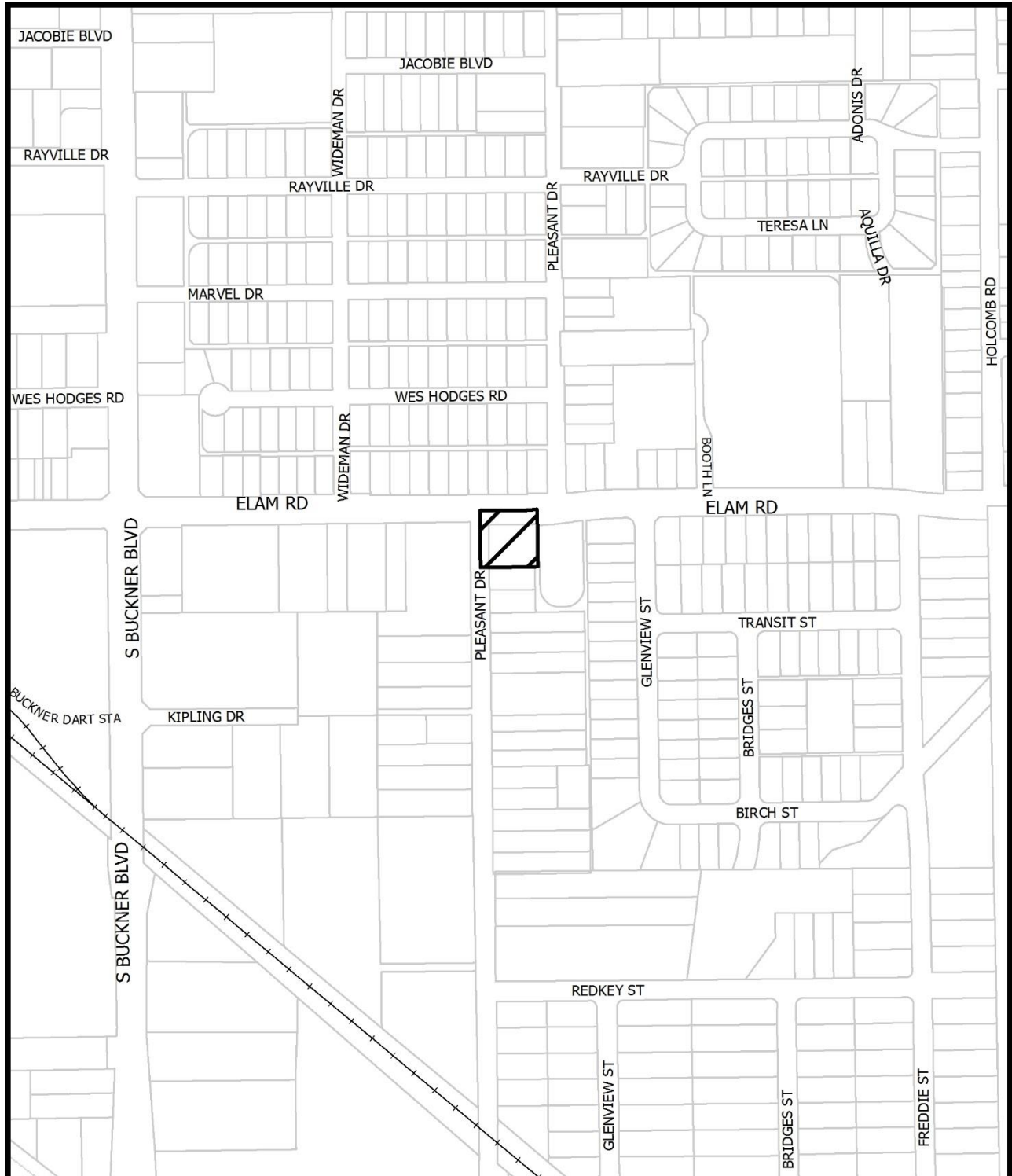
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 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 area of request is not within an identifiable MVA cluster, it abuts an "I" MVA cluster to the south and an "H" MVA cluster is located to the north, across Elam Road.

Proposed Site Plan



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.)
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.



1:4,800

VICINITY MAP

Case no: Z189-204

Date: 5/13/2019

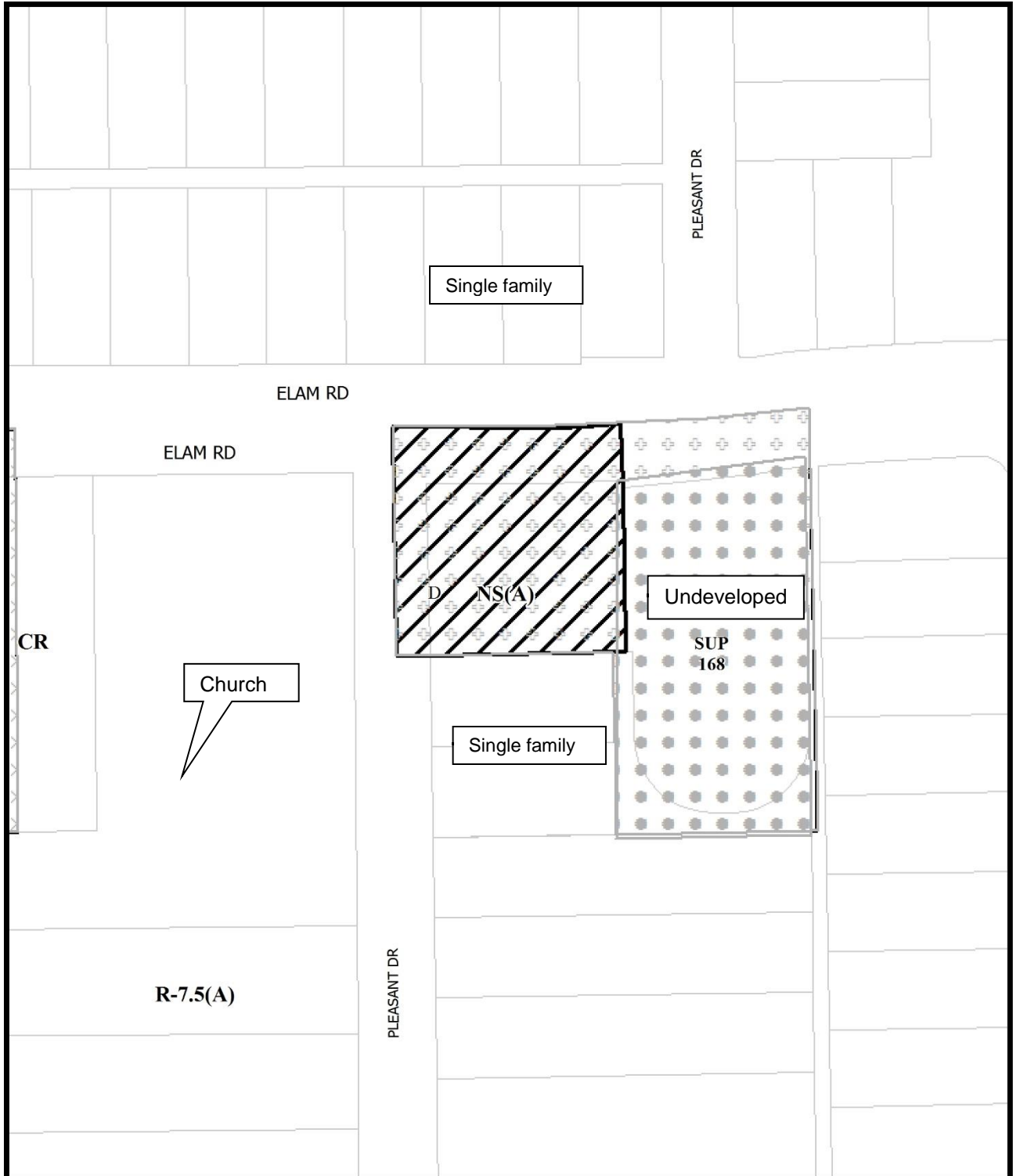


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AERIAL MAP

Case no: Z189-204

Date: 5/13/2019

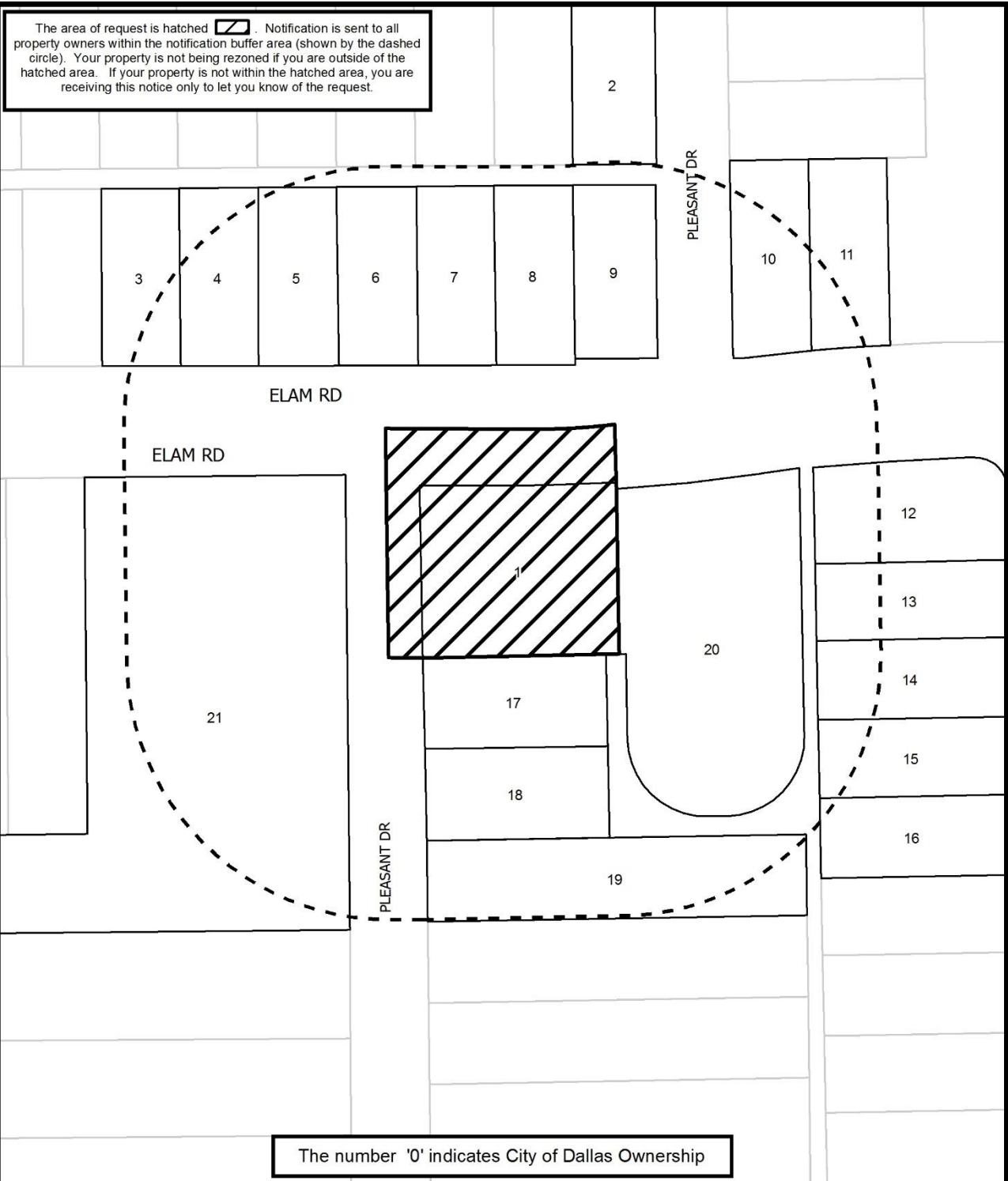


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ZONING AND LAND USE

Case no: Z189-204

Date: 5/13/2019



 1:1,200	<h2>NOTIFICATION</h2>	Case no: Z189-204
	200' AREA OF NOTIFICATION 21 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 5/13/2019

05/13/2019

Notification List of Property Owners

Z189-204

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8300 ELAM RD	MST DEVELOPMENT LLC
2	8246 WES HODGES RD	OLIVAREZ JOSE
3	8219 ELAM RD	HOWARD TIMOTHY
4	8223 ELAM RD	WRIGHT SHARON
5	8227 ELAM RD	CASTRO GROGORIO CHAVEZ &
6	8233 ELAM RD	MITCHELL JAMES R ETAL
7	8237 ELAM RD	PECINA NANCY SALINAS
8	8243 ELAM RD	LAFUENTE ROY
9	8247 ELAM RD	CASTRO GREGORIO CHAVEZ &
10	8301 ELAM RD	TUDON JOSE ANGEL & MARTHA
11	8305 ELAM RD	JONES C W
12	8328 ELAM RD	BELTRAN MARIA G
13	463 GLENVIEW ST	BURNES DAVID
14	457 GLENVIEW ST	ESCANDON VICTOR &
15	453 GLENVIEW ST	TOVAR OMAR ADRIAN
16	447 GLENVIEW ST	ESCANDON EDUARDO & NARCISA GUADALUPE
17	432 PLEASANT DR	LE THANH T
18	426 PLEASANT DR	RIVAS DE LOURDES MARIA
19	420 PLEASANT DR	MATA OCTAVIANO
20	8314 ELAM RD	TOLOCKO STEPHENE
21	8238 ELAM RD	IGLESIA BAUTISTA NUEVA

Planner: Sarah May

FILE NUMBER: Z189-230(SM) **DATE FILED:** March 22, 2019

LOCATION: Southwest corner of Woodin Boulevard and SeEVERS Avenue

COUNCIL DISTRICT: 4 **MAPSCO:** 54 R

SIZE OF REQUEST: 32,008 square feet **CENSUS TRACT:** 54.00

APPLICANT: Steven Hillburn

OWNER: Steven Hillburn, Stacy Hillburn, and John O. Baker

REPRESENTATIVE: Peter Kavanagh, Zone Systems

REQUEST: An application for a D(A) Duplex District on property zoned a CR Community Retail District.

SUMMARY: The applicant proposes to develop the four existing undeveloped lots with duplex structures.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The site consists of four undeveloped lots. Aerial photography from 1968 shows the site was previously developed with three residential structures on the three westernmost lots of the area of request (110, 114, and 118 East Woodin Bouivard). The easternmost lot, on the southwest corner of Woodin Boulevard and Seevers Avenue (122 East Woodin Boulevard), has remained undeveloped, according to aerial photography since 1952.
- By July 18, 1989, the area of request transitioned from a GR General Retail District, which allowed residential and nonresidential uses, to a CR Community Retail District which prohibits residential uses.
- Demolition permits were completed for the following lots within the area of request as follows:
 - October 26, 1992 at 114 East Woodin Boulevard,
 - January 6, 2016 at 118 East Woodin Boulevard, and
 - December 13, 2018 at 110 East Woodin Boulevard.

Zoning History: There have been no recent zoning change requested in the area in the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Function	ROW
Woodin Boulevard	Local	90 feet
Seevers Avenue	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.

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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Neighborhood Plus Strategic Goal 5.0 EXPAND HOME-OWNERSHIP

5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

STAFF ANALYSIS

Land Use Compatibility:

The overall site is comprised of four properties, which combined, total approximately 0.7348 acres of land. The purpose of this request is to change the zoning of the entire subject site to a D(A) Duplex District, which allows duplex uses. Surrounding uses include undeveloped land to the west and northwest; a dentist office and a nonconforming single family use to the north, across Woodin Boulevard; single family uses to the east, across Seevers Avenue, and to the south, across the abutting unpaved alley.

Staff supports the applicant's request for a D(A) Duplex District because duplex uses are considered as a compatible transitional use between retail and single family zoning.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	Undeveloped
North	CR	Undeveloped, Dentist, Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	CR	Undeveloped

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: CR Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed: D(A) Duplex	25'	5' for SF 5'/10' duplex OTHER: 10'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft	Duplex & single family

Staff supports the applicant’s request for a D(A) Duplex District primarily because the existing neighborhood fabric of the area of request is residential in nature and because duplex uses would have been allowed under the GR General Retail District (a Chapter 51 zoning district) prior to the City’s transition in the late 1980’s. However, a zoning change from today’s nonresidential zoning district (CR Community Retail) to a residential district (D(A) Duplex) causes more restrictive development standards upon the adjacent property to the west as described below.

1. The Dallas Development Code requires that when blocks are divided between two or more zoning districts, the district with the larger front yard setback establishes the front yard setback for the remainder of the block. Therefore, since the D(A) Duplex District requires a minimum 25-foot front yard setback and the CR Community Retail District requires a 15-foot setback, for the front yard setbacks on the south side of East Woodin Boulevard between Beckley Avenue and Seevers Avenue, the minimum front yard setback would increase from 15 feet to 25 feet, if the applicant’s request is approved.
2. The side yard setback for the CR Community Retail District that abuts the area of request to the west would increase from zero to 20 feet.

3. The point of origination for Residential Proximity Slope in CR Community Retail Districts begins at the closest private property of D(A) Duplex Districts. Therefore, the nonresidential districts to the north and west would have more height restrictions because the point of origination would be moving closer to the nonresidential zoned properties.

Staff considered recommending an MU-1 Mixed Use District in lieu of the requested D(A) Duplex District to avoid the above outcomes but the MU-1 Mixed Use District would require that the proposed duplex structures comply with residential proximity slope, and because staff considers residential zoning to be more compatible with the surrounding residential uses.

Parking:

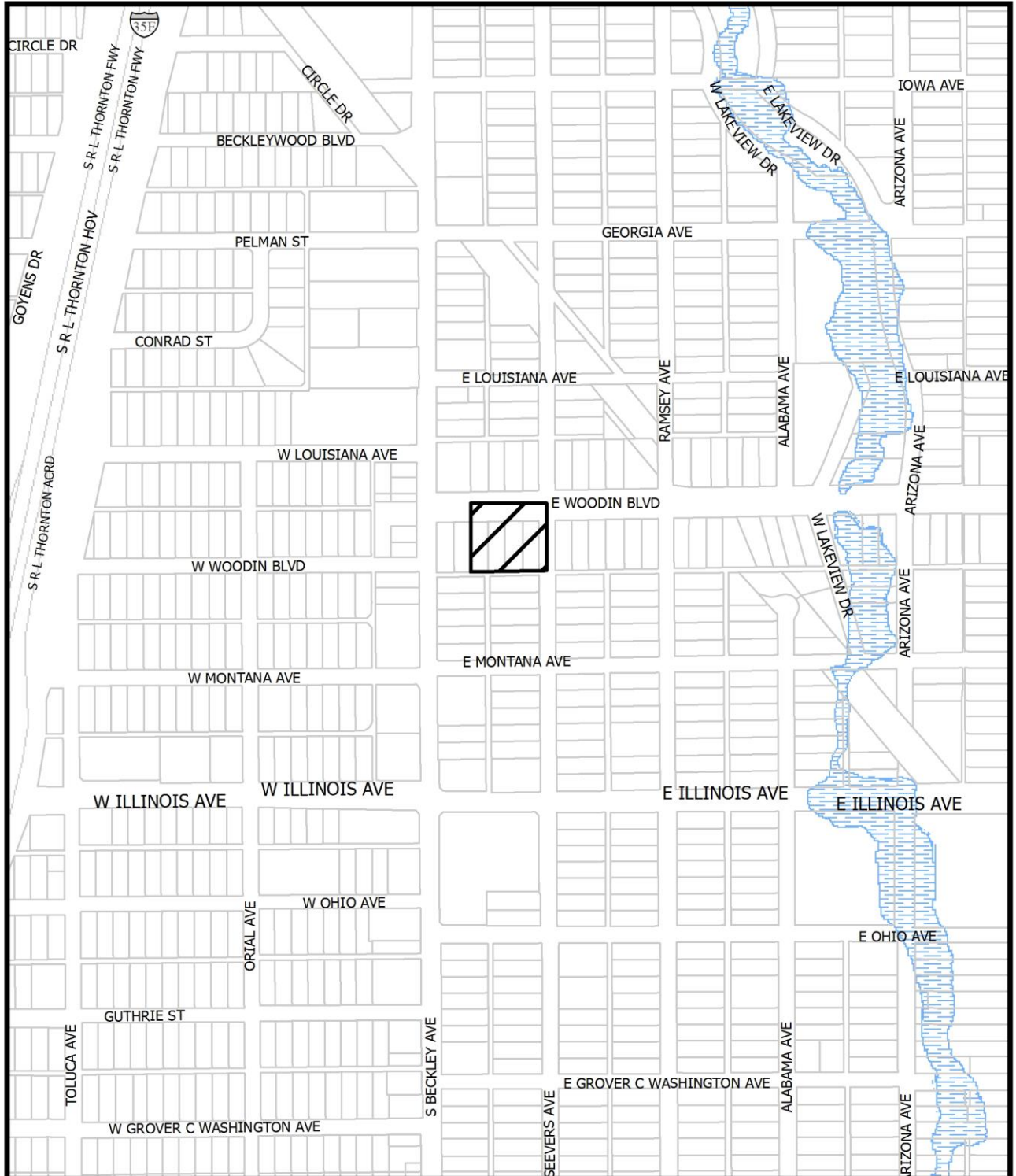
Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For a duplex use, the minimum parking requirement pursuant to the Dallas Development Code is two parking spaces per dwelling unit.

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, the site is surrounded by an "H" MVA cluster.



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VICINITY MAP

Case no: Z189-230

Date: 4/4/2019

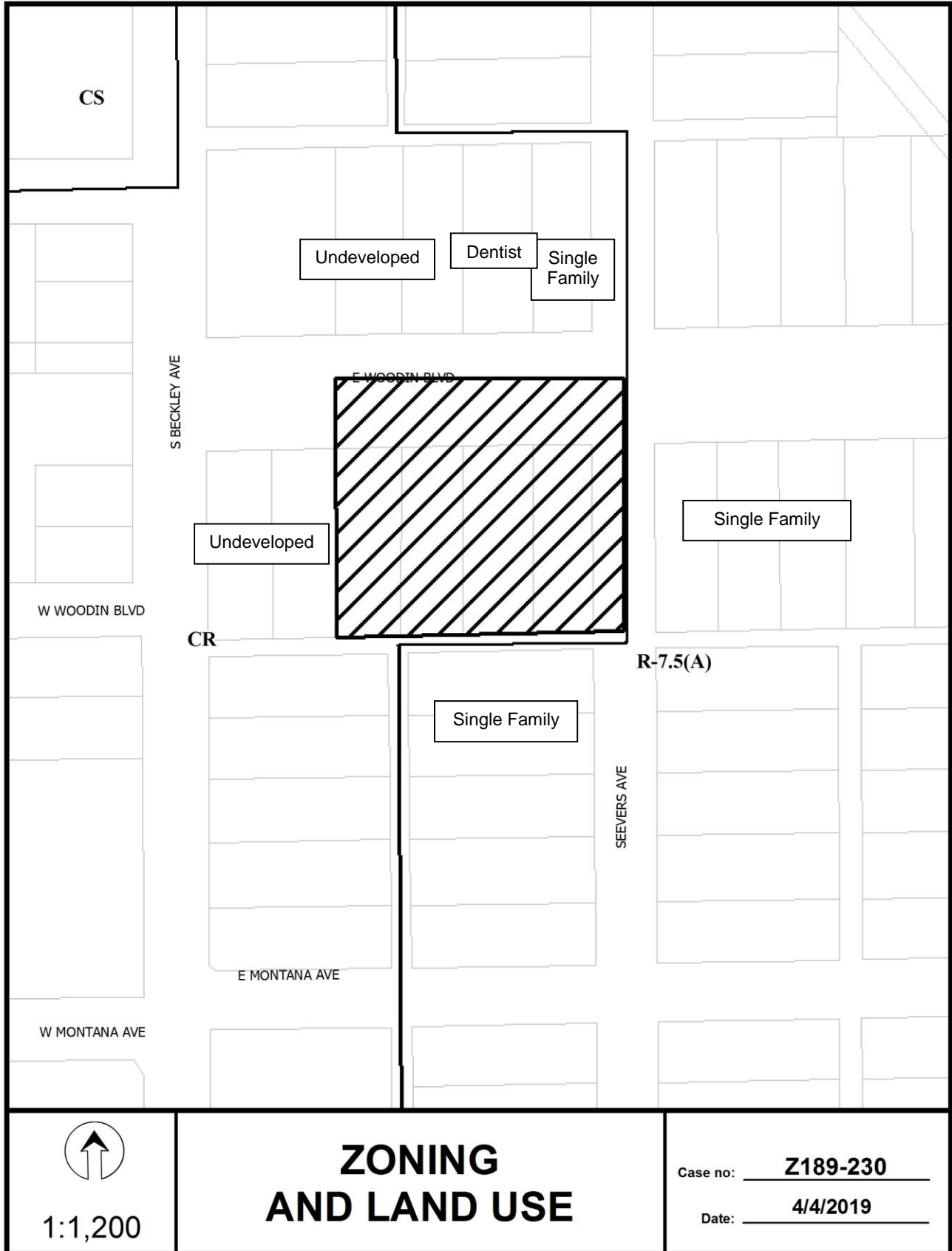


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AERIAL MAP

Case no: Z189-230

Date: 4/4/2019

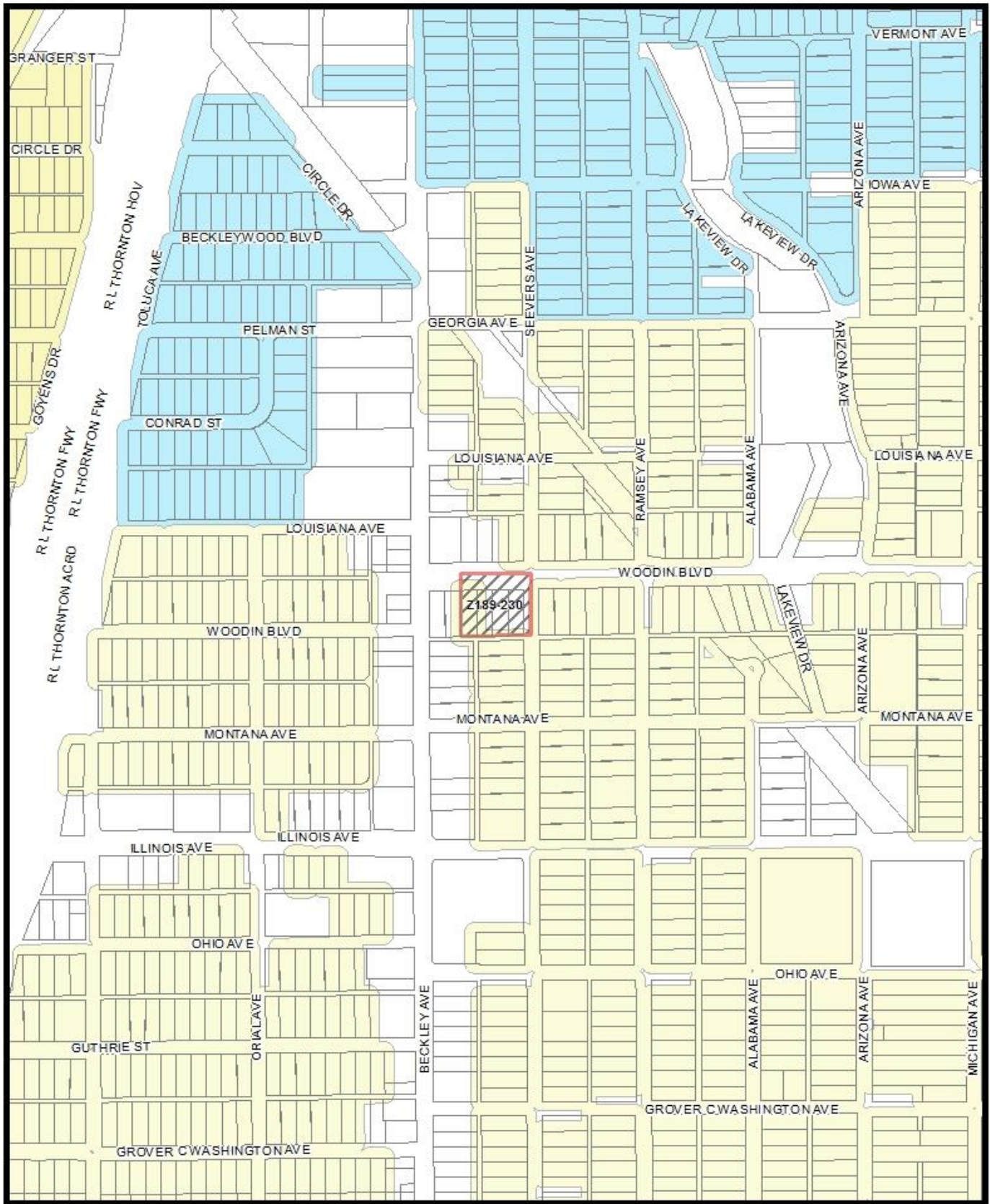


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ZONING AND LAND USE

Case no: Z189-230

Date: 4/4/2019




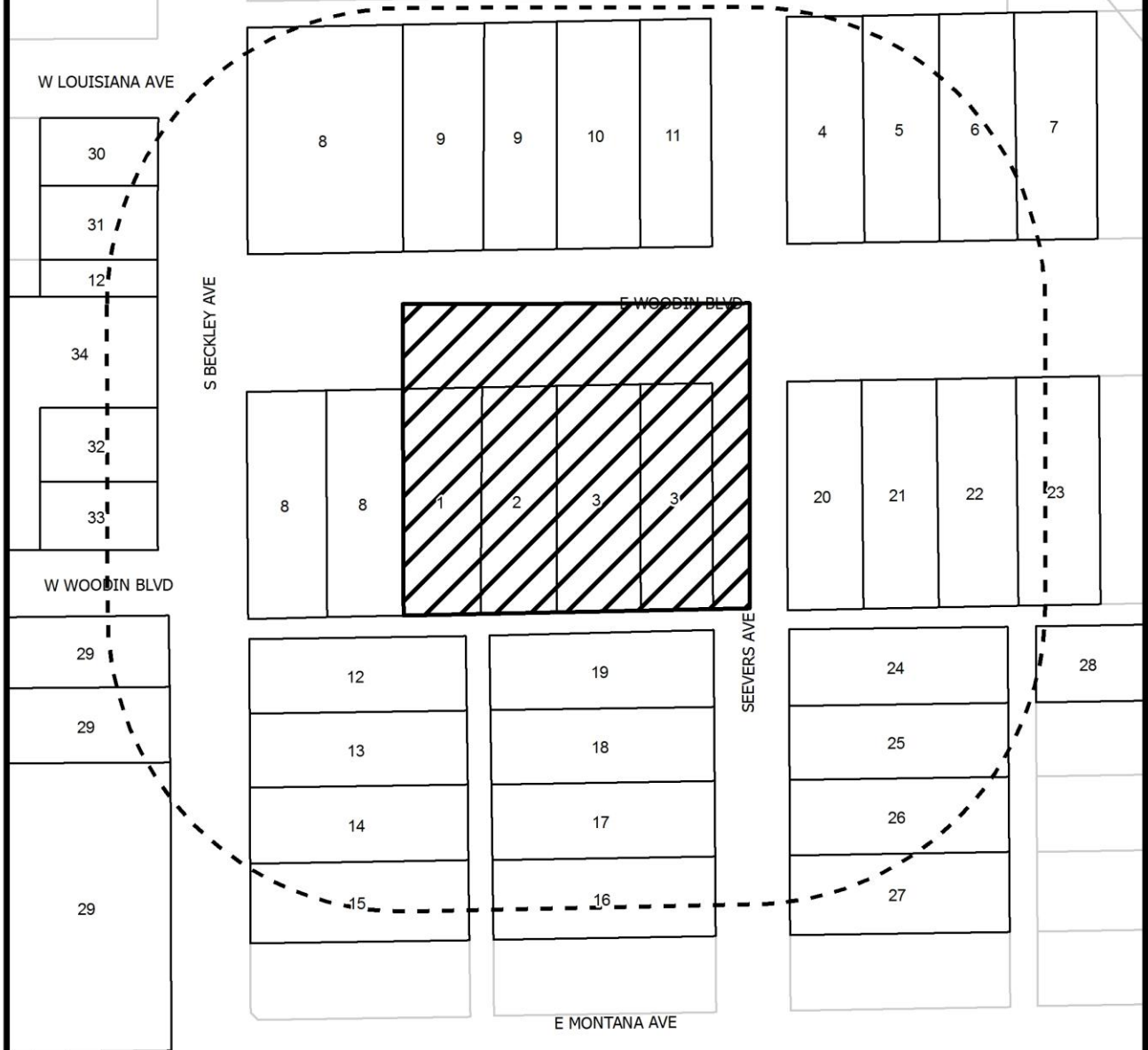
MVA Cluster A B C D E F G H I NA

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Market Value Analysis

Printed Date: 4/5/2019

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 34 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z189-230 </u> Date: <u> 4/4/2019 </u>
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04/04/2019

Notification List of Property Owners***Z189-230******34 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	110 E WOODIN BLVD	HILLBURN STEVE & STACEY
2	114 E WOODIN BLVD	BAKER JOHN O
3	118 E WOODIN BLVD	BAKER JOHN O
4	203 E WOODIN BLVD	ROBLES ALTAGRACIA ESTATE OF &
5	207 E WOODIN BLVD	AGUILAR ENRIQUE VALENZUEL
6	209 E WOODIN BLVD	AGUILAR BRAULIO DAVID
7	215 E WOODIN BLVD	TAH HOLDING LP
8	2016 S BECKLEY AVE	ELISALDE SANTOS J
9	111 E WOODIN BLVD	BAKER & LUDDEN
10	119 E WOODIN BLVD	BAKER JOHN THOMAS
11	123 E WOODIN BLVD	HILBURN STEVE & STACEY
12	2116 S BECKLEY AVE	ZUBIRI GLORIA
13	2118 S BECKLEY AVE	LAZARO NICOLE G &
14	2122 S BECKLEY AVE	MONSIVAIS ALVARO &
15	2124 S BECKLEY AVE	NOBLES DOCK C
16	2127 SEEVERS AVE	JONES DORA MAE THOMPSON
17	2123 SEEVERS AVE	4GG HOMES LLC
18	2117 SEEVERS AVE	PATEL DHAVAL & SHWETA
19	2113 SEEVERS AVE	BINION JOHN H
20	200 E WOODIN BLVD	KENNEDY LARRY
21	206 E WOODIN BLVD	KENNEDY DE ETTA &
22	208 E WOODIN BLVD	BALTAZAR NAVOR MARTINA
23	214 E WOODIN BLVD	OSTON IRA JEAN
24	2114 SEEVERS AVE	RIVERA MORGELLO F &
25	2118 SEEVERS AVE	SMITH JOHNNY & JEWELENE
26	2122 SEEVERS AVE	ARMENTA ANA ELSA &

Z189-230(SM)

04/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2126 SEEVERS AVE	MENDOZA MARIA
28	2115 RAMSEY AVE	ROJAS SILVINO SR &
29	2103 S BECKLEY AVE	SHEKINAH TABERNACLE
30	2001 S BECKLEY AVE	CUADROS FERMAN
31	2005 S BECKLEY AVE	TORRE MIGUEL DELA &
32	2019 S BECKLEY AVE	KING J H
33	2023 S BECKLEY AVE	COMPANIA DEMETRIO LLC
34	2011 S BECKLEY AVE	DE LEON CRISTOBAL &

FILE NUMBER: Z189-182(SM) **DATE FILED:** January 28, 2019

LOCATION: East line of Webb Chapel Road, north of Timberview Road

COUNCIL DISTRICT: 13 **MAPSCO:** 23 L

SIZE OF REQUEST: Approx. 4.4 acres **CENSUS TRACT:** 97.02

OWNER: Mi Escuelita Preschool, Inc.

APPLICANT: David Gleeson

REPRESENTATIVE: Michel S. Kendall

REQUEST: An application for a Planned Development District for R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility.

SUMMARY: The applicant requests to construct 35 single family units that will abut the south line of the Northaven Trail and will utilize a shared access drive with one ingress/egress point on Webb Chapel Road. The applicant proposes to not renew Specific Use Permit No. 2123 for a child-care facility, which will expire on December 10, 2019, and to maintain the existing cellular tower on the property.

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

PRIOR CPC ACTION: On May 16, 2019, the City Plan Commission held this item under advisement. The applicant has provided revised open space conditions, fencing standards along Webb Chapel Road, and minimum lot width standards which are also reflected in the revised conceptual plan included in this report.

BACKGROUND INFORMATION:

- The site is currently developed with a vacant church that is a one-story building with approximately 9,784 square feet of floor area and was constructed in 1960, according to Dallas Central Appraisal District records.
- On August 17, 1998, a permit was approved to place cellular antennas on a tower with a church light pole the existing church property.
- The existing zoning district regulations would allow a maximum of 19 single family lots; the applicant proposes to allow up to 35 single family lots on the property.
- The existing zoning regulations allow cellular antennas that are mounted on existing nonresidential structures without a Specific Use Permit. Therefore, if the nonresidential use is removed from the property, the existing antennas would be nonconforming but allowed to remain. If the operator of the tower voluntarily removes the antennas, a Specific Use Permit would need to be obtained under the existing zoning regulations.
- Some surrounding property owners have expressed concerns pertaining to the posting of the notification signs. If the issue is presented at the public hearing, the City Plan Commission will need to determine if the notification signs were properly posted prior to any discussion on the merits of the case.

Zoning History: There have been two recent zoning changes requested in the vicinity in the past five years.

1. **Z134-248:** On December 10, 2014, City Council approved Specific Use Permit No. 2123 for a child-care facility on property zoned an R-10(A) Single Family District, on the east line of Webb Chapel Road, north of Timberview Road [subject site].
2. **Z134-255:** On December 10, 2014, City Council approved Planned Development District No. 932 for single family uses and termination of Specific Use Permit No. 86 for a community club on property zoned an R-10(A) Single Family District, located on the east line of Chapel Downs Drive, north of Timberview Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Dimension; ROW
Webb Chapel Road	Principal Arterial	Minimum-6 lane-divided; 100 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.

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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Neighborhood Plus Strategic Goal 5.0 EXPAND HOME-OWNERSHIP

5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-10(A) with SUP No. 2423	Vacant church and cell tower
North	R-10(A)	Northaven Trail, Oncor Electric lines, and Single Family
East	R-10(A)	Single Family
South	R-10(A)	Single Family
West	PDD No. 932	Single Family

Land Use Compatibility:

The applicant proposes a detached single family residential development consisting of a maximum of 35 dwelling units with the ability to have an accessory community center (private) use allowed without an SUP. The applicant also proposes to maintain the existing cell tower on the site. The site is currently developed with a church and cell tower and is relatively flat. The site is surrounded by single family neighborhoods in all directions and abuts the Northaven Trail which is located beneath Oncor electric lines to the north. Staff considers the proposed single family uses and accessory private community center compatible with surrounding properties and therefore supports the land uses proposed in the applicant’s request.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-10(A) Single Family	30'	6'	1 Dwelling Unit / 10,000 sq. ft.	30'	45%	Single family
Proposed: Planned Development	10'	6'	1 Dwelling Unit / 3,330 sq. ft. 35 units max	30'	65%	Single family

The applicant proposes to develop the site with a detached single family residential development consisting of a maximum of 35 dwelling units through five modifications to the R-10(A) Single Family District development standards which include 1) reducing the minimum front yard from 30 to 10 feet, 2) increasing the number of dwelling units on the development to 35, 3) decreasing minimum lot size from 10,000 to 3,330 square feet, 4) increasing maximum lot coverage from 45 to 65 percent, and 5) adding a minimum 50-foot wide lot width requirement for the proposed eastern and southern lots.

Staff supports the applicant's request to reduce the minimum front yard from 30 to 10 feet because the site's only existing front yard is Webb Chapel Road. Therefore, if the site is developed as a shared access development, which is how the applicant proposes to develop the site, the entire shared access development will be considered one lot for the purposes of determining setbacks. Therefore, the subject site would have one front yard setback on Webb Chapel Road. In this scenario, the property to the south has a six-foot side yard setback that abuts Webb Chapel Road; therefore, the proposed 10-foot front yard setback to Webb Chapel Road on the subject site would be a larger setback than the adjacent property. Alternatively, a looped road could be dedicated to the City to develop a traditional single family subdivision. If the alternative scenario occurs, the proposed 10-foot front yard would be applicable to each lot within the entire new subdivision, which would create an isolated neighborhood-centric front yard condition that would not affect the adjacent neighborhoods and therefore not disrupt an established front yard setback within an existing neighborhood.

If the entire 191,664-square-foot site was subdivided into R-10(A) Single Family lots, a maximum of 19 lots could be developed on the subject site. Staff supports the remainder of the applicant's requested development standard modifications because they are consistent with the *Neighborhood Plus* strategic goals of expanding home ownership by encouraging a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences and by encouraging infill development. Additionally, the applicant also proposes to develop a minimum 20,000-square-foot open space area, or approximately 10 percent of the site's overall land area, and a six-foot sidewalk connection to Northaven Trail, if access is granted by Council, the City of Dallas Park Board, and ONCOR. Staff supports the applicant's request because the amount of open space and access to the Northaven Trail will balance the proposed increase in density and lot coverage.

Parking:

The applicant does not propose to modify the parking requirements of the Dallas Development Code which requires two parking spaces per single family use and, in a shared access development, an additional one-quarter space per single family use for visitors or guests. The conceptual plan depicts 14 on-street parallel guest parking spaces which exceeds the prescribed minimum of nine guest parking spaces.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. The applicant also proposes to plant 11 trees

within 15 feet of the northern boundary line of the district to enhance the portion of the site that abuts Northaven Trail.

Shared Access:

The applicant requests one modification to shared access regulations. The applicant proposes to reduce the minimum two access point standard to one due to not having authorization to cross previously abandoned right-of-way in order to connect to the Webb Chapel Road travel lanes north of the proposed shared access drive. Staff supports this request because the development is proposed to be limited to 35 units, the conceptual plan show circulation patterns that appear to be consistent with emergency access needs, and because a traffic safety study of Webb Chapel Road indicate the proposed singular access point is preferable to two access points on Webb Chapel Road. Additionally, because the development is required to comply with the proposed conceptual plan, rather than a development plan, the alignment and geometrics of the shared access drive can be adjusted in the subdivision process when engineered drawings are finalized.

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 "B" MVA cluster to the north, east, and south.

Mi Escuelita Board of Directors

Michael Aust

Eric Base, Treasurer

Carlos Buentello

Charlie Buecher, Vice Chair

Alonso Cueva

Renza Diaz, Chair

Mary Jo Gartner

Flora Hernandez

Jacob Hill

Leticia Little

Mary Miano

Courtney Jamison Roane

Patricia Rollins

Carl Stutzman

Gayle Nave, President/CEO

PROPOSED PD CONDITIONS

ARTICLE _____.

PD _____.

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

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

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

PD _____ is established on property located on the east line of Webb Chapel Road, north of Timberview Road. The size of PD _____ is approximately 4.4 acres.

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

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

(b) In this district, OPEN SPACE means the portion of a building site that is accessible to the residents of the Property. Open space is principally open to the sky but allows for architectural elements such as trellises, colonnades, pergolas, and gazebos. The open space must be a contiguous open area of not less than 10 feet in width or length.

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

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

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: conceptual plan.

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

For single family and accessory community center (private) uses, development and use of the Property must comply with the conceptual plan (Exhibit ____). 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.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

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

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.

SEC. 51P- _____.108. 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 right, within a shared access development:

- Accessory community center (private).

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 for shared access developments, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Shared access developments. Except as provided in this subsection, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

- (1) Front yard. Minimum front yard is 10 feet.
- (2) Density. Maximum number of dwelling units is 35.

(3) Lot coverage. Maximum lot coverage for residential structures is 65 percent.

(4) Lot size. Minimum lot size is 3,330 square feet.

(5) Lot width. For the lots along the eastern and southern boundary in the locations shown on the conceptual plan, minimum lot width is 50 feet. Otherwise, no minimum lot width.

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

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

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

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

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

(b) For a shared access development, landscaping must be provided in accordance with Article X. A minimum of eleven trees must be planted within 15 feet of the north boundary line of the Property and may count towards the minimum site tree requirement.

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

SEC. 51P- _____.113. SIGNS.

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

SEC. 51P- _____.114. OPEN SPACE AND PEDESTRIAN ACCESS FOR SHARED ACCESS DEVELOPMENTS.

(a) A minimum of 20,000 square feet of open space must be provided as shown in the conceptual plan.

(b) A pedestrian access point must be provided in the general location shown on the conceptual plan. If authorized by City Council, City of Dallas Park Board, and the utility franchise, a minimum of one pedestrian pathway to connect the Property to the hike and bike trail to the north must be provided in the location shown on the conceptual plan. The pathway must be a minimum of six-feet wide and be constructed of impervious materials.

(c) Open space must contain a minimum of three of the following resident amenities.

- (1) Two trash cans.
- (2) Two benches.
- (3) Seating area of a minimum area of 10 feet by 10 feet.
- (4) Pedestrian scale lighting.
- (5) Dog walk area with separate trash can.
- (6) Playground equipment.

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

(a) A shared access development may have one access point for a maximum of 35 single family lots.

(b) For a shared access development, maximum height for fences along Webb Chapel Road within the front yard setback is six feet. Fencing along open space and the detention area fronting on Webb Chapel Road must be constructed of a solid masonry base with open-style fencing above such as wrought iron; masonry columns may be provided between the open-style fence panels. The maximum height of the masonry base is three feet. Fencing along Webb Chapel Road and abutting a single family lot in the location shown on the conceptual plan may be constructed of solid materials.

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

(c) 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- ____ .116. COMPLIANCE WITH CONDITIONS.

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

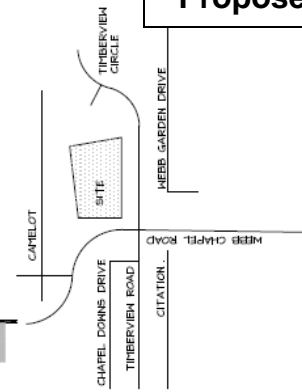
Z189-182(SM)

(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.

B PREPARATION GENERAL NOTES

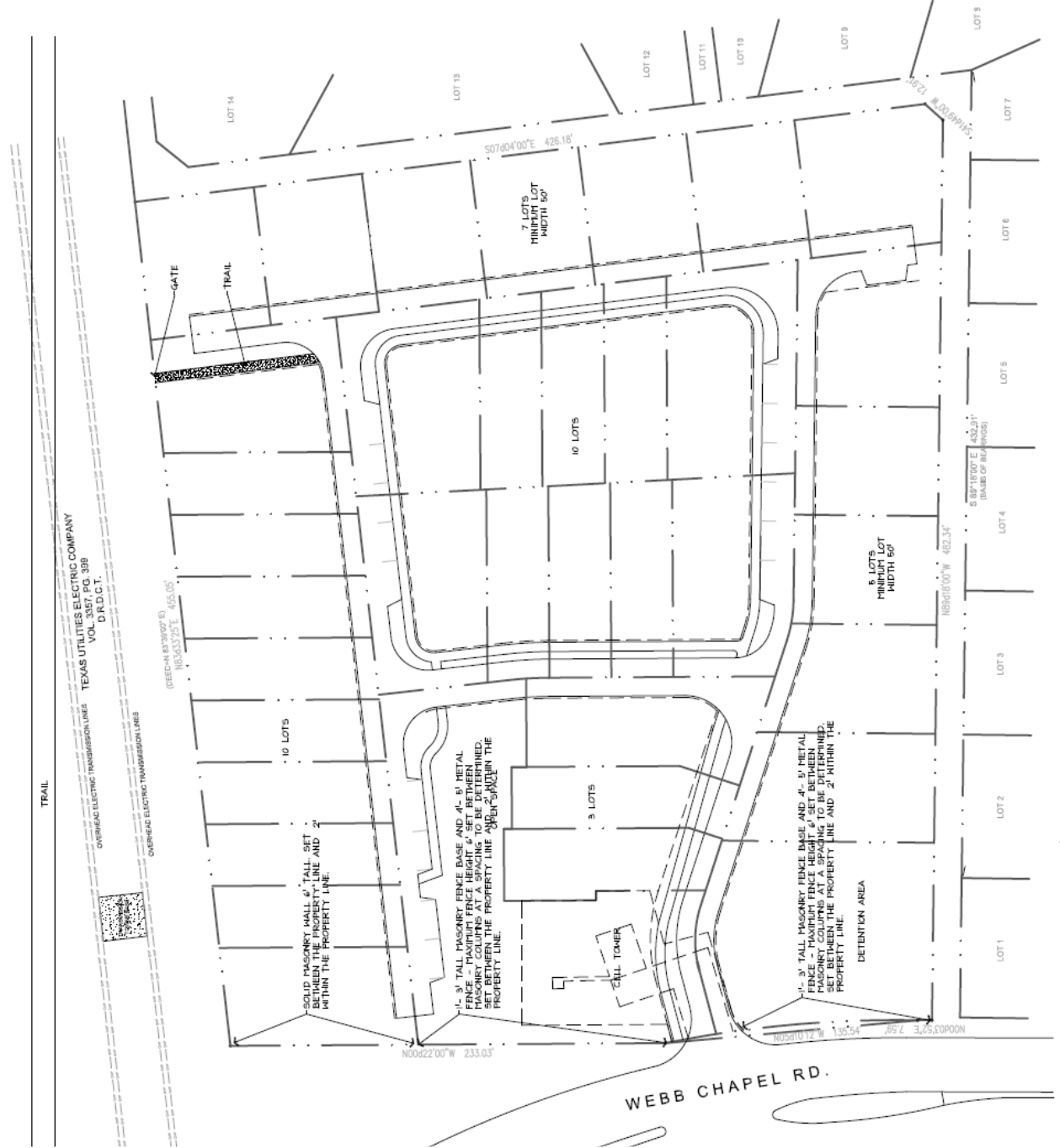
PLAN PREPARED BY:
 MICHAEL S. VERRILL
 KENDALL + LANDSCAPE ARCHITECTURE
 6714 SANTA BARBARA
 DALLAS, TEXAS 75214
 PHONE: (214) 794-3226
 FAX: (214) 794-3226
 E-MAIL: MVERRENDALL@G.COM
 TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

C VICINITY MAP

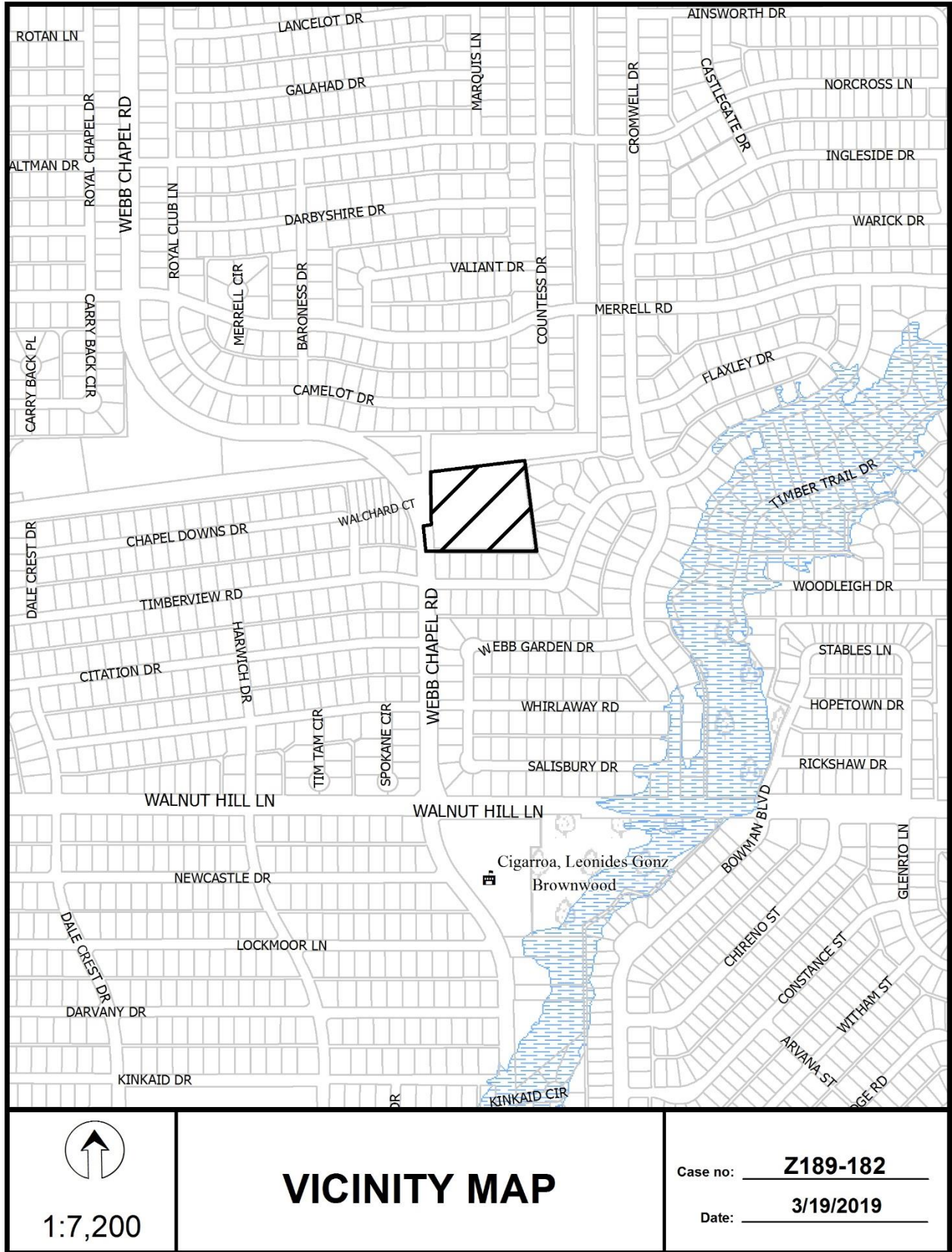


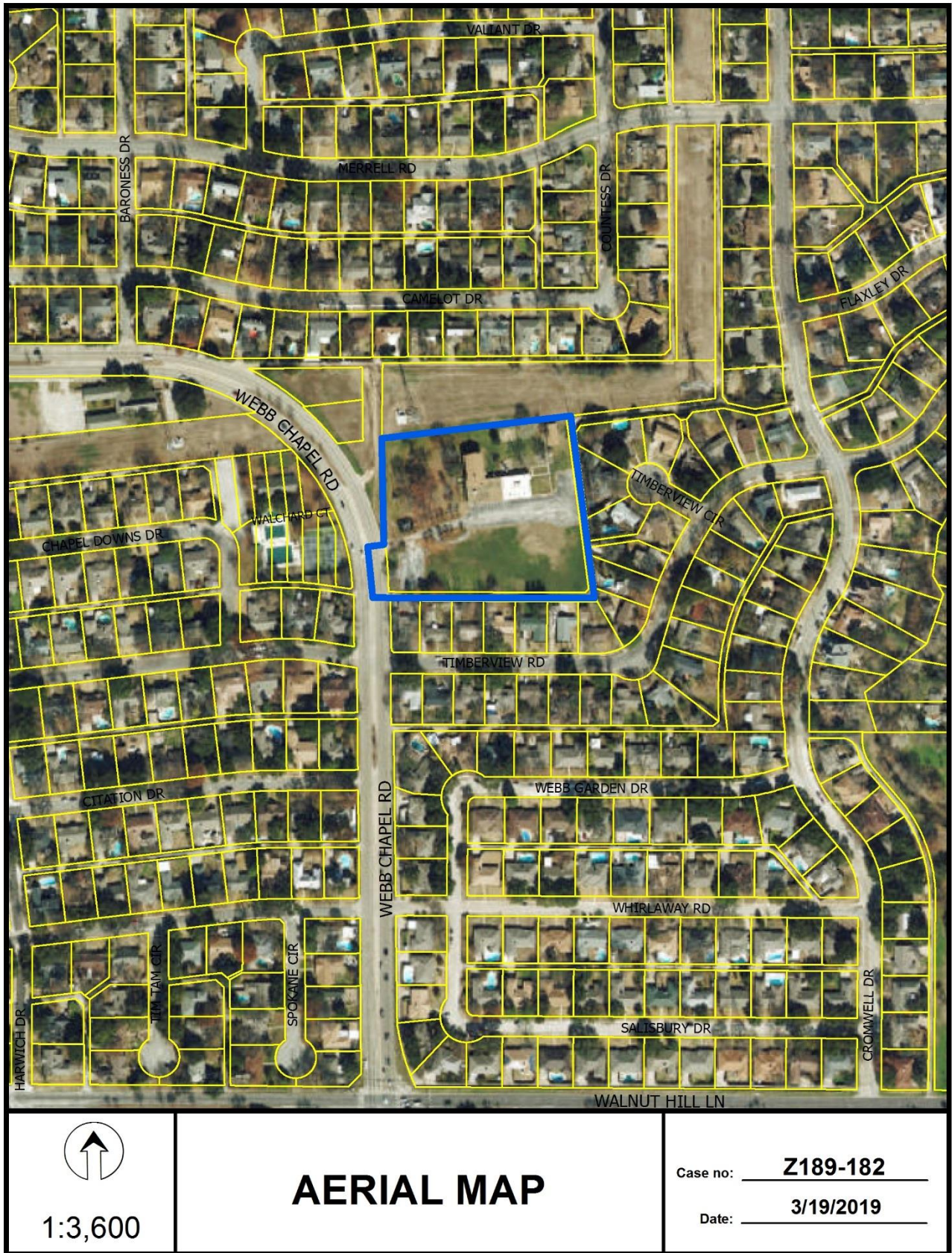
Proposed Conceptual Plan

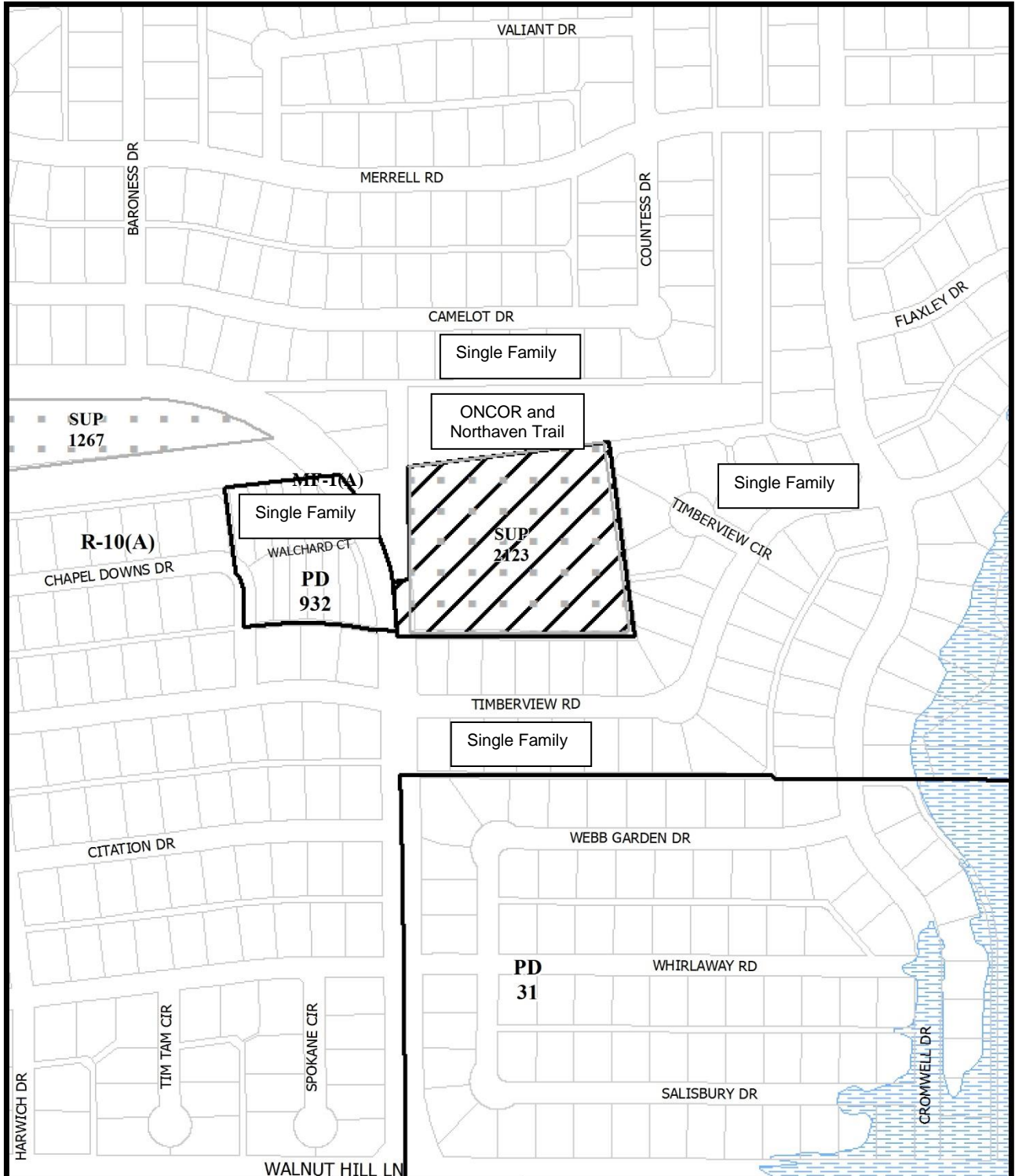
TOTAL SITE AREA	4.4 ACRES
LAND USE	SINGLE FAMILY
TOTAL DENSITY	35 UNITS
BUILDING HEIGHT	30 FEET
MAX. LOT COVER	65%
MINIMUM SETBACKS	
FRONT SETBACK	30 FEET
SIDE SETBACK	6 FEET
REAR SETBACK	6 FEET
PARKING	
GUEST PARKING	2 / UNIT
OPEN SPACE	0.25 / UNIT
OPEN SPACE	APPROXIMATE 20,876 S.F.
CELL TOWER	APPROXIMATE 9,774 S.F.



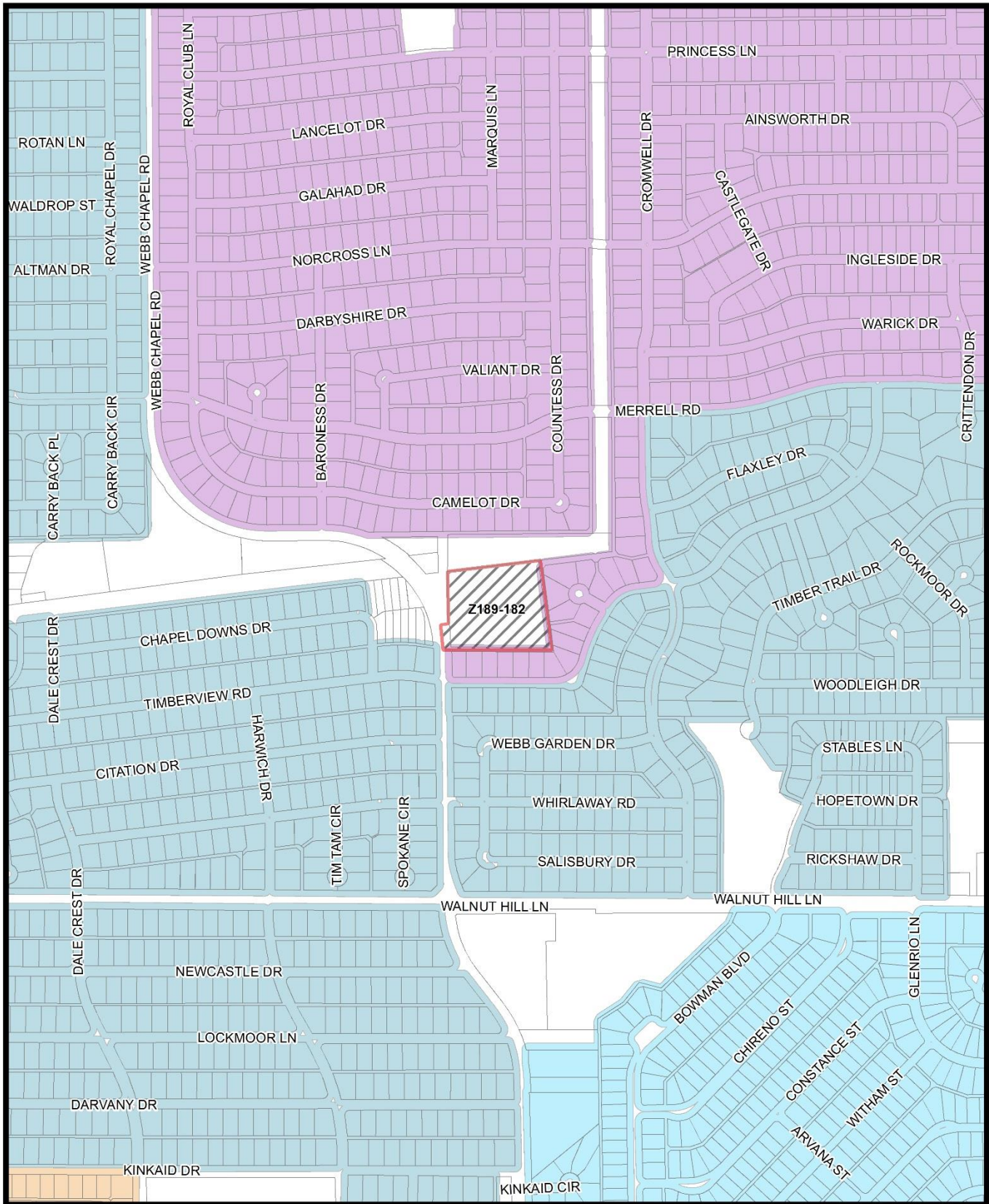
A CONCEPTUAL PLAN







 1:3,600	<h2 style="text-align: center;">ZONING AND LAND USE</h2>	Case no: <u>Z189-182</u> Date: <u>3/19/2019</u>
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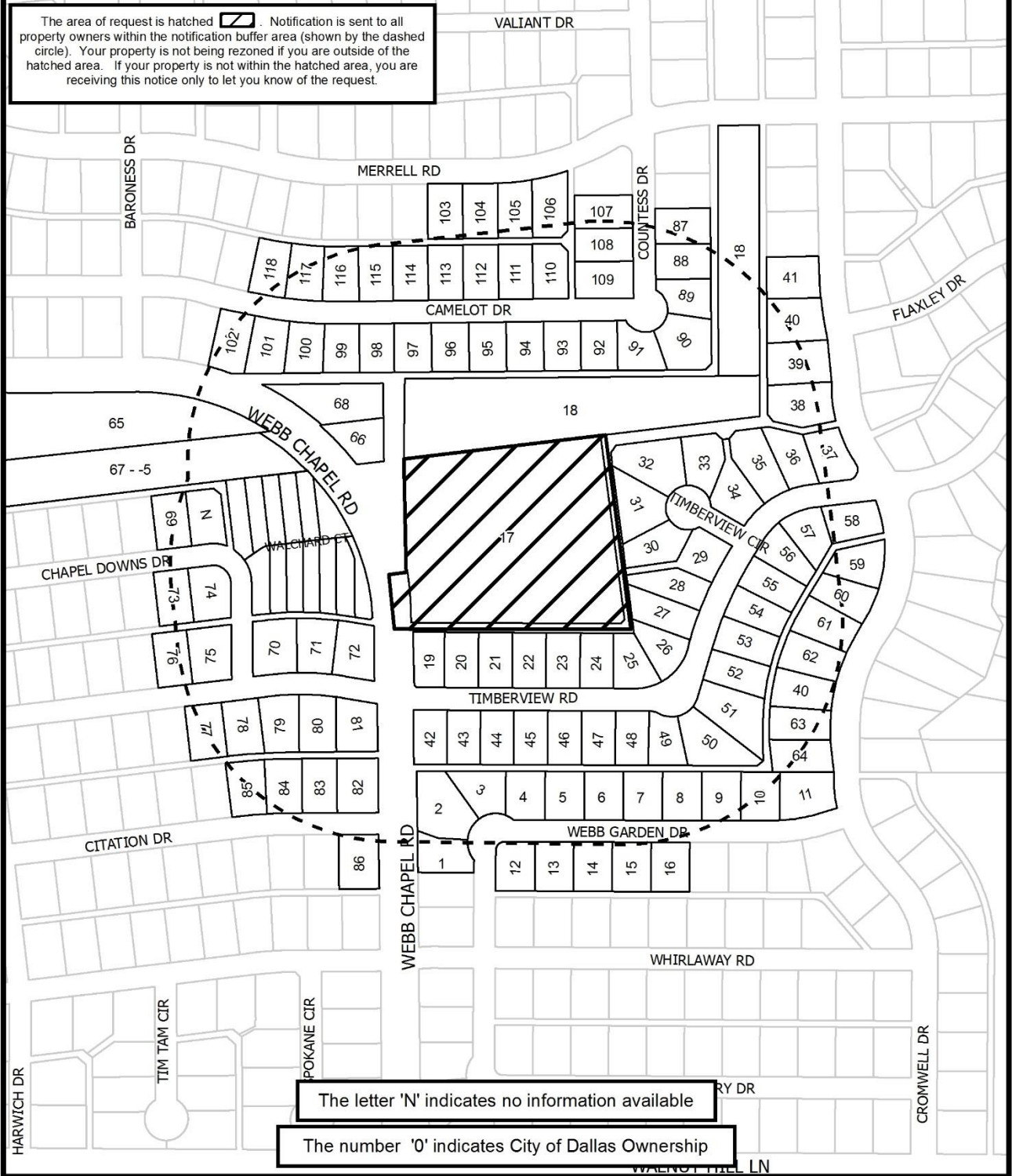
MVACluster A B C D E F G H I NA

1:7,200

Market Value Analysis


Printed Date: 3/19/2019

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

500'	AREA OF NOTIFICATION
119	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z189-182**

Date: **3/19/2019**

03/19/2019

Notification List of Property Owners***Z189-182******119 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3421 WEBB GARDEN DR	GRIFFIN TIMOTHY J & DONNA S
2	3425 WEBB GARDEN DR	MICHELS JANET SMITH & CHRISTOPHER
3	3429 WEBB GARDEN DR	VERA JERRY
4	3437 WEBB GARDEN DR	THOMPSON LISA
5	3445 WEBB GARDEN DR	HENSON DORIS JEAN
6	3453 WEBB GARDEN DR	CHITTY MICHAEL A &
7	3465 WEBB GARDEN DR	JARVICK FRANCES
8	3473 WEBB GARDEN DR	RADER ANTHONY L & MORGAN G
9	3481 WEBB GARDEN DR	BOOTY WILLIAM F
10	3489 WEBB GARDEN DR	LAWRIE JEFF E & KIM E
11	3497 WEBB GARDEN DR	MANOS MITCHUM S
12	3436 WEBB GARDEN DR	ZBH WEBB GARDEN LTD
13	3444 WEBB GARDEN DR	GOMEZ HECTOR A & PATRICIA
14	3452 WEBB GARDEN DR	JAMES KEITH W &
15	3464 WEBB GARDEN DR	BRADLEY AMY M
16	3472 WEBB GARDEN DR	MAULSBY ALAN JAY &
17	10210 WEBB CHAPEL RD	MI ESCUELITA PRESCHOOL INC
18	10234 WEBBS CHAPEL RD	TEXAS UTILITIES ELEC CO
19	3403 TIMBERVIEW RD	LAND JESIKA
20	3407 TIMBERVIEW RD	ROYER COMPANY LLC THE
21	3411 TIMBERVIEW RD	DEWAR KATHARINE MARY
22	3415 TIMBERVIEW RD	WAHLERTKERSH SARAH NICOLE
23	3419 TIMBERVIEW RD	BUSH WILLIAM W & DONA K
24	3423 TIMBERVIEW RD	ROJAS MARTIN &
25	3429 TIMBERVIEW RD	FRISBY JULIE
26	3439 TIMBERVIEW RD	HALVERSON VALERIE RUYLE & ANDREW RYAN

03/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3449 TIMBERVIEW RD	NELSON JONATHAN D F &
28	3455 TIMBERVIEW RD	BERRY JAMES
29	3459 TIMBERVIEW RD	GOOD BEVERLY
30	3463 TIMBERVIEW CIR	HAGEN ERIC
31	3467 TIMBERVIEW CIR	BEDELL DOUG &
32	3471 TIMBERVIEW CIR	MARRINAN ROBERT G F ETAL
33	3475 TIMBERVIEW CIR	COBB JAMES R JR
34	3479 TIMBERVIEW RD	SHETTLE SPENCE O
35	3483 TIMBERVIEW RD	KELL JENNY & VERDOOREN BENJAMIN
36	3487 TIMBERVIEW RD	NORTH DALLAS CHURCH
37	3491 TIMBERVIEW RD	BLOODGOOD BEVERLY M
38	10211 CROMWELL DR	FOSTER TRAVIS ODELL
39	10219 CROMWELL DR	BLOODGOOD LAUREN T
40	10307 CROMWELL DR	GROSS JACKIE
41	10315 CROMWELL DR	GATES MORGAN WHEATLEY
42	3404 TIMBERVIEW RD	HA THOMAS
43	3408 TIMBERVIEW RD	LORD SHARON KAYE
44	3412 TIMBERVIEW RD	RODRIGUEZ MIGUEL J
45	3416 TIMBERVIEW RD	TREVINO MIKE
46	3420 TIMBERVIEW RD	TEMPLE ANNA T & GEORGE A JR
47	3424 TIMBERVIEW RD	SHUGART JAMES O
48	3428 TIMBERVIEW RD	PYSIAK FAMILY REVOCABLE LIVING TRUST
49	3434 TIMBERVIEW RD	REED ANA G & BRANDON W
50	3438 TIMBERVIEW RD	BROWN HEATHER
51	3442 TIMBERVIEW RD	3442 TIMBERVIEW
52	3446 TIMBERVIEW RD	JOHNSON SUSAN H
53	3452 TIMBERVIEW RD	BYRON CATHERINE RIO
54	3458 TIMBERVIEW RD	FENDLEY CLINTON D
55	3464 TIMBERVIEW RD	WARREN STEPHANIE
56	3470 TIMBERVIEW RD	KIRBY TARA L & ANNE MARIE
57	3480 TIMBERVIEW RD	FRITZ RYAN W & CHAZZ

03/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3490 TIMBERVIEW RD	ANDREW REAL ESTATE LLC
59	10147 CROMWELL DR	QUINTANILLA MARIA ALICIA
60	10141 CROMWELL DR	EVANS ANDREW C &
61	10137 CROMWELL DR	OBIANWU MARTIN N &
62	10133 CROMWELL DR	ARNETT PAT
63	10125 CROMWELL DR	PALMER LARRY G
64	10121 CROMWELL DR	SANDERS MITCHELL
65	10303 WEBB CHAPEL RD	NORTH DALLAS
66	10298 DALE CREST DR	TEXAS UTILITIES ELEC CO
67	10298 DALE CREST DR	TEXAS UTILITIES ELEC CO
68	10345 WEBBS CHAPEL RD	MAPLEWOOD ASSEMBLY
69	3249 CHAPEL DOWNS DR	CHAPEL DOWNS LLC
70	3311 TIMBERVIEW RD	DILLMAN JULIE D
71	3321 TIMBERVIEW RD	BLAKE CYNTHIA ELAINE & JOEL
72	3331 TIMBERVIEW RD	PILLAY VISHWANATH
73	3248 CHAPEL DOWNS DR	FURRH JOSHUA BARRETT &
74	3256 CHAPEL DOWNS DR	JENKINS MARIE THERESE
75	3253 TIMBERVIEW RD	SAUNDERS VICTORIA L &
76	3245 TIMBERVIEW RD	LEACH WILLIAM & KIMBERLY
77	3248 TIMBERVIEW RD	FRY BRANDON
78	3256 TIMBERVIEW RD	GROVE CLELIA &
79	3310 TIMBERVIEW RD	YOUNG BRADLEY W IV & CLEMENTINE F
80	3320 TIMBERVIEW RD	WILKERSON JEAN L
81	3330 TIMBERVIEW RD	DECOSTA MARY E
82	3349 CITATION DR	INT GROUP LLC
83	3339 CITATION DR	APS CAPITAL LLC
84	3329 CITATION DR	VICK GREGORY A
85	3319 CITATION DR	PETERSON EVAN &
86	3350 CITATION DR	AMY JANINE M
87	10316 COUNTESS DR	MOUNT DOROTHY C
88	10310 COUNTESS DR	THOMAS ANDREW J & KELLY M

03/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10306 COUNTESS DR	CHIARIZIO MATTHEW P
90	3380 CAMELOT DR	MCGRAW KATHY L
91	3376 CAMELOT DR	TAYLOR LANAE S
92	3372 CAMELOT DR	PRELIS ALISSA & SAJEEV DAYAN
93	3366 CAMELOT DR	DESCHENES THOMAS JEROME &
94	3362 CAMELOT DR	TREBER JORG U
95	3356 CAMELOT DR	NEWTON DORIS M
96	3352 CAMELOT DR	BNM VENTURES LLC
97	3348 CAMELOT DR	LOFTICE DON W
98	3340 CAMELOT DR	PAVON MARK A & GINA A
99	3336 CAMELOT DR	KENT SANLYN KAY REV TRUST
100	3332 CAMELOT DR	HOWE TYLER K & SHEENA M
101	3324 CAMELOT DR	FRENKEL ADRIANA
102	3318 CAMELOT DR	WIN RE GROUP LLC
103	3356 MERRELL RD	WEISBERG PAULINE O
104	3362 MERRELL RD	MUNCH MELVIN M JR &
105	3368 MERRELL RD	BURCHFIELD CHARLES S
106	3374 MERRELL RD	WHEATLEY THOMAS D &
107	10317 COUNTESS DR	TURNER SHARON L
108	10311 COUNTESS DR	MEYERS MARK RICHARD
109	10307 COUNTESS DR	JEFFREY JAISHREE LIVING TRUST
110	3365 CAMELOT DR	AREVALO FRANCISCO &
111	3361 CAMELOT DR	SINCLAIR CHRISTOPHER S &
112	3355 CAMELOT DR	MOORE CHARLES R & JUANITA
113	3351 CAMELOT DR	RNAC PARTNERS LLC
114	3347 CAMELOT DR	BRASILL JULIE LEE &
115	3341 CAMELOT DR	BURGIN DORIS
116	3335 CAMELOT DR	CATALANO MELISSA M &
117	3331 CAMELOT DR	MYERS JOHN & KARYN
118	3323 CAMELOT DR	LESYNA JAMES JOSEPH JR & BEVERLY P
119	3265 CHAPEL DOWNS DR	PERFORMANCE LIVING LLC

FILE NUMBER: Z178-309(SM) **DATE FILED:** July 25, 2018
LOCATION: East line of South Fitzhugh Avenue, north of Lagow Street
COUNCIL DISTRICT: 7 **MAPSCO:** 46 R
SIZE OF REQUEST: Approx. 13,500 sq. ft. **CENSUS TRACT:** 27.01

APPLICANT: David Hargrove, Communications Tower Group, LLC

OWNER: Isaac Brown, Jr.

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The applicant proposes to construct a monopole tower for cellular communication within a concealment tower with an overall height of 89 feet on the subject site which is currently undeveloped. The 40-foot by 40-foot wireless lease area is proposed approximately 109 feet southeast of South Fitzhugh Avenue and the tower and equipment is proposed to be surrounded by an eight-foot-tall concrete masonry unit (CMU) block wall. The proposed concealment tower will support T-Mobile and other cellular carriers to be determined later.

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

PRIOR CPC ACTION: On April 4, 2019, the City Plan Commission held this item under advisement to allow the applicant to investigate if Paul L. Dunbar Elementary School could be a potential alternative site location for the proposed cell tower. DISD declined siting the monopole in the only available campus locations which are on the front and side lawns of the school.

PLANNED DEVELOPMENT DISTRICT No. 595:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf>

PLANNED DEVELOPMENT DISTRICT No. 595 EXHIBITS:
<http://www.dallascityattorney.com/51P/exhibits.html#a595>

BACKGROUND INFORMATION:

- The area of request is currently undeveloped but was once occupied by two residential structures with the addresses of 4214 and 4218 South Fitzhugh Avenue.
- The southwest half of the area of request property (4214 South Fitzhugh Avenue) is the proposed location of the cellular tower. Aerial photography shows the original residential structure on this property was razed between 1979 and 1989.
- The northeast half of the area of request will remain undeveloped (4218 South Fitzhugh Avenue). A demolition permit to raze the original residential structure was completed on May 2, 1989.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Street Width
S. Fitzhugh Avenue	Minor Arterial	Minimum-6 lanes-Divided; 100' ROW

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.

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 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

STAFF ANALYSIS:

Surrounding Land Uses:

Location	Zoning	Land Use
Site	PDD No.595 (D(A) Subdistrict)	Undeveloped
Northeast	PDD No.595 (D(A) and NC Subdistricts)	Undeveloped and Retail
Southeast	PDD No.595 (R-5(A) Subdistrict)	Undeveloped and Single Family
Southwest	PDD No.595 (NC Subdistrict)	Vacant medical clinic and Church
Northwest	MF-2(A) and CR with Historic Overlay No. 33	Surface parking for Fair Park

Land Use Compatibility:

The applicant proposes to construct a monopole tower for cellular communication within a concealment tower on the southwestern half of the site with an overall height of 89 feet on the subject site which is currently undeveloped. The 40-foot by 40-foot wireless lease area is proposed approximately 109 feet southeast of South Fitzhugh Avenue and the tower and equipment is proposed to be surrounded by an eight-foot-tall concrete masonry unit (CMU) block wall. The northeastern half of the site will remain undeveloped.

The proposed location of the stealth monopole tower is southeast of, and across a major thoroughfare from, a surface parking lot for Fair Park. Retail uses are located to the northeast and are separated from the area of request by two residentially-zoned undeveloped lots. Surrounding uses to the southeast include undeveloped land and single family homes that front on Carl Street. Finally, a vacant medical clinic building abuts the site to the southwest and a church is located farther southwest, on the corner of Lagow Street and South Fitzhugh 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.

The applicant proposes to construct a monopole tower at this location to provide cellular coverage to users within the vicinity and has provided depictions of existing adjacent and proposed T-Mobile antenna sites on the following pages.

Staff supports the request because the cellular array is concealed within a pole thus minimizing the visual effect of a cellular platform and the public utility service of increased coverage would significantly improve as shown by the following coverage maps.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
D(A) Duplex	25'	5'/5' for SF 5/10' Duplex 10'/10' Other	1 Dwelling Unit/ 3,000 sq. ft.	36 ft*	60%	Min. Lot: 6,000 sq. ft	Duplex & single family

* Section 51A-4.408 of the DDC provides an exception to height for utility and public service uses

The D(A) Duplex District only specifies maximum structure height is 36 feet and does not specify an additional limitation to height in the form of a residential proximity slope (RPS). Therefore, residential proximity slope does not apply to the subject site. Additionally, Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication. Therefore, the maximum structure height of 36 feet in the D(A) Duplex District also does not apply to a tower/antenna for cellular communication.

However, a one-to-three slope, similar to RPS, can be utilized as a tool to consider height compatibility with surrounding uses and structures. For the proposed 89-foot tall

tower to comply with a spacing of one foot in height for every three feet in distance, it must be placed 267 feet away from the nearest residentially zoned private property. Since the closest residential property line to the proposed monopole is approximately 25 feet to the southeast, if this spacing is applied, the proposed tower would not comply. Although the proposed monopole tower would not comply with a one-to-three slope staff can support the proposed cellular tower because it is proposed within a stealth design that allows the cellular antennas to be concealed within a structure, thereby camouflaging the tower. Also, the nearest single family structure is approximately 120 feet from the proposed location of the monopole tower.

Parking:

Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. No auxiliary building is proposed and therefore no additional parking is triggered by the development of this use.

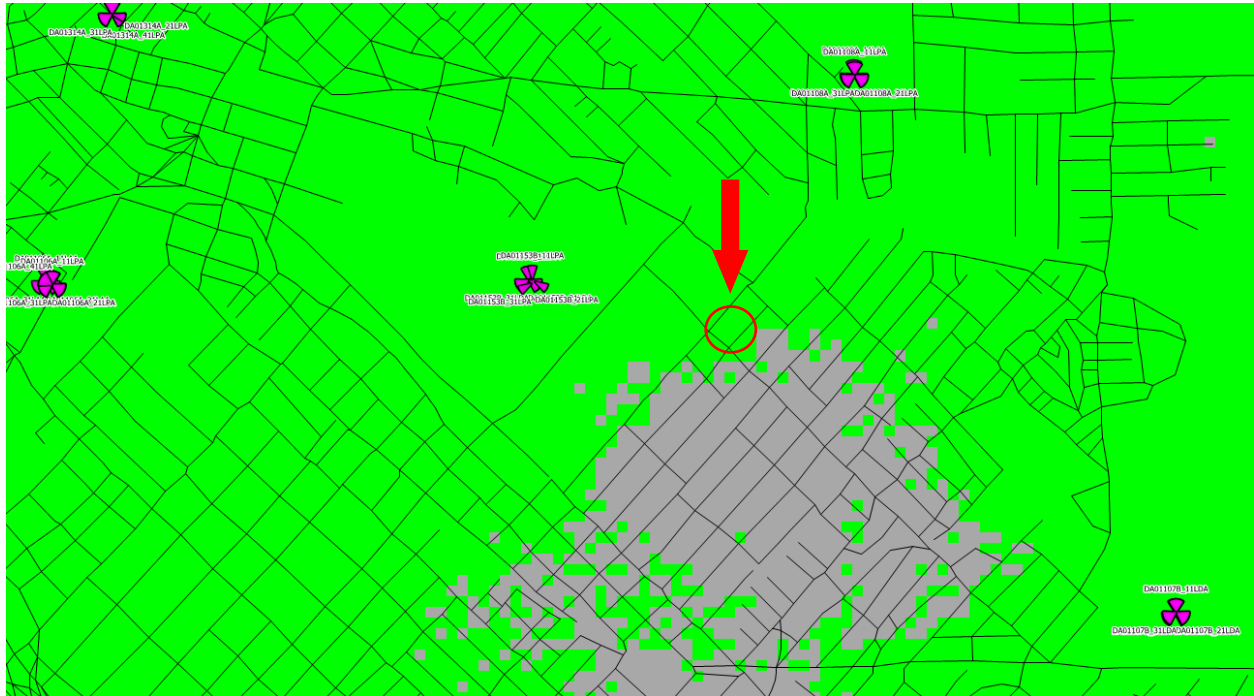
Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

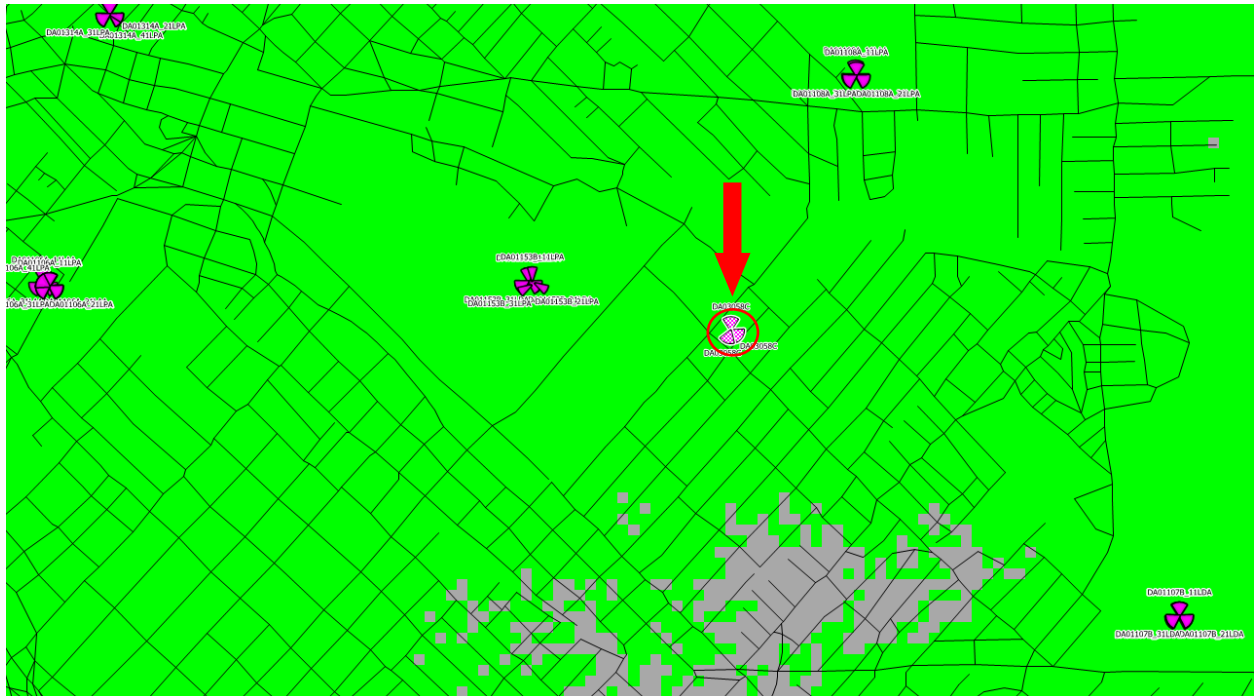
Market Value Analysis:

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 “I” MVA cluster to the southeast.

Actual Coverage:



Proposed Coverage:



List of Officers

MEMBERS

**COMMUNICATIONS TOWER GROUP LLC
15720 Brixham Hill Avenue, Suite 300
Charlotte, North Carolina 28277**

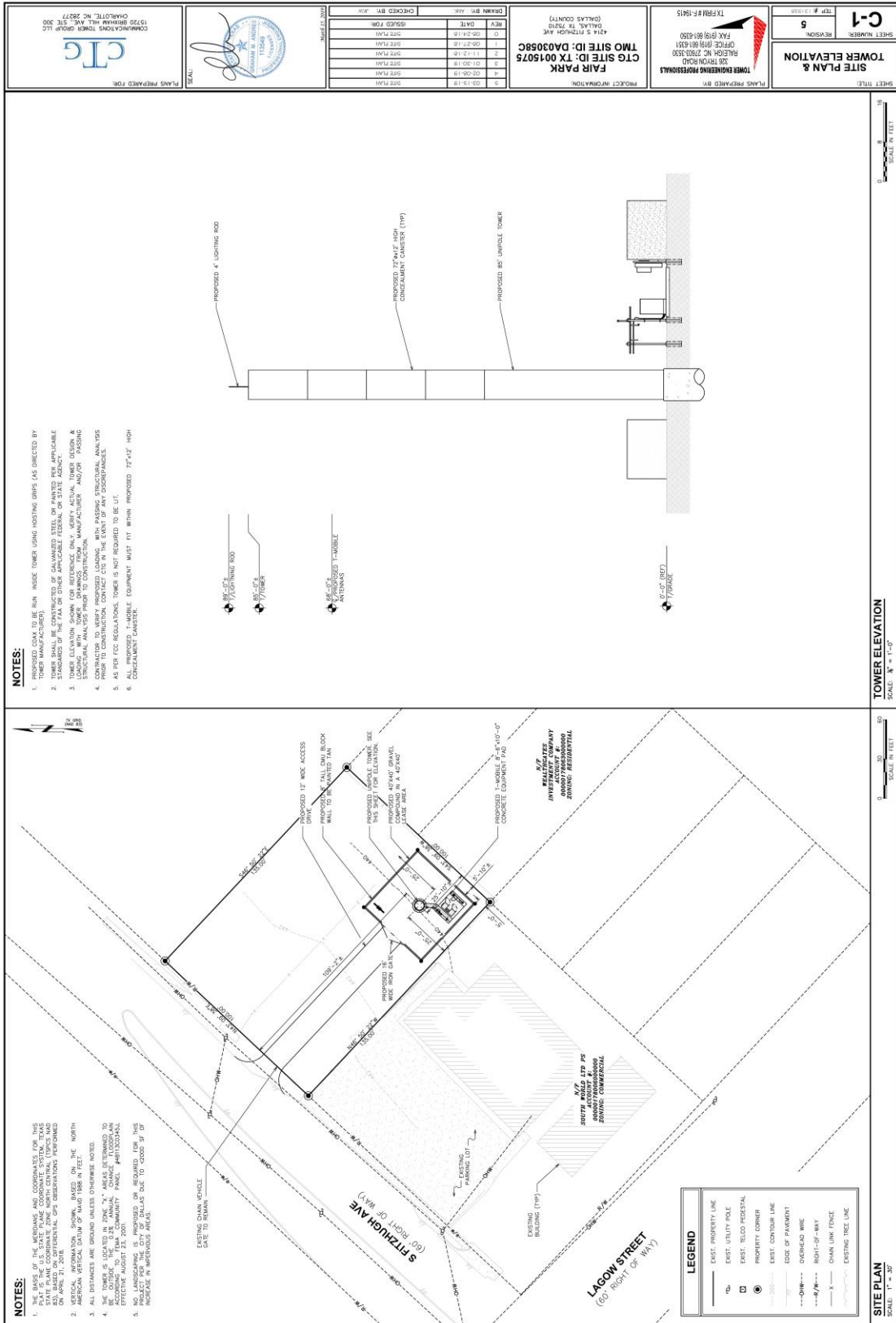
The following is the Member of COMMUNICATIONS TOWER GROUP LLC, a Delaware limited liability company:

Ricardo Loor
Member and CEO

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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. COLLOCATION: Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
5. HEIGHT: The maximum height of a tower/antenna for cellular communication is 89 feet.
6. SCREENING: The lease area must be screened by a six-foot-tall solid screening fence and secured by a six-foot-tall access gate in the location shown on the attached site plan.
7. STEALTH DESIGN: The tower/antenna for cellular communication must be constructed with a stealth design with the platform concealed within the overall vertical design of the tower.
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.

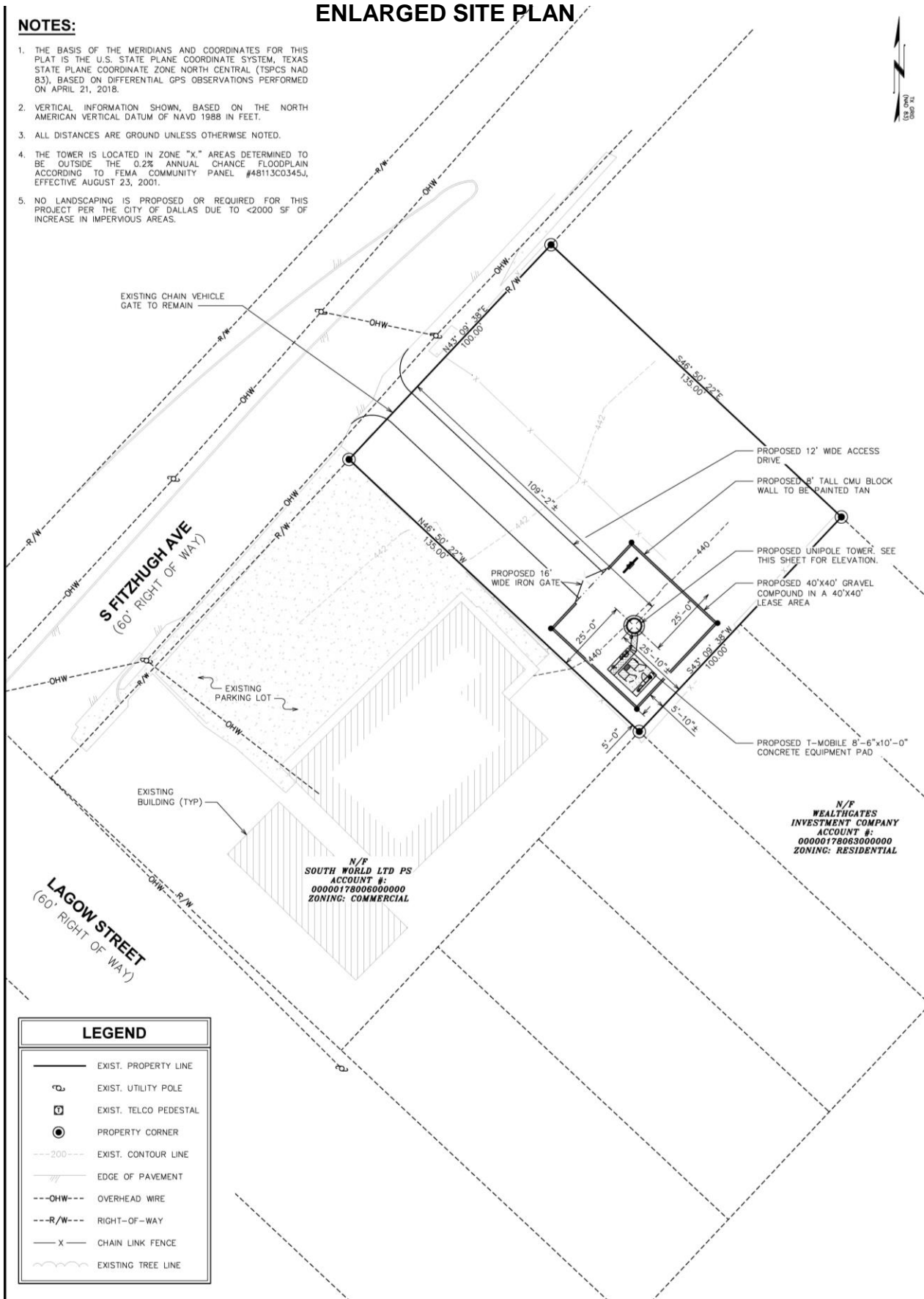
PROPOSED SITE PLAN



ENLARGED SITE PLAN

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE U.S. STATE PLANE COORDINATE SYSTEM, TEXAS STATE PLANE COORDINATE ZONE NORTH CENTRAL (TSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON APRIL 21, 2018.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #48113CO345J, EFFECTIVE AUGUST 23, 2001.
5. NO LANDSCAPING IS PROPOSED OR REQUIRED FOR THIS PROJECT PER THE CITY OF DALLAS DUE TO <2000 SF OF INCREASE IN IMPERVIOUS AREAS.



LEGEND	
	EXIST. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	RIGHT-OF-WAY
	CHAIN LINK FENCE
	EXISTING TREE LINE

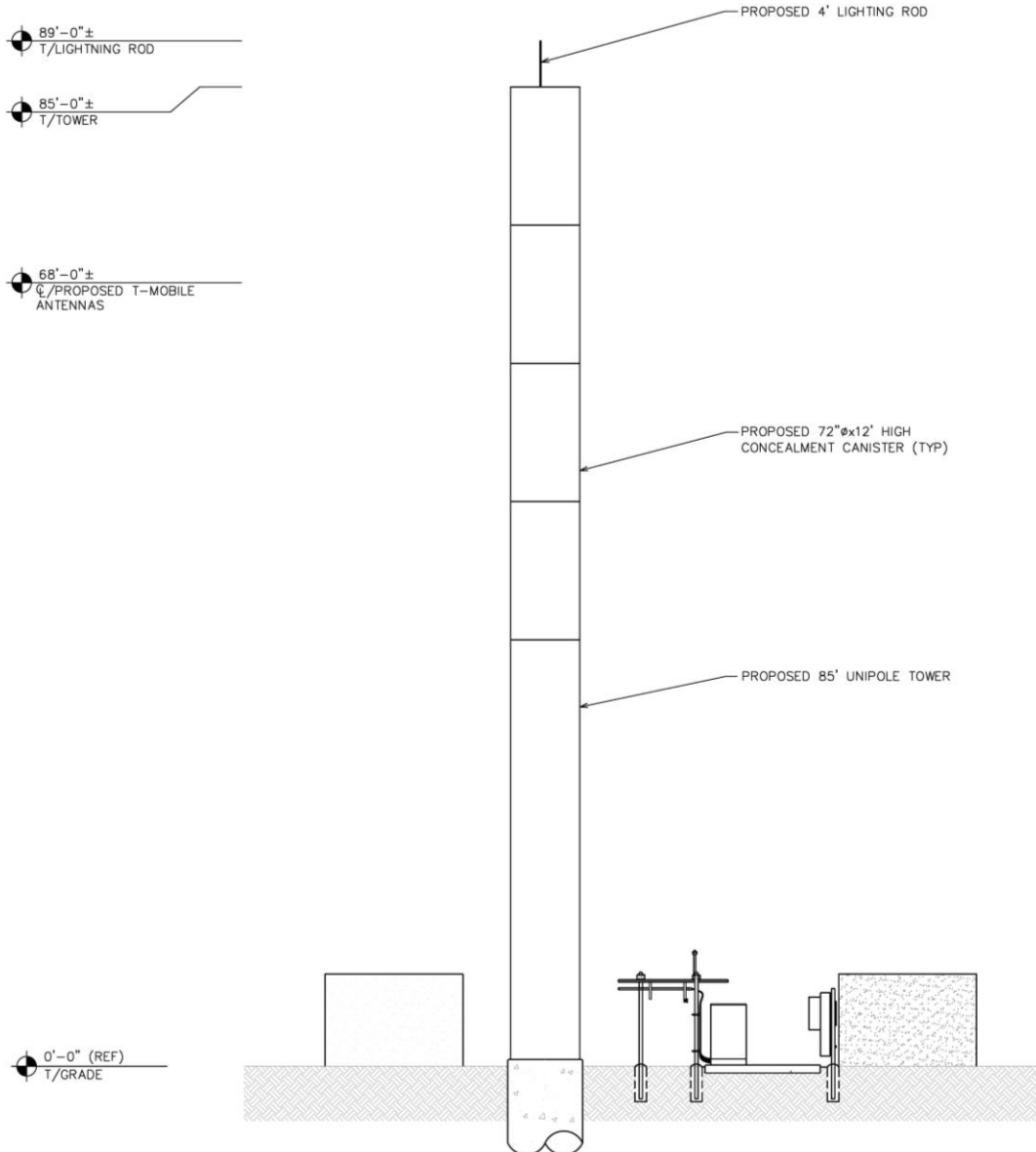
N/F SOUTH WORLD LTD PS
ACCOUNT #: 0000017806000000
ZONING: COMMERCIAL

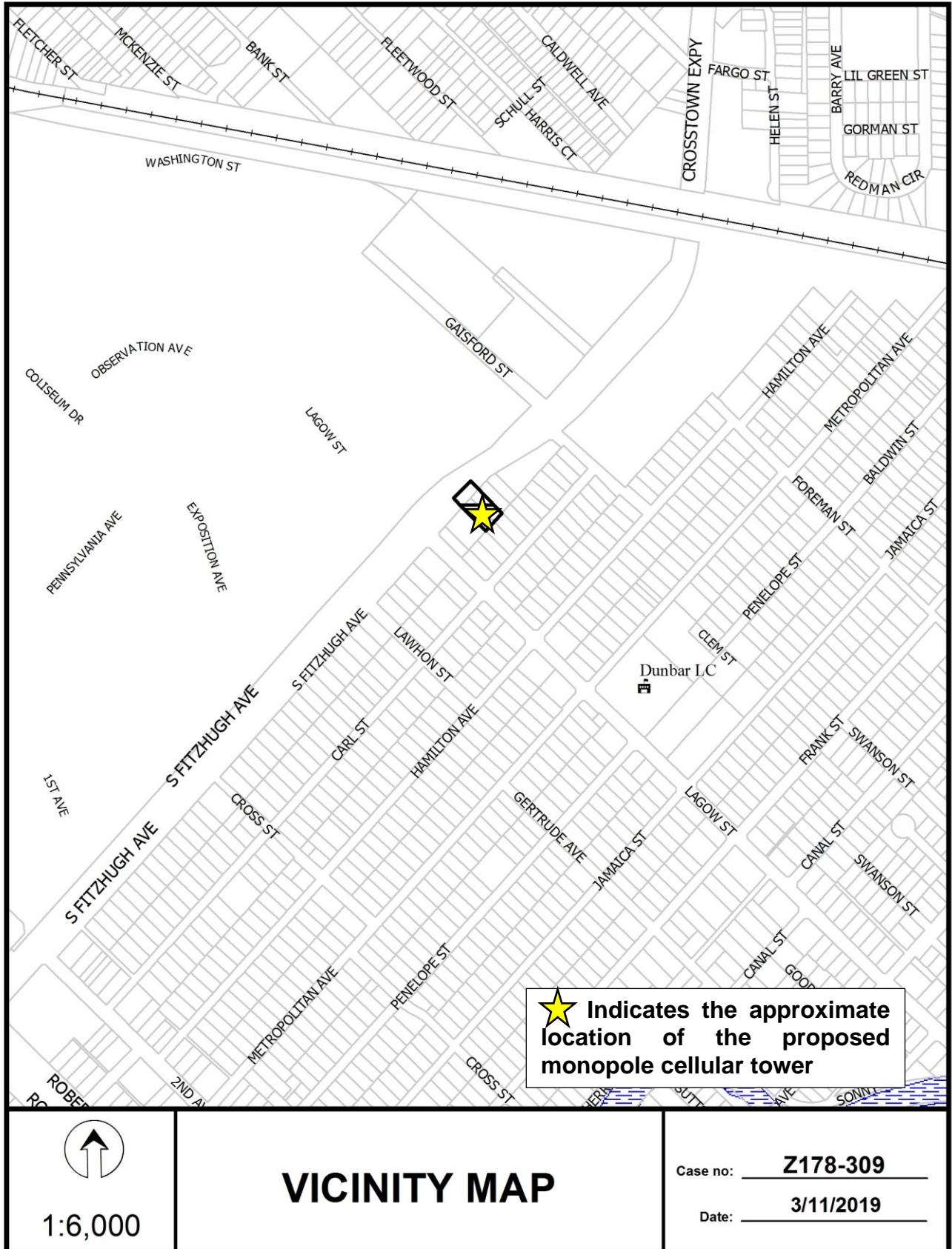
N/F WEALTHGATES INVESTMENT COMPANY
ACCOUNT #: 0000017806300000
ZONING: RESIDENTIAL

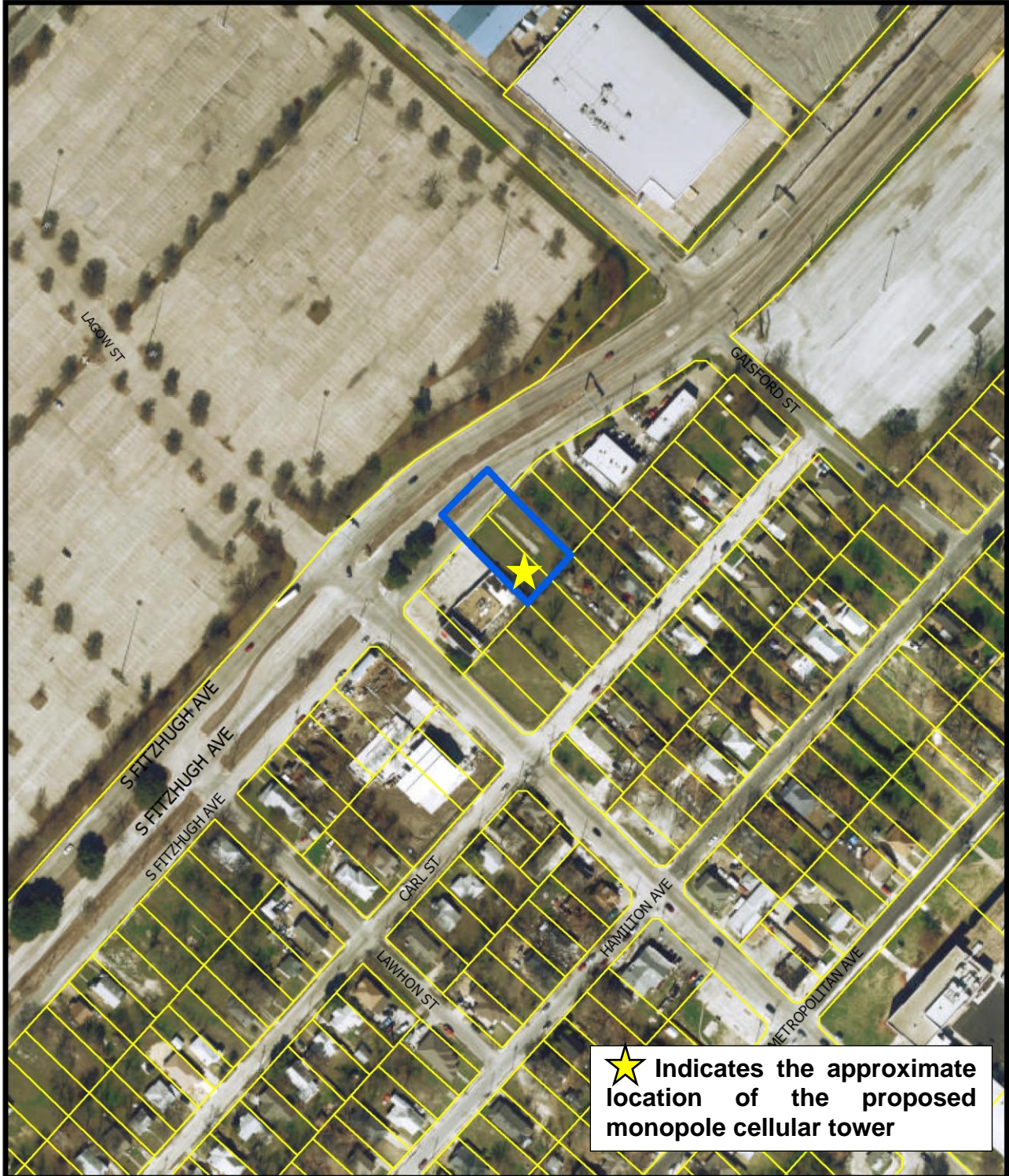
ENLARGED ELEVATION DETAIL

NOTES:

1. PROPOSED COAX TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT CTG IN THE EVENT OF ANY DISCREPANCIES.
5. AS PER FCC REGULATIONS, TOWER IS NOT REQUIRED TO BE LIT.
6. ALL PROPOSED T-MOBILE EQUIPMENT MUST FIT WITHIN PROPOSED 72"x12' HIGH CONCEALMENT CANISTER.





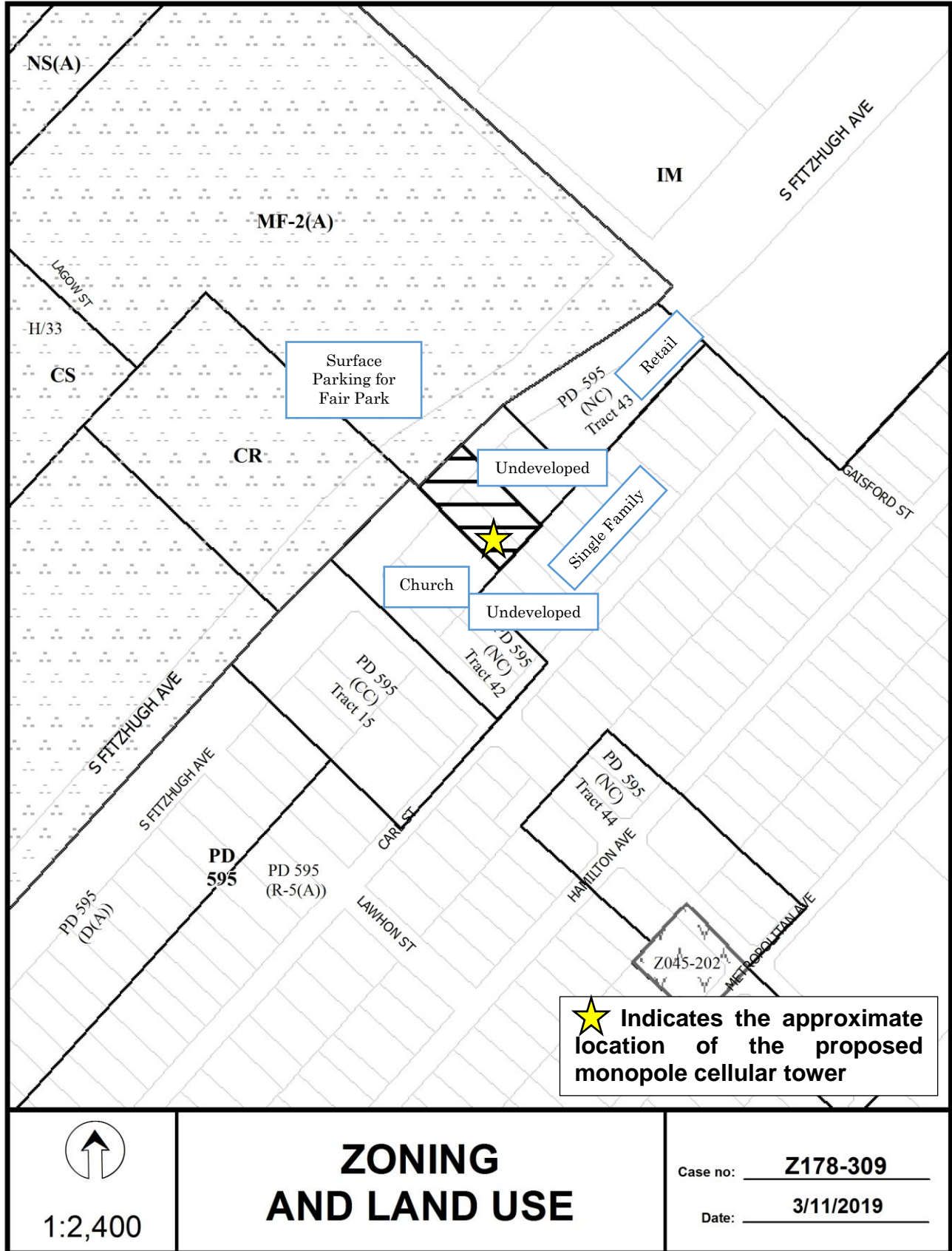


1:2,400

AERIAL MAP

Case no: Z178-309

Date: 3/11/2019



Z178-309(SM)

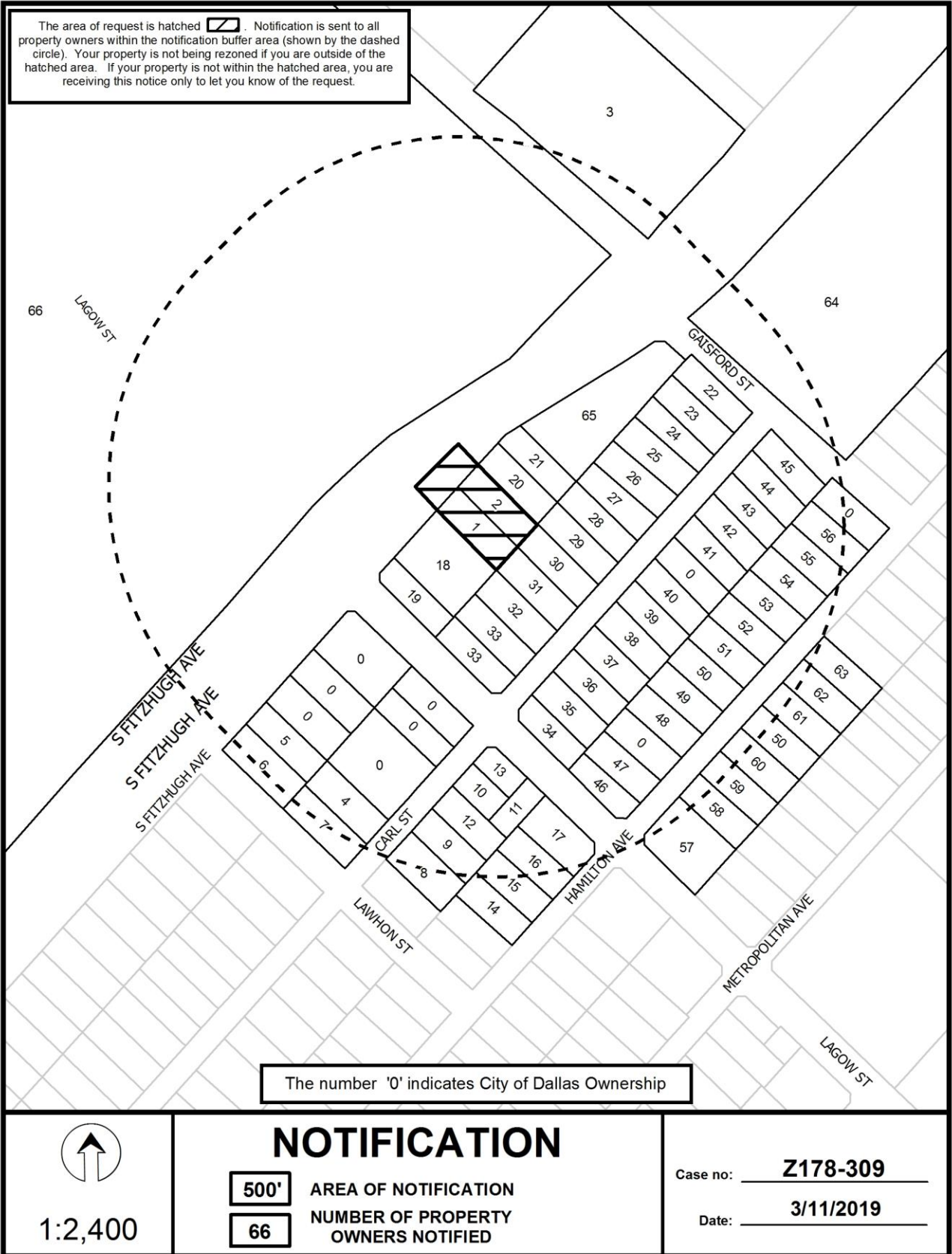


MVA Cluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 3/11/2019



03/11/2019

Notification List of Property Owners***Z178-309******66 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4214 S FITZHUGH AVE	BROWN ISAAC & DOYE
2	4218 S FITZHUGH AVE	BROWN ISAAC JR
3	1800 GAISFORD ST	DALLAS OPERA THE
4	4107 CARL ST	STEWART JAMES &
5	4104 S FITZHUGH AVE	CRUZ IRLANDI & WILLIAM
6	4100 S FITZHUGH AVE	MADDEN KEVIN D
7	4103 CARL ST	ECHOLS SAVELLA E
8	4106 CARL ST	THOMAS NUGENT W &
9	4110 CARL ST	CARR ROY
10	4120 CARL ST	HILL ELBERT W EST OF
11	2109 LAGOW ST	HUDGENS LEROY
12	4114 CARL ST	GONZALEZ KIRSTEN
13	4124 CARL ST	RANGEL JUAN
14	4109 HAMILTON AVE	JIMENEZ JUAN DAVILA &
15	4115 HAMILTON AVE	BODLEY THOMAS W
16	4117 HAMILTON AVE	BODLEY DONALD RAY &
17	4121 HAMILTON AVE	W2E INVESTMENTS LLC
18	4206 S FITZHUGH AVE	SOUTH WORLD LTD PS
19	4200 S FITZHUGH AVE	MY BROTHERS KEEPER NDUGO
20	4222 S FITZHUGH AVE	JENKINS NORRIS
21	4226 S FITZHUGH AVE	WWM PS TRUST
22	4251 CARL ST	BIGGINS JOHN W
23	4247 CARL ST	DIAZ SERGIO
24	4245 CARL ST	GONZALEZ GUILLERMO
25	4243 CARL ST	HUDGENS JOHNNIE MAE
26	4235 CARL ST	HODGE EARLINE EST OF

03/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4231 CARL ST	OIBARA CATTLE FAMILY HOLDINGS LLC
28	4225 CARL ST	WALKER JOHN ETTA
29	4223 CARL ST	SELMA VENTURES LTD
30	4219 CARL ST	AVITIA GERMAN
31	4215 CARL ST	WEALTHGATES INVESTMENT COMPANY
32	4211 CARL ST	FORD MAURINE T
33	4207 CARL ST	RECONCILIATION OUTREACH MINISTRIES INC
34	4202 CARL ST	PRUITT LULA MAE
35	4206 CARL ST	WIGGINS MARTIN
36	4210 CARL ST	RIVAS JOSE
37	4214 CARL ST	DALLAS HOUSING ACQUISITION & DEV CORP
38	4218 CARL ST	LEIJA LUIS A
39	4222 CARL ST	DAVIS TELAH & THEODORE EST OF
40	4226 CARL ST	DUNN BILLY E
41	4238 CARL ST	MCGOWAN DEBRA BAGLEY
42	4240 CARL ST	GIBBS AVA L ROBERTS
43	4242 CARL ST	LOZANO KARLA ZOLEY
44	4246 CARL ST	SPRING 3242 REALTY LLC
45	4250 CARL ST	JACKSON TERESA L
46	4201 HAMILTON AVE	SHAW RAYFIELD
47	4207 HAMILTON AVE	ETI MANAGEMENT CO
48	4215 HAMILTON AVE	WCP RETIREMENT TRUST
49	4217 HAMILTON AVE	JOHNSON ISAAC JR
50	4223 HAMILTON AVE	BERNABE MARIA &
51	4225 HAMILTON AVE	DALLAS AREA HABITAT FOR HUMANITY INC
52	4231 HAMILTON AVE	CAMPOS MARIA BELEN
53	4235 HAMILTON AVE	WRIGHT KING DAVID
54	4239 HAMILTON AVE	NORTON TOMMIE JR
55	4301 HAMILTON AVE	LUIZ VASQUEZ HOLDINGS LLC
56	4307 HAMILTON AVE	LOUNG&LI LLC
57	4200 HAMILTON AVE	ALEXANDER PEARL L

Z178-309(SM)

03/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4208 HAMILTON AVE	DAVIS TREVIA EST OF
59	4212 HAMILTON AVE	LAWSON JOHN
60	4218 HAMILTON AVE	UBALDO BENIGNO &
61	4226 HAMILTON AVE	KIMIAKI ITAMURA
62	4228 HAMILTON AVE	BRUNER GENEVA
63	4234 HAMILTON AVE	ALEXANDER MARK KEELIN
64	4400 S FITZHUGH AVE	STATE FAIR OF TEXAS INC
65	4248 S FITZHUGH AVE	REEVES GEORGE M III LTD
66	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

FILE NUMBER: Z167-396(AR)

DATE FILED: August 3, 2017

LOCATION: Generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south

COUNCIL DISTRICT: 13

MAPSCO: 25 T

SIZE OF REQUEST: Approx. 12.6 acres

CENSUS TRACT: 77.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 15 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards; to promote pedestrian activity; and to provide guidelines to ensure compatibility with existing and future residential development.

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

PRIOR CPC ACTION: On April 18, 2019, the City Plan Commission held this case under advisement.

PLANNED DEVELOPMENT DISTRICT No. 15:

<http://www.dallascityattorney.com/51P/Article%2015.pdf>

PLANNED DEVELOPMENT DISTRICT No. 15 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a15>

BACKGROUND INFORMATION:

- On April 23, 1947, the City Council passed Ordinance No. 4040 which established a C-2 District in the area that would become PD No. 15.
- On March 29, 1965, the City Council passed Ordinance No. 10962 which established the Comprehensive General Zoning Ordinance and converted the established C-2 District to PD No. 15.
- On September 4, 1973, the City Council passed Ordinance No. 14241 which amended the development plan and conditions of the PD.
- On November 30, 1977, the City Council passed Resolution No. 77-3605 which amended the development plan of the PD.
- On September 17, 1980, the City Council passed Ordinance No. 16683 which amended the PD to allow for certain limited uses.
- On September 7, 2017, the City Plan Commission initiated an authorized hearing on property zoned Planned Development District No. 15 to consider appropriate zoning for the area.
- On April 26, 2018, a Community Meeting was held by the City and hosted by City Council Member Gates to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community. Approximately 200 people attended.
- On May 25, 2018, a 12-member Steering Committee was appointed by City Council Member Gates.
- Between June 28, 2018, and January 7, 2019, staff met with the Steering Committee during 11 meetings to discuss proposed changes for the area. An average of 11 of the 12 Steering Committee members attended the meetings. An average of 47 community members and interested parties attended the meetings.
- On February 19, 2019, a Community Meeting was held by the City and hosted by City Council Member Gates to present the proposed zoning amendments. Approximately 235 people attended.
- On February 21, 2019, as part of the City Plan Commission Bus Tour, the City Plan Commission toured the authorized hearing area.
- On March 7, 2019, City staff briefed the zoning case to the City Plan Commission.
- On March 11, 2019, the zoning case scheduled for March 21, 2019 was postponed by the opposition under Section 51A-4.701(e)(5) of the Dallas Development Code.

Zoning History: There has been one zoning case and one Board of Adjustment case in the vicinity within the last five years.

1. **BDA145-014:** On March 18, 2015, the Board of Adjustment Panel B granted a special exception to provide an alternate landscape plan for property at 6405 Bandera Avenue.
2. **Z134-250:** On November 10, 2015, the City Council approved Planned Development District No. 946 for multifamily uses. PD No. 946 is located approximately 0.15 miles west of the area of request on the northeast corner of Preston Road and Northwest Highway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension and ROW
W Northwest Highway	Principal Arterial	6 lane divided, Variable width ROW
Pickwick Lane	Local Street	2 lane undivided, 50' ROW
Baltimore Drive	Local Street	2 lane undivided, 60' ROW

Traffic:

On May 20, 2019, a traffic study commissioned by the Preston Place Condominium Association for the area of request and surrounding area was submitted to the City. The Engineering Division of the Sustainable Development and Construction Department has reviewed the traffic study and generally agrees with the findings and recommendations.

The traffic study and accompanying documents can be viewed at the following link: <https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/pdd15.a.spx>

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 meets the following goals and objectives 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.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

- Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.
- Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

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

- Policy 5.1.1 Promote pedestrian-friendly streetscapes.
- Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

- Policy 5.2.1 Maintain neighborhood scale and character.

ENVIRONMENTAL ELEMENT

GOAL 6.1 PROTECT DALLAS WATER QUALITY AND WATERSHEDS

- Policy 6.1.1.7 Consider shared parking and other parking reduction strategies to minimize unnecessary paved areas.

The proposed zoning changes meet the vision of the forwardDallas! Comprehensive Plan by strengthening existing neighborhoods, promoting strong and distinctive neighborhoods, promoting pedestrian-friendly streetscapes, and encouraging building height, scale, design and character. The recommended changes focused on allowing appropriate land uses and regulations to ensure compatibility with existing and future development.

Neighborhood Plus Plan:

The City Council adopted the Neighborhood Plus Plan in 2015 which identifies gaps in affordable housing in the Dallas area.

Neighborhood Plus Plan's recommended policies include:

- **Policy 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.
- **Policy 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.
- **Policy 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plans:

Comprehensive Area Plans are adopted by City Council to establish land use and development policy in specific areas and are intended to guide future zoning and land development decisions.

Northwest Highway & Preston Road Area Plan:

The *Northwest Highway and Preston Road Area Plan* was approved by City Council on January 25, 2017. The *Plan* was comprised of seven study areas and approximately 1,370 acres. The area of request is located within Zone 4, Multi-Family Neighborhoods. In Zone 4, the *Plan* envisions "a renewable, multi-family enclave giving preference to owner-occupied condominium units and senior living facilities" (pg. 24).

Zone 4 Recommendations of the *Plan* include the following land development policies:

- (1) Zone 4 should remain residential in nature, and retail and office development should be limited to the existing commercial area at the southeastern corner of the zone. Zone 4 is envisioned as a renewable, multifamily enclave giving preference to owner-occupied condominium units and senior living facilities. (pg. 18, 24)
- (2) Current zoning will be changed as this area is redeveloped, permitting increased height as a tradeoff for reduced lot coverage. Up to four-story structures would be acceptable in return for smaller building footprints that would preserve open spaces. Highest density developments are to be concentrated along the Northwest Highway frontages. The two existing high-rise residential structures would continue to be the only such buildings in the zone. (pg. 9, 18, 24)

(3) New developments should meet City codes for on-site parking for residents and visitors, and underground parking would be greatly preferred whenever feasible. (pg. 18)

(4) New developments should include greater landscaping and open space, and pedestrian-friendly amenities. (pg. 24)

The proposed zoning changes comply with the Zone 4 policy recommendations Nos. 1, 3, and 4 by allowing residential uses only (except for the limited non-residential uses currently permitted), meeting City code for parking requirements, permitting underground parking, and including provisions for landscaping, open space, and pedestrian-friendly areas.

The proposed zoning changes partially comply with the Zone 4 policy recommendation No. 2 in that increased height is permitted in exchange for reduced lot coverage and taller heights are permitted along the Northwest Highway frontage. While the proposed changes do not limit structures to a four-story height limit, smaller footprints are required in exchange for increased height. Additionally, the proposed changes include open space requirements and density bonuses in exchange for additional open space. The two existing high-rise structures (Preston Tower and Athena) would continue to be the tallest structures in the PD as the proposed changes limit the height that would not exceed the existing structures.

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 located within Category D of the MVA.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	PD No. 15	Multifamily, Vacant
North	MF-1(A)	Multifamily
East	MF-1(A)	Multifamily
South	N/A City of University Park	Church, Single-family, Duplex
West	MF-1(A)	Multifamily

STAFF ANALYSIS:

General Overview:

Planned Development District No. 15 was primarily developed with multifamily uses in the early to mid-1960's. By 1966, five of the six properties within PD No. 15 were developed as multifamily uses including two high-rise towers (Preston Tower and Athena) and three low-rise condominiums (Royal Orleans, The Diplomat, and Diamond Head).

In 1973, the City Council approved an amendment to PD No. 15 to allow the development of a 20 story, 125 unit high-rise apartment building and adjoining 5 story parking garage on the remaining undeveloped property. Additional changes to the 1973 amendment included limiting the density in the PD to the density of the existing structures plus the density of the proposed 125 unit tower to a maximum density of 52.4 dwelling units per acre and implementing a development plan as part of the PD regulations. The approved development plan showed the building footprint, number of units, and number of floors for the existing and proposed multifamily structures.

The proposed 20 story tower was ultimately never developed and in 1977, the City Council approved an amendment to revise the development plan for the undeveloped site to provide for a three story, 60 unit apartment building with parking facilities provided underneath the building. The revised plan limited the density to the existing structures' density plus the density of the proposed 60 unit apartment building as shown on the plan. In 1979, the remaining undeveloped property in the PD was developed (Preston Place) to the specifications of the 1977 zoning amendment.

In 1980, the City Council approved an amendment to revise the PD conditions to allow limited non-residential uses on the first and second floors of Preston Tower and clarify that only Multiple Family-3 (MF-3) uses, excluding the allowable limited non-residential uses in Preston Tower are permitted in the PD. Additional regulations clarifying parking and Certificate of Occupancy requirements were added as part of the amendment. Lastly, in 2010, a minor amendment to the development plan was approved by the City Plan Commission to revise the on-site parking and loading areas for Preston Tower.

On March 3, 2017, a fire destroyed the 60 unit Preston Place multifamily structure. Due to the existing zoning regulations in PD No. 15, the Preston Place property could only rebuild to the specifications shown on the approved development plan. Any change in building footprint, number of units, height, or other development standards listed in the PD conditions or shown on the development plan would require a zoning change. However, a request for additional units in a zoning change would be limited to the 66 available units based on the density cap of 52.4 dwelling units per acre which is a total of 660 dwelling units for the whole PD. Based on the development plan, there are 594 units currently permitted with the number of units shown for each property. To modify the existing density cap, all properties within the PD would be required to submit a joint zoning change application. Due to the challenges associated with the existing zoning regulations for the burned down Preston Place property, an authorized hearing was called to determine proper zoning for the area.

The first community meeting for the authorized hearing was held in April 2018 to review existing zoning, the authorized hearing process, and next steps. Following the community meeting, a Steering Committee was appointed by the Council Member. Staff held eleven Steering Committee meetings from June 2018 to January 2019 to review the current zoning of the area, the intent or direction of possible changes, and to develop proposed zoning amendments. Steering Committee meetings were typically held once every two weeks and focused on discussing and coming to a general agreement on proposed amendments to the PD. Additionally, one of the Steering Committee meetings was set up to provide a public forum to give community members the opportunity to give their input and recommendations directly to the Steering Committee for their consideration. Following the ninth Steering Committee meeting, no general agreement amongst the Steering Committee members had been reached regarding proposed amendments. During the tenth Steering Committee meeting it was determined that the Steering Committee had reached an impasse. Staff had been unable to garner a general agreement or progress forward towards one with the Steering Committee and discontinued the Steering Committee meetings in order to develop a proposal. Staff developed the proposal based on input received by the Steering Committee, community, and developers throughout the authorized hearing process and taking into account the *Northwest Highway and Preston Road Area Plan*, City staff subject matter expert recommendations, and best practice from other Planned Development Districts to determine appropriate zoning for the area.

On January 7, 2019, a final Steering Committee meeting was held to present the staff proposal to the Steering Committee. On February 19, 2019, the second Community Meeting was held to present staff recommendation, next steps, and to take public comment.

Creation of Subareas:

The proposed amendments call for the creation of two subareas: Subarea A and Subarea B. Subarea A encompasses the Preston Tower property and Subarea B covers the remainder of the PD. The purpose of creating the two subareas is to continue to only allow permitted non-residential limited uses in Preston Tower as referenced in the existing PD conditions.

Development Plan:

The existing development plan would be removed in the proposed amendments and would be required to be replaced upon redevelopment for each property. However, a new development plan would not be required for interior remodel of an existing structure, sidewalk construction, or landscaping improvements.

Main Uses:

Allowable main uses in the proposed amendments include single family, handicapped group dwelling unit, multifamily, retirement housing, church, local utilities, and tower/antenna for cellular communication limited to a mounted cellular antenna. These

main uses comply with the Area Plan in keeping the PD primarily residential. Other non-residential main uses allowed are standard main uses in multifamily zoning districts. Additionally, the mix of residential uses to be allowed is based on Steering Committee discussion.

Limited Uses:

Limited uses will continue to be permitted in Preston Tower as referenced in the existing PD conditions.

Northwest Highway Setback:

The minimum setback from Northwest Highway is 70 feet in the proposed amendments. The existing development plan shows a 100 foot build line. However, porticos and parking structures encroach into the setback which does not contain a consistent sight line at the ground level. Furthermore, blocks to the east and west of the PD do not have a consistent setback from Northwest Highway. A 70 foot setback from Northwest Highway will allow for additional developable area for the redevelopment of properties while maintaining a reasonable consistency with the existing structures which are likely to remain (Preston Tower and Athena).

Perimeter Setbacks:

The minimum setback from Pickwick, Baltimore, and the north alley is 20 feet in the proposed amendments. The existing development plan shows a 20 foot setback for the north alley which will remain the same. The 20 foot setback for Pickwick and Baltimore was determined through Steering Committee discussion to allow adequate room for sidewalks and landscaping on the perimeter of the PD.

Interior Setbacks:

The minimum setback from an interior property line that runs east/west is 40 feet. The minimum setback from an interior property line that runs north/south is 20 feet. The existing configuration of the structures and driveways in the interior of the PD has privately owned driveways with property lines at the centerline of the majority of the private driveways. The purpose of creating interior setbacks is based on the property owner configuration within the PD where private driveways act as streets. The intent of the interior setback distance is to ensure adequate space for walkable pedestrian areas throughout the PD based on Steering Committee discussion.

Urban Form Setback:

An urban form setback of an additional 20 feet for the portion of the structure over 45 feet in height is required along Northwest Highway and any interior property line that runs east/west to maintain and promote the pedestrian areas in the PD and concentrate height (if provided) to the center of the property. Urban form setback is a standard requirement in many other multifamily Planned Development Districts and in the MF-3(A) District.

Tower Spacing:

Tower spacing of an additional setback of one foot for each two feet in height for the portion of the structure over 45 feet in height from Pickwick, Baltimore, and interior

property lines that run north/south, up to a total setback of 30' is required. Tower spacing is to maintain and promote air and light space between structures and concentrate height (if provided) to the center of the property. Tower spacing is a standard requirement in many other multifamily Planned Development Districts and in the MF-3(A) District.

Density:

The proposed maximum base density is 90 dwelling units per acre. The MF-3(A) District which has many similarities to the existing conditions in the area of request has a maximum density of 90 dwelling units per acre.

Density Bonuses:

The proposed amendments allow for the area of request to have higher densities than the MF-3(A) District if certain provisions are met to obtain a density bonus. The density bonuses were included to allow flexibility for meeting the desired number of units provided either an open space density bonus or a mixed-income housing density bonus are met. An additional five dwelling units per acre is allowed over the base density if an additional five percent of the building site is reserved as open space for the open space density bonus. An additional 10 to 30 dwelling units per acre is allowed over the base density if the specified percentage of residential units are set aside for mixed-income housing. If both the open space density bonus and the mixed-income housing density bonus are utilized to the maximum extent, the maximum dwelling unit density is 125 dwelling units per acre. If the density bonuses are fully utilized, the maximum dwelling unit density remains less than the maximum dwelling unit density for a MF-4(A) District which is 160 dwelling units per acre.

Height:

The proposed amendments allow for a maximum height of 240 feet in the southern half of the area of request and a maximum height of 96 feet in the northern half of the area of request. The Residential Proximity Slope (RPS) also applies in the proposed amendments. Currently, the existing high-rise towers (Preston Tower and Athena) are constructed above the RPS emanating from the Single-family District north of the PD. The proposed amendments would limit any new construction by the RPS which would limit the height to be less than the height of the existing high-rise towers. The Area Plan states that RPS should apply to any new development and that taller heights should be concentrated along Northwest Highway. The proposed amendments allow for taller height along Northwest Highway to remain visually consistent with the existing high-rise structures. Additionally, the height limitation on the northern half of the PD will also remain visually consistent with the existing mid-rise structure on the back half of Preston Tower.

Lot Coverage:

The base lot coverage is 65 percent in the proposed amendments. However, to permit taller heights, lot coverage must be decreased to achieve the maximum allowed height in the northern and southern halves of the PD. For example, in the northern half of the PD, lot coverage is 65 percent for structures less than or equal to 60 feet in height. To attain the maximum allowable height in the northern half of the PD, lot coverage decreases to 55 percent and an additional percentage of open space must be provided. The intent of

these amendments is to follow the statement in the Area Plan that increased height would be permitted as a tradeoff for reduced lot coverage. Additionally, the reduced lot coverage for increased height would include an increase in open space which was an important discussion item from the Steering Committee, community, and in the Area Plan.

Parking and Loading:

Required off-street parking refers to the City Code requirements for each use and must be located in an aboveground or underground parking structure in the proposed amendments. If the required off-street parking is provided as an aboveground parking structure, the parking structure must be screened or wrapped to be visually consistent with the main structure. The intent of the required parking regulations was developed through Steering Committee discussion and the preference listed in the Area Plan for underground parking. Additionally, surface parking is only allowed as parallel parking with four foot wide bump outs to allow for street parking that will enhance the pedestrian environment in the area.

Loading:

Service, loading, and garbage storage areas must be enclosed within a main structure. This amendment was developed as part of Steering Committee discussion to screen or enclose these items.

Landscaping:

Landscaping must be provided in accordance with Article X, the Landscape and Tree Conservation Regulations. Additionally, a landscape buffer must be provided along Northwest Highway to enhance the existing buffer on the southern boundary of the PD.

Pedestrian Zones:

The proposed amendments include pedestrian zones for all interior property lines that run east/west and in the area between 50 feet and 65 feet from Northwest Highway. The pedestrian zones include a minimum number of trees, benches, and street lamps included to enhance the pedestrian environment throughout the PD. Throughout Steering Committee and community input and discussion, the creation of pedestrian friendly areas and greenspace was a priority in the proposed amendments.

Open Space:

A minimum of five percent of each building site must be reserved for open space in the proposed amendments. Open space areas must be located between the exterior structure facade and the property line to ensure that required open spaces are located in the pedestrian realm of the PD. Additional open space must be provided if a property utilizes the open space density bonus or develops a property with taller heights in exchange for reduced lot coverage which requires additional open space. Throughout Steering Committee and community input and discussion, the creation of pedestrian friendly areas and greenspace was a priority in the proposed amendments.

Design Standards:

Design standards similar to Article XIII, Form Districts and other multifamily-based PD's were included in the propose amendments to ensure compatible development in the area of request and to promote a pedestrian-friendly environment. The proposed design standards include building transparency requirements, required pedestrian building entrances, maximum blank wall area, prohibiting highly reflective glass, and visibility requirements for non-required fences.

PROPOSED CONDITIONS

ARTICLE 15.

PD 15.

SEC. 51P-15.101. LEGISLATIVE HISTORY.

PD 15 was established as a C-2 district with special deed restrictions by Ordinance No. 4040, passed by the Dallas City Council on April 23, 1947. Ordinance No. 4040 amended Chapter 165 of Title XLIII of the Code of Civil and Criminal Ordinances of 1941. The district created by Ordinance No. 4040 was converted to PD 15 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 4040 was amended by Ordinance No. 14241, passed by the Dallas City Council on September 4, 1973; Resolution No. 77-2960, passed by the Dallas City Council on October 5, 1977; Resolution No. 77-3605, passed by the Dallas City Council on November 30, 1977; and Ordinance No. 16683, passed by the Dallas City Council on September 17, 1980. (Ord. Nos. 3251; 4040; 10962; 14241; 16683; 24637; Res. Nos. 77-2960; 77-3605)

SEC. 51P-15.102. PROPERTY LOCATION AND SIZE.

PD 15 is established on property located on the north side of West Northwest Highway between Pickwick Lane and Baltimore Avenue. The size of PD 15 is approximately 14.2 acres. (Ord. Nos. 14241; 24637)

SEC. 51P-15.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **BLANK WALL AREA** means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(3) **PORTICO** means an open-air structure attached to a building that consists of a roof supported by columns.

(4) **TATTOO OR BODY PIERCING STUDIO** means a business in which tattooing or body piercing 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. **BODY PIERCING** means the piercing of body parts, other than ears, to allow the insertion of jewelry.

(5) **TRANSPARENCY** means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story, except that structured parking transparency is not required to be filled with glass.

(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-15.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: Subarea map.

SEC. 51P-15.105. CREATION OF SUBAREAS.

This district is divided into the following two subareas:

- (1) Subarea A (Preston Tower).
- (2) Subarea B.

SEC. 51P-15.106. 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) No development plan is required for the interior remodel of an existing structure (from the passage of this ordinance), sidewalk construction in accordance with Section 51P-15.116, or landscape improvements in accordance with Section 51P-15.113.

SEC. 51P-15.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Residential uses.

- Single family. [*A minimum of six, maximum of eight single family structures must be attached together. A minimum of 15 feet must be provided between each group of six to eight single family structures.*]
- Handicapped group dwelling unit. [*A minimum of six, maximum of eight single family structures must be attached together. A minimum of 15 feet must be provided between each group of six to eight single family structures. SUP required if spacing component of 51A-4.209(b)(3.1) is not met.*]
- Multifamily.
- Retirement housing.

(2) Institutional and community service uses.

- Church.

(3) Utility and public service uses.

- Local utilities.
- Tower/antenna for cellular communication. [*Limited to a mounted cellular antenna.*]

SEC. 51P-15.108. LIMITED USES PERMITTED IN SUBAREA A.

The following limited uses are permitted in Subarea A (Preston Tower) on the first and second floors only:

(1) Office uses.

- Medical clinic or ambulatory surgical center.
- Office.

(2) Retail and personal service uses.

- Alcoholic beverage establishment.
- Dry cleaning or laundry store.
- General merchandise or food store less than 3,500 square feet.
- Personal service use [*tattoo and massage establishment prohibited*].

SEC. 51P-15.109. ACCESSORY USES.

(a) Except as provided in this section, 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 specific accessory uses are not permitted:

- *Accessory medical/infectious waste incinerator.*
- *Accessory pathological waste incinerator.*
- *Accessory outside storage.*
- *Amateur communication tower.*
- *General waste incinerator.*

SEC. 51P-15.110. 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) Setbacks.

(1) Perimeter setbacks. Minimum setback from:

- (A) Northwest Highway is 70 feet.
- (B) Pickwick Lane is 20 feet.
- (C) Baltimore Drive is 20 feet.
- (D) the alley along the northern Property line is 20 feet.

(2) Interior setbacks.

- (A) Minimum setback from an interior property line that runs east/west is 40 feet.
- (B) Minimum setback from an interior property line that runs north/south is 20 feet.

(3) Encroachments.

(A) Benches, street lamps, transformers and other utility equipment, landscape planters, sculptures, and other decorative landscape items may be located within the required setbacks.

(B) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, and safety railings all not exceeding four feet in height may project up to five feet into the required setbacks.

(C) Balconies, bay windows, awnings, and signs affixed to the building or part of the foundation may project up to five feet into the required setbacks if the clearance of the projection is a minimum of 12 feet above grade.

(D) Porticos may encroach up to 15 feet into the Northwest Highway setback and the setback from an interior property line that runs east/west.

(4) Urban form setback.

(A) An additional 20-foot front yard setback from Northwest Highway is required for that portion of a structure over 45 feet in height.

(B) An additional 20-foot setback from any interior property line that runs east/west is required for that portion of a structure over 45 feet in height.

(5) Tower spacing. Along Pickwick Lane, Baltimore Drive, and the interior property lines that run north/south an additional setback of one foot for each two feet in height above 45 feet is required for that portion of a structure over 45 feet in height, up to a total setback of 30 feet.

(b) Density.

(1) In general. Maximum dwelling unit density is 90 dwelling units per acre.

(2) Open space density bonus. Five additional dwelling units per acre are allowed if an additional five percent of the building site is reserved as open space in accordance with Section 51P-15.115 and provided in addition to the five percent of open space required in Section 51P-15.115. The open space density bonus can only be used in addition to the requirements in Section 51P-15.115 and Section 51P-15.110(e) and can only be used for a one-time bonus for five additional dwelling units per acre.

(3) Mixed-income housing density bonus. When the provisions of Section 51P-15.119 are met, maximum dwelling unit density per acre may increase in accordance with the following:

<u>Set aside minimums</u> <u>(% of total residential units reserved in each</u> <u>income band, adjusted annually)</u>	<u>Maximum Unit Density per Acre</u>
<u>5% at 51-60% AMFI and</u> <u>5% at 61-80% AMFI</u>	<u>100</u>
<u>5% at 51-60% AMFI and</u> <u>5% at 61-80% AMFI and</u> <u>5% at 81-100% AMFI</u>	<u>120</u>

(4) Combined density bonuses. The density bonuses in Paragraphs (2) and (3) may be used independently or combined.

(c) Floor area ratio. No maximum floor area ratio.

(d) Height.

(1) Maximum structure height.

(A) Within 240 feet of Northwest Highway, maximum structure height is 240 feet.

(B) Between 240 feet north of Northwest Highway and the north Property line, maximum structure height is 96 feet.

(2) Residential proximity slope. Residential proximity slope defined in 51A-4.412 applies to the Property.

(3) Projections.

(A) The following architectural elements may project up to six feet above the maximum structure height:

(i) Elevator or stair penthouse or bulkhead.

(ii) Mechanical equipment room.

(iii) Visual screens which surround roof mounted mechanical equipment.

(B) Parapet walls and guard rails may project up to four feet above the maximum structure height.

(e) Lot coverage.

(1) Within 240 feet of Northwest Highway, lot coverage is calculated as follows:

(A) For structures less than or equal to 96 feet in height, maximum lot coverage is 65 percent.

(B) For structures between 96 feet and 168 feet in height, maximum lot coverage is 55 percent, and 10 percent of open space must be provided in addition to the five percent of open space required in Section 51P-15.115.

(C) For structures greater than 168 feet in height, maximum lot coverage is 45 percent, and 20 percent of open space must be provided in addition to the five percent of open space required in Section 51P-15.115.

(2) Between 240 feet north of Northwest Highway and the north Property line, lot coverage is calculated as follows:

(A) For structures less than or equal to 60 feet in height, maximum lot coverage is 65 percent.

(B) For structures greater than 60 feet in height, maximum lot coverage is 55 percent, and 10 percent of open space must be provided in addition to the five percent of open space required in Section 51P-15.115.

(3) If a lot contains a structure that has increased height and decreased lot coverage as specified in Subsections (e)(1)(B), (e)(1)(C), or (e)(2)(B), lot coverage for the entire building site is subject to the lowest of the lot coverage percentages used.

(4) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. Minimum lot size for a single family and handicapped group dwelling use is 2,000 square feet. No minimum lot size for all other uses.

(g) Stories. No maximum number of stories above grade.

SEC. 51P-15.111. 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) Structured parking. Except as provided in this section, all required off-street parking must be located within an aboveground or underground parking structure.

(1) Aboveground parking structures. Aboveground parking structure must be screened or wrapped.

(A) Screening of parking structures. Openings in aboveground parking structure facades must be screened except for openings for vehicular access. Screening may include architectural grill work or other materials that provide ventilation.

(B) Wrapping of parking structures. Except for openings for vehicular access, aboveground parking structures must have a use other than parking, with a minimum depth of 25 feet of the building measured inward from the exterior facing structure facade.

(2) Single family and handicapped group dwelling unit garages. For single family and handicapped group dwelling unit uses, enclosed parking garages must be provided for required off-street parking.

(c) Surface parking.

(1) Required parking may not be provided as surface parking.

(2) Excess surface parking is only allowed as parallel parking with a minimum four-foot-wide bump out for every three spaces of parallel parking along an interior property line that runs east/west or within the Northwest Highway required setback.

(d) Service, loading, and garbage storage areas. Service, loading, and garbage storage areas must be enclosed within a main structure.

SEC. 51P-15.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-15.113. LANDSCAPING AND PEDESTRIAN AMENITIES.

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

(b) Pedestrian zones along required setbacks.

(1) Pedestrian zone along Northwest Highway. The following must be provided in an area between 50 feet and 65 feet from Northwest Highway:

(A) A minimum of one medium or large tree per 30 linear feet.

(B) A minimum of one bench per 60 linear feet.

(C) A minimum of one pedestrian street lamp (free-standing or wall mounted) per 50 linear feet.

(2) Pedestrian zone along interior property lines that run east/west. The following must be provided in an area between zero feet and 15 feet from the back of the projected curb or edge of paving along all interior property lines that run east/west:

(A) A minimum of one medium or large tree per 30 linear feet.

(B) A minimum of one bench per 60 linear feet.

(C) A minimum of one pedestrian street lamp (free-standing or wall mounted) per 50 linear feet.

(c) Northwest Highway landscaping buffer. The street buffer zone in Section 51A-10.125(b)(1) does not apply to the landscape area fronting Northwest Highway.

(1) A minimum 10-foot-wide landscape buffer strip with screening must be provided along Northwest Highway.

(2) An existing or improved wall or fence must be provided in the landscape buffer and placed alongside large evergreen shrubs planted to form a full screening effect, or in combination with options for plant screening with one of the five options listed in Section 51A-10.126(b)(4)(D).

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

SEC. 51P-15.114. SIGNS.

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

SEC. 51P-15.115. OPEN SPACE.

(a) Minimum required open space. A minimum of five percent of the building site must be reserved as open space for activity such as active or passive recreation, groundwater recharge, or landscaping and must be located between the exterior structure facade and the property line.

(b) Increased height/decreased lot coverage open space requirements. In addition to the minimum open space required in Subsection (a), additional open space may be required due to increased height/decreased lot coverage. See Section 51P-15.110(e).

(c) Density bonus for open space. To obtain a density bonus of five additional dwelling units per acre, an additional five percent of the building site must be reserved as open space. This requirement is in addition to the open space requirements in Subsections (a) and (b).

(d) Open space requirements. All open space must comply with the following provisions.

(1) Structures that are not fully enclosed such as pergolas and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed to be located within open space.

(2) Open space must contain primarily grass, vegetation, or open water; and be primarily used as a ground-water recharge area; and may contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(3) Parking spaces, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(4) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within on-site open space is prohibited.

(5) Open space must be properly maintained in a state of good repair and neat appearance. Plant materials must be maintained in a healthy, growing condition.

(6) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

(7) Open space requirements may include the pedestrian zones as referenced in Section 51P-15.113(b).

SEC. 51P-15.116. SIDEWALKS.

(a) A sidewalk with a minimum average width of six feet must be provided along all street frontages and all interior required setbacks that run east/west except for the rear yard setback along the north Property line.

(1) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(2) Tree grates do not count toward the minimum unobstructed sidewalk width.

(3) If the director determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(b) A sidewalk with a minimum width of four feet must be provided along all interior required setbacks that run north/south.

(c) Sidewalks must be located in an area parallel to and between:

(1) Two feet and 15 feet of the back of the projected curb or edge of paving along Pickwick Lane and Baltimore Drive.

(2) Zero feet and 15 feet of the back of the projected street curb or edge of paving along all interior property lines that run east/west and north/south.

(3) 50 feet and 65 feet from Northwest Highway.

- (d) Where a sidewalk crosses a vehicular driveway, the sidewalk must be constructed of a material, texture, or color that contrasts to the material, texture, or color of the vehicular driveway.

SEC. 51P-15.117. DESIGN STANDARDS.

(a) Transparency.

(1) Ground-story. A minimum of 30 percent transparency is required on the ground-story facade.

(2) Upper-stories. A minimum of 20 percent transparency is required on each of the upper story facades.

(3) Applicability. This subsection does not apply to facades facing the northern Property line except for facades facing open space as provided in Section 51P-15.115.

(b) Pedestrian building entrance. Except for facades facing the northern Property line that do not face open space as provided in Section 51P-15.115, a minimum of one pedestrian building entrance is required per 125 feet of building facade.

(c) Blank wall area. Maximum blank wall area is 30 linear feet on any facade.

(d) Highly reflective glass. Highly reflective glass is prohibited. Reflective glass may not be used as an exterior building material on any building or structure in the district.

(e) Non-required fences. Unless a use specifically requires screening, all fences along a street, setback, or open space must have a surface area that is a minimum of 50 percent open, allowing visibility between three feet and six feet above grade. The exception for multifamily uses in Section 51A-4.602(a)(2) that provides that a fence exceeding four feet above grade may be erected in a front yard in multifamily districts does not apply.

SEC. 51P-15.118. STREET FRONTAGES.

A lot is not required to front upon either a dedicated street or a private street if adequate access is provided by an access easement. The design and construction of the access easement must be approved by the director of public works and transportation in accordance with standard city rules and specifications.

SEC. 51P-15.119. MIXED-INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the density bonus in Section 51P-15.110(b)(3).

(b) Compliance with Section 51A-4.1107 is not required.

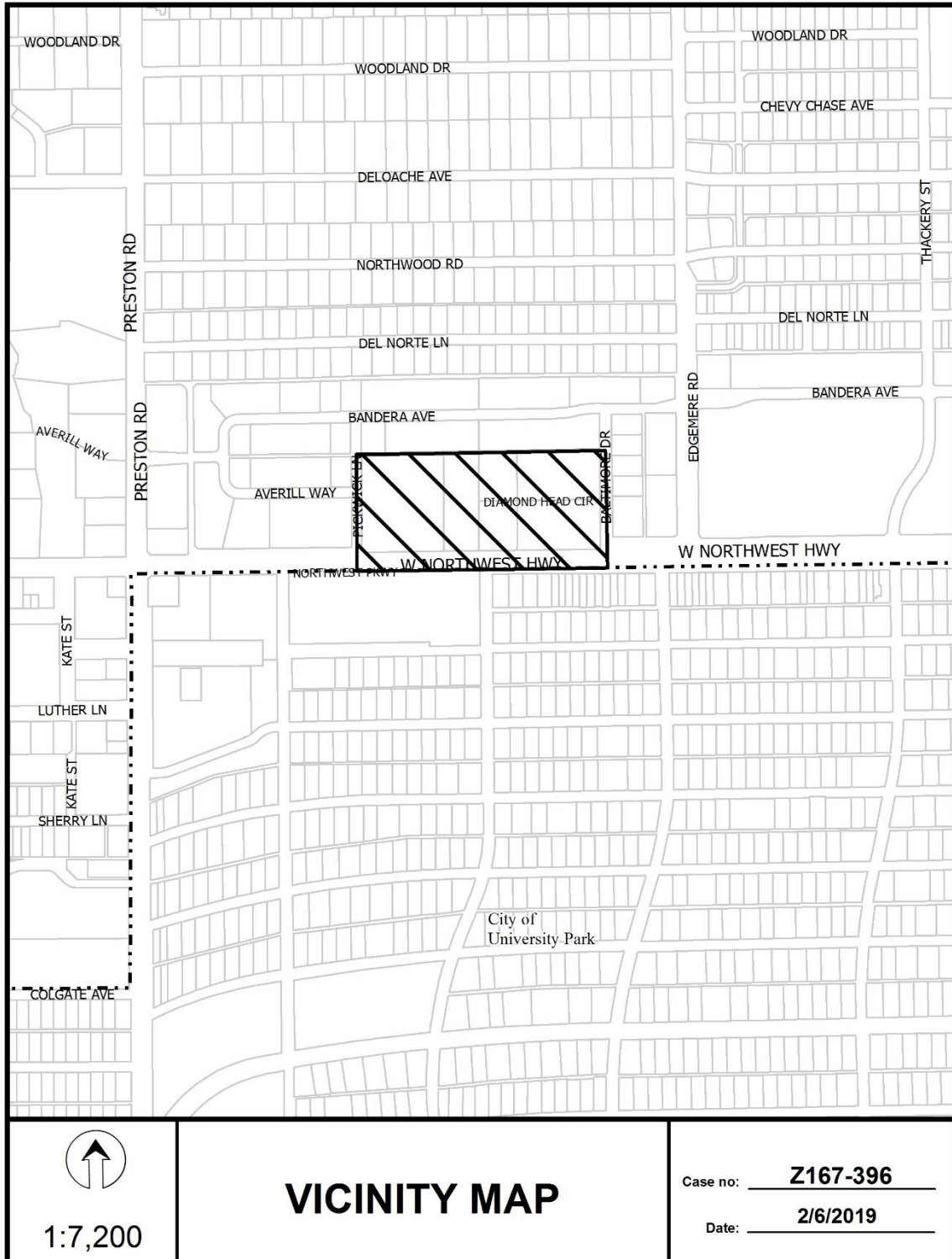
SEC. 51P-15.120. ADDITIONAL PROVISIONS.

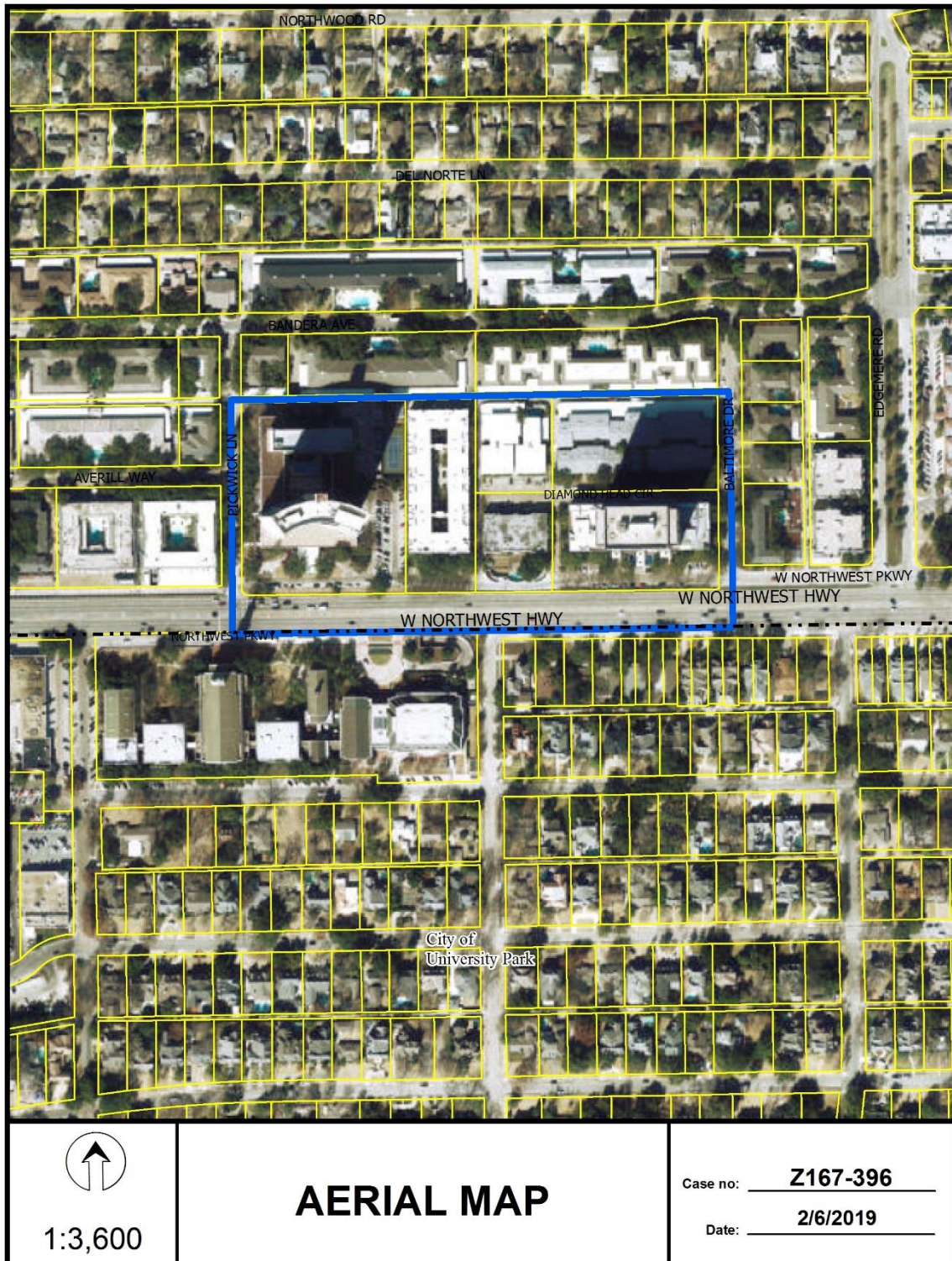
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

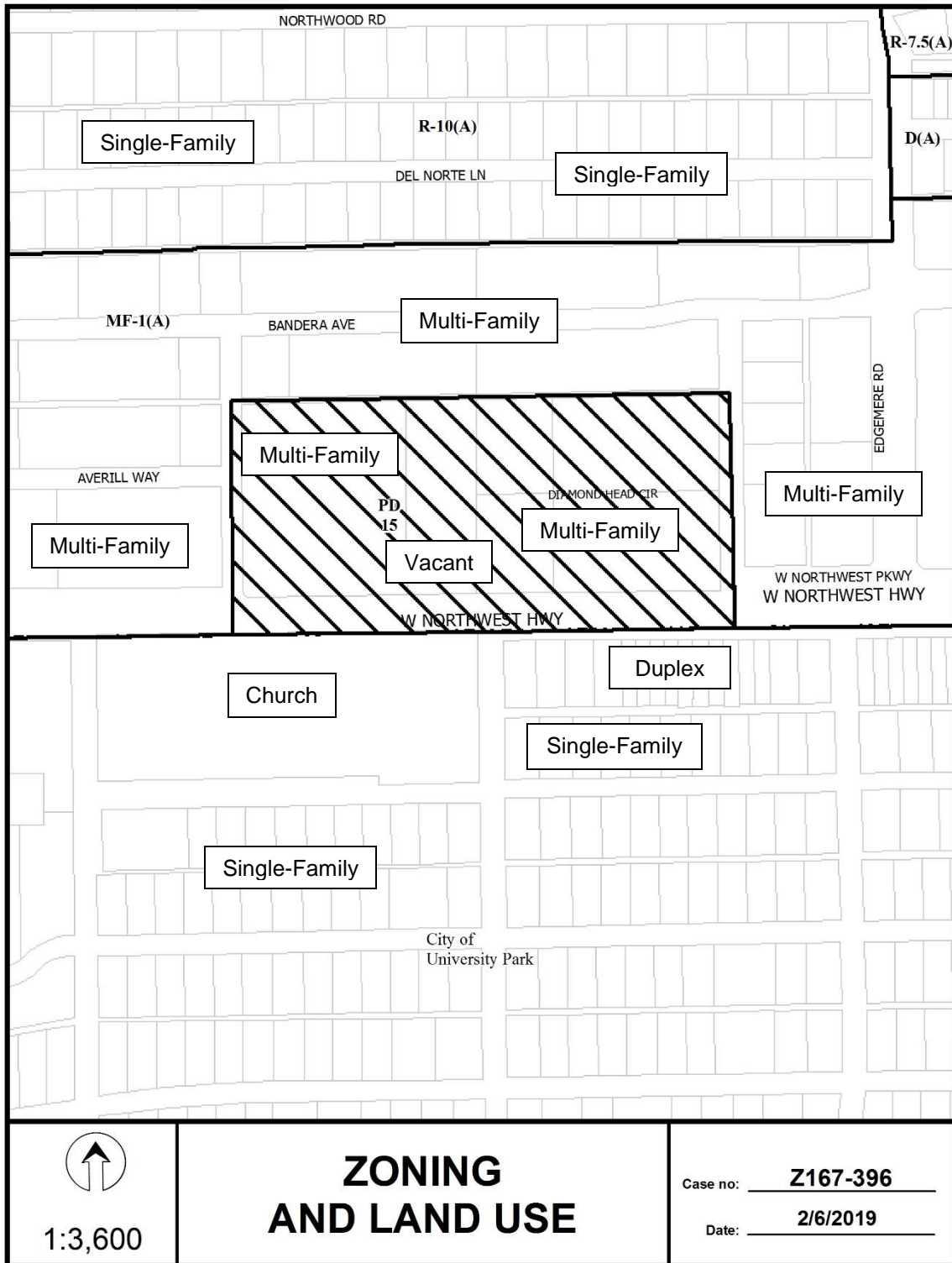
SEC. 51P-15.121. COMPLIANCE WITH CONDITIONS.

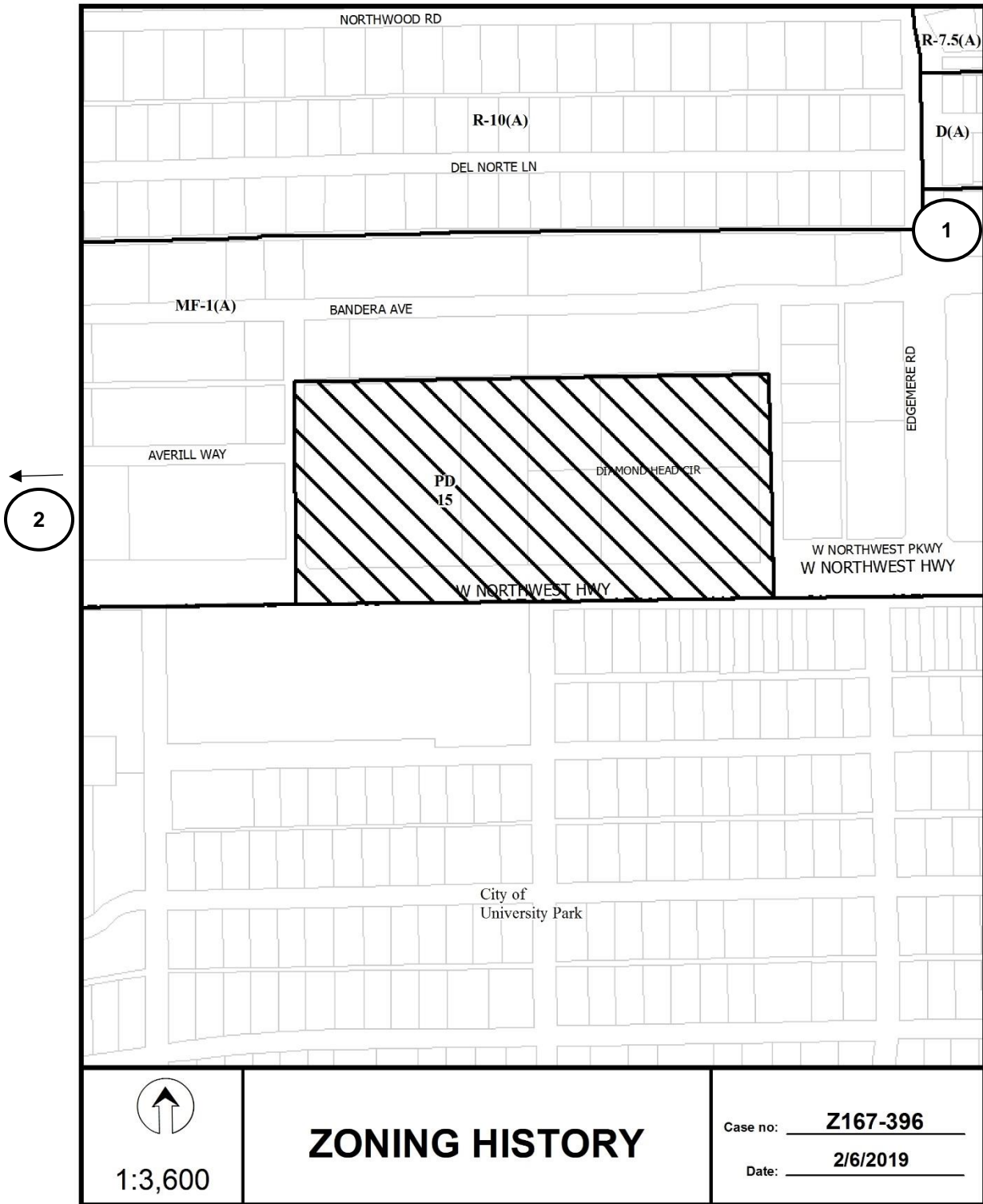
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy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

Z167-396(AR)









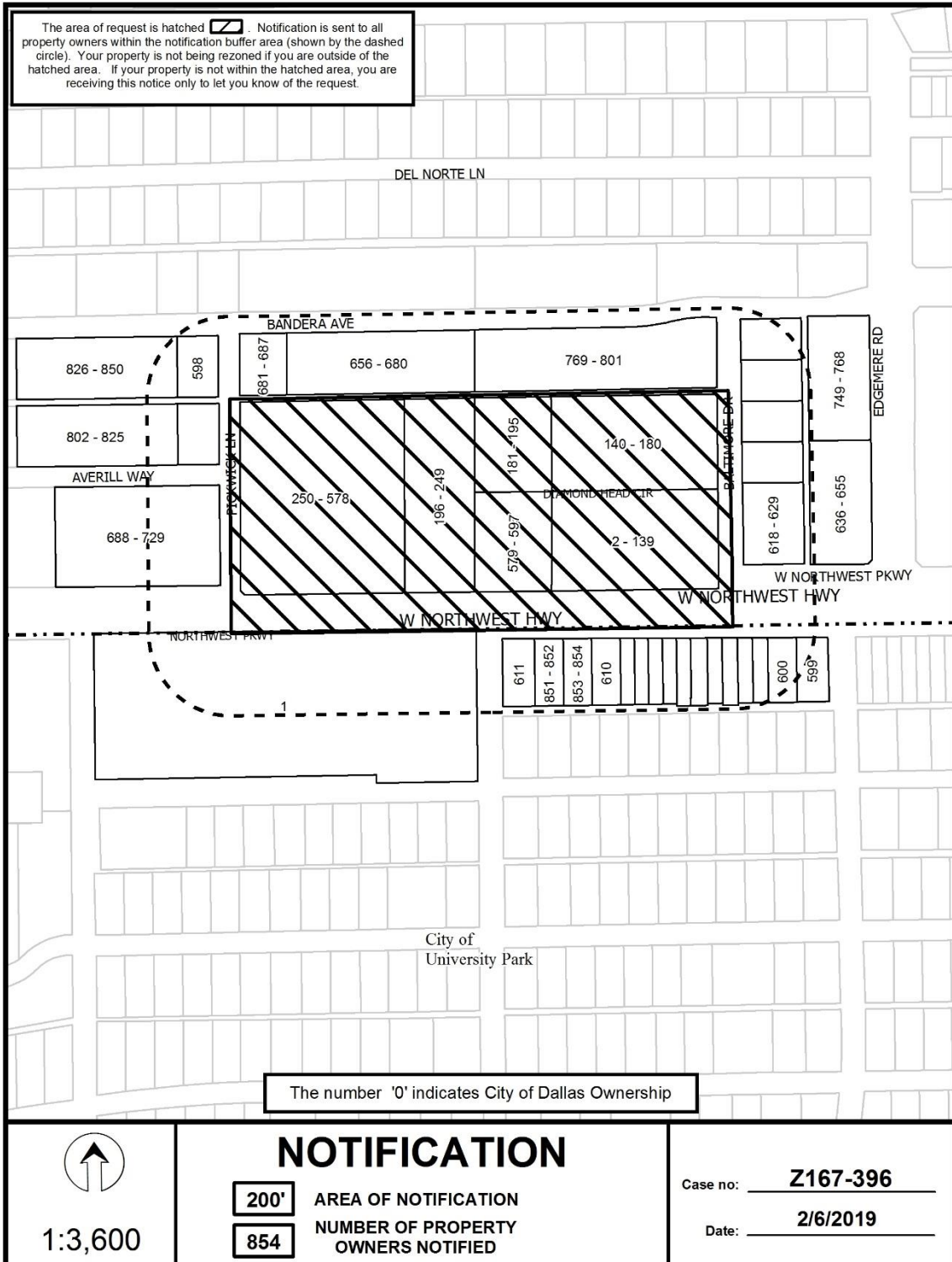


MVA Cluster A B C D E F G H I NA

 1:3,600

Market Value Analysis

Printed Date: 2/6/2019



02/06/2019

Notification List of Property Owners***Z167-396******854 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3933 NORTHWEST HWY	PARK CITIES BAPTIST
2	6335 W NORTHWEST HWY	BRYANT DAVID H
3	6335 W NORTHWEST HWY	BEREN CARL M & HANNAH K
4	6335 W NORTHWEST HWY	STEWART LINDA H
5	6335 W NORTHWEST HWY	HAWN SHIRLEY S
6	6335 W NORTHWEST HWY	CARPENTER DELLA J
7	6335 W NORTHWEST HWY	COIMBRA CAETANO
8	6335 W NORTHWEST HWY	FLEMING JOELL FINK
9	6335 W NORTHWEST HWY	MARION FAMILY TRUST THE
10	6335 W NORTHWEST HWY	GARDINER GENA & PHIL
11	6335 W NORTHWEST HWY	BOCKBRADER CLAYTON E &
12	6335 W NORTHWEST HWY	BUEHRING CARY F
13	6335 W NORTHWEST HWY	FINCHER BRETT K
14	6335 W NORTHWEST HWY	SIM ROBIN LIVING TRUST
15	6335 W NORTHWEST HWY	JAFFE DAVID BRUCE & GEORGANNE V
16	6335 W NORTHWEST HWY	DALY GAIL M &
17	6335 W NORTHWEST HWY	LEEPER CAROLYN L EST OF
18	6335 W NORTHWEST HWY	ORTIZ REBECA
19	6335 W NORTHWEST HWY	GRANOWSKY ALVIN
20	6335 W NORTHWEST HWY	NAYFA NELLIE SHADID
21	6335 W NORTHWEST HWY	WING CELIA A TRUSTEE
22	6335 W NORTHWEST HWY	WADEL LOUIS B
23	6335 W NORTHWEST HWY	REVOCABLE MANAGEMENT TRUST
24	6335 W NORTHWEST HWY	STURGES NANCY R
25	6335 W NORTHWEST HWY	GREENWALD JOAN TAYLOR
26	6335 W NORTHWEST HWY	COKER BLANCHE W

02/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6335 W NORTHWEST HWY	SCHRANIL BEN L DR
28	6335 W NORTHWEST HWY	WALDMAN ROBERT
29	6335 W NORTHWEST HWY	VICK REVOCABLE TRUST THE
30	6335 W NORTHWEST HWY	DUCE LEORA
31	6335 W NORTHWEST HWY	FLATT MADELINE JOAN LAMB
32	6335 W NORTHWEST HWY	JAMESON FRANCE B
33	6335 W NORTHWEST HWY	BIRD PATRICIA C
34	6335 W NORTHWEST HWY	VERMILLION JOHN R &
35	6335 W NORTHWEST HWY	WALTON PAUL N & BEVERLY C
36	6335 W NORTHWEST HWY	MIZE ROBY D
37	6335 W NORTHWEST HWY	LEWIS BRYAN MICHAEL TRUST
38	6335 W NORTHWEST HWY	GRAHAM BARRY L
39	6335 W NORTHWEST HWY	NORMAN JOHN ANDERSON &
40	6335 W NORTHWEST HWY	WARD MARION
41	6335 W NORTHWEST HWY	ISAMINGER ARLENE REVOCABLE
42	6335 W NORTHWEST HWY	QUINLAN SVEA W TRUST
43	6335 W NORTHWEST HWY	WILLIAMS JAMIE GILMER
44	6335 W NORTHWEST HWY	MARQUEZ CAROLYN G LIV TR THE
45	6335 W NORTHWEST HWY	DEANPRASAD WILMA H
46	6335 W NORTHWEST HWY	WEBB JAMES H & SHERRON A
47	6335 W NORTHWEST HWY	CROCKETT CHRIS A & MICHELLE
48	6335 W NORTHWEST HWY	HIRSH CRISTY J
49	6335 W NORTHWEST HWY	PENDARVIS DIAN TOWNE
50	6335 W NORTHWEST HWY	BERWALD ARTHUR L & ROSALEE M
51	6335 W NORTHWEST HWY	FARABAUGH JANET LOUISE
52	6335 W NORTHWEST HWY	BLACK GEORGIA SUE
53	6335 W NORTHWEST HWY	HARRIS PAUL & PATRICIA L
54	6335 W NORTHWEST HWY	TUNE BARBARA C
55	6335 W NORTHWEST HWY	HERNANDEZ MICHAEL NICHOLAS
56	6335 W NORTHWEST HWY	DARDEN MARGARET & LYNN
57	6335 W NORTHWEST HWY	MUNNELL MELANIE L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6335 W NORTHWEST HWY	BAHU RAJA & MAY
59	6335 W NORTHWEST HWY	ANDERSON JON
60	6335 W NORTHWEST HWY	DEWBERRY JAMES A & BARBARA
61	6335 W NORTHWEST HWY	HENIKA ELIZABETH A
62	6335 W NORTHWEST HWY	CONIGLIO MARTHA
63	6335 W NORTHWEST HWY	TEDFORD WILLIAM H JR
64	6335 W NORTHWEST HWY	LEE GRANT L & DIANE M MENDOZA
65	6335 W NORTHWEST HWY	BATES LIVING TRUST
66	6335 W NORTHWEST HWY	LEY DORIS REVOCABLE LIVING TRUST THE
67	6335 W NORTHWEST HWY	LUBAR NANCY J
68	6335 W NORTHWEST HWY	BELL JACK & LOUISE M
69	6335 W NORTHWEST HWY	CURTIS HAROLD R & BILLIE F
70	6335 W NORTHWEST HWY	ALTWEIN DONALD C
71	6335 W NORTHWEST HWY	ZELLEY SANDRA N
72	6335 W NORTHWEST HWY	PERCIVAL YOUNG CARLA &
73	6335 W NORTHWEST HWY	GREENBERG CAROL M
74	6335 W NORTHWEST HWY	LEICHLITER MARY LEEPER
75	6335 W NORTHWEST HWY	TOBIAN BEVERLY H
76	6335 W NORTHWEST HWY	PINNEY PATRICIA &
77	6335 W NORTHWEST HWY	LOMCO LLC
78	6335 W NORTHWEST HWY	FOGELMAN KAREN
79	6335 W NORTHWEST HWY	ROMBERG BERTHOLD &
80	6335 W NORTHWEST HWY	CARTWRIGHT LINDA
81	6335 W NORTHWEST HWY	HENRY ALICE M
82	6335 W NORTHWEST HWY	MCELREATH NITA HARPER
83	6335 W NORTHWEST HWY	GOLDEN BOBBY J & MARLA S
84	6335 W NORTHWEST HWY	HAMMOND PROPERTIES INC
85	6335 W NORTHWEST HWY	JOHNSON BARBARA N TRUST
86	6335 W NORTHWEST HWY	LEVINE JEANNETTE G
87	6335 W NORTHWEST HWY	POHANKA LYNN REVOCABLE TRUST
88	6335 W NORTHWEST HWY	MYRIN NAOMI

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6335 W NORTHWEST HWY	CAMPBELL JAMES A &
90	6335 W NORTHWEST HWY	RUBIN HANNAH
91	6335 W NORTHWEST HWY	PACE PATRICIA O
92	6335 W NORTHWEST HWY	SHIU JIMMIE &
93	6335 W NORTHWEST HWY	BARBOGLIO FRANCES P
94	6335 W NORTHWEST HWY	VELVIN DAVID GLEN & MARY JO
95	6335 W NORTHWEST HWY	LODGE CHENNELL LINDA
96	6335 W NORTHWEST HWY	FARRELL JUNE
97	6335 W NORTHWEST HWY	STRONG BOBBIE A
98	6335 W NORTHWEST HWY	WOLENS STEVEN D TR ET AL
99	6335 W NORTHWEST HWY	LEON LEONARD
100	6335 W NORTHWEST HWY	CHARAT FRANCIS
101	6335 W NORTHWEST HWY	DEQUINONES VICTORIA M BARR
102	6335 W NORTHWEST HWY	JOHNSON KATHRYN
103	6335 W NORTHWEST HWY	NASHER ANDREA
104	6335 W NORTHWEST HWY	CLARK SHIRLEY A
105	6335 W NORTHWEST HWY	RUBIN DEVORA
106	6335 W NORTHWEST HWY	JALONICK MARY M
107	6335 W NORTHWEST HWY	MANZI FAMILY TRUST THE
108	6335 W NORTHWEST HWY	DONSKY LINDA
109	6335 W NORTHWEST HWY	BOGART LYNNE
110	6335 W NORTHWEST HWY	MERRIMAN CAROL J
111	6335 W NORTHWEST HWY	CRAFT JAMES EDWIN & PAM LESLIE
112	6335 W NORTHWEST HWY	CALABRIA MERIAM TRUSTEE
113	6335 W NORTHWEST HWY	HOOPER WILLIAM LIFE ESTAT
114	6335 W NORTHWEST HWY	RUBIN SHIRLEY
115	6335 W NORTHWEST HWY	YARRIN SARAH H
116	6335 W NORTHWEST HWY	WELCH HELEN VIRGINIA
117	6335 W NORTHWEST HWY	BRODER ANDREW S
118	6335 W NORTHWEST HWY	BRAMLETT JANET
119	6335 W NORTHWEST HWY	BROWN HERBERT L JR & EDWINA M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6335 W NORTHWEST HWY	BROWN LORRAINE GRUNDER
121	6335 W NORTHWEST HWY	SWANGO BETH
122	6335 W NORTHWEST HWY	PAILET HARRELL & MARILYN D
123	6335 W NORTHWEST HWY	SCHMIDT-NOWARA WOLFGANG &
124	6335 W NORTHWEST HWY	KOBELL JOSEPH E JR
125	6335 W NORTHWEST HWY	HOBBS LINDA J & JAMES B
126	6335 W NORTHWEST HWY	KOGAN INNA FAMILY LIVING TRUST
127	6335 W NORTHWEST HWY	BLEDSOE EMMA LEE
128	6335 W NORTHWEST HWY	FEKETE REVOCABLE TRUST
129	6335 W NORTHWEST HWY	BORME ANTONIO ELIO
130	6335 W NORTHWEST HWY	HEWITT JOHN J JR
131	6335 W NORTHWEST HWY	BERKLEY JOYCE
132	6335 W NORTHWEST HWY	FURNISH VICTOR P
133	6335 W NORTHWEST HWY	VICK LINDA ANN
134	6335 W NORTHWEST HWY	LLOYD JULIA MILLER
135	6335 W NORTHWEST HWY	ROSENFELD BETTY
136	6335 W NORTHWEST HWY	GOODMAN JOHN C
137	6335 W NORTHWEST HWY	PACKER BARBARA TR
138	6335 W NORTHWEST HWY	SHORT LINDSAY TRUST
139	6335 W NORTHWEST HWY	NARDIZZI LOUIS R & ROSSANA
140	6333 DIAMOND HEAD CIR	WELCH DAVID & SANDRA
141	6333 DIAMOND HEAD CIR	MORRIS JAMES E
142	6333 DIAMOND HEAD CIR	PIPER PAMELA D
143	6333 DIAMOND HEAD CIR	PRESAS MITCHELL E
144	6337 DIAMOND HEAD CIR	NANCE JANET IRVIN
145	6337 DIAMOND HEAD CIR	CARL LINDA S
146	6337 DIAMOND HEAD CIR	WILLIAMS LISA ANN
147	6337 DIAMOND HEAD CIR	MCCARTY ROBBIE JO
148	6357 DIAMOND HEAD CIR	HENDRIX JO ANN
149	6357 DIAMOND HEAD CIR	STRAUGHAN ROBERT IV & BARBARA
150	6357 DIAMOND HEAD CIR	COOK FREDERICK ROBERT JR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6357	DIAMOND HEAD CIR SCHROEDER MARILYN
152	6361	DIAMOND HEAD CIR SMITH GEORGE F
153	6361	DIAMOND HEAD CIR FLOYD JOHN & MARY
154	6361	DIAMOND HEAD CIR ALBRIGHT AMBER S & MICHAEL A
155	6361	DIAMOND HEAD CIR SCOTT CONDOS LLC
156	6343	DIAMOND HEAD CIR GLOVER TRUST
157	6343	DIAMOND HEAD CIR SESSIONS LEONARD A & LINDA L
158	6341	DIAMOND HEAD CIR ROWE KENNETH W
159	6341	DIAMOND HEAD CIR COYLE BETTY
160	6345	DIAMOND HEAD CIR GILCHRIST JENNIE M &
161	6345	DIAMOND HEAD CIR EDWARDS COURTNEY
162	6345	DIAMOND HEAD CIR DORNAK NICOLE GRACE &
163	6345	DIAMOND HEAD CIR WANNER DALE A & COLIN H
164	6365	DIAMOND HEAD CIR COVINGTON SHIRLEY C
165	6365	DIAMOND HEAD CIR COWDREY WILLIAM R
166	6365	DIAMOND HEAD CIR MCVOY ROY LANELLE
167	6365	DIAMOND HEAD CIR CASTILLO LEOPOLD E & ANTONIETA
168	6369	DIAMOND HEAD CIR SHUEY TRUST
169	6369	DIAMOND HEAD CIR PRATT JILL A
170	6367	DIAMOND HEAD CIR PANIPINTO JAMES J
171	6367	DIAMOND HEAD CIR SHIPMAN NANCY L
172	6349	DIAMOND HEAD CIR HENRY KATHLEEN O
173	6349	DIAMOND HEAD CIR KOTHMANN SIDNEY S & JANE J
174	6349	DIAMOND HEAD CIR WELLS CHARLOTTE
175	6349	DIAMOND HEAD CIR STEVENS SHIRLEY ANN
176	6353	DIAMOND HEAD CIR 4036 GLENWICK LLC
177	6353	DIAMOND HEAD CIR KALAN ANDREA ROSE
178	6353	DIAMOND HEAD CIR WEEKS KATHERINE S & PETER N
179	6353	DIAMOND HEAD CIR CORPORATE INVESTMENTS LLC
180	6349	DIAMOND HEAD CIR FORD BRIAN
181	6307	DIAMOND HEAD CIR CAMMACK ROBERT & ANTOINETTE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	6307 DIAMOND HEAD CIR	CAPERTON CHARLES & MARILYN
183	6307 DIAMOND HEAD CIR	PRICE CAROL MILLER
184	6307 DIAMOND HEAD CIR	PUNG MARGARET M
185	6307 DIAMOND HEAD CIR	LOGAN HELEN L
186	6307 DIAMOND HEAD CIR	MURRAY JO ANN
187	6307 DIAMOND HEAD CIR	LANE NANCY CARLA
188	6307 DIAMOND HEAD CIR	TERINGO FRANCES SHIVERS
189	6307 DIAMOND HEAD CIR	COFFEE LORRAINE H
190	6307 DIAMOND HEAD CIR	SHERROD MARY M
191	6307 DIAMOND HEAD CIR	SCOTT MARY ANN
192	6307 DIAMOND HEAD CIR	LONDON CHELSEA M
193	6307 DIAMOND HEAD CIR	FUQUA CASSANDRA C
194	6307 DIAMOND HEAD CIR	CONLEY MAURA
195	6307 DIAMOND HEAD CIR	SUTHERLIN J BRYAN ET AL
196	6255 W NORTHWEST HWY	FERRELL KERMIT D &
197	6255 W NORTHWEST HWY	WILSON KRISTINA A
198	6255 W NORTHWEST HWY	CARSON FREIDA &
199	6255 W NORTHWEST HWY	SPENCER ARNOLD & MARY
200	6255 W NORTHWEST HWY	CASAD DEDE W
201	6255 W NORTHWEST HWY	EDGAR THELMA L &
202	6255 W NORTHWEST HWY	NELSON HELDA H
203	6255 W NORTHWEST HWY	SMART JESSIE REVOCABLE TRUST
204	6255 W NORTHWEST HWY	ROOTH SUSAN JANET
205	6255 W NORTHWEST HWY	MEREDITH JOSEPH B & LISA W
206	6255 W NORTHWEST HWY	NICHOLSON ANNE R
207	6255 W NORTHWEST HWY	FLOWERS COLLEEN
208	6255 W NORTHWEST HWY	PUGH WESTON
209	6255 W NORTHWEST HWY	ANDERSON SHARON E
210	6255 W NORTHWEST HWY	COX CATHERINE CARR
211	6255 W NORTHWEST HWY	PAMELA WOLF LIVING TR
212	6255 W NORTHWEST HWY	SMITH BETTY JENENE LIFE ESTATE &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	6255 W NORTHWEST HWY	SMITHSON KELVIN CHAD &
214	6255 W NORTHWEST HWY	SUTHERLIN JOHNSON B &
215	6255 W NORTHWEST HWY	KOZUSKO DAVID
216	6255 W NORTHWEST HWY	ADAIR HELEN H
217	6255 W NORTHWEST HWY	OHAN NANCY E
218	6255 W NORTHWEST HWY	PORTER MARVIN & LUCY A
219	6255 W NORTHWEST HWY	NGUYEN LAM
220	6255 W NORTHWEST HWY	PRISCILLA LANE
221	6255 W NORTHWEST HWY	DRESSER BETTY JO &
222	6255 W NORTHWEST HWY	MCMAHON KEVIN GEORGE & AMY MARIE
223	6255 W NORTHWEST HWY	DOUBLE J LIVING TRUST THE
224	6255 W NORTHWEST HWY	STUART KAREN
225	6255 W NORTHWEST HWY	HIGGINS JEAN WHITE
226	6255 W NORTHWEST HWY	LESASSIER JOHN R & CAROLYN A
227	6255 W NORTHWEST HWY	ANDRUS GAIL LEWIS
228	6255 W NORTHWEST HWY	TRUE CONNIE A
229	6255 W NORTHWEST HWY	WILBER LYN R
230	6255 W NORTHWEST HWY	SPATZ PATRICE MORIN &
231	6255 W NORTHWEST HWY	NELSON HILDA H
232	6255 W NORTHWEST HWY	DENARDO VINCENZO E
233	6255 W NORTHWEST HWY	MCKENZIE NINYA &
234	6255 W NORTHWEST HWY	DICKSON KENNETH M & MARY JANE
235	6255 W NORTHWEST HWY	MCCARTIN ANN C
236	6255 W NORTHWEST HWY	SPENCER ARNOLD & MARY
237	6255 W NORTHWEST HWY	KIMBERLING COURTNEY
238	6255 W NORTHWEST HWY	FLOWERS COLLEEN &
239	6255 W NORTHWEST HWY	BERGAMASCO NANCY A
240	6255 W NORTHWEST HWY	NWH 314 LLC
241	6255 W NORTHWEST HWY	MEREDITH JOYDEL MCGREDE
242	6255 W NORTHWEST HWY	BROYLES LYNETTE
243	6255 W NORTHWEST HWY	KINGMAN HOLDINGS LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	6255 W NORTHWEST HWY	BARHAM SUSAN R
245	6255 W NORTHWEST HWY	HADDAD CAROL W
246	6255 W NORTHWEST HWY	LUNDY JOHN C & MELINDA M
247	6255 W NORTHWEST HWY	BEAVERS CAROL
248	6255 W NORTHWEST HWY	BERGAMASCO JANIE F
249	6255 W NORTHWEST HWY	SHAW SUSAN
250	6211 W NORTHWEST HWY	MINOR TRAVIS
251	6211 W NORTHWEST HWY	URBAN THEATRES INC
252	6211 W NORTHWEST HWY	RHODES SARA
253	6211 W NORTHWEST HWY	SHRIME PRESTON TOWERS
254	6211 W NORTHWEST HWY	BLANK SANDRA REVOCABLE TRUST THE
255	6211 W NORTHWEST HWY	APEX FINANCIAL CORPORATION
256	6211 W NORTHWEST HWY	MALOUF PETER G
257	6211 W NORTHWEST HWY	MALOUF PETER G
258	6211 W NORTHWEST HWY	HUNTER LAWRENCE T
259	6211 W NORTHWEST HWY	HERERRA WILLIAM S
260	6211 W NORTHWEST HWY	KOVICH ANDREW S JR
261	6211 W NORTHWEST HWY	SCOTT SARAH BETH
262	6211 W NORTHWEST HWY	MALOUF DONNA
263	6211 W NORTHWEST HWY	GALE ARTHUR PINKARD
264	6211 W NORTHWEST HWY	LAWHON JOHN III & TOMMIE C
265	6211 W NORTHWEST HWY	MERRELL LESLIE &
266	6211 W NORTHWEST HWY	GLASSCOCK SANDRA
267	6211 W NORTHWEST HWY	GALL JOE
268	6211 W NORTHWEST HWY	POLURU SRINIVAS
269	6211 W NORTHWEST HWY	MIRANDA WILLIAM L
270	6211 W NORTHWEST HWY	NICHOLS KOTHARI CONNIE SUE
271	6211 W NORTHWEST HWY	BROUN STACY N
272	6211 W NORTHWEST HWY	BECKER STEPHEN J
273	6211 W NORTHWEST HWY	MALECHEK KEVIN DALE
274	6211 W NORTHWEST HWY	FRANCIS GREGORY S

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	6211 W NORTHWEST HWY	GALE ARTHUR
276	6211 W NORTHWEST HWY	AUERBACH JAN
277	6211 W NORTHWEST HWY	CALLAHAN BETTY B
278	6211 W NORTHWEST HWY	COHEN BENJAMIN G & LINDA MCNAIR
279	6211 W NORTHWEST HWY	WIGNALL DAVID A &
280	6211 W NORTHWEST HWY	LEMON JETTIE L
281	6211 W NORTHWEST HWY	JNJ VENTURES LP
282	6211 W NORTHWEST HWY	GODFREY RITA A
283	6211 W NORTHWEST HWY	HENLEY CONSTANCE R
284	6211 W NORTHWEST HWY	WENNMOHS LEONARD L
285	6211 W NORTHWEST HWY	JAGNEAUX ANNEMARIE
286	6211 W NORTHWEST HWY	VALDEZ ADOLPH J & ROSE MARIE
287	6211 W NORTHWEST HWY	SHINSKIE KAREN M
288	6211 W NORTHWEST HWY	LANE WILLIAM E
289	6211 W NORTHWEST HWY	DIBI GEORGE
290	6211 W NORTHWEST HWY	BLAND WILLIAM J & MARJORIE L
291	6211 W NORTHWEST HWY	MCBRIDE ANGELA BURKS
292	6211 W NORTHWEST HWY	WOLF PAMELA E
293	6211 W NORTHWEST HWY	BALLAS JULIE
294	6211 W NORTHWEST HWY	BALLAS VICTOR
295	6211 W NORTHWEST HWY	NGUYEN MICHAEL
296	6211 W NORTHWEST HWY	CALLAHAN BETH BARNETT
297	6211 W NORTHWEST HWY	NEIMAN JANEL
298	6211 W NORTHWEST HWY	TOLVAJ ISTVAN K
299	6211 W NORTHWEST HWY	HEROD STEPHEN L
300	6211 W NORTHWEST HWY	VAUGHN BLAKE L & EDIE M
301	6211 W NORTHWEST HWY	STEPHENS KAY T
302	6211 W NORTHWEST HWY	PRUITT RICHARD & SANDRA
303	6211 W NORTHWEST HWY	AMERMAN LARRY & GAYLA
304	6211 W NORTHWEST HWY	HUNT CHARLES M TRUSTEE
305	6211 W NORTHWEST HWY	T R WATSON ENTERPRISES LLC

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306	6211 W NORTHWEST HWY	HUKIC OMER & SONJA
307	6211 W NORTHWEST HWY	REKERDRES SUSAN E
308	6211 W NORTHWEST HWY	MACON MICHAEL
309	6211 W NORTHWEST HWY	LOVING JACKIE TRUSTEE
310	6211 W NORTHWEST HWY	LOVING JACKIE TRUSTEE
311	6211 W NORTHWEST HWY	NOONAN HELEN
312	6211 W NORTHWEST HWY	HANSON KARLA A
313	6211 W NORTHWEST HWY	DOLLAHAN NORA
314	6211 W NORTHWEST HWY	COSTELLO MARY DENISE
315	6211 W NORTHWEST HWY	SPASOVSKI GORAN & SPASOVSKI SANJA
316	6211 W NORTHWEST HWY	PL8 SOLO 401K TRUST
317	6211 W NORTHWEST HWY	TYLER QUIETA RAE
318	6211 W NORTHWEST HWY	ALLEN NANCY J
319	6211 W NORTHWEST HWY	KIRK BRIAN J
320	6211 W NORTHWEST HWY	PIERCE ALAN K FAMILY TRST
321	6211 W NORTHWEST HWY	BECKER ASHLEY R
322	6211 W NORTHWEST HWY	BENNISON MARGARET
323	6211 W NORTHWEST HWY	WINN ROBERT T & JULIE G WINN
324	6211 W NORTHWEST HWY	J D RENTALS LLC
325	6211 W NORTHWEST HWY	CHAMBERLAIN HOWARD E
326	6211 W NORTHWEST HWY	DANNER PATRICK R
327	6211 W NORTHWEST HWY	SCHOFIELD CHARLOTTE
328	6211 W NORTHWEST HWY	ALLEN MARIBETH
329	6211 W NORTHWEST HWY	HALL GEORGE T
330	6211 W NORTHWEST HWY	MILLER PAMELA ANN
331	6211 W NORTHWEST HWY	SPRUIELL CAROL
332	6211 W NORTHWEST HWY	LOBB JENNIFER
333	6211 W NORTHWEST HWY	KOBELL JOHN F
334	6211 W NORTHWEST HWY	SCHUMACHER DONNA LEE
335	6211 W NORTHWEST HWY	CASTRO KIM &
336	6211 W NORTHWEST HWY	XU QINGMEI

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337	6211 W NORTHWEST HWY	GALE ARTHUR P
338	6211 W NORTHWEST HWY	MUELLER ANDREA T
339	6211 W NORTHWEST HWY	DECRESSAIN DOM
340	6211 W NORTHWEST HWY	1020 LTD
341	6211 W NORTHWEST HWY	EBREY RICHARD L TR&
342	6211 W NORTHWEST HWY	CONARD SCOTT E & SUSAN K
343	6211 W NORTHWEST HWY	BORINO ABBY
344	6211 W NORTHWEST HWY	ONCKEN WILLIAM III TR
345	6211 W NORTHWEST HWY	BEAIRD FLORENCE
346	6211 W NORTHWEST HWY	SATEK BENITA
347	6211 W NORTHWEST HWY	TOSCH LINDSEY E
348	6211 W NORTHWEST HWY	KAPRIELIAN AMBER DAWN
349	6211 W NORTHWEST HWY	FRIEDMAN MARSHALL
350	6211 W NORTHWEST HWY	VILLALPANDO ALONZO
351	6211 W NORTHWEST HWY	MCKINNEY PATRICIA L
352	6211 W NORTHWEST HWY	RUTKOFISKY DIANE & STEPHEN
353	6211 W NORTHWEST HWY	HILKER THOMAS
354	6211 W NORTHWEST HWY	RASKIN CHRISTINA AIDE
355	6211 W NORTHWEST HWY	JOHNSON JEAN ELAINE
356	6211 W NORTHWEST HWY	BROOKS RITA AVIS
357	6211 W NORTHWEST HWY	DINSMORE GARY L JR
358	6211 W NORTHWEST HWY	CULP ROBERT E
359	6211 W NORTHWEST HWY	HAYTH BEATRICE Y
360	6211 W NORTHWEST HWY	REKERDRES SUSAN
361	6211 W NORTHWEST HWY	GUZMAN CARMEN C
362	6211 W NORTHWEST HWY	FOSTER LISA M
363	6211 W NORTHWEST HWY	UNGER SALLY
364	6211 W NORTHWEST HWY	ANDERSON DIAL H
365	6211 W NORTHWEST HWY	WOLF E JEAN
366	6211 W NORTHWEST HWY	CONNER CANDICE
367	6211 W NORTHWEST HWY	CAMERON CHRISTINA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	6211 W NORTHWEST HWY	SIEGEL PRISCILLA M
369	6211 W NORTHWEST HWY	YEAGER STANLEY C &
370	6211 W NORTHWEST HWY	ROSE CYNTHIA ANN
371	6211 W NORTHWEST HWY	
372	6211 W NORTHWEST HWY	HALL MADISON K
373	6211 W NORTHWEST HWY	GEARHART BETTY J
374	6211 W NORTHWEST HWY	KAMMERLOHR KENT H LIVING TRUST
375	6211 W NORTHWEST HWY	REAL ESTATE ARBITRAGE
376	6211 W NORTHWEST HWY	LADUE DOROTHY DEMAREST
377	6211 W NORTHWEST HWY	DOSWELL FLORENCE
378	6211 W NORTHWEST HWY	BROWN TIMOTHY M
379	6211 W NORTHWEST HWY	DAHLBERG WALTER G & GENELLE H
380	6211 W NORTHWEST HWY	DUNKLIN MARGARET HAILEY TRUST
381	6211 W NORTHWEST HWY	HALL GEORGE T
382	6211 W NORTHWEST HWY	ELLIOTT RICHARD H &
383	6211 W NORTHWEST HWY	BARBER BRUCE & BRENDA
384	6211 W NORTHWEST HWY	HELLEBUSCH STEPHEN J &
385	6211 W NORTHWEST HWY	SAHLIYEH RAFIHA FARAH
386	6211 W NORTHWEST HWY	JOHNSON BRANDON
387	6211 W NORTHWEST HWY	BAGHERI BEHROUZ
388	6211 W NORTHWEST HWY	VALENTINE MARGARET RUBY
389	6211 W NORTHWEST HWY	MEYER JOHN A JR & LIV TR
390	6211 W NORTHWEST HWY	WIGNALL DAVID ALAN &
391	6211 W NORTHWEST HWY	ZAHEDI SIAVASH T &
392	6211 W NORTHWEST HWY	CASAS JUDY
393	6211 W NORTHWEST HWY	CAMALIER KARA NOELLE
394	6211 W NORTHWEST HWY	HALL CATHERINE T
395	6211 W NORTHWEST HWY	CUSACK RAYMOND JOHN JR
396	6211 W NORTHWEST HWY	MANIAGO REVOCABLE TRUST
397	6211 W NORTHWEST HWY	APPLEBY LORRENE C
398	6211 W NORTHWEST HWY	CHRIST CHARLES G

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	6211 W NORTHWEST HWY	TOWNSEND HENRI G
400	6211 W NORTHWEST HWY	WUNTCH FLONNIS MIRIAM WEST
401	6211 W NORTHWEST HWY	APT NORMA JO
402	6211 W NORTHWEST HWY	901 REAP LLC
403	6211 W NORTHWEST HWY	STILES DEVON E REVOCABLE LIVING TR
404	6211 W NORTHWEST HWY	NACKE BRUCE K
405	6211 W NORTHWEST HWY	NEVILL JERRY WAYNE & JEAN ELIZABETH
406	6211 W NORTHWEST HWY	DOMB MICHELLE ROSE
407	6211 W NORTHWEST HWY	GRANDMOUGIN ELEONORE &
408	6211 W NORTHWEST HWY	JONES BRENT L
409	6211 W NORTHWEST HWY	MYERS CAROL L
410	6211 W NORTHWEST HWY	CHRISTIAN RICHARD & LESA
411	6211 W NORTHWEST HWY	BASS HELEN RITA LF EST
412	6211 W NORTHWEST HWY	1020 LTD
413	6211 W NORTHWEST HWY	POH GEORGE
414	6211 W NORTHWEST HWY	LOPEZ MARCO A & ISABEL
415	6211 W NORTHWEST HWY	BOWLING CAROLYN M
416	6211 W NORTHWEST HWY	TAUBENFELD RITA F
417	6211 W NORTHWEST HWY	WALKER ALLEN C
418	6211 W NORTHWEST HWY	LEONE AMANDA
419	6211 W NORTHWEST HWY	TURNER SANDRA O
420	6211 W NORTHWEST HWY	HUEY CATHERINE B
421	6211 W NORTHWEST HWY	WEISSERT JOHN M
422	6211 W NORTHWEST HWY	NEFF DEBORAH
423	6211 W NORTHWEST HWY	STARK SARAH C
424	6211 W NORTHWEST HWY	ARWINE ROBERT L & BETTY D
425	6211 W NORTHWEST HWY	CALCOTE EDWARD A
426	6211 W NORTHWEST HWY	ENGBRETSON MARK &
427	6211 W NORTHWEST HWY	HOVERMAN JOHN RUSSELL & ISABEL V
428	6211 W NORTHWEST HWY	LOCKHART DEBORAH
429	6211 W NORTHWEST HWY	HOLLENSHEAD TODD &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	6211 W NORTHWEST HWY	WARREN JOHN F
431	6211 W NORTHWEST HWY	BAYOUDSNYDER RHONDA
432	6211 W NORTHWEST HWY	WARREN LESLIE
433	6211 W NORTHWEST HWY	SAEGERT ANN M &
434	6211 W NORTHWEST HWY	WARREN MICHAEL M &
435	6211 W NORTHWEST HWY	ZAHEDI FRED &
436	6211 W NORTHWEST HWY	TEHRANI SAMIRA ZAHEDI
437	6211 W NORTHWEST HWY	COKE PEGGY ANN
438	6211 W NORTHWEST HWY	ZAHEDITEHRANI SAMIRA
439	6211 W NORTHWEST HWY	KEPNER GERALD G JR &
440	6211 W NORTHWEST HWY	ROMMEL JILL NICHOLS
441	6211 W NORTHWEST HWY	PARKER PPTY INV LLC
442	6211 W NORTHWEST HWY	KNEIPP LINDA
443	6211 W NORTHWEST HWY	KILLION SHARON L
444	6211 W NORTHWEST HWY	SCHULTE MARY
445	6211 W NORTHWEST HWY	KALENDER NIMET
446	6211 W NORTHWEST HWY	SCHULTE MARY ALICE
447	6211 W NORTHWEST HWY	DEAKINS J THOMAS &
448	6211 W NORTHWEST HWY	MOORE BETTY
449	6211 W NORTHWEST HWY	PETRASH DAVID L & LAURA F
450	6211 W NORTHWEST HWY	KOBELL JOSEPH E JR
451	6211 W NORTHWEST HWY	BOWER BEVERLY BUMPASS
452	6211 W NORTHWEST HWY	LEVITT ZOLA LTD
453	6211 W NORTHWEST HWY	STOVER JEAN C
454	6211 W NORTHWEST HWY	HARGROVE MAC ETAL
455	6211 W NORTHWEST HWY	MIRANDA FRANCIS L & ANN
456	6211 W NORTHWEST HWY	CHRISTENSEN KIM &
457	6211 W NORTHWEST HWY	WINN ROBERT & JAN LIVING TRUST THE
458	6211 W NORTHWEST HWY	MILLER GERRY A
459	6211 W NORTHWEST HWY	LABARBA SAM J LIFE ESTATE
460	6211 W NORTHWEST HWY	VANSICKLE RAY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	6211 W NORTHWEST HWY	WIGNALL RONALD D & BARBARA
462	6211 W NORTHWEST HWY	KLINE VIRGINIA G
463	6211 W NORTHWEST HWY	SHERMAN SUSAN RAE
464	6211 W NORTHWEST HWY	MULLER DEBORAH ANN
465	6211 W NORTHWEST HWY	PARROTT RANDALL J &
466	6211 W NORTHWEST HWY	NICHOLS GREGORY
467	6211 W NORTHWEST HWY	NARDIZZI ROSSANA
468	6211 W NORTHWEST HWY	CHORTEK SYLVIA
469	6211 W NORTHWEST HWY	FRIERSON TERESA LIFE ESTATE
470	6211 W NORTHWEST HWY	RODERICK STEPHEN W
471	6211 W NORTHWEST HWY	GRIFFIN ANNA
472	6211 W NORTHWEST HWY	MARTINEZ NANCY NICOL
473	6211 W NORTHWEST HWY	SUTTER CHRISTOPHER
474	6211 W NORTHWEST HWY	MIRANDA SAM
475	6211 W NORTHWEST HWY	HALLIBURTON GEORGE T III & TONI S
476	6211 W NORTHWEST HWY	KADEN MICHAEL DAVID
477	6211 W NORTHWEST HWY	HOUSE JOANN
478	6211 W NORTHWEST HWY	STEWART SUSAN G &
479	6211 W NORTHWEST HWY	JAMISON RONALD E TR &
480	6211 W NORTHWEST HWY	JAMESON FRANCE & JOE
481	6211 W NORTHWEST HWY	YANG EBDAL MEI YING
482	6211 W NORTHWEST HWY	MCCREA JEANNE
483	6211 W NORTHWEST HWY	DAHLEM STEPHEN P &
484	6211 W NORTHWEST HWY	COOK JAMES W & MARGIE A
485	6211 W NORTHWEST HWY	RODERICK STEPHEN W
486	6211 W NORTHWEST HWY	MILLER SAMUEL R &
487	6211 W NORTHWEST HWY	GOETZ JOHN J
488	6211 W NORTHWEST HWY	NARDIZZI ROSANNA
489	6211 W NORTHWEST HWY	HATCHETT JAMES M &
490	6211 W NORTHWEST HWY	HAWLEY ELIZABETH H
491	6211 W NORTHWEST HWY	FRIERSON TATIANA LIFE ESTATE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	6211 W NORTHWEST HWY	BIZEK CLIFFORD C TRUSTEE
493	6211 W NORTHWEST HWY	MELGREN FAMILY TRUST THE
494	6211 W NORTHWEST HWY	KRIZOV CLAIR E
495	6211 W NORTHWEST HWY	MOORE CHARLES V & PATRICIA A
496	6211 W NORTHWEST HWY	BEHRNS ROBIN L
497	6211 W NORTHWEST HWY	MEYERS JOHN F
498	6211 W NORTHWEST HWY	SALZMANN JAMES B & LISA HALE
499	6211 W NORTHWEST HWY	TERWILLIGER ANNE
500	6211 W NORTHWEST HWY	GONZALEZ GEORGE
501	6211 W NORTHWEST HWY	GUL FATMA & HAKAN
502	6211 W NORTHWEST HWY	KING DAVID M
503	6211 W NORTHWEST HWY	BEHRNS HELEN
504	6211 W NORTHWEST HWY	ALLEN RICHARD W & CAROLYN
505	6211 W NORTHWEST HWY	PARKER RICHARD C &
506	6211 W NORTHWEST HWY	MCCUNE BARBARA
507	6211 W NORTHWEST HWY	PARKER RICHARD & HESTER
508	6211 W NORTHWEST HWY	MIRANDA FRANCIS L & ANN R
509	6211 W NORTHWEST HWY	YOUNG JEAN DREVER &
510	6211 W NORTHWEST HWY	MIRANDA FRANCIS L & ANN R
511	6211 W NORTHWEST HWY	GRADO LUIS ANTHONY
512	6211 W NORTHWEST HWY	PRITCHETT JOHN W
513	6211 W NORTHWEST HWY	MAYES THOMAS E & LYNDIA G
514	6211 W NORTHWEST HWY	BROOKSHIRE BRADLEY & ANN
515	6211 W NORTHWEST HWY	HARRIS CLARISSA
516	6211 W NORTHWEST HWY	ASHWORTH GLEN
517	6211 W NORTHWEST HWY	ROMMEL JILL NICHOLS
518	6211 W NORTHWEST HWY	DEPOI DIANE
519	6211 W NORTHWEST HWY	SHELTON LORRAIN LIVING TR
520	6211 W NORTHWEST HWY	REINKE INGRID & MARTIN
521	6211 W NORTHWEST HWY	BEVEREN JACOBA VAN
522	6211 W NORTHWEST HWY	SCHUMACHER SCOTT

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	6211 W NORTHWEST HWY	VULTEE TONI VENTIMIGLIA
524	6211 W NORTHWEST HWY	DEWS JAMES CHARLES LIVING TRUST
525	6211 W NORTHWEST HWY	BURTNER KEITH E
526	6211 W NORTHWEST HWY	HARLAN ELIZABETH B
527	6211 W NORTHWEST HWY	JEFFREY ANGELA
528	6211 W NORTHWEST HWY	GUTMAN GREG
529	6211 W NORTHWEST HWY	LUKIN KAREN MICHELE
530	6211 W NORTHWEST HWY	EASTERLING FRANKLIN L REVOCABLE LIVING TR
531	6211 W NORTHWEST HWY	CRUTCHER MICHAEL & MARTHA
532	6211 W NORTHWEST HWY	BESCOS JESS F
533	6211 W NORTHWEST HWY	CRUTCHER MARTHA KATHLEEN
534	6211 W NORTHWEST HWY	KAPLITZ ROBERT L
535	6211 W NORTHWEST HWY	JORDAN JAY MICHAEL
536	6211 W NORTHWEST HWY	TERWILLIGER PATRICIA
537	6211 W NORTHWEST HWY	WEBBER RICHARD A
538	6211 W NORTHWEST HWY	SMITH JIMMY E & KATHY L
539	6211 W NORTHWEST HWY	GOOLSBY FAMILY REVOCABLE TRUST
540	6211 W NORTHWEST HWY	EBREY RICHARD L & JUDITH A
541	6211 W NORTHWEST HWY	EASTERLING STEPHEN E
542	6211 W NORTHWEST HWY	CULP JEFFERY C & ROBIN D
543	6211 W NORTHWEST HWY	CORNELL THOMAS B TR
544	6211 W NORTHWEST HWY	TOWNSLEY WILLIAM E
545	6211 W NORTHWEST HWY	MARCUS ROBERT LOUIS
546	6211 W NORTHWEST HWY	DOSWELL FLORENCE EST OF
547	6211 W NORTHWEST HWY	KHEMSARA SANJEEVA
548	6211 W NORTHWEST HWY	KRITZER WILLIAM C JR
549	6211 W NORTHWEST HWY	LEE DONNA R
550	6211 W NORTHWEST HWY	EMERY ROBERT
551	6211 W NORTHWEST HWY	DRJ PLAN
552	6211 W NORTHWEST HWY	ARENAMEDIA LTD
553	6211 W NORTHWEST HWY	PARSA HASSAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	6211 W NORTHWEST HWY	BECKER STEPHEN J &
555	6211 W NORTHWEST HWY	MALECHEK KEVIN
556	6211 W NORTHWEST HWY	EMERY ROBERT
557	6211 W NORTHWEST HWY	CRISSEY FAMILY LIVING TRUST
558	6211 W NORTHWEST HWY	SZT INVESTMENTS LLC
559	6211 W NORTHWEST HWY	SCHLACHTER REALTY INC
560	6211 W NORTHWEST HWY	SCHLACHTER REALTY LTD
561	6211 W NORTHWEST HWY	CAMP GLENDA
562	6211 W NORTHWEST HWY	BARMAKI NASRIN
563	6211 W NORTHWEST HWY	BARMAKI NASRIN
564	6211 W NORTHWEST HWY	ANGELONE ALFONSO &
565	6211 W NORTHWEST HWY	CLINESMITH JERRY E
566	6211 W NORTHWEST HWY	HIGHTOP HOLDINGS LLC
567	6211 W NORTHWEST HWY	CIRCLE J LAND & CATTLE CO
568	6211 W NORTHWEST HWY	JONES RAY E
569	6211 W NORTHWEST HWY	FRANIC PA
570	6211 W NORTHWEST HWY	GALE MAXINE ESTATE
571	6211 W NORTHWEST HWY	CROW ELIZABETH DAVIS &
572	6211 W NORTHWEST HWY	LEE LIZA
573	6211 W NORTHWEST HWY	REAL ESTATE ARBITRAGE PARTNERS LLC
574	6211 W NORTHWEST HWY	REAL ESTATE ARBITRAGE
575	6211 W NORTHWEST HWY	MASTERS FRANCIS M & PATRICIA V
576	6211 W NORTHWEST HWY	IBARRA GUADALUPE
577	6211 W NORTHWEST HWY	HARGROVE CECIL M & KATHERINE C
578	6211 W NORTHWEST HWY	J D RENTALS LLC
579	6306 DIAMOND HEAD CIR	OLEXA LAVELLE
580	6306 DIAMOND HEAD CIR	DES MOINES BUILDING LLC
581	6306 DIAMOND HEAD CIR	GEORGALIS ALYSSA CAROL
582	6306 DIAMOND HEAD CIR	NEEL JASPER P
583	6306 DIAMOND HEAD CIR	KEHR LIVING TRUST
584	6306 DIAMOND HEAD CIR	SIDERIS BASIL K & ANN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	6306 DIAMOND HEAD CIR	BLACKMAR ROGER & JOAN
586	6306 DIAMOND HEAD CIR	SCHLOOT CARL ETAL
587	6306 DIAMOND HEAD CIR	RODRIGUEZ GUADALUPE
588	6306 DIAMOND HEAD CIR	GOOD GREG &
589	6306 DIAMOND HEAD CIR	LONDON TERRY E & NANCY
590	6306 DIAMOND HEAD CIR	DENARDO VINCENZO E
591	6306 DIAMOND HEAD CIR	SIMMONS FAMILY LIVING TRUST THE
592	6306 DIAMOND HEAD CIR	ALEXANDER CORA
593	6306 DIAMOND HEAD CIR	THORNE ELIZABETH TR &
594	6306 DIAMOND HEAD CIR	DENARDO VINCENZO E
595	6306 DIAMOND HEAD CIR	MINTER ZACH H
596	6306 DIAMOND HEAD CIR	BURGHHER SHIRLEY E & J KEITH SHORT CO- TRUSTEES
597	6306 DIAMOND HEAD CIR	NEWBERRY FRED KENNETH JR
598	8545 PICKWICK LN	WALKER NORTHWEST
599	3803 NORTHWEST PKWY	ALAM MUHAMMAD A
600	3805 NORTHWEST PKWY	SHAH AHMAD ALI & NAWAL F
601	3811 NORTHWEST PKWY	TRAN KIEN
602	3809 NORTHWEST PKWY	NWOSU ONAMMA & CHIBUIKE
603	3815 NORTHWEST PKWY	RODRIGUEZ GABRIEL A
604	3813 NORTHWEST PKWY	LEI LINGHAO &
605	3819 NORTHWEST PKWY	LAFITTE RICHARD R
606	3817 NORTHWEST PKWY	LATHAM ELLEN LIFE EST
607	3821 NORTHWEST PKWY	COLE JUDY COLEMAN
608	3823 NORTHWEST PKWY	BALFOUR JAMES
609	3827 NORTHWEST PKWY	CLARK BRIAN G &
610	3829 NORTHWEST PKWY	BARTLEY ROBERT A & CATHI LOU
611	8440 TULANE ST	KING DUDLEY H LF EST ETAL
612	6143 AVERILL WAY	ROUNTHWAITE VIRGINIA M
613	6143 AVERILL WAY	CHILDRESS LAUREN G
614	6143 AVERILL WAY	SCHIEFFER CARL
615	6143 AVERILL WAY	HOWIE LINDSEY LEIGH

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	8525 PICKWICK LN	SAWYER SHELLEY ELIZABETH SKILES
617	8525 PICKWICK LN	SCHIEFFER CARL B
618	8514 BALTIMORE DR	VIA IDA RUTH
619	8514 BALTIMORE DR	KUNZ KIMBERLY POOL
620	8514 BALTIMORE DR	BOOE MARTHA A
621	8514 BALTIMORE DR	CUMMISKEY KEITH B
622	8516 BALTIMORE DR	STAPLES JANICE GIDDENS
623	8516 BALTIMORE DR	TIMPA FRANK M & SANDRA S
624	8516 BALTIMORE DR	DODDS TRACY
625	8516 BALTIMORE DR	GONZALEZ RAY L
626	8518 BALTIMORE DR	MANZI BARBARA L
627	8518 BALTIMORE DR	HAMPTON KATHLEEN ESTATE OF
628	8518 BALTIMORE DR	KROCKOVER MITZI R &
629	8518 BALTIMORE DR	FRISKE VICKIE
630	8526 BALTIMORE DR	GONZALEZ RAY L
631	8526 BALTIMORE DR	DUQUE MONICA ANN
632	8526 BALTIMORE DR	8526 BALTIMORE LLC
633	8528 BALTIMORE DR	HINDS JAMES EARL & NORMA SUE
634	8528 BALTIMORE DR	HINDS WILLIAM LEWIS
635	8528 BALTIMORE DR	NORMAN RUSSELL
636	8505 EDGEMERE RD	MCILHENNY DONALD B &
637	8505 EDGEMERE RD	AGNEW NANCY JEAN
638	8505 EDGEMERE RD	EGGLESTON RAYMOND C ET AL
639	8505 EDGEMERE RD	BARNETT FAMILY TRUST
640	8505 EDGEMERE RD	THOMPSON DANNY L & RENEE A
641	8505 EDGEMERE RD	HAGLER DANIEL R & CAROLYN
642	8505 EDGEMERE RD	TALKINGTON ROBERT W &
643	8505 EDGEMERE RD	ANDERSON TERRY LYNN
644	8505 EDGEMERE RD	WOOD SARA
645	8505 EDGEMERE RD	MCKENNEY MARY RUTH & SAMUEL S III
646	8511 EDGEMERE RD	SMITH EDGAR L II & CAROLEE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	8511 EDGEMERE RD	ODEN STEPHEN & MARY ANN
648	8511 EDGEMERE RD	SINGLETON SYANN R
649	8511 EDGEMERE RD	VOTTELER VERMELLE & TODD HAYDN REVOCABLE TRUST
650	8511 EDGEMERE RD	MCINTIRE THOMAS R & LYNN
651	8511 EDGEMERE RD	WEPRIN LAWRENCE S &
652	8511 EDGEMERE RD	GIBBONS BETTY B
653	8511 EDGEMERE RD	ORNISH IRWIN K & SHARON E
654	8511 EDGEMERE RD	DALLY MARTHA M
655	8511 EDGEMERE RD	ROBINSON JAMES WAYLAND & SUSIE LEE
656	6214 BANDERA AVE	PATOUT VENETIA MARIA N &
657	6214 BANDERA AVE	MURPHY MAJORIE D
658	6218 BANDERA AVE	ELLIOTT WILLIAM LAWRENCE
659	6218 BANDERA AVE	OLSCHWANGER LARRY
660	6218 BANDERA AVE	CLARKE CHARLES A &
661	6218 BANDERA AVE	SKEIBROK LEIF & GEORGIE FONDA
662	6222 BANDERA AVE	BOONE WILLIAM THOMSON & PETREA CARTER
663	6222 BANDERA AVE	GRINNAN CATHERINE C
664	6222 BANDERA AVE	HAMILTON FRANK
665	6222 BANDERA AVE	HARRIS DONNA MARIE
666	6226 BANDERA AVE	DUNKLIN MADELINE C
667	6226 BANDERA AVE	CAMPLIN CATHY
668	6226 BANDERA AVE	ROTH BEN A & ROSEANN P
669	6226 BANDERA AVE	HAGIN LESLIE JO
670	6214 BANDERA AVE	WHAVERS GILBERT & NOELLA
671	6230 BANDERA AVE	WILSON JENNIFER
672	6230 BANDERA AVE	GOODRICH WILMA P
673	6230 BANDERA AVE	BUCHANAN BEVERLY KAY
674	6230 BANDERA AVE	CASTONGUAY TIMOTHY G
675	6234 BANDERA AVE	JAYNES EDWIN T
676	6234 BANDERA AVE	DYER DIANA &
677	6234 BANDERA AVE	PETERS SHAUNACH & CHARLES W

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678	6234 BANDERA AVE	FOY HELEN
679	6238 BANDERA AVE	GARRETT RUTH N
680	6238 BANDERA AVE	TUCKER ROBERT
681	6206 BANDERA AVE	WEBB CLARK & ADAIR
682	6206 BANDERA AVE	PARNELL PAMELA JEAN
683	6206 BANDERA AVE	SHELMIRE TAMSON R
684	6206 BANDERA AVE	COGGAN LELAND L &
685	8548 PICKWICK LN	MCCLURE CORA W
686	8548 PICKWICK LN	METZ PAUL Z & MELANIE S
687	8548 PICKWICK LN	GASLIGHT MANOR CONDOMINIU
688	6142 AVERILL WAY	MCGARRY JANE M
689	6142 AVERILL WAY	BRENNAN JACK M
690	6144 AVERILL WAY	PETERSON ANNE E
691	6144 AVERILL WAY	ELLIS AMANDA C
692	6146 AVERILL WAY	SCHMIDT ROBERT TR & HELEN TR
693	6146 AVERILL WAY	EVANS MARY C
694	6148 AVERILL WAY	CUMBY AUGUSTA MULLINS
695	6148 AVERILL WAY	GREENWOOD SANDRA
696	6150 AVERILL WAY	MCRAE MICHAEL R SR
697	6150 AVERILL WAY	HARDISTY MATTHEW &
698	6142 AVERILL WAY	WILLIAMS RAND I &
699	6142 AVERILL WAY	HISE CLARK & SHARON
700	6144 AVERILL WAY	PICKENS RANDY H & JULIA D
701	6146 AVERILL WAY	ANDREWS YVETTE P &
702	6146 AVERILL WAY	SPOONTS JENNIFER &
703	6148 AVERILL WAY	PATOUT VENETIA
704	6148 AVERILL WAY	KUPFER SANDRA
705	6150 AVERILL WAY	MCCUISTION NIKI N
706	6150 AVERILL WAY	GUYTON THEODORE E &
707	6126 AVERILL WAY	LEAKE FRANCES WARLICK
708	6126 AVERILL WAY	STEIN 2001 REVOCABLE TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	6126 AVERILL WAY	MERRELL DOROTHY JEAN
710	6126 AVERILL WAY	WHITE JOHNNY L JR
711	6126 AVERILL WAY	CZUPPON THOMAS & MILDRED
712	6126 AVERILL WAY	SPIEGEL MELANIE H
713	6126 AVERILL WAY	ALGEO CHRISTIE ANN
714	6126 AVERILL WAY	DOLLINS MICHAEL D & ROXANN G
715	6126 AVERILL WAY	COOK W DANIEL & GENA W
716	6126 AVERILL WAY	ZAVITKOVSKY ROBIN E & F KARL
717	6126 AVERILL WAY	LIPSITZ MARCIE KIRKPATRICK
718	6126 AVERILL WAY	FRANKLIN SUSAN BEENE
719	6126 AVERILL WAY	OWEN MICHAEL JAMES
720	6126 AVERILL WAY	SALVO LISA LYNN
721	6126 AVERILL WAY	CHUN MIKYUNG
722	6126 AVERILL WAY	STRAWMAN DEMETRA K
723	6126 AVERILL WAY	KINDER NANCY A
724	6126 AVERILL WAY	GOOCH STEPHEN EDWARD &
725	6126 AVERILL WAY	HIRSCH ELIZABETH
726	6126 AVERILL WAY	BECKER STEPHEN J &
727	6126 AVERILL WAY	MCGARRY MICHAEL GAGE &
728	6126 AVERILL WAY	GREEN CASEY BUETZER & PHILLIP WILLIAM
729	6126 AVERILL WAY	MCKENNETT ANITA
730	8630 BALTIMORE DR	HUMMEL TRACI R
731	8630 BALTIMORE DR	MOORREES HOLDINGS LLC
732	8630 BALTIMORE DR	GAWAIN CYNDIE
733	8630 BALTIMORE DR	CAMPBELL CHRISTOPHER
734	6356 BANDERA AVE	BERRY VIRGIE E
735	6356 BANDERA AVE	CAMPBELL CHRISTOPHER T
736	6356 BANDERA AVE	ANTROSS LLC
737	8618 BALTIMORE DR	WELCH JOHN M COMPANY
738	8618 BALTIMORE DR	FROST MARILYN A LIVING TRUST
739	8620 BALTIMORE DR	GONZALEZ CONSUELO LIFE ESTATE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
740	8620 BALTIMORE DR	WELCH JOHN M COMPANY
741	8620 BALTIMORE DR	FAF INC
742	8604 BALTIMORE DR	CHU DENNIS
743	8604 BALTIMORE DR	MAUK CARMELA
744	8602 BALTIMORE DR	CANTRELL CAROL A
745	8604 BALTIMORE DR	TINNEY CHARLES P
746	8604 BALTIMORE DR	GILBERT JULIA FARRIS
747	8604 BALTIMORE DR	KAUFMAN KAREN
748	8602 BALTIMORE DR	WARREN LAURA K & SHAWN
749	8615 EDGEMERE RD	NANNEY D ROGER &
750	8615 EDGEMERE RD	BRENNER MAUREEN A
751	8619 EDGEMERE RD	BRADSHAW MARTHA J
752	8619 EDGEMERE RD	BUCK MELISSA EDDINS
753	8619 EDGEMERE RD	ZUNIGA ADA M
754	8619 EDGEMERE RD	LEWIS MORGAN MICHELLE
755	8625 EDGEMERE RD	LEACHMAN DANA J
756	8625 EDGEMERE RD	KECHEJIAN MARIE F
757	8625 EDGEMERE RD	SPARKMAN LAURA LOUISE
758	8625 EDGEMERE RD	NOLL MARY THOMAS
759	8629 EDGEMERE RD	PHILPOT CHELSEA
760	8629 EDGEMERE RD	GOODMAN JEFFREY
761	8629 EDGEMERE RD	WOLF BARBARA I & MELVIN A
762	8629 EDGEMERE RD	EVANS JOHN T
763	6358 BANDERA AVE	DECANCIO SUSANA
764	6358 BANDERA AVE	BRINKLEY SHAWNA
765	6358 BANDERA AVE	KARIEL NANCY E
766	6358 BANDERA AVE	SPARKMAN PATTI L
767	6815 BANDERA AVE	BRIGGS ELIZABETH JEAN
768	8621 BANDERA AVE	WILLIAMS LISA ANN
769	6306 BANDERA AVE	SHEAD JUSTIN BLAINE &
770	6306 BANDERA AVE	BARBRE JOHNNIE F

02/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
771	6306 BANDERA AVE	PETERMAN D BRIAN & SHARON H STONE
772	6306 BANDERA AVE	KESTER PAUL M &
773	6310 BANDERA AVE	WALKER NORMA
774	6310 BANDERA AVE	SLATER DENYS JR
775	6310 BANDERA AVE	SADLER BOBBIE W
776	6310 BANDERA AVE	TABERNASH HOLDINGS LLC
777	6314 BANDERA AVE	TURNER MYRA JOY
778	6314 BANDERA AVE	ROGERS MARY
779	6314 BANDERA AVE	PHH REALTY CAPITAL LLC
780	6314 BANDERA AVE	SMITH LORRIE JEAN
781	6318 BANDERA AVE	MARINO NANCY M
782	6318 BANDERA AVE	KELLY PATRICK DONALD
783	6318 BANDERA AVE	LADIK AMY ROBIN
784	6318 BANDERA AVE	FORREST ROBERT
785	6320 BANDERA AVE	MARTIN EVERETT S &
786	6320 BANDERA AVE	WALLIS MICHAEL A & JULIE O
787	6320 BANDERA AVE	SMITH GAYLA
788	6320 BANDERA AVE	PENDLETON FRED A &
789	6324 BANDERA AVE	ADAMS DORIS D LIV TR
790	6324 BANDERA AVE	HOLMES WINIFRED IVY
791	6324 BANDERA AVE	POCHET STEPHANE
792	6324 BANDERA AVE	HARMON DARYL &
793	6328 BANDERA AVE	SADLER WILLIAM A & JULIE J
794	6328 BANDERA AVE	DAVIS JANA DANIELS
795	6328 BANDERA AVE	KEMPF FREDERICK J &
796	6328 BANDERA AVE	CEWAP UNLIMITED LLC
797	6332 BANDERA AVE	GARRETT BETTY A
798	6332 BANDERA AVE	SUTHERLIN LAURIE MARIE
799	6332 BANDERA AVE	WILKINS GROVER CLEVELAND &
800	6332 BANDERA AVE	PAUL EDWARD W &
801	6318 BANDERA AVE	HISE JACY

02/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
802	6109 AVERILL WAY	JACOBS JANET &
803	6111 AVERILL WAY	HOLLIS KELLYE
804	6113 AVERILL WAY	MARY RIDGE LLC
805	6113 AVERILL WAY	BOWERS MARGARET
806	6113 AVERILL WAY	WILSON LINDA L
807	6113 AVERILL WAY	BOWSER DIANA AUTRY
808	6115 AVERILL WAY	ALLMAN CORA AMY
809	6115 AVERILL WAY	HOLTON JOAN JOHNSTONE
810	6115 AVERILL WAY	ALLEN ANN
811	6115 AVERILL WAY	MANNING CATHERINE GOFF
812	6117 AVERILL WAY	RUMBLES GENE A
813	6117 AVERILL WAY	COHEN LEWIS H TR
814	6117 AVERILL WAY	PLOWMAN MONICA RAE
815	6117 AVERILL WAY	CAVALIER PAGE GWENDOLYN
816	6117 AVERILL WAY	MALECHEK KEVIN
817	6119 AVERILL WAY	FOX JOE PAUL & CAROL K
818	6119 AVERILL WAY	ALLMAN PPTY CO 3
819	6119 AVERILL WAY	HAMMOCK RONALD L
820	6119 AVERILL WAY	GUTTRIDGE BARRY JOEL &
821	6121 AVERILL WAY	QUINN JOHN MICHAEL &
822	6121 AVERILL WAY	CASSTRES LTD
823	6121 AVERILL WAY	PMA FAMILY TRUST
824	6121 AVERILL WAY	GILLIS VERN D
825	6125 AVERILL WAY	RAGSDALE GLORIA JEAN
826	6130 BANDERA AVE	HAMILTON ANNE GOODE
827	6130 BANDERA AVE	GANELES VIOLA
828	6130 BANDERA AVE	LINDSEY JOY
829	6130 BANDERA AVE	SHEINBERG BETTY
830	6134 BANDERA AVE	CORDELL FRANCES E
831	6134 BANDERA AVE	BOWLES JAMES C & MARTHA
832	6134 BANDERA AVE	RAHN ALEXANDRIA RENEE &

02/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
833	6134 BANDERA AVE	SPATZ PATRICE MORIN &
834	6148 BANDERA AVE	EDMONDSON JAMES H TESTAMENTARY TRUST
835	6148 BANDERA AVE	HOPKINS CHERYL LEIGH
836	6148 BANDERA AVE	INGRAM DEBORAH LYNN
837	6148 BANDERA AVE	BERGER BYRON G & GAIL B
838	6152 BANDERA AVE	CARREKER ROBIN FRANCIS
839	6152 BANDERA AVE	PRIDEAUX LISA LUCILE
840	6152 BANDERA AVE	HARRIS BETTE
841	6152 BANDERA AVE	THWEATT REBECCA
842	6138 BANDERA AVE	PRICE MARTIN L
843	6138 BANDERA AVE	TABERNASH HOLDINGS LLC
844	6138 BANDERA AVE	LOCKE CLAUDE POLK III & ELIZABETH BATES
845	6138 BANDERA AVE	DAWSON DAN PAUL
846	6144 BANDERA AVE	NORTON STEPHEN H
847	6144 BANDERA AVE	WEISBERG MICHAEL F
848	6144 BANDERA AVE	MITCHELL MICHAEL T
849	6144 BANDERA AVE	LATHAM ANNA R LIVING TR
850	6140 BANDERA AVE	PRINCE SAMANTHA
851	3837 NORTHWEST PKWY	TIDWELL ROBERTA L ET AL
852	3839 NORTHWEST PKWY	MELTON JAMES WILSON
853	3833 NORTHWEST PKWY	MELTON LANCE P
854	3835 NORTHWEST PKWY	MCCRACKEN PAMELA A MELTON

FILE NUMBER: Z189-114(JM)

DATE FILED: October 25, 2018

LOCATION: Northwest corner of Singleton Boulevard and Peoria Avenue

COUNCIL DISTRICT: 6

MAPSCO: 42 R

SIZE OF REQUEST: ±1.29 acres

CENSUS TRACT: 106.01

OWNER: David Flores

**APPLICANT/
REPRESENTATIVE:** Rodolfo R. Flores

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

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The request site contains four buildings being used for ballroom/banquet hall, personal service (beauty salon), office, and auto related uses. The main building, 5,660 square feet in area, is being used as a ballroom and contains a 625 square feet dance hall. Only the dance hall portion requires a Specific Use Permit.
- Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall was approved by City Council on April 25, 2012, for a two-year period. Subsequent renewals were approved in 2014 and 2016. This request is for the third renewal of the existing SUP No. 1954. The SUP was due to expire on October 26, 2018; however, the applicant submitted the SUP renewal on October 25, 2018.
- On March 29, 2012, a Certificate of Occupancy for Flores Ball Room was issued to the applicant for a commercial amusement (inside) limited to a banquet hall. The dance hall portion was not included in the Certificate of Occupancy. If this request is approved, a new Certificate of Occupancy to include the dance hall use is required.
- The purpose of this request is to allow the continued use of a dance hall within an existing structure that operates as a ballroom/banquet hall for rental for special events. The applicant is also proposing to update the site plan to accurately reflect the minor changes on site that include parking lot restriping and a new building used as carport and storage.

Zoning History:

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

Thoroughfares/Streets:

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

Traffic:

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

Land Use:

Area	Zone	Use
Site	CR w/SUP No. 1954	Commercial amusement (inside) with a dance hall, personal service (beauty salon), office, and auto-related use
North	R-5(A)	Single family residential
East	CS w/ DR allowing only CR uses	Auto-related use
South	IM	Warehouse and distribution
West	CR	Retail and auto-related use

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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 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:

- 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 neighborhood retail and personal service uses in CR zoning districts (with the exception of auto related uses that adversely impact the residential areas) to meet the needs of the community for such uses.

The applicant's request is consistent with the goals and policies of West Dallas Comprehensive Land Use Study.

Land Use Compatibility:

The 1.29-acre property includes four buildings:

- one main building, that is 5,660 square feet in area and is fronting Singleton Boulevard, that operates as a ballroom/banquet hall with a 625 square-foot dance hall area, and an 854 square-foot retail portion for the beauty salon;
- a 1,500 square-foot building, in the center of the lot, that is used as an office;
- a 1,600 square-foot building on the western side of the property, facing Singleton Boulevard, that is used as a tire shop; and,
- a 1,200 square-foot building at the northwest corner of the property that is used as a carport and storage.

The property is enclosed with a six-foot decorative metal fence that is doubled with a three-foot high solid wood fence and has two gated access points from Singleton Boulevard and Peoria Street.

The SUP renewal request is only for the 625 square-foot dance hall, a portion of the main building. The SUP request includes revisions to the existing site plan to reflect the minor changes on site. The changes consist of restriping 70 parking spaces, providing six new parking spaces, and the addition of a new building on the northwest corner of the property.

The request site is adjacent to light industrial and community retail type uses along Singleton Boulevard. The surrounding area is developed with a mix of community retail, commercial, industrial and single family uses. The surface parking lot on the request site is a buffer between the commercial amusement (inside) use and the adjacent residential uses.

The request property is located in an area that transitions from industrial to residential uses, within a CR Community Retail District. 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.

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 CR District on the north side of Singleton Boulevard aims to serve as a buffer and transition from the IM Industrial Manufacturing District south of Singleton Boulevard to residential zoning on the north side of the request site. Considering this and the compatibility of the request use with residential, retail as well as industrial areas, and the goals and policies established for West Dallas by the comprehensive and area plans, the SUP request is compatible with the area.

However, because the site is currently out of compliance with the submitted site plan and with the previous SUP Conditions, staff is recommending denial of the SUP renewal request. During numerous staff visits, the following conditions were not in compliance from the site plan and previous SUP Conditions:

- a portion of the striped parking spaces on site do not correspond with the parking spaces shown on the site plan; being either incorrectly striped or missing;
- the “No Parking – Loading and Unloading Only” sign required on the front façade along Singleton Boulevard is not installed, per previous SUP Condition 7.A.;

- the property is not properly maintained in a state of good repair and neat appearance, per previous SUP Condition 9.

This recommendation is solely based on site compliance with the previous SUP site plan and conditions and is made at the time of writing this report. During the review period, staff made numerous unsuccessful attempts to assist the applicant in revising the site plan and bringing the site into compliance. At this time the SUP expired on October 26, 2018.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Since there is no additional impervious coverage proposed with this site plan amendment, no additional landscaping is required. The SUP requires compliance with landscaping per the approved site plan. The City Arborist found the site to be in compliance.

Parking:

The off-street parking requirement for a commercial amusement (inside) use is one space for each 100 square feet of floor area and for a dance hall is one space per 25 square feet of floor area. The dance hall portion contains 625 square feet and requires 25 parking spaces. The revised site plan includes 140 parking spaces, with five ADA parking spaces. This exceeds the minimum requirements of 81 off-street parking spaces for the combination of uses that are currently operating on the property.

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 a designated market type, Category H can be found to the north of the site.

Crime Report:

From December 2016, to December 2017, eight phone calls were placed to the Dallas Police Department (DPD) for the location Flores Ballroom, of which three calls were coded urgent. DPD also reported the following three incidents and no arrest charges as detailed below within the same period since the previous SUP approval action.

Incidents:

Incident Number	Incident	Premise	Date	Time
161405-2017	UUMV	Parking Lot (All Others)	7/15/2017	11:15:00 PM
233596-2017	BURGLARY-BUSINESS	Commercial Property Occupied/Vacant	10/11/2017	4:40:00 AM
233599-2017	FOUND	Parking Lot (All Others)	10/12/2017	4:40:00 AM

LIST OF OFFICERS

Flores Ballroom:

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

**APPLICANT'S REVISED SUP
CONDITIONS**

1. USE: The only use authorized by this specific use permit is commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-year period from the passage of this ordinance) [~~October 28, 2018~~].
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. FLOOR AREA: The maximum dance floor area is 625 square feet in the location shown on the site plan.
6. HOURS OF OPERATION: The commercial amusement (inside) limited to a Class A dance hall may only operate between 8:00 a.m. and 10:00 p.m., Monday through Thursday, and between 8:00 a.m. and 1:00 a.m. (the next day), Friday and Saturday.
7. PARKING:
 - A. Parking must be located as shown on the attached site plan. Delta credits may not be used to meet the off-street parking requirements.
 - B. "No Parking — Loading and Unloading Only" signs must be installed and maintained in front of the facade facing Singleton Boulevard.
8. SCREENING: A solid screening fence must be maintained along the northern Property line in the locations shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

(provided by the applicant
and updated to reflect minor changes to the site)

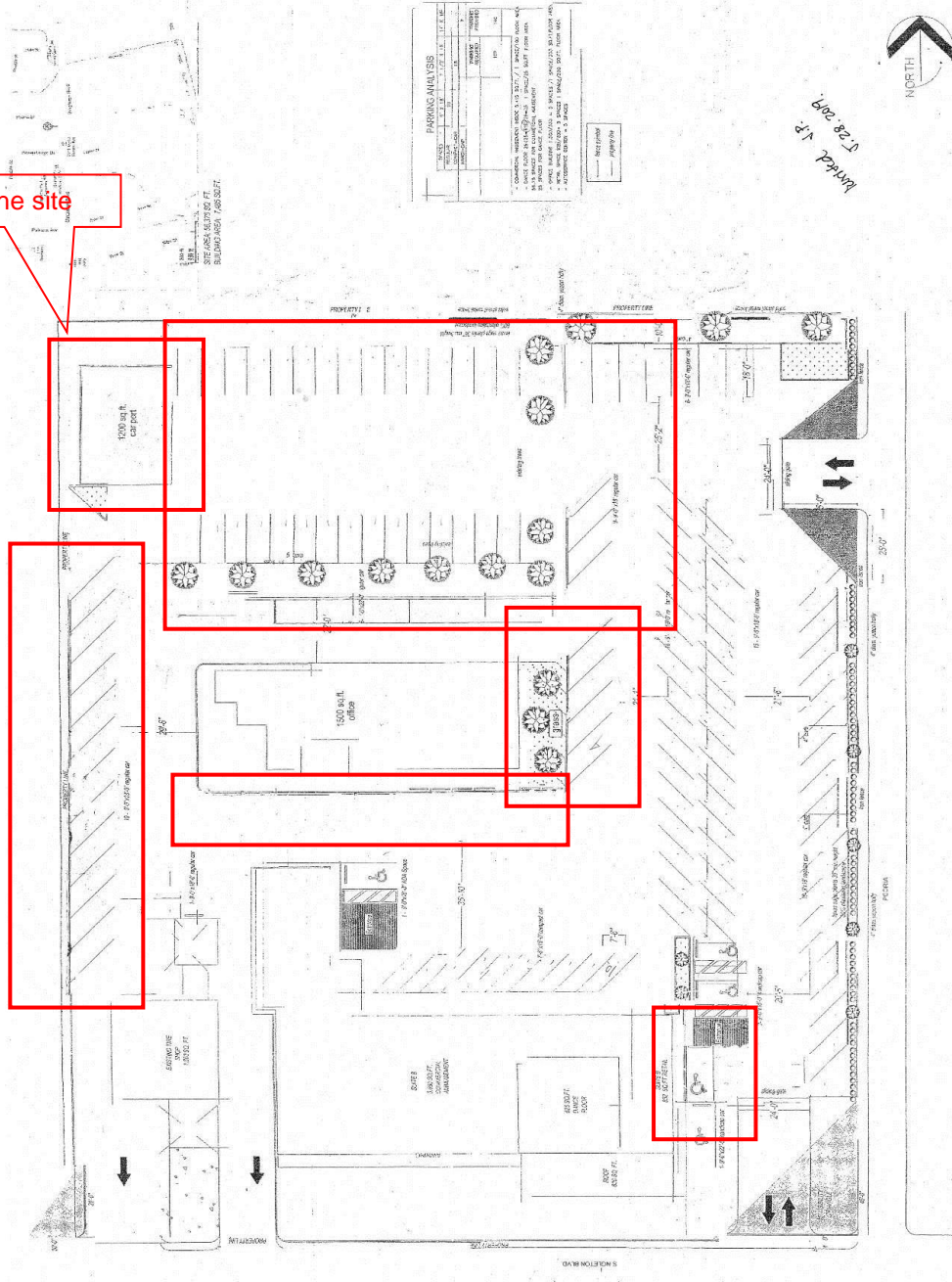
vdn
Urban Infrastructure | Planning | Architecture
1704 San Felix Street
DALLAS, TEXAS 75201
Phone: 214.241.1830
Email: info@vdn.com

Project: Flores Ballroom
4815 Singleton Blvd.
DALLAS, TEXAS

SITE PLAN

Job number: 037/011
Scale: 1/16"=1'-0"
Date: March, 2012
Sheet Number: **A-1**

Change to the site



EXISTING SITE PLAN

Project: Fleet Building
4415 Longwood Blvd.
DUBLIN, VA 22024

SITE PLAN

121212
28630

job number: **037/011**

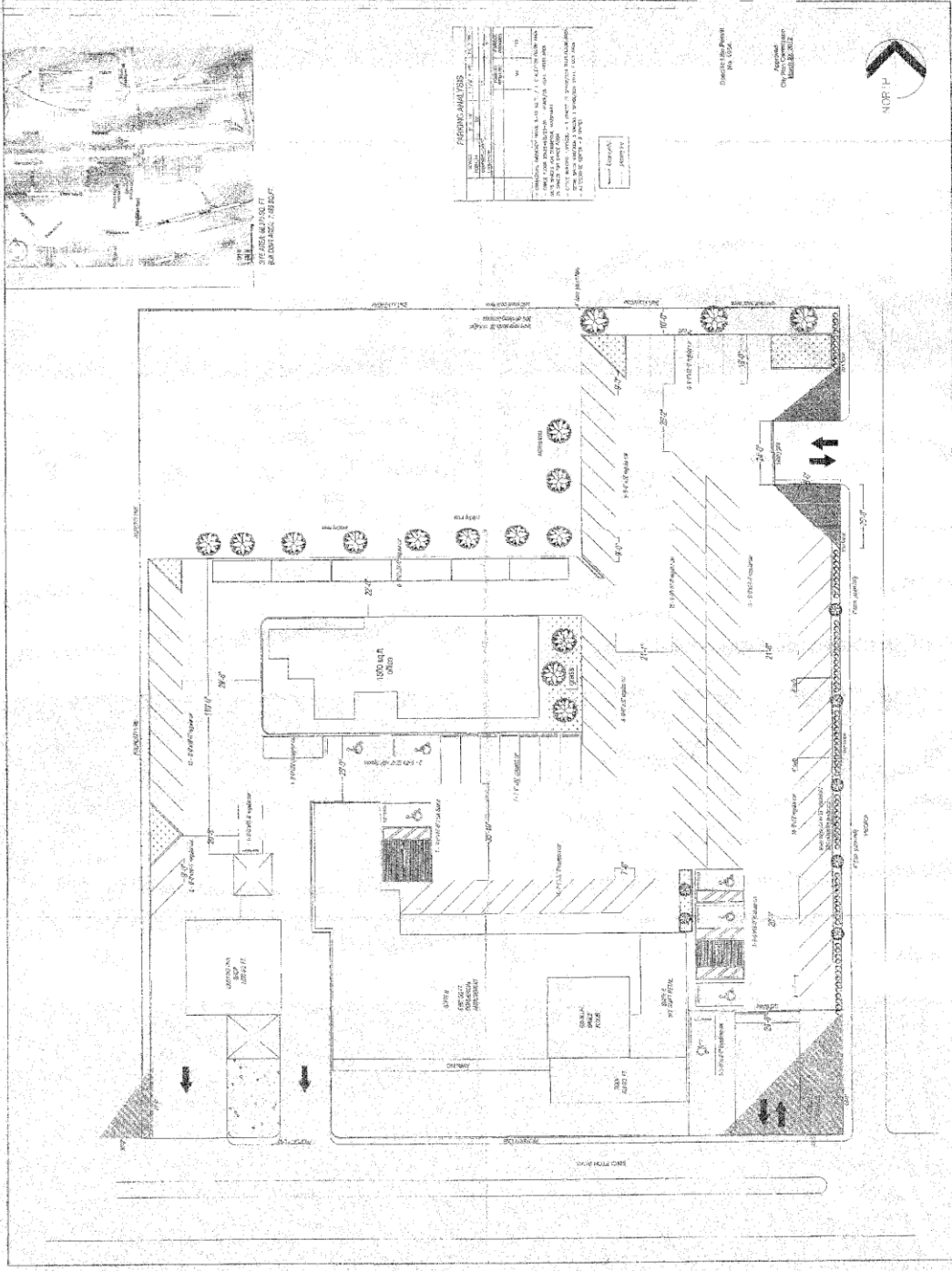
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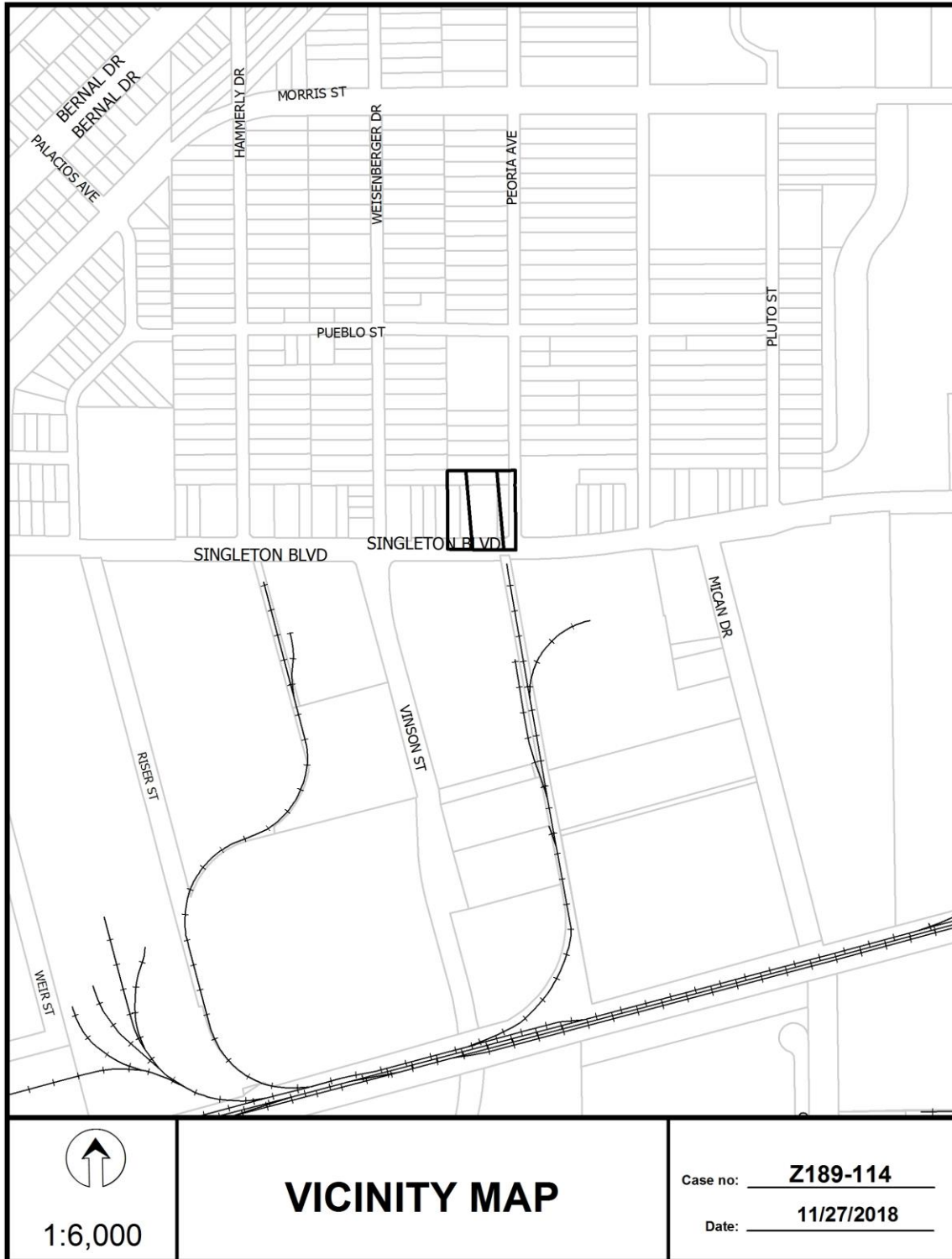
Date: **March, 2012**

Sheet Number: **A-1**

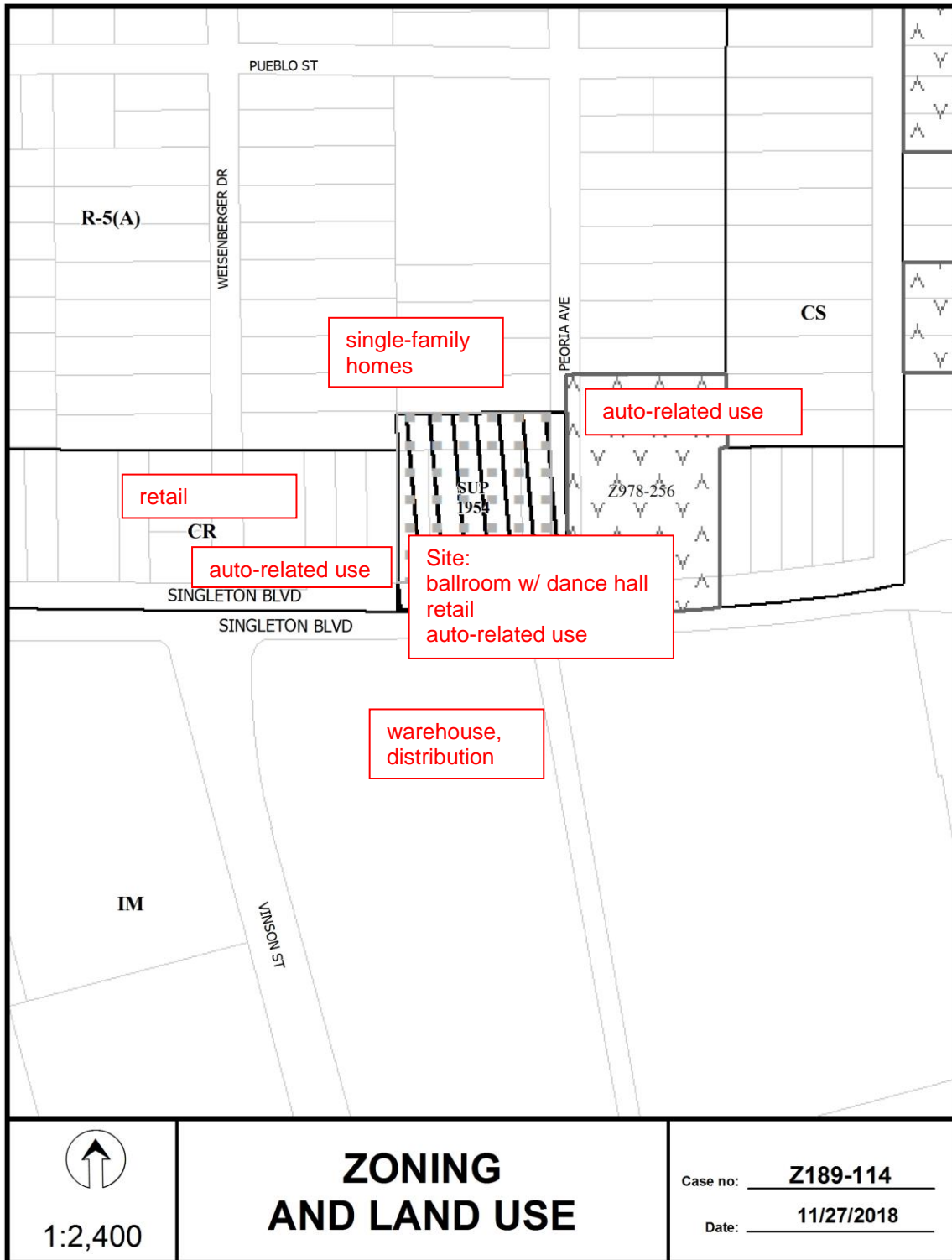
Z112-128

Z189-114









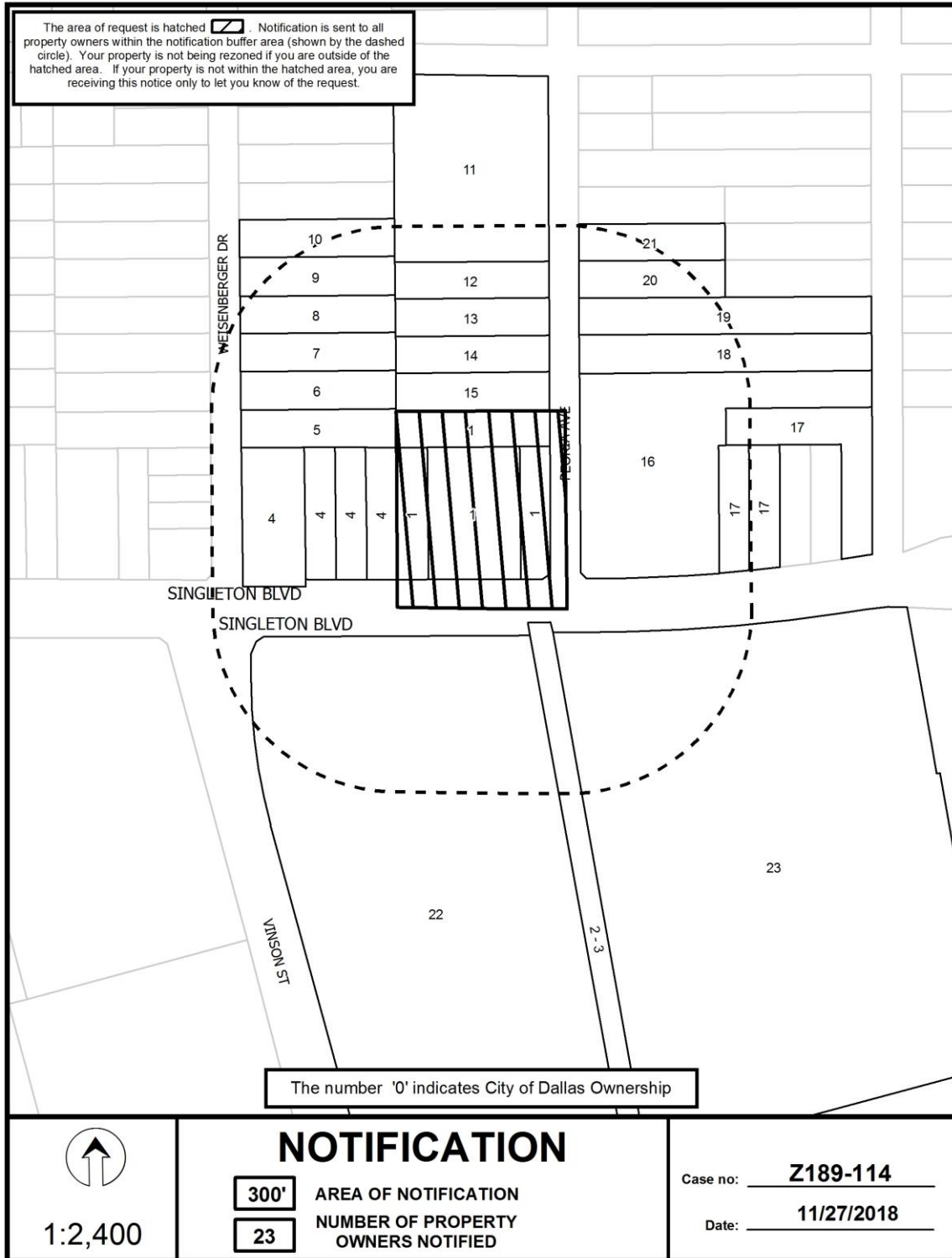


MVA Cluster A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 11/27/2018



11/27/2018

Notification List of Property Owners

Z189-114

23 Property Owners Notified

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

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.

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

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:

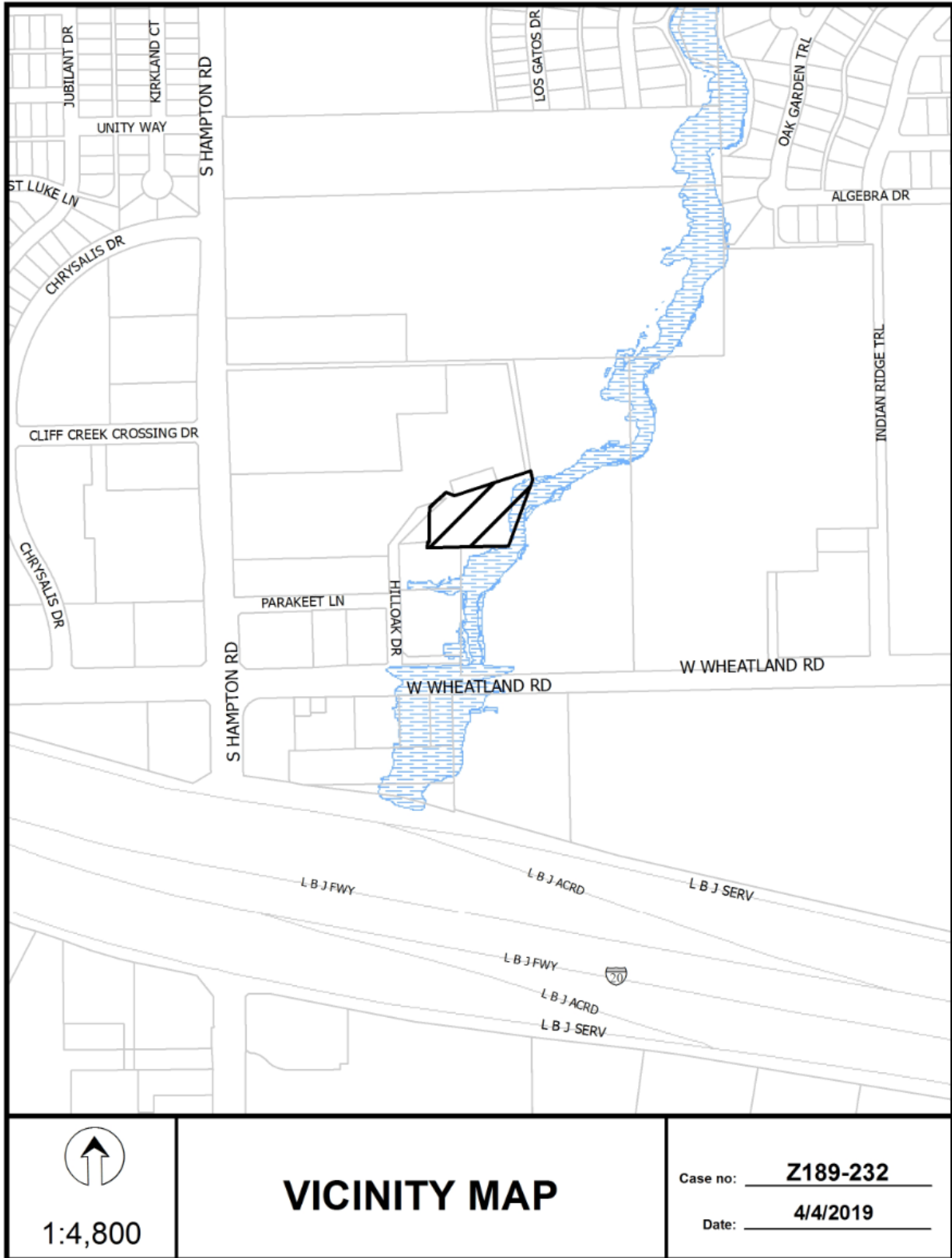
The Dallas Development Code, as amended, establish off-street parking based on land uses. For clustered housing uses, a minimum of two off-street parking spaces per dwelling unit is required. Therefore, a total of 38 off-street parking spaces are required for the 19 proposed single family dwelling units.

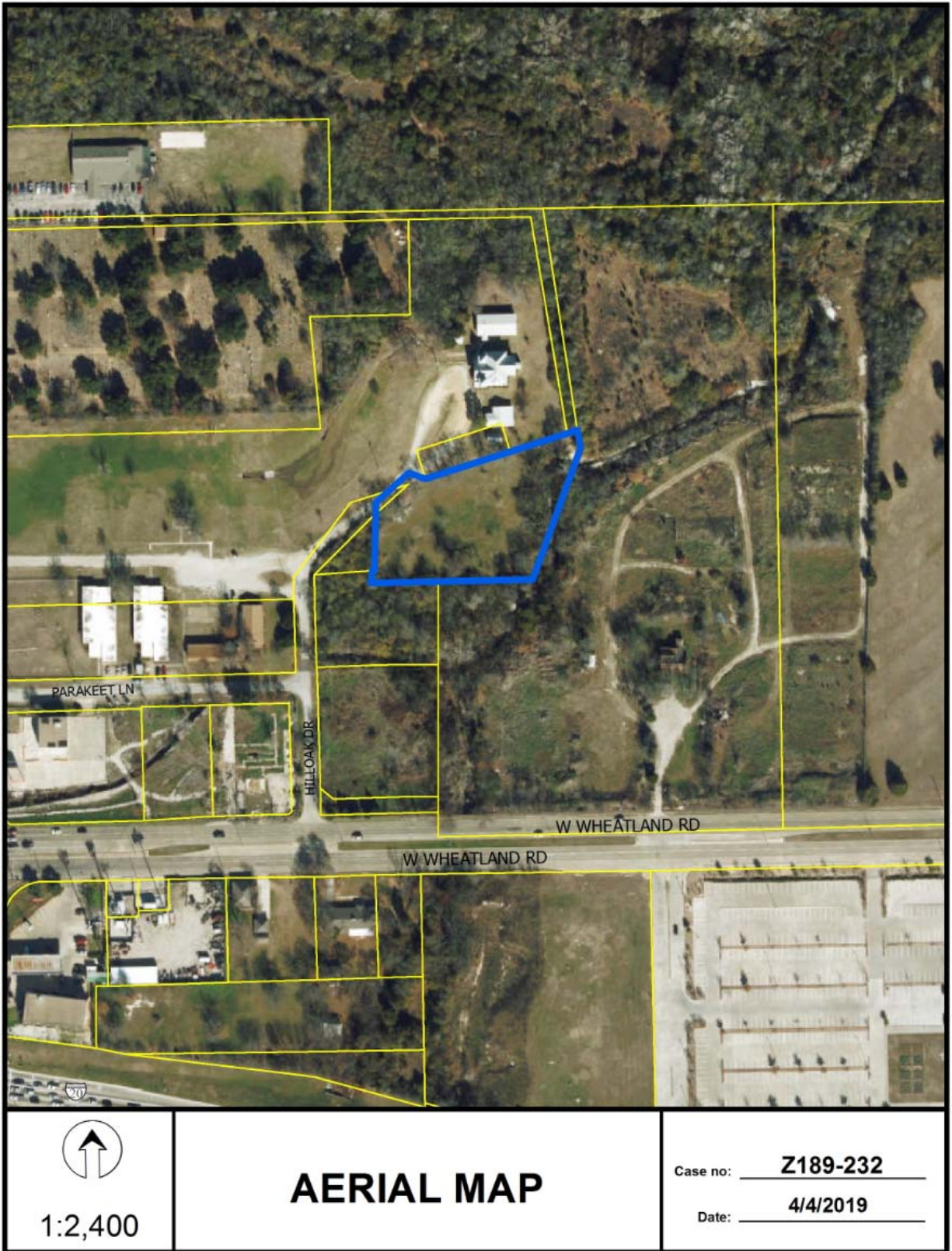
Landscaping:

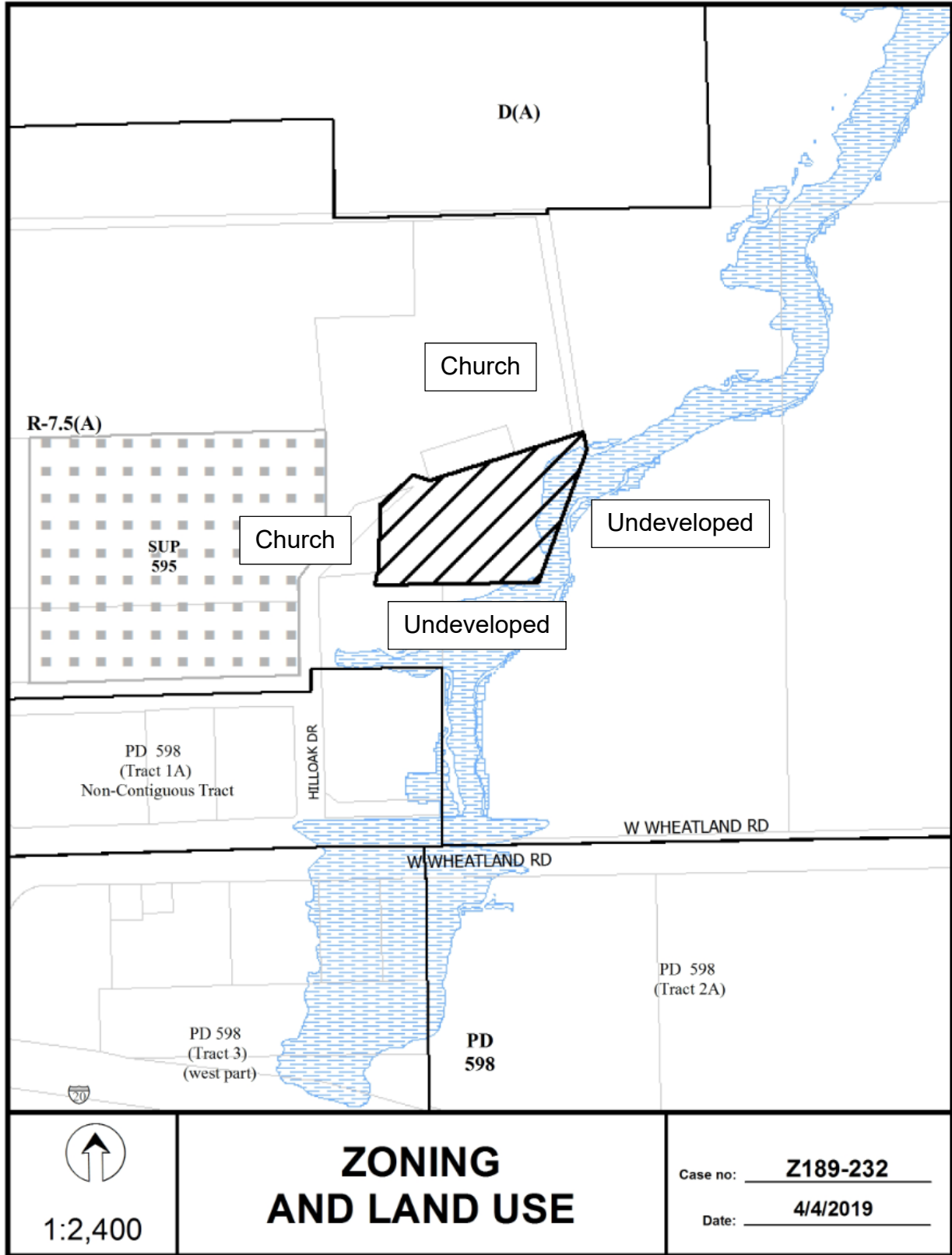
The landscaping provisions in Article X, as amended will apply to any proposed development on the site.

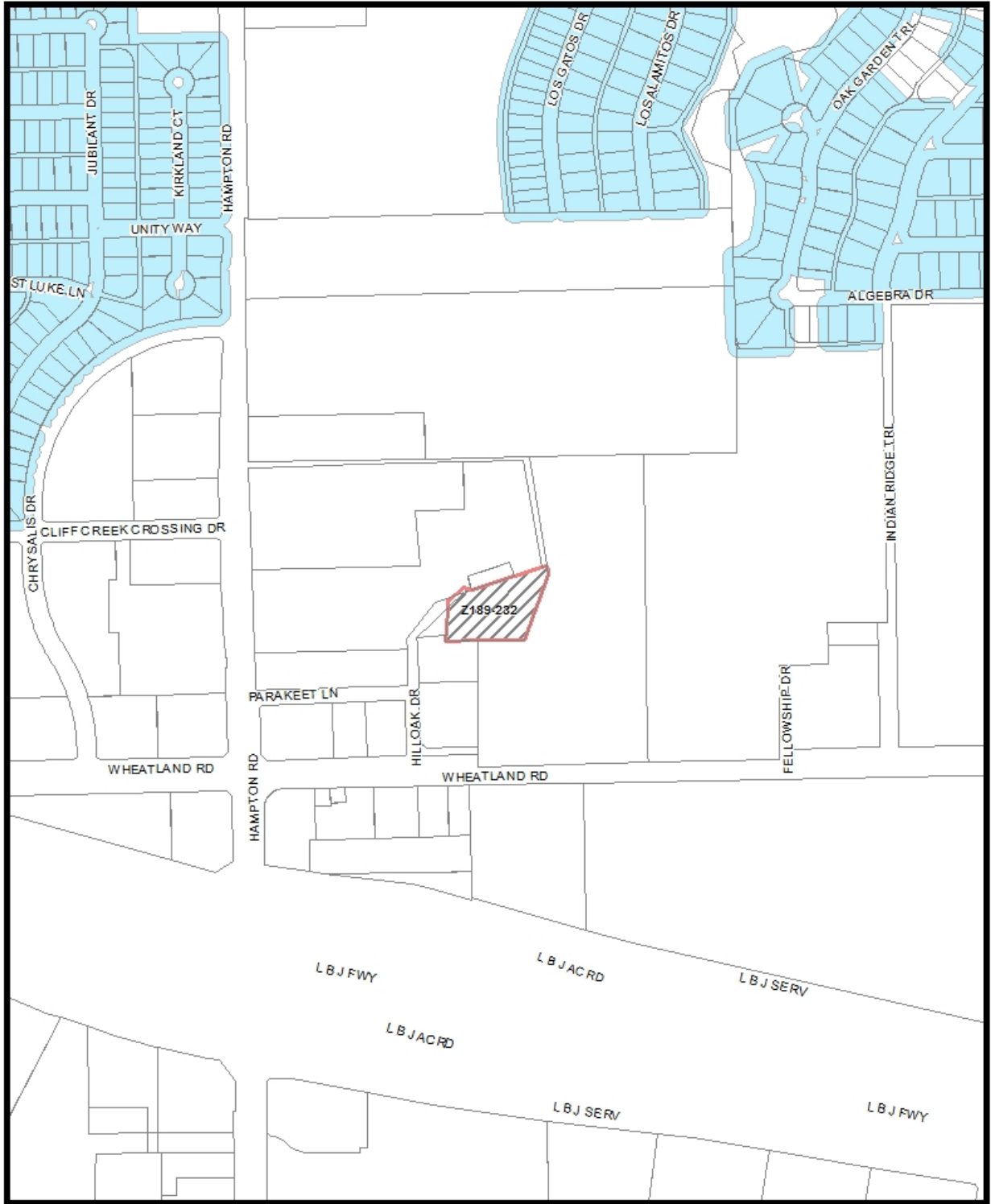
Wheatland Church Administrative Board/Officers

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

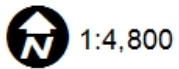








MVA Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/4/2019

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">200'</div> <div style="text-align: left;">AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <div style="border: 1px solid black; padding: 2px 5px;">5</div> <div style="text-align: left;">NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u> Z189-232 </u> Date: <u> 4/4/2019 </u>
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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

FILE NUMBER: DCA178-007

DATE INITIATED: March 16, 2018

TOPIC: Article XIII (Round III)

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending Chapter 51A of the Dallas Development Code, Article XIII - Form Districts.

SUMMARY: The proposal focuses on amending regulations pertaining to street designation, the minimum lot area for duplexes in the Manor House development type, parking, development types allowed in districts, and adding a picture to the character examples of a development type in Article XIII Form Districts. The intent of the amendments are to ensure consistency, provide flexibility to address common issues, and provide clarification on certain requirements.

ZOAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND

- On February 25, 2009, the City Council adopted an ordinance amending Chapter 51A of the Dallas City Code adding Article XIII creating “Form Districts” for walkable mixed use developments at a range of densities. (DCA 078-011)
- On August 12, 2015, the City Council approved revisions to Article XIII, “Form Districts” (DCA 134-003). The topics were:
 - non-conforming structures allowed to expand up to 35% within the development envelope
 - artificial lots applicable for landscaping in Article XIII
 - planting zones to allow for conflict with utilities
 - blocks and block length measurements
 - pedestrian passage width
- On June 13, 2018, the City Council approved revisions to Article XIII, “Form Districts” (DCA 178-002) The topics were:
 - access to transit—clarification for a rail transit station
 - self-service storage uses by SUP
 - administrative waivers to front setback requirements because of utilities or street easements
 - story height definition as an exterior dimension relative to façade and pedestrian scale
 - stoops and front porches allowed in apartment development type
 - structured parking transparency regulations
 - single family districts clarified to include D, TH, CH, and RTN districts
 - street frontage requirement relief by City Plan Commission based on hardship
 - planting zone clarification to allow location of small trees in lieu of street trees
 - off-street loading to be located behind parking setback
- Members of Current Planning met on March 21, 2018, to discuss the past revisions to Article XIII, “Form Districts” and prepare for a third round of revisions.
- In April 2018, Current Planning staff began numerous and ongoing meetings with other departments to discuss the proposed changes to Article XIII. The insight from Building Inspection came from their experience interpreting and implementing Article XIII, Transportation to provide feedback with respect to parking, and Planning and Urban Design giving perspective on the proposed changes from an understanding of the intent of current language as they were instrumental in the creation of Article XIII.
- Current Planning and Building Inspection staff met with City Plan Commissioners (who were interested in, and had worked with, Article XIII)

and members from the Article XIII Task Force that was key in the establishment and approval of Article XIII, to review the proposed changes and receive feedback.

- Current Planning staff hosted three, city wide, community meetings on March 20, March 25, and April 1, 2019. The community meetings provided an opportunity to inform the public about the proposed amendments as well as receive input on the proposal. The largest areas in the city with a base of Article XIII are in Planned Development District No. 468, the Oak Cliff Gateway; Planned Development District No. 887, Valley View/Galleria; and Planned Development District No. 595, South Dallas/Fair Park. The meetings were held at Hitt Auditorium, the North Dallas Chamber of Commerce, and the Martin Luther King, Jr. Community Center.
- The Zoning Ordinance Advisory Committee (ZOAC) considered this issue at two public meetings: April 4, 2019 and on April 18, 2019, ZOAC recommended the proposal move to City Plan Commission (CPC).

GENERAL INFORMATION

Form-based code intends to encourage diverse land uses, promote a mix of housing types, foster community buy-in, champion local architecture, and cement the character of an area to elevate the distinguished qualities that create a sense of place. Dallas elected to implement form-based development through a hybrid method in which Article XIII was added to the existing City Code. Therefore, the zoning code was left intact, while certain geographic areas are subject to the regulations of Article XIII. Due to the concurrent nature of existing zoning and form districts, issues have been identified as form districts were established within the city.

STAFF ANALYSIS

1) Street Designation

Many development standards within Article XIII are determined by the classification of street type. Currently, street designation is determined on a lot by lot basis. This methodology allows for lots with frontage on the same blockface to have inconsistent street designations. This proposal intends to make the block, rather than the lot, the determining factor when assigning street designation. The proposed code amendments will create a method of assigning a consistent street designation along an entire blockface.

2) Minimum Lot Area for Duplexes in the Manor House Development Type

Article XIII was created to allow walkable urban neighborhoods with higher density mixed uses and mixed housing-types. The minimum lot area for a duplex is 6,000

square feet in Section 51A-4.113 Duplex District. However, Article XIII requires a minimum lot area of 7,000 square feet. Form districts are intended to create walkable urban neighborhoods where higher density mixed uses and mixed housing-types promote less dependence on the automobile. A larger minimum lot area does not meet the purpose of Article XIII. Therefore, staff recommends a minimum lot area of 6,000 square feet.

3) Parking

The proposed changes to required parking are to the civic use categories *Educational* and *Utilities*. The word *spaces* is not necessary as the title of the column is *Number of Spaces Required*. The *1 per 4 seats in any other classroom* requirement is vague and difficult to enforce. The proposed language of *1 per 25 SF in any other classroom type* will achieve the intent of the requirement by assigning a tangible square footage requirement to the standard. The *Utilities* requirement *Building official to apply similar use* is redundant as a note references the parking requirements of Division 51A-4.200 apply to uses not listed.

The current standard for *Self-service storage* is 1 parking space per 1,000 square feet of floor area up to 20,000 square feet and 1 parking space per 4,000 square feet of floor area over 20,000 square feet. The standard for mini-warehouse in Chapter 51A is 6 spaces. Estimates for the average size of self-service storage facilities range from 40,000 square feet to 60,000 square feet. Under the current standard, a 40,000 square foot self-service storage facility would require 25 parking spaces and a 60,000 square foot self-service storage facility would require 30 parking spaces. The studies researched by staff have concluded that the current parking requirement is excessive because there is no evidence of a proportional rate that mandates more parking spaces as square footage increases. In fact, the studies showed that the need for parking maxed out at around 6 spaces, regardless of the size of the structure. This is due to the nature of the self-service storage use where there is not peak demand or a high frequency of visits. Staff recommends the parking requirement for self-service storage to be a minimum of 6 spaces.

4) Development Types Allowed in a District

The proposal is to allow office and medical uses in the development type Single-Story Shopfront (Ss) by right in the district Walkable Urban Residential-Low (WR-3, WR-5) exclusively along thoroughfares. Medical and office uses are allowed by right in the following development types: Mixed Use Shopfront (Mu), Single-Story Shopfront (Ss), and General Commercial (Gc). Office uses are currently allowed in the ground story of the development type Townhouse Stacked (Ts). Therefore, office uses are allowed by right only in the districts Walkable Urban Mixed Use-Low (WMU-3, WMU-5), Walkable Urban Mixed Use-Medium (WMU-8, WMU-12), Walkable Urban Mixed Use-High (WMU-20, WMU-40), Walkable Urban Residential-Low (WR-3, WR-5), and Walkable Urban Residential-Medium (WR-8, WR-12). Medical uses are only allowed by right only in the districts Walkable Urban Mixed Use-Low (WMU-3, WMU-5), Walkable Urban Mixed Use-Medium (WMU-8, WMU-12), Walkable Urban Mixed Use-High (WMU-20, WMU-40). In the district Walkable

Urban Residential (WR), medical use is not allowed, and office use is only allowed in the ground story of the development type Townhouse Stacked (Ts). The proposed change would allow both office and medical uses to be allowed in the development type Single-Story Shopfront (Ss) exclusively along thoroughfares in the district Walkable Urban Residential-Low (WR-3, WR-5). This would limit both the uses and location of the development type Single-Story Shopfront (Ss) in the district Walkable Urban Residential-Low (WR-3, WR-5).

We currently see office and medical uses along thoroughfares in single story shopfronts. Occasionally, these types of structures exist along both sides of a thoroughfare with different districts on either side of the thoroughfare. On one side of the thoroughfare, the use is allowed, but on the other side of the thoroughfare, the identical use is not allowed. Limiting medical use and office use to be allowed along thoroughfares ensures that these structures, and uses, are not placed in the middle of residential streets.

5) Adding a Picture

The proposal to replace a picture from Townhouse (Th) to show a Shared Access Development intends to give better representation of all development choices available in the development type Townhouse (Th). Section 51A-13.304(g)(2) shows six photos for illustrative purposes of character examples of the development type Townhouse (Th). The addition of a picture of a Shared Access Development allows a more complete representation of character examples of structures allowed in the development type Townhouse (Th).

Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

April 4, 2019

Motion to accept staff’s recommendation for amendments to the Dallas Development Code to amend the minimum lot area for duplexes in the Manor House Development Type, clarify the parking requirements in WMU and WR Districts, and to add a graphic on the Townhouse Development Type section.

Motion: Benedict
2nd: Brown

Result: Passed: 6-0
For: Shidid, Murphy, Lewis, Behring, Benedict, Brown, and Gomez
Against: none
Absent: none

April 18, 2019

Motion to accept staff’s recommendation for amendments to the Dallas Development Code to amend Article XIII to make the block, rather than the lot, the determining factor when assigning street designation.

Motion: Lewis
2nd: Benedict

Result: Passed: 6-0
For: Shidid, Murphy, Lewis, Behring, Benedict, and Brown
Against: none
Absent: Gomez

PROPOSED AMENDMENTS

SEC. 51A-13.703(c) Primary Street Designation.

~~(1) Applying the standards in this subsection, the building official shall determine whether streets are considered primary or side streets.~~

~~(2) If a lot abuts only one street, the street is a primary street. Any street within a SH overlay is also considered a primary street.~~

~~(3) If a lot runs from one street to another and has double frontage, both streets are primary streets.~~

~~(4) If a lot is located on a corner, one street is a primary street and one street is a side street, except as provided in Paragraph (5). The primary street is:~~

~~(A) the street abutting the longest face of the block; or~~

~~(B) the street parallel to the alley within the block.~~

~~(5) When a lot is located on a corner, both streets are primary streets if:~~

~~(A) a majority of the lots on the shorter block face are platted perpendicularly to the longer face of the block;~~

~~(B) there are two primary streets designated on a regulating plan; or~~

~~(C) the applicant designates both streets as primary streets.~~

(1) Definitions in this section are:

(A) CONSIDERATION means a measured comparison of a blockface to the adjacent blockfaces at each of its endpoints.

(B) CORRIDOR means the blockfaces on the same side of the street as the subject blockface separated by a street, alley, or other right of way.

(2) Street designation for each lot frontage shall be determined by the classification of the subject blockface. The classification of each blockface shall be determined by the following method:

(A) The longest blockface in each consideration is designated as a primary street.

(B) If a blockface fails to be designated as a primary street after all considerations, then that blockface is designated as a side street.

(C) If the longest blockface is equal in length to another blockface in the same consideration, then both blockfaces shall be designated as primary streets.

(D) If all blockfaces are equal in length, then the street designation is determined by the following rule:

(i) If a block contains an alley, any blockface parallel to the alley will be designated as a primary street and any blockface not parallel to the alley will be designated as a side street.

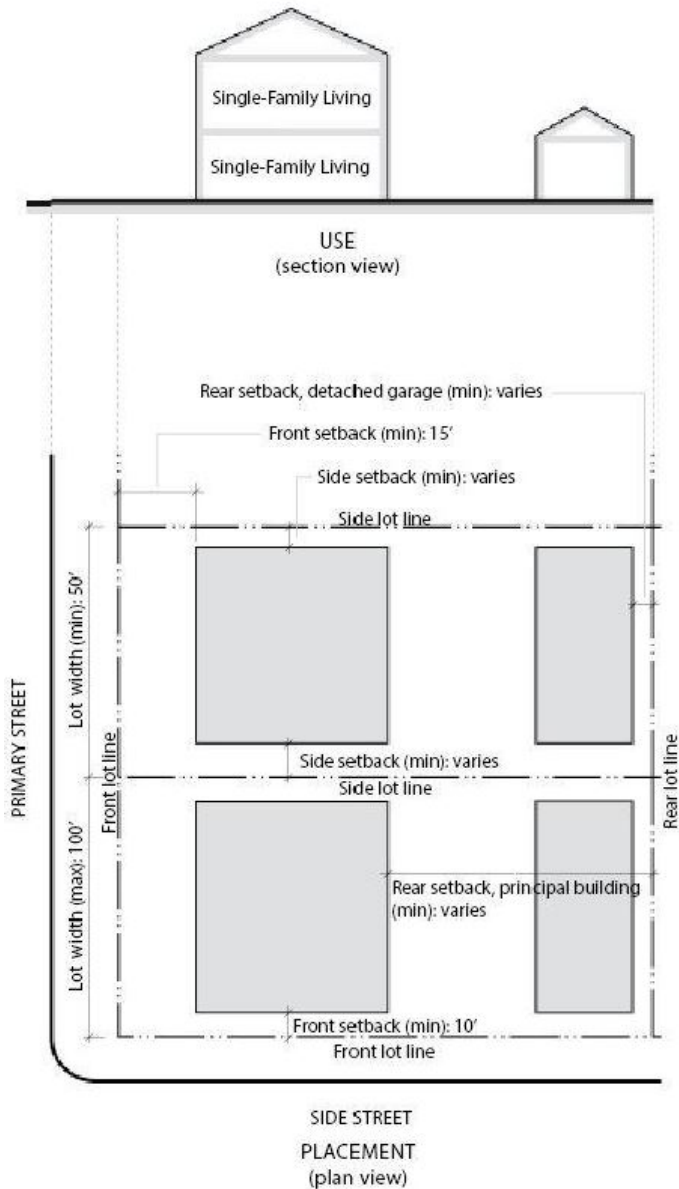
(ii) If there is no alley, then the subject blockface shall match the street designation of the corridor.

(iii) If the corridor consists of multiple street designations, then the subject blockface shall match the street designation of the blockface across the street.

(iv) If the blockface across the street is unable to be identified through this process, then the subject blockface shall be classified as a side street.



(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)	
2 units (duplex)	6,000 7,000
3 to 5 units	10,000
Area (max sf)	20,000
Width (min ft)	50
Width (max ft)	100
Lot coverage (max)	60%

FRONT SETBACK

Primary street (min ft)	15
Side street (min ft)	10

SIDE SETBACK

Abutting residential districts other than multifamily [single-family district] (min ft)	10
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5

REAR SETBACK (principal building)

Abutting residential districts other than multifamily [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	15

REAR SETBACK (detached garage)

Abutting common lot line (min ft)	3
Abutting alley (min ft)	3 or 20+

Required Parking in WMU and WR Districts

	USE CATEGORY	Number of Spaces Required
Residential	Household living	1.50 per single-family living unit 1.15 per one-bedroom or smaller multifamily living unit 1.65 per two-bedroom multifamily living unit 2.00 per three-bedroom or larger multifamily living unit 0.70 per retirement housing living unit
	Group living	0.25 spaces per bed PLUS 1 per 200 SF office, minimum 4 spaces
Civic	Community service	1 per 200 SF
	Day care	1 per 500 SF
	Educational	1.50 spaces per elementary classroom 3.50 spaces per junior high or middle classroom 9.50 spaces per senior high classroom 1 per 4 seats in any other classroom <u>1 per 25 SF of any other classroom type</u>
	Government service	1 per 200 SF
	Park/open space	None
	Place of worship	1.00 per 4 fixed seats or per 18" length of bench OR 1 per 28.00 SF floor area without seating
	Social service	see Group Living
	Utilities	Building official to apply similar use
Office	Medical	1 per 222 SF
	Office, except: Art studio, gallery	1 per 333 SF 1 per 500 SF
	Financial services, Bank	1 per 222 SF
	Call center	1 per 167 SF
Retail	Restaurants, except: Bar, private club	1 per 100 SF 1 per 83 SF
	Retail sales	1 per 250 SF
	Vehicle sales	1 per 200 SF sales area
Service and Entertainment	Commercial amusement (inside), except: Dance hall	1 per 200 SF 1 per 25 SF
	Indoor recreation, except: Health club or spa Movie theater Performing arts theater	1 per 150 SF 1 per 143 SF 0.27 per seat 0.40 per seat
	Personal service	1 per 250 SF
	Overnight lodging	1.25 per room PLUS 1 per 200 SF of meeting room
Commerce	Self-service storage	1 per 1,000 SF floor area up to 20,000 SF 1 per 4,000 SF floor area over 20,000 SF <u>minimum 6 spaces</u>
Fabrication	Light manufacturing	1 per 600 SF
	Research & development	1 per 300 SF
	Vehicle service	1 per 500 SF, minimum 5 spaces

Note: The parking requirements of Division 51A-4.200 apply to uses not listed in the preceding chart nor deemed to be an equivalent use pursuant to the provisions of Section 51A-13.306, "Uses."

SEC. 51A-13.304. DEVELOPMENT TYPES.

(a) General.

(1) Development Types by District.

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■
Medium (WMU-8, WMU-12)	■		■	■	■	■			■	■
High (WMU-20, WMU-40)	■		■	■					■	■
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)		■ *		■	■	■	■		■	■
Medium (WR-8, WR-12)				■	■	■			■	■
High (WR-20, WR-40)				■					■	■
Residential Transition (RTN)						■	■	■	■	■
Shopfront (-SH) Overlay over any WMU or WR district	■	■							■	■

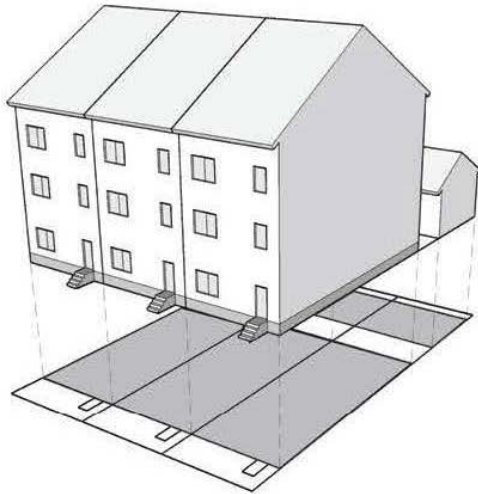
*** office and medical allowed only along thoroughfare**

Th

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	